

**CALENDAR ITEM
C58**

A 74
S 37

08/19/15
PRC 8873.9
W. Hall

GENERAL PERMIT – SAND REMOVAL USE

APPLICANT:

SoCal Holding, LLC
111 W. Ocean Boulevard, Suite 800
Long Beach, CA 90802

AREA, LAND TYPE, AND LOCATION:

Sovereign lands in the Bolsa Chica tidal inlet, near the intersection of Pacific Coast Highway and Seapoint Avenue, Orange County.

AUTHORIZED USE:

Removal of up to a maximum of 10 cubic yards of sand annually from an existing sand bar in the Bolsa Chica tidal inlet.

PERMIT TERM:

10 years, beginning June 28, 2015.

CONSIDERATION:

The public health and safety; with the State reserving the right at any time to set a monetary rent if the (Commission) finds such action to be in the State's best interests.

SPECIFIC PERMIT PROVISIONS:

Insurance:

Liability insurance in an amount no less than \$1,000,000 per occurrence. Applicant may satisfy all or part of the insurance requirements through maintenance of a staff-approved self-insurance program as outlined in the Permit.

Other:

Annual removal of sand will be subject to Commission staff review and approval.

Annual placement of a temporary stair accessway across the bank protection to the sand bar location in the Bolsa Chica tidal inlet will be allowed.

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OTHER PERTINENT INFORMATION:

1. Applicant has permission to access the uplands adjoining the permit area.
2. On June 28, 2010, the Commission authorized a General Permit – Sand Removal Use to Aera Energy LLC, for a term of five years, for placement of a temporary, portable stairway access and collection of a maximum of 10 cubic yards of sand annually for routine pipeline maintenance. The Permit expired on June 27, 2015.
3. SoCal Holding, LLC, is the current operator of the former Aera Energy LLC, site. The Applicant is now applying for a new General Permit – Sand Removal Use.
4. The Applicant has applied to the Commission to place a portable stairway and to remove up to 10 cubic yards of sand material annually, to use in support of routine pipeline maintenance at a nearby location.
5. Sand accumulates within the Bolsa Chica full tidal basin and forms a sand bar within a short distance of the inlet. The sand bar is subject to periodic removal to maintain a full tidal regime in the Bolsa Chica wetlands. In order for a small work crew to access the sand bar safely, the Applicant proposes to place a portable stairway over an existing concrete cap covering the riprap down to the sand bar. A small work crew will use hand shovels to place sand in geotextile bags that will be temporarily placed on a pallet on the sand bar. A boom truck will be used to place the portable stairway and later to remove the pallet containing filled sandbags from the sandbar onto the bed of the boom truck and to remove the stairway. The annual sand removal will be performed during low tide and is expected to be accomplished in a single day.
6. The sand bags will be placed on the ocean floor by divers to support spans beneath the active oil production pipeline that connects Platform Emmy to shore, as part of the terms for routine maintenance in Applicant's existing lease with the CSLC.
7. Sand bags will be small, non-toxic, high strength, woven geotextile material and when filled each will hold approximately 50 pounds of sand material. Geotextile bags have been successfully used throughout the United States for pipeline supports and other applications.
8. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under

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Class 4, Minor Alterations to Land; California Code of Regulations, Title 14, section 15304.

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300.

9. The Bolsa Chica tidal inlet area was included in the 1997 purchase of lands acquired for the specific purpose of restoration as tidal wetlands as mitigation for development at the Ports of Los Angeles and Long Beach. Although the Commission considers all lands "significant" by nature of their public ownership, use classifications, specifically designed to protect the significant environmental values of the area designated, are not assigned unless such lands have been identified as possessing significant environmental values pursuant to Public Resources Code sections 6370-6377. The Bolsa Chica lowlands have been subjected historically to intensive modifications that eliminated its wetlands function, including, but not limited to, oil and gas production and elimination of its access to the ocean. Accordingly, the area was neither identified pursuant to Public Resources Code sections 6370-6377 nor assigned a use classification; therefore, the finding of the project's consistency with the use classification as required by California Code of Regulations, Title 2, section 2954 is not applicable.

APPROVALS OBTAINED:

None

FURTHER APPROVALS REQUIRED:

California Coastal Commission, California Regional Water Quality Control Board, U.S. Army Corps of Engineers

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 4, Minor Alterations to Land; California Code of Regulations, Title 14, section 15304.

