

MINUTE ITEM
This Calendar Item No. C5
was approved as Minute Item
No. 5 by the State Lands
Commission by a vote of 3
to 0 at its 10/7/88
meeting.

CALENDAR ITEM

A 70
S 37

C 05

10/07/88
W 24176 PRC 7253
Townsend

GENERAL PERMIT -PUBLIC AGENCY USE

APPLICANT: County of Orange,
Environmental Management Agency
Attn: Tom Rossmiller
Harbors, Beaches and Parks
P.O. Box 4048
Santa Ana, California 92702-4048

AREA, TYPE LAND AND LOCATION:
A .291-acre parcel of sovereign tide and
submerged lands, located in the Pacific Ocean
adjacent to Salt Creek Regional Beach Park near
Laguna Niguel, Orange County.

LAND USE: Repair and maintenance of revetment rock.

TERMS OF PROPOSED PERMIT:
Initial period: 20 years beginning October 1,
1988.

CONSIDERATION: The public health and safety; with the State
reserving the right at any time to set a
monetary rental if the Commission finds such
action to be in the State's best interest.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:
Applicant is owner of upland.

CALENDAR ITEM NO. C 05 (CONT'D)

PREREQUISITE CONDITIONS, FEES AND EXPENSES:

Filing fee and processing costs have been received.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. The County of Orange has submitted an application to repair damages caused by the January 17, 1988 storm and heavy surf at Salt Creek Regional Beach Park, in the area west of the Ritz-Carlton Hotel and south for approximately 1,000 feet. The project involves only in-kind repair of existing facilities and return of the beach to a safe condition. That portion of the project involving State-owned land involves the repair and replacement of lost and damaged revetment rock. The project will be funded by the Federal Emergency Management Agency. The work will be performed by a contractor selected by the County through a bid process. The County anticipates that construction will begin by November 1, 1988, and be completed by October 31, 1989.
2. The annual rental value of the site is estimated to be \$1,860.
3. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

CALENDAR ITEM NO. C 05 (CONT'D)

4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 2, Replacement or Reconstruction, 2 Cal. Adm. Code 2905(b).

Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905.

APPROVALS OBTAINED:

United States Army Corps of Engineers, County of Orange, and California Coastal Commission.

EXHIBITS:

- A. Land Description.
B. Location Map.
C. County of Orange - "Approval in Concept".

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 2, REPLACEMENT OR RECONSTRUCTION, 2 CAL. ADM. CODE 2905(b).
2. AUTHORIZE ISSUANCE TO THE COUNTY OF ORANGE OF A 20-YEAR GENERAL PERMIT - PUBLIC AGENCY USE BEGINNING OCTOBER 1, 1988; IN CONSIDERATION OF THE PUBLIC HEALTH AND SAFETY, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; FOR THE REPAIR AND MAINTENANCE OF REVETMENT ROCK ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

