

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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RECORD PACKET COPY

Filed: August 14, 2000
49th Day: October 10, 2000
180th Day: February 2, 2001
Staff: SFR-LB
Staff Report: September 21, 2000
Hearing Date: October 10-13, 2000
Commission Action:

W13i

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-00-325

APPLICANT: California Department of Parks and Recreation

AGENT: Paul Webb

PROJECT LOCATION: Bolsa Chica State Beach, City of Huntington Beach, Orange County

PROJECT DESCRIPTION: Demolition of a 1,185 sq. ft. restroom. Construction of a new 650 sq. ft restroom. Additional work includes landscaping of the restroom pad, and reconfiguration of the multipurpose trail.

SUMMARY OF STAFF RECOMMENDATION:

Commission staff recommends that the Commission approve the proposed project subject to three special conditions. Due to project's location, on a beach adjacent to the Pacific Ocean, the major Coastal Act issues raised by the project are its consistency with Section 30253 and 30235 of the Coastal Act since the project site is exposed to potential hazard from wave uprush. The three special conditions relate to the applicant agreeing to assume the risk associated with the development, an agreement not to construct a future shoreline protective device should one be needed to protect the new restroom, and a requirement that the parking lot and restroom (or six portable toilets) be available for public use during the summer.

LOCAL APPROVALS RECEIVED: Not Applicable

SUBSTANTIVE FILE DOCUMENTS: City of Huntington Beach Local Coastal Program, Negative Declaration (SCH# 2000091029).

EXHIBITS:

1. Location Map
2. Assessor's Map
3. Site Plan
4. Restroom Detail
5. Restroom Elevations
6. Department of Parks and Recreation Memorandum of September 15, 2000
7. Department of Parks and Recreation Letter of September 18, 2000

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. APPROVAL WITH CONDITIONS

The Commission hereby **GRANTS** a permit, subject to the conditions below, for the proposed development on the grounds that the development will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, is between the first public road and the sea and is consistent with the access and recreation policies of the Coastal Act, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.

II. STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. ASSUMPTION OF RISK, WAIVER OF LIABILITY, AND INDEMNITY AGREEMENT

- A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from waves, storm events, flooding, and erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defiance of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
- B. Prior to any conveyance of the property that is the subject of this coastal development permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of subsection (A) of this condition. The restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.
- C. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT,** the applicant shall submit a written agreement in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

2. NO FUTURE SHORELINE PROTECTIVE DEVICE

- A(1) By acceptance of this permit, the applicant agrees, on behalf of itself and all successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-00-325 including, but not limited to restrooms, parking lots, and any other future improvements in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, or other natural hazards in the future. By acceptance of this permit, the applicant hereby waives, on behalf of itself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
- A(2) By acceptance of this permit, the applicant further agrees, on behalf of itself and all successors and assigns, that the permittee and/or landowner shall remove the development authorized by this permit, including the restrooms and parking lot, if any government agency has ordered that the structures are not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.
- A(3) In the event the shoreline recedes to within 10 feet of the restroom but no government agency has ordered that the structures not be occupied, a geotechnical investigation shall be prepared by a licensed coastal engineer and geologist retained by the permittee, that addresses whether any portions of the structure is threatened by wave, erosion, storm conditions, or other natural hazards. The report shall identify all those immediate or potential future measures that could stabilize the restroom without shoreline protection including, but not limited to, removal or relocation of portions of the restroom. If the geotechnical report concludes that the restroom or any portion of the restroom are unsafe, the permittee shall, in accordance with a coastal development permit, remove the threatened portion of the structure.
- B. Prior to any conveyance of the property that is the subject of this coastal development permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director incorporating all of the above terms of subsection (A) of this condition. The restriction shall include a legal description of the applicant's entire parcel. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive

Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

- C. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a written agreement in a form and content acceptable to the Executive Director, incorporating all of the above terms of this condition.

3. **MAINTENANCE OF PUBLIC ACCESS**

By acceptance of this permit, the applicant agrees to minimize adverse impacts to public use of Bolsa Chica resulting from construction activities as required below for the period starting the day before the Memorial Day weekend and ending the day after the Labor Day weekend of any year.

- A. In the event that the restroom is not open for public use, portable toilets shall be provided. A minimum of six toilets shall be provided.
B. Public access to the beach shall be maintained at all times.
C. The parking lot shall be open for public use and all 140 parking spaces shall be available for public parking.

