



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, February 13, 2019
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

John Owens	Chair
Michael Spalletta	Vice Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Michael Spalletta	Commissioner
Vacant	Commissioner

3. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. **PUBLIC COMMENT**

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. **APPROVAL OF MINUTES**

A. **JANUARY 23, 2019**

6. **BUSINESS ITEMS**

A. COASTAL DEVELOPMENT PERMIT APPLICATION NO. CDP-19-01. CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, IS REQUEST APPROVAL OF A COASTAL DEVELOPMENT PERMIT TO ALLOW FOR THE CONSTRUCTION OF IMPROVEMENTS TO THE EXISTING DEL MONTE LIFT STATION LOCATED AT THE SOUTHWEST CORNER OF DEL MONTE BOULEVARD AND CANYON DEL REY BOULEVARD IN THE COASTAL TRANSPORTATION CORRIDOR (CTC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(D) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES.

RECOMMENDATION:

The Purpose of this application is to make a finding that the proposed improvements to an existing public utility will not, under the circumstances of the particular case, result in any detrimental impact on the City's goals and policies of the City of Seaside Local Coastal Plan (LCP).

7. **REPORTS FROM COMMISSIONERS**
8. **REPORTS FROM STAFF**
9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
February 27, 2019
Seaside City Hall
7:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at: <http://cyp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300>
Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, January 23, 2019
7:00 PM

1. **CALL TO ORDER**

Vice Chair Spalletta called the meeting to order at 7:00 PM.

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

PLANNING COMMISSION

Present: Ross, Dodson, Spalletta, La Mica, Kispersky

ABSENT: Evans, Owens

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

Vice Chair Spalletta invited comments from the public and had no requests to speak.

5. **APPROVAL OF MINUTES**

A. AUGUST 22, 2018, DECEMBER 17, 2018 AND JANUARY 9, 2019

On motion by Commissioner Keith Dodson and seconded by Commissioner Arlington La Mica and passed by the following vote the Planning Commission Approved the minutes from August 22nd as amended.

RESULT:	Approved
AYES:	John Owens, Denise Ross, Keith Dodson, Arlington La Mica, Michael Spalletta, Dave Evans, Alissa Kispersky
NOES:	None
ABSTAINED:	Keith Dodson

On motion by Commissioner Arlington La Mica and seconded by Commissioner Denise Ross and passed by the following vote the Planning Commission approved the minutes of December 17th as presented.

RESULT:	Approved
AYES:	John Owens, Denise Ross, Keith Dodson, Arlington La Mica, Michael Spalletta, Dave Evans, Alissa Kispersky
NOES:	None
ABSTAIN:	Keith Dodson

On motion by Commissioner Arlington La Mica and seconded by Commissioner Denise Ross and passed by the following vote the Planning Commission approved the Minutes of January 9th as amended.

RESULT: **Approved**

AYES: John Owens, Denise Ross, Keith Dodson, Arlington La Mica,
Michael Spalletta, Dave Evans, Alissa Kispersky

NOES: None

6. BUSINESS ITEMS

**A. USE PERMIT APPLICATION 18-08: Early Development Services, Inc.
(applicant/property owner: Shannan Watkins), is requesting the approval of a Use Permit for the conversion of, and second-story addition to, an existing commercial building permitted for a child day care center for up to a maximum of 60 (sixty) students and the expansion of two employee housing units located at 1272-1284 Broadway Avenue in the Commercial Mixed Use zone (CMX).**

Planner Beth Rocha explained the proposal for the conversion of a second story addition to the existing commercial facility which would increase the square footage of the facility by 24.9%. He confirmed that the existing use of the facility as a day care would remain the same and no changes are requested to the operating permit. The intent is to modify the facility to add two workforce housing units to be able to provide affordable employee housing and expand the office space on the second floor. Shannan Watkins, the applicant detailed the elevations for the building and the hours of operation for the daycare, noting a maximum of 8 staff on site at any time and a maximum of 60 children allowed by the user permit. Parking is already exceeded for the necessary use. Ms. Rocha and the applicant answered questions from the Board.

The Commission questioned what work had been done on the facility, the changes to the stairwell to ensure it does not walk through the play yard. She confirmed that it is ADA compliant and accessible and that they have the necessary water allocation for the expansion.

The Commission spoke in support of the applicant doing their part for affordable and workforce housing. Vice Chair Spalletta invited public comments on the item and had no requests to speak.

On motion by Commissioner Arlington La Mica and seconded by Commissioner Keith Dodson and passed by the following vote the Planning Commission Approved the Use Permit application 18-08 for the second story addition at 1272-1284 Broadway Avenue as presented.

RESULT: **Approved**

AYES: John Owens, Denise Ross, Keith Dodson, Arlington La Mica,
Michael Spalletta, Dave Evans, Alissa Kispersky

NOES: None

7. REPORTS FROM COMMISSIONERS

It was announced that Alissa Kispersky will be advancing to the City Council. The

Commission congratulated her on her appointment.