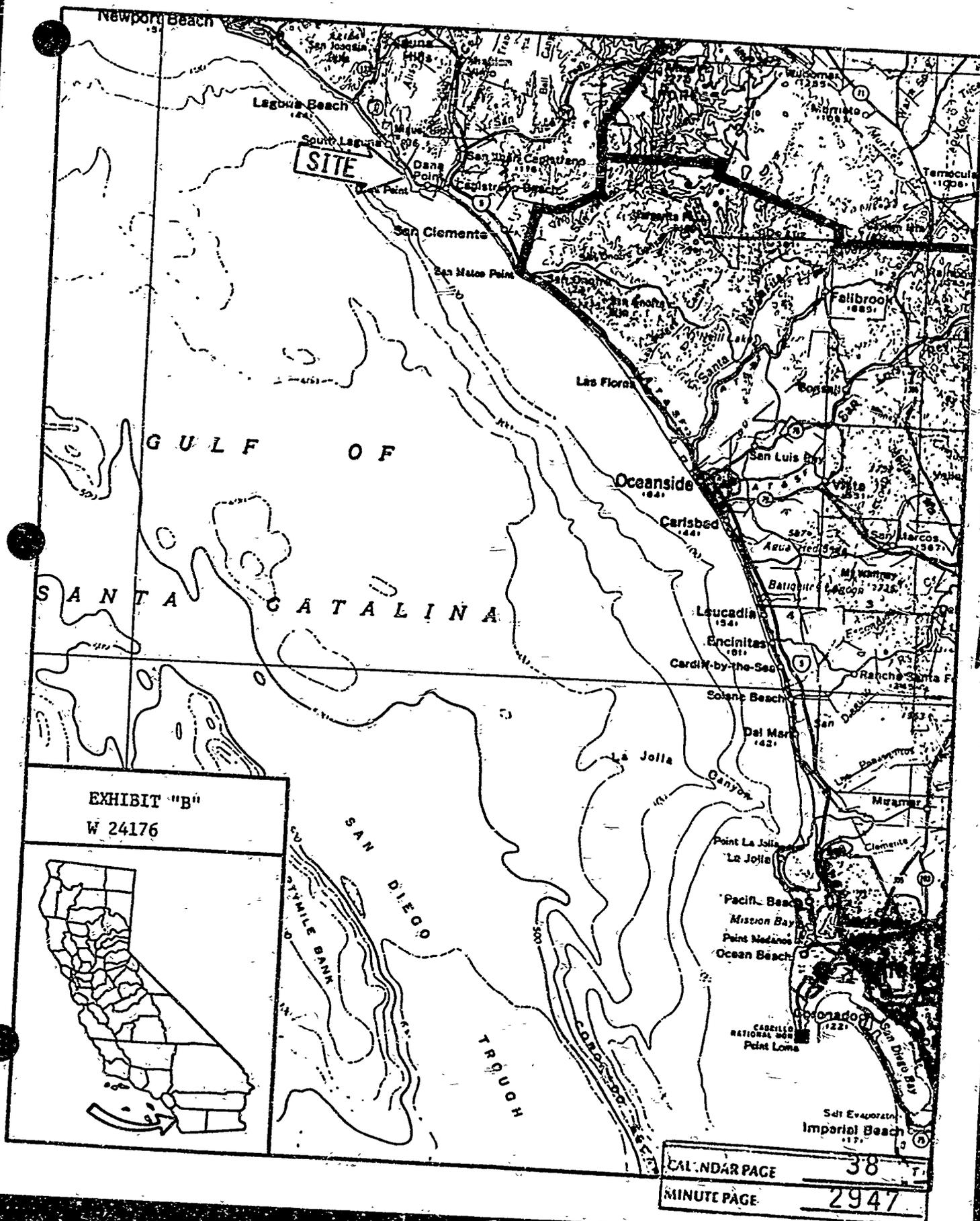
W 24176

Eight parcels of tide and submerged land in the Pacific Ocean adjacent to Salt Creek Beach Park, Orange County, California, said land being immediately beneath the proposed storm damage repair shown as AREAS A, B, C, D, E, F, G, and H on a map entitled "SALT CREEK BEACH PARK STORM DAMAGE REPAIR", Sheet 2 of 4 Sheets, Photo Date 4/10/84, prepared for the Orange County Environmental Management Agency, said map on file in work order no. 24176 in the State Lands Commission files, and in the office of Orange County EMA-Harbors, Beaches & Parks, in Orange County, California.

EXCEPTING THEREFROM any land lying landward of the ordinary high tide line of the Pacific Ocean.

PREPARED AUGUST 15, 1988 BY BIU 1.

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MINUTE PAGE	2946



G U L F O F
S A N T A C A T A L I N A

EXHIBIT "B"
W 24176

CALNDAR PAGE 38
MINUTE PAGE 2947

South Coast District Office
P.O. Box 1450
Long Beach, CA 90801
(213) 590-5071

EXHIBIT "C"

APPROVAL IN CONCEPT

APPROVAL IN CONCEPT BY THE CITY/COUNTY OF Orange County

as required for permit application to the California Coastal Commission, South Coast Region pursuant to California Administrative Code, Section 13052.

COMPLETE Description of Proposed Development Repair damage caused by
storm of 1/17/59, including: replace rock revetment, fill eroded areas, repair/
replace access road, replace sidewalk and replace lifeguard tower.

Property Address: Sal Creek Regional Park

Legal Description: Pcl 3 PM 43-29

Zone: PC (CD)(SR) Laguna Miguel Planned Community

Applicant(s): Orange County, EMA/Harbors, Beaches & Parks

Applicant's Mailing Address: 19352 Douglass Road, Anaheim, CA 92806

Applicant's Telephone Number: (714) 937-4912

I have reviewed the plans for the foregoing development including:

1. The general site plan, including any roads and public access to the shoreline.
2. The grading plan, if any.
3. The general uses and intensity of use proposed for each part of the area covered in the application.

and find,

They comply with the current adopted Orange
City or County
General Plan, Zoning Ordinance, Subdivision Ordinance, and
any applicable specific or precise plans, or

That a variance or exception has been approved and is final.

A copy of any variance, exception, conditional permit, or other issued permit is attached together with all conditions of approval and all approved plans including approved tentative tract maps. On the basis of this finding, these plans are approved in concept and said approval has been written upon said plans, signed, and dated.

Should this City or County adopt an ordinance deleting, amending, or adding to the Zoning Ordinance or other regulations in any manner that would affect the use of the property or the design of a project location thereon, this approval in concept shall become null and void as of the effective date of this said ordinance.

In accordance with the California Environmental Quality Act of 1970, and State and local guidelines adopted thereunder, this development:

- Has been determined to be ministerial or categorically exempt.
- Has received a final Exemption Declaration for final Negative Declaration (copy attached).
- Has received a final Environmental Impact Report (copy attached).

