



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Planning Commission
FROM: Anastazia Aziz, AICP, Senior Planner
 Mark Brodeur, Director of Community and Economic Development
MEETING DATE: July 28, 2016
SUBJECT: Local Coastal Program - Land Use Plan proposed amendments
CEQA STATUS Statutory Exemption, CEQA Guidelines Section 15265

RECOMMENDATION

Recommend inclusion of the proposed narrative changes but not policy changes.

BACKGROUND

The Local Coastal Program Update was initiated in April 2014 when the Coastal Commission awarded a grant of \$130,000 to assist the City in achieving Local Coastal Program certification. To date, staff and EMC Consultants have held various public workshops, meetings, work sessions with the Planning Commission, and joint sessions with Council.

It is important to note that the Local Coastal Program, like many long range planning documents, is a dynamic document and will be amended and updated over time. The Program may be amended up to *four times per year* to reflect the changing needs of the community.

The Planning Commission discussed Land Use Plan proposed amendments at the June 16 and July 7, 2016 Planning Commission meetings including the following:

- Amend the proposed definition of redevelopment in the coastal zone;
- Reference the 2020 NAVD data and 3” rise in sea level from 2020 as the baseline as referenced in Dr. Revell’s June 10, 2016 memo;
- Consolidate policies HAZ-2 and HAZ-12 regarding development in the hazard area;
- Simplify water quality policies to clarify new development must meet State Water Board NPDES permit requirements;
- Clarify and define public views;
- Clarify and strengthen legal non-conforming status;
- Asilomar Dunes Neighborhood: Allow a minimum of 1,000 square feet or up to 5% of the lot, whichever is greater as private outdoor space and:
 - exclude private outdoor space from landscape restoration requirements and;
 - clarify permeable surfaces in private outdoor space areas do not contribute to lot coverage limitations;
- Delete redundant historic preservation policies;
- Delete text regarding water supply and water allocation;
- Add a definition of tidelands;

- And various text edits for clarification.

The Planning Commission began discussions on the Implementation Plan on July 7, 2016 and will continue discussions on July 28, 2016. Items discussed included:

- clarification of certain definitions, such as climate change, historic structure demolition, legal non-conforming structures, and redevelopment,
- coastal development permit process, findings and appeal periods,
- updating regulations to reflect Land Use Plan amendments,

DISCUSSION

At the July 7, 2016 Planning Commission Special Meeting, the Planning Commission directed Commissioner Murphy to include more narrative language in the Land Use Plan regarding Water Quality and Marine Resources with a particular focus on tide pools and to consult with various member of the public who are experts in the field. Commissioner Murphy provided 11 pages of suggested amendments (attached). All page numbers reference the [Final LUP May 16 with California Coastal Commission staff comment](#). This is the redline version of the LUP that was included in the June 16 Planning Commission agenda.

Staff reviewed the proposed amendments and recommends the Planning Commission considers the narrative changes to the Land Use Plan, subject to fact checking by staff and consultants. These narrative changes provide clarification and more thorough background to various sections throughout the Land Use Plan.

Staff does not recommend the policy changes as these policies have already been thoroughly discussed, reviewed, and agreed upon by the Planning Commission, City staff, Coastal Commission, and general public at previous meetings, and there have been no compelling reasons as of date to change the policies. Additionally, it is important to note that the Coastal Commission will retain Coastal Development Permit authority for any development proposals in the tidal area.

Revised documents will be prepared for Council consideration when the Planning Commission finishes deliberations.

RESPECTFULLY SUBMITTED:

REVIEWED BY:

Anastazia Aziz



Anastazia Aziz, AICP
Senior Planner

Mark Brodeur, Director,
Community and Economic Development Dept.

ATTACHMENTS:

1. July 25, 2016 Proposed Amendments to Land Use Plan from submitted by Commissioner Murphy.

Marine Resources in LCP

Italics = existing text

Yellow highlight = new text or deletion (with strikethrough)

LUP

Chapter 1.0, Introduction:

Page 1-1, Section 1.1, PG Land Use Plan, 3rd paragraph, add text in yellow below:

Pacific Grove's Coastal Zone is comprised of approximately 458 acres of land as shown on Figure 1, Coastal Zone and Planning Area, and extends seaward to the State's outer limit of jurisdiction.

Page 1-5, Section 1.2, California Coastal Act, add after last sentence:

In carrying out its policies, the Coastal Act requires conflicts to be resolved in a manner which, on balance, is most protective of significant coastal resources (Public Resources Code section 30007.5).

