

CITY OF DANA POINT  
PLANNING COMMISSION  
AGENDA REPORT

ITEM #3

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**DATE:** SEPTEMBER 8, 2014

**TO:** DANA POINT PLANNING COMMISSION

**FROM:** URSULA LUNA-REYNOSA, DIRECTOR OF COMMUNITY DEVELOPMENT  
ERICA H. DEMKOWICZ, AICP SENIOR PLANNER

**SUBJECT:** COASTAL DEVELOPMENT PERMIT CDP14-0017 FOR THE INSTALLATION OF PAY STATIONS AT SALT CREEK BEACH PARKING LOT AT STRANDS BEACH WITHIN THE COMMUNITY FACILITIES (CF) DISTRICT AT 34111 SELVA ROAD

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**RECOMMENDATION:** That the Planning Commission adopt the attached Draft Resolution approving Coastal Development Permit CDP14-0017.

**APPLICANT/OWNER:** County of Orange, Parks Department

**REQUEST:** A Coastal Development Permit for the installation of pay stations. The application includes the installation of a total of eight (8) individual pay stations that will be situated within the landscape areas of the existing parking lot.

**LOCATION:** 34111 Selva Road

**NOTICE:** Notices were mailed to property owners within 500 feet and occupants within 100 feet of the site.

**ENVIRONMENTAL:** Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorical Exempt per Section 15311 (b) (Class 11 – Accessory Structures).

**ISSUES:**

1. Project consistency with the Dana Point General Plan, Zoning Ordinance, and Local Coastal Program.
2. Project satisfaction of all findings required pursuant to the Zoning Ordinance for the approval of a Coastal Development Permit.
3. Project compatibility with and enhancement to the site and surrounding neighborhood.

**BACKGROUND:**

The Salt Creek Beach Parking lot was originally constructed in the 1970's, prior to the Coastal Act. The lot encompasses 332,798 square feet and contains a total of 463 parking spaces as well as one restroom facility.

## **DISCUSSION:**

The proposed project involves the installation of eight (8) automated pay stations within the existing Selva Road parking lot serving the Strand Beach section of Salt Creek Beach County Park. The pay stations would be located within the existing landscaped medians within the existing parking lot (Supporting Document 2). Seven of the eight pay stations will be located upon pre-existing small concrete foundation pads. An additional concrete pad will be poured for the eighth pay station located near the Veteran's Memorial (Supporting Document 3). No parking stalls will be eliminated as a result of the installation of the equipment.

The installation of the equipment would result in a change of management of the lot from free to paid parking. The proposed use, a pay-and-display parking lot is similar to two other beach parking lots operated by the County of Orange within the City of Dana Point. These include Capistrano Beach County Park and Dana Point Harbor (Puerto Place lot). A pay-and-display system also already exists at a third County-operated beach parking lot - the Salt Creek Beach Parking Lot adjacent to Ritz Carlton Drive. The charging of fees at County beach locations is authorized by Orange County Codified Ordinance Section 2-5-16 and by Board of Supervisors Resolution No. 13-084. The existing hours of operation for the Salt Creek Beach Parking Lot above Strands Beach are from 5:00 am to 12:00 am and will remain unchanged. The fee for parking would be consistent with the Board approved fee schedule of \$1.00 per hour. According to the County, the fee will provide revenue for OC Parks to partially offset the costs of maintaining the parking lot and beach (Supporting Document 4).

## **COASTAL DEVELOPMENT PERMIT:**

The project is located within the Appeals Jurisdiction of the Coastal Overlay District and requires a Coastal Development Permit. Section 9.69.070 of the Dana Point Zoning Code establishes the findings required to approve a Coastal Development Permit. The proposed project will have no effect on the coastal bluffs or public views. The Coastal Overlay District requires review of new development to ensure that the proposed development: 1) will not encroach upon any public access way; 2) will not obstruct any existing public views to and along the coast; 3) will not adversely affect marine resources; 4) will not adversely affect recreational or visitor-serving facilities or coastal scenic resources; 5) will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources; 6) will minimize the alterations of natural landforms; and 7) will be visually compatible with the character of surrounding areas. The project meets the above criteria of the Coastal Overlay District as described in the attached resolution.