IV. **FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

A. **PROJECT DESCRIPTION AND LOCATION**

The California Department of Parks and Recreation (State Parks) proposes to demolish and reconstruct a restroom at Bolsa Chica State Beach (Exhibits 1,2 and 3) within the footprint of an existing parking lot. The beach in the vicinity of the restroom is just over 200 feet wide. The restroom to be demolished is 1,185 square feet in size. The new restroom will be 650 square feet in size (Exhibit 4). Additional work associated with the project includes landscaping of the restroom pad, reconfiguring the multipurpose trail, and resurfacing of a 127,800 square foot parking lot with 140 spaces. Reconfiguring the multipurpose trail involves adding a curve and an emergency access ramp (Exhibit 3) so that emergency vehicles can access the beach. Landscaping will consist of native vegetation. No changes to the number of parking spaces are proposed.

All work is proposed to be undertaken within the footprint of the existing parking lot except for an emergency vehicle access ramp to the beach (Exhibit 3). To minimize adverse impacts on the public use of the beach, project construction will begin in the fall and end by June 30, 2001. The ecologist for California Department of Parks and Recreation has reviewed the potential that construction activities could affect

endangered birds (such as least terns and snowy plovers) and has determined that the project will not have an adverse impact (Exhibit 7) on endangered species due to the absence of these species in the project vicinity, and the fact that the proposed project will occur in an area already possessing hardscape and frequented by beach users.

The project before the Commission (cited above) is part of a larger project for the overall renovation of the public visitor serving accommodations at Bolsa Chica State Beach. For the proposed work not under the Commission's jurisdiction, State Parks will be obtaining a coastal development permit from the City of Huntington Beach. The overall project consists of the demolition of the park headquarters/visitor center, maintenance yard, twelve restrooms, five concession buildings, and associated development such as sand walls and overhead lighting. New construction will consist of a new park headquarters/visitor center, maintenance yard, eleven restrooms, four concession buildings, and associated development such as new sand walls, resurfacing the parking lot, and light standards.

The project site (for the restroom under this permit action) is located on the portion of Bolsa Chica State Beach directly seaward of the Bolsa Chica Ecological reserve, approximately three quarters of a mile to the southeast of the intersection of Warner Avenue and Pacific Coast Highway (Exhibit 1). Though located within the City of Huntington Beach, which has a certified local coastal program, the project is before the Commission since the project site has been identified by the State Lands Commission as public trust land. Pursuant to Section 30519 of the Coastal Act, the Commission retains coastal development permit jurisdiction for any development proposed on any tidelands, submerged lands, or on public trust lands (whether filled or unfilled) lying with the coastal zone.

The project site qualifies as public trust land because it was previously the location of the ocean tidal inlet for the Bolsa Chica wetlands. According to the Draft EIR/EIS for the Bolsa Chica Lowlands Restoration Project (July 2000), the Bolsa Chica Gun Club in 1899 constructed tide gates to restrict the entry of tidal waters into fresh water areas of the Bolsa Chica lowlands. As a consequence of restricting tidal flows, the natural tidal inlet sanded in. The project site has been subsequently developed as a public beach providing public recreational opportunities along the Pacific Coast. Since the project site is within the Commission's retained jurisdiction, the Coastal Act serves as the standard of review and the local coastal program for the City of Huntington Beach will be used as guidance.

B. PRIOR COMMISSION ACTION

The California Coastal Zone Conservation Commission (on January 28, 1974) approved a master plan for the development of the facilities subject to this proposed permit action (5-00-325) as part of Coastal Development Permit P-11-15-73-2261. Coastal Development Permit P-11-15-73-2261 encompassed improvements to Bolsa

Chica State Beach consisting of 13 comfort stations/dressing rooms, 1,953 parking spaces, 24 lifeguard stands and 5 concession buildings. Coastal Development Permit P-11-15-73-2261 was subject to two special conditions. One required the submission of final plans as each phase of the project went forward. The second required the submission of an alternative development plan taking into account the possible realignment of Pacific Coast Highway that may result from an ocean inlet and the possibility of an offshore nuclear desalinization plant. The California Coastal Zone Conservation Commission found that development of the beach would enhance the public's access to and enjoyment of the coastal zone resources.

