

# LOCAL COASTAL PROGRAM AMENDMENT (SEASP)

## 1.0 Project Description

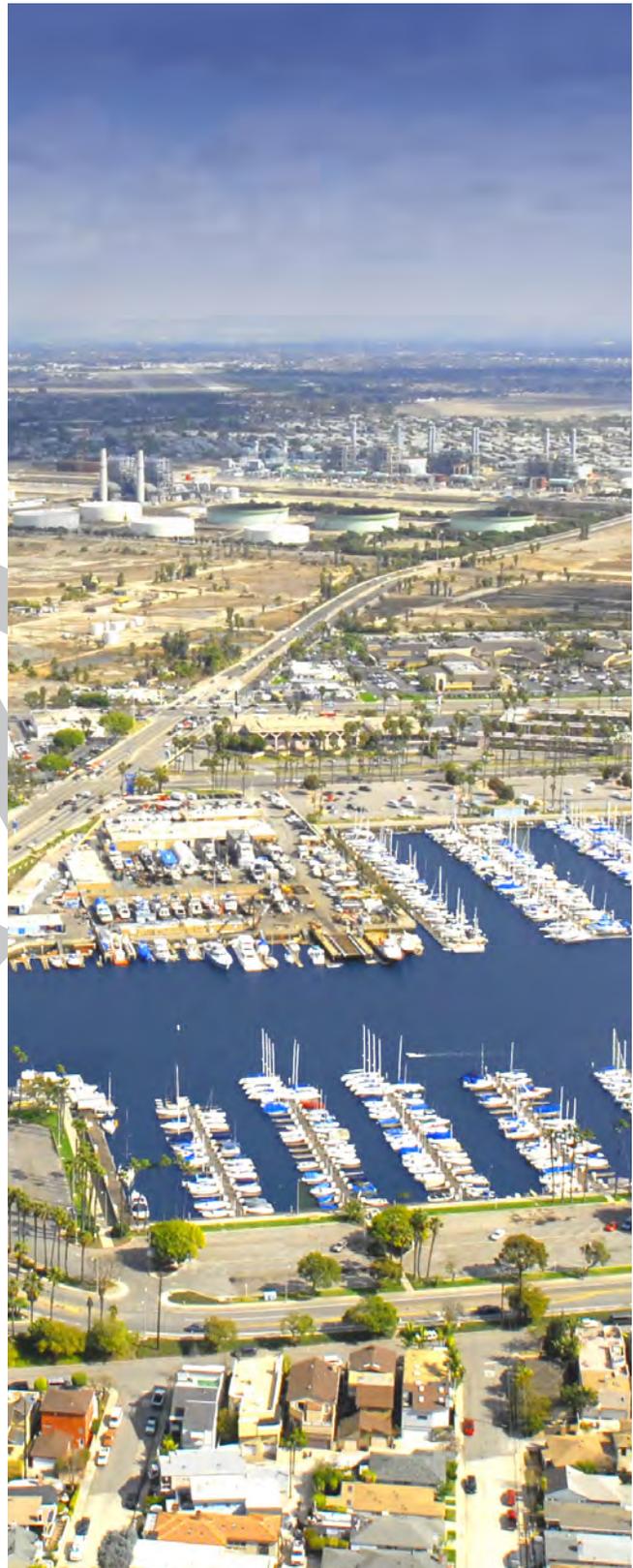
The City of Long Beach (City) is seeking to replace the existing 1,475-acre Planned Development District 1 (PD-1) with a new Specific Plan and conventional zoning on a select few parcels. The new specific plan, the Southeast Area Specific Plan (Specific Plan), provides comprehensive direction for the future land use of a 1,472-acre area in the City of Long Beach and conventional zoning applies to a 9 acre area. The Project area encompasses a total of 1,481-acres.

The SEASP area is comprised of several established neighborhoods and is frequently viewed as one of the last remaining areas of Long Beach that is not entirely built out. It is has approximately 175 acres of undeveloped wetlands and several underutilized properties that are substantial in size, aging, and nearing the end of their useful life in their existing configurations. Residents, property owners, and the City have long recognized the importance of this area to Long Beach and emphasized the need for thoughtful long-term planning.

This Specific Plan replaces Planned Development District 1 (PD-1). Planned Development Districts in the City of Long Beach are special districts that have more comprehensive land use regulations than conventional zoning and are intended to achieve a specific outcome in a geographic area, similar to a Specific Plan. With adoption of the SEASP, PD-1 is rescinded, and land use for the southeast area is regulated either by conventional zoning or the Southeast Areas Specific Plan.

## 1.1 Coastal Zone

The PD-1 project area is partially in the state coastal zone and is therefore required to comply with the provisions of the California Coastal Act (California Public Resources Code, Division 20). The California Coastal Act requires that the City of Long Beach adopt a Local Coastal Program (LCP), which is a basic planning tool used by local governments to guide development in the Coastal Zone. The LCP provides policies regarding public access, recreation, marine



environment, land resources, development, and industrial development. It specifies the appropriate location, type, and scale of new or changed uses of land and water, and includes a land use plan as well as measures to implement the plan. 1,000 acres of the Specific Plan area are in the coastal zone, which includes waterways and right-of-way.

## 1.2 Location

SEASP is in the southeast corner of the City of Long Beach in the County of Los Angeles. It borders the County of Orange to the east and south and the Pacific Ocean to the southwest. The Specific Plan area encompasses 1,472 acres and consists of land south of 7th Street, east of Bellflower Boulevard, east of the Long Beach Marine Stadium and Alamitos Bay docks, south of Colorado Street, and north and west of Long Beach's southern boundary. The Los Cerritos Channel and San Gabriel River run through the area toward the Alamitos Bay and Pacific Ocean. Access to the area is provided by Interstates 405 (I-405) and 605 (I-605) as well as State Route 22 (SR-22)—which terminates as 7th Street in the SEASP area. Pacific Coast Highway (SR-1/PCH) traverses the area from the northwest corner to the southeast corner. 2nd Street, Loynes Drive, and 7th Street all provide east-west connections across the area.

## 1.3 History

The SEASP area has an interesting development history that parallels the growth of Long Beach and regional trends observed throughout southern California. The phases and locations of development reflect a variety of drivers—oil extraction, regional flood control, upward and downward cycles of the real estate market, evolution in energy generation, waterfront recreation, commercial strip development, and increasing demand for residential development.

Most of the built environment in the southeast Area is just over 50 years old and was developed in the latter half of the twentieth century. Aerial photographs from the 1920s reveal an undeveloped waterfront and river outlets. Photographs from the 1930s show petroleum extraction and the introduction of the Southern California Edison power plant, now the AES

Alamitos power plant.

During the 1930s the Long Beach Marine Stadium was created just west of the SEASP planning area. It was the first man-made watercourse built for an Olympic rowing competition. In addition to being used for the 1932 Olympics the Marine Stadium was also used for the 1968, 1976, and 1984 United States Olympic Rowing trials and was the site for an official United States Olympic Training Center. Listed in the California Register of Historic Resources as a Historical Landmark and Point of Historical Interest, it is an important historical feature of the City and connection to the Los Cerritos Channel.

Development began in earnest during the 1960s, when the residential communities of University Park Estates and Belmont Shore Mobile Estates were built. Since the SEADIP Plan had not yet been created the majority of development during this time was approved through special use permits. The 1960s also brought commercial development to 2nd and PCH (the existing SeaPort Marina Hotel).

The 1970s brought residential and commercial development at both ends of PCH. It was during this time that Sim's Pond—which started as a saltwater marsh and became a freshwater depression due to the development of PCH and Loynes—was deemed a biological reserve by the California Coastal Commission. During the 1980s more residential communities were built north of the Los Cerritos Channel. After the boom of the 1980s, there was limited development over the next two decades (1990s through 2000s). Aside from remodels and renovations of existing properties, there have been no major development projects in the SEASP area for the last decade.

## 2.0 Creating a Feasible Plan

Approved in 1977, the Southeast Area Development and Improvement Plan was the first Planned Development district (PD) in the City of Long Beach. Often referred to as SEADIP, the document guided land use and development for this area as it was experiencing a period of rapid growth.

Almost forty years later, the City and the southeast

Long Beach community spent time re-examining the area role of the area and crafting a contemporary vision for the next 50 years. The SEASP is the culmination of two years worth of intensive outreach, analysis, and planning.

The goals and objectives of this plan were developed through an informed process that included preparation of a variety of technical studies and engaging City departments and decision makers, the public and property owners and environmental groups. Input from all participants was carefully considered when crafting the SEASP.

Any jurisdiction that undertakes an initiative involving as much outreach, analysis, and investment of city resources as the SEASP process has, wants to ensure that the resulting document is sustainable and can be implemented.

To create a sustainable, feasible and effective plan, three primary planning “pillars” must be equally considered:

- Physical Benefits (amenities, design, placemaking)
- Environmental Benefits (conservation of coastal resources)
- Economic Benefits (can the proposed mix of uses be built under existing circumstances)

These three components are like three legs of a stool; they must all be in place for the stool to function effectively. A plan heavily focused on physical change or the environment while excluding economic feasibility will not foster sustainable development. Alternatively, a plan that only takes into consideration economic benefits without regard for community aspirations or environmental assets of the area also does not benefit the Long Beach community.

Aligning the three pillars of sustainability often requires compromise and identifying ways to fulfill today’s needs while conserving for future generations.

For the SEASP area, this means thoughtful planning that accounts for the conservation and restoration of wetlands in the area; as well as access to nearby water amenities such as Cerritos Bahia Marina, Alamitos Bay, and San Gabriel River; improved transportation

facilities that balance the needs of all users, pedestrians, cyclists, motorists, and transit riders; flexibility in housing choices; the creation of mixed use areas that allow the market to drive change; and design guidelines that set expectations for the physical environment.

## **2.1 Vision Statement & Project Objectives**

Since development of the area over the past 40 years has been without the benefit of a comprehensive plan or vision, the community’s vision for the SEASP area is significant because it clearly articulates aspirations for the type of place they want to experience over the next 50 years. All standards and guidelines in the SEASP were drafted as a means to achieve the vision statement, which serves as touchstone for future decision making as it relates to the project area.

### **2.1.1 Vision: Southeast Area Specific Plan 2060**

The following is a vision of Southeast Long Beach as described 50 years from now:

Southeast Long Beach is a livable, thriving, ecologically diverse and sustainable coastal gateway and destination in the City and Southern California region.

Southeast Long Beach is an attractive, active, and important gateway and destination in the City of Long Beach and Southern California region. People enjoy living, working and visiting here because of the diversity of uses in close proximity to one another. Our established residential neighborhoods continue to anchor the area and are complemented by businesses, restaurants, hospitality uses and recreational amenities that are frequent destinations for locals and visitors. We have developed connections to our local medical facilities and educational institutions; both provide significant resources to our area that positively contribute to our sense of community. The energy providers operating in the area have upgraded their facilities and seek to use the most current technologies available.

Our wetlands and local coastal habitat are thriving due to the ongoing efforts of the community and City to

restore, maintain and preserve our natural resources. Combined, the wetlands, San Gabriel River, marina and access to the ocean contribute considerably to the livability and character of the area. We have protected and encouraged public views to these areas and the mountains in the distance; creating a landscape that cannot be found anywhere else.

Southeast Long Beach is clearly defined by attractive streetscapes that create an immediate impression that you have arrived someplace special. Bike lanes and pedestrian walkways are carefully integrated in our safe and efficient network of roadways, and along with our transit system, provide attractive alternatives to the car in this active area of town.

Buildings are designed at a scale and with a form that allows for variety in the appearance of the streetscape, encourages the pedestrian environment and creates central gathering areas to generate lively spaces. Great care has also been taken to implement thoughtful and carefully designed transitions between urbanized areas and natural areas and waterways so they are complementary of one another.

### 2.1.2 Project Objectives

The following objectives are a combination of the guiding principles which support the Vision of the Specific Plan as well as the project objectives used for evaluation in the Environmental Impact Report.

1. Implement projects within the Southeast Area Specific Plan that give equal consideration to planning, environmental and economic feasibility.
2. Balance responsible growth with resource preservation through a flexible land use plan that provides a greater mix of uses and through an implementation strategy that is tailored to the local economy.
3. Provide clear standards and guidelines to encourage future development that respects the wetlands, protects public views, and creates a sense of place through thoughtful building placement, form, and architectural design.
4. Expand multimodal transportation options

through enhanced pedestrian and bicycle connectivity without compromising vehicular traffic flow.

5. Provide options to increase public connectivity to open space, including the marina, other waterways, the wetlands, and parks.
6. Identify and plan for enhanced gateway and landmark locations that define the entrance to the City and contribute to a sense of place for the area.

### 2.2 Public Access to Coastal Resources

One of the benefits of creating a Specific Plan is the development of a comprehensive set of concepts, ideas and policies that work together to protect the public's access to coastal resources in the project area including: public viewsheds to waterways and wetlands, access to wetlands (internal access will be determined by future wetland restoration plans) and recreational uses associated with waterways and marinas.

The extensive coastal resources found in this area are significant contributors to the character and type of place that is envisioned by the community in the SEASP Vision (see Section 2.1 above).

The Specific Plan identifies design features such as public view opportunities and special edge conditions adjacent to coastal resources. Public view opportunities include open edge views into wetlands, promenade views (encouraging special edge conditions that create pathways adjacent to existing waterways that are currently blocked by buildings), and view recovery opportunities (regaining new views of water and wetlands as redevelopment of existing properties occur) are included in the plan.

The Specific Plan also identifies new linkages for pedestrians and bicycles to help close gaps in the existing network. Many of these bikeway or pedestrian paths lead to the perimeters of wetland or waterway features. Due to the delicate nature of the biology in wetland areas, the Specific Plan does not address the issue of access internal to the wetlands. Instead, the

Specific Plan defers to the Wetlands Restoration Plan prepared by the Los Cerritos Wetland Authority. Any linkages to these natural and biological resources must be coordinated with the Restoration Plan.

In addition, new land use categories have been added to reinforce that priority coastal resources are maintained as part of the community fabric, these include Mixed-Use Marina and the Coastal Habitat, Wetlands, and Recreation designation, descriptions of each use are provided below in Section 3.1, *Designations*, a list of permitted uses for each land use is provided in Chapter 4 of the Specific Plan.

### **3.0 Proposed Land Use Plan**

The SEASP regulates the project area through the application of eleven land use designations. Each designation has its own development standards (Chapter 5 of the Specific Plan) and land use patterns. Some designations follow the zoning provisions identified in the Long Beach Municipal Code (LBMC), while others have been further refined and are outlined in Chapter 4 of the Specific Plan.

### **3.1 Designations**

In conjunction with the land use map, Figure 1-1, the following descriptions regulate land use in the SEASP area.

#### ***Single-Family Residential***

This designation applies to established single-family residential neighborhoods that were built out under the provisions of the original PD-1 (1977 Plan). It provides for a range of single-family residential housing types, up to 8 dwelling units per acre, characterized by traditional single family neighborhood uses. The intent of this land use designation is to provide direction where the original PD was silent by establishing conventional residential zoning designations for each neighborhood. Single-Family Residential uses within SEASP must comply with the applicable designations of the Long Beach Zoning Ordinance—and future amendments—as identified in the Specific Plan.