As of the date of this report, staff has received no public comments.

**CONCLUSION:**

The proposed project is consistent with the City of Dana Point General Plan, Zoning Ordinance and Local Coastal Program. Based on the above analysis, Staff recommends that the Planning Commission approve Coastal Development Permit CDP14-0017, allowing for the installation of pay stations Salt Creek Beach Parking Lot at Strands Beach located at 34111 Selva Road.



Erica H. Demkowicz, AICP  
Senior Planner



Ursula Luna-Reynosa,  
Director of Community Development

**ACTION DOCUMENTS:**

1. Draft PC Resolution #14-09-08-XX

**SUPPORTING DOCUMENTS:**

2. Exhibit "A" – Proposed Pay Station Colored Site Plan
3. Exhibit "B" – Proposed Pay Station Site Plan
4. Exhibit "C" – Proposed Pay Station Information & Description
5. Aerial View of Salt Creek Beach Parking Lot and surrounding properties
6. Site Photos
7. Grant Deed dated March 27, 1972 transferring title of Selva Road Parking Lot to the County of Orange Harbor District

**DRAFT**

RESOLUTION NO. 14-09-08-xx

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP14-0017 TO ALLOW THE INSTALLATION OF PAY STATIONS TO THE EXISTING SALT CREEK BEACH PARKING LOT AT STRANDS BEACH IN THE COMMUNITY FACILITIES (CF) DISTRICT AT 34111 SELVA ROAD**

**Applicant:** Stacy Blackwood/OC Parks

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, the applicant filed a verified application for a Coastal Development Permit for the installation of pay stations to the existing Salt Creek Beach Parking Lot at Strands Beach in the Community Facilities District at 34111 Selva Road; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, the Planning Commission did, on the 8th day of September, 2014, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP14-0017;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows;

- A) The above recitations are true and correct.
- B) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Coastal Development Permit CDP14-0017, subject to conditions:
  - 1) That the proposed project is consistent with the Dana Point General Plan and Local Coastal Program **in that the site's General Plan designation is "Community Facilities" and the installation of pay stations within the existing parking lot is consistent with this designation as well as other County-operated parking lots within the City of Dana Point (i.e. Puerto Place lot within the County of Orange Harbor, Capistrano Beach County Park and Salt Creek Beach Parking lot adjacent to the Ritz Carlton Hotel).**

**DRAFT**

**ATTACHMENT #1**

- 2) That the proposed development is located between the nearest public roadway and the sea or shoreline of any body of water, and is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act **in that the proposed development would minimally impact public access and public recreation opportunities.**
- 3) That the proposed development conforms with Public Resources Code Section 21000 (the California Environmental Quality Act) **in that the project qualifies for a Categorical Exemption pursuant to Section 15311, Class 11 – Accessory Structures.**
- 4) That the proposed development will not encroach upon any existing physical accessway legally utilized by the public or any proposed public accessway identified in an adopted Local Coastal Program Land Use Plan, nor will it obstruct any existing public views to and along the coast from any public road or from a recreational area **in that the proposed project is for the installation of pay stations within the existing parking lot. There will be no impact on public accessways or public views to and along the coast.**
- 5) That the proposed development will be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that the proposed installation of pay stations within the existing parking lot will not have any adverse impacts to sensitive habitats.**
- 6) That the proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that the proposed installation of pay stations will not involve any alterations to natural landforms.**
- 7) That the proposed development will be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that the proposed installation of pay stations will located on existing concrete pad foundations within the existing landscaped medians of the parking lot. One additional pad foundation will be added to accommodate the eighth pay station; however all of the stations will be compatible with the surrounding character of the existing parking lot. The look of the pay stations will not visually degrade the area or surrounding properties.**

- 8) That the proposed use demonstrates unusually high quality, character and/or exhibits characteristics which are highly consistent with community objectives as stated in a specific General Plan goal(s) or policy(ies) **more specifically Land Use Element Policy 4.3 which states “Public access, which shall be conspicuously posted, and public recreational opportunities, shall be provided to the maximum extent possible for all the people to the coastal zone area and shoreline consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse”.**

**Conditions:**

**A. General:**

1. Approval of this application is to allow the installation of eight (8) automated pay stations within the landscaped medians of Salt Creek Beach Parking Lot located at 34111 Selva Road. The pay stations will be situated on existing or new concrete foundation pads. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, the Local Coastal Program, and the Dana Point Zoning Ordinance.
2. Approval of this application is valid for a period of twenty-four (24) months from the date of determination. If the use approved by this action is not commenced within such period of time, the application shall be terminated and shall thereafter be null and void.
3. The application is approved as a plan for the location and design of the uses, structures, features, and materials, shown on the approved plans. Any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plans, he may approve the amendment without requiring a new public hearing.