8. REPORTS FROM STAFF

Staff reported that the bee keeping ordinance was approved unanimously by the City Council and will be effective thirty days after adoption.

9. ADJOURNMENT

Having no further business the meeting was adjourned at 7:26 PM

Respectfully submitted,

Lesley Milton-Rerig, City Clerk

John Owens, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Gloria Stearns, Community Development Manager
Rick Medina, Senior Planner

DATE: February 13, 2019

**SUBJECT: COASTAL DEVELOPMENT PERMIT APPLICATION NO. CDP-19-01.
CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, IS
REQUEST APPROVAL OF A COASTAL DEVELOPMENT PERMIT
TO ALLOW FOR THE CONSTRUCTION OF IMPROVEMENTS TO
THE EXISTING DEL MONTE LIFT STATION LOCATED AT THE
SOUTHWEST CORNER OF DEL MONTE BOULEVARD AND
CANYON DEL REY BOULEVARD IN THE COASTAL
TRANSPORTATION CORRIDOR (CTC) ZONING DISTRICT. THE
PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION
15303(D) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT GUIDELINES.**

PURPOSE & RECOMMENDATION

The Purpose of this application is to make a finding that the proposed improvements to an existing public utility will not, under the circumstances of the particular case, result in any detrimental impact on the City's goals and policies of the City of Seaside Local Coastal Plan (LCP).

BACKGROUND

The existing lift station was installed in the 1950's as part of the Seaside County Sanitation District (SCSD) service area. The purpose of the lift station is to move the flow of the sanitary sewer system from a lower elevation to a higher elevation. The new lift station will serve to improve the reliability of the sewer system and prevent any backup from the sanitary sewer leaching or flowing into the adjacent Laguna Grande Lake and Roberts Lake. Both of these waterways serve to provide the City of Seaside with environmentally sensitive plant and wildlife and connect with the outflow of these lakes into the Monterey Bay Sanctuary.

The project site is within the boundary of the SCSD service area that is provided as Attachment 2 and the City of Seaside Local Coastal boundaries provided as Attachment 3. A location map of the project site is provided as Attachment 4. The adjacent land uses consist of a Starbucks Drive-Thru to the north, the Embassy Suites Hotel to the east, Roberts Lake to the west and

south. Site Photographs are provided as Attachment 5.

Due the project site being located within 100 feet of Roberts Lake, a Coastal Development Permit (CDP) is required. The findings mandated under the City of Seaside Coastal Implementation Plan for the issuance of a CDP are listed under Section 18.03.050.C (Web Link: <https://www.codepublishing.com/CA/Seaside/#!/Seaside18/Seaside1803.html#18.03.050>).

PROJECT DESCRIPTION

Del Monte Lift Station:

- a. Construction of new Pump Bypass Valve Vault, including piping, fittings and valves to complete connection to the existing force main;
- b. Application of a new protective coating system on the interior of the existing wet well;
- c. Providing flow bypassing system including backup pump and standby power, diverting flows influent to the lift station from an existing upstream manhole to the newly constructed pump bypass connection, during the performance of the work at this facility.
- d. Construction of a new permanent engine generator for standby power, and modifications to the existing electrical controls including providing automatic transfer switch for the new engine generator;
- e. Providing of landscape planting and modifications and additions to the site irrigation system and other site restoration work as shown on the Drawings;
- f. Provide traffic control as required and shown on the Drawings to operate the flow bypassing system and ensure public safety.

A landscape plan has been prepared by Rana Creek to screen the new vault and above ground bypass valve from Del Monte Boulevard on the north side. Existing vegetation will sever to screen the above ground standby generator that will be contained within a metal cabinet.

Project plans are provided as Exhibit A to Attachment 1.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 3, Section 15303(d): New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures where only minor modifications are made.

Evidence: The proposed improvements will consist of a concrete pad for the location of a

standby generator and concrete pad for a new Pump Bypass Valve Vault. Proposed improvements will consist of minor above ground improvements which will not involve the removal of sensitive vegetation will be designed to fit within the parameters of the existing lift station area so as to not create any visual impact or environmental impact on the scenic characteristics of the Roberts Lake habitat area.

STAFF ANALYSIS AND FINDINGS

FINDINGS

In accordance with S.M.C. Section 18.03.050 of the Seaside Municipal Code, the following findings can be made concerning the proposed project for the approval of a Coastal Development Permit:

1. The establishment, maintenance, or operation of the use or structure applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the City.

Evidence: The Coastal Development Permit (CDP) is for the installation of an above ground standby generator and bypass vault valve for an existing lift station. The segment of the bypass vault valve proposed under the CDP would be connected to the overall Seaside County Sanitation District (SCSD). The proposed improvements would be located within an area developed with an existing lift station and would not alter or adversely affect the adjoining Roberts Lake open space area to the west or the commercial area to the north and east.

2. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of this Title, and any zoning violations have been resolved, including any abatement costs have been paid.

Evidence: The proposed improvements will be located within an existing public utility use. The placement of public utilities is permitted within the Local Coastal Plan subject to the issuance of a CDP. There are no existing zoning violations.

1. The proposed project conforms to the public access and public recreation policies of the Coastal Act.

Evidence: The proposed improvements will be located within an area that is developed with an existing public utility lift station whereupon the proposed improvements will be added to the site without disturbing the surrounding environmentally sensitive habitat or interfering with any existing access points or planned access points to Roberts Lake or Laguna Grande Lake Regional Park..

2. The proposed development is in conformance with plans, policies, and requirements of

the certified Local Coastal Program Land Use Plan and complies with all regulations of the Certified Implementation Program. Specific findings shall be made with respect to the

1. The proposed development protects vegetation, natural habitats, and natural resources consistent with the LUP.

Evidence: The City of Seaside will require its contractors to employ the use of Best Management Practices to ensure that the construction area for the proposed improvements will not disturb any environmentally sensitive habitat near the water line of Roberts Lake and prevent sediment runoff from stormwater runoff entering either Laguna Grande Lake to the east or Roberts Lake to the west and south.

2. The design, location, size, and operating characteristics of the proposed development is consistent with any applicable design plans and/or area plans incorporated into the LUP.

Evidence: The proposed improvements will be contained within an existing public utility lift station area located at the southwest area of the city. The design of the standby generator and bypass vault valve will not disrupt the existing lift station, the adjoining roadways or adversely affect the environs of Laguna Grande Regional park which adjoins the project site to the west or the environs of Roberts Lake which adjoins the project site to the south and west.

3. The proposed development maintains public access to and along the coast as set forth in the LUP.

Evidence: The location of the proposed improvements will not interfere with the existing crosswalks on Del Monte Boulevard and Canyon Del Rey Boulevard intersection which provides pedestrian and bicycle access to Laguna Grande Regional Park/Roberts Lake and the interior trails/pathways within Laguna Grande Regional Park which connect with public sidewalks on Del Monte Boulevard that have direct connections to the coastal beach areas located within City of Seaside and the City of Monterey.

4. The proposed development is consistent with the LUP goal of providing visitor-serving needs as appropriate.

Evidence: The proposed improvements to the lift station construction will not have any impact on existing or future visitor-serving needs located within the Laguna Grande Regional Park/Roberts Lake boundaries or coastal boundaries located within the City of Seaside and the City of Monterey.

5. The proposed development is consistent with the LUP goal of encouraging coastal dependent and related uses as appropriate.

Evidence: The proposed project is for the implementation of improvements to an existing lift station that would be designed to blend with the scenic characteristics of

the existing vegetative environment of the surrounding Roberts Lake area to ensure that said improvements would not detract from or impede the City's ability to develop uses that encourage the establishment of coastal related uses.

1. The proposed development protects and where feasible enhances costal resources.

Evidence: The proposed improvements for the lift station will be installed using Best Management Practices to ensure that the development area is contained to within the existing arterial roadway and that no runoff from the development will enter into the creek bed of Laguna Grande Regional Park or adversely affect the natural environs of Laguna Grande Regional Park.

ATTACHMENTS

1. Attachment 1 - Draft Resolution-
 2. Attachment 1 - Exhibit A - Plan Details
 3. Attachment 2 - SCSD Map
 4. Attachment 3 - Location Map
 5. Attachment 4 - Coastal Zone Boundary Map
 6. Attachment 5 - Site Photos
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RESOLUTION NO. 19-XX

A RESOLUTION OF THE SEASIDE PLANNING COMMISSION, ADOPTING A COASTAL DEVELOPMENT PERMIT TO ALLOW FOR IMPROVEMENTS TO AN EXISTING SANITARY SEWER LIFT STATION LOCATED AT THE SOUTHWEST OF DEL MONTE BOULEVARD AND CANYON DEL REY BOUKEVARD IN THE COASTAL TRANSPORTATION CORRIDOR (CTC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 1503(D)) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the City of Seaside, applicant and property owner, has applied for a Coastal Development Permit to allow:

1. The installation of a below ground vault with an above ground bubbler on top of the vault and a standby generator to service an existing sanitary sewer lift station.

WHEREAS, the proposed project requires discretionary approval under a Coastal Development Permit (CDP), and it is the responsibility of the Seaside Planning Commission as the representatives of the City to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and the Seaside Local Coastal Program for activities that required a CDP, and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed project at a duly noticed public meeting held on February 13, 2019 and, and

WHEREAS, in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the project is exempt from the California Environmental Quality Act pursuant to Class 4, Section 15303(d).