Page 1-9, Section 1.5, Relationship of LUP to Other Plans & Laws, end of 1st paragraph, add:

The City of Pacific Grove Certified Local Coastal Program will provide development standards to guide the actions of all State and local agencies. Also, under the provisions of the Federal Coastal Zone Management Act, actions by all federal agencies must be submitted for review by the California Coastal Commission. The California Coastal Management Program is a combination of Federal, State, and local planning and regulatory authorities for controlling the uses of land, air, and water resources along the coast. The Coastal Commission will rely on the City's certified Land Use Plan for guidance when reviewing projects in its jurisdiction, including federal projects, for consistency with the policies of the California Coastal Management Program.

Page 1-9, Section 1.6, Relationship of Citizen Volunteer Groups to This LUP, insert:

Since its founding in 1875 as a seaside resort, Pacific Grove has been a City with citizen volunteers who are dedicated to protection and maintenance of the unique natural and developed resources in the Coastal Zone. The Pacific Grove Natural History Museum was established in 1883, and is renowned for its tradition of hands-on science education and nature preservation for the central coast of California. The Heritage Society of Pacific Grove was

formed in 1975 to foster an appreciation of the city's historical and architectural resources through preservation activities and public education, and it assists the City in evaluating properties for their historical qualities. Citizens also volunteer to serve on the City's boards, committees and commissions, often with coastal stewardship as a goal. Below are a few recent examples:

Page 1-9 to 1-10, Section 1.6.1, Monitoring Birdlife, revise as follows:

Citizen volunteers assist in carrying out the Coastal Act goal of maintaining and restoring the overall quality of the Coastal Zone environment. This includes a multi-year project of monitoring Black Oystercatcher birds, a keystone species and indicator of the overall health of the rocky intertidal community. Black Oystercatchers are shorebirds that are completely dependent on rocky intertidal shorelines, and they inhabit Pacific Grove's rocky intertidal zone, with nesting territories along the full length of the coastline, as permanent residents during the entire year with no regular migration. They nest on rocky islands falling under the jurisdiction of the Bureau of Land Management, and also on the shore-side rocky coast within the City's jurisdiction, where they are impacted by human use and rising sea levels. ~~They are sea birds that primarily feed in tide pools.~~

(new paragraph)

The City has partnered with the Audubon Society and the Bureau of Land Management to boost Black Oystercatcher monitoring by volunteers who first undergo training in the specifics of collecting data about these birds. The volunteers also collaborate with the U.S. Fish and Wildlife Service which initiated a major effort to identify the distribution and abundance of Black Oystercatchers, determine their reproductive success, and assess habitat and habitat threats in order to determine recommended actions for the long-term success of the California population. The Black Oystercatcher was selected as a U.S. Fish and Wildlife Service Focus Species for priority conservation action because of its small population size, restricted habitat, and threats to its habitat from human and natural factors. The monitoring efforts also benefit other birdlife such as Black Turnstone, Surfbird, and Wandering Tattler through proactive coastal stewardship, which furthers numerous biological resources and environmentally sensitive habitat policies in this Land Use Plan.

Page 1-10, Section 1.6.2, Harbor Seals, add at the beginning:

Pacific Grove's location at the southwest tip of Monterey Bay provides the opportunity to observe a variety of resident and migratory marine mammals from the shoreline or from boats. Humpback whales, Gray whales, dolphins, Southern sea otters, sea lions and Harbor seals are the most common sightings. Blue whales and Orcas also visit the area waters. A year-round colony of Harbor seals located at a pocket beach and cove on the southwest side of Cabrillo Point, the site of Hopkins Marine Station, is one of the most popular natural marine resources.

Volunteers assist in educating and informing the public about **one of the most popular visual resources of Pacific Grove's shoreline**, the harbor seals. The thousands of residents and visitors who hike and bicycle on Pacific Grove's shoreline recreation trail encounter volunteer members from Bay Net, a volunteer group started by the Monterey Bay National Marine Sanctuary in 1995. These volunteers deepen public understanding by explaining about the harbor seals hauling out (temporarily leaving the water between periods of foraging activity) and pupping on the beaches, particularly **on the beach the rookery** adjoining Hopkins Marine Station. About 15 Bay Net member volunteers are active at any one time. They advance the Coastal Act goal of an educated and informed citizenry that protects the Coastal Zone's finite natural resources.

