

City of Seaside

Local Coastal Program Land Use Plan

Adopted June 20, 2013





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Appendix C Mixed Use Development Standards and Design Guidelines from the West Broadway Urban Village Specific Plan. Prepared by DC&E. January 21, 2010.

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ACKNOWLEDGEMENTS

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CITY OF SEASIDE LUP USERS GUIDE

This document constitutes the Land Use Plan (LUP) for the City of Seaside's Local Coastal Program (LCP). This LUP provides the specific goals, policies, and implementation actions that govern land and water use within Seaside's coastal zone. The LUP together with its implementing measures (Coastal Implementation Plan, or CIP) constitute the LCP. The LCP governs decisions that determine the short- and long-term conservation and use of coastal resources, consistent with the California Coastal Act.

How to Use this Guide

This Users Guide, consisting of the four sections listed below, outlines the LUP and provides instructions for how its policies should be accessed.

- **Organization of the LUP** – This section provides the user with an overview of the organization of the LUP.
- **The Policies** – This section familiarizes the user with how policies are presented in the document.
- **Guide to the Process** – This section helps the user identify which policies govern the subarea in which a project is located.
- **Guide to the Policies** – This section helps the user understand how the policies are presented within the document and find project-relevant policies.

Organization of the LUP

The LUP has been organized into two primary sections—**Section I – LUP Policies** and **Section II – Background Report**—both containing multiple chapters. Chapters are organized by area and include a chapter for the overall Seaside coastal zone. A chapter is dedicated to each of the four Seaside coastal zone subareas. Information within **Chapter 2 – Coastal Zone** applies to the entire Seaside coastal zone. Information within each of the subarea

chapters applies to the specified subarea only. Thus, the sections have been organized as follows:

Section I – LUP Policies

- Chapter 1. Introduction
- Chapter 2. Coastal Zone
- Chapter 3. Laguna Grande Subarea
- Chapter 4. Roberts Lake Subarea
- Chapter 5. Beach Subarea
- Chapter 6. Del Monte Subarea

Section II – Background Report




- Chapter 1. Chronology of Events Leading to Certification of the 1983 LUP
- Chapter 2. Coastal Resources
- Chapter 3. Laguna Grande Subarea
- Chapter 4. Roberts Lake Subarea
- Chapter 5. Beach Subarea
- Chapter 6. Del Monte Subarea

Policies within Chapters 2 through 6 of **Section I** are organized into three major topic areas:

- Natural Coastal Resources (including Natural Habitat Areas, Visual Resources, Water Resources, Water Quality and Natural Hazards, as relevant)
- Public Access and Recreation
- Land Use and Development (including Land Use Designations and Definitions, Land Use and Development Requirements, and General Permit Considerations)

POLICY SYMBOLS

Policy symbols have been incorporated in the chapters to visually communicate the intended purpose of each subarea policy. Symbols used in the document are presented below.

Policy Symbol	Associated Policy Heading	Subarea Policies with Symbol
	Natural Coastal Resources	Natural Habitat Areas, Visual Resources, Water Resources, Water Quality, Natural Hazards
	Public Access and Recreation	Public Access, Public Recreation
	Land Use and Development	Land Use, Development

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IN-TEXT REFERENCES

The LUP uses in-text references in parenthesis and bolded to reference policies contained in other chapters of the document.

The Policies

The LUP provides the policies that govern land and water use within Seaside’s coastal zone. The policies are, by design, intended to protect and enhance the resources of the coastal zone in accordance with the California Coastal Act of 1976.

POLICY SUMMARY TABLE

A Policy Summary Table has been prepared to easily identify Coastal Act policies relevant to Seaside and the corresponding LUP policies. The Policy Summary Table is divided into four columns: Subject (1), Coastal Act Provision Policies (2), Relevant Chapter(s)/Page (3), and Related Policy Number (4). This format will allow users to easily find LUP policies that are related to the Coastal Act. The complete Policy Summary Table is located at the end of this chapter on page **UG.7**.




Natural Coastal Resources			
Section	Coastal Act Provision Policies	Relevant Ch./Page	Related Policy No.
Public Recreation	Section 30220 Protection of certain water-oriented activities Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.	5/5.2 & 5.4	NCR-B 1.1 NCR-B 4.1 NCR-B 5.1

SUBAREA POLICY TABLE

A Subarea Policy Table was created to provide a quick reference to the chapter’s policies, shown in the example provided below. The complete Subarea Policy Table is located at the end of this chapter on page **UG.10**.

CHAPTER 2. COASTAL ZONE AREA

PUBLIC ACCESS AND RECREATION

-  Policy PAR-CZ 1.1.A – Designation of Public Access and Recreational Opportunities
-  Policy PAR-CZ 1.1.B – Protection of Public Access and Recreational Opportunities
-  Policy PAR-CZ 1.1.C – Management of Public Access and Recreational Opportunities

Guide to the Process

The LUP presents policies that govern the coastal zone as a whole and then presents policies for each subarea separately. The policies in the document are intended to be read as policy layers that govern a project location (see figure below).

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The figure below gives an example of how to identify visual policies related to a proposed project in the Laguna Grande Subarea.



Guide to the Policies

Two summary tables, a Policy Summary Table and a Subarea Policy Summary Table, have been drafted to guide the user in finding policies in the LUP that are relevant to a particular project. The Policy Summary Table identifies specific Coastal Act policies and identifies the relevant LUP chapters and related policy numbers that carry out the identified policy. The Subarea Policy Summary Table summarizes all the policies of the LUP by chapter (Chapter 2-6) and subchapter (Natural Coastal Resources, Public Access and Recreation, and Land Use and Development). The summary tables are presented below and in the following pages.

POLICY SUMMARY TABLE

Subject	Coastal Act Provision Policies	Ch./Pg	Policy No.
Natural Habitat Areas	<p>Section 30230 Marine resources; maintenance Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.</p>	2/2.2 2-8	NCR-CZ 1.1.A-B, 1.2.A-B, 1.3.A-B, 1.4.A-C
	<p>Section 30231 Biological productivity; water quality The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</p>	2/2.4, 2.8-13, 17/2.41-45 3/3.2-3 4/4.2-3 5/5.3-4 6/6.2	NCR-CZ 1.1.C, 1.4.B-C, 1.5.B-D, 4.1.A LUD-CZ 3.1.A-D NCR-LG 1.1.A, 4.1.A NCR-RL 4.1.A-C NCR-B 4.1.A NCR-DM 4.1.A
	<p>Section 30233 Diking, filling or dredging; continued movement of sediment and nutrients (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following: (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities. (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps. (3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities. (4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines. (5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas. (6) Restoration purposes. (7) Nature study, aquaculture, or similar resource dependent activities. (b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable</p>	2/2.8-2.11 2/2.44-45	NCR-CZ 1.4.C, 1.5.B-D LUD-CZ 3.1.D

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Subject	Coastal Act Provision Policies	Ch./Pg	Policy No.
	<p>long shore current systems.</p> <p>(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division. For the purposes of this section, "commercial fishing facilities in Bodega Bay" means that not less than 80 percent of all boating facilities proposed to be developed or improved, where the improvement would create additional berths in Bodega Bay, shall be designed and used for commercial fishing activities.</p>		
	<p>(d) Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients that would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for these purposes are the method of placement, time of year of placement, and sensitivity of the placement area. (Amended by: Ch. 673, Stats. 1978; Ch. 43, Stats. 1982; Ch. 1167, Stats. 1982; Ch. 454, Stats. 1983; Ch. 294, Stats. 2006.)</p>	<p>2/2.9-10, 17-28</p> <p>2/2.43-45, 50-52</p> <p>3/3.3</p> <p>4/4.2-4</p> <p>5/5.53</p> <p>6/6.2</p>	<p>NCR-CZ 1.5.B-C, 5.1.B, 5.2.A-C, 5.3.A-B</p> <p>LUD-CZ 3.1.C-D, 3.5.A-B</p> <p>NCR-LG-4.1.A</p> <p>NCR-RL 4.1.A-C, 5.1.A-C</p> <p>NCR-B 4.1.A</p> <p>NCR-DM 4.1.A</p>
Visual Resources	<p>Section 30251 Scenic and visual qualities</p> <p>The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.</p>	<p>2/2.4,13-15</p> <p>2/2.38,43-44,46</p> <p>3/3.2-3</p> <p>3/3.7</p> <p>4/4.2</p> <p>4/4.7</p> <p>5/5.3</p> <p>5/5.7</p>	<p>NCR-CZ 1.1.C, 2.1.A-B</p> <p>LUD-CZ 2.1.E, 3.1.C, 3.2.A</p> <p>NCR-LG 2.1.A-B</p> <p>LUD-LG 3.1.A</p> <p>NCR-RL 2.1.A-B</p> <p>LUD-RL 3.1.A</p> <p>NCR-B 2.1.A</p> <p>LUD-B 3.1.B</p>
Water Resources	<p>Section 30254 Public works facilities</p> <p>New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.</p>	<p>2/2.13,16</p> <p>2/2.46-47, 50, 53</p> <p>3/3.3</p> <p>5/5.2-3</p>	<p>NCR-CZ 2.1.A, 3.1.A-C</p> <p>LUD-CZ 3.2.A, 3.3.A, 3.4.A, 3.8.A</p> <p>NCR-LG 3.1.A</p> <p>NCR-B 1.1.A, 4.1.A</p>
	<p>Section 30236 Water supply and flood control</p> <p>Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat. (Section 30237 (Repealed by Ch. 286, Stats. 2004.))</p>	<p>2/2.9, 16-17, 25, 27-28</p> <p>2/2.50-52</p> <p>3/3.3</p> <p>4/4.3-4</p> <p>5/5.3-4</p>	<p>NCR-CZ 1.4.C, 1.5.B, 3.1.D, 5.1.B, 5.2.C, 5.3.A-B</p> <p>LUD-CZ 3.5.A-B</p> <p>NCR-LG 5.1.B</p> <p>NCR-RL 5.1.B-C</p> <p>NCR-B 4.1.A</p>

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Subject	Coastal Act Provision Policies	Ch./Pg	Policy No.
Water Quality	<p>Section 30231 Biological productivity; water quality The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.</p>	<p>2/2.4, 8-10, 17 2/2.38,42-44, 50 3/3.3 4/4.2-3 5/5.3-4 6/6.2</p>	<p>NCR-CZ 1.1.B-C, 1.4.C, 1.5.B-C, 4.1.A LUD-CZ 2.1.E, 3.1.B-C, 3.4.A NCR-LG 4.1.A NCR-RL 4.1.A-C NCR-B 4.1.A NCR-DM 4.1.A</p>
Natural Hazards	<p>Section 30253 Minimization of adverse impacts New development shall do all of the following: (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. (c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development. (d) Minimize energy consumption and vehicle miles traveled. (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses. (Amended by Ch. 179, Stats. 2008)</p>	<p>2/2.4, 17, 24-28 2/2.38, 44, 50-52 3/3.3 4/4.2-4 5/5.3-4</p>	<p>NCR-CZ 1.1.C, 5.1.A-B, 5.2.A-C, 5.3.A-B LUD-CZ 2.1.E, 3.1.D, 3.5.A-B NCR-LG 5.1.A, 5.2.A NCR-RL 4.1.A, 5.1.A-C NCR-B 4.1.A</p>
Public Access	<p>Section 30210 Access; recreational opportunities; posting In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse. (Amended by Ch. 1075, Stats. 1978.)</p> <p>Section 30211 Development not to interfere with access Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.</p> <p>Section 30212 New development projects (a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or, (3) agriculture would be adversely affected. Dedicated access way shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the access way. (b) For purposes of this section, "new development" does not include: (1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610. (2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure. (3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure. (4) The reconstruction or repair of any seawall; provided, however, that the reconstructed or repaired seawall is not a seaward of the location of the former structure. (5) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the commission determines that the activity will have an adverse impact on lateral public access along the beach. As</p>	<p>2/2.28-29 2/2.52-53 3/3.4-5, 7 4/4.4-5, 7 5/5.4-5 6/6.3-4</p>	<p>PAR-CZ 1.1.A-D, 1.2.A, 1.3.A, 1.4.A LUD-CZ 3.6.A, 3.8.A PAR-LG 1.1.A-C LUD-LG 3.2.A PAR-RL 1.1.A-C, 1.2.A LUD-RL 3.1.B PAR-B 1.1.A-B, 1.2.A, 1.3.A, 1.4.A PAR-DM 1.1.A-C</p>

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Subject	Coastal Act Provision Policies	Ch./Pg	Policy No.
	used in this subdivision "bulk" means total interior cubic volume as measured from the exterior surface of the structure. (c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution. (Amended by: Ch. 1075, Stats. 1978; Ch. 919, Stats. 1979; Ch. 744, Stats. 1983.)		
	Section 30212.5 Public facilities; distribution Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.	2/2.28-29 3/3.5 3/ 3.7 4/4.5 4/4.7 5/5.4-5	PAR-CZ 1.1.B-D, 1.2.A, 1.3.A, 1.4.A PAR-LG 1.1.C LUD-LG 3.2.A PAR-RL 1.1.C LUD-RL 3.1.B PAR-B 1.1.A-B, 1.2.A, 1.3.A, 1.4.A
Public Recreation	Section 30220 Protection of certain water-oriented activities Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.	5/5.2	NCR-B 1.1.A
	Section 30221 Oceanfront land; protection for recreational use and development Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area. (Amended by Ch. 380, Stats. 1978.)	5/5.2-3 5/5.2-5	NCR-B 1.1.A, 1.4.A, 2.1.A, 4.1.A LUD-B 1.4
Land Use	Section 30240 Environmentally sensitive habitat areas; adjacent developments (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas. (Amended by Ch. 285, Stats. 1991.)	2/2.2-4 2/2.41-42	NCR-CZ 1.1.A-C, 1.2.A-B LUD-CZ 3.1.A
	Section 30222 Private lands; priority of development purposes The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.	2/2.28-29 4/4.5	PAR-CZ 1.1.C, 1.2.A PAR-RL 1.2.A
Development	Section 30244 Archaeological or paleontological resources Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.	2/2.53	LUD-CZ 3.7.A
	Section 30250 Location; existing developed area (a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas. (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors. (Amended by Ch. 1090, Stats. 1979.)	2/2.2, 4,13, 15 3/36 4/4.6, 7 5/5.6 6/6.4-6	LUD-CZ 1.1.A-B, 2.1.A-B LUD-LG 1.1.A, 2.1.A LUD-RL 1.1.A, 2.1.A LUD-B 1.1.A, 2.1.A LUD-DM 1.1.A,2.1.A-B
	Section 30252 Maintenance and enhancement of public access The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the	2/2.28, 29, 27 2/2.50-51, 53 3/3.4-5 3/ 3.7	PAR-CZ 1.1.C, 1.2.A, 1.3.A, 1.4.A LUD-CZ 3.5.A, 3.8.A PAR-LG 1.1.A-C LUD-LG 3.2.A

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Subject	Coastal Act Provision Policies	Ch./Pg	Policy No.
	use of coastal access roads, (3) providing non-automobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development .	4/4.454/4.7 5/5.4-5 6/6.3-4	PAR-RL 1.1.A-C, 1.2.A LUD-RL 3.1.B PAR-B 1.1.A-B, 1.2.A PAR-DM 1.1.A-C
















¹ Relevant policies include but, are not limited to the policies listed in this table.

Subarea Policy Summary Table



CHAPTER 2. COASTAL ZONE

NATURAL COASTAL RESOURCES






NATURAL HABITAT AREAS

-  Policy NCR-CZ 1.1.A – Promote Sustainable Development
-  Policy NCR-CZ 1.1.B – Promote Sustainability of Biological Productivity
-  Policy NCR-CZ 1.1.C – Minimize Adverse Effects to Natural Coastal Resources
-  Policy NCR-CZ 1.2.A – Designation of ESHA
-  Policy NCR-CZ 1.2.B – Protection of ESHA
-  Policy NCR-CZ 1.3.A – Designation of Wetlands
-  Policy NCR-CZ 1.3.B – Protection of Wetlands
-  Policy NCR-CZ 1.4.A – Designation of Marine Resources
-  Policy NCR-CZ 1.4.B – Protection of Marine Resources
-  Policy NCR-CZ 1.4.C – Diking, Filling, Dredging of Marine Resources
-  Policy NCR-CZ 1.5.A – Designation of the Canyon Del Rey Creek Watershed
-  Policy NCR-CZ 1.5.B – Evaluation of the Canyon Del Rey Creek Watershed
-  Policy NCR-CZ 1.5.C – Protection of the Canyon Del Rey Creek Watershed
-  Policy NCR-CZ 1.5.D – Management of the Canyon Del Rey Creek Watershed
-  Policy NCR-CZ 1.6.A – Control of Canada Goose Population


VISUAL RESOURCES

-  Policy NCR-CZ 2.1.A – Designation of Visual Resources
-  Policy NCR-CZ 2.1.B – Protection of Visual Resources





WATER RESOURCES

-  Policy NCR-CZ 3.1.A – Provision for Potable Water Supply
-  Policy NCR-CZ 3.1.B – Protection of Potable Water Supply – Water Conservation
-  Policy NCR-CZ 3.1.C – Management of Potable Water Supply
-  Policy NCR-CZ 3.1.D – Adequate Water
-  Policy NCR-CZ 3.2.A – Water Reserves

WATER QUALITY

-  Policy NCR-CZ 4.1.A – Water Quality

NATURAL HAZARDS

-  Policy NCR-CZ 5.1.A – Designation of Natural Hazard Areas
-  Policy NCR-CZ 5.1.B – Protection from Natural Hazards
-  Policy NCR-CZ 5.2.A – Designation of Sea Level Rise Hazards
-  Policy NCR-CZ 5.2.B – Protection from Sea Level Rise Hazards

 Policy NCR-CZ 5.2.C – Management of Sea Level Rise Hazards

 Policy NCR-CZ 5.3.A – Protection from Tsunami Hazards

 Policy NCR-CZ 5.3.B – Management of Tsunami Hazards


PUBLIC ACCESS AND RECREATION


 Policy PAR-CZ 1.1.A – Designation of Public Access and Recreational Opportunities


 Policy PAR-CZ 1.1.B – Protection of Public Access and Recreational Opportunities

 Policy PAR-CZ 1.1.C – Management of Public Access and Recreational Opportunities

 Policy PAR-CZ 1.1.D – Provision of Recreational Facilities

 Policy PAR-CZ 1.2.A – Designation of Parking for Public Access and Recreational Opportunities

 Policy PAR-CZ 1.3.A – Designation of Trails

 Policy PAR-CZ 1.4.A – Public Access Improvements

LAND USE AND DEVELOPMENT


LAND USE DESIGNATIONS AND DEFINITIONS

 Policy LUD-CZ 1.1.A – Land Use Designations Within the Coastal Zone

 Policy LUD-CZ 1.2.A – Definitions Within the Coastal Zone


DEVELOPMENT AND LAND USE REQUIREMENTS

 Policy LUD-CZ 2.1.A – Designation of Land Uses Within the Coastal Zone

 Policy LUD-CZ 2.1.B – Compliance with Land Uses Policies

 Policy LUD-CZ 2.1.C – Land Use Densities Within the Coastal Zone

 Policy LUD-CZ 2.1.D – Coastal development Permit Required

 Policy LUD-CZ 2.1.E – Minimize Adverse Effects


GENERAL PERMIT CONSIDERATIONS

 Policy LUD-CZ 3.1.A – Considerations for Natural Habitat Areas - ESHA

 Policy LUD-CZ 3.1.B – Considerations for Natural Habitat Areas – Wetland Vegetation Management

 Policy LUD-CZ 3.1.C – Considerations for Natural Habitat Areas – Wetlands and Marine Resources

 Policy LUD-CZ 3.1.D – Considerations for Natural Habitat Areas – Watershed/Water Quality

 Policy LUD-CZ 3.2.A – Considerations for Visual Resources

 Policy LUD-CZ 3.3.A – Considerations for Water Resources/Utilities

 Policy LUD-CZ 3.3.B – Considerations for Water Resources-Water Supply/Conservation

 Policy LUD-CZ 3.4.A – Considerations for Water Quality/Wastewater

 Policy LUD-CZ 3.5.A – Considerations for Natural Hazards

 Policy LUD-CZ 3.5.B – Considerations for Sea Level Rise

 Policy LUD-CZ 3.6.A – Considerations for Public Access and Recreation

 Policy LUD-CZ 3.7.A – Considerations for Cultural Resources

 Policy LUD-CZ 3.8.A – Considerations for Transportation and Circulation

CHAPTER 3. LAGUNA GRANDE SUBAREA

NATURAL COASTAL RESOURCES

NATURAL HABITAT AREAS

 Policy NCR-LG 1.1.A – Vegetation Management

VISUAL RESOURCES

 Policy NCR-LG 2.1.A – Protection of Visual Resources

 Policy NCR-LG 2.1.B – Management of Visual Resources

WATER RESOURCES

 *Policy NCR-LG 3.1.A – Protection of Potable Water Supply*

WATER QUALITY

 *Policy NCR-LG 4.1.A – Management of Water Quality*

NATURAL HAZARDS


 *Policy NCR-LG 5.1.A – Management of Sea Level Rise Hazards*

 *Policy NCR-LG 5.2.A – Management of Flooding Hazards*

PUBLIC ACCESS AND RECREATION

 *Policy PAR-LG 1.1.A – Protection of Public Access and Recreational Opportunities*

 *Policy PAR-LG 1.1.B – Management of Public Access and Recreational Opportunities*

 *Policy PAR-LG 1.1.C – Provisions for Public Access and Recreation Opportunities*

LAND USE AND DEVELOPMENT


LAND USE DESIGNATIONS AND DEFINITIONS

 *Policy LUD-LG 1.1.A – Land Use Designations Within the Laguna Grande Subarea*

DEVELOPMENT AND LAND USE REQUIREMENTS

 *Policy LUD-LG 2.1.A – Designation of Land Uses Within the Laguna Grande Subarea*

GENERAL PERMIT CONSIDERATIONS

 *Policy LUD-LG 3.1.A – Considerations for Visual Resources*

 *Policy LUD-LG 3.2.A – Considerations for Public Access*

CHAPTER 4. ROBERTS LAKE SUBAREA

NATURAL COASTAL RESOURCES

NATURAL HABITAT AREAS

 *No Specific Policies*

VISUAL RESOURCES


 *Policy NCR-RL 2.1.A – Protection of Visual Resources*


 *Policy NCR-RL 2.1.B – Management of Visual Resources*


WATER RESOURCES

 *No Specific Policies*

WATER QUALITY

 *Policy NCR-RL 4.1.A – Management of Water Quality*

 *Policy NCR-RL 4.1.B – Water Quality Enhancement*

 *Policy NCR-RL 4.1.C – Filter and Treat Stormwater*

NATURAL HAZARDS

 *Policy NCR-RL 5.1.A – Management of Sea Level Rise Hazards*


 *Policy NCR-RL 5.1.B – Management of Flooding Hazards*


 *Policy NCR-RL 5.1.C – Protection from Flooding Hazards*

PUBLIC ACCESS AND RECREATION

 *Policy PAR-RL 1.1.A – Protection of Public Access and Recreational Opportunities*

 *Policy PAR-RL 1.1.B – Management of Public Access and Recreational Opportunities*

 *Policy PAR-RL 1.1.C – Provision for Public Access*


 *Policy PAR-RL 1.2.A – Designation of Parking for Public Access and Recreational Opportunities*

LAND USE AND DEVELOPMENT

LAND USE DESIGNATIONS AND DEFINITIONS

 *Policy LUD-RL 1.1.A – Land Use Designations Within the Roberts Lake Subarea*

DEVELOPMENT AND LAND USE REQUIREMENTS

 *Policy LUD-RL 2.1.A – Designation of Land Uses Within the Roberts Lake Subarea*

GENERAL PERMIT CONSIDERATIONS

 *Policy LUD-RL 3.1.A – Considerations for Visual Resources*

 *Policy LUD-RL 3.1.B – Considerations for Public Access*

CHAPTER 5. BEACH SUBAREA

NATURAL COASTAL RESOURCES

NATURAL HABITAT AREAS

 *Policy NCR-B 1.1.A – Protection of Dune/Beach Areas*

 *Policy NCR-B 1.1.B – Management of Dune/Beach Areas*

VISUAL RESOURCES

 *Policy NCR-B 2.1.A – Protection of Visual Resources*

WATER RESOURCES

 *Policy NCR-B 3.1.A - Management of Water Resources*

WATER QUALITY

 *Policy NCR-B 4.1.A – Management of Flooding Hazards and Water Quality*


NATURAL HAZARDS

 *No Specific Policies*


PUBLIC ACCESS AND RECREATION

 *Policy PAR-B 1.1.A – Protection of Public Access and Recreational Opportunities*

 *Policy PAR-B 1.1.B – Management of Public Access and Recreational Opportunities*

 *Policy PAR-B 1.2.A – Designation of Parking for Public Access and Recreational Opportunities*

 *Policy PAR-B 1.3.A – Designation of Public Beach Parking*


 *Policy PAR-B 1.4.A – Identification and Designation of California Coastal Trail*

LAND USE AND DEVELOPMENT

LAND USE DESIGNATIONS AND DEFINITIONS

 *Policy LUD-B 1.1.A – Land Use Designations Within the Beach Subarea*

DEVELOPMENT AND LAND USE REQUIREMENTS

 *Policy LUD-B 2.1.A – Designation of Land Uses Within the Beach Subarea*

GENERAL PERMIT CONSIDERATIONS

 *Policy LUD-B 3.1.A – Considerations for Dune Management Plan*

 *Policy LUD-B 3.1.B – Considerations for Visual Resources*

CHAPTER 6. DEL MONTE SUBAREA

NATURAL COASTAL RESOURCES

NATURAL HABITAT AREAS

 *No Specific Policies*

VISUAL RESOURCES

 *No Specific Policies*

WATER RESOURCES



No Specific Policies

WATER QUALITY

Policy NCR-DM 4.1.A – Management of Water Quality NATURAL HAZARDS



No Specific Policies

PUBLIC ACCESS AND RECREATION

 *Policy PAR-DM 1.1.A – Protection of Public Access and Recreational Opportunities*

 *Policy PAR-DM 1.1.B – Management of Public Access and Recreational Opportunities*

 *Policy PAR-DM 1.1.C – Provision for Public Access and Recreational Opportunities*

LAND USE AND DEVELOPMENT

LAND USE DESIGNATIONS AND DEFINITIONS



Policy LUD-DM 1.1.A – Land Use Designations Within the Del Monte Subarea

DEVELOPMENT AND LAND USE REQUIREMENTS



Policy LUD-DM 2.1.A – Designation of Land Uses Within the Del Monte Subarea



Policy LUD-DM 2.2.A – Requirements for Coastal Regional Commercial and Coastal Heavy Commercial Development within the Del Monte Subarea.



Policy LUD-DM 2.2.B – Requirements for Coastal Mixed Use Development within the Del Monte Subarea.

GENERAL PERMIT CONSIDERATIONS



Policy LUD-DM 3.1.A – Considerations for Pedestrian and Bicycle Amenities



INTRODUCTION

Purpose

This document establishes the Land Use Plan (LUP) for the City of Seaside's Local Coastal Program (LCP), prepared in accordance with the California Coastal Act of 1976. The LUP provides the specific goals, policies, and proposed implementation actions that govern land and water use within Seaside's coastal zone. The goals set forth in this LUP are, by design, intended to protect and enhance the resources of the coastal zone consistent with the goals of the Coastal Act as well as the expressed goals of the citizenry.

This LUP document updates and replaces the 1983 LUP for the LCP of the City of Seaside (certified by the California Coastal Commission on October 12, 1983).

Legislative Mandate

The California Coastal Act of 1976 requires local jurisdictions along the California coast to prepare an LCP. The LUP is a key element of the LCP, but constitutes only half of the document as defined by the California Coastal Act.

After certification of an LUP by the Coastal Commission, an Implementation Plan consisting of the land use controls (zoning ordinances, zoning district maps, and other legal instruments) necessary to carry out the Land Use Plan must be prepared. The Coastal Commission-certified Implementation Plan, when combined with the certified LUP, represents the LCP.

Coastal cities and counties must incorporate the following policies into their individual LCPs, as applicable:

*The California Coastal Act defines a **Local Coastal Program** as:*

. . . a local government's land use plans, zoning ordinances, zoning district maps, and, within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of [the Coastal Act] at the local level.

(PRC Section 30108.6)

*The California Coastal Act defines a **Land Use Plan** as:*

*. . . the relevant portions of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions.
(PRC Section 30108.5)*

- Protection and expansion of public access to the shoreline and recreational opportunities and resources, including commercial visitor-serving facilities;
- Protection, enhancement, and restoration of environmentally sensitive habitats, including intertidal and nearshore waters, wetlands, bays and estuaries, riparian habitat, certain wood and grasslands, streams, lakes, and habitat for rare or endangered plants or animals;
- Protection of productive agricultural lands, commercial fisheries, and archeological resources;
- Protection of scenic coastal landscapes and seascapes;
- The establishment, to the extent possible, of urban-rural boundaries and directing new housing and other development into areas with adequate services to avoid wasteful urban sprawl and leapfrog development;
- Provision for the expansion, in an environmentally sound manner, of existing industrial ports and electricity-generating power plants, as well as for the siting of coastal-dependent industrial uses;
- Protection against loss of life and property from coastal hazards.