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4. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
  5. The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the City, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the City, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its offers, employees, or agents arising out of or resulting from the negligence of the applicant or the applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the City's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.

The applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

6. The applicant and applicant's successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
7. The applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.
8. All grading and drainage (if necessary) shall be in compliance with the City of Dana Point Standards. The applicant shall complete and sign a Grading Exemption Acknowledgement form prior to issuance of building permits.

9. During the construction phase, all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into coastal waters.
10. The site shall be posted with signage indicating that construction or staging activities shall not commence before 7 a.m. and must cease by 8 p.m., Monday through Friday, with grading activities allowed from 7 a.m. to 5:00 p.m., Monday through Friday, and no construction activity of any kind is permitted on Saturdays, Sundays or Federal holidays.
11. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion control measures and shall construct temporary desiltation/detention basins of a type, size and location as approved by the Director of Public Works. The basins and erosion control measures shall be shown and specified on the grading plan and shall be constructed to the satisfaction of the Director of Public Works prior to the start of any other grading operations. Prior to the removal of any basins or erosion control devices so constructed, the area served shall be protected by additional drainage facilities, slope erosion control measures and other methods as may be required by the Director of Public Works. The applicant shall maintain the temporary basins and erosion control devices until the Director of Public Works approves of the removal of said facilities.
12. Building materials, unlicensed vehicles, portable toilets, and similar items shall not be placed in the public right-of-way.



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PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 8<sup>th</sup> day of September 2014, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Liz Claus, Chairwoman  
Planning Commission

ATTEST:

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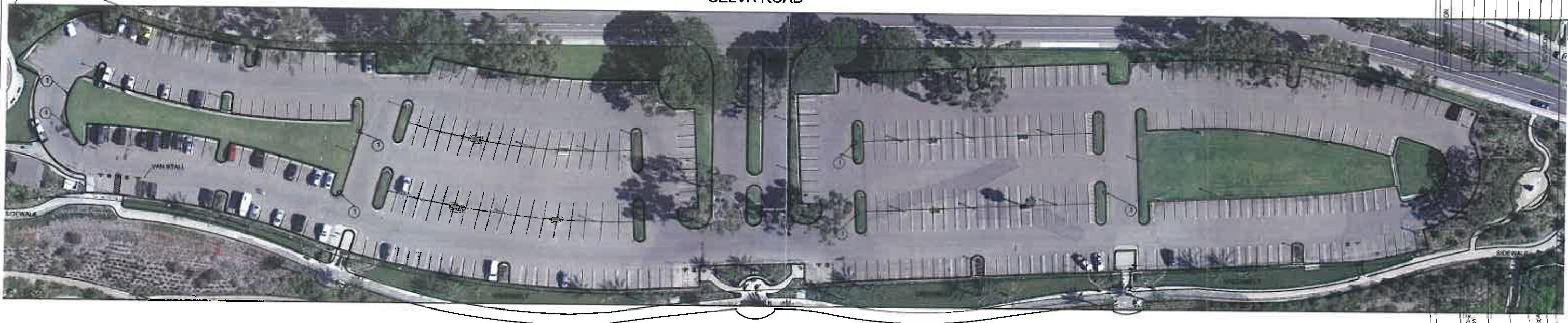
Ursula Luna-Reynosa, Director  
Community Development Department

EXHIBIT "A"



DATE	APPROVED	DATE

SELVA ROAD



RECEIVED

JUL 08 2014

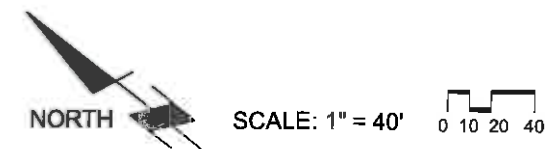
CITY OF DANA POINT  
COMMUNITY DEVELOPMENT  
DEPARTMENT