#### ***Multi-Family Residential***

This district applies to established multi-family

residential neighborhoods that were built out under the provisions of the original PD-1 (1977 Plan). It provides for a range of multi-family residential housing product types including condominiums, townhomes and flats, up to 30 dwelling units per acre. The intent of this land use designation is to provide direction where the original PD was silent by establishing conventional residential zoning designations for each neighborhood. Multi-Family Residential uses within SEASP must comply with the applicable designations of the Long Beach Zoning Ordinance—and future amendments—as identified in the Specific Plan.

#### ***Mobile Homes***

The SEASP area supports a variety of housing options within its boundaries. Only one neighborhood in the Specific Plan area was developed with mobile or manufactured homes—Belmont Shore Mobile Estates. This designation allows for the continuance of the Mobile Home community with a density of up to 9 dwelling units per acre. Uses must be consistent with those permitted in the R-4-M district in Chapter 21.31, *Residential Districts*, of the LBMC and the provisions of Special Permit No. S-174-60.

#### ***Commercial-Neighborhood***

Provides for neighborhood oriented retail uses, such as restaurants, grocery, personal services, etc. Intended to serve the smaller scale local retail needs (in contrast to the Mixed-Use Community Core retail uses that are envisioned to be both regional destinations and local retailers). Uses in this designation must comply with development standard requirements identified in the LBMC Chapter 21.32, *Commercial Districts; Neighborhood Pedestrian (CNP) District*.

#### ***Mixed-Use Community Core***

This area is envisioned as the primary activity center in the SEASP area and provides for a mix of uses including residential, regional retail, hotel, and office uses. The focus of this designation is on creating a pedestrian scale environment, including increased connectivity, gathering spaces, and linkages to the marina and wetlands. Permitted, conditionally permitted and prohibited uses for this designation are identified in Chapter 4 of the Specific Plan. Development and

design standards are found in Chapters 5 and 7 of the Specific Plan respectively.

### **Mixed-Use Marina**

Provides for a mix of uses including residential, neighborhood retail, hotel, visitor serving recreation, and marina. The focus of this designation is on creating a strong interface and connections with Los Cerritos Channel and Bahia Cerritos Marina. This area is also a transition from the Mixed-Use Community Core areas to lower density residential uses north of the Los Cerritos Channel. Coastal recreation uses (boating, kayaking, etc.) and public access to coastal waters is encouraged in this area. Permitted, conditionally permitted and prohibited uses for this designation are identified in Chapter 4 of the Specific Plan. Development and design standards are found in Chapters 5 and 7 of the Specific Plan respectively.

### **Industrial**

The Industrial designation is intended to regulate the predominantly energy-related uses that are located in the eastern half of the SEASP area. This designation allows for industrial uses including utilities and oil extraction operations. Industrial uses within the entire SEASP area must comply with LBMC Chapter 21.33, *Industrial Districts*. The General Industrial (IG) standards shall apply with the following exceptions:

- Retail, restaurants/eating places, service, and recreation and entertainment uses (numbers 7, 8, and 13 of Table 33-2 of Chapter 21.33 of the LBMC) are not permitted
- Heavy industrial, commercial, distribution, warehousing or public storage uses are not permitted
- Parks and interpretive centers are permitted
- Oil and gas operations consistent with Title 12, *Oil and Gas Production*, of the LBMC and also Section 30262, *Oil and Gas Development*, of the Coastal Act are permitted uses

### **Coastal Habitat, Wetlands, & Recreation**

Provides for coastal restoration, access, visitor-serving recreation (boating, public launching, kayaking, paddle boarding, etc.), and biological reserves. Public

access to coastal waters (via trails or public viewing areas) is encouraged in these areas where appropriate, with consideration given to coastal habitat and wetlands resources that comprise a significant portion of this designation. Uses such as interpretive centers and public parking associated with coastal resources are also permitted in this designation.

This designation also allows for ongoing oil operations and encourages the consolidation of wells. Oil operations within the entire SEASP area must comply with Title 12, *Oil and Gas Production*, of the LBMC and also Section 30262, *Oil and Gas Development*, of the Coastal Act.

It should be noted that a dedication for the possible future extension of Shopkeeper Road has been made but has not yet been built within this land use designation. Constraints such as existing oil operations and proximity to wetlands may preclude the roadway from being completed in the configuration in which it is currently proposed and will likely require a realignment at some point in the future. As shown on Figure 1-1, *Land Use Plan*, the underlying land use designation for this area is Coastal Habitat, Wetlands, and Recreation.

Permitted, conditionally permitted and prohibited uses for this designation are identified in Chapter 4 of the Specific Plan.

### **Open Space and Recreation**

The Open Space and Recreation designation identifies existing areas that provide public, private, active and passive recreational opportunities in the SEASP area such as: Bixby Golf Course, Marina Vista Park, Marine Stadium Park, Jack Dunster Marine Reserve, Jack Nichol Park, Channel View Park, Will Rogers Park, and Sims Pond. Parks can be either dedicated to the City or designated as a park use and can serve community or neighborhood level needs. Uses in this designation shall comply with provisions of LBMC Chapter 21.35, *Park District*, and any conditions that were included as part of each project's original entitlement approval.

This designation also includes a parking lot located west/south of PCH at the southerly boundary of the project area. It is envisioned that this parcel will continue to operate as a parking lot for the adjacent

residential uses in Seal Beach for the foreseeable future. However, if a change were to occur at some point on that property, open space uses are preferred for that area. Since the parking lot is associated with residential uses located in the adjoining City and County, an adjustment to the City and County boundary lines could be pursued at some point in the future.

Wetland areas in SEASP provide a valuable natural open space amenity for the community. However, access to these areas may be limited to the public in an effort to preserve the integrity of SEASP's biological resources.

SEASP's Open Space and Recreation uses (with the exception of Sims Pond and the Jack Dunster Marine Reserve) complement the area's natural, passive open spaces by providing places that can be actively used by residents for recreational use (biking, golf, etc.). Retaining these uses is especially important as new opportunities for public spaces will likely be limited to plazas, courtyards and other features envisioned with new development in the mixed-use areas.

### **Public**

Provides for public and institutional uses such as an elementary school, museums and interpretive centers, parking, water tanks or retention basin. Uses in this designation shall comply with the provisions of Long Beach Municipal Code Chapter 21.34, *Institutional Districts*.

### **Channel/Marina/Waterway**

Designates waterways and regulates marinas, moorings, piers, bulkheads, etc. Areas in this designation include Los Cerritos Channel, San Gabriel River and Marine Stadium. Uses in this designation shall comply with provisions of Long Beach Municipal Code Title 16, *Public Facilities and Historical Landmarks*.

Navigable waterways in this designation shall not be extended unless it can be demonstrated that such extension will not have an adverse impact on water quality, wetlands and boat traffic.

Chapter 4 of the Specific Plan provides a list of uses that are allowed, conditionally allowed and prohibited in this designation.

### **Projects within 100 feet of Wetlands**

Projects located within 100 feet of the Los Cerritos Wetlands (north or south of 2nd Street and along the east side of PCH) shall be required to submit a Site Plan Review application and shall be consistent with Section 5.8, *Wetland Delineations* and Section 5.10, *Wetland Buffers*, of the Specific Plan.

### **Right-of-Way (ROW and ROW/Caltrans Open Space)**

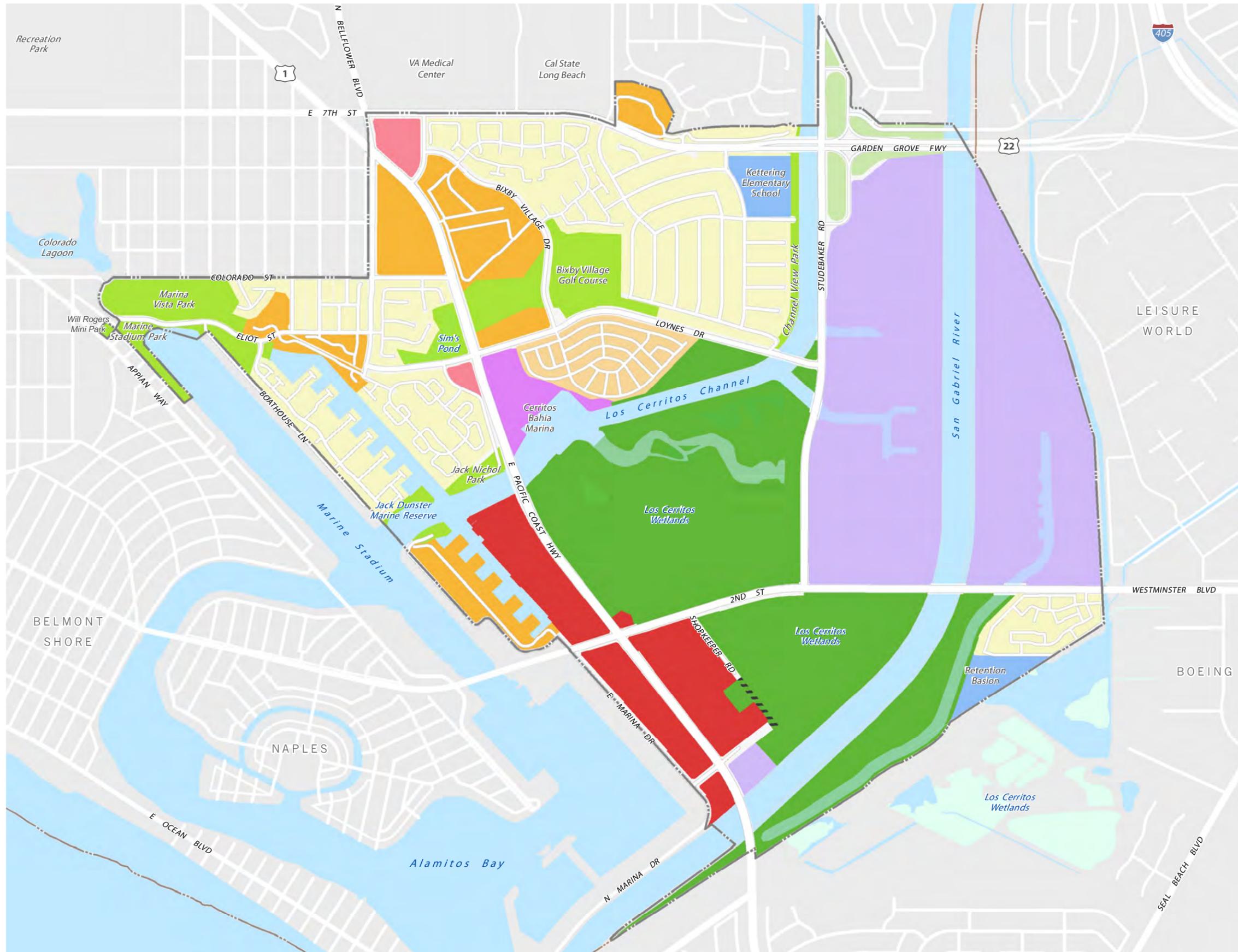
Designates public roads, including curbs and sidewalks, within the project. Right-of-way in the SEASP area is made up of two designations, which include ROW and ROW/Caltrans Open Space.

Currently Caltrans has ultimate authority over the design and signalization of Pacific Coast Highway, which is designated a regional corridor and Scenic Route (south of 2nd Street) in the City's General Plan. Caltrans also oversees the functionality and improvements made to rights-of-way at the SR-22 interchange. As modifications are made to the interchange over time, specialized landscape treatments will be required to create an identifiable and attractive entry/gateway into the City.

In some cases, only partial roadway dedications have been made along various corridors in the SEASP project area. As new development occurs, additional right-of-way dedications may be required to achieve the ultimate roadway configurations are identified in Chapter 6 of the Specific Plan.

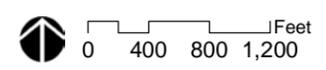
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**Figure 1-1 Land Use Plan**

- Single Family Residential
- Multi-Family Residential
- Mobile Homes
- Commercial - Neighborhood
- Mixed Use Community Core
- Mixed Use Marina
- Industrial
- Coastal Habitat/Wetlands/Recreation
- Open Space/Recreation
- Public
- Channel/Marina/Waterway
- Dedicated ROW (not built)
- ROW/Caltrans Open Space
- ROW
- Specific Plan Boundary
- City Boundary



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## 4.0 Areas of Change

The uses in the SEASP project area generally can be divided into two categories: areas that are established land uses and will generally remain the same and areas where there are opportunities for change. The majority of the properties that are located north of the Los Cerritos Channel will not experience any land use change from the original PD-1 provisions. These areas are built out with established single-family and multi-family residential neighborhoods. Overall, the SEASP preserves, maintains and enhances existing neighborhoods. In addition, properties located east of Studebaker Road also retained their industrial classification because of the significant energy structures and facilities that were envisioned to continue for the lifespan of this document. As a result, the vast majority of the land uses in the SEASP project area will remain unchanged.

During meetings with the Community Advisory Committee, it became evident that if any change were to occur in the SEASP area to achieve the vision, that the properties south of the Los Cerritos Channel—namely the commercial uses along PCH—would be the most suitable areas to accommodate a transition of uses over time. These properties have the greatest potential to integrate a mix of uses in a condensed area to minimize impacts to wetlands resources and also create a pedestrian friendly activity center that was called for in the SEASP Vision. Although north of the Los Cerritos Channel, the Golden Sails property was one other locations identified as a practical spot to accommodate land use changes that could respond to ongoing growth in the southeast area. New residential development in the project area would allow for a greater range of housing choices (ownership or rental) and are meant to complement a greater mix of hospitality and retail uses that are essential to the sustainability and future livelihood of the SEASP area and increase access to the coastal zone.

The community also views wetlands resources in the SEASP area as a significant community asset that should be preserved and restored to create value for the local neighborhood and as a regional asset for the City as a whole. Residential and commercial

uses originally designated east of PCH in the 1977 Plan were changed to Coastal Habitat, Wetlands and, Recreation uses in the proposed Land Use Plan. The changes to these areas, generally located in the Coastal Zone, recognize the ongoing efforts of groups such as the Los Cerritos Wetlands Authority (LCWA), which has purchased several properties over the last 40 years for the purpose of preservation and restoration. Recent discussions have also included the potential of creating mitigation banks to preserve and enhance existing wetlands resources on properties not currently owned by the LCWA. The addition of the Coastal Habitat, Wetlands, and Recreation designation to the Specific Plan land use map acknowledges the importance of these uses and reflects locations where uses should be maintained or enhanced to support the community's vision.