With the certified LCP, the City of Seaside assumes the responsibility for issuing coastal development permits (CDPs). Consistent with the provisions of the Coastal Act, the Coastal Commission will retain original permit jurisdiction over certain specified lands, such as any submerged lands, tidelands, and public trust land. The Commission will also retain the authority to hear appeals of the City's CDP decisions, review and approve any amendments to the certified LCP, and review the LCP at least every five years to ensure proper implementation and continued compliance with the Coastal Act.

In authorizing CDPs, the City must make a finding that the proposed development conforms to the certified LCP.

The California Coastal Act

In October 1972, the United States Congress passed Title 16 U.S.C. 1451–1464, which established a federal coastal zone management policy and created a federal coastal zone. By that legislation, the Congress declared a national interest in the effective management, beneficial use, protection, and development of the coastal zone in order to balance the nation’s natural, environmental, and aesthetic resource needs with commercial-economic growth.

The Congress found and declared that it was a national policy “to encourage and assist the states to exercise effectively their responsibilities in the coastal zone through the development and implementation of management programs to achieve wise use of the land and water resources of the coastal zone giving full consideration to ecological, cultural, historic, and aesthetic values as well as to the need for economic development” (16 U.S.C. 1452b). As a result of that federal enactment, coastal states were provided a policy and source of funding for the implementation of federal goals.

The California Coastal Act of 1976 is the permanent enacting law approved by the state legislature. The Coastal Act provides for the transfer of permitting authority, with certain limitations reserved for the State, to local governments through adoption and certification of LCPs by the Coastal Commission.

According to Section 30001.5 of the Coastal Act, the basic goals of the State for the coastal zones are to:

- Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and artificial resources.
- Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the 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 resources conservation principles and constitutionally protected rights of private property owners.
- Assure priority for coastal-dependent and coastal-related development over other development on the coast.

*The **coastal zone** generally extends inland 1,000 yards from the mean high tide of the line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. The coastal zone does not include the area of jurisdiction of the **San Francisco Bay Conservation and Development Commission**.*

*California Coastal Act PRC
Section 30103*

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

City of Seaside LUP History (1983 LUP)

The 1983 LUP was the result of a land use planning effort that began in 1977. The key elements of the process included an inventory of existing conditions, an evaluation of policy alternatives, three draft LUP documents, and numerous public workshops and public hearings. At the beginning of the LUP planning process, there was an expressed desired direction for the LUP as summarized in the following general goals:

- To encourage public access to the lake and beach shorelines, while minimizing adverse impact on dune and marsh habitats, and ensuring public safety from water run-up hazards.
- To maximize, to the extent feasible, the recreational potential of Laguna Grande, Roberts Lake, and the beach while, at the same time, preventing damage to or minimizing the loss of major natural habitat areas.
- To preserve and encourage low- and moderate-income housing opportunities where feasible, safe, and healthy.
- To minimize safety hazards and impacts from natural and man-induced hazards.
- To preserve and enhance coastal vistas, views, and view corridors while recognizing the rights of private property owners and the demands for visitor-serving facilities.
- To minimize dredging and filling unrelated to water quality considerations, while recognizing the recreational needs for open space.
- To provide coastal access, visitor-serving facilities, and public improvements within the funding constraints of the public sector.
- To allow each property owner an economic return on land owned.
- To allow land uses which respond to the institutional and natural constraints of the land, and which minimize disturbance of the surrounding land area.

- To preserve and enhance the natural resources, environmental quality, and community character of the coastal zone.
- To enhance the long-term fiscal returns to local governments yielded by properties within the coastal zone.
- To promote the development of run-off control measures capable of minimizing the further siltation of Laguna Grande.

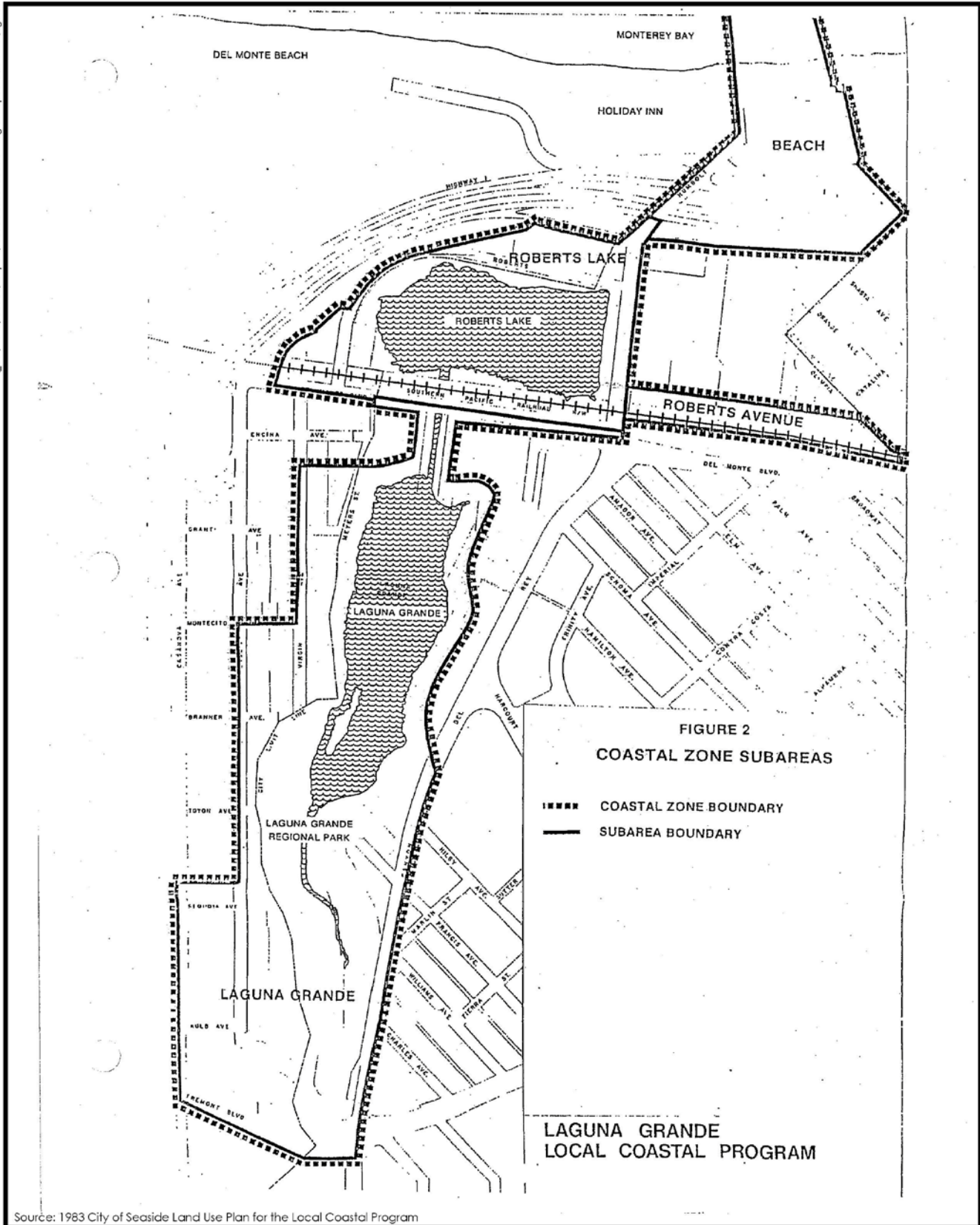
The more specific 1983 LUP policies were developed in response to these general goals, while still remaining consistent with Coastal Act policies.

The 1983 version of the LUP included portions of the coastal zones of both the City of Seaside and the City of Monterey (collectively referred to as the Laguna Grande coastal zone) and identified four subareas: Laguna Grande, Roberts Lake, Beach and Roberts Avenue.

The 1983 LUP Boundary and the defined subareas are illustrated in **Figure 1-1**. The jurisdictional boundaries of the cities of Seaside and Monterey represent an artificial separation of the estuarine complex, composed of Laguna Grande and Roberts Lake, formerly a single lagoon with an outlet to the ocean. Since the cities' coastal zones are contiguous at Laguna Grande and Roberts Lake, and recognizing the interrelationship of the lakes, the cities agreed to study and plan for this segment of the coastal zone jointly. This decision was formalized in a Joint Powers Agreement (JPA) adopted by the City Councils of both cities in November 1977.

The joint study area comprises the Laguna Grande and Roberts Lake subareas shown in **Figure 1-1**. The Beach Subarea and the Del Monte Subarea, also shown in **Figure 1-1**, are entirely in the City of Seaside. Therefore, while the 1983 LUP addressed each of the four subareas identified above, the Laguna Grande and Roberts Lake subareas were addressed jointly by the City of Seaside and the City of Monterey. The other two subareas, the Beach and Del Monte subareas, were addressed separately by the City of Seaside.

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Source: 1983 City of Seaside Land Use Plan for the Local Coastal Program

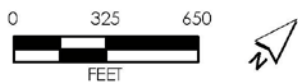


Figure 1-1
1983 Land Use Plan Boundary and Subareas



On October 12, 1983, the Coastal Commission certified the City of Seaside LUP for its entire coastal zone including the Laguna Grande, Roberts Lake, Beach, and Del Monte subareas; however, the LCP has not been certified. A chronology of events leading up to the certification of the 1983 LCP is provided as **Chapter 1 of Section II – Background Report.**

LUP Update Preparation (2009–2012 LUP)

Although the general goals identified in the 1983 LUP remain current, the document itself is outdated and no longer reflects expectations for coastal protection or the current regulatory framework. With the intention of updating the LUP, as well as other City policy documents and programs, the City of Seaside City Council has been using a strategic planning process to set goals and identify the actions needed to accomplish those goals.

In 2002, the City Council adopted a strategic plan in order to focus resources toward the accomplishment of the City's key goals. The City Council continuously reviews and updates the Strategic Plan on a six months basis to reflect current circumstances. The current three-year goals (2011–2014) are the following:

- Create and maintain a diverse, stable and sustainable economic base.
- Improve Public Safety and the City's appearance.
- Lead the implementation of the water solution.
- Achieve fiscal wellness.
- Enhance engagement with the public.

The Council also works with City staff to identify specific steps to be taken to move the City closer to its ultimate goals. The City's goals reflect the Council's commitment to fulfilling the City's mission and vision in a way that is consistent with its values.

The materials describing existing conditions, general goals, land use designations and policies, and land use intensity criteria found in the text of the LUP are the result of a land use planning effort which began in Summer 2008. The key elements of this planning effort included: an inventory of existing conditions; field reconnaissance and mapping; creation of base maps using Geographic Information System (GIS); preparation of a Biological Inventory Report (Appendix A); meeting with Commission Planning Staff; an evaluation of policy alternatives; and consolidation, formatting and updating policies.

The intent of the LUP Update is to:

- Maintain the intent of relevant general goals as put forward in the 1983 LUP, while remaining consistent with Coastal Act policies.
- Individualize the City's LUP (rather than having a joint document with the City of Monterey).
- Update policies to be consistent with the City's 2004 General Plan.
- For the Del Monte Subarea of the Coastal Zone, to support the goals established by the West Broadway Urban Village Specific Plan (WBUVSP).
- Identify and discard policies that are outdated or do not make sense based on the current setting.
- Eliminate redundancy and maintain consistency.
- Add to or expand policies and programs in response to changing community needs and issues.
- Organize coastal zone policies by geographic subarea so they are easier to find and implement.
- Incorporate relevant and timely policies necessary to sustainably guide planning in the City's Coastal Zone.

New coastal policies and strategies have been included to address gaps in the current LUP, emerging issues and challenges and new (or anticipated) State requirements including those addressing climate change and sea level rise. The Seaside LUP Update applies to the Seaside Coastal Zone Area and including the four subareas illustrated in **Figures 1-2a and 1-2b** as well as the Highway 1 corridor within the City limits.

RELATIONSHIP OF THE LUP TO EXISTING PLANS

The LUP establishes land use designations, general development criteria, and policies that regulate development in the coastal zone. The City's General Plan and the General Plan's Land Use Element in particular may contain more precise development limits for specific properties. Should a conflict exist between the General Plan and the LUP, the LUP's provisions shall take precedence. If a conflict arises between the LUP provisions internally, the provisions that are the most consistent with the Coastal Act and the most protective of coastal resources shall take precedence. However, in no case shall the policies of the LUP be interpreted to allow a development to exceed a development limit established by

the General Plan or its implementing ordinances. Development Standards and Design Guidelines established by the West Broadway Urban Village Specific Plan (WBUVSP), which are included in Appendix C, apply to a small portion of the Del Monte Subarea of the coastal zone. Management measures established by the *Wetlands Management/Enhancement and Restoration Program* included in Appendix B (approved by the Coastal Commission as coastal permit number 3-86-129) apply to portions of Laguna Grande within Seaside's City limits. The LUP does not preclude other more detailed plans, such as a park master plan, from being developed and adopted separately in the future, provided that if they affect any provision of this LUP, they do not go into effect until the LUP has been correspondingly amended.

Organization of this LUP

The LUP has two primary components: **Section I – LUP Policy** chapters and **Section II – Background Report** chapters. Chapters within Section I and Section II are organized by area including a chapter for the overall City of Seaside coastal zone and a chapter dedicated to each of the four Seaside coastal zone subareas (**Figure 1-2**). Information in the Coastal Zone chapter applies to the entire Seaside coastal zone. Information within each of the subarea chapters applies to the specified subarea only.

Each topic chapter in **Section I** follows the same outline: a statement of purpose, a brief introduction, policies, and a summary of proposed implementation actions. Policies within each chapter are organized into the following three major topic areas:

- **Natural Coastal Resources** (Natural Habitat Areas, Visual Resources, Water Resources, Water Quality, and Natural Hazards)
- **Public Access and Recreation**
- **Land Use and Development** (Land Use Designations and Definitions, Land Use and Development Requirements, General Permit Considerations)

Policies are not listed in order of priority unless so stated. The user is referred to the **User Guide** provided at the beginning of this document for specific guidance in using this LUP.

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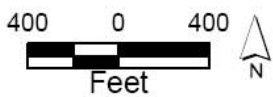
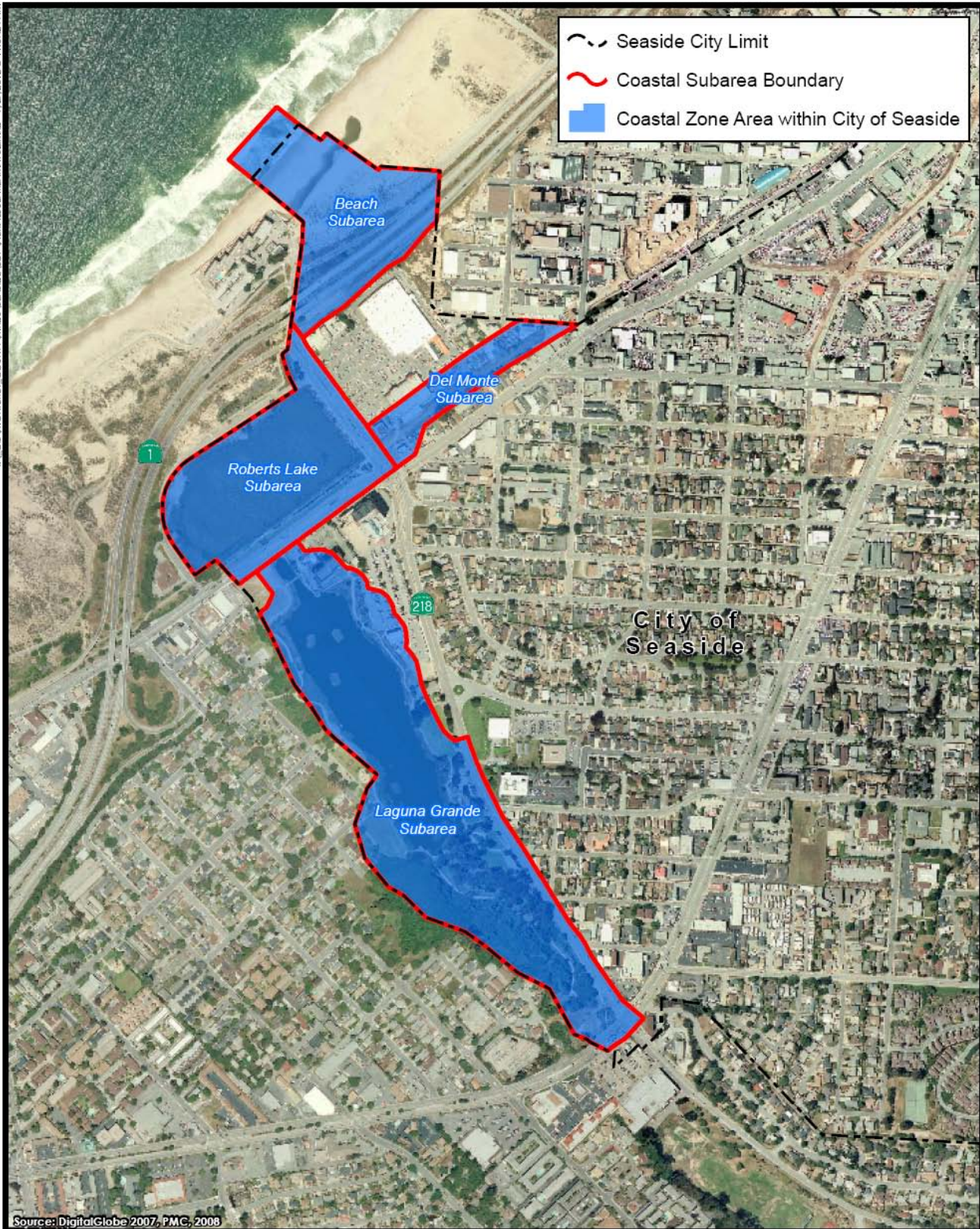


Figure 1-2a
Coastal Zone Subareas





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Figure 1-2b
Coastal Zone Subareas



COASTAL ZONE

Purpose

The intent of this chapter is to provide policies applicable to all areas within the Seaside coastal zone. Please refer to the appropriate subarea chapter for additional policies applicable to each specific subarea.

Introduction

The Seaside coastal zone encompasses approximately 90 acres of land that extend from the Pacific Ocean to the terminus of the Canyon Del Rey Creek on the southeastern portion of Laguna Grande. The coastal zone is completely bound on the southwest by the City of Monterey. To the northwest is the Pacific Ocean. Sand City and Canyon Del Rey Boulevard border most of the south and east portion of the coastal zone.

The Seaside coastal zone contains approximately 500 feet of beach frontage along the Pacific Ocean. A former estuarine complex, composed of Roberts Lake at the center and Laguna Grande to the south, makes up the vast portion of the City's coastal zone area. Highway 1 separates the beach from Roberts Lake, although they are connected by an outfall located at the foot of Humboldt Street and in the seawall adjacent to the Monterey Beach Hotel. Del Monte Boulevard and the abandoned Southern Pacific Railroad right-of-way separate Roberts Lake from Laguna Grande. The Seaside portion of the Monterey Bay Coastal Recreational Trail runs along a portion of the railroad right-of-way, around Roberts Lake, and along the coastline through the Beach Subarea. This section is part of an 18-mile coastal rail-trail that extends from Pacific Grove to Castroville. Several commercial businesses are located along the northeastern portion of Del Monte Boulevard.



Seaside Coastal Zone Area
shown in blue

Sustainable development
is . . . development that
meets the needs of the
present without
compromising the ability of
future generations to meet
their own needs.

1987 Brundtland Report of
the World Commission on
Environment and
Development



Land uses within the coastal zone area include residential, commercial, and park/open space. Habitats within the coastal zone area include marine, coastal dune scrub, estuarine, emergent wetland, coastal oak woodland, park, and urban (Figure 2-1).

The intent of the following policies is to protect, maintain, and, where feasible, enhance and restore the valued qualities of Seaside's entire coastal zone area including its natural resources, scenic qualities, recreational and educational opportunities, and public access to coastal areas.

Policies

Policies for the coastal zone are presented below in three main subsections: Natural Coastal Resources, Public Access and Recreation, and Land Use Development (which provides more specific policies regarding development in the coastal zone).

Natural Coastal Resources

1. Natural Habitat Areas



Policy NCR-CZ 1.1.A – Promote Sustainable Development

New development shall promote environmental sustainability which is essential to reducing impacts to natural resources, habitat loss, and air and water resources.



Policy NCR-CZ 1.1.B – Promote Sustainability of Biological Productivity

- i. The City shall identify and pursue appropriate methods of native enhancement and restoration that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

T:\GIS\MONTEREY COUNTY\MXD\SEASIDE\LCP\FIG 3.MXD - 7/25/2012 @ 9:55:41 AM

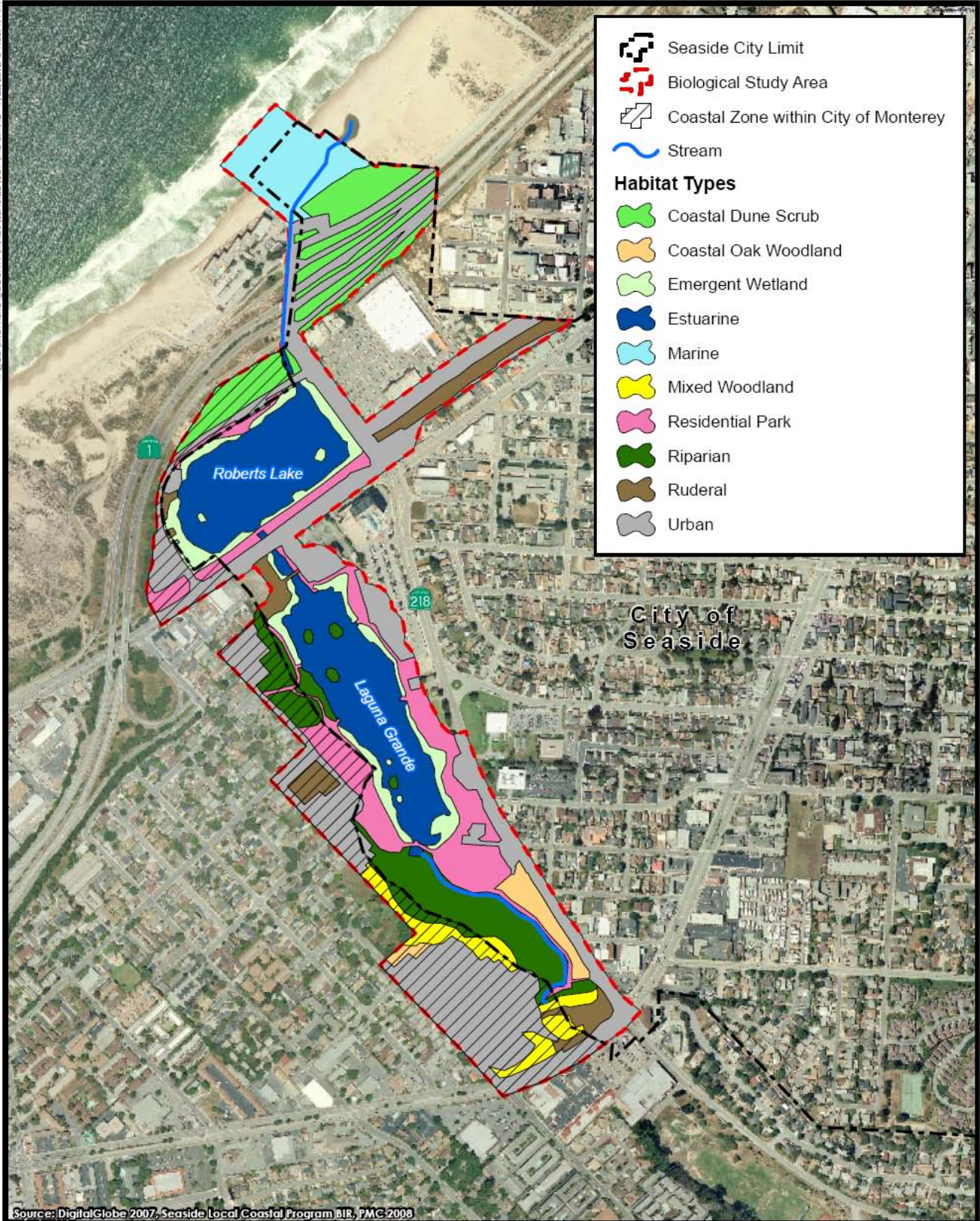


Figure 2-1
Natural Habitats within the Coastal Zone Area



“Cumulatively” or “cumulative effect” means the incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

*Any area within the Seaside’s coastal zone in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments is defined to be an **Environmentally Sensitive Habitat Area or ESHA**, consistent with Coastal Act*



Policy NCR-CZ 1.1.C – Minimize Adverse Effects to Natural Coastal Resources

New development shall be located in areas where it will not have a significant adverse effect either individually or cumulatively on natural coastal resources and public access and recreation.



Policy NCR-CZ 1.2.A – Designation of ESHA

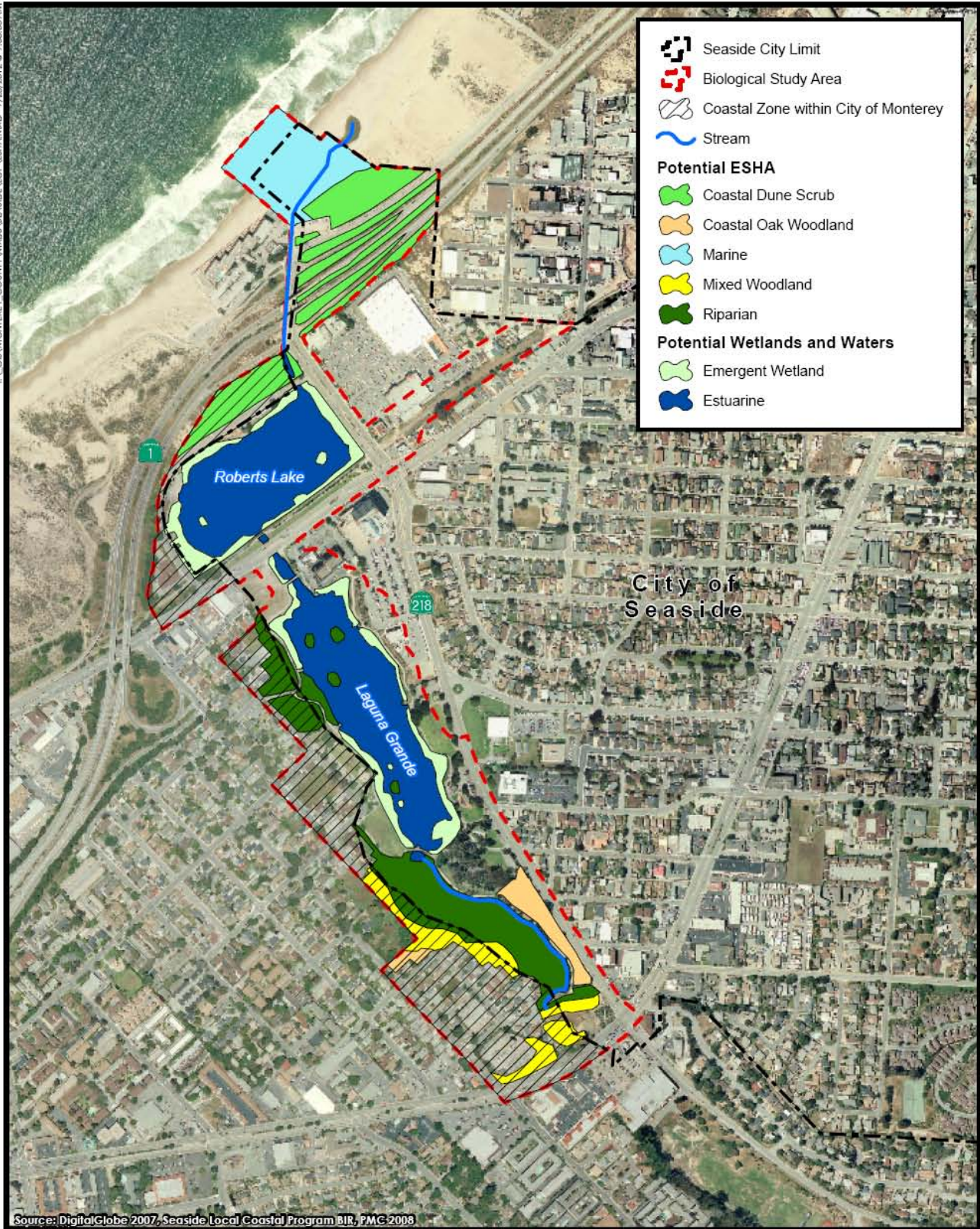
Areas of particular habitat value and fragility consistent with **Policy LUD-CZ 1.3.B** are considered Environmentally Sensitive Habitat Areas (ESHA). **Figure 2-2** represents a preliminary mapping of lands containing potential ESHA. Actual determination of ESHA boundaries shall be based on facts on the ground at the time development is considered.



Policy NCR-CZ 1.2.B – Protection of ESHA

- i. ESHAs shall be protected against significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.
- ii. Development in areas adjacent to ESHAs shall be sited and designed to prevent impacts which would significantly degrade those areas and shall be compatible with the continuance of those habitat areas.
- iii. Site-specific surveys to confirm the presence and extent of identifiable plant and animal life or habitats shall be required for all new development in, and adjacent to, ESHA.
- iv. Site-specific surveys shall be prepared by a qualified biologist and shall include recommended mitigation measures to avoid, and where avoidance is not possible, minimize sensitive habitat impacts.