CALENDAR ITEM NO. **C58** (CONT'D)

AUTHORIZATION:

Authorize issuance of a General Permit – Sand Removal Use to SoCal Holding, LLC, beginning June 28, 2015, for a term of 10 years, for placement of a temporary, portable stairway access and collection of a maximum of 10 cubic yards of sand annually for routine pipeline maintenance purposes, as shown on Exhibit A attached (for reference purposes only) and by this reference made a part hereof; consideration being the public health and safety with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interests; public liability insurance not less than \$1,000,000 or an equivalent staff-approved self-insurance program; annual removal of sand will be subject to review and approval by Commission staff.

EXHIBIT A

PRC 8873.9

LAND DESCRIPTION

A parcel of State-owned lands in the unincorporated territory of the County of Orange, State of California, and more particularly described as follows:

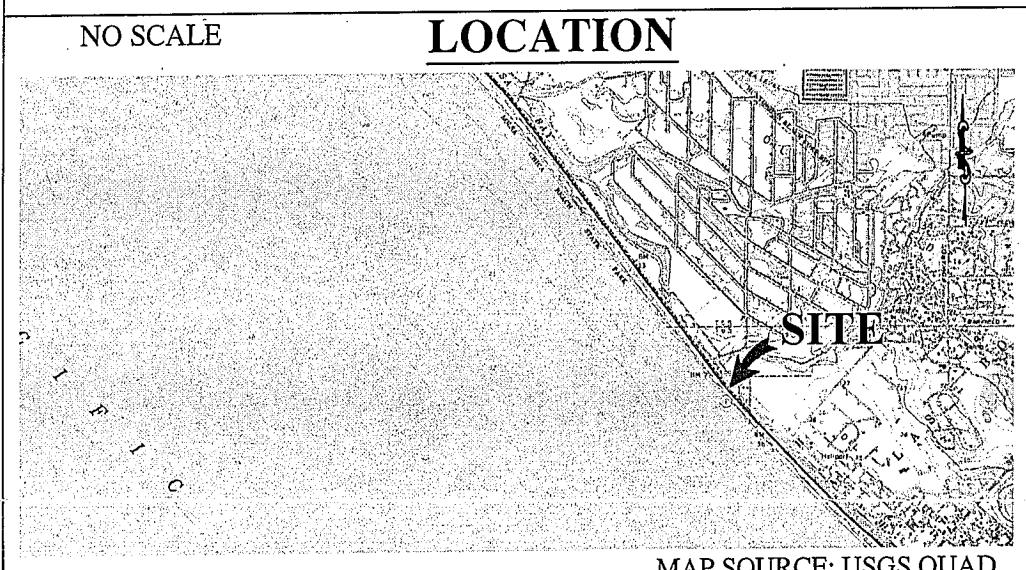
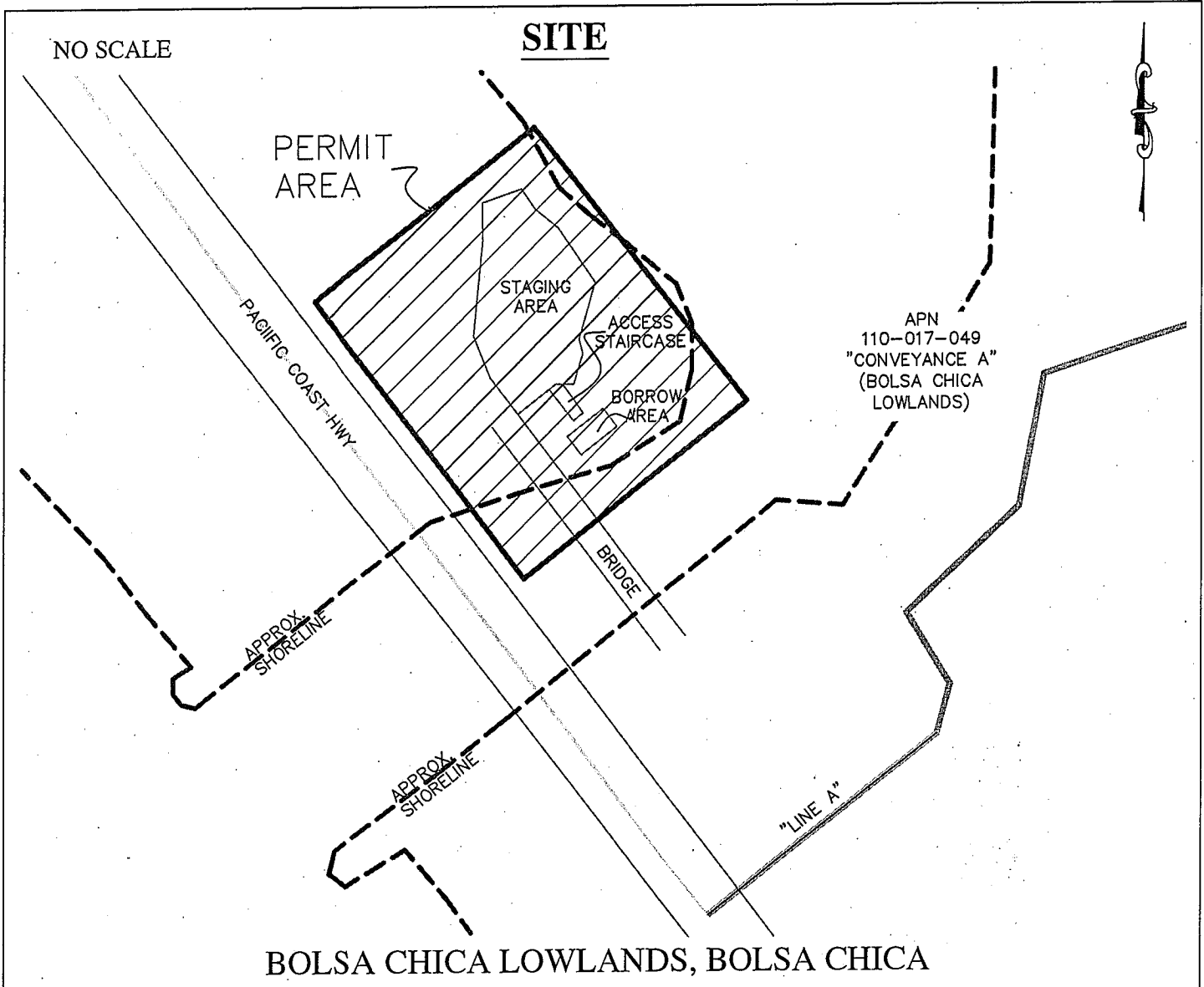