CONSTRUCTION NOTES

- ① INSTALL PAY-MACHINE

DESIGNED BY:	CC-BY:
DRAWN BY: GR	OR
DRAWING CODE	
FILE NAME	
PLOT DATE: 8/26/14	SC

**PROPOSED  
PAY-STATIONS  
AT SALT CREEK BEACH  
SELVA PARKING LOT**



34111 SELVA ROAD  
DANA POINT, CA 92629

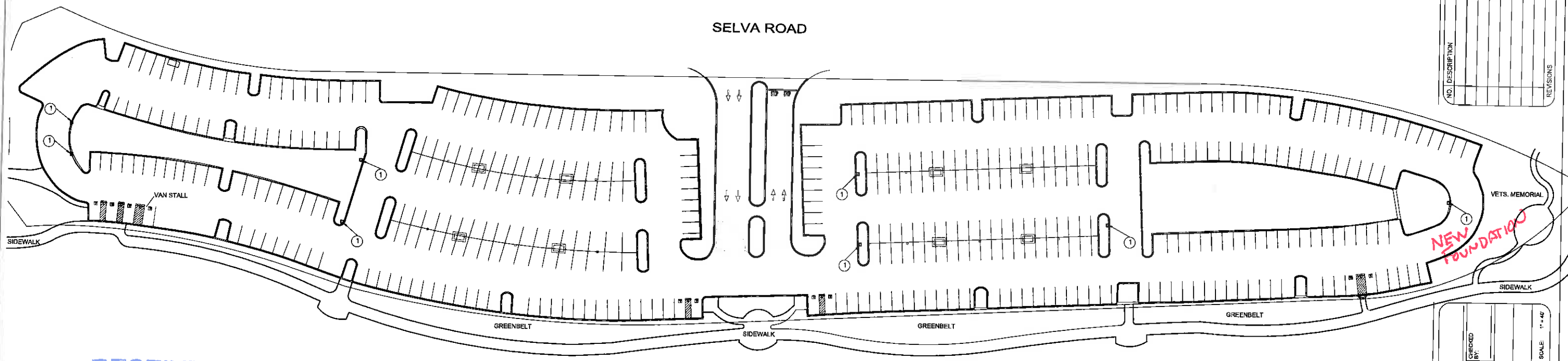
Sheet Reference Number  
**EXHIBIT A**

**ATTACHMENT #2**

# EXHIBIT "B"



NO. DESCRIPTION	DATE	APPROVED



**RECEIVED**  
**JUL 08 2014**  
CITY OF DANA POINT  
COMMUNITY DEVELOPMENT  
DEPARTMENT

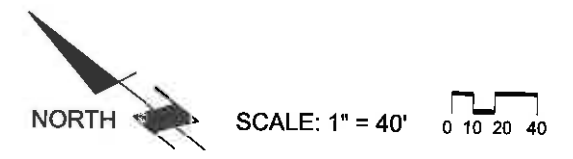
CONSTRUCTION NOTES

- ① INSTALL PAY-MACHINE

NOTES  
LOCATIONS ARE SUBJECT TO CHANGE.

DESIGNED BY:	CHECKED BY:	PLOT DATE: 6/23/14	SCALE: 1" = 40'
DRAWN BY:	OR:	DRAWING CODE:	FILE NAME:

**PROPOSED  
PAY-STATIONS  
AT SALT CREEK BEACH  
SELVA PARKING LOT**



34111 SELVA ROAD  
DANA POINT, CA 92629

Sheet Reference Number

EXHIBIT B

**ATTACHMENT #3**

# 2013 venSTATION Automated Pay Station

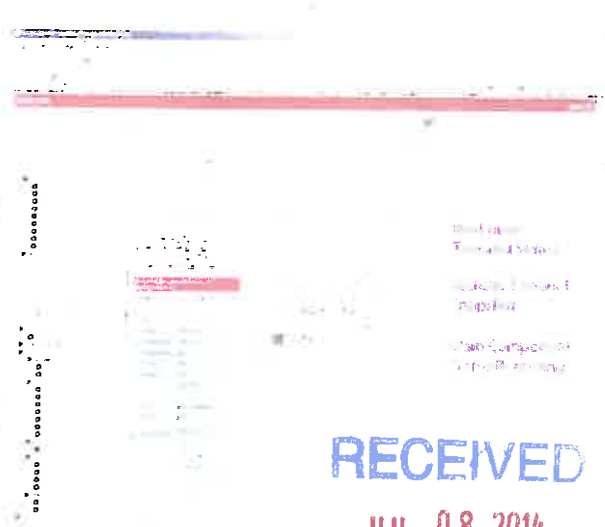
Introducing A Compact And Cutting Edge Pay Station

The 2013 venSTATION Incorporates The Latest In Automated Pay Station Technology



- Pay & Display/Pay By Space And Gate Applications
- 1000 Capacity Bill Validator W/Locking Cassette
- High Speed Thermal Printer
- Large Graphical Display
- Coin Acceptor/U.S. N,D,Q & \$1 Coin
- Cell Phone Payment Capable
- Hand Held Ticket Writing Interface
- ADA Compliant
- PCI-DSS Level 1 Certified
- Fastest Transaction Time On The Market (Based On Independent Study)
- Electronic Coupon Access-Keypad Or Card
- Manufactured In California, USA
- Web-Based Online Host Software
- Multi-Lingual
- AC Or Optional Solar Power
- Optional Bills Back In Change
- Pay On Foot Capable
- High Security Cabinet With Anti-Rust Under Coat

Each pay station is accessible via a web-based internet accessible host software called "venVUE®". Using venVUE® a revenue network can be monitored in real-time and from remote locations at any time day or night.



venVUE® provides a window into the network of meters via the Central Control Unit (CCU) and the system database. With venVUE® users can view status and transactional data in real-time, render reports to support audits and generate an array of statistical data.

RECEIVED

JUL 08 2014

CITY OF DANA POINT  
COMMUNITY DEVELOPMENT  
DEPARTMENT



# EXHIBIT "C" (CONTINUED)

All transactional and statistical data is uploaded to the CCU in real-time. This provides a second level of audit control for revenue collected at each terminal, as-well-as a much more extensive suite of audit and reconciliation reporting from venVUE®. All transaction detail is automatically uploaded to the CCU and is instantly available through a number of standard reports. Each audit period is also automatically closed through the cash collection process, and reports are generated at both the terminal level and through the CCU. Custom reports are available; however the system comes standard with a variety of reports that provide detailed information regarding revenue, enforcement, terminal details, statistics and sales transactions. venVUE® generates all reports in PDF format. Optionally, venVUE® can export any of the existing report data fields into a variety of other file formats.



There are a multitude of installation options including surface mount, in-ground, on islands, walk-up or drive up and security convenient sites near emergency phones, under lighting and near elevator lobbies.



Manufactured In California, USA With Nearly 55 Years Of History In Pay Station Technology. All Technical Support From Right Here In California.



## *"Certified" Secure Credit Card Processing.*

The venSTATION Pay Station comes from a certified PCI-DSS Level 1 Service Provider. PCI-DSS data security standards have been created in order to help merchant credit card processors prevent credit card fraud, hacking and various other security vulnerabilities and threats.

For more information please contact:



**PACIFIC PARKING SYSTEMS, INC.**  
**TOTAL PARKING SOLUTIONS®**  
**(800) 663-7008 TOLL FREE**  
**216 C TECHNOLOGY DRIVE**  
**IRVINE, CA 92618**

**MADE IN THE USA**

ATTACHMENT

Environmental Setting

24.



Aerial view of Selva Parking lot and surrounding properties.

ATTACHMENT

Environmental Setting

23.



Existing restroom structure at North End of parking lot.

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JUL 08 2014  
CITY OF DANA POINT  
COMMUNITY DEVELOPMENT  
DEPARTMENT

***ATTACHMENT #6***



ATTACHMENT

Environmental Setting

24. continued



Residential developments to the EAST of Selva Parking lot.



Residential developments to the NORTH of Selva Parking lot



ATTACHMENT

Environmental Setting

24. continued



Residential developments to the WEST of Selva Parking lot.