## 5.0 Coastal Act Consistency

The SEASP must be consistent with the provisions of the California Coastal Act of 1976 (California Public Resources Code §30000 et seq.) that establishes policies guiding development and conservation along the California coast. The SEASP Vision, approach, standards and guidelines support the implementation of the provisions of the Coastal Act (in place at time of the adoption of this Specific Plan) as noted below:

### ***Public Access in New Development Projects (Section 30212).***

Public access to wetlands and water areas within the SEASP is a fundamental feature of placemaking in the project area. New pedestrian and bike linkages are proposed throughout the project area to close gaps in the existing bike and pedestrian network and in many cases link the public to views from the edges of the Los Cerritos Wetlands.

### ***Distribution of Facilities (Section 30212.5).***

The SEASP land use plan distributes a mix of uses and access to public views and public parking areas throughout the project area to minimize the impacts of overcrowding or overuse by the public of any single area. A proposed waterway promenade and view opportunities into the Los Cerritos Wetlands are on

opposing sides of PCH, providing multiple places for the public to access and view the coastal amenities of the area.

***Public Access to Wetlands (Section 30214).***

The proposed location of bike and pedestrian trails within SEASP provides public access to the perimeter of the Los Cerritos Wetlands. Access within wetland areas will be determined at a later date based on factors such as the fragility of the natural resources in the area, the proximity of access points to adjacent uses, and wetlands restoration efforts currently underway that will determine if access within the wetlands is feasible.

***Protection of Water-oriented Recreational Activities (Section 30220).***

The SEASP project area includes a new designation, Coastal Habitat, Wetlands, and Recreation, that provides access to coastal areas suited for water-oriented recreational activities that cannot be readily provided at inland water areas. Suitable uses shall be protected and include boat storage, boat launch ramps, and kayak/paddleboard rental or sales. The addition of the Mixed-Use Marina designation also envisions the continuance of the marina and boat slip area located in the Los Cerritos Channel to support water recreation facilities.

***Protection of Oceanfront Land for Recreational Use (Section 30221).***

The SEASP includes two designations, Mixed-Use Marina and Coastal Habitat, Wetlands, and Recreation that protect oceanfront land suitable for recreational use. In addition, projects located within the Mixed Use Community Core require new uses and buildings to orient toward the water's edge, activating the space and providing more opportunities for the public to have access to the water.

***Private lands; priority of development purposes (Section 30222).***

The Coastal Act specifies that 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. The Mixed-Use Marina and Mixed-Use Community Core uses encourage the inclusion of a hospitality use to support public access to the wetland/coastal areas. New residential uses will also help to bring additional housing choices to the project area, and are intended to be combined with hospitality and retail uses to create an active, pedestrian friendly environment. Additionally, the mix of uses will help to ensure that the project is economically feasible and sustainable over time.

***Recreational boating use of coastal waters (Section 30224).***

Dry boat storage areas, public launching facilities, additional berthing space in existing marinas, and new boating facilities in natural harbors are permitted uses in either the Coastal Habitat, Wetlands, and Recreation or Mixed-Use Marina designations.

***Marine resources and environment (Section 30230).***

Marine resources in SEASP are designated as Coastal Habitat, Wetlands, and Recreation uses. This designation, along with wetlands restoration plans and mitigation banking that may be created in the future, will help to ensure marine resources are maintained, enhanced, and, where feasible, restored in the project area. 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.

***Biological productivity; water quality (Section 30231).***

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 waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

***Protection from oil spills or hazardous substances (Section 30232).***

The SEASP allows for ongoing oil drilling and production and consolidation of wells that comply with Title 12, Oil and Gas Production, of the LBMC and also Section 30262, Oil and Gas Development, of the Coastal Act. These regulations include provisions that help to protect against the spillage of crude oil, gas, petroleum products, or hazardous substances in relation to any development or transportation of such materials as well as the effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

In the event of a spill, the City of Long Beach Disaster Preparedness Bureau would be responsible for planning, coordination and management of disaster preparedness, mitigation, response and recovery. The Bureau provides a comprehensive program to prepare the City, residents and non-governmental organizations (NGOs), to respond to natural or man-made incidents, and return to “normalcy” as quickly as possible. NGOs include school districts, hospitals, transportation agencies, utility companies and the American Red Cross. The Bureau serves as the liaison with County, State and Federal agencies responsible for emergency management, including the Los Angeles County Office of Emergency Management (OEM), California Emergency Management Agency (Cal EMA) and Federal Emergency Management Agency (FEMA).

***Diking, filling or dredging of open coastal waters or wetlands (Section 30233).***

Where it has been determined that there is no feasible less environmentally-damaging alternative and the proposed impacts are one of the allowable uses specified above, the diking, filling or dredging of open coastal waters, wetlands, estuaries and lakes shall be mitigated to minimize adverse environmental effects through habitat replacement, restoration and enhancement activities.

There shall be no net loss of wetland acreage or habitat value as a result of land use or development activities. Specifically, when wetland impacts are unavoidable, replacement of the lost wetland shall be required through the creation of new wetlands at a ratio determined by the appropriate regulatory agencies but in any case at a ratio of greater than one acre provided for each acre impacted so as to ensure no net loss of wetland acreage. Replacement of wetlands on-site or adjacent, within the same wetlands system and in-kind mitigation shall be given preference over other mitigation options.

Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge soils 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. Any alteration of coastal wetlands identified by the Department of Fish & Game shall be limited to very minor incidental public facilities, restorative measures, and nature study if otherwise in accordance with the provisions of the Coastal Act.

***Environmentally Sensitive Habitat Areas; adjacent developments (Section 30240).***

The SEASP land use plan proposes land use changes only within areas that have already been developed or urbanized in an effort to protect environmentally sensitive habitat areas in the Los Cerritos Wetlands against any significant disruption of habitat values. Land Use, Section, 4.2 of the Specific Plan, further clarifies that only uses dependent on those resources shall be allowed within Coastal Habitat, Wetlands, and Recreation areas.

The Specific Plan provides direction in the Development Standards and the Design Standards and Guidelines that reduces the heights of buildings in proximity to the wetlands along Shopkeeper Road and also provides special Bird-Safe guidelines for buildings adjacent to the wetlands. The Specific Plan includes provisions to guide the design and

siting of new development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas to prevent impacts which would significantly degrade those areas and shall be compatible with the continuance of those habitat and recreation areas.

***Location; existing developed area (Section 30250).***

The Coastal Act requires new residential, commercial or industrial development to be located within, contiguous with or in proximity to, existing developed areas able to accommodate it. The areas where changes were made to accommodate growth anticipated over the next 50 years are located in a limited area of the Specific Plan and are on properties that already contain development that could be repurposed and redesigned to meet the objectives of the SEASP Vision.

***Scenic and visual qualities (Section 20351).***

Protection of views and re-establishment of views to water and wetlands is an essential component of the SEASP Vision. As illustrated on Figure 4-3, *Public Viewsheds*, of the Specific Plan, the views within SEASP are abundant and the community placed the preservation and enhancement of views at the top of the priority list of features that distinguish southeast Long Beach from other areas in the City as the surrounding landscape significantly contributes to the character of the SEASP project area. The provisions of the Design Standards and Guidelines preserve the scenic and visual qualities of coastal areas and protect them as a resource of public importance. Chapter 7, *Design Standards and Guidelines*, of the Specific Plan require development adjacent to the water and wetlands to: be designed to protect open edge views to and along the ocean and scenic coastal areas, be visually compatible with the character of the surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas. The SEASP standards and mobility plan also encourage new midblock crossings that run perpendicular to PCH in the Mixed-Use Community Core to reconnect view opportunities to water and wetland resources. Figure 7-1, *Community Structure*, of the Plan also

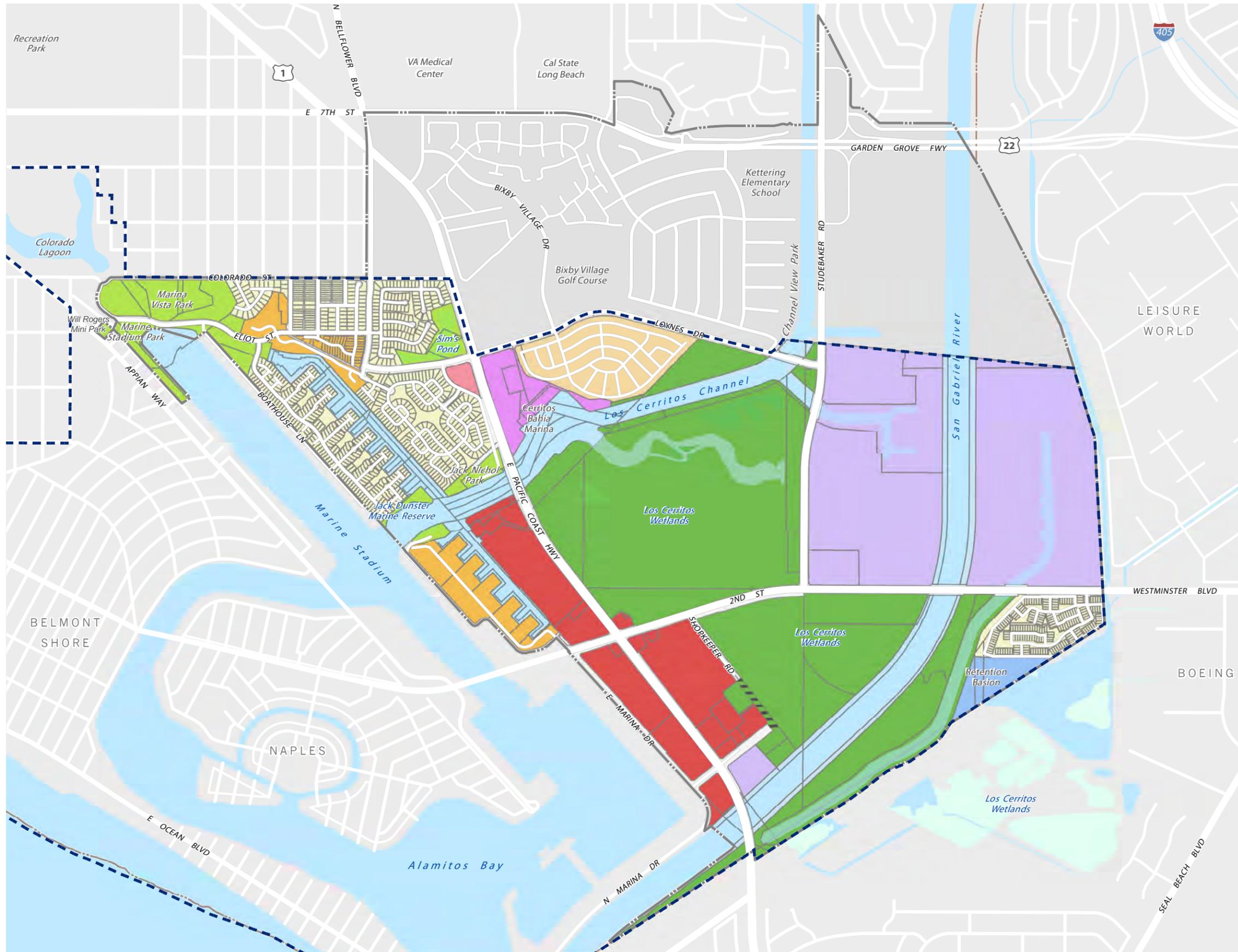
illustrates areas where view restoration opportunities could be added as part of new projects in the Mixed-Use Community Core. Additionally, Figure 7-1 of the Specific Plan, *View Opportunity Areas*, identifies the areas and amenities (generally water and wetland uses) that new projects are required to create public views to through project design, building orientation, roadway configurations or other design techniques.

***Maintenance and enhancement of public access. (Section 30252).***

One of the primary goals of the SEASP Vision is to provide alternative means to get around the project area other than the car. Transit stops along PCH, new cycle tracks along PCH and Studebaker Road, and the trails adjacent to the San Gabriel River all help to reduce automobile circulation within the project area and maintain and enhance public access to the coast. The SEASP limits the majority of new development to accommodate future growth to the Mixed-Use Community Core and Mixed-Use Marina uses. These areas allow for a mix of residential, hospitality and retail uses in a focused area of the plan that will include new internal streets, pedestrian paseos, plaza spaces and boardwalks along adjacent waterways. All of these things combined encourage people to park once and create new non-motorized circulation within the project areas. New retail and restaurant development in mixed-use areas will also encourage activity and are a draw for the local community and visitors due in part to their proximity to coastal resources.

**6.0 Coastal Zone Boundary and Jurisdictional Subareas**

A portion of the Specific Plan project area (approximately 1,000 acres) is located within the Coastal Zone. Figures 1-2, *Land Use within the Coastal Zone*, and 1-3, *Coastal Zone Subareas*, illustrate the Coastal Zone boundary and denote appealable and non-appealable areas. All other areas of the Specific Plan that are not included in the coastal zone boundary (as illustrated on Figure 1-1, *Land Use Plan*) are not subject to the requirements of the LCP.



