



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 Phone: 570.6428 Fax: 570.6205

March 23, 2009

Sean Hitchcock
2H Construction
2651 Walnut Avenue
Signal Hill, CA 90755

Mr. Hitchcock:

We have reviewed the proposal to place recreational soccer fields on SEADIP Subareas 23 and 24 (see attached map). Based on our review, placing soccer fields in area 23 and 24 South would be inconsistent with the allowable uses outlined for those areas under the current SEADIP requirements:

- *Subarea 23: To be developed with an 8.3-acre brackish pond that could sustain itself as a separate wetland.*
- *Subarea 24 South: To be developed as an overlook area and interpretive center for the bordering marshlands.*

As a result, an amendment to SEADIP would be required to permit soccer fields in either of these areas. The required entitlements would include:

- Local Coastal Program Amendment to amend the Land Use (General Plan) and Implementation (SEADIP) Plans;
- Local Coastal Development Permit (for consistency with the Local Coastal Program); and
- Environmental Review as per CEQA standards.

Subsequently, the California Coastal Commission would rule on the Local Coastal Program amendments and, on appeal, the Local Coastal Development Permit.

Subarea 24 North is currently zoned for open space uses in SEADIP:

- *Subarea 24 North: To be dedicated to the City for park and playground purposes.*


In order to develop Subarea 24 North with soccer fields, the City would be required to issue a Local Coastal Development Permit after appropriate environmental review. Since Subarea 24 North lies within the City permit jurisdiction area, the issuance of a Local Coastal Development Permit would not be appealable to the California Coastal Commission.

Pursuant to the California Coastal Act (Public Resources Code Section 30106), development is defined as "on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land..." and "change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes...As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line."

Therefore, prior to any grading or vegetation removal, the applicant is required to obtain a Local Coastal Development Permit. This also triggers the requirement for CEQA review to identify any potential impacts that the proposed development may have on the environment including, but not limited to, any nesting sites for protected species.

We are happy to answer any questions, or provide any assistance necessary, as you work through the entitlement process. Please feel free to contact me with any concerns at (562) 570-6428.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Beck', written over a horizontal line.

Craig Beck
Director of Development Services

CB:DB

Attachment