Page 1-10, add section:

1.6.4 Intertidal Zone Monitoring

Pacific Grove's rocky intertidal areas with their tide pools, and the offshore kelp forests, are among the most diverse and species-rich habitats in the world. They have been protected here since the City's first marine refuge was created in 1931, and State Marine Protected Areas now extend along the entire coastline within the city boundaries. The rocky intertidal areas are popular for both recreational exploration and scientific research. Students in Hopkins Marine Station's Marine Life Observatory program study and monitor marine life all along Pacific Grove's coast. The Pacific Grove Museum of Natural History coordinates a citizen science program, LiMPETS (Long-term Monitoring Program and Experiential Training for Students), that provides hands-on monitoring experiences empowering middle and high school students and teachers as ocean stewards while tracking changes along the coast. In addition, students and researchers of the University of California, Santa Cruz, PISCO program (Partnership for Interdisciplinary Studies of Coastal Oceans) now monitor both the rocky intertidal and the kelp forests of Pacific Grove.



CSU Monterey Bay students monitoring the LiMPETS program at Point Pinos. Photo by John Pearse.

Page 1-12, Section 1.8, PG Coastal Zone, paragraph 2, revise as follows:

Pacific Grove's Coastal Zone encompasses approximately 458 acres of land, and the adjacent waters of Monterey Bay and the Pacific Ocean extending seaward to the State's outer limit of jurisdiction (see Figure 1, Coastal Zone and Planning Areas, presented earlier). It extends approximately 5.4 miles along the shoreline from the Monterey Bay Aquarium, located at the City's northeastern city limits abutting the City of Monterey, and extends along to the City's southwestern city limits abutting the Del Monte Forest area....

Page 1-17, Section 1.10, Terminology, revise as follows:

Coastal Development Permit (CDP): *A permit granted for development undertaken on land or in water in the coastal zone in compliance with the California Coastal Act and the Local Coastal Program, and which authorizes development of and a specific use of on a specific site when found to be consistent conform with the policies and standards of the Local Coastal Program (and Coastal Act if applicable), subject to compliance with any conditions of approval imposed on the permit.*

Coastal Resources: *A general term used to refer to those resources addressed in Chapter 3 of the California Coastal Act, including the ocean, beaches, wetlands, agricultural lands, and other coastal habitats; certain types of coastal development; public access and recreation opportunities; cultural, archaeological, and paleontological resources; and scenic and visual resources. Coastal resources also include but are not limited to public access and public access facilities and opportunities, recreation areas and recreational facilities and opportunities (including for recreational water-oriented activities), lower cost visitor serving facilities (including lower cost accommodations), coastal-dependent and coastal related uses, public views, natural landforms, marine resources, watercourses (e.g., rivers, streams, creeks, etc.), and their related corridors, water bodies (e.g. wetlands, estuaries, lakes, etc.), and their related uplands, groundwater resources, biological resources, environmentally sensitive habitat areas, agricultural lands and archeological and paleontological resources.*

Environmentally Sensitive Habitat Area (ESHA): *Any area of land or water in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.*

Implementation Plan (IP): *Includes land use zoning and other implementing ordinances actions—ordinances, regulations, or programs (Public Resources Code Section 30108.4)—that which conform to with and carry out the Land Use Plan and implement the policies of the Coastal Act.*

Public Access: *The right or privilege of citizens to visit or view an area or resource.*

Page 2-2, Chapter 2.0, Natural Systems and Resource Management, Background, add at beginning of 1st full paragraph:

The geologic foundation of the entire Monterey Peninsula is a granitic rock called granodiorite, which is sturdy in earthquakes, resists waves, and breaks up into sand and gravel (not mud) so the water is clear. Pacific Grove's coastal zone also includes areas of sand dune on the Asilomar coast, and marine terrace deposits along both the bay and ocean shores. There are rock bluffs, consisting of slowly eroding and decomposing bedrock, separating the exposed rocky shore and beaches from the coastal terrace and dune landforms immediately inland. There are also rock outcrops and promontories, boulders, offshore sea stacks, and a string of islets off of Pt. Pinos, all contributing to an extraordinarily scenic coastline. The granodiorite erodes very slowly replenishing the sand supply, which is not fed by the littoral drift that feeds other beaches on the southern shore of Monterey Bay. The Asilomar Dunes complex is a distinct geologic formation that extends from Point Pinos to Cypress Point in Pebble Beach. In Pacific Grove, the Asilomar Dunes encompass the area between Asilomar Avenue and the shoreline. The dune landforms are composed almost entirely of pure quartz sand, which accounts for the beautiful white sand beaches whose well-rounded frosted quartz grains indicate they were at one time in a dune field in the open air, away from the water.