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Source: DigitalGlobe 2007, Seaside Local Coastal Program BIR, PMC 2008



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



*Any area within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens is considered to be a **wetland** consistent with Coastal Act Section 30121.*



*Canyon Del Rey Watershed-
Wetland near State Route 68
(February 2009)*



Policy NCR-CZ 1.3.A – Designation of Wetlands

Areas periodically or permanently covered with water that meet the definition of wetland in Coastal Act Section 30121, are considered to be wetlands. The presence of either hydrology, soils, or vegetation must be evidenced for an area to qualify as a wetland. The wetlands identified on **Figure 2-3** shall represent a preliminary mapping of lands containing potential wetlands. Actual determination of wetland boundaries shall be based on facts on the ground at the time development is considered.



Policy NCR-CZ 1.3.B – Protection of Wetlands

- i. The biological health and productivity of wetland areas shall be maintained, and where feasible, restored.
- ii. Development that may have an adverse effect on a wetland shall not be allowed.
- iii. The biological productivity of coastal waters, streams, wetlands, estuaries, and lakes, shall be maintained and restored, where feasible, to maintain optimum populations of marine organisms and to protect human health where applicable. Maintenance and restoration efforts shall support biological productivity by minimizing adverse effects of wastewater discharges and entrainment; controlling runoff, preventing substantial interference with surface water flow, and minimizing alteration of natural streams; preventing depletion of groundwater supplies; encouraging wastewater reclamation; and maintaining natural vegetation buffer areas that protect riparian habitats.

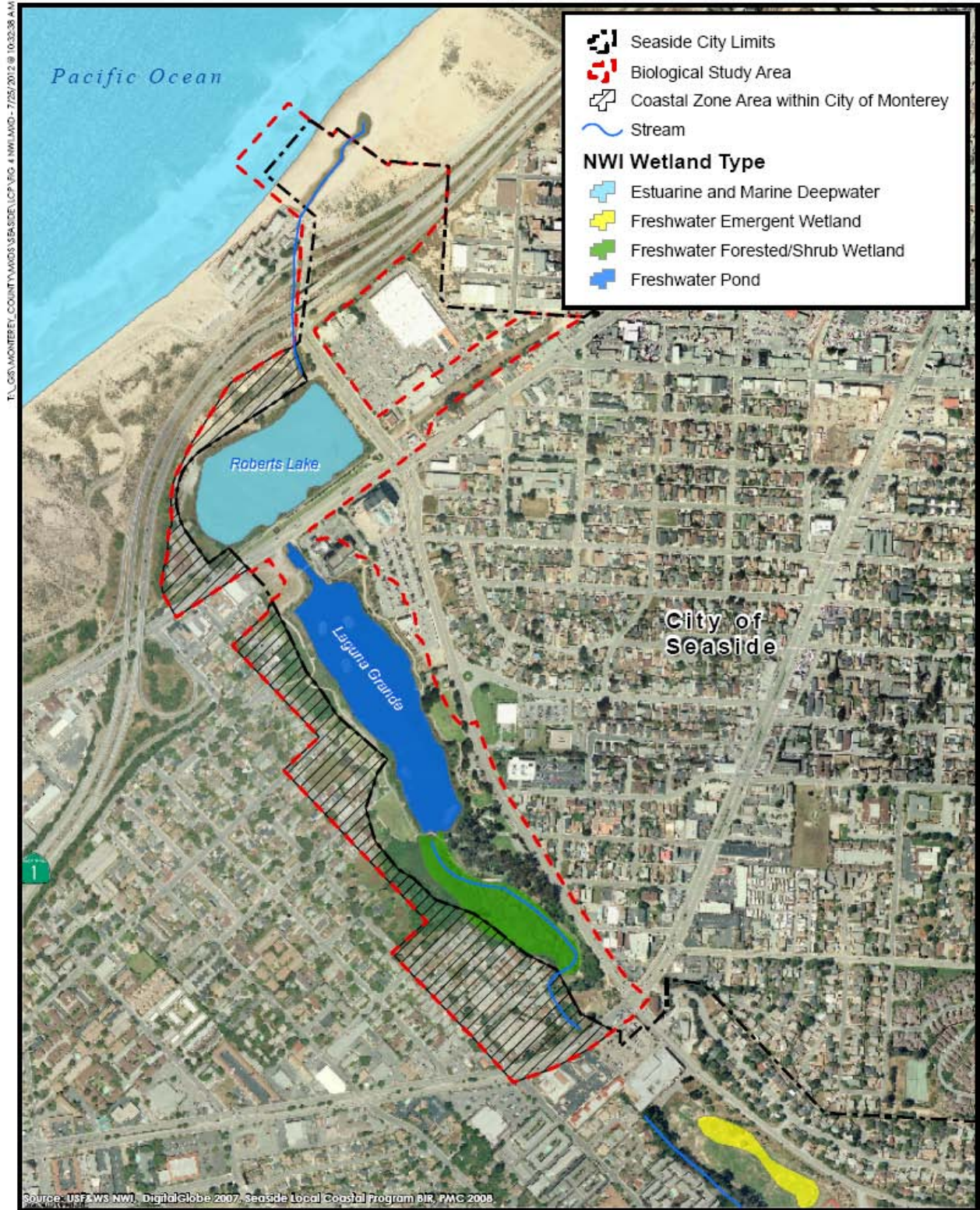


Figure 2-3
Potential Wetlands within
the Coastal Zone Area



*The term **Marine Resource**, as it is used in this LUP, is a broad, encompassing term that incorporates all marine life and marine habitats, including the flora and fauna of the Monterey Bay Marine Sanctuary and all water bodies within the coastal zone that, due to their aesthetics, function, or contribution to the social and environmental ecosystem, are considered to have exceptional value and public importance.*



Policy NCR-CZ 1.4.A – Designation of Marine Resources

All significant bodies of water including the Monterey Bay, Laguna Grande Lake, and Roberts Lake are recognized as marine resources.



Policy NCR-CZ 1.4.B – Protection of Marine Resources

- i. Marine resources shall be maintained, enhanced, and, to the extent feasible, restored. Uses of the marine environment shall be carried out in a manner that will improve habitat quality and will sustain the biological productivity of coastal waters.
- ii. In addition to **Policies NCR-CZ 1.3.B** and **1.5.C**, methods for maintenance and enhancement of marine resources include, but are not limited to, trash removal, sediment removal, non-native vegetation removal and native re-vegetation, and any other feasible methods to improve water quality (refer to **Policies NCR-CZ 1.3.B, 1.5.C, 1.5.D** and **4.1.A**).
- iii. The City shall seek opportunities to consolidate and/or eliminate reliance on storm water outfalls that daylight onto the beach and convey storm water into Monterey Bay. Such storm water shall be filtered and treated prior to discharge.
- iv. All development shall adequately collect, filter, and treat its associated runoff. Low impact development concepts (e.g., limiting impervious surfaces, use of vegetated areas for runoff treatment, etc.) shall be encouraged.



Policy NCR-CZ 1.4.C – Diking, Filling, Dredging of Marine Resources

Diking, filling, or dredging activities shall be permitted in accordance with the other applicable provisions of the LCP, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

- Placement of structural pilings for public recreational piers that provide public access and recreation;
- Incidental public services (i.e., maintenance of existing outfalls);
- Mineral extraction, including for restoring beaches, except in environmentally sensitive habitat areas;
- Restoration purposes;
- Nature study, aquaculture, or similar resource dependent activities

Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.

In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary.



Policy NCR-CZ 1.5.A – Designation of the Canyon Del Rey Creek Watershed

The Canyon Del Rey Watershed includes lands from multiple jurisdictions. Lands contained within these jurisdictions have been designated as follows:

- 2010 General Plan of Monterey County: Rural Density/Permanent Grazing
- 2004 General Plan of City of Seaside: Parks and Open Space
- 2004 General Plan of the City of Monterey: Industrial/Park and Open Space
- 1997 Zoning Ordinance of Del Rey Oaks: Residential/Commercial/Park and Open Space



Policy NCR-CZ 1.5.B – Evaluation of the Canyon Del Rey Creek Watershed

Support ongoing efforts to prepare the *Canyon del Rey Watershed Master Drainage Plan Update* as part of the update to the Monterey Peninsula, Carmel Bay, and South Monterey Bay Integrated Regional Water Management Plan. Once adopted, the City shall incorporate the *Master Drainage Plan* results, goals,

*For the purpose of this document, the **Canyon Del Rey Watershed**, defined as the area beginning near the intersection of Quail Ridge Lane and State Route 68, continuing along State Route 68 toward the City of Monterey until the intersection of Canyon Del Rey Boulevard and State Route 68, and extending along Canyon Del Rey Boulevard until the terminus of Canyon Del Rey Creek at the southeastern end of Laguna Grande, has been determined to have exceptional value and public importance.*

policies, and objectives into the codes and programs of the City's Municipal Code, and general Plan, where applicable.



Policy NCR-CZ 1.5.C – Protection of the Canyon Del Rey Creek Watershed

- i. The City shall continue to implement the following erosion control and sedimentation mitigation measures:
 - Continue enforcement of the Urban Storm Water Quality Management and Discharge Control ordinance, as amended, (Chapter 18.46 of the Seaside Municipal Code) for all future construction in the watershed.
 - Design of street drainage to maximize retention and minimize impervious surface area and street flooding.
 - Regulate construction activities on unstable slopes that are susceptible to erosion.
 - Prevent additional gulying of alluvial terraces by maintaining riparian vegetation.
- ii. The City shall continue to implement, monitor, comply with and update (as needed) the Monterey Regional Storm Water Management Plan (SWMP) as a participating entity in order to be in compliance with Final Phase II National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004 adopted by the State Water Resources Control Board on April 30, 2003.



Policy NCR-CZ 1.5.D – Management of the Canyon Del Rey Creek Watershed – Update of the Seaside Wetland Management /Enhancement and Restoration Program

- i. The functioning of the Canyon Del Rey Creek Watershed has potential implications for the entire Seaside coastal zone (potential flooding, erosion, water quality etc.). As such, the City of Seaside shall update the *Wetlands Management / Enhancement and Restoration Program for the Laguna Grande/Roberts Lake LCP* (1983) (**Appendix B**) to incorporate the findings of the *Canyon Del Rey Creek Watershed Master Drainage Plan Update* upon

completion (identified in **Policy NCR-CZ 1.5.B**). The updated *Wetlands Management / Enhancement and Restoration Program for the Laguna Grande/Roberts Lake LCP* shall be incorporated into the LCP through an LCP amendment and certification by the Coastal Commission. In addition to incorporating the findings of the *Canyon Del Rey Creek Watershed Master Drainage Plan Update*, the *Wetlands Management / Enhancement and Restoration Program* update shall include the following elements (at minimum):

- A clear statement of the goals of the native restoration and enhancement of habitat types and water quality within the Canyon Del Rey Creek Watershed that will sustain biological productivity, including a description of the existing habitat types and quality to provide a benchmark for developing performance criteria.
- Guidelines, programs, and funding sources for water quality improvements that are consistent with maintenance, reestablishment, and enhancement of existing wetland habitats and water quality improvement objectives.
- Guidelines, in consultation with the appropriate state and federal resource agencies, for the preservation and/or reestablishment of equivalent (size and biological value) areas of riparian and marsh vegetation.
- Guidelines which identify the appropriate method(s) of resource restoration and enhancement that will sustain the biological productivity of coastal waters (which may include dredging and filling if identified to be for the exclusive purpose of resource restoration or habitat enhancement only).
- Guidelines for the maintenance and management of all resource areas in the watershed after restoration or enhancement.
- Guidelines for design of recreational improvements and maintenance of all shoreline improvements in both Laguna Grande and Roberts Lake.

- A timeline of near-, mid-, and long-term restoration opportunities.
- An identification of technical, planning, and design assistance needed to foster plan development.
- A Vegetation Management Plan that includes the following:
 - ◇ Identification of vegetation and habitat types within the Seaside coastal zone.
 - ◇ Guidelines for improvement, maintenance, and management of all identified resource areas including a Weed Eradication Plan, Planting Plan, Maintenance Plan, and Monitoring Plan, as appropriate.
 - ◇ Guidelines for stabilization of the dune areas including the area adjacent to Roberts Lake utilizing best available methods such as planting and maintaining native vegetation.
 - ◇ Identification of vegetative shoreline improvements that will encourage use by native, non-invasive, and non-nuisance wildlife.
 - ◇ Identification of areas appropriate for use as a community garden.
 - ◇ Identification of appropriate responsible parties for improvement, maintenance, and management of all resources.
 - ◇ A summary of relative cost and funding responsibilities.
- ii. Until the update to the *Wetlands Management / Enhancement and Restoration Program* for the Local Coastal Program Land Use Plan, including the Laguna Grande and Roberts subareas, is completed, the City shall continue to implement and promote management / enhancement and restoration measures that meet the following objectives:
 - Stabilize the water surface area and depth of Laguna Grande and Roberts Lake by removing accumulated sediment and controlling the influx of new sediment.

- Improve water quality to a degree sufficient to support a recreational fishery, provide enhanced aesthetic qualities and permit recreational boating;
- Provide shoreline improvements that enhance public opportunities for observation and enjoyment of the natural habitat areas, that complement the natural character of the wetlands and riparian areas and are consistent with the protection of these areas, and that are compatible with existing recreational facilities and with the use of the adjoining private properties.



Policy NCR-CZ 1.6.A – Control of Canada Goose Population

The City, in coordination with the Monterey Peninsula Regional Park District, shall explore and implement humane methods of controlling goose populations.

2. Visual Resources



Policy NCR-CZ 2.1.A – Designation of Visual Resources

The scenic and visual qualities of lakes and coastal areas, including Roberts Lake, Laguna Grande, the coastal sand dunes, and Monterey Bay/Pacific Ocean, including from State Highway 1, shall be considered visual resources of public importance. Scenic resources identified on **Figure 2-4** shall represent a preliminary mapping of visually sensitive areas. Other scenic resources may be identified to be present based on existing conditions at the time proposed development is considered.

*The scenic and visual qualities of lakes and coastal areas shall be considered a **visual resource** and shall be protected as a **resource of public importance** (i.e. public views to Roberts Lake, Laguna Grande, coastal sand dunes, Monterey Bay, and the Pacific Ocean).*

***Viewshed enhancement areas** are those areas that can be restored or enhanced to improve visual quality of degraded conditions.*

***Visually sensitive areas** are those areas that require height and bulk development restrictions to preserve the public’s ability to view visual resources.*

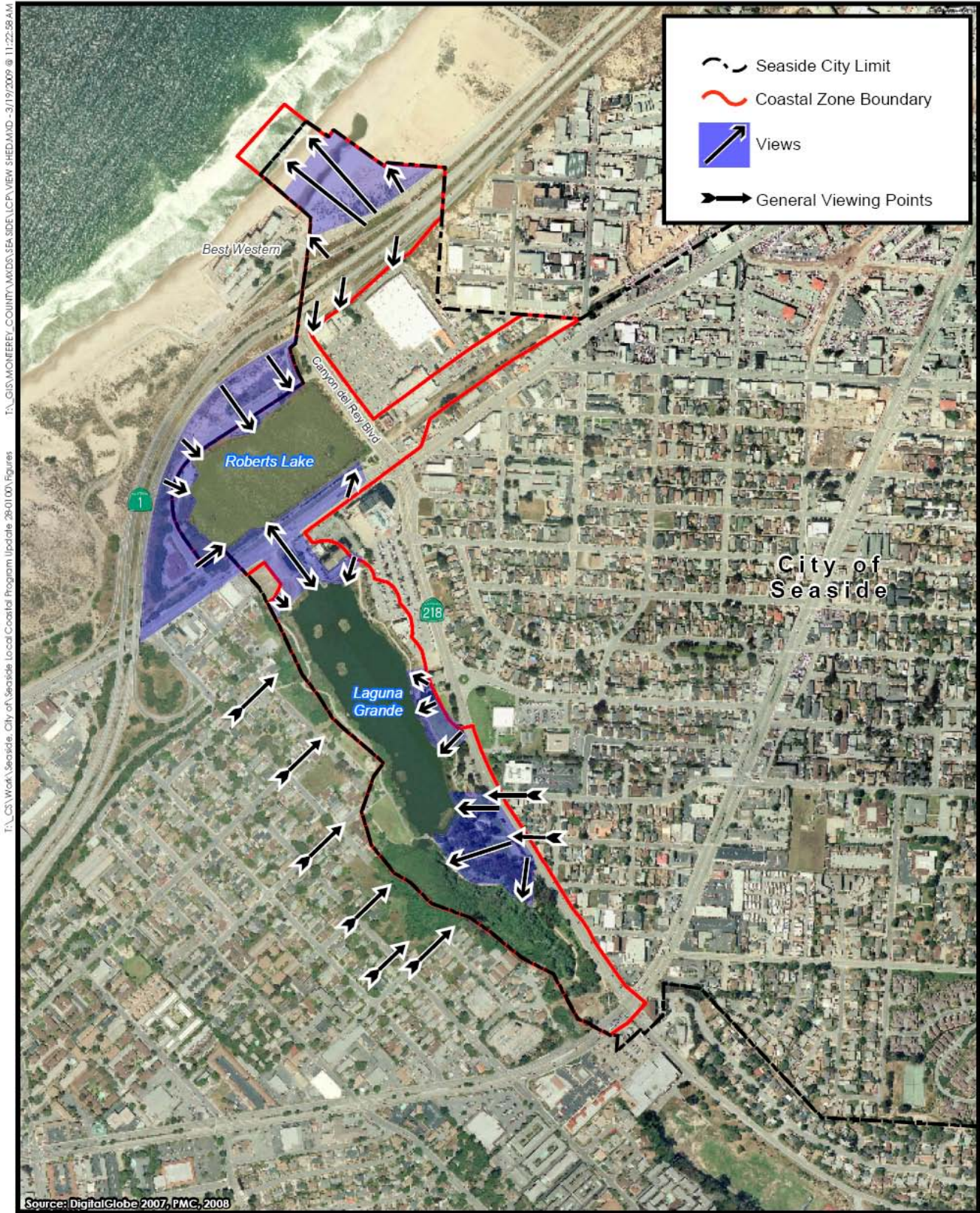


Figure 2-4

Views and Viewsheds to Visual Resources



**Policy NCR-CZ 2.1.B – Protection of Visual Resources**

- i. Coastal visual resources shall be protected as a resource of public importance.
- ii. Visual resources and important view corridors shall be preserved. **Figure 2-4** shall be used to assist the City in identifying significant public views of visual resources, view corridors, viewshed enhancement areas, and visually sensitive areas where height and bulk limits shall be required to preserve visibility.
- iii. Development determined to have a significant adverse effect on a visual resource or substantially limit visibility of visual resource shall not be allowed.
- iv. Public trails, recreation areas, and public viewing areas shall be developed adjacent and/or accessible to scenic view corridors, where feasible.
- v. New development shall be sited and designed to protect visual resources, minimize the alteration of natural land forms, preserve view corridors, be visually compatible with the character of surrounding areas, and, where feasible, restore and enhance visual quality in visually degraded areas.
- vi. Views of the Seaside coastal zone from State Highway 1 shall be protected and enhanced through regulation of siting, design, and landscaping of all new development.
- vii. New structures shall be sited and designed to harmonize with the natural setting and to not be visually intrusive. Structures, including fences, shall be subordinate to and blended into the environment, which may be accomplished through use of appropriate materials that will achieve that effect. Where necessary, modification shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect public views. When structures cannot be sited outside of common public viewing areas, structures in scenic areas shall provide screening, which may be accomplished through the use of non-invasive native vegetation and topography to help provide visual compatibility.

*An **adverse effect on a visual resource** shall be defined as development that impacts views to and along the ocean and scenic coastal areas, alters natural land forms, conflicts with the character of surrounding areas, and/or, does little to restore and enhance the visual quality within visually degraded areas.*

*A **common public viewing area** is a public area such as a public street, road, designated vista point, or public park from which the general public ordinarily views the surrounding viewshed.*

3. Water Resources



Policy NCR-CZ 3.1.A – Provision for Potable Water Supply

- i. The City shall participate in local and regional efforts to secure a safe and adequate/sustainable supply of water.
- ii. New development shall be sited in areas with adequate public utility services (i.e., water treatment and delivery) and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.
 - Where existing public utility services, including water, can accommodate only a limited amount of new development, priority uses including essential public services, public recreation, and visitor-serving commercial land uses shall have priority over other development/uses.



Policy NCR-CZ 3.1.B – Protection of Potable Water Supply – Water Conservation

The City shall require that all new development, changes of ownership, and changes or expansions of use within the Coastal Zone meet or exceed Monterey Peninsula Water District's Water Efficiency Standards.



Policy NCR-CZ 3.1.C – Management of Potable Water Supply

Monitor water use in the City to ensure the availability of water to fulfill the goals of the LUP.



Policy NCR-CZ 3.1.D – Adequate Water

Development may only be approved if it is demonstrated to have a safe, adequate, and sustainable water supply.



Policy NCR-CZ 3.2.A – Water Reserves

The City shall continue to support regional efforts to develop an alternative water supply for the City of Seaside.

4. Water Quality**Policy NCR-CZ 4.1.A – Water Quality**

- i. The City shall actively pursue methods of improving water quality of lakes, streams, and other waterways throughout the LCP area by improving the quality of dry-weather and stormwater runoff flows through the adoption of adequate stormwater pollution prevention and Low Impact Development strategies.
- ii. The biological productivity and quality of coastal waters, streams, wetlands, and lakes shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of wastewater discharges and entrainment, controlling runoff, encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

5. Natural Hazards**Policy NCR-CZ 5.1.A – Designation of Natural Hazard Areas**

The hazard areas identified on **Figures 2-5, 2-6, and 2-7** shall represent a preliminary mapping of potential hazards within the LCP area. Actual determination of hazard areas shall be based on facts on the ground at the time development is considered.

**Policy NCR-CZ 5.1.B - Protection from Natural Hazards**

- i. All new development in areas subject to natural hazards, including geologic, flood, tsunami, sea level rise, ocean storm and surge, and fire hazard, shall be sited, designed, and sized to minimize risk to life, property, and the environment from natural disaster as warranted based on assessed risk and conditions on the ground.

*For the purposes of this Land Use Plan, a **natural hazard** is defined as threat of an atmospheric, earth, or water-related occurrence that will have a negative effect on life, property, or the environment. Natural hazards within Seaside's coastal zone include the following:*

- Seismic
- Fire
- Flood
- Sea level rise
- High wave event storms, surges, and tsunamis

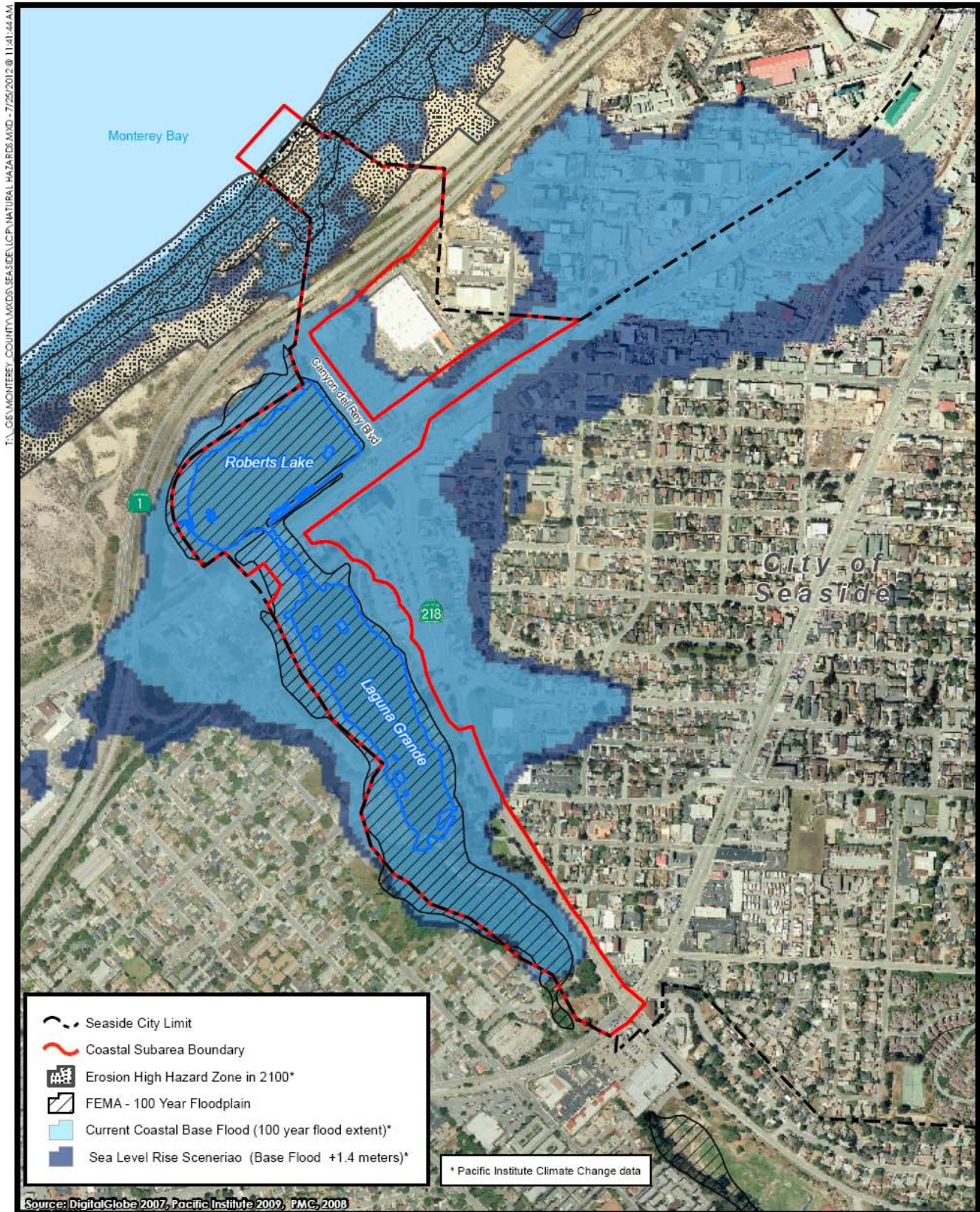


Figure 2-5
Flood Hazard Areas
PMC

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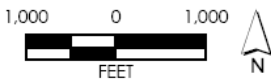
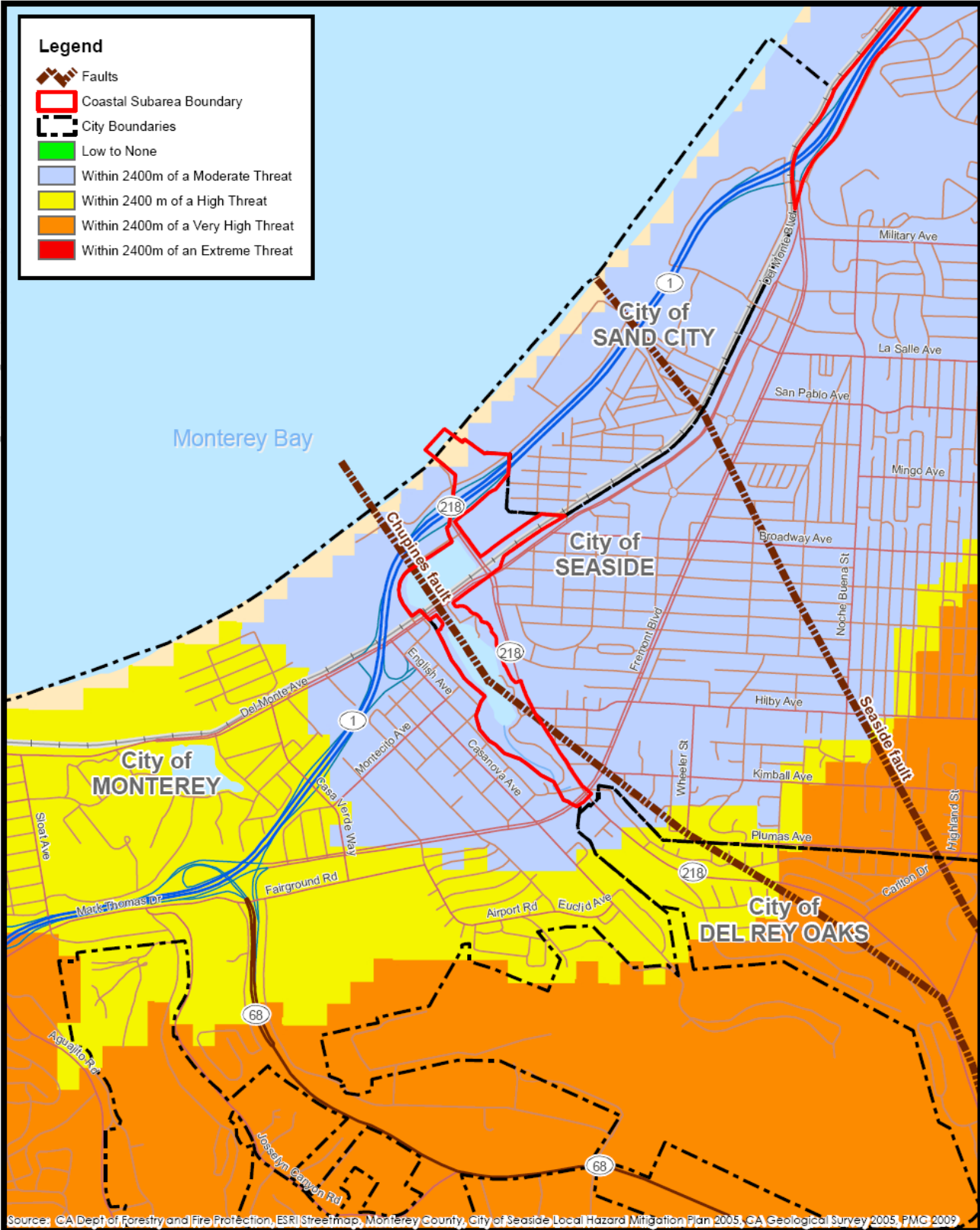