Evidence: The proposed improvements will consist of a concrete pad for the location of a standby generator and concrete pad for a new Pump Bypass Valve Vault. Proposed improvements will consist of minor above ground improvements which will not involve the removal of sensitive vegetation will be designed to fit within the parameters of the existing lift station area so as to not create any visual impact or environmental impact on the scenic characteristics of the Roberts Lake habitat area.

NOW, THEREFORE, BE IT RESOLVED, that the City Council adopts the following findings for Coastal Development Application No. CDP-19-01:

1. The establishment, maintenance, or operation of the use or structure applied for will not under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the City.

Evidence: The Coastal Development Permit (CDP) is for the installation of an above ground standby generator and bypass vault valve for an existing lift station. The segment of the bypass vault valve proposed under the CDP would be connected to the overall Seaside County Sanitation District (SCSD). The proposed improvements would be located within an area developed with an existing lift station and would not alter or adversely affect the adjoining Roberts Lake open space area to the west or the commercial area to the north and east.

2. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of this Title, and any zoning violations have been resolved, including any abatement costs have been paid.

Evidence: The proposed improvements will be located within an existing public utility use. The placement of public utilities is permitted within the Local Coastal Plan subject to the issuance of a CDP. There are no existing zoning violations.

3. The proposed project conforms to the public access and public recreation policies of the Coastal Act.

Evidence: The proposed improvements will be located within an area that is developed with an existing public utility lift station whereupon the proposed improvements will be added to the site without disturbing the surrounding environmentally sensitive habitat or interfering with any existing access points or planned access points to Roberts Lake or Laguna Grande Lake Regional Park.

4. The proposed development is in conformance with plans, policies, and requirements of the certified Local Coastal Program Land Use Plan and complies with all regulations of the Certified Implementation Program. Specific findings shall be made with respect to the
 - a. The proposed development protects vegetation, natural habitats, and natural resources consistent with the LUP.

Evidence: The City of Seaside will require its contractors to employ the use of Best Management Practices to ensure that the construction area for the proposed improvements will not disturb any environmentally sensitive habitat near the water line of Roberts Lake and prevent sediment runoff from stormwater runoff entering either Laguna Grande Lake to the east or Roberts Lake to the west and south.

- b. The design, location, size, and operating characteristics of the proposed development is consistent with any applicable design plans and/or area plans incorporated into the LUP.

Evidence: The proposed improvements will be contained within an existing public utility lift station area located at the southwest area of the city. The design of the standby

generator and bypass vault valve will not disrupt the existing lift station, the adjoining roadways or adversely affect the environs of Laguna Grande Regional park which adjoins the project site to the west or the environs of Roberts Lake which adjoins the project site to the south and west.

- c. The proposed development maintains public access to and along the coast as set forth in the LUP.

Evidence: The location of the proposed improvements will not interfere with the existing crosswalks on Del Monte Boulevard and Canyon Del Rey Boulevard intersection which provides pedestrian and bicycle access to Laguna Grande Regional Park/Roberts Lake and the interior trails/pathways within Laguna Grande Regional Park which connect with public sidewalks on Del Monte Boulevard that have direct connections to the coastal beach areas located within City of Seaside and the City of Monterey.

- d. The proposed development is consistent with the LUP goal of providing visitor-serving needs as appropriate.

Evidence: The proposed improvements to the lift station construction will not have any impact on existing or future visitor-serving needs located within the Laguna Grande Regional Park/Roberts Lake boundaries or coastal boundaries located within the City of Seaside and the City of Monterey.

- e. The proposed development is consistent with the LUP goal of encouraging coastal dependent and related uses as appropriate.

Evidence: The proposed project is for the implementation of improvements to an existing lift station that would be designed to blend with the scenic characteristics of the existing vegetative environment of the surrounding Roberts Lake area to ensure that said improvements would not detract from or impede the City's ability to develop uses that encourage the establishment of coastal related uses.

- 5. The proposed development protects and where feasible enhances costal resources.

Evidence: The proposed improvements for the lift station will be installed using Best Management Practices to ensure that the development area is contained to within the existing arterial roadway and that no runoff from the development will enter into the creek bed of Laguna Grande Regional Park or adversely affect the natural environs of Laguna Grande Regional Park.

BE IT FURTHER RESOLVED, that the City Council authorizes City staff to process a Coastal Development Permit Application No. CDP-19-01 subject to the following conditions:

Project Specific

Planning:

1. Except as modified by required conditions of approval, plans submitted for Coastal Development Permit approval shall substantially conform to the plans identified as “Roberts Lake Lift Stationh” as approved on February 13, 2019. The project plans are provided as Exhibit “A”.