Residential developments to the SOUTH of Selva Parking lot.

# APN ATTACHMENT (1 OF 4)

21660

BOOK 10052 PAGE 738

Recorded at request of, and return to:  
Orange County Dept. of Real Property Services  
400 Civic Center Drive West  
Santa Ana, California 92701

FREE

RECORDED AT REQUEST OF  
TITLE INS. & TRUST CO.  
IN OFFICIAL RECORDS OF  
ORANGE COUNTY, CALIF.  
8:00 AM MAR 27 1972  
J. WYLLIE CARLYLE, County Recorder

77  
5000  
17

DOCUMENTARY TRANSFER TAX None  
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,  
OR COMPUTED ON FULL VALUE LESS LIENS AND  
ENCUMBRANCES EXISTING AT TIME OF SALE.  
*Paul C. Nelson with James and Janet G.*  
Signature of Decedent or First Determining Taxpayer      Firm Name

Project No. GA 1018  
Project: ~~Niguel Beach~~ **BE 74 Q**  
Parcel No. 3.01, 5, 6.01, 7.01,  
8.03, 9.01, 10.02

### GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

AVCO COMMUNITY DEVELOPERS, INC.

do hereby GRANT to

ORANGE COUNTY HARBOR DISTRICT

the real property in the County of Orange, State of California, described as:

Parcel No. GA 1018-3.01 Selva Road Parking Lot 101.1

That certain parcel of land, located in the County of Orange, State of California, shown as Parcel No. 1 on a map recorded in Book 40, pages 19 thru 24 inclusive of Parcel Maps in the office of the County Recorder of said County.

Parcel No. GA 1018-5 Selva Road Access Path 101.6

That certain parcel of land, located in the County of Orange, State of California, shown as Parcel No. 2 on a map recorded in Book 40, pages 19 thru 24 inclusive of Parcel Maps in the office of the County Recorder of said County.

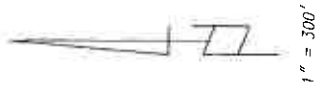
Mail Tax Statement to Return Address Above