**Figure 1-2 Land Use within the Coastal Zone**

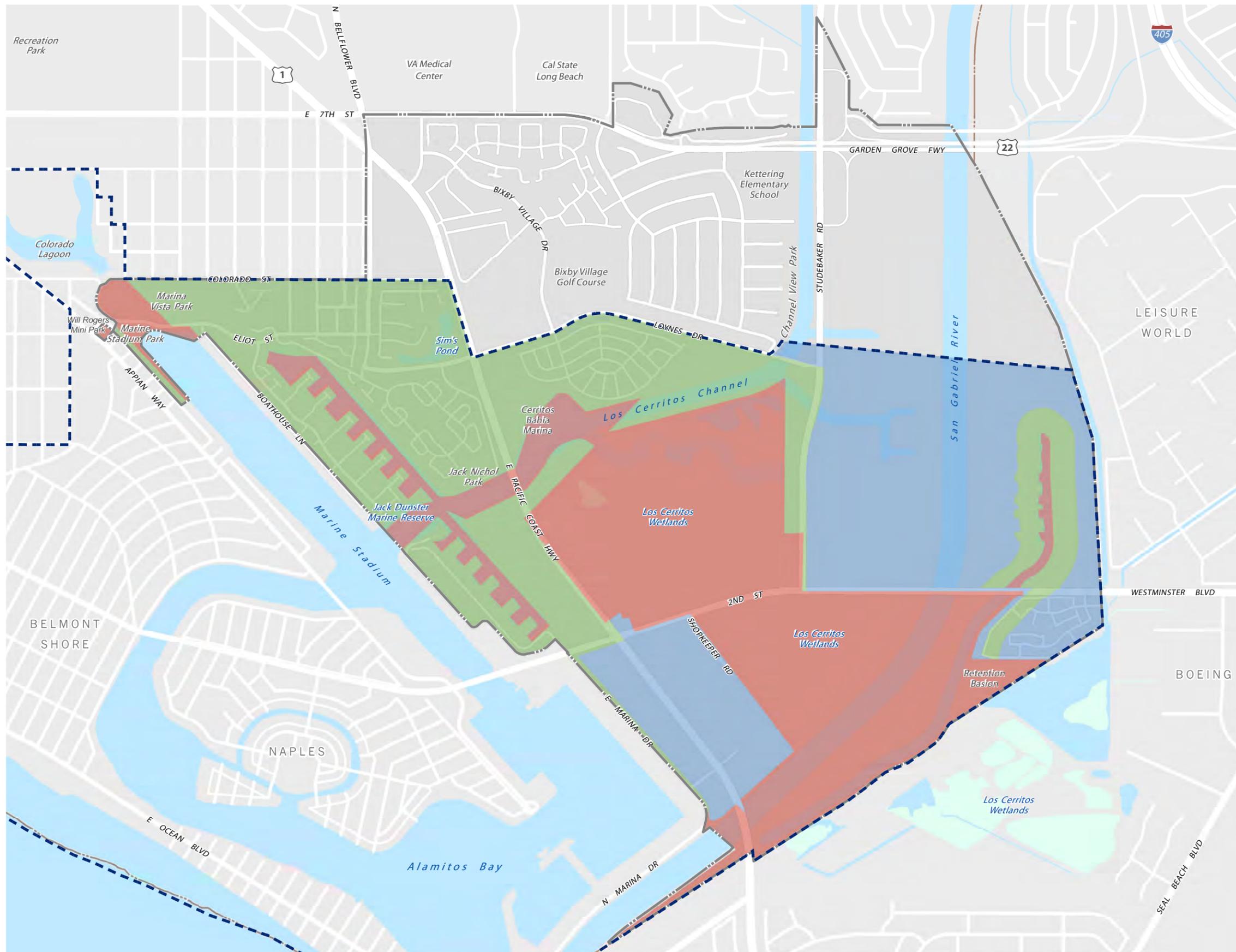
- Single Family Residential
- Mobile Homes
- Multi-Family Residential
- Commercial - Neighborhood
- Mixed Use Community Core
- Mixed Use Marina
- Industrial
- Public
- Coastal Habitat/Wetlands/Recreation
- Open Space/Recreation
- Dedicated ROW (not built)
- ROW
- Channel/Marina/Waterway
- Specific Plan Boundary
- Coastal Zone Boundary
- City Boundary

Source: City of Long Beach  
 0 400 800 1,200 Feet

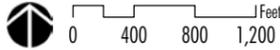
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Figure 1-3 Coastal Zone Subareas



-  Coastal Zone Boundary
-  Specific Plan Boundary
-  Appealable Area
-  State Permit Jurisdiction
-  City Permit Jurisdiction
-  City Boundary

Source: City of Long Beach  
 0 400 800 1,200 Feet

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**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237017006	9.5	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017007	0.5	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017008	0.02	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017009	0.7	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017010	0.2	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017011	6.8	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017012	1.7	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017013	118.5	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017014	11.1	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017018	0.9	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017018	0.3	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017019	11.3	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017020	0.1	Mixed Use Community Core	Coastal Commission Permit Jurisdiction
7237017022	0.8	Mixed Use Community Core	Coastal Zone
7237017805	0.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237017805	0.1	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017806	1.2	Channel/Marina/Waterway	Appealable Area
7237017806	0.2	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017807	0.003	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017808	0.4	Channel/Marina/Waterway	Appealable Area
7237017808	0.04	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017809	0.01	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017901	10.7	Channel/Marina/Waterway	Appealable Area
7237017901	0.1	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237017901	2.1	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017901	0.4	ROW	Appealable Area
7237017901	0.1	Coastal Habitat/Wetlands/Rec	Appealable Area
7237017901	0.1	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237018001	0.5	Coastal Habitat/Wetlands/Rec	Coastal Zone
7237018270	1.6	Industrial	Coastal Zone
7237018807	0.2	Channel/Marina/Waterway	Coastal Zone
7237018808	2.0	Industrial	Coastal Zone
7237019005	15.9	Industrial	Coastal Zone
7237019006	53.1	Industrial	Coastal Zone
7237019006	5.8	Industrial	Coastal Zone
7237019270	51.1	Industrial	Coastal Zone
7237019270	29.8	Industrial	Appealable Area
7237019270	5.3	Industrial	Coastal Commission Permit Jurisdiction
7237019808	22.7	Industrial	Coastal Zone
7237020001	0.02	ROW	Coastal Zone
7237020003	5.1	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020003	0.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020003	0.9	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020003	0.6	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237020021	29.8	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020022	0.7	Mixed Use Community Core	Coastal Zone
7237020024	0.3	Mixed Use Community Core	Coastal Zone
7237020029	0.6	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020029	0.04	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020029	0.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020030	1.3	Single Family Res	Coastal Zone
7237020037	0.2	Single Family Res	Coastal Zone
7237020040	0.9	Mixed Use Community Core	Coastal Zone
7237020043	4.3	Industrial	Coastal Zone
7237020044	1.4	Coastal Habitat/Wetlands/Rec	Coastal Zone
7237020045	1.4	Coastal Habitat/Wetlands/Rec	Coastal Zone
7237020050	2.6	Mixed Use Community Core	Coastal Zone
7237020051	18.2	Mixed Use Community Core	Coastal Zone
7237020053	11.9	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020053	0.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020054	5.5	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020055	2.2	Mixed Use Community Core	Coastal Zone
7237020055	1.7	Coastal Habitat/Wetlands/Rec	Coastal Zone
7237020275	0.5	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020275	0.4	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020276	14.3	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020276	0.8	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020276	1.7	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020277	5.3	Public	Coastal Commission Permit Jurisdiction
7237020278	1.4	Public	Coastal Commission Permit Jurisdiction
7237020278	0.3	Single Family Res	Coastal Zone
7237020279	2.2	Public	Coastal Commission Permit Jurisdiction
7237020279	0.01	Public	Coastal Zone
7237020280	0.2	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020280	0.2	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020281	1.6	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020282	3.7	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020900	0.05	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020901	17.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020901	17.7	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020901	6.5	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020901	17.8	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237020901	2.9	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020901	3.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237020902	0.3	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237021001	0.1	Single Family Res	Coastal Zone
7237021002	0.1	Single Family Res	Coastal Zone
7237021003	0.1	Single Family Res	Coastal Zone

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237021004	0.1	Single Family Res	Coastal Zone
7237021005	0.1	Single Family Res	Coastal Zone
7237021006	0.1	Single Family Res	Coastal Zone
7237021007	0.1	Single Family Res	Coastal Zone
7237021008	0.1	Single Family Res	Coastal Zone
7237021009	0.1	Single Family Res	Coastal Zone
7237021010	0.1	Single Family Res	Coastal Zone
7237021011	0.1	Single Family Res	Coastal Zone
7237021012	0.1	Single Family Res	Coastal Zone
7237021013	0.1	Single Family Res	Coastal Zone
7237021014	0.1	Single Family Res	Coastal Zone
7237021015	0.1	Single Family Res	Coastal Zone
7237021016	0.1	Single Family Res	Coastal Zone
7237021017	0.1	Single Family Res	Coastal Zone
7237021018	0.1	Single Family Res	Coastal Zone
7237021019	0.1	Single Family Res	Coastal Zone
7237021020	0.1	Single Family Res	Coastal Zone
7237021021	0.1	Single Family Res	Coastal Zone
7237021022	0.1	Single Family Res	Coastal Zone
7237021023	0.1	Single Family Res	Coastal Zone
7237021024	0.1	Single Family Res	Coastal Zone
7237021025	0.1	Single Family Res	Coastal Zone
7237021026	0.1	Single Family Res	Coastal Zone
7237021027	0.1	Single Family Res	Coastal Zone
7237021028	0.1	Single Family Res	Coastal Zone
7237021029	0.1	Single Family Res	Coastal Zone
7237021030	0.1	Single Family Res	Coastal Zone
7237021031	0.1	Single Family Res	Coastal Zone
7237021032	0.1	Single Family Res	Coastal Zone
7237021033	0.1	Single Family Res	Coastal Zone
7237021034	0.1	Single Family Res	Coastal Zone
7237021035	0.1	Single Family Res	Coastal Zone
7237021037	0.1	Single Family Res	Coastal Zone
7237021038	0.1	Single Family Res	Coastal Zone
7237021039	0.1	Single Family Res	Coastal Zone
7237021040	0.1	Single Family Res	Coastal Zone
7237021041	0.1	Single Family Res	Coastal Zone
7237021042	0.1	Single Family Res	Coastal Zone
7237021043	0.1	Single Family Res	Coastal Zone
7237021044	0.1	Single Family Res	Coastal Zone
7237021045	0.1	Single Family Res	Coastal Zone
7237021046	0.1	Single Family Res	Coastal Zone
7237021047	0.1	Single Family Res	Coastal Zone
7237021048	0.1	Single Family Res	Coastal Zone

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237021049	0.1	Single Family Res	Coastal Zone
7237021050	0.1	Single Family Res	Coastal Zone
7237021051	0.05	Single Family Res	Coastal Zone
7237021052	0.1	Single Family Res	Coastal Zone
7237021053	0.1	Single Family Res	Coastal Zone
7237021054	0.1	Single Family Res	Coastal Zone
7237021055	0.1	Single Family Res	Coastal Zone
7237021056	0.1	Single Family Res	Coastal Zone
7237021057	0.1	Single Family Res	Coastal Zone
7237021058	0.1	Single Family Res	Coastal Zone
7237021059	0.1	Single Family Res	Coastal Zone
7237021060	0.1	Single Family Res	Coastal Zone
7237021061	0.1	Single Family Res	Coastal Zone
7237021062	0.1	Single Family Res	Coastal Zone
7237021063	0.1	Single Family Res	Coastal Zone
7237021064	0.1	Single Family Res	Coastal Zone
7237021065	0.1	Single Family Res	Coastal Zone
7237021066	0.9	Single Family Res	Coastal Zone
7237021067	0.1	Single Family Res	Coastal Zone
7237021068	0.1	Single Family Res	Coastal Zone
7237021069	0.1	Single Family Res	Coastal Zone
7237021070	0.1	Single Family Res	Coastal Zone
7237021071	0.1	Single Family Res	Coastal Zone
7237021072	0.1	Single Family Res	Coastal Zone
7237021073	0.1	Single Family Res	Coastal Zone
7237021074	0.1	Single Family Res	Coastal Zone
7237021075	0.1	Single Family Res	Coastal Zone
7237021076	0.1	Single Family Res	Coastal Zone
7237021077	0.1	Single Family Res	Coastal Zone
7237021078	0.1	Single Family Res	Coastal Zone
7237021079	0.1	Single Family Res	Coastal Zone
7237021080	0.1	Single Family Res	Coastal Zone
7237021081	0.04	Single Family Res	Coastal Zone
7237021081	0.01	Single Family Res	Appealable Area
7237021082	0.1	Single Family Res	Coastal Zone
7237021083	0.1	Single Family Res	Coastal Zone
7237021084	0.1	Single Family Res	Coastal Zone
7237021085	0.1	Single Family Res	Coastal Zone
7237021086	0.03	Single Family Res	Appealable Area
7237021086	0.02	Single Family Res	Coastal Zone
7237021087	0.1	Single Family Res	Appealable Area
7237021087	0.004	Single Family Res	Coastal Zone
7237021088	0.1	Single Family Res	Appealable Area
7237021089	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237021090	0.1	Single Family Res	Appealable Area
7237021091	0.1	Single Family Res	Appealable Area
7237021092	0.1	Single Family Res	Appealable Area
7237021093	0.1	Single Family Res	Appealable Area
7237021094	0.1	Single Family Res	Appealable Area
7237021095	0.1	Single Family Res	Appealable Area
7237021096	0.1	Single Family Res	Appealable Area
7237021097	0.1	Single Family Res	Appealable Area
7237021098	0.1	Single Family Res	Appealable Area
7237021099	0.1	Single Family Res	Appealable Area
7237021100	0.1	Single Family Res	Appealable Area
7237021101	0.1	Single Family Res	Appealable Area
7237021102	0.1	Single Family Res	Appealable Area
7237021103	0.1	Single Family Res	Appealable Area
7237021104	0.1	Single Family Res	Appealable Area
7237021105	0.1	Single Family Res	Appealable Area
7237021106	0.1	Single Family Res	Appealable Area
7237021107	0.1	Single Family Res	Appealable Area
7237021108	0.04	Single Family Res	Coastal Zone
7237021108	0.004	Single Family Res	Appealable Area
7237021109	0.05	Single Family Res	Coastal Zone
7237021109	0.002	Single Family Res	Appealable Area
7237021110	0.1	Single Family Res	Coastal Zone
7237021111	0.1	Single Family Res	Coastal Zone
7237021112	0.1	Single Family Res	Coastal Zone
7237021113	0.1	Single Family Res	Coastal Zone
7237021114	0.1	Single Family Res	Coastal Zone
7237021115	0.1	Single Family Res	Coastal Zone
7237021116	0.1	Single Family Res	Coastal Zone
7237021117	0.1	Single Family Res	Coastal Zone
7237021118	1.6	Single Family Res	Coastal Zone
7237021118	0.000	Single Family Res	Coastal Zone
7237021118	1.2	Single Family Res	Appealable Area
7237021119	0.1	Single Family Res	Coastal Zone
7237021120	0.1	Single Family Res	Coastal Zone
7237021121	0.1	Single Family Res	Coastal Zone
7237021122	0.1	Single Family Res	Coastal Zone
7237021123	0.1	Single Family Res	Coastal Zone
7237021124	0.1	Single Family Res	Coastal Zone
7237021125	0.1	Single Family Res	Coastal Zone
7237021126	0.1	Single Family Res	Coastal Zone
7237021127	0.1	Single Family Res	Coastal Zone
7237021128	0.1	Single Family Res	Coastal Zone
7237021129	0.1	Single Family Res	Coastal Zone

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237021130	0.1	Single Family Res	Coastal Zone
7237021131	0.1	Single Family Res	Coastal Zone
7237021132	0.1	Single Family Res	Coastal Zone
7237021133	0.1	Single Family Res	Coastal Zone
7237021134	0.05	Single Family Res	Coastal Zone
7237021135	0.04	Single Family Res	Coastal Zone
7237021135	0.01	Single Family Res	Appealable Area
7237021136	0.03	Single Family Res	Appealable Area
7237021136	0.02	Single Family Res	Coastal Zone
7237021137	0.05	Single Family Res	Appealable Area
7237021137	0.004	Single Family Res	Coastal Zone
7237021138	0.05	Single Family Res	Appealable Area
7237021138	0.003	Single Family Res	Coastal Zone
7237021139	0.04	Single Family Res	Appealable Area
7237021139	0.02	Single Family Res	Coastal Zone
7237021140	0.03	Single Family Res	Coastal Zone
7237021140	0.02	Single Family Res	Appealable Area
7237021141	0.1	Single Family Res	Coastal Zone
7237021142	0.1	Single Family Res	Coastal Zone
7237021143	0.1	Single Family Res	Coastal Zone
7237021144	0.1	Single Family Res	Coastal Zone
7237021145	0.05	Single Family Res	Coastal Zone
7237021146	0.05	Single Family Res	Coastal Zone
7237021147	0.1	Single Family Res	Coastal Zone
7237021148	0.1	Single Family Res	Coastal Zone
7237021149	0.1	Single Family Res	Coastal Zone
7237021150	0.1	Single Family Res	Coastal Zone
7237021151	0.1	Single Family Res	Coastal Zone
7237021152	0.1	Single Family Res	Coastal Zone
7237021153	0.1	Single Family Res	Coastal Zone
7237021154	0.1	Single Family Res	Coastal Zone
7237021155	0.1	Single Family Res	Coastal Zone
7237021156	0.05	Single Family Res	Coastal Zone
7237021157	0.1	Single Family Res	Coastal Zone
7237021158	0.1	Single Family Res	Coastal Zone
7237021159	0.1	Single Family Res	Coastal Zone
7237021160	0.1	Single Family Res	Coastal Zone
7237021161	0.05	Single Family Res	Coastal Zone
7237021162	0.1	Single Family Res	Coastal Zone
7237021163	0.1	Single Family Res	Coastal Zone
7237021164	0.1	Single Family Res	Coastal Zone
7237021165	0.1	Single Family Res	Coastal Zone
7237021166	0.1	Single Family Res	Coastal Zone
7237021167	0.1	Single Family Res	Coastal Zone