Standard:

2. This Coastal Development Permit is subject to procedures and requirements of Section 2.7 and Section 3.8 for the implementation of the project improvements, and those related to appeals and revocation in Section 3.12 of Title 18.10 of the Seaside Municipal.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
4. Any proposed future development shall comply with the requirements of the Fire, Planning, Code Enforcement, Building and Public Works Departments.
5. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
6. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
7. This shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced within the required time limit or the City Council has granted an extension of time. In accordance with Section 3.8 of the CIP, the applicant must file request for time extension prior to expiration date of the Coastal Development Permit in order to receive consideration of a one-year time extension by the Commission.
8. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Seaside, State of California, on the 13th of February, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

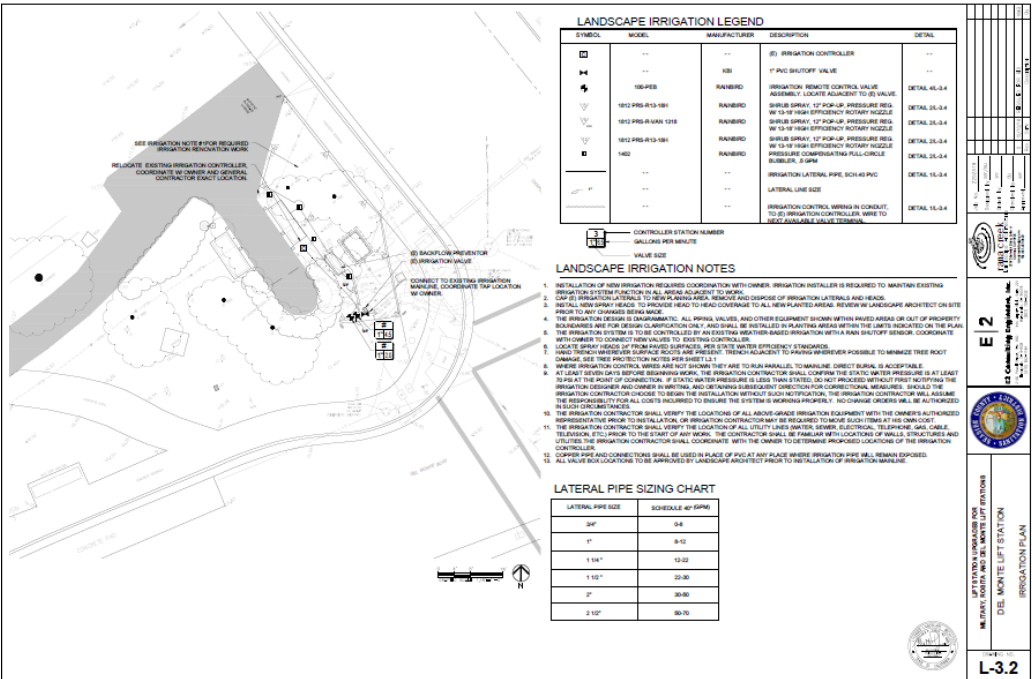
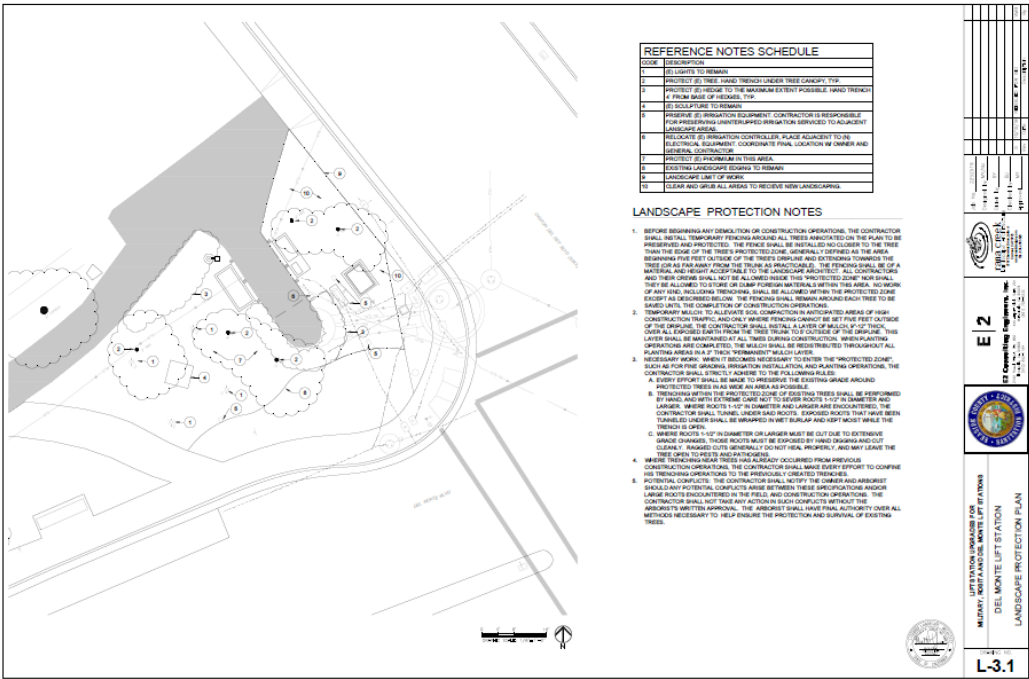
ATTEST:

Lesley Milton, City Clerk

Lift Station and Generator Details

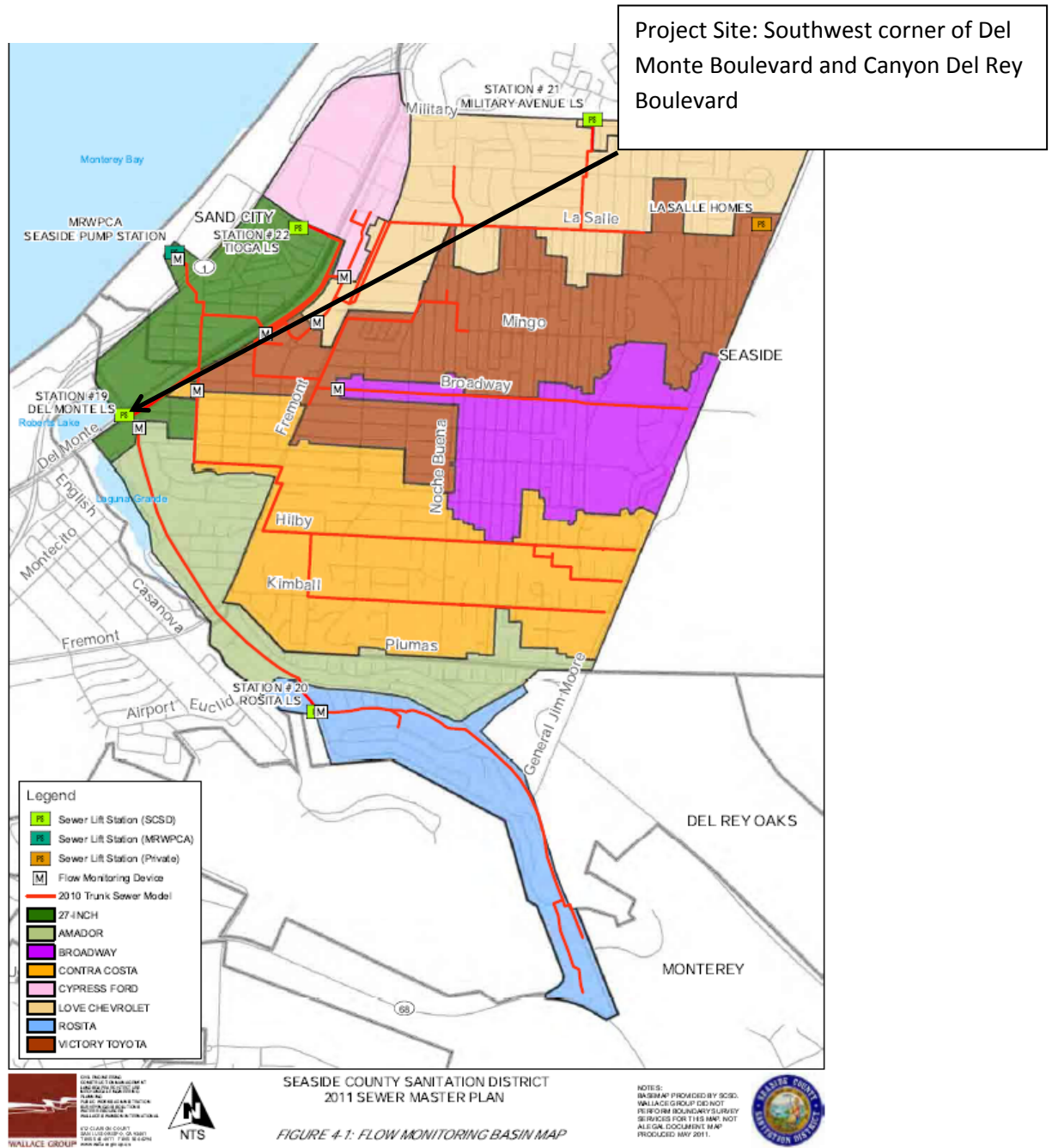