Although the exposed granite rock mass at the Pacific Grove shoreline is generally erosion-resistant, a combination of ground squirrel and other ~~rodent, vermin, or~~ animal activities; wave and tidal action; ~~and~~ heavy pedestrian use; urban runoff; and other factors (see HAZ-13) has resulted in localized shoreline erosion sometimes affecting trails, parking lots, and even the road. The City has historically sought to remedy this problem through a seawall construction program and shoreline armoring. As a result, the natural character of the Bay shoreline within the City has been altered to some extent by shoreline armoring that has been installed between Point Pinos and ~~Point Cabrillo~~ the City's eastern boundary.

While bluff erosion along the Pacific Grove shoreline has generally been a localized problem, the winter storms of 1982-83 resulted in extensive damage. Rippapping washed out, storm drains were damaged, and parking areas were destroyed by the strong waves from these storms. However, except for rippapping and sea walls which extend east of Point Cabrillo all the way to the eastern boundary of the City, including a portion of the Monterey Bay Aquarium, the immediate shoreline area is used predominately for open space/recreational purposes and with these exceptions there are few structural improvements seaward of Ocean View Boulevard. The intent of the policies on natural hazards and sea level rise policies in the Land Use Plan is to recognize the potential risks and hazards associated with development along Pacific Grove's coast, including the probable impacts of climate change, including especially sea level rise, and include to formulate policies to both govern potential development in this area and to address potential impacts....

Page 2-13, Section 2.1, Coastal Hazards, HAZ-13, revise as follows:

The Pacific Grove shoreline is an irreplaceable resource and its preservation as a natural living shoreline is a matter of ~~great~~ paramount public importance.

Large boulders used for riprap destroy the native biota of the intertidal zone, provide habitat for rodents, and detract from the scenic beauty of the native rock formations. To protect the natural beauty of the coastline while allowing the natural shoreline processes to continue, new shoreline protective devices shall only be permitted when there are no alternatives with less environmentally significant impacts.

Page 2-14, add HAZ-XX:

The priority for responding to erosion is to address the causes of the erosion: ground squirrels or gophers; coastline landscape irrigation; Highway iceplant (*Carpobrotus edulis*); urban runoff; groundwater seepage; human foot traffic; storm surge and extreme high tide; and sea level rise.

Acceptable responses include, as appropriate: rodent control measures (avoiding poison, which can harm other wildlife or domestic animals and the Marine Sanctuary); cessation of landscape watering along the shoreline; removal of Highway iceplant (avoiding poison) and replacement with native bluff plants; redirection of stormwater or urban runoff; symbolic fencing to keep people on trails in sensitive areas; planning for retreat; or shoreline protective devices, as a last resort.

MAR:

Page 2-16, Section 2.2.1, Background, add to the first paragraph as follows:

...The City's shoreline includes natural habitats such as beaches, tide pools, rock formations, and offshore kelp forests. The rocky intertidal area, between the high and low tide lines, as well as the offshore kelp forests and nearshore waters of the Monterey Peninsula, are among the most diverse and species rich of any habitat in the world as a result of the unusual conditions along the Pacific Grove coast (early morning or late afternoon tides, moderate weather, foggy skies, nutrient-rich, upwelling water, hard rock, and coarse sand). They attracted both the University of California, Berkeley, and Stanford University to establish marine laboratories here in the 19th century, and Edward Flanders Ricketts, now considered the preeminent marine biologist of his time, to establish his collecting business in Pacific Grove in the early 20th century. World class marine biological research continues in Pacific Grove at Stanford's Hopkins Marine Station, and the intertidal areas around Point Pinos in particular continue to attract classes from K-12 through colleges and universities. Pacific Grove's intertidal, in fact, is very special and nearly unique to Pacific Grove. Julia Platt recognized that when she was mayor in

the early 1930s and successfully established the Pacific Grove Marine Gardens Fish Refuge and Hopkins Marine Life Refuge.

Page 2-17, Section 2.2.1, Background, next to last paragraph, last sentence

These are under the Bureau of Land Management and serve as habitat for a variety of birds, including species of concern such as the Black Oystercatcher, and other animals.