PC882-20

(1/83) NOW SALT CREEK BEACH PARK

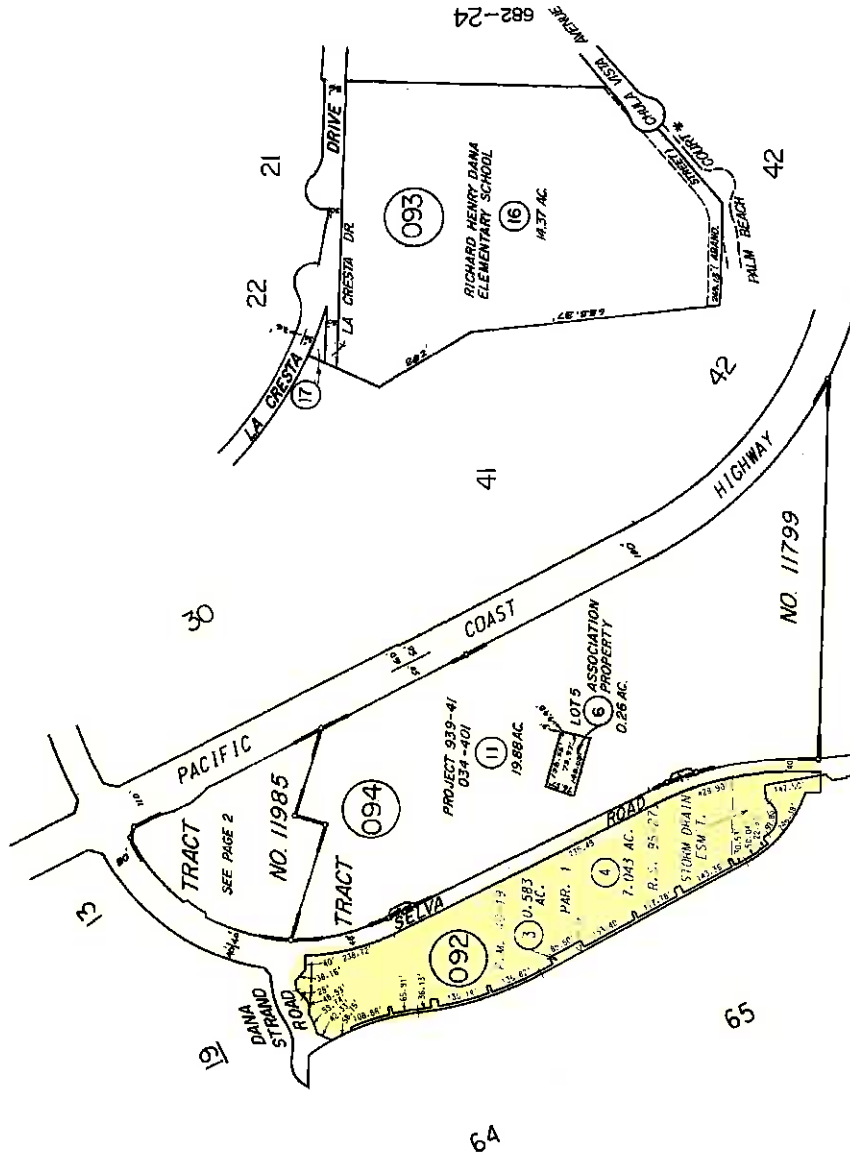
ATTACHMENT #7

# APN ATTACHMENT (2 OF 4)



POR. SECS. 15 & 22, T 8 S, R 8 W

THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPT. PURPOSES ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. THIS MAP IS NOT TO BE REPRODUCED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2011



\* PRIVATE STREET

ASSESSOR'S MAP  
BOOK 672 PAGE 09  
COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

M.M. 504-44 TO 48 INC.  
M.M. 521-38 TO 41 INC.  
P.M. 40-19  
P.M. 45-35

TRACT NO. 11799  
TRACT NO. 11985  
PARCEL MAP  
PARCEL MAP

MARCH 1971

# PARCEL MAP

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA.  
 BEING A SURVEY OF A PORTION OF SECTIONS 16 AND 21 OF TOWNSHIP 8 SOUTH, RANGE 8 WEST, S.B.M.,  
 ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE APRIL 12, 1875,  
 AND A PORTION OF TRACTS 6950 AS PER MAP RECORDED IN BOOK 257, PAGES 38 THRU 40; TRACT  
 6953 AS PER MAP RECORDED IN BOOK 256, PAGES 25 THRU 29; TRACT 6988 AS PER MAP RECORDED  
 IN BOOK 265, PAGES 46 THRU 47; TRACT 6990 AS PER MAP RECORDED IN BOOK 266, PAGES 27 THRU 30;  
 AND TRACT 7203 AS PER MAP RECORDED IN BOOK 282, PAGES 1 THRU 3, ALL MISCELLANEOUS MAPS,  
 RECORDS OF SAID COUNTY.

### SURVEYOR'S CERTIFICATE

This map was Prepared by Me or under My  
 Direction and is Based upon a Field Survey  
 in Conformance with the Requirements of the  
 Subdivision Map Act at the Request of County  
 of Orange in NOV., 1971.  
 I Hereby Certify that all Provisions of  
 Applicable State Law and Local Ordinances  
 have been Complied with.

*L. Mc CONVILLE*  
 L. Mc CONVILLE R.C.E. 6978

### BASIS OF BEARING

N43°32'51"W FOR THE CENTERLINE  
 OF PACIFIC COAST HIGHWAY PER  
 TRACT 6953, MM 256/25-29, RECORDS  
 OF ORANGE COUNTY.

### MONUMENT NOTE

○ SET 2" I.R. WITH ALUMINUM CAP  
 MARKED ORANGE COUNTY SURVEYOR.