C. FLOODZONE HAZARD

The project site is on land that was formerly the tidal inlet for the Bolsa Chica lowlands. As a result of the construction of tide gates in 1899, the tidal inlet sanded in forming a beach. The facilities subject to this permit action have been constructed on the beach. The beach in the vicinity of the restrooms is over 200 feet wide. Consequently, the restroom and parking lot because of their proximity to the Pacific Ocean are subject to the potential of wave up-rush ensuing from unusually high tides and storm events. The FIRM (Flood Insurance Rate Map, September 15, 1989) map identifies the subject site as being within a floodzone. Development in such a location is inherently risky.

The demolition and reconstruction of the restroom constitutes new development. Section 30253 of the Coastal Act requires that new development minimize risks to life and property in areas of high geologic, flood, and fire hazard. Section 30235 of the Coastal Act states that an existing structure can be protected when in danger from erosion provided that the protective structure is designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Specifically, it reads: "*Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.*"

Section 30235 of the Coastal Act allows shoreline protective devices to protect existing structures. However, in this situation, the existing structure, a restroom, is being demolished. For that reason, the proposed project (construction of a new restroom) constitutes new development. Since the project constitutes new development, an opportunity is created to site the new development in such a manner that it will not necessitate (in the future) the construction of a future shoreline protective device. Shoreline protective devices have adverse impacts on coastal processes that can result in the loss of sandy beach that consequently reduces the public's ability to recreate at the beach. Therefore, new development must be sited in a manner which avoids the potential that a shoreline protective device will be necessary in the future. One possible

solution, for avoiding a future protective device, is the acceptance by the applicant of a special condition which acknowledges that the proposed structure will be constructed as an expendable development.

In this case, the restroom facility because of its location immediately adjacent to the beach can not be relocated to an area which is outside of the floodzone since the entire area is near sea level. State Parks, furthermore, maintains that the proposed restroom has been located as landward as possible, given the fact that Pacific Coast Highway constitutes a barrier to moving the restroom any further inland. The beach in the vicinity of the restroom is just over 200 feet wide. In acknowledgement of the potential that flooding could destroy the restroom, State Parks states in their submission package that *"If beach visitor support facilities are to be provided at Bolsa Chica State Beach, however, some risk of upset from wave damage must be accepted. There is simply no way to construct beach visitor support facilities without placing them in jeopardy to some limited extent."* Consequently, State Parks has expressed agreement with a requirement that no future shoreline protective device will be constructed (Exhibit 6). State Parks is in agreement with this type of special condition since the proposed development can be reconstructed should it be destroyed by a storm event and that California State Park's Coastal Erosion Policy strongly discourages the use of shoreline protection, allowing it only where there will be no negative impact to the beach or coastal environments.

To assure that no protective device will be constructed in the future to protect the new restroom, the Commission imposes two special conditions. Since the proposed development is taking place adjacent to the ocean in an area that is potentially subject to wave uprush, the Commission is imposing its standard waiver of liability special condition. The second special condition requires that the applicant agree that no future shoreline protective device shall be constructed to protect the restroom. Through these two special conditions, the applicant is notified that the project site is in an area that is potentially subject to flooding which could damage the proposed restroom and that the restroom can not be protected through a shoreline protective device. The applicant is also notified that the Commission is not liable for such damage as a result of approving the permit for development. In addition, these conditions insure that future owners of the property will be informed of the risks, the Commission's immunity of liability, and that the restroom can not be protected through a shoreline protective device. Therefore, only as conditioned does the Commission find that the proposed project is consistent with Section 30235 of the Coastal Act.

Section 30253 requires that new development minimize risks to life and property in areas of flooding. As previously discussed above, the area is in a flood zone. Section 30253, in relevant part, states:

"New development shall:

- (1) *Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) *Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs."*

To minimize risks to life and property, the proposed restroom has been sited as far inland as practical. The beach in the vicinity of the restroom is over 200 feet wide. However, due to the project's proximity to the ocean, the proposed restroom (as a necessary public amenity to a public beach) can not be located outside of the floodzone. Furthermore, the existing restroom has been in existence for over twenty years without being destroyed. According to State Parks (oral communications), flooding of the parking lots, multipurpose path, and patio areas has occurred in the past. However, flooding of the existing restroom has apparently not occurred, even during the recent El Niño storm events. Nevertheless, even though the existing restroom has existed on-site for over twenty years without being destroyed, it is still possible that a future storm event could still damage the proposed restroom. Therefore, based on the fact that the restroom is a necessary public amenity and the probability of damage is low, the Commission finds the proposed development consistent with Section 30253 of the Coastal Act.