Figure 2-6
Faults and Wildland Fire Threat Categories

PMC®

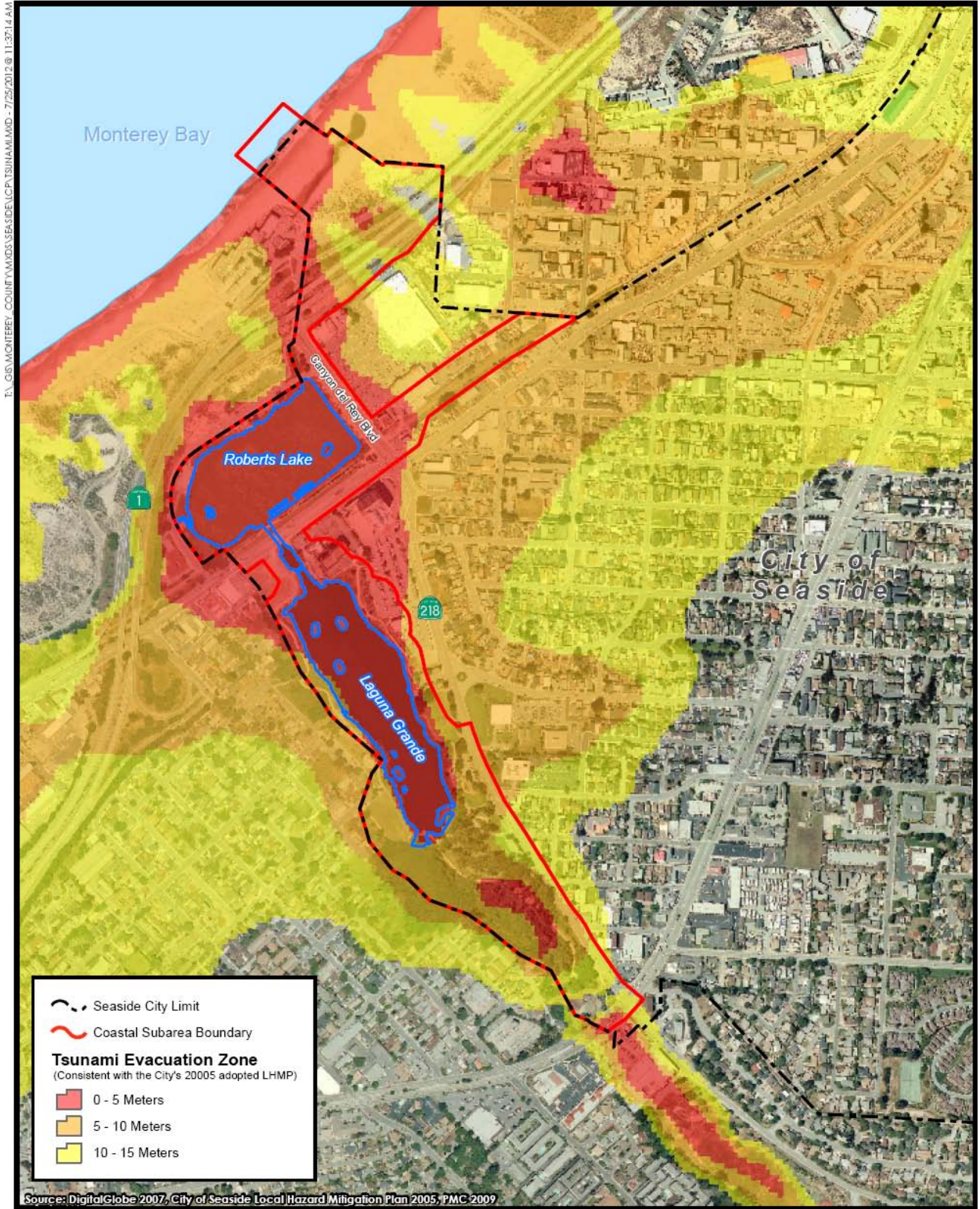


Figure 2-7
Tsunami Evacuation Areas



- ii. Applications for new development and redevelopment in natural hazard areas shall include an Adaptive Management Plan that identifies the expected lifetime of the proposed development and strategies to decommission the development once it has been determined that the development's lifetime has been reached due to hazards. Strategies identified in the Adaptive Management Plan may include, but are not limited to, removing the development and restoring the site to pre-development conditions; managed retreat; and/or other hazard abatement strategies. New development shall only be approved if the approval includes an Adaptive Management Plan with enforceable provisions for both determining when a development's lifetime has been reached due to hazards, and for implementing the required abatement strategy at that time.
- iii. New development shall assure structural stability over the lifetime of the project as determined by the Adaptive Management Plan.
- iv. Proposed development shall be consistent with the following applicable goals and actions of the *City of Seaside Local Hazard Mitigation Plan (LHMP)*, as modified to protect coastal resources:
 - **Goal 1:** Minimize loss of life and property from hazard events.
 - **Goal 2:** Improve safety for residents, business owners, and property in the City of Seaside.
 - **Goal 3:** Mitigate for disasters.
 - ◇ **Action 3.09:** Continue to actively implement existing state law that requires the City to maintain lists of addresses of unreinforced masonry buildings and inform property owners that they own this type of hazardous structure.
 - ◇ **Action 3.10:** Ensure that all new construction is completed using the latest earthquake-resistant design techniques that will limit damage caused by earthquakes.

- ◇ **Action 3.11:** Identify mitigation measures for areas that flood annually.
- ◇ **Action 3.12:** Ensure that all new construction that is now, or as modified by rising sea level will be, within the 100-year flood zone is sited to avoid flood hazards to the maximum extent possible and otherwise constructed using design techniques that will limit damage caused by floods consistent with policies **NCR-CZ 5.2.A**, and **NCR-CZ 5.2.C** and by using the latest edition of the California Building Code.
- ◇ **Action 3.15:** Ensure that new development pays its fair share of improvements to the storm drainage system necessary to accommodate increased flows from the development.
- ◇ **Action 3.16:** Ensure that new developments are designed to reduce or eliminate flood damage by requiring lots and rights-of-way are laid out for the provision of approved sewer and drainage facilities, providing on-site detention facilities whenever practical.
- ◇ **Action 3.17:** Encourage homeowners in flood-prone areas to participate in home elevation programs and other methods to adapt to sea level rise.
- ◇ **Action 3.22:** Ensure that all new construction in areas susceptible to fires is completed using fire-resistant design techniques that will limit damage caused by wildfires. For example, require Class A roofing materials for all homes in areas susceptible to fires.
- ◇ **Action 3.27:** Adopt a City ordinance that requires the following measures to reduce fire ignition due to earthquakes: bracing of gas-fired appliances and equipment; flexible couplings on gas appliances and equipment; and the bolting of homes to their foundations and strengthening of cripple walls.
- ◇ **Action 3.33:** Provide technical assistance to homeowners whose homes were damaged by

natural hazards in order to site and design the residences to better avoid future hazards. Allow a streamlined permitting process for the rebuilding after a disaster.

- ◇ **Action 3.34:** Encourage the retrofitting of unreinforced masonry structures that have not been retrofitted.
- ◇ **Action 3.37:** Pass a City ordinance that will limit building in high-risk areas.
- **Goal 4:** Increase public education and awareness of hazards so that City residents can better anticipate and prepare for them.
 - ◇ **Action 4.15:** Educate property owners on the affordable, individual mitigation and preparedness measures that can be taken before the next hazard event through appropriate City public education outlets.
- **Goal 6:** Assure that continuity of local government operations will not be significantly disrupted by disasters.
 - ◇ **Action 6.10:** Participate in the Office of Emergency Services Safety Assessment Program (SAP) which formalizes arrangements with engineers, building officials, and other qualified people to report to the City, assess damage, and determine if buildings can be reoccupied after a disaster.
- **Goal 7:** Ensure the continuous function of utilities and critical transportation facilities.
 - ◇ **Action 7.10:** Encourage replacing aboveground utility lines with underground facilities.
 - ◇ **Action 7.11:** Assure that utility lines are installed underground for new development.
 - ◇ **Action 7.22:** Ensure that utility systems in new developments are constructed in ways that reduce or eliminate flood damage.
- **Goal 8:** Assure that the economic vitality of the community will not be threatened by future hazards.

- ◇ **Action 8.01:** Encourage business owners to participate in a program similar to San Francisco's Building Occupancy Resumption Program (BORP). This program permits owners of buildings to hire qualified structural engineers (California licensed structural engineers with relevant experience) to create facility-specific post-disaster inspection plans and allows these engineers to become automatically deputized as City inspectors for these buildings in the event of a disaster. This program allows rapid reoccupancy of the buildings.
- ◇ **Action 8.02:** Provide technical assistance to businesses damaged by natural hazards in order to site and design development to better avoid future hazards. Allow a streamlined permitting process for the rebuilding of businesses after a disaster.



Policy NCR-CZ 5.2.A – Designation of Sea Level Rise Hazards

The City shall collaborate with local jurisdictions and identify properties and stakeholders most likely affected by rising sea levels. Collaboration between these agencies would be beneficial to the citizens of the Monterey Bay area. Adaptation to the effects of sea level rise by the local jurisdictions and agencies is necessary to reduce the potential negative impacts sea level rise may have upon the economy and infrastructure of the Monterey Bay area.



Policy NCR-CZ 5.2.B – Protection from Sea Level Rise Hazards

- i. Collaboration between jurisdictions and agencies could lead to the development and successful implementation of adaptation measures to the threat of sea level rise. Other jurisdictions that may be affected by sea level rise within the Monterey Bay area include:
 - California State Parks,
 - California Department of Transportation,
 - Cities of Monterey, Marina, Del Rey Oaks, Sand City, Pacific Grove, and Carmel-by-the-Sea,

Sea level rise is commonly defined as the anticipated sea level changes due to the greenhouse effect and associated global warming and climate changes.

- **Sea levels** have risen by as much as 7 inches along the California Coast over the last century.
- **Sea level rise** is expected to be 12–18 inches by 2050; 21–55 inches by 2100.

California Natural Resources Agency “2009 California Climate Adaptation Strategy Discussion Draft”

- Monterey County,
 - Monterey Regional Water Pollution Control District,
 - Association of Monterey Bay Area Governments,
 - Transportation Agency for Monterey County,
 - Monterey Peninsula Regional Park District,
 - Monterey Peninsula Waste Management District, and
 - California Coastal Commission.
- ii. Organize educational workshops for local citizens to inform them of the concerns and potential impacts of sea level rise in the Monterey Bay area.
- Seek partnerships with educational and institutional organizations to assist with the facilitation of educational workshops.
 - Support ongoing efforts to develop and implement practical, science-based, long-term solutions and adaptation strategies for minimizing potential adverse impacts of sea level rise.



Policy NCR-CZ 5.2.C – Management of Sea Level Rise Hazards

- i. The City shall prepare periodic updates to the Local Hazard Mitigation Plan (2005) to address the potential impacts sea level rise will have on the City of Seaside. The plan update process shall include input of local citizens, businesses, educational institutions, and neighboring jurisdictions and the following components:
- a. A **Vulnerability Assessment** that identifies and analyzes areas within the city that are most at risk to the impacts of sea level rise. The Vulnerability Assessment will establish how far and how high coastal storms and ocean levels would inundate the city, including consideration of erosion and sedimentation factors.
 - b. A **Beachfront Area Plan** that addresses the impacts sea level rise will have on the Beach Subarea. The Area Plan shall propose methods to eliminate or minimize, to the maximum extent feasible, hazards associated with anticipated sea level rise over a minimum of 100 years. The Area Plan shall also include a wave uprush and impact

report and contain an analysis prepared by a licensed engineer with expertise in coastal engineering that addresses and demonstrates the effects of sea level rise in relation to the following:

- Beach profile
 - Impacts to beach public access and recreation opportunities
 - Areas most affected by wave uprush
 - Evaluation of shoreline protection alternatives
 - Protection alternatives for freshwater table
 - Future projections of regional sea level rise
 - Location changes of potential mean high tide lines
- c. An identification of resources (including, but not limited to, visual resources, lakes, wetlands, parks, wildlife, and habitat), infrastructure improvements, public beach access and public trails (i.e., California Coastal Trail and Monterey Bay Recreation Trail), and properties that are potentially at risk to inundation or damage, and guidance for their protection.
- d. Evaluation of potential salinity changes and water level rise impacts to wetlands, Laguna Grande, and Roberts Lake.
- e. An identification of City policies that must change and recommendations for necessary policy changes that will make future development and area conservation projects more responsive and adaptive to sea level rise, including LCP policies through a LCP amendment.
- f. An assessment of impacts to the city's local economy and recommendations for maintaining the economic viability of vulnerable areas.
- g. Mitigation and adaptation measures that can be implemented, as well as an analysis of the potential impacts of the measures.
- h. A framework for future revisions to the plan and a proposed method for disseminating information to the public.

**Policy NCR-CZ 5.3.A – Protection from Tsunami Hazards**

All development located within the tsunami inundation zone shown on **Figure 2-7** (and as updated by the most recent state or local California Emergency Management Agency maps), shall be designed and sited to minimize and mitigate flood hazards to the maximum extent possible including by designing all habitable space above the maximum flood elevation as defined by a qualified coastal geologist with experience in tsunami.

**Policy NCR-CZ 5.3.B – Management of Tsunami Hazards**

The City of Seaside shall prepare a Tsunami Preparedness Plan for mitigating the hazards associated with tsunamis, which shall include the following elements:

- Review local and distant tsunami inundation maps for Seaside and the southern Monterey Bay as they are developed to identify susceptible areas and plan evacuation routes.
- Periodically review and update tsunami preparation and response policies/practices to reflect current inundation maps and design standards.
- Participate in any regional effort to develop and implement workable response plans that the City's emergency services can adopt immediately for evacuation in the case of a tsunami warning.
- Prepare and deploy a system of tsunami detection and early warning systems as warranted based on assessed risk.
- Include tsunami evacuation route information as part of any overall evacuation route sign program implemented in the City. Evacuation routes that lead away from low-lying areas around Roberts Lake, Laguna Grande, and the beach should be clearly posted. An evacuation route traffic monitoring system that provides real-time information on the traffic flow at critical roadways should be considered.
- Develop and implement a tsunami educational program for residents, visitors, and people who work in the susceptible areas.

- Require overnight visitor-serving facilities in susceptible areas to provide tsunami information and evacuation plans.
- Encourage the Monterey County Office of Education to include in their earthquake-preparedness curriculum information specifically related to the natural hazards that Seaside and Monterey citizens could face and what to do about them.
- Support tsunami research in the Southern Monterey Bay areas.



Public Access and Recreation

1. Public Access and Recreation



Policy PAR-CZ 1.1.A – Designation of Public Access and Recreational Opportunities

The public access areas identified on **Figure 2-8** shall represent a preliminary generalized mapping of access points and passages to significant coastal features and recreational opportunities. Actual determination of public access areas shall be based on facts on the ground at the time development is considered.



Policy PAR-CZ 1.1.B – Protection of Public Access and Recreational Opportunities

Maximize and protect public access including pedestrian and bicycle connectivity and recreational opportunities in the coastal zone consistent with resource conservation principles, public safety, public rights, and the rights of private property owners.




Policy PAR-CZ 1.1.C – Management of Public Access and Recreational Opportunities

- As development occurs, the City shall develop and implement a coastal access/directional sign program for all public access points, including those shown on **Figure 2-8**. The sign program shall include informational signs identifying the location of the Monterey Bay and California Coastal Trail alignments within Seaside.
- The City shall maximize opportunities for environmental education opportunities within the coastal zone through methods such as interpretive signage, outreach programs, on-site programs, guided walks along access and park trails, nature


*For the purposes of the LUP, **public access** is defined as the ability of residents and visitors to use and enjoy areas within the coastal zone for recreational uses such as hiking, bicycling, and picnicking. Public access includes the provision of open access way to coastal features and connectivity to other existing coastal features and inland trail networks such as walkways and bicycle paths.*

walks, publications, newsletters, brochures, exhibits/displays, and websites.


- iii. The City shall explore development of a Peninsula Visitors Center at a location within, or at a compatible location adjacent to, the coastal zone, provided the site has ample access to the lakes, parks, and beach to serve visitors to Seaside and the Monterey Bay area.
- iv. Ensure the ability of the California Coastal Trail and Monterey Bay Recreation trail to adapt to changes in sea level rise.

 **Policy PAR-CZ 1.1.D – Provision of Recreational Facilities**

Lower cost visitor serving and public recreational facilities shall be protected, encouraged, and where feasible, provided.

 **Policy PAR-CZ 1.2.A – Designation of Parking for Public Access and Recreational Opportunities**

- i. The City shall provide free and unrestricted parking at all public access and public parking areas within the coastal zone during daylight hours (i.e., from one hour before sunrise to one hour after sunset) including those identified in **Figures 2-8** and **2-9**.
- ii. Explore expanding public access parking opportunities at the Embassy Suites Hotel parking lot.

 **Policy PAR-CZ 1.3.A – Designation of Trails**

The City shall establish, designate, and maintain a system of trails and an inter-connected trail / park network as components of the California Coastal Trail and Monterey Bay recreational trail alignments to the extent feasible.

 **Policy PAR-CZ 1.4.A – Public Access Improvements**

Improve water quality and the recreational experience of southern Monterey Bay area beaches, including by pursuing opportunities to consolidate and/or eliminate reliance on storm water outfalls that convey storm water directly to the beach (**Policy NCR-CZ 1.4.B.iii**). Such storm water shall be filtered and treated prior to discharge.

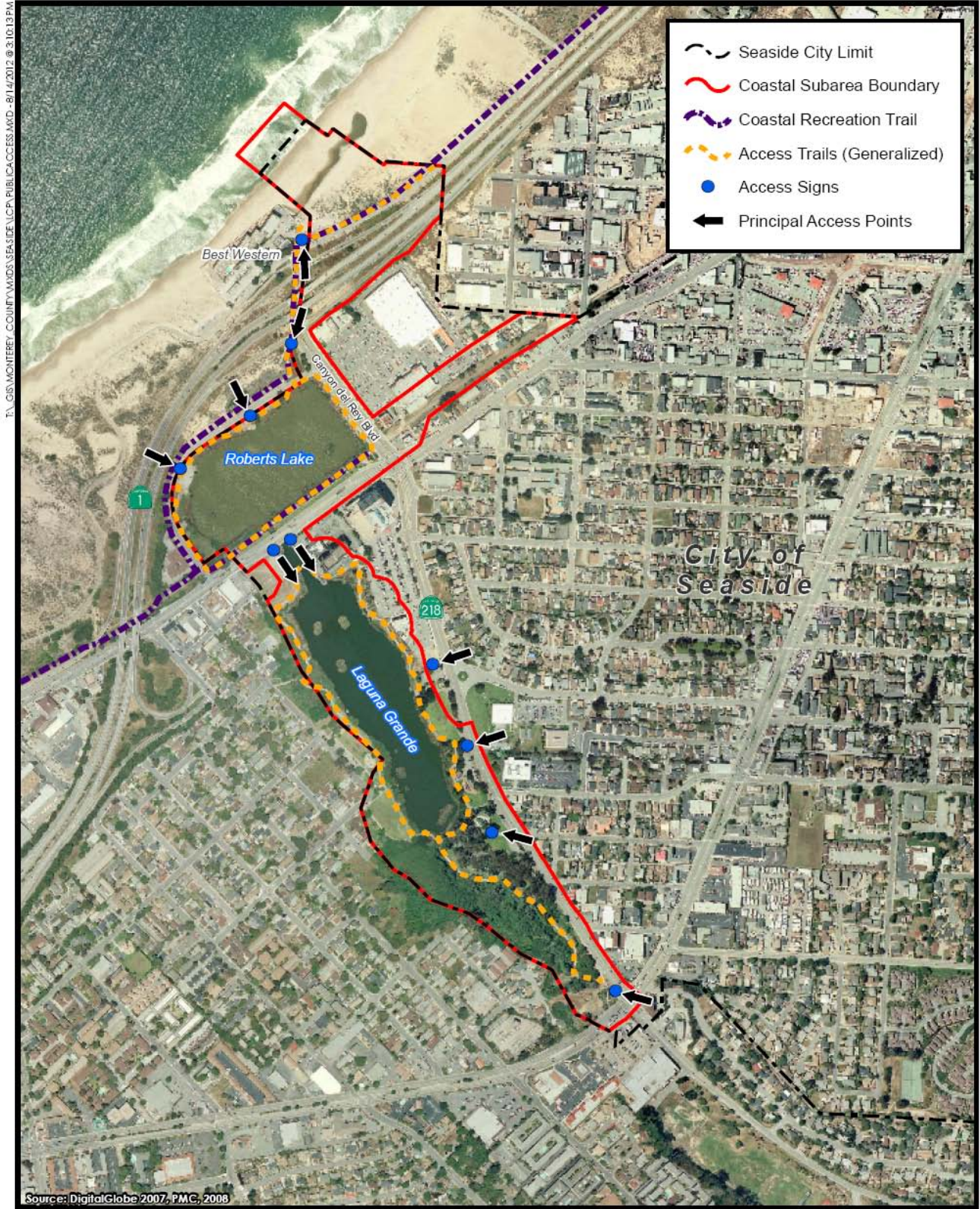


Figure 2-8
Public Access Points and Passages





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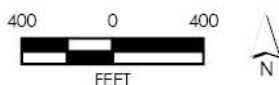


Figure 2-9
Public Parking Areas





Land Use and Development

1. Land Use Designations and Definitions



Policy LUD-CZ 1.1.A – Land Use Designations Within the Coastal Zone

The following land use designations establish the type, density, and intensity of land use within the coastal zone. The maximum densities allowed for each land use are defined in the Development Standards provided in the Coastal Implementation Plan portion of the LCP. The permitted development intensities shall be limited to those that adequately provide for public access and recreation needs and that address site constraints. Consistency with applicable policies of the LCP will ensure that site constraints are adequately addressed by requiring protection from natural hazards and the preservation and enhancement of natural coastal and scenic visual resources (including provisions for appropriate buffers). The types of land uses allowed within the Coastal Zone are described below:

- Coastal Parks and Open Space (CPOS): This designation is appropriate in areas where the City wants to protect and preserve natural resources and habitat, views, and other visual amenities and protect people and property from natural and man-made hazards. This designation also identifies existing or planned parkland. Public use areas include the sandy beach, access ways, parks, trails, walkways, and other recreational amenities that are publicly owned or over which easements or similar instruments are required as a condition of development. The maximum floor area ratio (FAR) within this designation is 0.01:1.

- Coastal Visitor-Serving Commercial (CVSC): Principal permitted visitor-serving commercial uses include hotels/motels, food service, retail establishments, visitor/traveler support services (such as visitor information centers), and recreational-related commercial uses. The maximum FAR is 1.0:1, except that hotels are allowed a maximum FAR of 1.5:1.
- Coastal Visitor-Serving Recreation (CVSR): Principal permitted visitor-serving recreation uses include recreational equipment rental centers (such as bicycle, boat, and other recreational equipment) and visitor-serving support services (such as visitor information centers). Commercial uses such as hotels/motels, restaurants, and retail establishments are not allowed. However, counter food service (such as a snack bar), which is ancillary to a primary permitted use, is permissible. The maximum FAR is 0.5:1.
- Coastal Regional Commercial (CCRG): Regional commercial uses are defined as large scale commercial development with retail, entertainment, and/or service uses of a scale and function to serve a regional market. These uses are allowed where existing regional commercial uses are developed within the coastal zone. Permitted regional commercial uses include general, grocery, and outdoor retail; shopping center; health and fitness facilities; and restaurants with table service. The maximum FAR is 1.0:1.
- Coastal Heavy Commercial (CCH): Heavy Commercial uses are intended for subregional commercial activities such as auto and truck repair, contractor yards, warehousing, and light manufacturing. These uses are permitted where existing heavy commercial uses are developed within the coastal zone (i.e. near railroad right-of-way adjacent to Sand City boundary). The maximum FAR is 0.5:1.

- Coastal Mixed Use/West Broadway Urban Village Specific Plan (CMX/WBUVSP): Seaside has developed a Mixed Use designation as a way to promote pedestrian- and transit-oriented activity centers that have a mixture of residential, commercial, office, and civic uses. This designation is appropriate in the Del Monte Subarea to be consistent and compatible with the West Broadway Urban Village Specific Plan. The applicable Development Standards and Design Guidelines have been included in **Appendix C** of the CIP.
- Coastal Transportation Corridor (CTC): The City of Seaside shall maintain the State Highway One right-of-way and the former Southern Pacific Railroad right-of-way as essential public transportation corridors. Principal permitted uses of the corridors are for motorized and non-motorized forms of transportation. The former Southern Pacific Railroad right-of-way shall be reserved for possible light rail, bus rapid transit route, or other non-motorized forms of transportation including pedestrian and/or bicycle paths.



Policy LUD-CZ 1.2.A – Definitions within the Coastal Zone

The following definitions shall be specific to the LCP. These definitions are intended to provide clarification and guidance for use of terminology used throughout the LCP.

- An “adverse effect on a visual resource” shall be defined as development that impacts common public viewing areas to and along the ocean and scenic coastal areas, alters natural land forms, conflicts with the character of surrounding areas, and/or, does little to restore and enhance the visual quality within visually degraded areas.
- “Canyon Del Rey Watershed” is the area beginning near the intersection of Quail Ridge Lane and State Route 68, continuing along State Route 68 toward the City of Monterey until the intersection of Canyon Del Rey Boulevard and State Route 68, and extending along Canyon Del Rey Boulevard until the terminus of Canyon Del Rey Creek at the

southeastern end of Laguna Grande, has been determined to have exceptional value and public importance.

- iii. "Common public viewing area" is a public area such as a public street, road, designated vista point, or public park from which the general public ordinarily views the surrounding viewshed.
- iv. "Cumulatively" or "cumulative effect" means the incremental effects of an individual project shall be reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- v. "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).
- vi. "Environmentally Sensitive habitat area" (ESHA) means any area in which plant or animal life or their habitats are either rare, or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

- vii. “Floor area ratio” (FAR) expresses the intensity of use on a lot. The FAR represents the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot.
- viii. “Feasible” means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.
- ix. The “Fremont Corridor” is an area encompassing 19 acres of land located on the east side of Fremont Boulevard between La Salle Avenue and Olympia Avenue within the Laguna Grande Subarea.
- x. “Marine Resource” is a broad, encompassing term that incorporates all marine life and marine habitats, including the flora and fauna of the Monterey Bay Marine Sanctuary and all water bodies within the coastal zone that, due to their aesthetics, function, or contribution to the social and environmental ecosystem, are considered to have exceptional value and public importance.
- xi. A “Mitigation/Restoration and Monitoring Program,” prepared pursuant to Section 15097 of the CEQA Guidelines, describes the processes for implementing identified mitigation measures and/or restoration measures and the persons responsible for implementing and/or overseeing those mitigations
- xii. “Natural Hazard” is defined as threat of an atmospheric, earth, or water-related occurrence that will have a negative effect on life, property, or the environment. Natural hazards within Seaside’s coastal zone include the following: Seismic; Fire; Flood; Sea level rise; High wave event storms; surges; and tsunamis.

- xiii. “Public Access” is defined as the ability of residents and visitors to use and enjoy areas within the coastal zone for recreational uses such as hiking, bicycling, and picnicking. Public access includes the provision of open access way to coastal features and connectivity to other existing coastal features and inland trail networks such as walkways and bicycle paths.
- xiv. “Sea level rise” is defined as the anticipated sea level changes due to the greenhouse effect and associated global warming and climate changes.
- xv. “Sustainable development” is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
- xvi. “Viewshed enhancement areas” are those areas that can be restored or enhanced to improve visual quality of degraded conditions.
- xvii. “Visually sensitive areas” are those areas that require height and bulk development restrictions to preserve the public’s ability to view visual resources.
- xviii. “Wetland” is any area which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

2. Development and Land Use Requirements**Policy LUD-CZ 2.1.A – Designation of Land Uses Within the Coastal Zone**

Land use designations for the Local Coastal Plan area are shown on **Figures 2-10a** and **2-10b**.

**Policy LUD-CZ 2.1.B – Compliance with Land Use Plan Policies**

New development shall be required to demonstrate compliance with the Land Use Plan policies applicable to the particular project under consideration.

**Policy LUD-CZ 2.1.C – Land Use Densities Within the Coastal Zone**

The densities described in **LUD-CZ 1.1.A** represent a maximum. As required by the applicable policies of the LUP, permitted development intensities shall be limited to those which adequately address constraints including, but not limited to, public access and recreation needs, coastal hazards, natural habitats (i.e. sand dunes, wetlands, riparian, ESHA, and marine resources, etc.) and their appropriate buffers, natural landforms and scenic views.

**Policy LUD-CZ 2.1.D - Coastal Development Permit Required**

A Coastal Development Permit shall be required for all development within the Coastal Zone.

**Policy LUD-CZ 2.1.E – Minimize Adverse Effects**

New development shall be located in areas where it will not have significant adverse effect either individually or cumulatively on natural coastal resources and public access and recreation (**Policy NCR-CZ 1.1.C**).