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237021168	0.1	Single Family Res	Coastal Zone
7237021169	0.1	Single Family Res	Coastal Zone
7237021170	0.1	Single Family Res	Coastal Zone
7237021171	0.1	Single Family Res	Coastal Zone
7237021172	0.1	Single Family Res	Coastal Zone
7237021173	0.03	Single Family Res	Appealable Area
7237021173	0.02	Single Family Res	Coastal Zone
7237021174	0.1	Single Family Res	Appealable Area
7237021175	0.1	Single Family Res	Appealable Area
7237021176	0.1	Single Family Res	Appealable Area
7237021177	0.1	Single Family Res	Appealable Area
7237021178	0.1	Single Family Res	Appealable Area
7237021179	0.1	Single Family Res	Appealable Area
7237021180	0.1	Single Family Res	Appealable Area
7237021181	0.1	Single Family Res	Appealable Area
7237021182	0.1	Single Family Res	Appealable Area
7237021183	0.1	Single Family Res	Appealable Area
7237021184	0.1	Single Family Res	Appealable Area
7237021185	0.1	Single Family Res	Appealable Area
7237021186	3.2	Single Family Res	Coastal Zone
7237021186	0.8	Single Family Res	Appealable Area
7237021186	0.05	Single Family Res	Coastal Zone
7237021187	1.4	Single Family Res	Coastal Zone
7237021900	0.02	Single Family Res	Coastal Zone
7237022003	1.2	Mixed Use Marina	Appealable Area
7237022006	1.1	Mixed Use Marina	Appealable Area
7237022006	0.2	Mixed Use Marina	Coastal Commission Permit Jurisdiction
7237022007	32.5	Mobile Homes	Appealable Area
7237022011	1.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022011	1.0	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022011	0.1	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022011	0.2	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237022011	0.02	Channel/Marina/Waterway	Appealable Area
7237022011	0.2	Coastal Habitat/Wetlands/Rec	Appealable Area
7237022012	0.1	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022012	5.2	Coastal Habitat/Wetlands/Rec	Appealable Area
7237022012	0.2	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237022012	3.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022012	0.1	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7237022012	0.8	Channel/Marina/Waterway	Appealable Area
7237022014	7.3	Mixed Use Marina	Appealable Area
7237022016	0.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022016	1.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022016	1.6	Mixed Use Marina	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7237022016	0.7	Mixed Use Marina	Appealable Area
7237022016	0.8	Mixed Use Marina	Appealable Area
7237022016	1.0	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022016	0.7	Mobile Homes	Appealable Area
7237022016	0.5	Channel/Marina/Waterway	Appealable Area
7237022017	1.4	Mixed Use Marina	Appealable Area
7237022900	5.0	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7237022900	0.1	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7242001903	0.5	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242005900	0.9	Open Space/Recreation	Appealable Area
7242005900	0.3	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242005900	0.2	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006902	2.3	Open Space/Recreation	Appealable Area
7242006904	3.6	Open Space/Recreation	Appealable Area
7242006904	0.5	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006905	3.7	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006905	0.1	ROW	Coastal Commission Permit Jurisdiction
7242006905	1.4	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006905	0.3	ROW	Coastal Commission Permit Jurisdiction
7242006905	0.000	ROW	Coastal Commission Permit Jurisdiction
7242006905	0.3	ROW	Coastal Commission Permit Jurisdiction
7242006906	0.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242006906	0.3	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006906	1.1	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006906	4.3	Open Space/Recreation	Appealable Area
7242006906	0.4	Open Space/Recreation	Appealable Area
7242006906	1.0	Open Space/Recreation	Appealable Area
7242006906	0.4	Open Space/Recreation	Appealable Area
7242006906	0.000	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006906	0.3	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242006906	0.5	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242007032	0.1	Single Family Res	Appealable Area
7242007033	0.1	Single Family Res	Appealable Area
7242007034	0.2	Single Family Res	Appealable Area
7242007036	0.2	Single Family Res	Appealable Area
7242007043	0.1	Single Family Res	Appealable Area
7242007045	0.9	ROW	Appealable Area
7242007046	0.2	Single Family Res	Appealable Area
7242007047	0.1	Single Family Res	Appealable Area
7242007048	0.1	Single Family Res	Appealable Area
7242007049	0.1	Single Family Res	Appealable Area
7242007050	0.1	Single Family Res	Appealable Area
7242007051	0.1	Single Family Res	Appealable Area
7242007052	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242007053	0.1	Single Family Res	Appealable Area
7242007054	0.1	Single Family Res	Appealable Area
7242007055	0.1	Single Family Res	Appealable Area
7242007056	0.2	Single Family Res	Appealable Area
7242007057	0.1	Single Family Res	Appealable Area
7242007058	0.1	Single Family Res	Appealable Area
7242007059	0.1	Single Family Res	Appealable Area
7242007060	0.1	Single Family Res	Appealable Area
7242007061	0.2	Single Family Res	Appealable Area
7242007062	0.2	Single Family Res	Appealable Area
7242007063	0.1	Single Family Res	Appealable Area
7242007064	0.1	Single Family Res	Appealable Area
7242007065	0.1	Single Family Res	Appealable Area
7242007066	0.2	Single Family Res	Appealable Area
7242007067	0.2	Single Family Res	Appealable Area
7242007068	0.1	Single Family Res	Appealable Area
7242007069	0.1	Single Family Res	Appealable Area
7242007070	0.1	Single Family Res	Appealable Area
7242007071	0.1	Single Family Res	Appealable Area
7242007072	0.2	Single Family Res	Appealable Area
7242008013	1.4	Open Space/Recreation	Appealable Area
7242008905	1.6	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008905	0.1	Channel/Marina/Waterway	Appealable Area
7242008906	0.8	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008906	0.1	Channel/Marina/Waterway	Appealable Area
7242008907	4.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008907	0.05	Open Space/Recreation	Appealable Area
7242008907	1.3	Open Space/Recreation	Appealable Area
7242008907	0.004	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008907	0.04	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242008907	0.004	Channel/Marina/Waterway	Appealable Area
7242008907	0.4	Channel/Marina/Waterway	Appealable Area
7242008907	0.7	Channel/Marina/Waterway	Appealable Area
7242008908	1.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008909	1.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008909	0.02	Open Space/Recreation	Appealable Area
7242008910	0.02	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008911	0.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242008911	0.04	Channel/Marina/Waterway	Appealable Area
7242009009	0.1	Single Family Res	Appealable Area
7242009010	0.1	Single Family Res	Appealable Area
7242009011	0.1	Single Family Res	Appealable Area
7242009012	0.1	Single Family Res	Appealable Area
7242009013	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242009014	0.1	Single Family Res	Appealable Area
7242009015	0.1	Single Family Res	Appealable Area
7242009016	0.1	Single Family Res	Appealable Area
7242009017	0.1	Single Family Res	Appealable Area
7242009018	0.1	Single Family Res	Appealable Area
7242009019	0.1	Single Family Res	Appealable Area
7242009026	0.1	Single Family Res	Appealable Area
7242009027	0.1	Single Family Res	Appealable Area
7242009028	0.1	Single Family Res	Appealable Area
7242009029	0.1	Single Family Res	Appealable Area
7242009030	0.1	Single Family Res	Appealable Area
7242009031	0.1	Single Family Res	Appealable Area
7242009032	0.04	Single Family Res	Appealable Area
7242009033	0.3	Single Family Res	Appealable Area
7242009034	0.1	Single Family Res	Appealable Area
7242009035	1.4	ROW	Appealable Area
7242009036	0.1	Single Family Res	Appealable Area
7242009037	0.1	Single Family Res	Appealable Area
7242009038	0.1	Single Family Res	Appealable Area
7242009039	0.1	Single Family Res	Appealable Area
7242009040	0.1	Single Family Res	Appealable Area
7242009041	0.1	Single Family Res	Appealable Area
7242010044	3.3	Multi-Family Res	Appealable Area
7242010119	2.7	Channel/Marina/Waterway	Appealable Area
7242010900	1.4	Open Space/Recreation	Appealable Area
7242010900	0.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242010900	0.1	Channel/Marina/Waterway	Appealable Area
7242010999	4.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242010999	2.0	Multi-Family Res	Coastal Commission Permit Jurisdiction
7242011004	0.4	Mixed Use Community Core	Coastal Zone
7242011005	10.4	Mixed Use Community Core	Coastal Zone
7242011013	6.2	Mixed Use Community Core	Coastal Zone
7242012005	0.6	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242012005	0.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242012006	2.5	Mixed Use Community Core	Coastal Zone
7242012007	0.1	Mixed Use Community Core	Coastal Zone
7242012008	2.9	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7242012270	0.03	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7242012900	1.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242012900	0.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242012900	0.2	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242013002	0.2	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7242013004	0.2	Coastal Habitat/Wetlands/Rec	Coastal Commission Permit Jurisdiction
7242014900	0.4	Mixed Use Community Core	Coastal Zone