D. PUBLIC ACCESS

The project site is on the seaward side of Pacific Coast Highway, which is the first public road immediately inland of the Pacific Ocean. Section 30604(c) of the Coastal Act requires that every coastal development permit issued for any development between the nearest public road and the sea include a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3. The proposed development is located between the sea and the nearest public road.

The proposed development is located in Bolsa Chica State Beach which is a public park providing public access to the ocean. The proposed restroom is also a necessary public amenity promoting public use of the beach. The construction of a new restroom and the resurfacing of the parking lot are necessary activities required to maintain the State facility for the benefit of the public visiting the coast.

Improvements, such as the demolition and construction of a restroom and the resurfacing of the parking lot are necessary activities that will have temporary and unavoidable impacts on the public's ability to use the beach. Construction impacts, such as the use of the public parking lots for the storage of materials or the non-availability of restrooms, can affect the public's ability to recreate at Bolsa Chica State Beach. Construction related impacts can be partially alleviated through the use of

phased development and by undertaking construction work during the off-season (fall and winter) when beach use is low. With this in mind, the California Department of Parks and Recreation proposes to begin work in the fall of 2000 and complete the work by June 30, 2001. The summer season for beach use, however, begins with the Memorial Day weekend which begins on May 25 in the year 2001 and ends over the Labor Day weekend. Consequently, construction activities may affect the public's use of Bolsa Chica State Beach during the early part of the summer.

To minimize the impact of construction activities on the public's ability to recreate at Bolsa Chica State Beach, the park will be kept open so that the public will have full use of the beach. What will be closed, at various times, are the restrooms, concession buildings, and parking lots. State Parks has indicated that, at any one time, half the facilities will remain open and the public will be able to access the open facilities through the use of the paved multipurpose trail which parallels the beach. In terms of the overall re-development project, State Parks is contemplating undertaking the demolition and reconstruction of all the even numbered restrooms at one time. Once the even numbered restrooms are rebuilt, the odd restrooms would be demolished and rebuilt. This approach would minimize the adverse impact of the restroom closures by spreading out the closures. State Parks also notes that the last stages of the project (occurring during the summer) typically involve landscaping, painting, and interior work that would tend to have fewer adverse impacts on beach visitors since it would not preclude public use of the beach.

As discussed above, State Parks has indicated that some work is anticipated to occur in June which is part of the peak summer season. Furthermore, State Parks has implied that the restroom reconstruction (which is subject to this permit action) will be undertaken during the later stages of the overall renovation project. Therefore, the possibility exists that the restroom and parking lot may not be available at the start of the summer beach season due to delays. To guarantee that these public facilities or equivalent facilities will be available for public use, the Commission is imposing a special condition to require that: the public parking lot will be available for public use, all 140 spaces will be available for the public, access to the beach will be maintained at all times, and in the event the restroom is not open, that a minimum of six portable toilets be provided. This special condition will be effective starting the day before the Memorial Day weekend and will end on the day following the Labor Day weekend of any year. Only as conditioned does the Commission find the proposed development consistent with the public access policies of the Coastal Act.

The parking lot will be resurfaced as part of this project. Currently 140 parking spaces exist and the same number of spaces will exist following resurfacing. Section 13252 of the California Code of Regulation contains the Commission's document "*Repair, Maintenance, and Utility Hookups*" adopted by the Commission on September 5, 1978 which excludes certain maintenance activities from the requirement of obtaining a coastal development permit. The resurfacing of the parking lot, including associated work such as: installation of guardrails, light standards, and signs is exempt provided

that the work is designed to maintain the public facility and will not result in an addition or expansion of the facility, and there are no identified environmental impacts. The resurfacing of the parking lot is a necessary maintenance activity to preserve the capability of Bolsa Chica State Beach to provide visitor serving amenities and will not result in the expansion of the facility.

E. LAND USE PLAN

Section 30604 of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified local coastal program. The permit may only be issued if the Commission finds that the proposed development will not prejudice the ability of the local government to prepare a local coastal program, which conforms with the Chapter 3 policies of the Coastal Act.

In this case, the project site is on public trust lands. The project site qualifies as public trust land because it was previously the location of the ocean tidal inlet for the Bolsa Chica wetlands. According to the Draft EIR/EIS for the Bolsa Chica Lowlands Restoration Project (July 2000), the Bolsa Chica Gun Club in 1899 constructed tide gates to restrict the entry of tidal waters into fresh water areas of the Bolsa Chica lowlands. As a consequence of restricting tidal flows, the natural tidal inlet sanded in. The project site has been subsequently developed as a public beach providing public recreational opportunities along the Pacific Coast. Since the proposed construction of a restroom at Bolsa Chica State Beach is a necessary public amenity which promotes public use of the beach consistent with the public access policies of the Coastal Act, the Commission finds that the proposed development, as conditioned, conforms with the Chapter 3 policies of the Coastal Act.