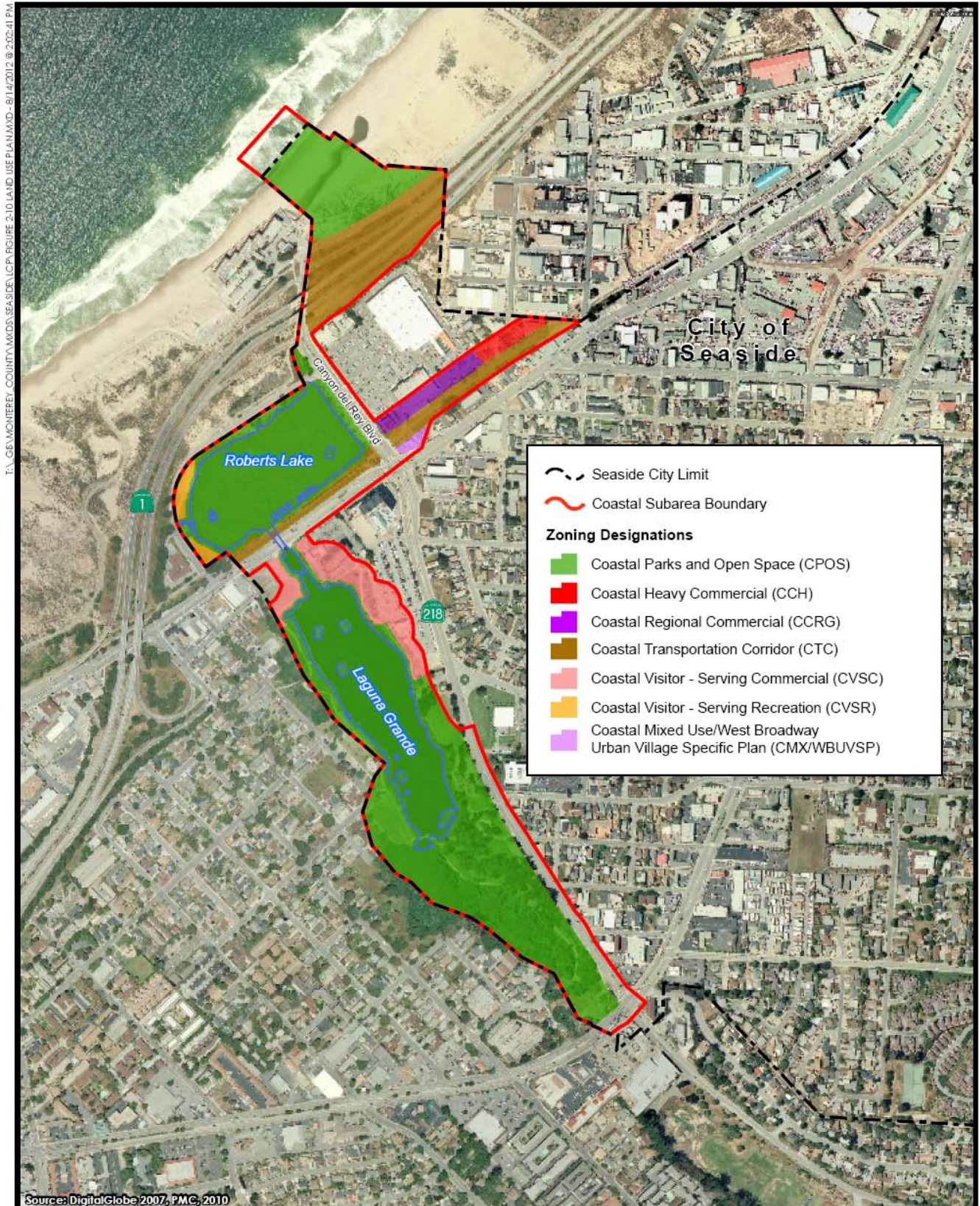


Figure 2-10a
Land Use Designations

PMC

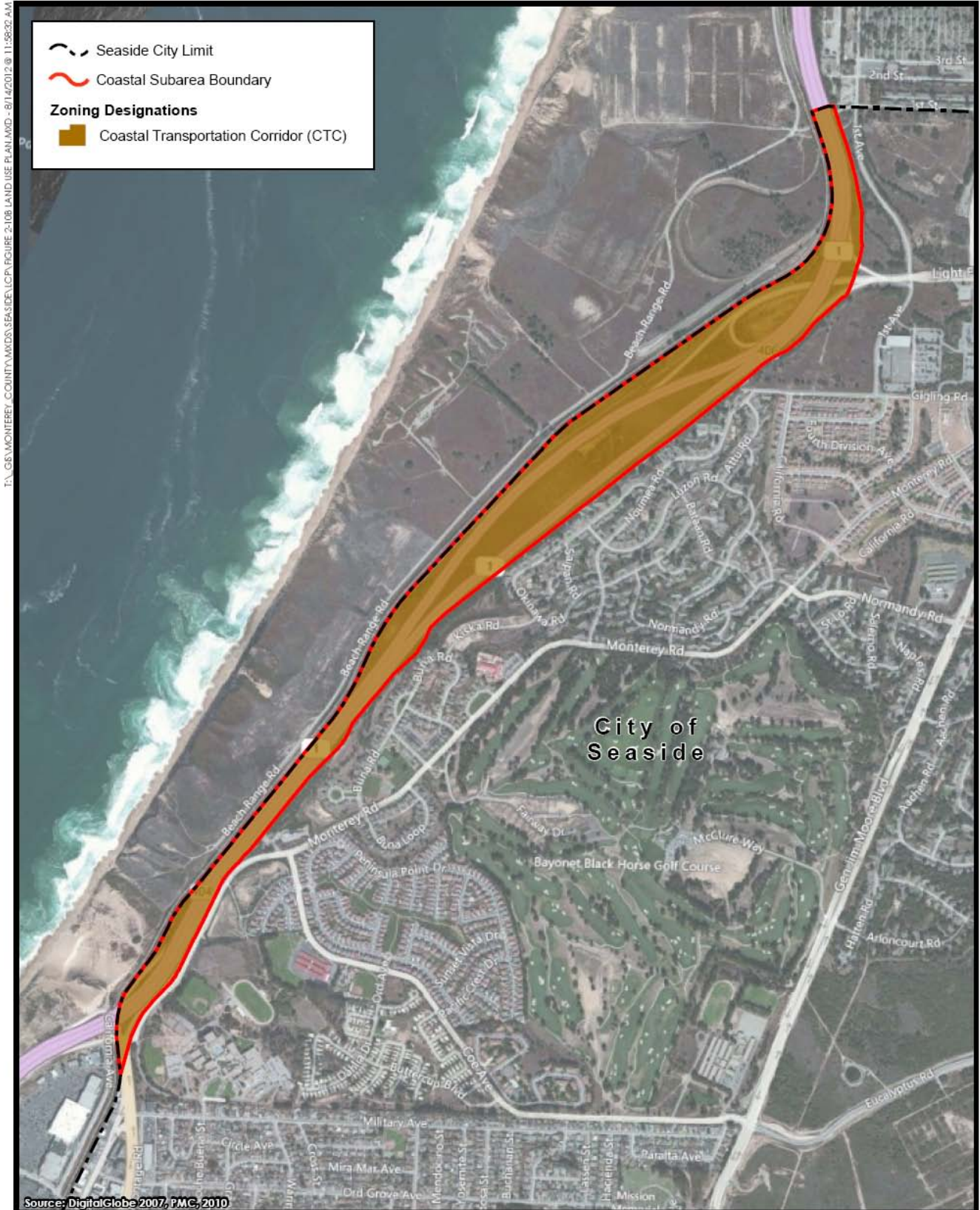


Figure 2-10b
Land Use Designations



3. General Permit Considerations



Policy LUD-CZ 3.1.A – Considerations for Natural Habitat Areas - ESHA

- i. Proposed development in areas adjacent to an ESHA (as identified earlier by **Policies NCR-CZ 1.2.A and 1.3.A**), shall be required to demonstrate that it is sited and designed to be compatible with the protection of these resources.
- ii. Proposed development in areas adjacent to an ESHA (including wetlands) shall be required to provide a site-specific resource report prepared by a qualified biologist. The report shall include, at a minimum, the following:
 - a. A site-specific survey evaluating existing known resources at the time of proposed development.
 - b. A map identifying existing known resources within the project's identified area of potential impact at the time of proposed development.
 - c. An evaluation of necessary buffers and/or setbacks required around any identified ESHA, wetland or riparian vegetation to ensure the long-term biological integrity of the resource. All identified necessary buffers and/or setbacks required to ensure the biological integrity of the resource shall be mapped.
 - Buffers or setbacks are required around Natural Habitat Areas including ESHA, riparian vegetation, and wetlands of a sufficient size to ensure the biological integrity of the resource, including under changing sea level conditions.
 - A minimum buffer of 50 feet as measured from the extent of identified habitat type shall be required, unless a biological assessment results in information indicating that expanded or reduced setback/buffer would ensure the biological integrity of the resource. Smaller setbacks or buffers may be allowed only if it can be demonstrated that: (1) the required minimum 50-foot buffer would render the site unusable for its designated use; and (2) the

*A **Mitigation/Restoration and Monitoring Program**, prepared pursuant to Section 15097 of the CEQA Guidelines, describes the processes for implementing identified mitigation measures and/or restoration measures and the persons responsible for implementing and/or overseeing those mitigations.*

buffer has been adjusted downward only to a point where the designated use can be accommodated. Under no circumstances shall the buffer be reduced to less than 25-feet. If the buffer/setback is adjusted downward, additional mitigation measures developed in consultation with the Department of Fish & Game shall be implemented.

- No permanent structures shall be permitted within the required buffer/setback area except for structures of a minor nature that do not lead to significant degradation of the resource such as fences or at grade improvements for public access and/or recreation purposes (i.e. paths, trails, platforms, parking).
- d. Identification of all biological impacts of proposed development.
- e. Alternatives and/or mitigation for avoiding and/or reducing any identified impacts to a less than a significant level.
- f. Mitigation / Restoration and Monitoring Program for any mitigation required, including identification of appropriate acre replacement / restoration ratios for any unavoidable impacts.



Policy LUD-CZ 3.1.B – Considerations for Natural Habitat Areas – Wetland Vegetation Management

- i. For proposed development within the coastal zone, a *Vegetation Management Report* prepared by a qualified biologist shall be required. The report shall consist, at a minimum, of the following:
 - a. A site-specific survey of the vegetation and habitat types at the time of proposed development.
 - b. A map identifying existing vegetation and habitat types relative to the identified project area, and identification of all potential impacts associated with the proposed development.
 - c. Identification of appropriate native plant species for use in restoration activities.

- d. Identification of appropriate buffers, or setbacks, necessary to protect identified vegetation.
 - e. Alternatives and/or mitigation for avoiding and/or minimizing identified impacts. Mitigation shall include procedures and planting/maintenance plans that will encourage, enhance, or reestablish desirable plant communities.
- ii. The *Vegetation Management Report* shall be consistent with the most current version of the *Wetland Management / Enhancement and Restoration Program* (refer to **Policy NCR-CZ 1.5.D**).



Policy LUD-CZ 3.1.C – Considerations for Natural Habitat Areas - Wetlands and Marine Resources

- i. Applicants for new development within the coastal zone located within, adjacent to, or that has watershed connection to a marine resource shall be required to submit a site-specific *Wetland Management / Enhancement and Restoration Program* (refer to **Policy NCR-CZ 1.5.D**) including, at a minimum, the following elements:
- A wetland delineation prepared by a qualified biologist with expertise in identifying wetlands and wetland indicators (i.e. soils, hydrology or vegetation).
 - Identification of the current conditions of the site including flooding potential, water quality, and natural systems.
 - Identification of all habitat types and known water quality concerns within the project area.
 - Guidelines for water quality management and/or improvement that is consistent with maintenance, reestablishment, and enhancement of existing wetland habitats and water quality.
 - An identification of appropriate methods of native enhancement and restoration that will sustain the biological productivity of existing wetland habitats.
 - An identification of structural and nonstructural best management practices that will:
 - Maintain, and as feasible enhance, habitat and support natural systems of Laguna Grande, Roberts Lake and Monterey Bay,

- Maintain, and as feasible improve, water quality,
- Control erosion and sedimentation deposit, and
- Provide flood protection.
- Guidelines, after consultation with the appropriate state and federal resource agencies, for the preservation and/or reestablishment of equivalent (size and biological value) areas of riparian and marsh vegetation (if appropriate) including implementation and maintenance.
- Identification of technical, planning, and design mechanisms for plan implementation and maintenance.



Policy LUD-CZ 3.1.D – Considerations for Natural Habitat Areas - Watershed/Water Quality

Design and manage proposed development (new development or redevelopment) to eliminate or minimize dry-weather flows to Roberts Lake, Laguna Grande, and Monterey Bay in order to protect and enhance the biological productivity and diversity of fresh, intertidal, and marine organisms.

- i. All proposed development shall prepare Storm Water Pollution Prevention Plan (SWPPP) that includes, construction, and maintenance of erosion control, and water quality BMPs to be implemented during construction to prevent any construction related runoff and/or sediment from discharging to coastal waters including Roberts Lake, Laguna Grande, and the Beach Subareas as applicable.
- ii. All proposed development shall include a post-construction drainage plan that identifies the appropriate types of BMPs to be used at the site, implementation and maintenance scheduling, monitoring requirements, and responsibilities.
- iii. All proposed development shall include, to the extent feasible and as applicable to the type of development proposed, Site Design and Planning, Pollution Prevention, Source Control, and Treatment Control strategies that:

- Minimize impervious surface, reduce the volume of runoff, and maximize infiltration of runoff.
- Incorporate Pollution Prevention and Source Control BMPs / techniques that eliminate or minimize sources of pollution generated on the site.
- Incorporate Low Impact Development (LID) design techniques (also known as Integrated Management Practices (IMPs)) that minimize and disconnect impervious surfaces and are integrated into the landscape design and distributed throughout the site.
- Incorporate Source Control and Treatment Control BMPs that capture and treat polluted runoff prior to entering the municipal storm drainage system or receiving waters. Treatment Control BMPs shall be consistent with Seaside Municipal Code Chapter 18.46, Urban Storm Water Quality Management and Discharge Control, the Monterey Regional Storm Water Management Plan (SWMP), the Central Coast Regional Water Quality Control Board post-construction requirements and the regional NPDES Permit requirements.
- All development shall include in construction documents operational and maintenance provisions to ensure ongoing effectiveness of BMPs.
- All development shall be conditioned to require ongoing maintenance that is necessary for effective operation of all required water quality structural and non-structural BMPs for the life of the project.
- Consolidate and/or eliminate storm drain outfall where feasible. Emphasis shall be placed on eliminating / redirecting dry weather and storm water flows away from the Bay Street and former Fort Ord storm water outfalls.

**Policy LUD-CZ 3.2.A – Considerations for Visual Resources**

- i. Proposals for new development shall include a map and visual analysis prepared by a qualified professional identifying the development's visual impacts, including potential impacts on scenic views and viewsheds including, but not limited to, those identified on **Figure 2-4**.
- ii. Development shall be sited and designed to protect, and where feasible enhance, public views to Roberts Lake, Laguna Grande, Monterey Bay, and the Pacific Ocean, including from Highway 1, which may be accomplished by minimizing the alteration of the natural land forms and by designing development to be visually compatible with the character of the surrounding areas.
 - Where feasible, development shall restore and enhance visual quality in visually degraded areas.
- iii. Landscaping shall be sited and installed to screen parking and utility areas from public view (including views from the water and other recreation areas), provided such landscaping itself also protects and does not degrade views.
- iv. Outdoor lighting and signs shall be designed to protect sensitive habitats, public recreation areas, public views, and night sky from intrusion, including by prohibiting signs with moving parts or flashing lights, minimizing glare, and shielding and directing lighting within the development areas.

**Policy LUD-CZ 3.3.A – Considerations for Water Resources/Utilities**

- i. Installation of new water utility infrastructure shall be provided in a manner which allows development at densities and locations consistent with the land use designations defined in **Policy LUD-CZ 1.1.A** and taking into account the natural resource protection policies of this plan.
- ii. Prior to the approval of any development within the coastal zone, adequate water capacity shall be demonstrated consistent with the provisions and

requirements of the Monterey Peninsula Water Mangement District.

- iii. Capacity for additional water service shall be reserved according to the following ranking of priorities: (a) essential public services; (b) new and existing recreational or open space uses within the coastal zone; and (c) visitor-serving commercial uses.
- iv. Applications for development shall demonstrate an adequate, sustainable, public (i.e., publicly owned and/or managed) water supply to support the proposed development. Private water supplies are prohibited to serve existing and new development.



Policy LUD-CZ 3.3.B – Considerations for Water Resources-Water Supply/Conservation

- i. All new development, changes of ownership, and changes or expansions of use within the Coastal Zone receiving a water permit on or after January 1, 2010 shall meet or exceed the following Water Efficiency Standards (**Policy NCR-CZ 3.1.B**):
 - Ultra-Low Flush Toilets shall be installed;
 - Urinals installed in residential uses shall be designed to flush with one (1) gallon of water. Urinals installed in non-residential uses shall be pint urinals or zero water consumption urinals and shall be clearly specified on the final construction drawings. Zero water consumption urinals shall be encouraged in settings where there is a regular maintenance staff;
 - Showerheads, Rain Bars, or Body Spray Nozzles shall be installed that were designed to emit a maximum of 2.0 gallons per minute of water. All shower fixtures should be equipped with scald protection valves rated for 2.0 gallons per minute showerheads. Installation of multiple Showerheads in one stall shall require timers for each Showerhead, Rain Bar, or Body Spray Nozzle. No timer shall operate with greater than a three (3) minute operating increment;
 - Residential lavatory sink faucets shall emit a maximum of 2.2 gallons of water per minute at 60

psi and residential kitchen sink faucets shall emit a maximum of 2.2 gallons of water per minute at 60 psi; 8. Public lavatory faucets shall emit a maximum of 0.5 gallon of water per minute at 60 psi and public lavatory sinks equipped with automatic shut off devices or sensor faucets shall operate with a maximum flow of 0.25 gallons per cycle;

- High efficiency clothes washers shall be installed when a clothes washer is installed in a new structure;
- High efficiency dishwashers or high efficiency commercial dishwashers shall be installed and maintained on the site when a dishwasher is installed in a new structure permitted by a Water Permit;
- Instant-access hot water system(s) shall be installed for hot water access points to ensure that hot water is available within ten (10) seconds
- All hot water pipes shall be insulated;
- Sodium chloride (salt) water softeners shall be discouraged in New Construction. Alternate technologies such as potassium chloride shall be recommended. When a sodium chloride water softener is to be installed, the unit shall use demand-initiated regeneration which senses when the resin must be recharged, either electronically or with a meter that measures and calculates usage. This requirement shall be specified on the Construction Drawings;
- Water Efficient Pre-Rinse Spray Valves shall be utilized when a pre-rinse spray valve is installed;
- There shall be no single-pass water use systems in ice machines, hydraulic equipment, refrigeration condensers, X-ray processing equipment, air compressors, vacuum pumps, etc. Air-cooled or better technology shall be installed;
- Water cooled refrigeration equipment shall be prohibited when there is alternative cooling technology available;

- Cooling Towers shall be equipped with conductivity controllers that are used to increase the number of cycles that can be achieved;
- Boilerless steamers or connectionless steamers shall be installed in place of boiler-based steamers when a steamer is installed in new construction;
- All landscape shall comply and identify on the landscape plan the following requirements:
 - Group planting by hydrozones (water requirements).
 - Irrigation systems shall include the installation, use and maintenance of Weather-Based Irrigation System Controllers (e.g. Smart Controllers). Weather-Based Irrigation System Controllers shall include functioning Soil Moisture Sensors and a Rain Sensor as components of the system.
 - Drip Irrigation shall be utilized for watering all non-turf irrigated plantings.
 - Rotating Sprinkler Nozzles shall be utilized for turf irrigation.
 - Overhead spray irrigation shall not be used to water non-turf landscaping, including trees and shrubs.
 - Irrigation systems shall operate with at least 70 percent efficiency.
 - Rainwater and graywater collection/irrigation systems are encouraged to supplement irrigation for new landscaping. New structures shall be encouraged to include one or more rainwater cisterns and a system to provide at least 75 percent of exterior irrigation during normal rainfall years. Systems must be compliant with local catchment system standards, including Monterey County Department of Environmental Health. All sites utilizing a graywater reuse system shall install and maintain a backflow prevention device as required by the water distribution system operator that supplies water to the site.

**Policy LUD-CZ 3.4.A – Considerations for Water Quality/Wastewater**

- i. Prior to the approval of any new development within the coastal zone, adequate sewage treatment facility capacity shall be demonstrated consistent with the provisions and requirements of the California Regional Water Quality Control Board.
- ii. Capacity for additional wastewater collection, conveyance and treatment shall be verified.
- iii. Alternatives for demonstrating additional wastewater treatment capacity for permitted development may be considered, including but not limited to, (a) construction of a package treatment plant at the Seaside treatment facility to handle all projected sewage for the City's LUP land use designations; or (b) the construction of a new sewer line to the Monterey treatment facility to handle the same sewage capacities.

**Policy LUD-CZ 3.5.A – Considerations for Natural Hazards**

- i. Applications for new development shall include an analysis of all potential hazards, site constraints, alternatives, and appropriate mitigation. The analysis shall also include a determination that the site is suitable for the proposed development and that it will be safe from hazards over the lifetime of the development without reliance on seawalls, deep piers, or similar engineering measures.
- ii. Proposed development shall be consistent with applicable goals and policies of the LCP.
- iii. All required geologic engineering reports shall be prepared by a qualified geotechnical engineer. Reports shall address site stability under static and pseudo-static conditions.
- iv. Geologic reports submitted to the City shall be in conformance with guidelines established for such reports by the California Division of Mines and Geology and the Uniform Building Code, including the following:
 - Geologic reports shall include information on the regional and local geologic setting, topography,

significant landforms, soil types and thickness of soil or depth to bedrock, geologic hazards, soil/rock types, geologic structures, groundwater conditions, and other relevant properties, such as erosion potential and mineral economic resources.

- The geologic report shall contain the following ten major sections:
 - Summary
 - Description of Project Alternatives
 - Impacts
 - Geology of the Project Area
 - Geologic and Seismic Impacts
 - Mitigation of Impacts
 - Coordination with Other Agencies, Groups, or Consultants
 - Conclusions and Recommendations
 - Report Preparer's Qualifications
 - References
- v. All development proposed within an area that is subject to ocean wave, tsunami, or flooding shall prepare an analysis of wave up-rush / shoreline erosion, and be adequately set back from the area of hazard to be safe for the life of the development or a 100-year period, whichever is greater, without reliance on seawalls, deep piers, or similar engineering measures.
- vi. Require all coastal development permit applications for all development on a beach or sand dune property subject to wave action to assess the potential for flooding or damage from waves, storm surge, or seiches, through a wave uprush and impact report prepared by a licensed civil engineer with expertise in coastal processes. The conditions that shall be considered in a wave uprush study are: a seasonally eroded beach combined with long-term (75 years) erosion; high tide conditions, combined with long-term (75 years) projects for sea level rise; storm waves from a 100-year storm event or a storm that compares to the 1982/83 El Niño event.

Nearly half a million Californians; a wide range of critical infrastructure; vast areas of wetlands and other natural ecosystems; and nearly \$100 billion in property along the California coast are at increased risk from flooding with the estimated 1.4 meters (55-inched) of sea level rise, if no adaptation actions are taken.

California Natural Resources Agency "2009 California Climate Adaptation Strategy Discussion Draft"



Policy LUD-CZ 3.5.B – Considerations for Sea Level Rise

- i. Geotechnical reports prepared for proposed development shall include a comprehensive evaluation of potential sea level rise impacts. This evaluation shall include the following:
 - A Vulnerability Assessment that identifies and analyzes areas within the city that are most at risk to the impacts of sea level rise. The Vulnerability Assessment shall establish how far and how high coastal storms and ocean levels would inundate the city, including consideration of erosion, inland flooding, and sedimentation factors.
 - Identification of any site-dependent infrastructure that is at risk from sea level rise.
 - Identify and prioritize mitigation and adaptation measures that can be implemented as well as an analysis of the potential impacts of the adaptation measures. Mitigation and adaptation measures shall be scaled to the local and regional hydrologic events projected. These measures may included but are not limited to riparian habitat restoration, living shoreline projects, management of invasive species, regional sediment management, and innovative designs.
 - If the City's *Local Hazard Mitigation Plan* update (required by **Policy NCR-CZ 5.2.C**) has been prepared at the time the site-specific comprehensive evaluation of sea level rise impacts are being evaluated, then the evaluations shall be consistent with the intent of that plan update.



Policy LUD-CZ 3.6.A – Considerations for Public Access and Recreation

- i. Development shall not interfere with the public's right of access to the shore and significant coastal recreation features.
- ii. New development shall plan for and provide public access to coastal features.

**Policy LUD-CZ 3.7.A –Considerations for Cultural Resources**

- i. Identify and protect archaeological resources within Seaside.
- ii. Require a Phase I Archaeological Study performed by a Registered Professional Archaeologist to determine whether significant archeological resources may be present when excavation activities are proposed.
- iii. Mitigations are to be required as a condition of development where it would adversely impact any archaeological or paleontological resources, including, but not limited to, those qualified individuals as identified by the State Historic Preservation Officer.

**Policy LUD-CZ 3.8.A – Considerations for Transportation and Circulation**

- i. Development shall be approved only where adequate circulation and parking have been provided.
- ii. Retain the former Southern Pacific Railroad right-of-way as a transportation corridor. Prohibit development that would interfere with future uses of the corridor identified in **Policy LUD-CZ 1.1.A**.
- iii. Encourage non-motorized and other alternative forms of transportation in all new development.
- iv. Maintenance of the existing highway, landscaping, and drainage facilities within the Highway 1 corridor may be permitted with a coastal development permit. Activities that involve an expansion of capacity or widening or realigning of the highway pavement or route shall require an amendment to the LCP.

Proposed Implementation Actions

- Support efforts to prepare the *Canyon del Rey Watershed Master Drainage Plan Update* (**Policy NCR-CZ 1.5.B**)
- Implement erosion control and sedimentation mitigation measures (**Policy NCR-CZ 1.5.C.i**)
- Implement, monitor, comply and update (as needed) the *Monterey Regional Storm Water Management Plan*

(SWMP) as a participating entity (**Policy NCR-CZ 1.5.C.ii**).

- Implement, monitor, and comply with the Regional Water Quality Control Board's Post-Construction stormwater requirements for new and redevelopment for the Central Coast Region; and update appropriate policies, programs and documents, including Municipal Code Chapter 18.46, as needed.
- Update the *Wetland Management/Enhancement and Restoration Program* (1983) based on the *Canyon del Rey Watershed Master Drainage Plan Update* (**Policy NCR-CZ 1.5.D.i**).
- Implement and promote management / enhancement and restoration measures that meet the objectives of the current of *Wetland Management/Enhancement and Restoration Program* (**Policy NCR-CZ 1.5.D.ii**).
- Explore and implement humane methods of controlling goose population (**Policy NCR-CZ 1.6.A**)
- Participate in local and regional efforts to secure a safe and adequate/sustainable supply of water (**Policy NCR-CZ 3.1.A.i**).
- Require new development, changes of ownership, and changes or expansions of use to meet or exceed Monterey Peninsula Water Management District's water efficiency standards (**Policy NCR-CZ 3.1.B.i**).
- Monitor water use within the City (**Policy NCR-CZ 3.1.C**).
- Support regional efforts to develop an alternative water supply (**Policy NCR-CZ 3.2.A**).
- Actively pursue methods of improving water quality of lakes, streams, and other waterways throughout the coastal zone (**Policy NCR-CZ 4.1.A.i**)
- Collaborate with local jurisdictions and identify properties and stakeholders most likely affected by rising sea levels (**Policy NCR-CZ 5.2.A**).
- Organize educational workshops to inform public of the concerns and potential impacts of sea level rise (**Policy NCR-CZ 5.2.B.ii**).
- Update Local Hazard Mitigation Plan to address potential impacts of sea level rise (**Policy NCR-CZ 5.2.C**).

- Develop and implement a coastal access/directional sign program (**Policy PAR-CZ 1.1.C.i**).
- Maximize opportunities for environmental education within the coastal zone (**Policy PAR-CZ 1.1.C.ii**).
- Explore development of a Visitors Center (**Policy PAR-CZ 1.1.C.iii**).
- Provide free unrestricted parking at all public access and public parking areas (**Policy PAR-CZ 1.2.A.i**).
- Explore expanding public access parking at the existing Embassy Suites Hotel parking lot (**Policy PAR-CZ 1.2.A.ii**).
- Establish and maintain a system of trails that provides future connectivity to various California Coastal Trail and recreational alignments (**Policy PAR-CZ 1.3.A**).
- Participate in the regional planning efforts to restore light rail service along the Monterey Peninsula and through Seaside.



LAGUNA GRANDE SUBAREA

Purpose

The City of Seaside recognizes that the Laguna Grande Subarea contains resources that are unique to the Seaside coastal zone and require special considerations for environmental issues such as public parks, sensitive habitats, and flood hazards. As such, the intent of this chapter is to provide policies specific to the Laguna Grande Subarea. Please refer to **Chapter 2 – Coastal Zone** for additional policies that apply to this subarea, as well as to all areas within the Seaside coastal zone.