Page 2-19, Section 2.2.4, LUP Policies, MAR-3, insert highlighted text:

Wetlands including Crespi Pond and the Majella Slough riparian area shall be considered as Environmentally Sensitive Habitat Areas, and governed by Coastal Act policies 30233, 30236, and 30240. No alteration of freshwater wetlands (including Crespi Pond and Majella Slough, and required buffer areas of 100 feet or more) shall be allowed, except for maintenance dredging and similar activities essential for restoration and/or enhancement of natural habitats, as well as other uses and development specified in the Biological Resources and Environmentally Sensitive Habitat Areas chapter of this Land Use Plan (see BIO-4), and only where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects.

Page 2-20, MAR-4: *No diking, filling, dredging, or other uses inconsistent with the terms of the grant of tidal protection from the State of California or Coastal Act Policy 302333 shall be allowed in the City's tidelands. Diking, filling, draining and dredging of coastal waters can have significant adverse impacts on water quality, marine habitats and organisms, and scenic features, and shall be strictly limited to restoration of the natural systems.*

Page, 2-20, MAR-9:

Marine resources shall be maintained, enhanced, and where feasible, restored. Marine and aquatic resources shall be considered as Environmentally Sensitive Habitat Areas, and special protection shall be required for all areas of the marine environment and species of special biological significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity and ecological integrity of coastal bluffs, beaches, tidepools, intertidal and subtidal areas, and coastal waters and wetlands and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

SCE:

Page 2-22, Section 2.3.1, Background, replace 3rd paragraph with the following:

West of Asilomar Avenue and north of Lighthouse Avenue is Lighthouse Reservation, with Point Pinos Lighthouse, a portion of the city's golf course, and a rocky intertidal shoreline. A trail is being developed along the shoreline connecting Perkins Park to the east with Asilomar State Beach to the south. The rocky islets jutting out to the northwest are part of the California Coastal National Monument. They are surrounded with dramatic, algal-covered intertidal rocks, and tidepools that draw visitors from around the world. The Great Tide Pool, made famous in John Steinbeck's "Cannery Row," is on the southwest corner of Lighthouse Reservation.

BIO:

Page 2-29 to 2-30, Section 2.4.1, replace 1st paragraph with the following:

The Pacific Grove coastal zone supports a wealth and diversity of environmentally sensitive habitats. Many of these, especially in the marine environment, are in an essentially undisturbed condition yet are endangered by changes in land use or offshore activities. Some sensitive habitats already enjoy protection under laws guiding local, state, and federal agencies. Some sensitive marine resources are protected by sections of the Fish and Game Code, the Federal Migratory Bird Act, the Marine Mammal Protection Act, and the Federal Endangered Species Act of 1973. Wildlife habitats are protected where they occur in legally designated areas such as the State's Marine Protected Areas, and rare and endangered plants are singled out for preservation under State and Federal legislation. Examples are Areas of Special Biological Significance (ASBS) identified by the State Water Resources Control Board; State Marine Protected Areas; rare and endangered species habitat; all coastal wetlands and lagoons; all marine wildlife haul-outs, breeding and nesting areas; education, research and wildlife reserves; near shore reefs; tide pools; sea caves; islets and offshore rocks; kelp forests; indigenous dune plant habitats; riparian habitats; Monarch butterfly mass overwintering sites; and forest areas.

....~~For coastal land biological resources,~~ *Environmentally Sensitive Habitat Area can include several types of sensitive habitats, such as:*

- Granitic rock formations which provide nesting habitat for Western Gulls and Black Oystercatchers;
- Coastal bluff which provides habitat for such species as Menzies' wallflower (*Erysimum menziesii* and sub-species);
- Coastal sand dunes and sand dune areas such as the Asilomar Dunes, which are themselves a scarce and rare resource and also provide habitat for such species as black legless lizard (*Aniella pulchar nigra*), Menzies' wallflower, Monterey spineflower

(*Chorizanthe pungens*), and Tidestrom's lupine (*Lupinus tidestromii*), and provide nesting habitat for Kildeer;