The City's local coastal program notes that facilities are necessary to accommodate the large number of visitors attracted to the recreation areas in the coastal zone. Section 9.5.2 states "*Protect encourage and where feasible provide visitor serving facilities in the coastal zone which are varied in type and price.*" The new restroom and resurfaced parking lot are low cost visitor serving amenities necessary to promote public use of Bolsa Chica State Beach. Section 9.5.1 of the City's LCP states that maximum recreational opportunities shall be provided. This section also permits above ground structures such as restrooms and concession stands. However, this section does contain a prohibition on the expansion of parking facilities into recreational sand areas. All the work proposed will be within the existing footprint of the parking lot except for an emergency vehicle access ramp (Exhibit 3). Consequently, there will be no significant loss of sandy beach. Therefore, the Commission finds that the proposed project is consistent with the City's local coastal program.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 of the Commission's administrative regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 27380.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect, which the activity may have on the environment.

The project site is located adjacent to a public beach on the Pacific Ocean within a floodzone. Development in a floodzone is inherently risky. The proposed development has been conditioned to assure that the project will not have a significant adverse impact on coastal resources and has been conditioned: for an assumption of risk agreement, for an agreement not to construct a shoreline protective device to protect the restroom, and to maintain public access during the summer. The proposed development, as conditioned, is consistent with the Chapter 3 policies of the Coastal Act. There are no feasible alternatives or mitigation measures available, which would substantially lessen any significant adverse impact, which the activity may have on the environment. Therefore, the Commission finds that the proposed project is consistent with CEQA and the policies of the Coastal Act.

Project Site

PACIFIC COAST

OCEAN

BOLSA CHICA ECOLOGICAL RESERVE

- 1 PINE CREST LN
- 2 PINE GLEN LN
- 3 PINE RIDGE LN
- 4 PINE FOREST DR
- 5 PINE MEADOW LN
- 6 PINE BAY DR
- 7 PINE BROOK LN
- 8 PINE PATH DR
- 9 PINE HAVEN LN
- 10 PINE FIELD CIR

- 11 WINDSTONE LN
- 12 PEACHTREE LN
- 13 FIRESTONE CIR
- 14 WINDWOOD CIR
- 15 COLDSPEAR LN
- 16 BONNEY PINES CIR
- 17 BRIDGEMOUNT LN
- 18 CASTLEWOOD CIR
- 19 MCGREGOR CIR

- 10 RIVINGTON LN
- 11 PANGLOSS DR
- 12 HICKORY LN DR
- 13 SHAWNEE DR
- 14 WINDSTONE CIR
- 15 CHANDLER LN
- 16 CHERRY LN
- 17 FERNWOOD DR
- 18 EDWIDGE LN

- 1 PACIFICA CIR
- 2 RIVINGTON CIR
- 3 WINDHAMER LN

SEE 858 MAP

EXHIBIT No. 1
 Application Number:
5-00-325
 Location Map
 California Coastal Commission

ORANGE CO

MAP V 4

MAP 6

7

SEE 858 MAP

EXHIBIT No. 3	
Application Number: 5-00-325	
Site Plan	
	California Coastal Commission