Landscape Details



Attachment 2

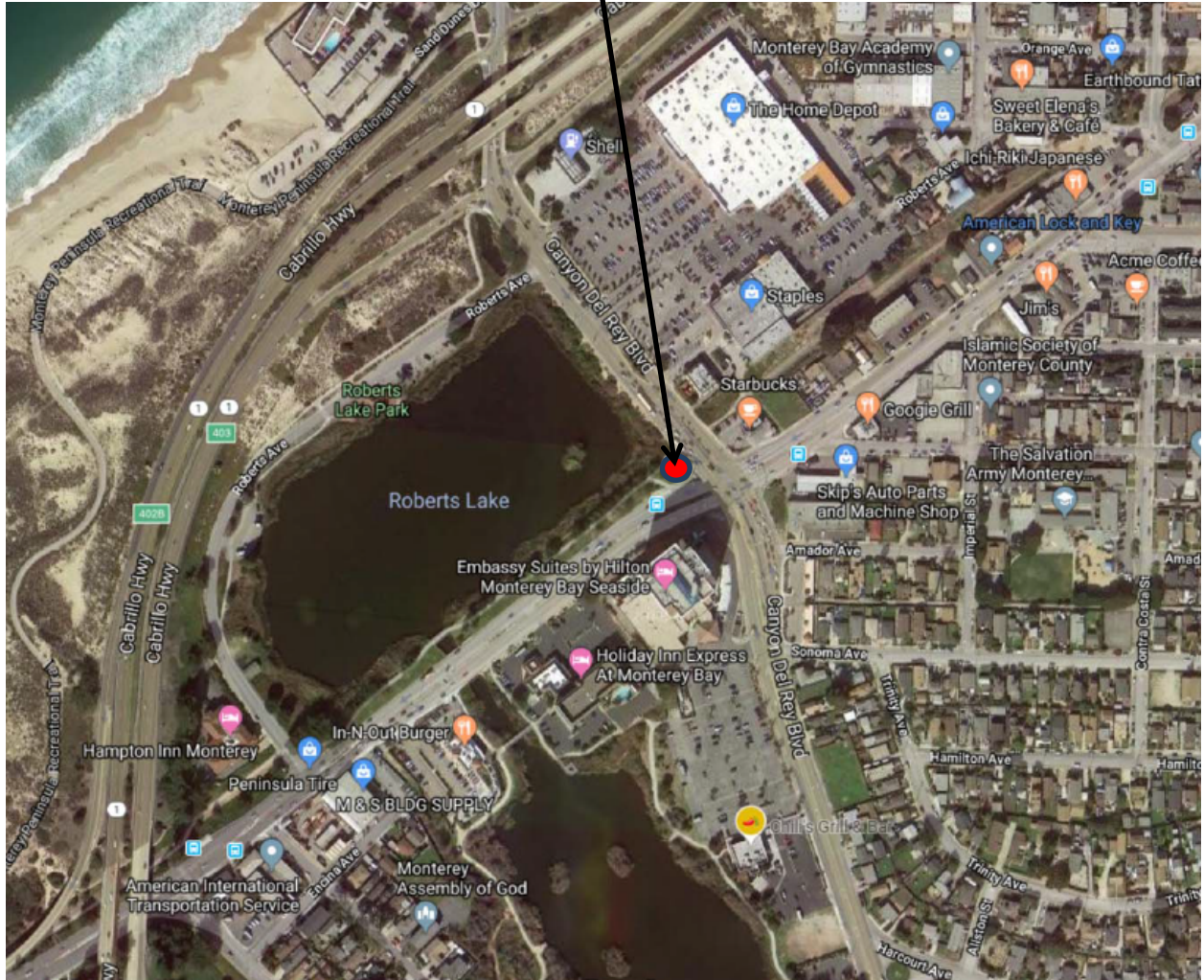
Seaside County Sanitation District Boundary