- Sandy beach at Asilomar State Beach, which provides foraging habitat for Western Snowy Plover (*Charadrius nivosus nivosus*);
- Native Monterey pine forest, which includes large stands of trees (often in association with sand dunes, and understory species, and ground cover of low herbaceous plants) that extend into Pacific Grove from the Del Monte Forest represent one of only four places on earth where such native Monterey pine forest exists, and also provide habitat for such species as Monarch butterfly (*Danaus plexippus*);
- Wetland/waterways, which are features as defined by Coastal Act section 30121, include Majallah Slough or the Majella Creek Marsh, a coastal brackish marsh, which provides valuable riparian habitat within the Asilomar State Beach and Conference Grounds, and Crespi Pond, which supports a significant patch of dense freshwater marsh vegetation dominated by broad-leaved cattail and California-bulrushes bulrush and which also provide foraging and nesting habitat for local and migratory birds as well as other native species;
- Intertidal and subtidal areas and kelp forests, which provide habitat for numerous plants, invertebrates, and fishes;
- Point Pinos, with its unique coastal location at the northwestern tip of the Monterey Peninsula and the edge of Monterey Bay with its submarine canyon, which attracts both breeding species and (especially) migratory species of birds which pass through the area in spring and fall migrations, as well as seabirds that are often pushed near the Pacific Grove shoreline in high winds, resulting in a documented list of 349 species of birds within the boundaries of Pacific Grove, giving the city one of the highest municipal bird lists on the continent.

Page 2-34, Characteristic Flora and Fauna, add:

.... Characteristic fauna include Monarch butterfly, black-tailed deer, harbor seal, Southern sea otter, Humpback and Gray whale, Brown Pelican, Cormorant (Brandt's, Double-crested, and Pelagic), and Black Oystercatcher.

Page 2-38, Section 2.4.4, BIO-1, revise the final sentence about ESHA to read:

In Pacific Grove, these areas include, but are not limited to, rookery areas, dune, wetland, stream, coastal bluff, sandy and rocky beaches, intertidal and subtidal zones, tide pools, kelp forests, offshore reefs, rocks, and islets.

Page 2-38, add BIO-X (between BIO-1 and BIO-2):

Intertidal areas include a high diversity of algae, invertebrates, and fishes in tide pools and on boulders and rocky outcrops, and are sensitive to trampling and other types of disturbance. Preserve and maintain marine habitats—rocky intertidal, tidepool, kelp forest—in accordance with Municipal Code 14.04.010-030 and the California Department of Fish and Wildlife’s Marine Protected Areas that border the coast of Pacific Grove.

Page 2-40, BIO-7, add as follows:

The City shall preserve its character-defining flora and fauna, such as rosy ice plant, Monterey pine, Monterey cypress, Coast Live Oak, Monarch butterfly, black-tailed deer, harbor seal, Black Oystercatcher, Southern sea otter, Humpback and Gray whale, Brown Pelican, and Cormorant (Brandt’s, Double-crested, and Pelagic).

PRA:**Page 3-34, Section 3.5.1, Background – Parks, Recreation, and Public Access**, revise as follows:

1. *Shoreline Access is the provision of pedestrian access and other forms of access (e.g., bicycle, Americans with Disabilities Act (ADA), stroller, etc.) from a public thoroughfare and to and along the shoreline.*
2. *Lateral Accessway is an area of land providing public access laterally along the beach or coastal blufftop trail where access along the beach is not available. ~~Lateral accessways can be on a beach, where contact with the water’s edge is possible, or at the rear (water side) of buildings adjacent to the water’s edge, or othe areas laterally along the shoreline.~~*
3. *Vertical Accessway is an area of land providing a connection between the first public road, trail, or use area nearest the sea, or a lateral accessway, and the immediate shoreline, beach, publicly-owned tidelands, and ocean.*
4. *Visual Access is the provision of public views or scenic vistas to or from the shoreline or sea or areas of aesthetic scenic quality.*

Page 3-34 to 3-38, Section 3.5, Area I: Point Cabrillo, revise as follows, replacing 1st two paragraphs:

The Monterey Bay Aquarium occupies Point Alones on the eastern shore of Pacific Grove. It is separated from Stanford University’s Hopkins Marine Station by a 10-foot wide trail connecting the recreational trail with visual access overlooking the sandy beach (Fisher Beach) and offshore kelp forests. Most of the buildings of Hopkins Marine Station are distributed on Point Cabrillo, west of Point Alones. All of the property of Hopkins Marine Station is fenced, and public access is limited so that students and faculty can carry out undisturbed long-term

monitoring and experimental studies in the rocky intertidal around Point Cabrillo. A small beach (Agassiz Beach) on the eastern side of Point Cabrillo provides access to the offshore kelp forests for divers and small boats. On the western side of Point Cabrillo, a small beach (West Beach) is used by harbor seals to haul out and as a rookery. The harbor seals, which are present throughout the year, are readily visible through the black chain-link fence along the recreational trail that parallels Ocean View Boulevard. Hopkins Marine Station property extends westward along the coast to the junction of Third Street and Ocean View Boulevard.