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242014900	0.2	Mixed Use Community Core	Coastal Commission Permit Jurisdiction
7242015003	1.9	Multi-Family Res	Appealable Area
7242016053	1.9	Multi-Family Res	Appealable Area
7242017025	2.2	Multi-Family Res	Appealable Area
7242018056	1.9	Multi-Family Res	Appealable Area
7242019008	1.3	Multi-Family Res	Appealable Area
7242020041	3.2	Multi-Family Res	Appealable Area
7242021001	0.1	ROW	Appealable Area
7242021002	0.6	Mixed Use Community Core	Appealable Area
7242021003	4.0	Mixed Use Community Core	Appealable Area
7242021004	15.4	Mixed Use Community Core	Appealable Area
7242021005	0.7	Channel/Marina/Waterway	Appealable Area
7242021005	0.3	Channel/Marina/Waterway	Appealable Area
7242021006	1.5	Mixed Use Community Core	Appealable Area
7242021006	0.02	Mixed Use Community Core	Appealable Area
7242021007	1.8	Mixed Use Community Core	Appealable Area
7242021007	0.01	Mixed Use Community Core	Appealable Area
7242021007	1.3	Mixed Use Community Core	Appealable Area
7242021900	0.1	Mixed Use Community Core	Appealable Area
7242022007	0.1	Single Family Res	Appealable Area
7242022008	0.1	Single Family Res	Appealable Area
7242022009	0.1	Single Family Res	Appealable Area
7242022010	0.1	Single Family Res	Appealable Area
7242022011	0.1	Single Family Res	Appealable Area
7242022012	0.1	Single Family Res	Appealable Area
7242022018	0.1	Single Family Res	Appealable Area
7242022019	0.1	Single Family Res	Appealable Area
7242022025	0.1	Single Family Res	Appealable Area
7242022026	0.1	Single Family Res	Appealable Area
7242022027	0.1	Single Family Res	Appealable Area
7242022028	0.1	Single Family Res	Appealable Area
7242022029	0.1	Single Family Res	Appealable Area
7242022030	0.1	Single Family Res	Appealable Area
7242022031	0.1	Single Family Res	Appealable Area
7242022032	0.1	Single Family Res	Appealable Area
7242022033	0.1	Single Family Res	Appealable Area
7242022034	0.1	Single Family Res	Appealable Area
7242022035	0.1	Single Family Res	Appealable Area
7242022036	0.1	Single Family Res	Appealable Area
7242022037	0.1	Single Family Res	Appealable Area
7242022038	0.1	Single Family Res	Appealable Area
7242022039	0.1	Single Family Res	Appealable Area
7242022040	0.1	Single Family Res	Appealable Area
7242022041	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242022042	0.1	Single Family Res	Appealable Area
7242022043	0.1	Single Family Res	Appealable Area
7242022044	0.1	Single Family Res	Appealable Area
7242022045	0.1	Single Family Res	Appealable Area
7242022046	0.1	Single Family Res	Appealable Area
7242022047	1.8	ROW	Appealable Area
7242022048	0.2	Single Family Res	Appealable Area
7242022049	0.1	Single Family Res	Appealable Area
7242022050	0.1	Single Family Res	Appealable Area
7242022051	0.1	Single Family Res	Appealable Area
7242022052	0.1	Single Family Res	Appealable Area
7242022053	0.1	Single Family Res	Appealable Area
7242022054	0.1	Single Family Res	Appealable Area
7242022055	0.1	Single Family Res	Appealable Area
7242022056	0.1	Single Family Res	Appealable Area
7242022057	0.1	Single Family Res	Appealable Area
7242022058	0.1	Single Family Res	Appealable Area
7242022059	0.1	Single Family Res	Appealable Area
7242022060	0.1	Single Family Res	Appealable Area
7242022061	0.1	Single Family Res	Appealable Area
7242022062	0.1	Single Family Res	Appealable Area
7242022063	0.1	Single Family Res	Appealable Area
7242022064	0.2	Single Family Res	Appealable Area
7242023002	0.1	Single Family Res	Appealable Area
7242023003	0.1	Single Family Res	Appealable Area
7242023004	0.1	Single Family Res	Appealable Area
7242023005	0.1	Single Family Res	Appealable Area
7242023006	0.1	Single Family Res	Appealable Area
7242023007	0.1	Single Family Res	Appealable Area
7242023008	0.1	Single Family Res	Appealable Area
7242023009	0.1	Single Family Res	Appealable Area
7242023010	0.1	Single Family Res	Appealable Area
7242023011	0.1	Single Family Res	Appealable Area
7242023012	0.1	Single Family Res	Appealable Area
7242023013	0.1	Single Family Res	Appealable Area
7242023014	0.1	Single Family Res	Appealable Area
7242023015	0.1	Single Family Res	Appealable Area
7242023016	0.1	Single Family Res	Appealable Area
7242023017	0.1	Single Family Res	Appealable Area
7242023018	0.1	Single Family Res	Appealable Area
7242023019	0.2	Single Family Res	Appealable Area
7242023020	0.1	Single Family Res	Appealable Area
7242023021	0.1	Single Family Res	Appealable Area
7242023022	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242023023	0.1	Single Family Res	Appealable Area
7242023024	0.1	Single Family Res	Appealable Area
7242023025	0.1	Single Family Res	Appealable Area
7242023026	0.1	Single Family Res	Appealable Area
7242023027	0.1	Single Family Res	Appealable Area
7242023030	0.5	Single Family Res	Appealable Area
7242023031	0.1	Single Family Res	Appealable Area
7242023900	1.0	Open Space/Recreation	Appealable Area
7242023900	0.02	Open Space/Recreation	Coastal Commission Permit Jurisdiction
7242023901	1.3	Open Space/Recreation	Appealable Area
7242023902	1.2	Open Space/Recreation	Appealable Area
7242024001	0.1	Single Family Res	Appealable Area
7242024002	0.1	Single Family Res	Appealable Area
7242024003	0.1	Single Family Res	Appealable Area
7242024004	0.1	Single Family Res	Appealable Area
7242024005	0.1	Single Family Res	Appealable Area
7242024006	0.1	Single Family Res	Appealable Area
7242024007	0.1	Single Family Res	Appealable Area
7242024008	0.1	Single Family Res	Appealable Area
7242024009	0.1	Single Family Res	Appealable Area
7242024010	0.1	Single Family Res	Appealable Area
7242024011	0.1	Single Family Res	Appealable Area
7242024012	0.1	Single Family Res	Appealable Area
7242024013	0.1	Single Family Res	Appealable Area
7242024014	0.1	Single Family Res	Appealable Area
7242024015	0.1	Single Family Res	Appealable Area
7242024016	0.1	Single Family Res	Appealable Area
7242024017	0.1	Single Family Res	Appealable Area
7242024018	0.1	Single Family Res	Appealable Area
7242024019	0.1	Single Family Res	Appealable Area
7242024020	0.1	Single Family Res	Appealable Area
7242024021	0.1	Single Family Res	Appealable Area
7242024022	0.1	Single Family Res	Appealable Area
7242024023	0.1	Single Family Res	Appealable Area
7242024024	0.1	Single Family Res	Appealable Area
7242024025	0.1	Single Family Res	Appealable Area
7242024026	0.1	Single Family Res	Appealable Area
7242024027	0.1	Single Family Res	Appealable Area
7242024032	0.1	Single Family Res	Appealable Area
7242024033	0.1	Single Family Res	Appealable Area
7242024034	0.1	Single Family Res	Appealable Area
7242024035	0.1	Single Family Res	Appealable Area
7242024036	0.1	Single Family Res	Appealable Area
7242024037	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242024038	0.1	Single Family Res	Appealable Area
7242024039	0.1	Single Family Res	Appealable Area
7242024040	0.1	Single Family Res	Appealable Area
7242024041	0.1	Single Family Res	Appealable Area
7242024042	2.6	Single Family Res	Appealable Area
7242024043	0.1	Single Family Res	Appealable Area
7242024044	0.1	Single Family Res	Appealable Area
7242024046	0.1	Single Family Res	Appealable Area
7242024047	0.1	Single Family Res	Appealable Area
7242025001	0.2	Single Family Res	Appealable Area
7242025002	0.1	Single Family Res	Appealable Area
7242025003	0.1	Single Family Res	Appealable Area
7242025004	0.1	Single Family Res	Appealable Area
7242025005	0.1	Single Family Res	Appealable Area
7242025006	0.1	Single Family Res	Appealable Area
7242025007	0.1	Single Family Res	Appealable Area
7242025008	0.1	Single Family Res	Appealable Area
7242025009	0.1	Single Family Res	Appealable Area
7242025010	0.1	Single Family Res	Appealable Area
7242025011	0.1	Single Family Res	Appealable Area
7242025014	0.1	Single Family Res	Appealable Area
7242025015	0.2	Single Family Res	Appealable Area
7242025016	0.1	Single Family Res	Appealable Area
7242025017	0.1	Single Family Res	Appealable Area
7242025018	0.1	Single Family Res	Appealable Area
7242025019	0.2	Single Family Res	Appealable Area
7242025020	0.1	Single Family Res	Appealable Area
7242025021	0.1	Single Family Res	Appealable Area
7242025022	0.1	Single Family Res	Appealable Area
7242025023	0.1	Single Family Res	Appealable Area
7242025024	0.1	Single Family Res	Appealable Area
7242025025	0.1	Single Family Res	Appealable Area
7242025026	0.1	Single Family Res	Appealable Area
7242025027	0.1	Single Family Res	Appealable Area
7242025028	0.1	Single Family Res	Appealable Area
7242025029	0.1	Single Family Res	Appealable Area
7242025030	0.1	Single Family Res	Appealable Area
7242025031	0.1	Single Family Res	Appealable Area
7242025032	2.0	Commercial - Neighborhood	Appealable Area
7242025034	0.2	Single Family Res	Appealable Area
7242025035	0.1	Single Family Res	Appealable Area
7242025036	0.04	Single Family Res	Appealable Area
7242025039	1.6	ROW	Appealable Area
7242025042	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242025043	0.1	Single Family Res	Appealable Area
7242026001	0.1	Single Family Res	Appealable Area
7242026002	0.1	Single Family Res	Appealable Area
7242026003	0.1	Single Family Res	Appealable Area
7242026004	0.1	Single Family Res	Appealable Area
7242026005	0.1	Single Family Res	Appealable Area
7242026006	0.1	Single Family Res	Appealable Area
7242026007	0.1	Single Family Res	Appealable Area
7242026008	0.1	Single Family Res	Appealable Area
7242026009	0.1	Single Family Res	Appealable Area
7242026010	0.1	Single Family Res	Appealable Area
7242026011	0.1	Single Family Res	Appealable Area
7242026012	0.1	Single Family Res	Appealable Area
7242026013	0.1	Single Family Res	Appealable Area
7242026014	0.1	Single Family Res	Appealable Area
7242026015	0.1	Single Family Res	Appealable Area
7242026016	0.1	Single Family Res	Appealable Area
7242026017	0.1	Single Family Res	Appealable Area
7242026018	0.1	Single Family Res	Appealable Area
7242026019	0.1	Single Family Res	Appealable Area
7242026020	0.1	Single Family Res	Appealable Area
7242026021	0.1	Single Family Res	Appealable Area
7242026022	0.1	Single Family Res	Appealable Area
7242026023	0.1	Single Family Res	Appealable Area
7242026024	0.1	Single Family Res	Appealable Area
7242026025	0.1	Single Family Res	Appealable Area
7242026026	0.1	Single Family Res	Appealable Area
7242026027	0.1	Single Family Res	Appealable Area
7242026028	0.1	Single Family Res	Appealable Area
7242026029	0.1	Single Family Res	Appealable Area
7242026030	0.1	Single Family Res	Appealable Area
7242026031	1.5	ROW	Appealable Area
7242027001	0.8	Multi-Family Res	Appealable Area
7242027021	3.5	Multi-Family Res	Appealable Area
7242027050	2.0	Multi-Family Res	Appealable Area
7242027083	2.1	Multi-Family Res	Appealable Area
7242027083	0.05	Multi-Family Res	Appealable Area
7242027083	0.3	ROW	Appealable Area
7242027902	0.5	Open Space/Recreation	Appealable Area
7242027902	0.9	Open Space/Recreation	Appealable Area
7242027902	1.9	Open Space/Recreation	Appealable Area
7242027902	0.01	Multi-Family Res	Appealable Area
7242028055	0.1	Single Family Res	Appealable Area
7242028056	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242028057	0.1	Single Family Res	Appealable Area
7242028064	0.1	Single Family Res	Appealable Area
7242028065	0.005	Single Family Res	Appealable Area
7242028066	0.005	Single Family Res	Appealable Area
7242028067	0.04	Single Family Res	Appealable Area
7242028069	0.04	Single Family Res	Appealable Area
7242028070	0.8	Single Family Res	Appealable Area
7242028071	0.02	Single Family Res	Appealable Area
7242028073	0.1	Single Family Res	Appealable Area
7242028074	0.1	Single Family Res	Appealable Area
7242028075	0.1	Single Family Res	Appealable Area
7242028076	0.1	Single Family Res	Appealable Area
7242028077	0.1	Single Family Res	Appealable Area
7242028078	0.1	Single Family Res	Appealable Area
7242028079	0.1	Single Family Res	Appealable Area
7242028080	0.1	Single Family Res	Appealable Area
7242028081	0.1	Single Family Res	Appealable Area
7242028082	0.1	Single Family Res	Appealable Area
7242028083	0.1	Single Family Res	Appealable Area
7242028084	0.1	Single Family Res	Appealable Area
7242028085	0.1	Single Family Res	Appealable Area
7242028086	0.1	Single Family Res	Appealable Area
7242028087	0.1	Single Family Res	Appealable Area
7242028088	0.1	Single Family Res	Appealable Area
7242028089	0.1	Single Family Res	Appealable Area
7242028090	0.1	Single Family Res	Appealable Area
7242028091	0.1	Single Family Res	Appealable Area
7242028092	0.1	Single Family Res	Appealable Area
7242028093	0.1	Single Family Res	Appealable Area
7242028094	0.1	Single Family Res	Appealable Area
7242028095	0.1	Single Family Res	Appealable Area
7242028096	0.1	Single Family Res	Appealable Area
7242028097	0.1	Single Family Res	Appealable Area
7242028098	0.1	Single Family Res	Appealable Area
7242028099	0.1	Single Family Res	Appealable Area
7242028100	0.1	Single Family Res	Appealable Area
7242028101	0.1	Single Family Res	Appealable Area
7242028102	0.1	Single Family Res	Appealable Area
7242028103	0.1	Single Family Res	Appealable Area
7242028104	0.1	Single Family Res	Appealable Area
7242028105	0.1	Single Family Res	Appealable Area
7242028106	0.1	Single Family Res	Appealable Area
7242028107	0.1	Single Family Res	Appealable Area
7242028110	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242028111	0.1	Single Family Res	Appealable Area
7242028112	0.1	Single Family Res	Appealable Area
7242028113	0.1	Single Family Res	Appealable Area
7242028114	0.1	Single Family Res	Appealable Area
7242028115	0.01	Single Family Res	Appealable Area
7242028116	0.01	Single Family Res	Appealable Area
7242028117	0.1	Single Family Res	Appealable Area
7242029003	0.7	Channel/Marina/Waterway	Appealable Area
7242029003	0.04	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242029070	0.8	Channel/Marina/Waterway	Appealable Area
7242029074	1.1	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242029075	0.8	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030002	0.9	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030002	0.1	Channel/Marina/Waterway	Appealable Area
7242030036	0.6	Channel/Marina/Waterway	Appealable Area
7242030036	0.1	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030068	1.0	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030103	1.7	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030160	1.8	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030240	0.8	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030240	0.02	Channel/Marina/Waterway	Appealable Area
7242030252	1.8	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030253	1.9	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030254	0.4	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030254	0.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030254	0.3	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242030254	0.03	Channel/Marina/Waterway	Appealable Area
7242030255	0.4	Channel/Marina/Waterway	Coastal Commission Permit Jurisdiction
7242031001	0.1	Single Family Res	Appealable Area
7242031002	0.1	Single Family Res	Appealable Area
7242031003	0.1	Single Family Res	Appealable Area
7242031004	0.1	Single Family Res	Appealable Area
7242031005	0.1	Single Family Res	Appealable Area
7242031006	0.1	Single Family Res	Appealable Area
7242031007	0.1	Single Family Res	Appealable Area
7242031008	0.1	Single Family Res	Appealable Area
7242031009	0.1	Single Family Res	Appealable Area
7242031010	0.1	Single Family Res	Appealable Area
7242031011	0.1	Single Family Res	Appealable Area
7242031012	0.1	Single Family Res	Appealable Area
7242031013	0.1	Single Family Res	Appealable Area
7242031014	0.1	Single Family Res	Appealable Area
7242031015	0.1	Single Family Res	Appealable Area
7242031016	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242031017	0.1	Single Family Res	Appealable Area
7242031018	0.1	Single Family Res	Appealable Area
7242031019	0.1	Single Family Res	Appealable Area
7242031020	0.1	Single Family Res	Appealable Area
7242031021	0.1	Single Family Res	Appealable Area
7242031022	0.1	Single Family Res	Appealable Area
7242031023	0.1	Single Family Res	Appealable Area
7242031024	0.1	Single Family Res	Appealable Area
7242031025	0.1	Single Family Res	Appealable Area
7242031026	0.1	Single Family Res	Appealable Area
7242031027	0.1	Single Family Res	Appealable Area
7242031028	0.1	Single Family Res	Appealable Area
7242031029	0.1	Single Family Res	Appealable Area
7242031030	0.1	Single Family Res	Appealable Area
7242031031	0.1	Single Family Res	Appealable Area
7242031032	0.1	Single Family Res	Appealable Area
7242031033	0.1	Single Family Res	Appealable Area
7242031034	0.1	Single Family Res	Appealable Area
7242031035	0.1	Single Family Res	Appealable Area
7242031036	0.1	Single Family Res	Appealable Area
7242031037	0.1	Single Family Res	Appealable Area
7242031038	0.1	Single Family Res	Appealable Area
7242031039	0.1	Single Family Res	Appealable Area
7242031040	0.1	Single Family Res	Appealable Area
7242031041	0.1	Single Family Res	Appealable Area
7242031042	0.1	Single Family Res	Appealable Area
7242031043	0.1	Single Family Res	Appealable Area
7242031044	0.1	Single Family Res	Appealable Area
7242031045	0.1	Single Family Res	Appealable Area
7242031046	0.1	Single Family Res	Appealable Area
7242031047	0.1	Single Family Res	Appealable Area
7242031048	0.1	Single Family Res	Appealable Area
7242031049	0.1	Single Family Res	Appealable Area
7242031050	0.1	Single Family Res	Appealable Area
7242031051	0.1	Single Family Res	Appealable Area
7242031052	0.2	Single Family Res	Appealable Area
7242031053	0.2	Single Family Res	Appealable Area
7242031054	0.1	Single Family Res	Appealable Area
7242031055	0.4	Single Family Res	Appealable Area
7242031056	0.1	Single Family Res	Coastal Commission Permit Jurisdiction
7242032001	0.1	Single Family Res	Appealable Area
7242032002	0.1	Single Family Res	Appealable Area
7242032003	0.1	Single Family Res	Appealable Area
7242032004	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242032005	0.1	Single Family Res	Appealable Area
7242032006	0.1	Single Family Res	Appealable Area
7242032007	0.1	Single Family Res	Appealable Area
7242032008	0.1	Single Family Res	Appealable Area
7242032009	0.1	Single Family Res	Appealable Area
7242032010	0.1	Single Family Res	Appealable Area
7242032011	0.1	Single Family Res	Appealable Area
7242032012	0.1	Single Family Res	Appealable Area
7242032013	0.1	Single Family Res	Appealable Area
7242032014	0.1	Single Family Res	Appealable Area
7242032015	0.1	Single Family Res	Appealable Area
7242032016	0.1	Single Family Res	Appealable Area
7242032017	0.1	Single Family Res	Appealable Area
7242032018	0.1	Single Family Res	Appealable Area
7242032019	0.1	Single Family Res	Appealable Area
7242032020	0.1	Single Family Res	Appealable Area
7242032021	0.1	Single Family Res	Appealable Area
7242032022	0.1	Single Family Res	Appealable Area
7242032023	0.1	Single Family Res	Appealable Area
7242032024	0.1	Single Family Res	Appealable Area
7242032025	0.1	Single Family Res	Appealable Area
7242032026	0.1	Single Family Res	Appealable Area
7242032027	0.1	Single Family Res	Appealable Area
7242032028	0.1	Single Family Res	Appealable Area
7242032029	0.1	Single Family Res	Appealable Area
7242032030	0.1	Single Family Res	Appealable Area
7242032031	0.1	Single Family Res	Appealable Area
7242032032	0.1	Single Family Res	Appealable Area
7242032033	0.1	Single Family Res	Appealable Area
7242032034	0.1	Single Family Res	Appealable Area
7242032035	0.1	Single Family Res	Appealable Area
7242032036	0.1	Single Family Res	Appealable Area
7242032037	0.1	Single Family Res	Appealable Area
7242032038	0.1	Single Family Res	Appealable Area
7242032039	0.1	Single Family Res	Appealable Area
7242032040	0.1	Single Family Res	Appealable Area
7242032041	0.1	Single Family Res	Appealable Area
7242032042	0.6	Single Family Res	Appealable Area
7242032043	0.4	Single Family Res	Appealable Area
7242032044	0.1	Single Family Res	Appealable Area
7242033001	0.1	Single Family Res	Appealable Area
7242033002	0.1	Single Family Res	Appealable Area
7242033003	0.1	Single Family Res	Appealable Area
7242033004	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242033005	0.1	Single Family Res	Appealable Area
7242033006	0.1	Single Family Res	Appealable Area
7242033007	0.1	Single Family Res	Appealable Area
7242033008	0.1	Single Family Res	Appealable Area
7242033009	0.1	Single Family Res	Appealable Area
7242033010	0.1	Single Family Res	Appealable Area
7242033011	0.1	Single Family Res	Appealable Area
7242033012	0.1	Single Family Res	Appealable Area
7242033013	0.1	Single Family Res	Appealable Area
7242033014	0.1	Single Family Res	Appealable Area
7242033015	0.1	Single Family Res	Appealable Area
7242033016	0.1	Single Family Res	Appealable Area
7242033017	0.1	Single Family Res	Appealable Area
7242033018	0.1	Single Family Res	Appealable Area
7242033019	0.1	Single Family Res	Appealable Area
7242033020	0.1	Single Family Res	Appealable Area
7242033021	0.1	Single Family Res	Appealable Area
7242033022	0.1	Single Family Res	Appealable Area
7242033023	0.1	Single Family Res	Appealable Area
7242033024	0.1	Single Family Res	Appealable Area
7242033025	0.1	Single Family Res	Appealable Area
7242033026	0.1	Single Family Res	Appealable Area
7242033027	0.1	Single Family Res	Appealable Area
7242033028	0.1	Single Family Res	Appealable Area
7242033029	0.1	Single Family Res	Appealable Area
7242033030	0.1	Single Family Res	Appealable Area
7242033031	0.1	Single Family Res	Appealable Area
7242033032	0.1	Single Family Res	Appealable Area
7242033033	0.1	Single Family Res	Appealable Area
7242033034	0.8	Single Family Res	Appealable Area
7242033036	0.1	Single Family Res	Appealable Area
7242033037	0.4	Single Family Res	Appealable Area
7242033038	0.04	Single Family Res	Appealable Area
7242033039	0.04	Single Family Res	Appealable Area
7242033040	0.04	Single Family Res	Appealable Area
7242034001	0.1	Single Family Res	Appealable Area
7242034002	0.1	Single Family Res	Appealable Area
7242034003	0.1	Single Family Res	Appealable Area
7242034004	0.1	Single Family Res	Appealable Area
7242034005	0.1	Single Family Res	Appealable Area
7242034006	0.1	Single Family Res	Appealable Area
7242034007	0.1	Single Family Res	Appealable Area
7242034008	0.1	Single Family Res	Appealable Area
7242034009	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242034010	0.1	Single Family Res	Appealable Area
7242034011	0.1	Single Family Res	Appealable Area
7242034012	0.1	Single Family Res	Appealable Area
7242034013	0.1	Single Family Res	Appealable Area
7242034014	0.1	Single Family Res	Appealable Area
7242034015	0.1	Single Family Res	Appealable Area
7242034016	0.1	Single Family Res	Appealable Area
7242034017	0.1	Single Family Res	Appealable Area
7242034018	0.1	Single Family Res	Appealable Area
7242034019	0.1	Single Family Res	Appealable Area
7242034020	0.1	Single Family Res	Appealable Area
7242034021	0.1	Single Family Res	Appealable Area
7242034022	0.1	Single Family Res	Appealable Area
7242034023	0.1	Single Family Res	Appealable Area
7242034024	0.1	Single Family Res	Appealable Area
7242034025	0.1	Single Family Res	Appealable Area
7242034026	0.1	Single Family Res	Appealable Area
7242034027	0.1	Single Family Res	Appealable Area
7242034028	0.1	Single Family Res	Appealable Area
7242034029	0.1	Single Family Res	Appealable Area
7242034030	0.1	Single Family Res	Appealable Area
7242034031	0.1	Single Family Res	Appealable Area
7242034032	0.1	Single Family Res	Appealable Area
7242034033	0.1	Single Family Res	Appealable Area
7242034034	0.1	Single Family Res	Appealable Area
7242034036	0.1	Single Family Res	Appealable Area
7242034037	0.1	Single Family Res	Appealable Area
7242034038	0.6	Single Family Res	Appealable Area
7242034039	0.4	Single Family Res	Appealable Area
7242034040	0.1	Single Family Res	Appealable Area
7242034041	0.04	Single Family Res	Appealable Area
7242034043	0.1	Single Family Res	Appealable Area
7242034044	0.1	Single Family Res	Appealable Area
7242034045	0.1	Single Family Res	Appealable Area
7242034046	0.1	Single Family Res	Appealable Area
7242034048	0.6	Single Family Res	Appealable Area
7242034049	0.1	Single Family Res	Appealable Area
7242035001	0.1	Single Family Res	Appealable Area
7242035002	0.1	Single Family Res	Appealable Area
7242035003	0.1	Single Family Res	Appealable Area
7242035004	0.1	Single Family Res	Appealable Area
7242035005	0.1	Single Family Res	Appealable Area
7242035006	0.1	Single Family Res	Appealable Area
7242035007	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242035008	0.05	Single Family Res	Appealable Area
7242035009	0.05	Single Family Res	Appealable Area
7242035010	0.1	Single Family Res	Appealable Area
7242035011	0.1	Single Family Res	Appealable Area
7242035012	0.1	Single Family Res	Appealable Area
7242035013	0.1	Single Family Res	Appealable Area
7242035014	0.1	Single Family Res	Appealable Area
7242035015	0.1	Single Family Res	Appealable Area
7242035016	0.05	Single Family Res	Appealable Area
7242035017	0.05	Single Family Res	Appealable Area
7242035018	0.1	Single Family Res	Appealable Area
7242035019	0.1	Single Family Res	Appealable Area
7242035020	0.1	Single Family Res	Appealable Area
7242035021	0.1	Single Family Res	Appealable Area
7242035022	0.1	Single Family Res	Appealable Area
7242035023	0.1	Single Family Res	Appealable Area
7242035024	0.1	Single Family Res	Appealable Area
7242035025	0.4	Single Family Res	Appealable Area
7242035026	0.04	Single Family Res	Appealable Area
7242035027	0.5	Single Family Res	Appealable Area
7242035028	0.1	Single Family Res	Appealable Area
7242035029	0.1	Single Family Res	Appealable Area
7242035030	0.1	Single Family Res	Appealable Area
7242035031	0.1	Single Family Res	Appealable Area
7242035032	0.1	Single Family Res	Appealable Area
7242035033	0.1	Single Family Res	Appealable Area
7242035037	0.1	Single Family Res	Appealable Area
7242035038	0.1	Single Family Res	Appealable Area
7242035039	0.1	Single Family Res	Appealable Area
7242036002	0.1	Single Family Res	Appealable Area
7242036003	0.1	Single Family Res	Appealable Area
7242036004	0.1	Single Family Res	Appealable Area
7242036005	0.1	Single Family Res	Appealable Area
7242036006	0.1	Single Family Res	Appealable Area
7242036007	0.1	Single Family Res	Appealable Area
7242036008	0.1	Single Family Res	Appealable Area
7242036009	0.1	Single Family Res	Appealable Area
7242036010	0.1	Single Family Res	Appealable Area
7242036011	0.1	Single Family Res	Appealable Area
7242036012	0.1	Single Family Res	Appealable Area
7242036013	0.1	Single Family Res	Appealable Area
7242036014	0.2	Single Family Res	Appealable Area
7242036015	0.1	Single Family Res	Appealable Area
7242036016	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7242036017	0.4	ROW	Appealable Area
7242036018	0.04	Single Family Res	Appealable Area
7242036019	0.02	Single Family Res	Appealable Area
7246015017	0.1	Single Family Res	Appealable Area
7246015018	0.1	Single Family Res	Appealable Area
7246015019	0.1	Single Family Res	Appealable Area
7246015020	0.1	Single Family Res	Appealable Area
7246015021	0.1	Single Family Res	Appealable Area
7246015022	0.1	Single Family Res	Appealable Area
7246015023	0.2	Single Family Res	Appealable Area
7246015024	0.1	Single Family Res	Appealable Area
7246015025	0.1	Single Family Res	Appealable Area
7246015026	0.1	Single Family Res	Appealable Area
7246015027	0.1	Single Family Res	Appealable Area
7246015028	0.2	Single Family Res	Appealable Area
7246015029	0.1	Single Family Res	Appealable Area
7246015030	0.1	Single Family Res	Appealable Area
7246015031	0.1	Single Family Res	Appealable Area
7246015032	0.1	Single Family Res	Appealable Area
7246015033	0.1	Single Family Res	Appealable Area
7246015034	0.1	Single Family Res	Appealable Area
7246015035	0.1	Single Family Res	Appealable Area
7246015036	0.1	Single Family Res	Appealable Area
7246015037	0.1	Single Family Res	Appealable Area
7246015038	0.1	Single Family Res	Appealable Area
7246015039	0.1	Single Family Res	Appealable Area
7246015040	0.1	Single Family Res	Appealable Area
7246015041	0.1	Single Family Res	Appealable Area
7246015042	0.2	Single Family Res	Appealable Area
7246015043	0.1	Single Family Res	Appealable Area
7246015044	0.1	Single Family Res	Appealable Area
7246015045	0.1	Single Family Res	Appealable Area
7246015046	0.1	Single Family Res	Appealable Area
7246015047	0.1	Single Family Res	Appealable Area
7246015048	0.1	Single Family Res	Appealable Area
7246015049	0.1	Single Family Res	Appealable Area
7246015050	0.1	Single Family Res	Appealable Area
7246015051	0.1	Single Family Res	Appealable Area
7246015052	0.1	Single Family Res	Appealable Area
7246015053	0.1	Single Family Res	Appealable Area
7246015054	0.1	Single Family Res	Appealable Area
7246015055	0.1	Single Family Res	Appealable Area
7246015056	0.1	Single Family Res	Appealable Area
7246015057	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7246015058	0.1	Single Family Res	Appealable Area
7246015059	0.1	Single Family Res	Appealable Area
7246015060	0.1	Single Family Res	Appealable Area
7246015061	0.1	Single Family Res	Appealable Area
7246015062	0.1	Single Family Res	Appealable Area
7246015063	0.1	Single Family Res	Appealable Area
7246015064	0.1	Single Family Res	Appealable Area
7246015065	0.1	Single Family Res	Appealable Area
7246015067	2.0	ROW	Appealable Area
7246015900	0.1	Open Space/Recreation	Appealable Area
7246015901	1.4	Open Space/Recreation	Appealable Area
7246015902	2.3	Open Space/Recreation	Appealable Area
7246015903	2.3	Open Space/Recreation	Appealable Area
7246023011	0.1	Multi-Family Res	Appealable Area
7246023012	0.1	Multi-Family Res	Appealable Area
7246023013	0.1	Multi-Family Res	Appealable Area
7246023014	0.1	Multi-Family Res	Appealable Area
7246023015	0.1	Multi-Family Res	Appealable Area
7246023016	0.1	Multi-Family Res	Appealable Area
7246023017	0.1	Multi-Family Res	Appealable Area
7246023018	0.1	Multi-Family Res	Appealable Area
7246023019	0.1	Multi-Family Res	Appealable Area
7246023020	0.1	Multi-Family Res	Appealable Area
7246023021	0.1	Multi-Family Res	Appealable Area
7246023022	0.1	Multi-Family Res	Appealable Area
7246023023	0.1	Multi-Family Res	Appealable Area
7246023024	0.1	Multi-Family Res	Appealable Area
7246023025	0.1	Multi-Family Res	Appealable Area
7246023026	0.1	Multi-Family Res	Appealable Area
7246023027	0.1	Multi-Family Res	Appealable Area
7246023028	0.1	Multi-Family Res	Appealable Area
7246023029	0.1	Multi-Family Res	Appealable Area
7246023030	0.1	Multi-Family Res	Appealable Area
7246023031	0.1	Multi-Family Res	Appealable Area
7246023032	0.1	Multi-Family Res	Appealable Area
7246023033	0.1	Multi-Family Res	Appealable Area
7246023034	0.1	Multi-Family Res	Appealable Area
7246023035	0.1	Multi-Family Res	Appealable Area
7246023036	0.1	Multi-Family Res	Appealable Area
7246023037	0.1	Multi-Family Res	Appealable Area
7246023038	0.1	Multi-Family Res	Appealable Area
7246023039	0.1	Multi-Family Res	Appealable Area
7246023040	0.1	Multi-Family Res	Appealable Area
7246023041	0.1	Multi-Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7246023042	0.1	Multi-Family Res	Appealable Area
7246023043	0.1	Multi-Family Res	Appealable Area
7246023044	0.1	Multi-Family Res	Appealable Area
7246023045	0.1	Multi-Family Res	Appealable Area
7246023046	0.1	Multi-Family Res	Appealable Area
7246023047	0.1	Multi-Family Res	Appealable Area
7246023048	0.1	Multi-Family Res	Appealable Area
7246023049	0.5	Multi-Family Res	Appealable Area
7246023050	0.2	Multi-Family Res	Appealable Area
7246023052	0.2	Multi-Family Res	Appealable Area
7246023053	0.04	Multi-Family Res	Appealable Area
7246023054	0.03	Multi-Family Res	Appealable Area
7246023058	0.2	Multi-Family Res	Appealable Area
7246023059	0.1	Multi-Family Res	Appealable Area
7246023060	0.02	Multi-Family Res	Appealable Area
7246023061	0.2	Multi-Family Res	Appealable Area
7246024030	0.1	Single Family Res	Appealable Area
7246024031	0.1	Single Family Res	Appealable Area
7246024032	0.1	Single Family Res	Appealable Area
7246024033	0.1	Single Family Res	Appealable Area
7246024034	0.1	Single Family Res	Appealable Area
7246024035	0.1	Single Family Res	Appealable Area
7246024036	0.2	Single Family Res	Appealable Area
7246024037	0.1	Single Family Res	Appealable Area
7246024038	0.1	Single Family Res	Appealable Area
7246024039	0.1	Single Family Res	Appealable Area
7246024040	0.1	Single Family Res	Appealable Area
7246024041	0.1	Single Family Res	Appealable Area
7246024042	0.1	Single Family Res	Appealable Area
7246024043	0.1	Single Family Res	Appealable Area
7246024044	0.1	Single Family Res	Appealable Area
7246024045	0.1	Single Family Res	Appealable Area
7246024046	0.1	Single Family Res	Appealable Area
7246024047	0.1	Single Family Res	Appealable Area
7246024048	0.1	Single Family Res	Appealable Area
7246024049	0.1	Single Family Res	Appealable Area
7246024050	0.1	Single Family Res	Appealable Area
7246024051	0.1	Single Family Res	Appealable Area
7246024052	0.1	Single Family Res	Appealable Area
7246024053	0.1	Single Family Res	Appealable Area
7246024054	0.1	Single Family Res	Appealable Area
7246024055	0.1	Single Family Res	Appealable Area
7246024056	0.1	Single Family Res	Appealable Area
7246024057	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7246024058	0.1	Single Family Res	Appealable Area
7246024064	0.1	Single Family Res	Appealable Area
7246024065	0.1	Single Family Res	Appealable Area
7246024066	0.1	Single Family Res	Appealable Area
7246024067	0.1	Single Family Res	Appealable Area
7246024068	0.1	Single Family Res	Appealable Area
7246024069	0.1	Single Family Res	Appealable Area
7246024070	0.1	Single Family Res	Appealable Area
7246024071	0.1	Single Family Res	Appealable Area
7246024072	0.1	Single Family Res	Appealable Area
7246024073	0.1	Single Family Res	Appealable Area
7246024074	0.1	Single Family Res	Appealable Area
7246024075	0.1	Single Family Res	Appealable Area
7246024076	0.1	Single Family Res	Appealable Area
7246024077	0.1	Single Family Res	Appealable Area
7246024078	0.1	Single Family Res	Appealable Area
7246024079	0.1	Single Family Res	Appealable Area
7246024080	0.1	Single Family Res	Appealable Area
7246024081	0.1	Single Family Res	Appealable Area
7246024083	0.1	Single Family Res	Appealable Area
7246024084	0.1	Single Family Res	Appealable Area
7246024085	0.1	Single Family Res	Appealable Area
7246024086	0.1	Single Family Res	Appealable Area
7246025004	0.1	Single Family Res	Appealable Area
7246025005	0.1	Single Family Res	Appealable Area
7246025006	0.1	Single Family Res	Appealable Area
7246025007	0.1	Single Family Res	Appealable Area
7246025022	0.1	Single Family Res	Appealable Area
7246025023	0.1	Single Family Res	Appealable Area
7246025024	0.1	Single Family Res	Appealable Area
7246025025	0.1	Single Family Res	Appealable Area
7246025026	0.1	Single Family Res	Appealable Area
7246025041	0.1	Single Family Res	Appealable Area
7246025042	0.1	Single Family Res	Appealable Area
7246025043	0.1	Single Family Res	Appealable Area
7246025044	0.1	Single Family Res	Appealable Area
7246025045	0.1	Single Family Res	Appealable Area
7246025046	0.1	Single Family Res	Appealable Area
7246025047	0.1	Single Family Res	Appealable Area
7246025048	0.1	Single Family Res	Appealable Area
7246025049	0.1	Single Family Res	Appealable Area
7246025050	0.1	Single Family Res	Appealable Area
7246025051	0.1	Single Family Res	Appealable Area
7246025052	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7246026001	0.1	Single Family Res	Appealable Area
7246026002	0.1	Single Family Res	Appealable Area
7246026003	0.1	Single Family Res	Appealable Area
7246026004	0.1	Single Family Res	Appealable Area
7246026006	0.1	Single Family Res	Appealable Area
7246026007	0.1	Single Family Res	Appealable Area
7246026008	0.1	Single Family Res	Appealable Area
7246026009	0.1	Single Family Res	Appealable Area
7246026010	0.2	Single Family Res	Appealable Area
7246026015	0.1	Single Family Res	Appealable Area
7246026016	0.1	Single Family Res	Appealable Area
7246026026	0.1	Single Family Res	Appealable Area
7246026027	0.1	Single Family Res	Appealable Area
7246026028	0.1	Single Family Res	Appealable Area
7246026029	0.1	Single Family Res	Appealable Area
7246026030	0.1	Single Family Res	Appealable Area
7246026031	0.1	Single Family Res	Appealable Area
7246026032	0.1	Single Family Res	Appealable Area
7246026047	0.1	Single Family Res	Appealable Area
7246026048	0.1	Single Family Res	Appealable Area
7246026049	0.1	Single Family Res	Appealable Area
7246026050	0.1	Single Family Res	Appealable Area
7246026055	0.1	Single Family Res	Appealable Area
7246026056	0.1	Single Family Res	Appealable Area
7246026057	0.1	Single Family Res	Appealable Area
7246026061	0.1	Single Family Res	Appealable Area
7246026062	0.1	Single Family Res	Appealable Area
7246026067	0.1	Single Family Res	Appealable Area
7246026068	0.1	Single Family Res	Appealable Area
7246026069	0.1	Single Family Res	Appealable Area
7246026070	0.1	Single Family Res	Appealable Area
7246027001	0.1	Single Family Res	Appealable Area
7246027002	0.1	Single Family Res	Appealable Area
7246027003	0.1	Single Family Res	Appealable Area
7246027004	0.1	Single Family Res	Appealable Area
7246027005	0.1	Single Family Res	Appealable Area
7246027006	0.1	Single Family Res	Appealable Area
7246027007	0.1	Single Family Res	Appealable Area
7246027008	0.1	Single Family Res	Appealable Area
7246027009	0.1	Single Family Res	Appealable Area
7246027010	0.1	Single Family Res	Appealable Area
7246027011	0.1	Single Family Res	Appealable Area
7246027012	0.1	Single Family Res	Appealable Area
7246027013	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acres</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7246027014	0.1	Single Family Res	Appealable Area
7246027015	0.1	Single Family Res	Appealable Area
7246027016	0.1	Single Family Res	Appealable Area
7246027017	0.1	Single Family Res	Appealable Area
7246027018	0.1	Single Family Res	Appealable Area
7246027019	0.1	Single Family Res	Appealable Area
7246027020	0.1	Single Family Res	Appealable Area
7246027021	0.1	Single Family Res	Appealable Area
7246027022	0.1	Single Family Res	Appealable Area
7246027023	0.1	Single Family Res	Appealable Area
7246027024	0.1	Single Family Res	Appealable Area
7246027025	0.1	Single Family Res	Appealable Area
7246027026	0.1	Single Family Res	Appealable Area
7246027027	0.1	Single Family Res	Appealable Area
7246027028	0.1	Single Family Res	Appealable Area
7246027029	0.1	Single Family Res	Appealable Area
7246027030	0.1	Single Family Res	Appealable Area
7246027031	0.1	Single Family Res	Appealable Area
7246027032	0.1	Single Family Res	Appealable Area
7246027033	0.1	Single Family Res	Appealable Area
7246027034	0.1	Single Family Res	Appealable Area
7246027035	0.1	Single Family Res	Appealable Area
7246027036	0.1	Single Family Res	Appealable Area
7246027037	0.1	Single Family Res	Appealable Area
7246027038	0.1	Single Family Res	Appealable Area
7246027039	0.1	Single Family Res	Appealable Area
7246027040	0.1	Single Family Res	Appealable Area
7246027041	0.1	Single Family Res	Appealable Area
7246027042	0.1	Single Family Res	Appealable Area
7246027043	0.1	Single Family Res	Appealable Area
7246027044	0.1	Single Family Res	Appealable Area
7246027045	0.1	Single Family Res	Appealable Area
7246027046	0.1	Single Family Res	Appealable Area
7246027047	0.1	Single Family Res	Appealable Area
7246027084	0.1	Single Family Res	Appealable Area
7246027085	0.1	Single Family Res	Appealable Area
7246027086	0.1	Single Family Res	Appealable Area
7246027087	0.1	Single Family Res	Appealable Area
7246027088	0.1	Single Family Res	Appealable Area
7246027089	0.1	Single Family Res	Appealable Area
7246027090	0.1	Single Family Res	Appealable Area
7246027091	0.1	Single Family Res	Appealable Area
7246027092	0.1	Single Family Res	Appealable Area
7246027093	0.1	Single Family Res	Appealable Area