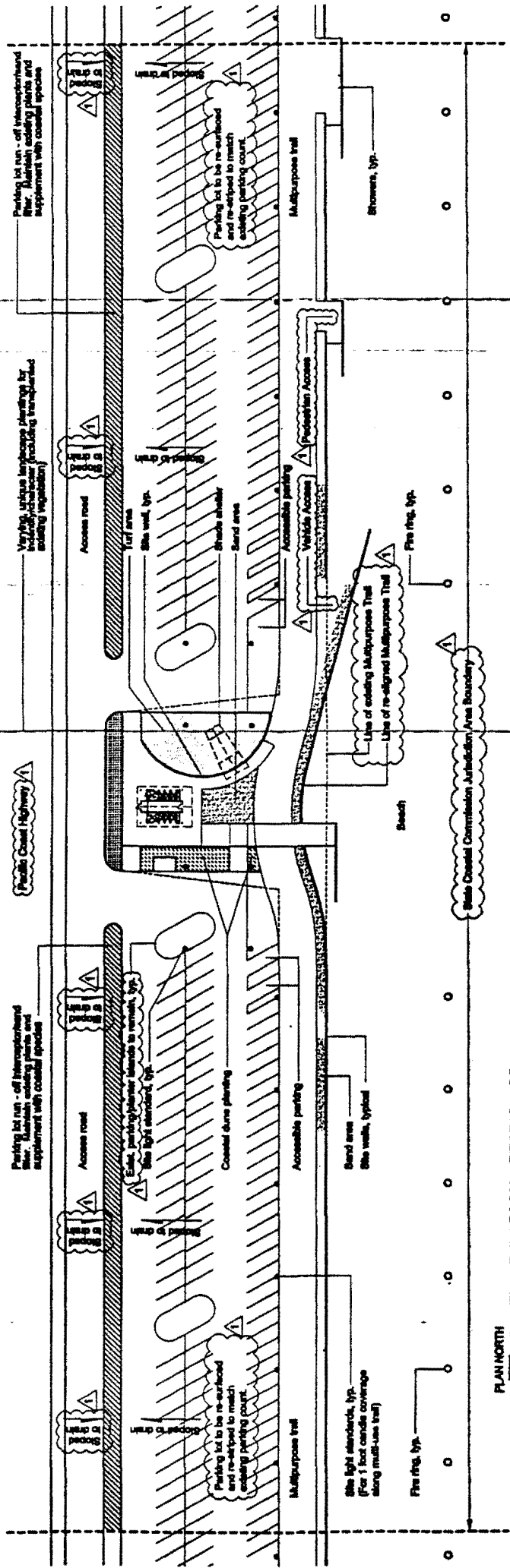
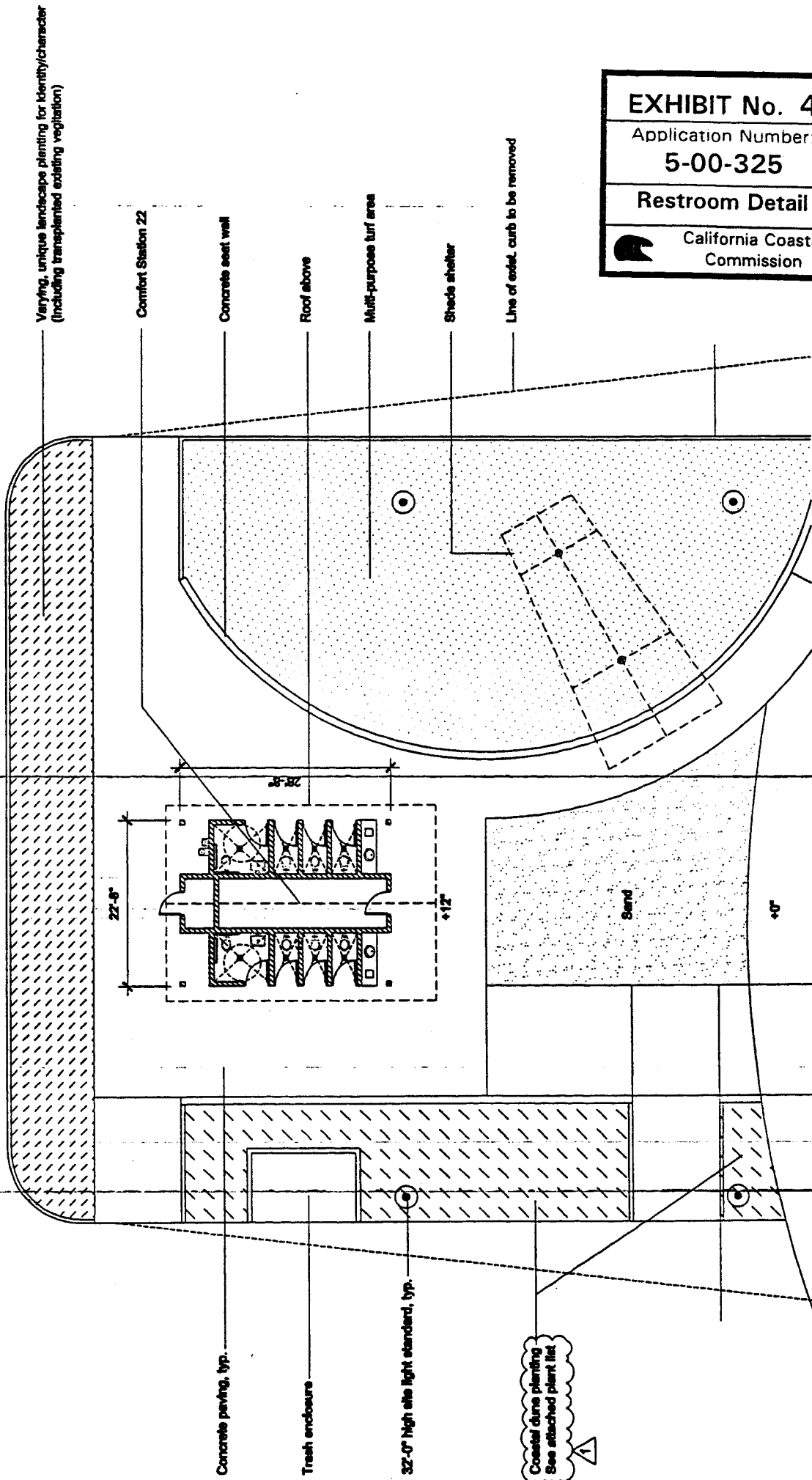