Attachment 2

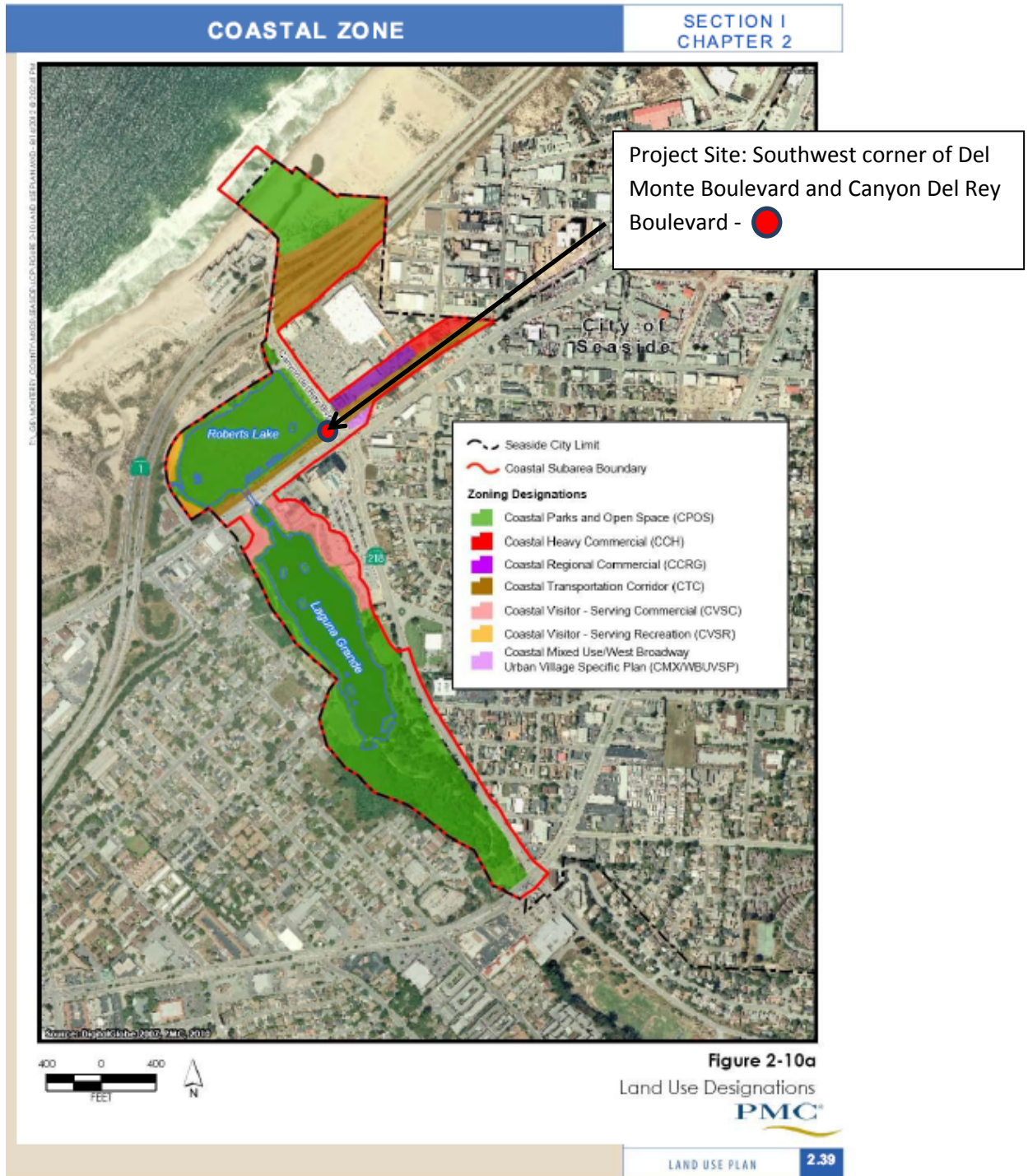
Location Map

Project Site: Southwest corner of Del Monte Boulevard and Canyon Del Rey Boulevard



Attachment 3

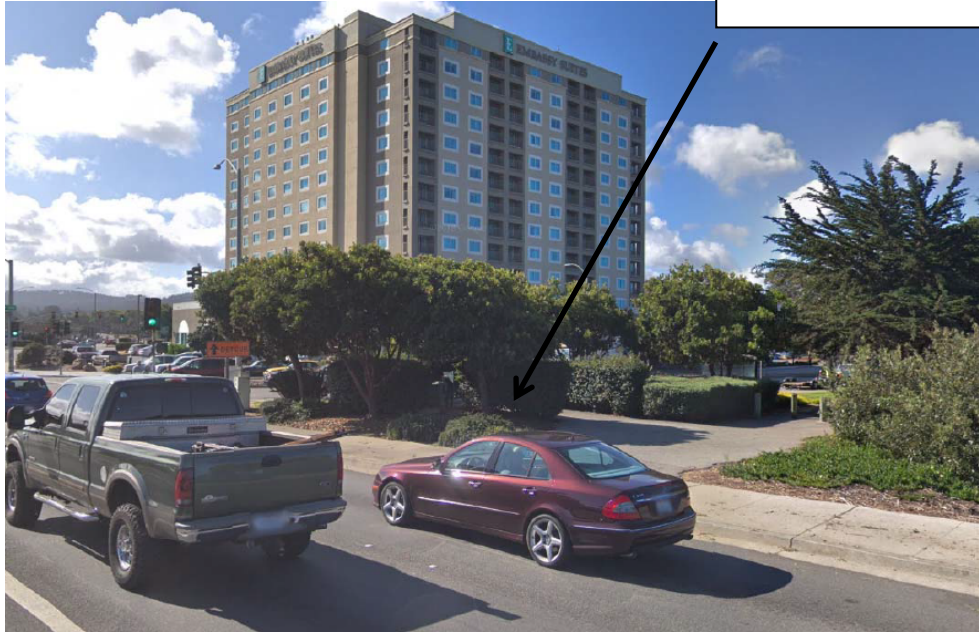
Seaside Coastal Zone Boundary Map



Attachment 5

Site Pictures

Location of below ground vault and
above ground bubbler



View from Canyon Del Rey Boulevard

Location of below ground vault
concealed by Escalonia shrubs and
trees



View from Del Monte Boulevard and Canyon Del Rey Boulevard



Above ground generator located
behind shrubs and trees

View from Del Monte Boulevard