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
7246027094	0.1	Single Family Res	Appealable Area
7246027095	1.1	Single Family Res	Appealable Area
7246027096	1.9	ROW	Appealable Area
7246027097	0.1	ROW	Appealable Area
7246027098	0.1	Single Family Res	Appealable Area
7246027099	0.1	Single Family Res	Appealable Area
7246027100	0.1	Single Family Res	Appealable Area
7246027101	0.1	Single Family Res	Appealable Area
7246027102	0.1	Single Family Res	Appealable Area
7246027103	0.1	Single Family Res	Appealable Area
7246027104	0.1	Single Family Res	Appealable Area
7246027105	0.1	Single Family Res	Appealable Area
7246027106	0.1	Single Family Res	Appealable Area
7246027107	0.1	Single Family Res	Appealable Area
7246027108	0.1	Single Family Res	Appealable Area
7246027109	0.1	Single Family Res	Appealable Area
7246027110	0.1	Single Family Res	Appealable Area
7246027111	0.1	Single Family Res	Appealable Area
7246027112	0.1	Single Family Res	Appealable Area
7246027113	0.1	Single Family Res	Appealable Area
7246027114	0.1	Single Family Res	Appealable Area
7246027115	0.1	Single Family Res	Appealable Area
N/A	2.8	ROW	Appealable Area
N/A	0.6	Open Space/Recreation	Appealable Area
N/A	1.9	Mixed Use Community Core	Coastal Zone
N/A	0.4	ROW	Coastal Commission Permit Jurisdiction
N/A	0.3	ROW	Appealable Area
N/A	1.1	ROW	Appealable Area
N/A	16.4	Channel/Marina/Waterway	Coastal Zone
N/A	2.5	ROW	Appealable Area
N/A	4.5	ROW	Appealable Area
N/A	0.8	ROW	Coastal Zone
N/A	1.0	ROW	Coastal Commission Permit Jurisdiction
N/A	1.7	ROW	Coastal Commission Permit Jurisdiction
N/A	3.4	ROW	Coastal Zone
N/A	1.5	ROW	Appealable Area
N/A	1.0	ROW	Appealable Area
N/A	1.3	ROW	Appealable Area
N/A	0.8	ROW	Appealable Area
N/A	1.2	ROW	Appealable Area
N/A	1.2	ROW	Appealable Area
N/A	0.9	ROW	Appealable Area
N/A	0.3	ROW	Appealable Area
N/A	0.2	ROW	Coastal Commission Permit Jurisdiction