Bounded on southeast by a line lying parallel with and 600 feet perpendicular to and northwesterly from that course described as "North 51°44'18" East 459.25 feet" described in "Conveyance A (Bolsa Chica Lowlands)" of that Grant Deed recorded February 14, 1997 from Signal Bolsa Corporation to the State of California, recorded in Document No. 19970069448, Official Records of Orange County said course hereafter referred to as "Line A"; bounded on the northwest by a line lying parallel with and 1150 feet perpendicular to and northwesterly from said "Line A"; bounded on the southwest by a line projecting northwesterly from the southwesterly terminus of "Line A" and perpendicular with "Line A" hereafter referred to as "Line B"; bounded on the northeast by a line lying parallel with and 550 feet perpendicular to and northeasterly from said "Line B".

EXCEPTING THEREFROM all those lands lying outside of said Grant Deed.

END OF DESCRIPTION

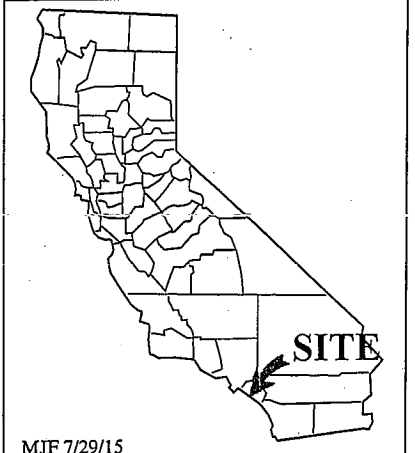
PREPARED 7/30/15 BY THE CALIFORNIA STATE LANDS COMMISSION BOUNDARY UNIT





MAP SOURCE: USGS QUAD

Exhibit B
 PRC 8873.9
 SOCAL HOLDING, LLC
 APN 110-017-049
 GENERAL PERMIT -
 SAND REMOVAL USE
 ORANGE COUNTY



MJF 7/29/15

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.