This concept approval in no way excuses the applicant from complying with all applicable policies, ordinances, codes, and regulations of this City or County.

THE APPROVAL IN CONCEPT STAMP MUST BE AFFIXED ON ALL SUBMITTED PLANS, THIS REQUIREMENT WILL BE IN ADDITION TO THE APPROVAL IN CONCEPT FORM THAT IS NOW REQUIRED.

I hereby certify that all information contained in this approval in concept is correct and that all discretionary approvals legally required of this City or County prior to issuance of a building permit have been given and are final. The development is not subject to rejection in principal by this City or County unless a substantial change in it is proposed.

Robert F. Fisher

Planning Director

by: David W. P. Maynard

Dave Maynard, Chief, Site Planning

Printed Name and Title of Individual Signing

date: 3-16-88

Attachments:

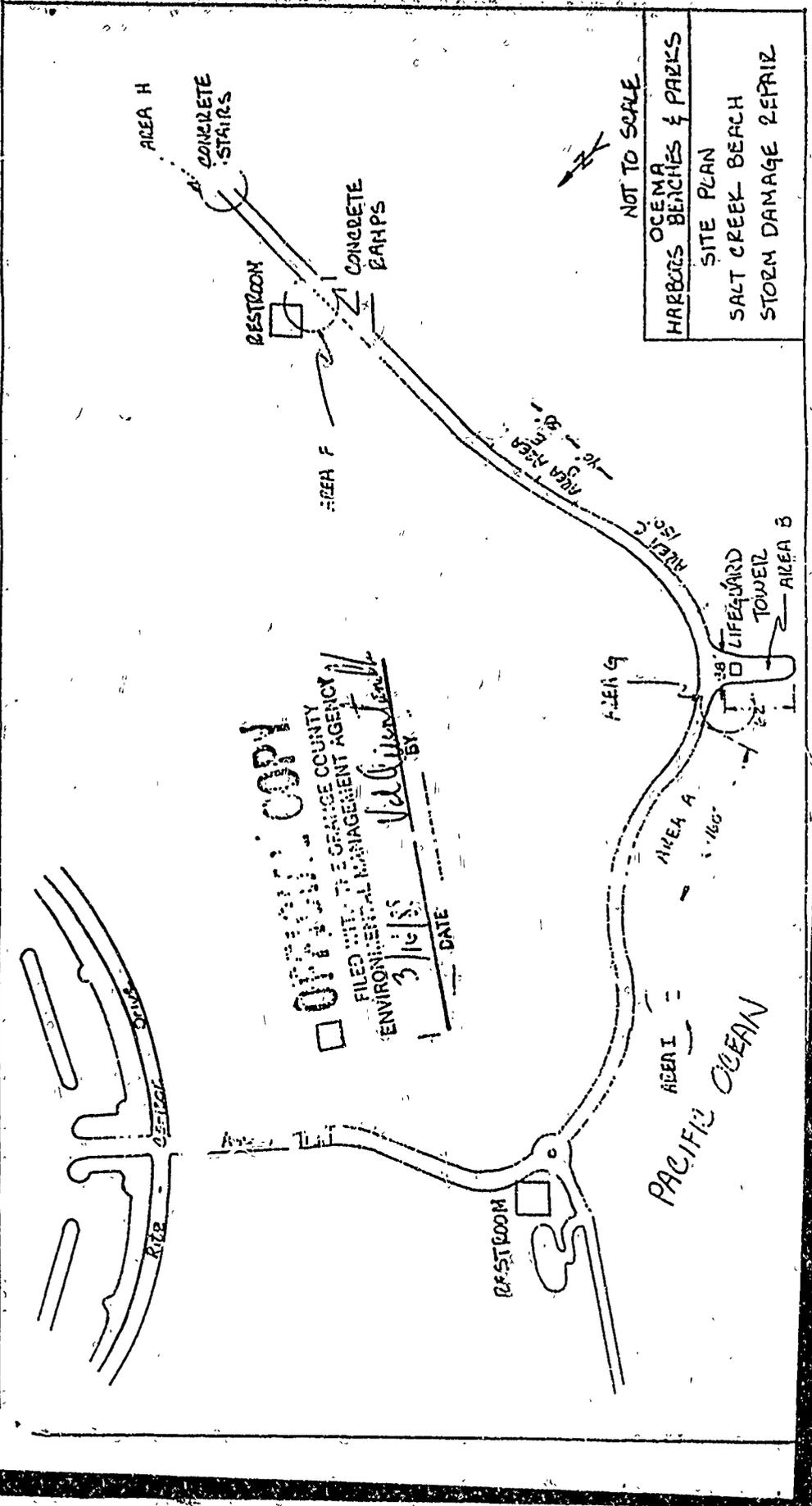


FIGURE 1