EXHIBIT No. 4
Application Number: 5-00-325
Restroom Detail
California Coastal Commission



Varieg. unique landscape planting for identify/character (including transplanted existing vegetation)

Comfort Station 22

Concrete seat wall

Roof above

Multi-purpose turf area

Shade shelter

Line of extel. curb to be removed

22'-6"

28'-8"

12'

Sand

0'

Concrete paving, typ.

Trash enclosure

32'-0" high site light standard, typ.

Coastal dune planting
See attached plant list

PLAN NORTH
FLOOR PLAN - STATION 22
SCALE: 1"=10'-0"

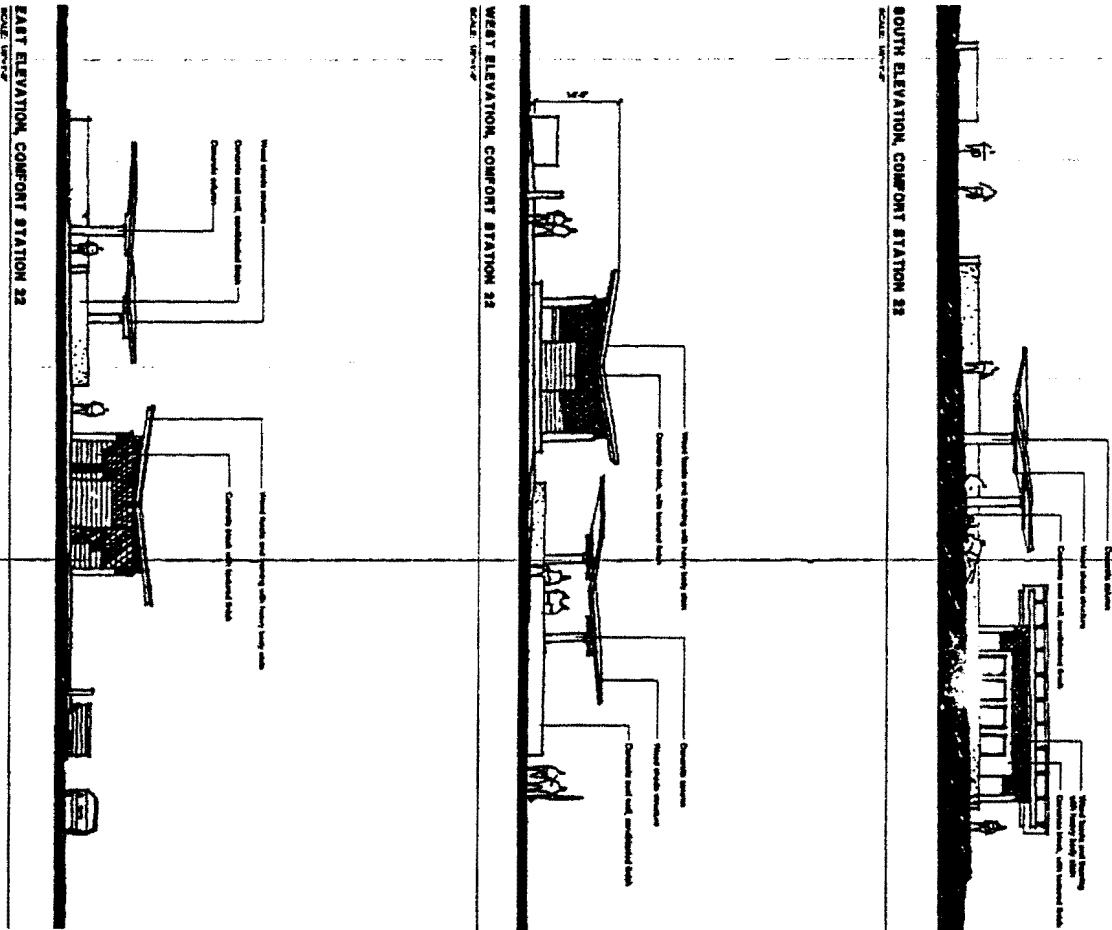


EXHIBIT No. 5

Application Number:
5-00-325

Restroom Elevations

California Coastal Commission

R N P

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION
SOUTHERN SERVICE CENTER

DATE: 02/17/70
BY: [Signature]

SCALE: AS SHOWN

A-2

BOLSA CHICA STATE BEACH STATION 22 ELEVATIONS

CALIFORNIA COASTAL COMMISSION SUBMITTAL

RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION
SOUTHERN SERVICE CENTER

APPROVED _____ DATE _____

Memorandum

Date : September 15, 2000
To : Steve Rynas
California Coastal Commission

RECEIVED
SEP 15 2000

From : Paul B. Webb
Department of Parks and Recreation
Southern Service Center

CALIFORNIA
COASTAL COMMISSION

Subject : CDP #5-00-325/Bolsa Chica State Beach

We have previously submitted to you the Department's policy regarding coastal erosion and the effects of coastal erosion on coastal structures. After consulting with the District Superintendent, Mr. Michael Tope, we wish to reiterate the Department's position regarding the proposed structures at Bolsa Chica State Beach.


The Department's policy states that new structures in areas subject to ocean wave erosion are constructed acknowledging that the risk of loss of the facility is clearly offset by the investment and need for the facility. In recognition of California's actively eroding coastline, new structures and facilities located in areas known to be subject to ocean wave erosion shall be expendable or movable.

This policy applies to the structures proposed in our application for coastal development permit. If you have any questions, please contact me at (619) 220-5311.



Paul B. Webb
Southern Service Center

cc: Mike Tope
Carl Shaffer
Richard Rozzelle