Introduction

The Laguna Grande Subarea comprises approximately 42 acres of land which extends from Del Monte Boulevard to Fremont Avenue on the southeastern portion of Laguna Grande. Laguna Grande is located directly across from Seaside City Hall and is bordered on the northwest by the Embassy Suites and Holiday Inn Express, by a mixture of commercial businesses on the northeastern corner, on the southwest by Monterey's city boundary, and on the southeast by Fremont Boulevard.

Laguna Grande consists largely as emergent wetland containing bulrush and common cattails as well as the invasive giant European reed along the shoreline. Throughout the subarea, there exists a system of trails for the public to use and enjoy. Laguna Grande is also the receiver of sediment that has been collected by Canyon Del Rey Creek, which travels through portions of Monterey County, City of Del Rey Oaks, City of Monterey, and various private properties. Canyon Del Rey Creek enters Laguna Grande on the southeast side of the subarea, which is mostly undeveloped parkland.

The Laguna Grande Subarea's primary land uses are as a city park as well as a regional park for the Monterey Peninsula. Two hotels and a restaurant are located on relatively small portions of



Laguna Grande Subarea
As shown in blue

the subarea, southwest of Del Monte Boulevard and along Canyon Del Rey Boulevard. Saint Seraphim's parish, of the Russian Orthodox Church Outside of Russia, is located at the intersection of Canyon Del Rey Boulevard and Francis Avenue. Further description of the Laguna Grande Subarea setting can be found in **Chapter 3** of **Section II – Background** of this Land Use Plan (LUP).

The intent of the following policies is to protect, maintain, enhance, and, as applicable, restore the unique and valued qualities of the Laguna Grande Subarea, including Laguna Grande itself, to support its scenic qualities, and recreational and educational opportunities while allowing for the development of Visitor Serving Commercial land uses in designated areas.



Policies

Natural Coastal Resources

1. Natural Habitat Areas



Policy NCR-LG 1.1.A – Vegetation Management

The City of Seaside shall work cooperatively with the City of Monterey, State Parks, and Regional Parks to stabilize area adjacent to Laguna Grande utilizing methods identified in the Vegetation Management Plan for the Seaside Coastal Zone (identified in **Policy NCR-CZ 1.5.D.i**), or if the plan is not complete, utilizing best available methods such as exotic and invasive plant removal, and planting and maintaining native vegetation.

2. Visual Resources



Policy NCR-LG 2.1.A – Protection of Visual Resources

Development within the Laguna Grande Subarea shall limit building height and bulk in order to minimize adverse impact on public views of the lake and park. Maintain a 50 foot buffer around Laguna Grande Lake and the channel connecting Laguna Grande Lake and Roberts Lake as shown in **Figure 2-4**.



Policy NCR-LG 2.1.B – Management of Visual Resources

- i. Coordinate with the Regional Park District to provide viewshed improvements to areas identified on **Figure 2-4** as a component of Coastal Visitor-Serving Commercial land use development and park improvements proposed for Laguna Grande.
- ii. The City shall develop Gateway Guidelines for the Fremont Corridor adjacent to Laguna Grande Park.

3. Water Resources



Policy NCR-LG 3.1.A – Protection of Potable Water Supply

The City shall protect potable water supply within the Laguna Grande Subarea by utilizing methods identified in **Policy NCR-CZ 3.1.B**, as well as by using non-potable water supplies (e.g., from Laguna Grande) for non-potable uses such as park landscaping or as recharge if such use would not have a significant adverse effect on the lake or associated habitat.

Optimistic

4. Water Quality



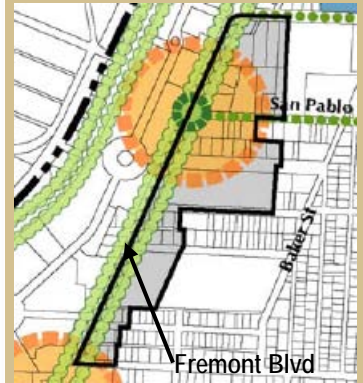
Policy NCR-LG 4.1.A – Management of Water Quality

Improve the water quality of Laguna Grande, thus improving the recreational opportunities and preserving and enhancing the habitat value of Laguna Grande by carrying out the recommendations of the updated *Wetland Management / Enhancement and Restoration Program* (identified as **Policy NCR-CZ 1.5.D.i**), enforcing the Urban Storm Water Quality Management and Discharge Ordinance (**Policy NCR-CA 1.5.C.i; Chapter 18.46**), continued implementation of the Monterey Regional Storm Water Management Plan (**Policy NCR-CZ 1.5.C.ii**), and following the recommendations from the *Canyon Del Rey Creek Watershed Master Drainage Plan Update* (**Policy NCR-CZ 1.5.B**).



Policy NCR-LG 4.2.A – Water Quality Enhancement

The Fremont Corridor consists of 19 acres of land located on the east side of Fremont Blvd. between La Salle and Olympia avenues.



Currently, a mix of commercial development is located along Fremont, including University Plaza between Echo and Phoenix avenues. A variety of residential units are located behind (i.e., east of) these businesses.

Investigate opportunities for habitat enhancement, impervious site coverage reduction, and restoration of previously disturbed areas.

5. Natural Hazards



Policy NCR-LG 5.1.A – Management of Sea Level Rise Hazards

The City shall protect and maintain the functionality of Laguna Grande and the adjacent park lands from impacts associated with sea level rise.



Policy NCR-LG 5.2.A – Management of Flooding Hazards

- i. In order to maintain stormwater flows and prevent flooding that could otherwise result in hazardous conditions and property damage, the City shall maintain the outfall at Laguna Grande under Fremont Street. A coastal development permit shall be required for maintenance activities including periodic cleaning and removal of sand and debris to facilitate stormwater flows.
- ii. The City shall accommodate for flooding impacts by increasing buffer areas around Laguna Grande and investigating opportunities for increasing lake capacity via sediment and fill removal.



Public Access and Recreation



Policy PAR-LG 1.1.A – Protection of Public Access and Recreational Opportunities

The City shall maintain, and enhance, pedestrian and bicycle connectivity within the Laguna Grande Subarea, and to Roberts Lake, and the beach to maximize public access and recreation opportunities to these coastal resources.



Policy PAR-LG 1.1.B – Management of Public Access and Recreational Opportunities

- i. The City shall develop interpretive signage along access trails around Laguna Grande as part of ongoing park improvements and maintenance efforts.

- ii. The City shall maintain the portion of Laguna Grande Park and facilities that are within the city, including restrooms, for the recreation purposes of its citizens and visitors.
- iii. The City shall maintain and seek to enhance the developed pedestrian walkway/bikeway, including potential additions to it. The walkway/bikeway shall be maintained at a minimum width of 10 feet and so as to have a minimum impact on the wetland.



Policy PAR-LG 1.1.C – Provisions for Public Access and Recreational Opportunities

- i. Develop pedestrian access along lands adjoining Laguna Grande. Where passing through or near the wildlife habitat area in Laguna Grande, this access is to be designed so as to protect wetland areas (e.g., a required setback from the inland extent of emergent wetland vegetation, overpass, etc.).
- ii. New development shall be required to provide public access easements and access improvements, consistent with habitat protection, from public rights-of-way to the access trail.
- iii. Upon the significant improvement in water quality of Laguna Grande (consistent with objectives presented in **Policy NCR-LG 4.1.A**), the City shall coordinate with the Monterey Peninsula Regional Park District to explore additional recreational water uses within Laguna Grande such as a fishing/fly-casting pier or paddle boat concession.
- iv. The City shall coordinate with the Monterey Peninsula Regional Park District to provide additional active and passive recreational opportunities in and around Laguna Grande (such as a fishing pier, par course, disk golf or similar).
- v. The City shall coordinate with the Monterey Peninsula Regional Park District for provision of additional programs and/or facilities for use by senior citizens and community groups (such as community garden, outdoor class area, horseshoe pit, bocce ball area, wildlife viewing station).



Land Use and Development

1. Land Use Designations and Definitions



Policy LUD-LG 1.1.A –Land Use Designations Within the Laguna Grande Subarea

The land use designation establishes the type, density, and intensity of land uses allowed. The Development Standards and Design Guidelines provided in the Coastal Implementation Plan portion of the LCP provide further guidance regarding the density and intensity of development allowed within each land use designation. Land within the Laguna Grande Subarea is designated as Coastal Parks and Open Space (CPOS) and Coastal Visitor-Serving Commercial (CVSC), which are defined as follows:

- Coastal Parks and Open Space (CPOS): This designation is appropriate in areas where the City wants to protect and preserve natural resources and habitat, views, and other visual amenities and protect people and property from natural and man-made hazards. This designation also identifies existing or planned parkland. Public use areas include the sandy beach, access ways, parks, trails, walkways, and other recreational amenities that are publicly owned or over which easements are required as a condition of development (IV.A.3.e). The maximum floor area ratio (FAR) within this designation is 0.01:1.
- Coastal Visitor-Serving Commercial (CVSC): Principal permitted visitor-serving commercial uses include hotels/motels, food service, retail establishments, visitor/traveler support services (such as visitor information centers), and recreational-related commercial uses. The maximum floor area ratio (FAR) is 1.0:1, except that hotels are allowed a maximum FAR of 1.5:1.



2. Development and Land Use Requirements



Policy LUD-LG 2.1.A – Designation of Land Uses Within the Laguna Grande Subarea

Land use designations in the Laguna Grande Subarea are shown earlier in **Figure 2-10a** of this plan.

3. General Permit Considerations



Policy LUD-LG 3.1.A – Considerations for Visual Resources

- i. Permitted development shall be sited and designed to protect public views to Laguna Grande and be compatible with the regional park. Consideration of public views of the lake and park must be carefully considered as a component of the visual analysis required by **Policy LUD-CZ 3.2.A**.
- ii. To protect views of Laguna Grande, proposed development should avoid placing structures in close proximity to the channel. Preferred development within 50-feet of the channel would consist of low-profile, and non-structural development including parking lots and recreational amenities (such as formalized viewing areas, off-street parking, and improved bike paths and trailways).



Policy LUD-LG 3.2.A – Considerations for Public Access

- i. All relevant access improvements outlined in the Public Access section of this chapter are to be carried out as a condition of development.
- ii. Proposed development in the Laguna Grande Subarea shall be required to provide public access easements and access improvements, consistent with habitat protection, to the access trail from the public right-of-way to the access trail.
- iii. Proposed development will maintain and seek to enhance the developed pedestrian walkway/bikeway, including potential additions to it, as applicable. The walkway/bikeway shall be maintained at a minimum width of 10 feet and so as to have a minimum impact on the wetland.

- iv. Proposed development within the Laguna Grande Subarea will be required to provide additional/enhanced public access through means such as directional/interpretive signage, public parking, and additional access points to coastal resources from Del Monte Boulevard or Canyon Del Rey Boulevard.

Proposed Implementation Actions

- Stabilize the areas adjacent to Laguna Grande utilizing methods identified in the Vegetation Management Plan for the Seaside Coastal Zone or, if the plan is not complete, utilizing best available methods (**Policy NCR-LG 1.1.A**).
- Coordinate with the Regional Park District to provide viewshed improvements as a component of park improvements proposed for Laguna Grande (**Policy NCR-LG 3.1.A**).
- Develop Gateway Guidelines for the Fremont Corridor (**Policy NCR-LG 2.1.B.ii**).
- Improve water quality of Laguna Grande through implementation of the current water quality policies and programs, and the current *Wetland Management / Enhancement and Restoration Program* (**Policy NCR-LG 4.1.A**).
- Improve water quality and the recreational experience of southern Monterey Bay area beaches, including by properly maintaining the outfall at Laguna Grande under Fremont Street and by pursuing opportunities to consolidate and/or eliminate reliance on storm water outfalls which convey storm water directly to the beach. Such storm water shall be filtered and treated prior to discharge (**Policy NCR-LG 5.2.A**).
- Maintain, and where necessary improve, pedestrian and bicycle connectivity within the Laguna Grande Subarea (**Policy PAR-LG 1.1.A**).
- Develop interpretive signage along access trails around Laguna Grande (**Policy PAR-LG 1.1.B.i**).
- Maintain the portion of Laguna Grande Park and facilities that are within the city (**Policy PAR-LG 1.1.B.ii**).
- Maintain the developed pedestrian walkway/bikeway (**Policy PAR-LG 1.1.B.iii**).

- Expand recreational water uses within Laguna Grande (**Policy PAR-LG 1.1.C.iii**).
- Coordinate with the Monterey Peninsula Regional Park District to provide additional active recreational opportunities around Laguna Grande (**Policy PAR-LG 1.1.C.iv**).
- The City shall coordinate with the Monterey Peninsula Regional Park District for provision of additional programs and/or facilities for the use by senior citizens and community groups (**Policy PAR-LG 1.1.C.v**).

ROBERTS LAKE SUBAREA

Purpose

The City of Seaside recognizes that the Roberts Lake Subarea contains resources that are unique to the Seaside coastal zone and require special considerations for issues such as recreational uses of the lake, the Boathouse on Roberts Lake, trail connectivity (including Monterey Bay Coastal Recreational Trail), dune vegetation, water salinity, sensitive habitats, and flood hazards. As such, the intent of this chapter is to provide policies specific to the Roberts Lake Subarea. Please refer to the **Chapter 2 – Coastal Zone** for additional policies that apply to this subarea, as well as to all areas within the Seaside coastal zone.

Introduction

The Roberts Lake Subarea is an approximately 21-acre area located in the central portion of Seaside's coastal zone. The subarea is bordered on the southeast by Del Monte Boulevard, on the northeast by Canyon Del Rey Boulevard, on the northwest by Highway 1, and on the southwest by the La Quinta Inn on Roberts Avenue.

Roberts Lake is located in the central portion of Seaside's coastal zone area across from the Embassy Suite and Holiday Inn Express hotels. The lake's primary uses are as an open space for bird watching as well as a connection to the Monterey Bay Coastal Recreational Trail (Monterey Bay Coastal Trail).

The area north of Roberts Lake along the south and east of Highway 1 consists of coastal dune scrub habitat. This area is predominantly vegetated by African ice plant, and bordering the visitor parking lot is the emergent wetland that is Roberts Lake. The majority of the park area of the Roberts Lake Subarea is paved visitor parking. A trail system that connects to the Monterey Bay Coastal Trail system makes up the perimeter of the Roberts Lake Subarea. Historic public use of Roberts Lake includes model



*Roberts Lake Subarea
as shown in blue*

boat racing, bird watching, and recreational fishing. Further description of the Roberts Lake Subarea setting can be found in **Chapter 4 of Section II – Background Report** located at the end of this Land Use Plan (LUP).

The intent of the following policies is to protect, maintain, enhance, and, as applicable, restore the unique and valued qualities of the Roberts Lake Subarea including Roberts Lake, the Roberts Lake park area, scenic qualities, and recreational as well as educational opportunities.

Policies


Natural Coastal Resources

1. Natural Habitat Areas

There are no natural habitat policies specific to the Roberts Lake Subarea. Please refer to **Chapter 2 – Coastal Zone** for policies that apply to all areas within the Seaside coastal zone.

2. Visual Resources

Policy NCR-RL 2.1.A – Protection of Visual Resources

Development within the Roberts Lake Subarea shall limit building height and bulk in order to minimize impact on public views of Roberts Lake.  **Policy NCR-RL 2.1.B – Management of Visual Resources**

The City shall coordinate with the Monterey Bay Regional Park District to provide viewshed improvements to areas identified on **Figure 2-4** as development is proposed within Roberts Lake subarea.

3. Water Resources

There are no water resources policies specific to this subarea. Please refer to **Chapter 2 – Coastal Zone** for applicable policies for all areas within the coastal zone.

4. Water Quality

Policy NCR-RL 4.1.A – Management of Water Quality

Improve the water quality of Roberts Lake, thus improving the recreational opportunities and preserving and enhancing the habitat value of the lake by implementing



recommendations of the *Wetland Management/Enhancement and Restoration Program* (identified as **Policy NCR-CZ 1.5.D**), enforcing the Urban Storm Water Quality Management and Discharge Ordinance (**Policy NCR-CZ 1.5.C.i; Chapter 18.46**), continuing implementation of the Monterey Regional Stormwater Management Plan (**Policy NCR-CZ 1.5.C.ii**), and following the recommendations from the Canyon Del Rey Creek Watershed Master Drainage Plan Update (**Policy NCR-CZ 1.5.B**).



Policy NCR-RL 4.1.B Water Quality Enhancement

Investigate opportunities for habitat enhancement, impervious site coverage reduction, and restoration of previously disturbed areas.



Policy NCR-RL 4.1.C Filter and Treat Storm Water

Improve water quality and the recreational experience of southern Monterey Bay area beaches, including by pursuing opportunities to consolidate and/or eliminate reliance on storm water outfalls that convey storm water directly to the beach (**Policy NCR-CZ 1.4.B.iii**). Such storm water shall be filtered and treated prior to discharge

5. Natural Hazards



Policy NCR-RL 5.1.A – Management of Sea Level Rise Hazards

The City shall protect and maintain Roberts Lake and associated recreational functionality from impacts associated with sea level rise.



Policy NCR-RL 5.1.B – Management of Flooding Hazards

In order to maintain stormwater flows and to prevent flooding that could otherwise result in hazardous conditions and property damage, the City shall maintain the outfalls at Roberts Lake (the foot of Humboldt Street and in the seawall adjacent to the Monterey Beach Hotel). A Coastal Development Permit shall be required for maintenance activities including periodic cleaning and removal of sand and debris from the outfall and occasional

breaching of the sand berm to facilitate stormwater flows. The City shall investigate alternative to mechanical breaching of the sand berm including via expanding lake capacity, hand-trenching, and future restoration of natural tidal flow under Highway 1.



Policy NCR-RL 5.1.C – Protection from Flooding Hazards

The City shall plan for flooding impacts by increasing buffer areas around Roberts Lake and investigating opportunities for increasing lake capacity via sediment and fill removal.

Public Access and Recreation



Policy PAR-RL 1.1.A – Protection of Public Access and Recreational Opportunities

The City shall maintain, and enhance pedestrian and bicycle connectivity within the Roberts Lake Subarea and to Laguna Grande, and the beach to maximize public access and recreation opportunities to these coastal resources.



Policy PAR-RL 1.1.B – Management of Public Access and Recreational Opportunities

- i. The City of Seaside shall provide and maintain restrooms and maintain the established picnic areas on the City-owned land.
- ii. Existing float line at Roberts Lake shall be replaced by a permanent and more effective means of restricting the area of recreational use of the lake (such as model boat operation) in order to protect the use of the lake by wildlife.
- iii. Public use of City facilities shall be limited to daylight hours (i.e., from one hour before sunrise to one hour after sunset).
- iv. Overnight activity and camping is prohibited.



Policy PAR-RL 1.1.C – Provision for Public Access

- i. Require improvements to and a public access easement (a minimum width of 10 feet) along private lands adjoining the shoreline as a condition of new development. Where passing through or near the

- wildlife habitat area associated with Roberts Lake, this access is to be designed so as to protect the habitat area.
- ii. For the City-owned parcels around Roberts Lake, develop pedestrian access (a minimum width of 10 feet) along lands adjoining the shoreline. Where passing through or near the wildlife habitat area associated with Roberts Lake, this lateral access is to be designed so as to protect the habitat area.
 - iii. The City shall develop interpretive signage along access trails around Roberts Lake.



Policy PAR-RL 1.2.A – Designation of Parking for Public Access and Recreation

The City shall coordinate with State Parks and the City of Monterey, as appropriate, for the consideration and implementation of expanded public parking to accommodate beach visitors. Potential expansion for beach access may include development of additional parking areas at Roberts Lake. This effort should be coordinated with additional efforts to expand parking for beach access in the Beach Subarea as identified by **Policy PAR-B 1.2.A.**



Roberts Lake Subarea
land use designations

Land Use and Development

1. Land Use Designations and Definitions



Policy LUD-RL 1.1.A –Land Use Designations Within the Roberts Lake Subarea

The land use designation establishes the type, density, and intensity of land uses allowed. The Development Standards and Design Guidelines provided in the Coastal Implementation Plan portion of the LCP provide further guidance as to the density and intensity of development allowed within each land use designation. Lands within the Roberts Lake Subarea are designated as Coastal Parks and Open Space (CPOS), Coastal Visitor-Serving Recreation (CVSR), and Coastal Transportation Corridor (CTC), which are defined as follows:

- Coastal Parks and Open Space (CPOS): This designation is appropriate in areas where the City wants to protect and preserve natural resources and habitat, views, and other visual amenities and protect people and property from natural and man-made hazards. This designation also identifies existing or planned parkland. Public use areas include the sandy beach, access ways, parks, trails, walkways, and other recreational amenities that are publicly owned or over which easements are required as a condition of development. The maximum floor area ratio (FAR) within this designation is 0.01:1.
- Coastal Visitor-Serving Recreation (CVSR): Principal permitted visitor-serving recreation uses include recreational equipment rental centers (such as bicycle, boat, and other recreational equipment) and visitor-serving support services (such as visitor information centers). Commercial uses such as hotels/motels, restaurants, and retail establishments are not allowed. However, counter food service (such as a snack bar), which is ancillary to a primary permitted use, is permissible. The maximum floor area ratio (FAR) is 0.5:1.
- Coastal Transportation Corridor (CTC): The City of Seaside shall maintain the State Highway One right-of-way and the former Southern Pacific Railroad right-of-

way as essential public transportation corridors. Principal permitted uses of the corridors are for motorized and non-motorized forms of transportation. The former Southern Pacific Railroad right-of-way shall be reserved for possible light rail, bus rapid transit route, or other non-motorized forms of transportation including pedestrian and/or bicycle paths.

2. Development and Land Use Requirements



Policy LUD-RL 2.1.A – Designation of Land Uses Within the Roberts Lake Subarea

Land use designations for the Roberts Lake Subarea are shown earlier in **Figure 2-10a** of this plan.

3. General Permit Considerations



Policy LUD-RL 3.1.A – Considerations for Visual Resources

Permitted development shall be sited and designed to protect public views to Roberts Lake, the Pacific Ocean, recreation areas, and dune areas. Consideration of public views of these resources specific to the Roberts Lake Subarea must be carefully considered as a component of the visual analysis required by **Policy LUD-CZ 3.2.A**.



Policy LUD-RL 3.1.B – Considerations for Public Access

- i. All relevant access improvements outlined in the Public Access and Recreation section of this chapter are to be carried out as a condition of development.
- ii. Permitted development within the Roberts Lake Subarea will be required to provide a public access easement (a minimum width of 10 feet) along private lands adjoining the shoreline as a condition of new development. Where passing through or near the wildlife habitat area to be established in Roberts Lake, this access is to be designed so as to protect the habitat area.

Proposed Implementation Actions

- Coordinate with the Regional Park District to provide viewshed improvements as a component of recreational improvements proposed for Roberts Lake (**Policy NCR-RL 2.1.B**).
- Improve water quality of Roberts Lake through implementation of the current water quality policies and programs, and the current *Wetland Management / Enhancement and Restoration Program* (**Policy NCR-RL 4.1.A**).
- Maintain the outfalls at Roberts Lake (**Policy NCR-RL 5.1.B**).
- The City shall maintain, and where necessary improve, pedestrian and bicycle connectivity within the Roberts Lake Subarea to Laguna Grande and the beach (**Policy PAR-RL 1.1.A**).
- Develop interpretive signage along access trails around Roberts Lake (**Policy PAR-RL 1.1.C.iii**).
- Coordinate with State Parks and the City of Monterey, as appropriate, to expand public parking to accommodate beach visitors. Potential expansion for beach access may include development of additional parking areas at Roberts Lake (**Policy PAR-RL 1.2.A**). This effort should be coordinated with additional efforts to expand parking for beach access in the Beach Subarea as identified by **Policy PAR-B 1.1.C**.
- Provide and maintain restrooms and maintain established picnic areas on the City-owned land (**Policy PAR-RL 1.1.B.i**).
- Replace float line at Roberts Lake (**Policy PAR-RL 1.1.B.ii**).

BEACH SUBAREA

Purpose

Although the Beach Subarea is a relatively small portion of Seaside's coastal zone area, visitors and residents alike recognize it as a primary public accessway to the Pacific Ocean and Monterey Bay's miles of coastal beaches. The area is also valued for its habitat and scenic qualities and because it includes Highway 1 within it. The intent of this chapter is to provide policies specific to preserving and protecting the unique resources of the Beach Subarea. Please refer to **Chapter 2 – Coastal Zone** for additional policies that apply to this subarea, as well as to all areas within the Seaside coastal zone.

Introduction

The Beach Subarea consists of approximately 500 feet of beach frontage along the Pacific Ocean. The Beach Subarea is bordered by the Pacific Ocean to the north and west and four paved areas to the south and east: the beach visitor parking lot, the Monterey Bay Trail system, Sand Dunes Drive, and Highway 1.

African ice plant dominates the areas in between the visitor parking lot, the Monterey Bay Coastal Recreation Trail, and Sand Dunes Drive which run parallel to Highway 1 and other dune scrub habitat adjacent to the Beach Subarea. Within the Beach Subarea, the degradation of the sand dune environment from recreational use has resulted in the loss of dune vegetation and movement of the dunes by the wind, which has caused increased sedimentation and water quality problems in Roberts Lake and Laguna Grande. However, there is an effort to balance recreational uses of the beach with preservation of fragile habitat. On the northeastern portion of the dune area connecting to State Parks land, designated trails have been identified and revegetation efforts are under way.



Beach Subarea
as shown in blue area



The primary use of the Beach Subarea is as an open space and recreational resource for the City of Seaside and for the Highway 1 corridor. The area provides expansive views of Monterey Bay and is an ideal location to watch the sun set over the Pacific Ocean. The beach is well used by surfers, picnickers, joggers, beachcombers, and nature enthusiasts year-round. The area also offers a respite for travelers along the Recreation Trail. Further description of the Beach Subarea setting can be found in **Chapter 5 of Section II – Background Report** located at the end of this Land Use Plan (LUP).

The intent of the following policies is to protect, maintain, enhance, and restore, as possible, the unique and valued qualities of the Beach Subarea including sensitive dune habitat, the magnificent views of the Monterey Bay and the California Coast, including from the Highway 1 corridor, recreational uses of the beach and waters, and its proximity to the Monterey Bay Coastal Trail.

Policies

Natural Coastal Resources

1. Natural Habitat Areas



Policy NCR-B 1.1.A – Protection of Dune/Beach Areas

- i. In order to preserve and protect the natural resources of the Beach Subarea, no structural development shall be permitted to occur on land within the Beach Subarea with the exception of resource-dependent structures and structures to maintain or improve access or enjoyment of the beach (such as educational signage and permanent restrooms) and transportation related development within the developed roadway prism of Highway 1.
- ii. The City shall protect, maintain, and, where feasible, restore dune habitat within the Beach Subarea.



Policy NCR-B 1.1.B – Management of Dune/Beach Areas

Within the Beach Subarea, the City shall work cooperatively with State Parks to develop a Dune Management Plan. The plan shall include at a minimum:



- Guidelines for managing public access in order to stabilize the dunes and protect native dune habitat and its inhabitants.
- Guidelines for improving the drainage outlet (from the culvert) from Roberts Lake.
- Guidelines for maintaining the outfall with minimal impact on the beach, public access and recreation, and surrounding dune area.
- Guidelines for habitat enhancement and dune stabilization via revegetation with native dune plant species.
- Guidelines for design of recreational improvements and maintenance of all shoreline improvements.
- Guidelines for maintenance and management of all resource areas, including identification of appropriate responsible parties.
- Guidelines for development of interpretive signage.

2. Visual Resources



Policy NCR-B 2.1.A – Protection of Visual Resources

Permitted development shall be sited, designed, and constructed in such a way that they do not interfere with visual resources within the Beach Subarea (for example, by using setbacks, screening techniques, and design that blends in with the coastal dune character of the Beach Subarea).

3. Water Resources



Policy NCR-B 3.1.A – Management of Water Resources

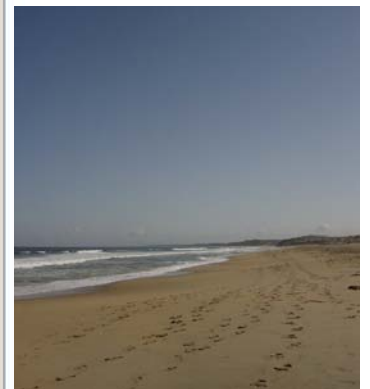
Permitted restrooms shall have waterless toilets and employ strict water conservation measures for sinks, rinse areas, etc.

4. Water Quality



Policy NCR-B 4.1.A – Management of Flooding Hazards and Water Quality

- i. In order to maintain stormwater flows and to prevent flooding that could otherwise result in hazardous conditions and property damage, the City shall



maintain the outfall in the seawall adjacent to the Monterey Beach Hotel. A Coastal Development Permit shall be required for maintenance activities including periodic cleaning and removal of sand and debris from the outfall and occasional breaching of the sand berm to facilitate stormwater flows. The City shall investigate alternatives to mechanical breaching of the sand berm including via expanding lake capacity, hand-trenching, and future expansion/restoration of natural tidal flow under Highway 1.

- ii. Improve water quality for all surface flows into the beach area by enforcing the Urban Storm Water Quality Management and Discharge Ordinance (**Policy NCR-CZ 1.5.C.i; Chapter 18.46**), and continued implementation of the Monterey Regional Stormwater Management Plan (**Policy NCR-CZ 1.5.C.ii**).