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
N/A	0.7	ROW	Coastal Commission Permit Jurisdiction
N/A	2.4	ROW	Coastal Zone
N/A	2.9	ROW	Appealable Area
N/A	4.0	ROW	Appealable Area
N/A	3.7	ROW	Coastal Zone
N/A	0.3	ROW	Appealable Area
N/A	1.9	ROW	Coastal Commission Permit Jurisdiction
N/A	2.8	ROW	Coastal Commission Permit Jurisdiction
N/A	1.6	ROW	Appealable Area
N/A	0.2	ROW	Appealable Area
N/A	1.4	ROW	Appealable Area
N/A	3.1	ROW	Appealable Area
N/A	1.9	ROW	Appealable Area
N/A	0.8	ROW	Appealable Area
N/A	3.2	ROW	Appealable Area
N/A	0.6	ROW	Coastal Zone
N/A	0.6	ROW	Coastal Commission Permit Jurisdiction
N/A	0.4	ROW	Coastal Zone
N/A	0.02	Multi-Family Res	Appealable Area
N/A	2.9	ROW	Appealable Area
N/A	0.002	ROW	Appealable Area
N/A	0.03	Mixed Use Community Core	Coastal Zone
N/A	0.1	ROW	Coastal Zone
N/A	0.6	ROW	Coastal Commission Permit Jurisdiction
N/A	0.6	ROW	Coastal Zone
N/A	4.0	Channel/Marina/Waterway	Coastal Zone
N/A	4.9	Channel/Marina/Waterway	Coastal Zone
N/A	2.8	ROW	Coastal Commission Permit Jurisdiction
N/A	1.1	Dedicated ROW (not built)	Coastal Zone
N/A	0.7	ROW	Appealable Area
N/A	0.4	ROW	Appealable Area
N/A	1.2	Channel/Marina/Waterway	Coastal Zone
N/A	0.2	ROW	Coastal Commission Permit Jurisdiction
N/A	0.2	ROW	Coastal Commission Permit Jurisdiction
N/A	0.1	ROW	Coastal Commission Permit Jurisdiction
N/A	1.6	ROW	Coastal Zone
N/A	0.1	ROW	Appealable Area
N/A	0.2	ROW	Coastal Zone
N/A	0.1	ROW	Coastal Zone
N/A	0.001	ROW	Coastal Commission Permit Jurisdiction
N/A	0.2	ROW	Coastal Commission Permit Jurisdiction
N/A	0.1	ROW	Coastal Commission Permit Jurisdiction
N/A	1.3	ROW	Appealable Area
N/A	1.7	ROW	Coastal Zone

**Table 1-1 Parcels in the Coastal Zone Boundary**

<i>APN</i>	<i>Acreage</i>	<i>Proposed Land Use</i>	<i>Coastal Zone Subarea</i>
N/A	2.0	ROW	Appealable Area
N/A	0.4	ROW	Coastal Zone
N/A	0.3	ROW	Coastal Zone
N/A	0.7	ROW	Coastal Commission Permit Jurisdiction
N/A	0.1	ROW	Appealable Area
N/A	0.1	ROW	Coastal Commission Permit Jurisdiction
N/A	0.2	ROW	Appealable Area
N/A	0.1	ROW	Appealable Area
N/A	0.8	ROW	Coastal Zone
N/A	0.1	ROW	Coastal Commission Permit Jurisdiction
N/A	0.4	ROW	Appealable Area
N/A	0.4	ROW	Appealable Area
N/A	0.04	ROW	Coastal Zone
N/A	0.9	ROW	Coastal Zone