EXHIBIT No. 6
Application Number: 5-00-325
State Parks Memo
 California Coastal Commission

STATE OF CALIFORNIA—RESOURCES AGENCY

GRAY DAVIS, Governor

DEPARTMENT OF PARKS AND RECREATION

Orange Coast District-North Sector
8471 North Coast Highway
Laguna Beach CA 92651



September 18, 2000

Stephen Rynas
California Coastal Commission
200 OceanGate, Suite 1000
Long Beach CA 90802-4302

Subject: Bolsa Chica State Beach Redevelopment

Dear Steve:

The Bolsa Chica State Beach Redevelopment Project will replace existing restroom buildings, concession stands, lifeguard headquarters, bike path and sand walls. Although the structures will be replaced in similar areas, the design will be enhanced for future visitation. Our preliminary resource reviews have deemed the project to have no effect on local faunal species and little effect on native plant species.

Native plant cover will be enhanced within filtration basins and along the highway fence line. They will provide year round greenery and an extended period of flowering. We will reduce the cover of the exotic-yet-ubiquitous iceplant and enhance the cover of native dune species.

There are no recent records of Threatened or Endangered Species nesting within this park unit. However, some use the shoreline and nearshore areas for loafing and foraging, including the California least tern, the western snowy plover, and the brown pelican. From the time this area was named "Tin Can Beach," little or no useable nesting habitat existed for these species without significant predation. During the ensuing 35 years, public use has predominated, and there remains no habitat for the Belding's savanna sparrow, the salt marsh shrew, or the light-footed clapper rail. The proposed redevelopment project at Bolsa Chica State Beach will have no adverse effect on Threatened and Endangered species that live and breed in the Bolsa Chica Wetlands.

If you have any questions regarding project or construction impacts, please call me at (949) 497-1421.

Sincerely,

A handwritten signature in black ink, appearing to read "David R. Pryor".

David R. Pryor
Associate Resource Ecologist

Cc: Paul Webb

EXHIBIT No. 7

Application Number:

5-00-325

State Parks Letter

California Coastal
Commission