5. Natural Hazards

There are no natural hazard policies specific to the Beach Subarea. Please refer to **Chapter 2 – Coastal Zone** for applicable policies for all areas within the coastal zone.



Public Access and Recreation



Policy PAR-B 1.1.A – Protection of Public Access and Recreational Opportunities

The City shall maintain and enhance pedestrian and bicycle connectivity within the Beach Subarea and to Laguna Grande, and Roberts Lake to maximize public access and recreation opportunities to these coastal resources.



Policy PAR-B 1.1.B – Management of Public Access and Recreational Opportunities

To maximize public access to, and enjoyment of, the beach area, coordinate with State Parks and the City of Monterey, as appropriate, for the consideration and implementation of the following beach improvements:

- Development/improvement of public walkway easements,


- Development of public viewing areas (such as platforms or benches),
- Maintenance of public parking,
- Development of permanent public restrooms, and
- Development of handicap access.

 **Policy PAR-B 1.2.A – Designation of Parking for Public Access and Recreation**

The City shall coordinate with State Parks and the City of Monterey, as appropriate, for the consideration and implementation of expanded public parking to accommodate beach visitors. Potential expansion for beach access may include development of additional parking areas at Roberts Lake, designated parking in the lot west of the existing hotel (currently the Best Western Beach Hotel), and on-street parking along the western portion of Sand Dune Drive. Said parking shall be clearly signed "Visitor Beach Parking" and adequate signage shall be provided along walkways/trails guiding visitors to the beach.

 **Policy PAR-B 1.3.A Designation of Public Beach Parking**

Maintain free and unrestricted public parking at Seaside Beach (Monterey State Beach) parking lot at Humboldt Street.

 **Policy PAR-B 1.4.A Identification and Designation of California Coastal Trail**

The California Coastal Trail transects the Beach Subarea. As development occurs, the City shall develop and implement a coastal access/directional sign program (**Policy PAR-CZ 1.1.C**), which will include informational signs identifying the location of the Monterey Bay and California Coastal Trail alignments within the Beach Subarea. In addition, the City shall establish, designate, and maintain a system of trails and an inter-connected trail / park network as components of the California Coastal Trail and Monterey Bay recreational trail alignments (**Policy PAR-CZ 1.3.A**).



Land Use and Development

1. Land Use Designations and Definitions



Policy LUD-B 1.1.A – Land Uses Designations Within the Beach Subarea

The land use designation establishes the type, density, and intensity of land use allowed. The Development Standards and Design Guidelines provided in the Coastal Implementation Plan portion of the LCP provide further guidance as to the density and intensity of development allowed within each land use designation. Land within the Beach Subarea is designated as Coastal Parks and Open Space (CPOS) and Coastal Transportation Corridor (CTC), which are defined as follows:

- Coastal Parks and Open Space (CPOS): This designation is appropriate in areas where the City wants to protect and preserve natural resources and habitat, views, and other visual amenities and protect people and property from natural and man-made hazards. This designation also identifies existing or planned parkland. Public use areas include the sandy beach, access ways, parks, trails, walkways, and other recreational amenities that are publicly owned or over which easements are required as a condition of development. The maximum floor area ratio (FAR) within this designation is 0.01:1.
- Coastal Transportation Corridor (CTC): The State Highway One right-of-way and the former Southern Pacific Railroad right-of-way are essential public transportation corridors. Principal permitted uses of the corridors are for motorized and non-motorized forms of transportation. The former Southern Pacific Railroad right-of-way shall be reserved for possible light rail, bus rapid transit route, or other non-motorized forms of transportation including pedestrian and/or bicycle paths.



Beach Subarea
land use designations

2. Development and Land Use Requirements



Policy LUD-B 2.1.A – Designation of Land Uses Within the Beach Subarea

Land use designations for the Beach Subarea are shown in **Figure 2-10a** of this plan.

3. General Permit Considerations



Policy LUD-B 3.1.A – Considerations for Dune Management Plan

Permitted development within the Beach Subarea must demonstrate compliance with an adopted Dune Management Plan (as directed by **Policy NCR-B 1.2**), or if prior to completion of the plan, the applicant shall submit a Dune Management Plan consistent with State and City guidelines.



Policy LUD-B 3.1.B – Considerations for Visual Resources

Permitted development in the Beach Subarea must comply with the State Highway 1 Design Corridor Design Guidelines, as applicable. Currently these guidelines include, but are not limited to, the following:

- Vegetative and architectural screening techniques should be incorporated into projects to sustain or enhance scenic vistas.
- A minimum 100-foot setback from the west edge of the Caltrans right-of-way and screening techniques should be included to enhance views.
- Permitted structures and signage will be designed to blend with the coastal dune character (for example, by using earth-tone colors: tan, brown, forest green, gray, or dark blue).
- Sign support structures for all freestanding signs located within the design corridor cannot be located within 100 feet of the Caltrans right-of-way.
- Views of the sky, ocean, dunes, and ridgelines shall be preserved. Signs and their support structures shall not block views of the sky, ocean, or dunes.

Proposed Implementation Actions

- Coordinate with State Parks to develop a Dune Management Plan (refer to **Policy NCR-B 1.1.B**).
- Improve water quality and the recreational experience of southern Monterey Bay area beaches, including by properly maintaining the outfall in the seawall adjacent to the Monterey Beach Hotel (refer to **Policy NCR-B 4.1.A**) and by pursuing opportunities to consolidate and/or eliminate reliance on storm water outfalls that convey storm water directly to the beach (**Policy NCR-CZ 1.4.B.iii**). Such storm water shall be filtered and treated prior to discharge.
- Maintain, and where necessary improve, pedestrian and bicycle connectivity (refer to **Policy PAR-B 1.1.A**).
- Coordinate with State Parks and the City of Monterey, as appropriate, of the following beach improvements:
 - ◇ Development/improvement of public walkway easements,
 - ◇ Development of public viewing areas (such as platforms or benches),
 - ◇ Maintenance of public parking,
 - ◇ Development of permanent public restrooms, and
 - ◇ Development of handicap access (refer to **Policy PAR-B 1.1.B**).
- Coordinate with State Parks and the City of Monterey, as appropriate, for expanded public parking to accommodate beach visitors (refer to **Policy PAR-B 1.2.A**).

DEL MONTE SUBAREA

Purpose

The unique and valued qualities of the Del Monte Subarea include its central location to the downtown area of the City of Seaside as well as its proximity to coastal resources. As such, the intent of this chapter is to provide policies specific to the Del Monte Subarea. Please refer to **Chapter 2 – Coastal Zone** for additional policies that apply to this subarea, as well as to all areas within the Seaside coastal zone.

Introduction

The Del Monte Subarea encompasses roughly 9 acres of urban area along Del Monte Boulevard from its intersection with Canyon Del Rey Boulevard (Highway 218) to its intersection with West Broadway Avenue to the northeast. The Roberts Lake and Laguna Grande subareas are to the southwest, and the Beach Subarea is to the northeast on the opposite side of Highway 1 and the Monterey Bay Coastal Recreational Trail.

The Del Monte Subarea includes the Southern Pacific Railroad right-of-way, which is to become the future location of a multimodal transit hub. In 2010, the West Broadway Urban Village Specific Plan (WBUVSP) was adopted which is partially located within the Del Monte Subarea. The goal of the Specific Plan is to revitalize and enhance the Del Monte Boulevard and West Broadway Avenue urban area through creation of a pedestrian-friendly urban village. The Specific Plan envisions the area between the railroad right-of-way and Del Monte Boulevard to be an active mixed-use commercial corridor that promotes connectivity and provides supporting uses to the future multimodal transit station and the existing and planned hotels on Canyon Del Rey Boulevard.



Del Monte Subarea
as shown in blue

Current land uses in the Del Monte Subarea include commercial and light industrial uses. Further description of the Del Monte Subarea setting can be found in **Chapter 6** of **Section II – Background Report** at the end of this Land Use Plan (LUP). The intent of the following policies is to protect the valued qualities of the Del Monte Subarea and to support the goals established by the WBUVSP.

Policies

Natural Coastal Resources



1. Natural Habitat Areas

There are no natural habitat policies specific to the Del Monte Subarea. Please refer to **Chapter 2 – Coastal Zone** for applicable policies for all areas within the coastal zone.

2. Visual Resources

There are no visual resource policies specific to the Del Monte Subarea. Please refer to **Chapter 2 – Coastal Zone** for applicable policies for all areas within the coastal zone.

3. Water Resources

There are no water resource policies specific to the Del Monte Subarea. Please refer to **Chapter 2 – Coastal Zone** for applicable policies for all areas within the coastal zone.

4. Water Quality



Policy NCR-DM 4.1.A – Management of Water Quality

Improve the water quality of coastal waters by carrying out the recommendations of the updated *Wetland Management / Enhancement and Restoration Project Program* (identified as **Policy NCR-CZ 1.5.D.i**), enforcing the Urban Storm Water Quality Management and Discharge Ordinance (Policy NCR-CZ 1.5.C.i; Chapter 18.46), implementation of the Monterey Regional Storm Water Management Plan (**Policy NCR-CZ 1.5.C.ii**), and following the recommendations from the *Canyon Del Rey Creek Watershed Master Drainage Plan Update* (**Policy NCR-CZ 1.5.B**).

5. Natural Hazards

There are no natural hazard policies specific to the Del Monte Subarea. Please refer to **Chapter 2 – Coastal Zone** for applicable policies for all areas within the coastal zone.

Public Access and Recreation

Policy PAR-DM 1.1.A – Protection of Public Access and Recreational Opportunities

- i. The City shall maintain and enhance pedestrian and bicycle connectivity within the Del Monte Subarea to Laguna Grande, Roberts Lake, and the beach to maximize and ensure public access and recreation opportunities to these coastal resources.
- ii. Streets shall enhance the non-vehicular environment by introducing a scale that is conducive to pedestrian and bicycle use.
- iii. Sidewalks shall be functional and maximize pedestrian access to development projects.
- iv. The City shall retain the former South Pacific Railroad Corridor for light rail and other alternative forms of transportation (including recreational trails) in Seaside and along the Monterey Peninsula.

Policy PAR-DM 1.1.B – Management of Public Access and Recreational Opportunities

- i. The City shall maintain and enhance the street rights-of-way for bicycle and pedestrian use.
- ii. The City shall maintain (keep free of debris, trash, etc.) the portions of the Southern Pacific Railroad right-of-way transportation corridor that are within the Del Monte Subarea.

Policy PAR-DM 1.1.C – Provision for Public Access and Recreational Opportunities

- i. Coastal mixed-use development shall include pedestrian amenities.
- ii. Coastal mixed-use development shall provide bicycle parking equal to 10 percent of vehicle requirements



- iii. Coastal mixed-use development shall provide highly visible and secure bicycle parking at each entrance, and include a shelter, as feasible.
- iv. The City shall work with the Transportation Agency of Monterey County to provide directional signage at the multi-modal transit station to direct travelers to the Coastal access and the Monterey Bay Coastal Trail (see **Policy PAR-CZ 1.1.c.i**).



Land Use and Development

1. Land Use Designations and Definitions



Policy LUD-DM 1.1.A –Land Use Designations Within the Del Monte Subarea

The land use designation establishes the type, density, and intensity of land use allowed. The Development Standards and Design Guidelines provided in the Coastal Implementation Plan portion of the LCP provide further guidance as to the density and intensity of development allowed within each land use designation. Land within the Del Monte Subarea is designated as Coastal Regional Commercial (CCRG), Coastal Heavy Commercial (CCH), Coastal Mixed Use/West Broadway Urban Village Specific Plan (CMX/WBUVSP), and Coastal Transportation Corridor (CTC), which are described as follows:

- Coastal Regional Commercial (CCRG): Regional commercial uses are defined as large scale commercial development with retail, entertainment, and/or service uses of a scale and function to serve a regional market. These uses are allowed where existing regional commercial uses are developed within the coastal zone. Permitted regional commercial uses include general, grocery, and outdoor retail; shopping center; health and fitness facilities; and restaurants with table service. The maximum FAR is 1.0:1.
- Coastal Heavy Commercial (CCH): Heavy Commercial uses are intended for subregional commercial **activities such as auto and truck repair, contractor yards, warehousing, and light manufacturing**. These uses are permitted where existing heavy commercial



Del Monte Subarea
land use designations

uses are developed within the coastal zone (i.e. near railroad right-of-way adjacent to Sand City boundary). The maximum FAR is 0.5:1.

- Coastal Mixed Use/West Broadway Urban Village Specific Plan (CMX/WBUVSP): Seaside has developed a Mixed Use category as a way to promote pedestrian- and transit-oriented activity centers that have a mixture of residential, commercial, office, and civic uses. This designation is appropriate in the Del Monte Subarea to be consistent and compatible with the West Broadway Urban Village Specific Plan (WBUVSP). Applicable Development Standards and Design Guidelines from the WBUVSP have been included in **Appendix C** of the LCP. The City may consider identification and development of transit parking or transit-supporting uses as a component of mixed use within the coastal zone. This category is intended to accommodate a well-integrated mix of high-intensity residential, commercial, office, and civic uses. Housing densities range from 30 to 60 dwelling units per gross acre. Under this designation, residential and commercial uses may be developed on the same parcel (e.g., residential above commercial).
- Coastal Transportation Corridor (CTC): The City of Seaside shall maintain the State Highway One right-of-way and the former Southern Pacific Railroad right-of-way as essential public transportation corridors. Principal permitted uses of the corridors are for motorized and non-motorized forms of transportation. The former Southern Pacific Railroad right-of-way shall be reserved for possible light rail, bus rapid transit route, or other non-motorized forms of transportation including pedestrian and/or bicycle paths.

The City may consider identification and development of transit parking or transit-supporting uses as a component of regional commercial and mixed use within the coastal zone.

2. Development and Land Use Requirements



Policy LUD-DM 2.1.A – Designation of Land Uses Within the Del Monte Subarea

The land use designations for the Del Monte Subarea are shown earlier in **Figure 2-10a** of this plan.



Policy LUD-DM 2.2.A – Requirements for Coastal Regional Commercial and Coastal Heavy Commercial Development within the Del Monte Subarea

Coastal Regional Commercial and Heavy Commercial development shall refer to the Coastal Implementation Plan (CIP) (Title 18.10 of the Municipal Code) for the specific development standards.



Policy LUD-DM 2.2.B – Requirements for Coastal Mixed Use Development within the Del Monte Subarea

Coastal Mixed Use development shall be subject to the applicable development standards and design guidelines provided in the West Broadway Urban Village Specific Plan, which are included in **Appendix C** of the LCP.

3. General Permit Considerations



Policy LUD-DM 3.1.A – Considerations for Pedestrian and Bicycle Amenities

- i. Development shall include pedestrian amenities.
- ii. Development shall provide bicycle parking equal to 10 percent of vehicle requirements
- iii. Development shall provide highly visible and secure bicycle parking at each entrance, and include a shelter, as feasible.

Proposed Implementation Actions

- Foster connectivity to the future nearby multi-modal transit station.
- Maintain, and where necessary improve, pedestrian and bicycle connectivity within the Del Monte Subarea to Laguna Grande, Roberts Lake, and the beach to ensure public access to these coastal resources. (**Policy PAR-DM 1.1.A**)
- Maintain and enhance the street right-of-way for bicycle and pedestrian use consistent with the WBUVSP (**Policy PAR-DM 1.1.B.i**)
- Maintain (keep free of debris, trash, etc.) the portions of the Southern Pacific Railroad right-of-way transportation corridor that are within the Del Monte Subarea. (**Policy PAR-DM 1.1.B.ii**)



CHRONOLOGY OF EVENTS LEADING TO CERTIFICATION OF THE 1983 LUP

Chronology of Events Leading to Certification of the 1983 Land Use Plan (LUP)

Date	Action	Document of Record
March 3, 1982	The Commission certified, with suggested modifications, the LUP components for the Laguna Grande and Roberts Lake subareas and denied the component for the Beach Subarea.	Commission Staff Report of 8/97, p.41; Commission Staff Report of 8/98, p.42. Included in Appendix A.
April 15, 1982	The Seaside City Council approved several modifications to the LUP components for the Laguna Grande and Roberts Lake subareas.	Referenced in City Council Resolution #82-14
May 20, 1982	The Seaside City Council approved several modifications to the LUP components for the Beach Subarea.	Referenced in City Council Resolution #82-37
July 1, 1982	The Seaside City Council adopted certain revisions to the LUP component for the Beach Subarea and directed their submittal to the Coastal Commission.	Referenced in City Council Resolution #82-37
August 12, 1982	The Coastal Commission certified, with suggested modifications, the LUP component for the Beach Subarea.	Commission Staff Report of 8/97
September 7, 1982	The Seaside City Council rejected the Coastal Commission's suggested modification and approved alternative development policies for the LUP component for the Beach Subarea.	Referenced in City Council Resolution #83-26
January 20, 1983	The Seaside City Council adopted several of the Coastal Commission's suggested modifications to the LUP component for the Beach Subarea.	Referenced in City Council Resolution #83-1

Chronology of Events Leading Up to Certification of the 1983 LUP

Date	Action	Document of Record
May 12, 1983	The Seaside City Council adopted some of the additional Coastal Commission's suggested modifications to the LUP component for the Beach Subarea.	Referenced in City Council Resolution #83-26
June 9, 1983	The Coastal Commission received and approved, with modifications, the City's submittal of 5/12/1983.	Referenced in City Council Resolution #83-52
September 1, 1983	The Seaside City Council adopted the Coastal Commission's suggested modifications of the LUP component for the Beach Subarea and directed their submittal to the Commission.	Referenced in City Council Resolution #83-52
October 12, 1983	The Coastal Commission certified the City of Seaside LUP for its entire coastal zone including the Laguna Grande, Roberts Lake, Beach, and Roberts Avenue subareas.	Referenced in Coastal Commission Staff Report of 8/97
October 13, 1983	Mr. Michael Fisher, Executive Director, California Coastal Commission, formally notified the Mayor of the City of Seaside on the Coastal Commission's actions certifying the LUP for the City's coastal zone. In this communication, Mr. Fisher outlined all the required changes to the original LUP document and recommended that the document be reconstituted.	Coastal Commission letter dated 10/13/1983

COASTAL RESOURCES

Introduction

The City of Seaside coastal zone encompasses approximately 90 acres of land including a small area of beachfront and two inland lakes. Historically the coastal zone has served as a recreational destination for visitors to the Monterey Peninsula and as an open space resource for residents of Seaside. The coastal zone area is divided into four subareas, each with its unique character, all oriented toward serving the citizens and visitors to the City of Seaside.

Also offered in this chapter is a supplemental resource section which provides references and Internet links to inform planners or laypersons who might be interested in learning more about the coastal zone in general, and Seaside's Coastal Zone in particular.



Beach Subarea



Del Monte Subarea



Roberts Lake Subarea



Laguna Grande Subarea



Existing Conditions

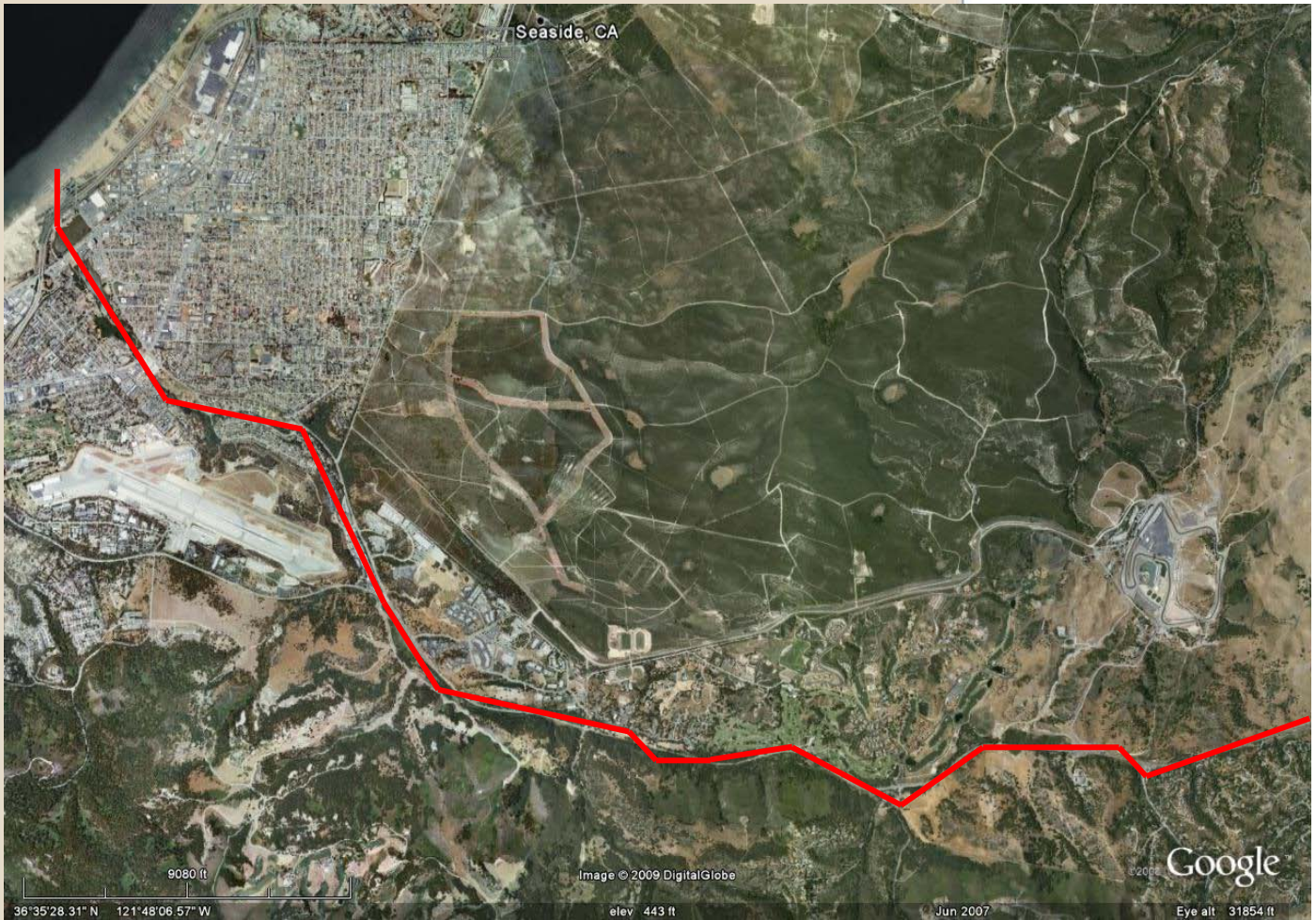
Coastal Zone Area

Land uses within the coastal zone include residential, commercial, and park/open space. Habitats within the coastal zone are diverse and include marine, coastal dune scrub, estuarine, emergent wetland, coastal oak woodland, park, urban, and ruderal habitats. Del Monte Boulevard and the abandoned Southern Pacific Railroad tracks separate the Roberts Lake Subarea from the Laguna Grande Subarea. State Highway 1 separates the Beach Subarea from the Roberts Lake Subarea and Del Monte Subarea. Canyon Del Rey Boulevard separates the Del Monte Subarea from the rest of the subareas.

Roberts Lake and Laguna Grande subareas exist because they serve as slowing down points for water flowing through the Canyon Del Rey Creek watershed as it trends seaward.

Canyon Del Rey Watershed

The Canyon Del Rey watershed begins at what is known as the “divide” which separates the Canyon Del Rey watershed from the El Toro Creek watershed. The “divide” is located near Quail Ridge Lane off of State Route 68. Canyon Del Rey Creek zigzags the entire length of State Route 68 until it reaches the intersection of Canyon Del Rey Boulevard. The creek then runs along Canyon Del Rey Boulevard and eventually flows under the Safeway supermarket at the corner of Fremont Boulevard and Canyon Del Rey Boulevard. After traveling under the Safeway supermarket through a culvert, the creek exits and flows into the Laguna Grande Subarea; the flow of the creek slows greatly and sediments that have been picked up along the way are deposited on the lake bottoms of Laguna Grande and Roberts Lake. The water within Laguna Grande and Roberts Lake is connected through a man-made canal that runs underneath Del Monte Boulevard. During tidal periods, Roberts Lake connects to the ocean via a man-made outflow canal which empties onto the Beach Subarea.



Canyon Del Rey Watershed Approximate Path

Current Issues of Canyon Del Rey Creek and Coastal Zone

Along the entire route of the creek are several grade control devices that are intended to control erosion along the creek's banks. Several culverts direct water flow under man-made structures and use grade control devices to slow the water's flow entering the culvert. Several of the grade control devices found along the creek's path have not been maintained properly and as a result erosion of the creek's banks has occurred. Use of culverts to channel the water through road segments has increased erosion of the creek bank. Culverts essentially act as water hoses which cause the outflow side of the culvert to erode the creek bank at a faster rate than the intake side of the culvert. At points along the path of Canyon Del Rey Creek, wetland areas exist which allow the creek flow to slow enough to deposit some of the picked up sediments. However, as the water exits these wetland

areas, the erosion process begins again through the disrepair of grade control devices and utilization of culverts to direct water flow as it makes its way toward the ocean.

Sedimentation and urban pollutants are gathered as the creek travels toward the ocean and are ultimately collected at the bottom of Laguna Grande and Roberts Lake as water flow slows. This deposition of sediment creates an anaerobic environment within the lakes. These anaerobic conditions often lead to a foul smell and allow tules to prosper at the water's edge.

Protection Of The Coastal Zone

Through the protection and revitalization of the Canyon Del Rey watershed, the Coastal Zone area, specifically the Laguna Grande and Roberts Lake subareas, can be restored and enhanced to provide a healthier park environment for the residents and visitors to the Monterey Bay.

There are several protection and revitalization measures for Canyon Del Rey Creek, the discussion of which is beyond the scope of this document. As established by the policies contained within **Section I – LUP Policies** of this document, it is recommended that a watershed assessment be conducted after the adoption of this document by the City of Seaside. A joint jurisdiction agreement should also be formed for the protection, restoration, and enhancement of Laguna Grande and Roberts Lake.

Supplemental Coastal Zone Resources and References

Park Information

- City of Seaside – Recreation Services
 - <http://www.ci.seaside.ca.us/index.aspx?page=61>
- Monterey Peninsula Regional Park District
 - <http://www.mprpd.org/>
- City of Monterey Recreation and Community Services Department
 - <http://www.monterey.org/rec/>

Water Resources/Quality

- Monterey Peninsula Water Management District
 - <http://www.mpwmd.dst.ca.us/>
- Cal-AM
 - <http://www.amwater.com/caaw/>
- Regional Water Quality Control Board – Central Coast Region
 - <http://www.swrcb.ca.gov/rwqcb3/>
- Central Coast Joint Effort for LID and Hydromodification Control
 - http://www.waterboards.ca.gov/rwqcb3/water_issues/programs/stormwater/docs/lid/lid_hydromod_char_ette_index.shtml
- Monterey Regional Storm Water Management Program
 - <http://www.montereysea.org/>
- Marina Coast Water District
 - <http://www.mcwd.org/>

Highway Design

Fort Ord Reuse Authority (FORA), *Highway 1 Design Corridor – Design Guidelines (rev March 2005)*

- <http://www.fora.org/Reports/Hwy1Guidelines1.pdf>

Community Groups

- Monterey Peninsula Audubon Society
 - <http://www.montereyaudubon.org/index.htm>
- Save Our Shores
 - <http://www.saveourshores.org/>
- California State University Monterey Bay (CSUMB) Watershed Institute
 - <http://watershed.csumb.edu/wi/>

Planning Resources

- Coastal Commission
Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, CA 95060-4508
Phone (831) 427-4863
FAX (831) 427-4877

- Coastal Act of 1976
 - <http://www.coastal.ca.gov/ccatc.html>

- Center for Ocean Solutions
 - <http://www.centerforoceansolutions.org/>

- NOAA – Monterey Bay Sanctuary
 - <http://montereybay.noaa.gov/>

- Governor’s Office of Emergency Services
 - <http://www.oes.ca.gov/>

- Hopkins Marine Station Monterey Bay
 - <http://www-marine.stanford.edu/>

- Monterey Bay Aquarium Research Institute (MBARI)
 - <http://www.mbari.org/>

- California Department of Fish and Game – Marine Division
 - <http://www.dfg.ca.gov/marine/>

- U. S. Geologic Survey – Pacific Science Center
 - <http://walrus.wr.usgs.gov/infobank/>

City of Seaside

- Seaside General Plan 2004
 - <http://www.ci.seaside.ca.us/index.aspx?page=191#General%20Plan>

- Seaside Title 17 Zoning Code 2006
 - <http://www.ci.seaside.ca.us/index.aspx?page=191#Seaside%20Zoning%20Code>

- Seaside Local Coastal Program 1983
 - <http://www.ci.seaside.ca.us/index.aspx?page=191#Local%20Coastal%20Program>
- Seaside Online Municipal Code
 - <http://municipalcodes.lexisnexis.com/codes/seaside>
- West Broadway Urban Village SP 9 29 08 or
 - <http://www.broadwayurbanvillage.org/index.php/site>

Reference Documents

- City of Seaside. 2005. Parks, Recreation, and Community Services Plan. Prepared by MIG, inc. December 2005.
- City of Seaside. 1983. Wetland Management Enhancement and Restoration Project for Laguna Grande and Roberts Lake. December 1983.
- City of Seaside. 2007. Bicycle Transportation Plan.
- Seaside Parks, Rec & Community Services Plan Draft 2002
- William Farrel and Assoc. and Harvey and Stanley and Assoc. 1983. Wetlands Management – Enhancement – Restoration Program for the Laguna Grande/Roberts Lake Local Coastal Program Implementation Plan. Prepared for the City of Seaside and the City of Monterey. December 1983.
- Seaside GPU EIR Parks Comments 1994
- Laguna Grande-Roberts Lake DEIR 1986
- Laguna Grande-Roberts Lake LCP WMERP 1983
- Laguna Grande-Roberts Lake MMRP 1988

LAGUNA GRANDE SUBAREA

Introduction

Laguna Grande is one of four subareas contained within the coastal zone area. This chapter provides a discussion of the existing conditions, current environmental issues, and a bulleted outline of what can be done to protect, revitalize, and enhance the Laguna Grande Subarea.



Laguna Grande Subarea

Existing Conditions

Natural Habitat Resources

Laguna Grande is located directly across from Seaside's City Hall. It is bordered on the west by visitor-serving commercial and to the north by public institutional land uses (e.g., the Embassy Suites to the west and City Hall to the north). The subarea is bordered on the south by a single-family residential area and on the east side by Fremont Boulevard, a main arterial which serves the City of Monterey, City of Seaside, and City of Del Rey Oaks.

Riparian vegetation exists along the shorelines of Laguna Grande and predominantly consists of deciduous trees with a thick understory of shrubs and herbaceous growth. The shorelines of Laguna Grande are dominated by cattails and tule growth. Freshwater marsh areas cover approximately 6.8 acres in Laguna Grande. Riparian habitat is considered a high value habitat for wildlife.

Mixed woodland habitat within the Laguna Grande Subarea occurs along sloped embankments between the coastal oak woodland and riparian habitats. Coast live oak is the only species that occurs within the coastal oak woodland area.

Maintained lawns, non-native trees and shrubs, picnic tables, and playground structures occupy the interior area of the Laguna Grande Subarea. Trees have been planted along pedestrian trails to provide shade during summer use and are regularly pruned and maintained. The interior area of the subarea reflects typical residential park environments that are found in most cities across America.

The southeast side of Laguna Grande is a mixed riparian and woodland area consisting of coast live oak and dried-up tule growth and cattails along the Canyon Del Rey Creek path entering the subarea. This mixed corridor roughly continues southward along Canyon Del Rey Boulevard until its intersection with Fremont Boulevard, at which point water flow is directed underground below the Safeway supermarket directly south of the study area. Riparian woodland occurs primarily in the southern portion of the subarea, with scattered occurrences surrounding Roberts Lake and Laguna Grande.



Children's playground; an example of a park improvement located in the Laguna Grande subarea



Pedestrian trail winding along Canyon Del Rey Creek as it flows into the Laguna Grande subarea

Pedestrian trails bisect the subarea's habitat communities and are subjected to ongoing disturbances (e.g., trail maintenance, public usage, and groundskeeping). Park improvement areas (e.g., picnic tables, playgrounds, and restrooms) are also subject to ongoing disturbances. These trails and park improvements are considered ruderal habitat, a habitat that is constantly disturbed and supports a diverse weedy flora, primarily of nonnative herbs and grasses.

This subarea represents the first major stop on the seaward journey of Canyon Del Rey Creek. As the water from Canyon Del Rey Creek flows into Laguna Grande, it slows and allows sediments and pollutants to fall out of suspension. This process of depositing sediments into Laguna Grande has caused the lake bottom to become an anaerobic environment which hinders fish life and wildlife that depend on a healthy habitat.

Visual Resources

The City of Seaside is centrally located along the Monterey Bay. This unique location provides magnificent views of the Pacific Ocean's open water, bay beaches and coastline, coastal dunes, and the city lights of Monterey. Other significant visual features within Seaside's coastal zone include natural features such as Laguna Grande and Roberts Lake.

From Highway 1, one can view Roberts Lake and Laguna Grande to the east and the Beach Subarea and Monterey Bay to the west. Views from Highway 1 allow passersby to experience Roberts Lake, Laguna Grande, the Beach Subarea, and Monterey Bay as a unique ecological system.



View of Laguna Grande from Canyon Del Rey Boulevard

Water Resources/Quality

The water of Laguna Grande is significantly polluted for several reasons:

- Laguna Grande is significantly polluted due to sedimentation and pollutants carried to it by Canyon Del Rey Creek.
- Laguna Grande's water quality suffers from siltation, high nutrient levels, low dissolved oxygen, algae blooms, and fish kills. Major sources of pollution have been found to be originating from urban runoff, erosion in the watershed, windblown sand from unstabilized sand dunes, and nutrient input from waterfowl.
- Extensive tule growth in Laguna Grande contributes nitrogen to the water, adding to pollution problems.

Natural Hazards

Natural hazards of the surrounding area include earthquakes, flooding, and impacts from sea level rise.

- Laguna Grande lies within a flood zone. A 100-year storm could raise the water level of Laguna Grande from 8 feet to 12 feet above sea level. At that water level, most of the park would be inundated.
- The Chupines Fault runs along Canyon Del Rey Creek and continues through Laguna Grande and Roberts Lake. The Seaside Fault is located about 500 feet north of the Coastal Zone. These two faults are the closest and are classified as potentially active. However, the potential for fault rupture within the coastal zone is less than significant.

- The expected peak horizontal acceleration generated by any of the seismic sources potentially affecting the coastal zone have been estimated by the Seaside Local Hazard Mitigation Plan to occur between 0.61 to 0.70 gravity. This level of ground shaking in the coastal zone is a potentially significant hazard.
- Coastal zone topography is very gently sloping; a slump, located at the northwest corner of the southern portion of Laguna Grande, was reported after the 1989 Loma Prieta Earthquake, which could have been caused by liquefaction. Risk of lateral spreading is considered to be potentially significant.
- According to the Seaside Local Hazard Mitigation Plan, the entire coastal zone is within the Tsunami Evacuation Zone. In the event a tsunami does occur, the Laguna Grande Subarea would be inundated.
- As the effects of global warming continue to impact global climate, the Pacific Ocean is expected to rise, which would create the potential for sea level rise impacts to occur within the Laguna Grande Subarea.

Public Access

- Laguna Grande has a dedicated visitor parking lot which parallels Canyon Del Rey Boulevard.
- Trail access from Del Monte Boulevard (via the Monterey Bay Coastal Recreational Trail) is available.
- The public may also access the subarea via Fremont Boulevard.

Recreation

Primary use of the Laguna Grande Subarea is as a park and recreation open space resource. Several park improvements have been made to further support this function.

- Laguna Grande recreational activities include walking, bird watching, and picnicking, along with a playground area for neighborhood children.
- Laguna Grande is often used as local festival grounds.

Land Use

- Revisions to the coastal zone boundary have resulted in the retention of areas located within 125 feet of the

shoreline of Laguna Grande and within 100 feet of the channel connecting Laguna Grande to Roberts Lake. Much of this land is presently vacant. City of Seaside redevelopment plans show this area to be used primarily for visitor-serving commercial uses.

Development

Development of the Laguna Grande Subarea is limited to development of parks and open space and visitor serving commercial development. The City's primary sites for new development within the Laguna Grande Subarea consist of the following:

- A City owned, vacant, 0.32 acre parcel located on the south side of Canyon Del Rey Boulevard. The parcel is bordered by the parking lot for Laguna Grande Park and the existing Restaurant site (Chili's) located at 1359 Canyon Del Rey Boulevard to the north-northwest; Canyon Del Rey Boulevard and residential land uses to the north-northeast, Laguna Grande Park to east-northeast, and Laguna Grande Lake and recreation trail to the south-southeast-southwest. The parcel is relatively flat and is covered by bare ground and some ruderal vegetation. The parcel is designated for Visitor-Serving commercial land uses, which would allow the development of a new restaurant, interpretive learning center, office use, or an active recreational site for the expansion of the Laguna Grande Regional Park.
- A City owned, vacant, 2.28 acre parcel located on the southeast side of Del Monte Boulevard at 1350 Del Monte Boulevard. The parcel is bordered by Laguna Grande Lake to the southeast, the channel connecting Roberts Lake with Laguna Grande Lake and an existing hotel (Holiday Inn) to the east-northeast, Del Monte Boulevard and Roberts Lake to the north-northwest, and the Seaside-Monterey city limit line, on the other side of which is a hardware store and residential neighborhoods lies to south-southwest. The proposed project site is relatively flat and is covered primarily with bare ground and ruderal vegetation that slopes gently toward Laguna Grande Lake along the east and south sides. The parcel is designated for Visitor-Serving commercial land uses and is the largest

vacant developable parcel within the Laguna Grande Subarea. The project site has been targeted by the City for the development of a hotel or restaurant type of land use.

Current Issues of Laguna Grande

Laguna Grande is a coastal resource which possesses both habitat and recreational value of both local and statewide significance. The current environmental issues affecting the subarea are:

- Water quality of the lake
- Sedimentation control
- Pollution from urban runoff
- Tule growth
- Sea level rise

Protection, Revitalization, and Enhancement Measures for Laguna Grande

Recommendations

Please see the policies and implementation strategies contained within **Chapter 3 – Laguna Grande Subarea** of **Section I** of this document for detailed actions on protecting, revitalizing, and enhancing Laguna Grande.

ROBERTS LAKE SUBAREA

Introduction

This chapter provides a discussion of the existing conditions, current environmental issues, and a bulleted outline of what can be done to protect, revitalize, and enhance the Roberts Lake Subarea.



Roberts Lake Subarea

Existing Conditions

Natural Habitat Resources



Bulrush and European reed along the shoreline

The emergent wetlands within the Roberts Lake Subarea consist of bulrush and common cattails as well as the invasive giant European reed along the shoreline. Riparian vegetation also exists along the shoreline and consists of deciduous trees with a thick understory of shrubs, herbaceous growth, and fallen tree limbs. Freshwater marsh areas cover approximately 1.5 acres of Roberts Lake. Together with the freshwater marsh of Laguna Grande, a complex wetland habitat that is rich in wildlife is formed.

Shade trees, shrubs, maintained lawns, and picnic tables line the perimeter of Roberts Lake, which mimics typical residential park environments.

The pedestrian trail system that encircles Roberts Lake and the park improvements (e.g., picnic tables and landscaping) are subjected to ongoing disturbances (e.g., trail maintenance, public usage, and groundskeeping). These trails and park improvements are considered ruderal habitat, a habitat that supports a diverse weedy flora, primarily of nonnative herbs and grasses.



View of Roberts Lake looking east

Roberts Lake Subarea is the second to last stop of the seaward journey of Canyon Del Rey Creek. By the time water flow has reached Roberts Lake, it has picked up and carried with it large amounts of sediment and pollutants and has deposited them on the lake bottom of Laguna Grande; however, fine sediments are carried into Roberts Lake. As the flow of water lessens, these fine sediments are deposited on the lake bottom and create an anaerobic environment which hinders fish life and wildlife that depend on a healthy habitat.

Visual Resources



View of Roberts Lake from visitor parking lot

From Highway 1, visitors to Seaside can view Roberts Lake to the east as they travel to the City of Monterey. These views from Highway 1 allow visitors to the Monterey Bay area to experience Roberts Lake as an integral part of the Monterey Bay ecological system.

Water Resources/Quality

The water of Roberts Lake is significantly polluted for several reasons:

- Roberts Lake is significantly polluted due to sedimentation and pollutants carried to it by Canyon Del Rey Creek.
- Roberts Lake's water quality suffers from siltation, high nutrient level content, low dissolved oxygen, algae blooms, and fish kills. Major pollution sources have been found to be originating from urban runoff, erosion in the watershed, windblown sand from unstabilized sand dunes, and nutrient input from waterfowl.
- Extensive tule growth in Roberts Lake also contributes to nitrogen levels found in the water, further compounding pollution problems.

Natural Hazards

Natural hazards of the surrounding area include earthquakes, impacts from sea level rise, and flooding.

- The Chupines Fault runs along Canyon Del Rey Creek through Laguna Grande and Roberts Lake. The potential for fault rupture within the coastal zone is less than significant.
- The expected peak horizontal acceleration generated by any of the seismic sources potentially affecting the coastal zone have been estimated by the 2005 Seaside Local Hazard Mitigation Plan to occur between 0.61 to 0.70 gravity. This level of ground shaking in the coastal zone is a potentially significant hazard.
- Roberts Lake lies within a flood zone. A 100-year storm could raise the water level of Roberts Lake from 8 feet to 12 feet above sea level. At that water level, most of the park would be inundated.
- The Coastal Zone topography is very gently sloping. Risk of lateral spreading within the coastal zone is considered to be potentially significant.
- According to the Seaside Local Hazard Mitigation Plan, the entire coastal zone is within the Tsunami Evacuation Zone. In the event a tsunami does occur, Roberts Lake would be completely inundated.
- As the effects of global warming continue to impact global climate, the Pacific Ocean is expected to rise, which would create the potential for sea level rise impacts to occur within the Roberts Lake Subarea.

Public Access

- There are two public parking areas for 14 vehicles near the northwestern shore.
- Trail access to Roberts Lake and the Beach Subarea is available from Canyon Del Rey Boulevard as well as from the Monterey Bay Coastal Recreational Trail.

Recreation

- Bird watching is a popular activity at the lake.
- Picnic tables are available to visitors.
- The Roberts Lake trail system connects to the Monterey Bay Coastal Recreational Trail system.

Land Use

- Roberts Lake lies in both the City of Monterey and the City of Seaside. The parcels between Roberts Avenue and Highway 1 are in the City of Monterey and consist of dune scrub habitat. A parcel located on the southeastern shore of Roberts Lake is privately owned and currently contains a storage shed that is surrounded by a fence. The City of Seaside owns in fee title all of the area between the Southern Pacific Railroad right-of-way and Roberts Avenue.
- Revisions to the coastal zone boundary have resulted in the retention of areas located within 125 feet of the shoreline of Laguna Grande and within 100 feet of the channel connecting Laguna Grande to Roberts Lake.

Development

- At the time of this document, there were no plans for development to occur near or on Roberts Lake.

Current Issues of Roberts Lake

Roberts Lake is a coastal resource which possesses both habitat and recreational value of both local and statewide significance. Current environmental issues of Roberts Lake include:

- Water quality of the lake
- Sedimentation control
- Pollution from runoff
- Sea level rise

Protection, Revitalization, and Enhancement Measures for Roberts Lake Recommendations

Please see the policies and implementation strategies contained within **Chapter 4 – Roberts Lake Subarea** in **Section I** of this document for detailed actions on protecting, revitalizing, and enhancing Roberts Lake.



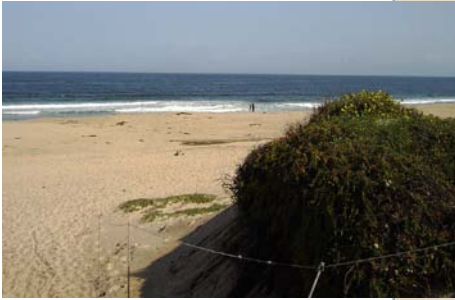
BEACH SUBAREA

Introduction

This chapter provides a discussion of the existing conditions, current environmental issues, and a bulleted outline of what can be done to protect, revitalize, and enhance the Beach Subarea.



Beach Subarea



View of Monterey Bay and the Pacific Ocean

Existing Conditions

Natural Habitat Resources

The predominant habitat of the Beach Subarea is coastal dune scrub which consists of the tidal zone and the sandy upland area. The Beach Subarea contains numerous high dunes covered with a combination of beach grass, low shrubs, and other low-lying vegetation. The coastal dune scrub habitat occurs along ridges and hillsides and includes patchy ocean-side cover of shrubs and grassland.

Within Monterey State Beach (California State Park land), there is an area of sand dune habitat that has been restored to allow typical native sand dune species to thrive. Much of the dunes to the east of the Beach Subarea have been designated as sensitive habitat because of the likelihood that sensitive or endangered species may use this habitat as their nesting grounds.

The visitor parking lot, the Monterey Bay Coastal Recreational Trail, and Sand Dunes Drive make up what is called ruderal habitat. Ruderal habitat consists of habitat that occurs in areas of disturbance such as along roadsides, trails, and parking lots. Ruderal habitat supports a diverse array of weedy flora, primarily of nonnative herbs and grasses.

Visual Resources

Magnificent views of the Pacific Ocean's open water, the Central Coast of California, coastal dunes, and the city lights of Monterey can be enjoyed from the Beach Subarea. The City of Seaside enjoys many coastal views throughout its coastal zone.



View of the City of Monterey from the Beach subarea looking south



View of the Central Coast looking north

From Highway 1, looking west, visitors can view the City of Monterey, the Monterey Bay, and the Pacific Ocean. Views from Highway 1 allow passersby to experience the diversity of habitat that exists on the Monterey Bay Peninsula. Roberts Lake, Laguna Grande, the Beach Subarea, and Monterey Bay can be viewed as a complete ecological system.

Natural Hazards

Natural hazards of the surrounding area include earthquakes, flooding, and impacts from sea level rise.

- The Chupines Fault runs along Canyon Del Rey Creek and continues through Laguna Grande and Roberts Lake. However, the potential for fault rupture within the coastal zone is less than significant.
- The expected peak horizontal acceleration generated by any of the seismic sources potentially affecting the coastal zone have been estimated by the 2005 Seaside Local Hazard Mitigation Plan to occur between 0.61 to 0.70 gravity. This level of ground shaking in the coastal zone is a potentially significant hazard.
- The Beach Subarea lies within a flood zone. A 100-year storm could inundate the subarea.
- Coastal zone topography is very gently sloping. Risk of lateral spreading and liquefaction is considered to be potentially significant.
- The Beach Subarea abuts the Pacific Ocean. According to the Seaside Local Hazard Mitigation Plan, the entire coastal zone is within the Tsunami Evacuation Zone. The Beach Subarea would be the hardest hit subarea and would be completely inundated in the event a tsunami occurs.
- As the effects of global warming continue to impact global climate, the Pacific Ocean is expected to rise, which creates the potential for sea level rise impacts to occur within the Beach Subarea.

Public Access

The Beach Subarea has a range of existing access points that provide unique opportunities for both local residents and visitors to enjoy.

- Public access presently exists to and along the shoreline in the Beach Subarea. The City of Seaside owns an easement that is the extension of Canyon Del Rey Boulevard. Visitor parking exists as a dedicated parking lot abutting the entrance to the Beach Subarea at the end of Canyon Del Rey Boulevard.
- The Monterey Bay Coastal Recreational Trail passes through the Beach Subarea, providing visitors access to the entire Central Coast.
- The Beach Subarea connects to the Roberts Lake and Laguna Grande subareas via the Monterey Bay Coastal Recreational Trail, allowing visitors to experience the complete dynamic of a wetland habitat community.

Recreation

The Beach Subarea consists of a section of 500 linear feet of Del Monte Beach, which extends in its entirety approximately 3 miles from Wharf No. 2 in Monterey through Seaside and Sand City on to Fort Ord Dunes State Park.

- Recreational activities in the Beach Subarea include walking, jogging, surf fishing, and surfing.
- Local residents take advantage of the incoming sea breeze to fly their kites during the summer season.
- The Beach Subarea is an excellent spot to view the sunset along the Pacific Ocean.

Land Use

The Beach Subarea lies entirely in the City of Seaside and is somewhat isolated from the rest of Seaside by Highway 1. Land within the Beach Subarea is designated as Coastal Parks and Open Space (CPOS) and Coastal Transportation Corridor (CTC),

- Most of the Beach Subarea is owned and maintained by the State Parks.
- There are no developable private parcels located within the Beach Subarea.

Development

- There are no developable parcels located within the Beach Subarea.

Current Issues of the Beach Subarea

The Beach Subarea is a coastal resource that possesses habitat and recreational value of both local and statewide significance. Current environmental issues include:

- Erosion control
- Pollution from urban runoff
- Sea level rise

Protection, Revitalization, and Enhancement measures for the Beach Subarea

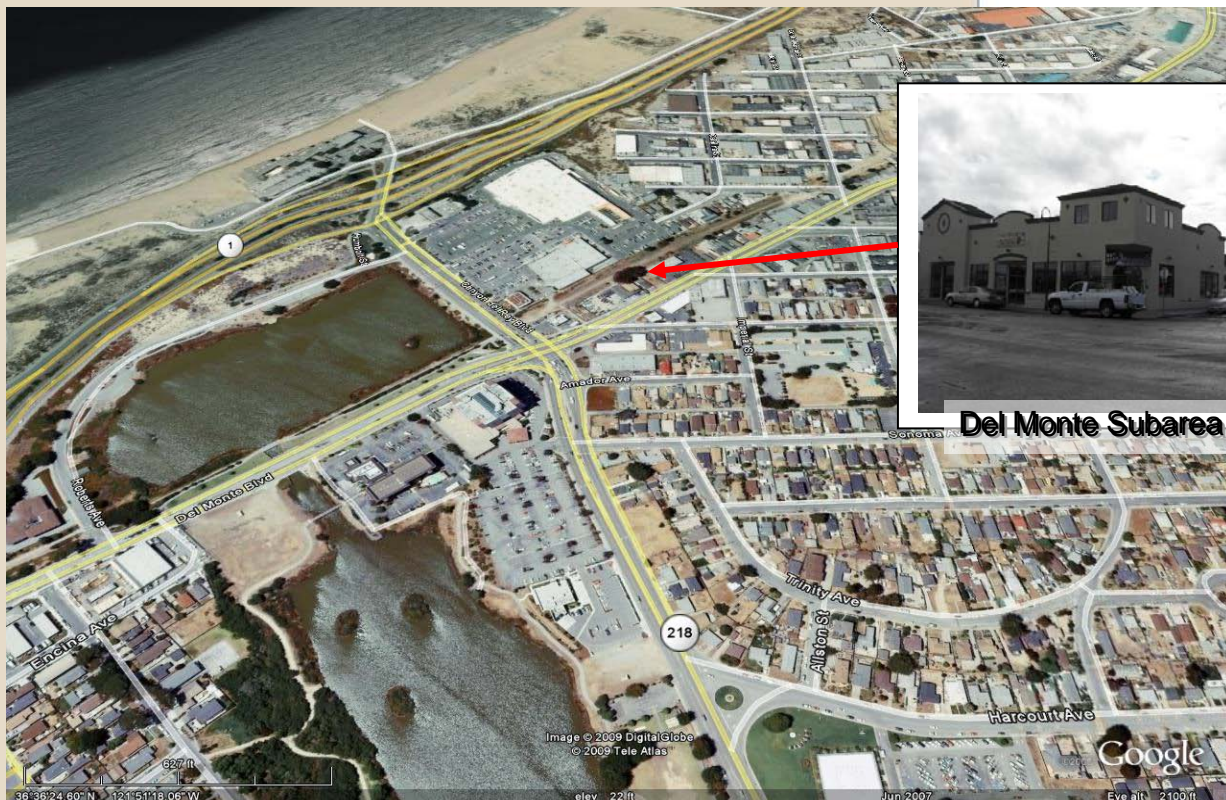
Recommendations

Please see the policies and implementation strategies contained within **Chapter 5 – Beach Subarea** of **Section I** of this document for detailed actions on protecting, revitalizing, and enhancing the Beach Subarea.

DEL MONTE SUBAREA

Introduction

This chapter provides a discussion of the existing conditions and a bulleted outline of what is being done to redevelop the Del Monte Subarea.



Existing Conditions

Natural Habitat Resources

The Del Monte Subarea is located in the southwestern portion of the city, immediately south of the Seaside Auto Mall. Developed areas such as residences and commercial buildings are predominant within the Del Monte Subarea. There are a few vacant parcels which provide small pockets of habitat for degraded coast live oak woodland and/or ruderal grassland communities.

Most of the Del Monte Subarea is of ruderal habitat which exists along roadsides, trails, parking lots, vacant lots, etc. Much of the ruderal habitat in the Del Monte Subarea supports weeds and grasses. Many of the homes and some of the businesses have been landscaped with shrubs and trees.



*Intersection of Del Monte Boulevard
and West Broadway Avenue*

Visual Resources

- Views of the surrounding hills and of Monterey Bay can and will most likely be seen at the height limit established herein and by the West Broadway Urban Village Specific Plan.
- Views of Roberts Lake and Laguna Grande and the dunes to the south can be seen from several locations along Del Monte Boulevard and Canyon Del Rey Boulevard.

Natural Hazards

Natural hazards of the surrounding area include earthquakes, impacts from sea level rise, and flooding.

- The Chupines Fault runs along Canyon Del Rey Creek and continues through Laguna Grande and Roberts Lake. The Seaside Fault is located about 500 feet north of the Coastal Zone. These two faults are the closest and are classified as potentially active. However, the potential for fault rupture within the coastal zone is less than significant.
- The expected peak horizontal acceleration generated by any of the seismic sources potentially affecting the coastal zone have been estimated by the Seaside Local Hazard Mitigation Plan to occur between 0.61 to 0.70 gravity. This level of ground shaking in the coastal zone is a potentially significant hazard.

- Coastal zone topography is very gently sloping. Risk of lateral spreading or liquefaction is considered to be potentially significant.
- The coastal zone's Beach Subarea abuts the Pacific Ocean and the Del Monte Subarea is approximately 2,000 to 3,000 feet from the shoreline. According to the Seaside Local Hazard Mitigation Plan, the entire coastal zone is within the Tsunami Evacuation Zone. In the event a tsunami occurs, minimal to major damage to the commercial buildings located within the Del Monte Subarea may occur, depending on the size of the tsunami and the speed it travels.
- Laguna Grande and Roberts Lake also lie within a flood zone. A 100-year storm could raise the water level of Laguna Grande from 8 feet to 12 feet above sea level. The Del Monte Subarea is not located within a flood zone area.

Public Access

- Trail access to the Roberts Lake, Laguna Grande, and Beach subareas is available along the southern segment of Del Monte Boulevard and along the entire length of Canyon Del Rey Boulevard.
- Highway 1 separates the Del Monte Subarea from Monterey Bay.
- The Southern Pacific Railroad right-of-way is to become the future location of a multimodal transit hub which will improve connectivity between the Monterey Bay and surrounding communities.

Recreation

- Roberts Lakes and Laguna Grande are to the southwest of the Del Monte Subarea and offer picnic tables, walking, a playground for neighborhood children, and bird watching activities.
- The Monterey Bay Coastal Recreational Trail is also located to the southwest of the Del Monte Subarea and allows for cyclists and walkers to access the rest of the Monterey Bay.

Land Use

Existing land uses within the Del Monte Subarea include mixed use buildings along Del Monte Boulevard, a regional shopping

center, the railroad right-of-way, and heavy commercial near the railroad right-of-way and Sand City boundary. The General Plan (including the West Broadway Urban Village Specific Plan) allows for the following land uses:

- Regional Commercial (CRG): Regional Commercial uses are defined as large scale commercial development with retail, entertainment, and/or service uses of a scale and function to serve a regional market. These uses are allowed where existing regional commercial uses are developed within the coastal zone. Permitted regional commercial uses include general, grocery, and outdoor retail; shopping center; health and fitness facilities; and restaurants with table service. The maximum FAR is 1.0:1.
- Heavy Commercial (CH): Heavy Commercial uses are intended for subregional commercial activities such as auto and truck repair, contractor yards, warehousing, and light manufacturing. These uses are permitted where existing heavy commercial uses are developed within the coastal zone (i.e. near railroad right-of-way adjacent to Sand City boundary).
- Coastal Mixed Use/West Broadway Urban Village Specific Plan (CMX/WBUVSP): Seaside has developed a Mixed Use category as a way to promote pedestrian- and transit-oriented activity centers that have a mixture of residential, commercial, office, and civic uses. This designation is appropriate in the Del Monte Subarea to be consistent and compatible with the West Broadway Urban Village Specific Plan (WBUVSP). Applicable Development Standards and Design Guidelines from the WBUVSP have been included in **Appendix C** of the LCP. The City may consider identification and development of transit parking or transit-supporting uses as a component of mixed use within the coastal zone. This category is intended to accommodate a well-integrated mix of high-intensity residential, commercial, office, and civic uses. Housing densities range from 30 to 60 dwelling units per gross acre. Under this designation, residential and commercial uses may be developed on the same parcel (e.g., residential above commercial).
- Coastal Transportation Corridor (CTC): The City of Seaside shall maintain the State Highway One right-of-way

and the former Southern Pacific Railroad right-of-way as essential public transportation corridors. Principal permitted uses of the corridors are for motorized and non-motorized forms of transportation. The former Southern Pacific Railroad right-of-way shall be reserved for possible light rail, bus rapid transit route, or other non-motorized forms of transportation including pedestrian and/or bicycle paths.

Development

Development of the Del Monte Subarea is limited to redevelopment of existing regional commercial and heavy commercial uses, and the mixed use area that is subject to the West Broadway Urban Village Specific Plan. The purpose of the Specific Plan is to redevelop, revitalize, and enhance the economic, social, cultural, and recreational fabric of Del Monte Boulevard and West Broadway Avenue.

Current Issues of the Del Monte Subarea

The Del Monte Subarea does not possess any coastal resources of significance. However, this subarea provides redevelopment opportunities that may include future development of a multi-modal transit station; therefore, linkages between existing recreation trails and potential transit site are an important issue. Current environmental issues include:

- Erosion control
- Pollution from urban runoff
- Flooding
- Sea level rise

Protection, Revitalization, and Enhancement Measures for the Del Monte Subarea

Recommendations

Please see the policies and implementation strategies contained within **Chapter 6 – Del Monte Subarea** of **Section I** of this document for detailed actions on protecting, revitalizing, and enhancing the Del Monte Subarea.