### COUNTY SURVEYOR'S CERTIFICATE

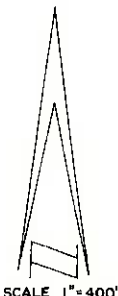
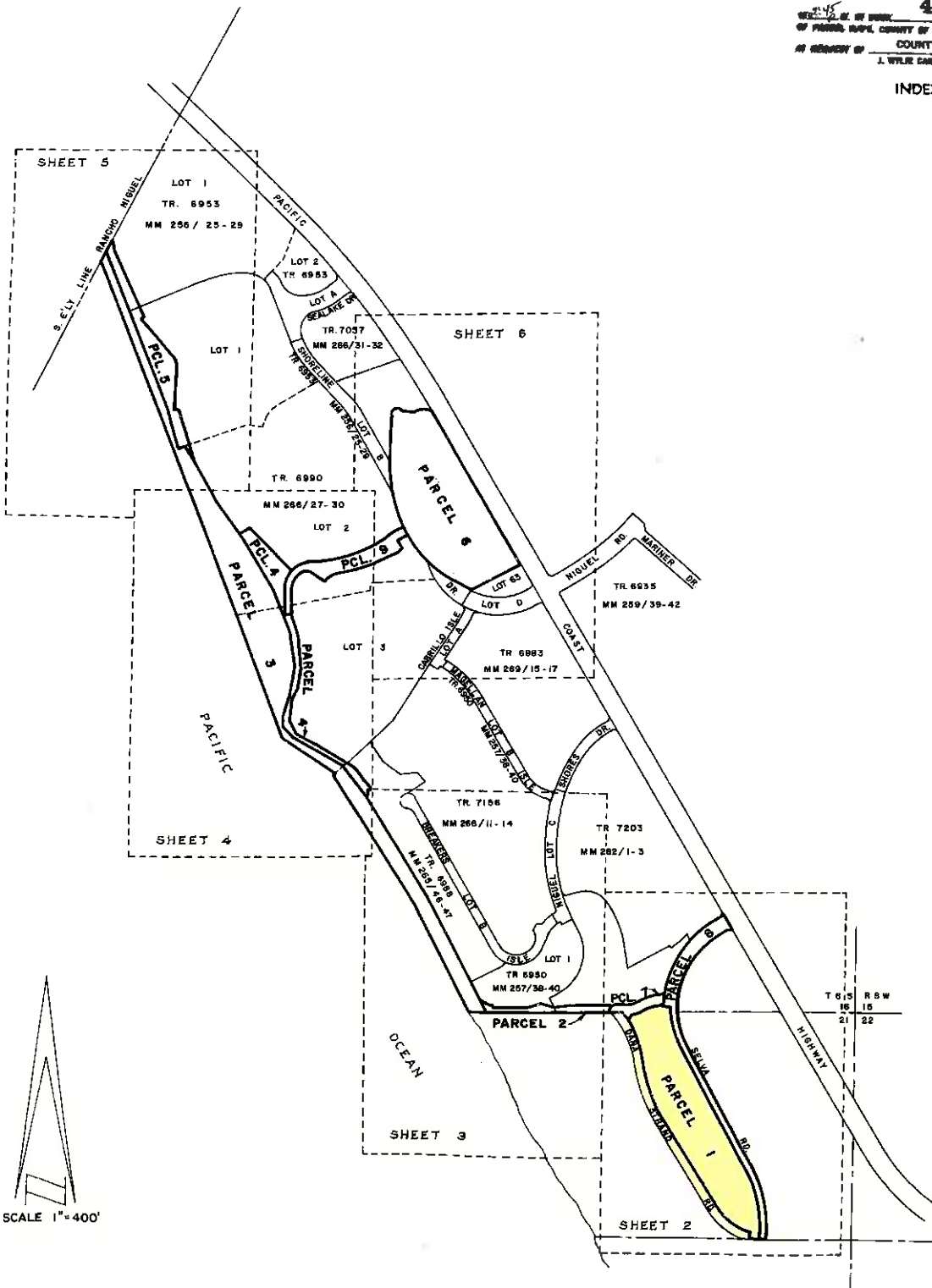
This map has been examined this 17th day  
 of NOV, 1971, for Conformance  
 with the Requirements of Section 11577 of  
 the Subdivision Map Act.  
*Robert Ullrich*  
 L. Mc CONVILLE  
 County Surveyor  
 Deputy County Surveyor

21948

DEC 27 1971

40 19  
 COUNTY SURVEYOR  
 AS DEPUTY OF J. WILHE CARLITZ, County Surveyor

INDEXED FREE



# PARCEL MAP

IN UNINCORPORATED TERRITORY OF ORANGE COUNTY, CALIFORNIA.

21948

DEC 27 1971

40 20

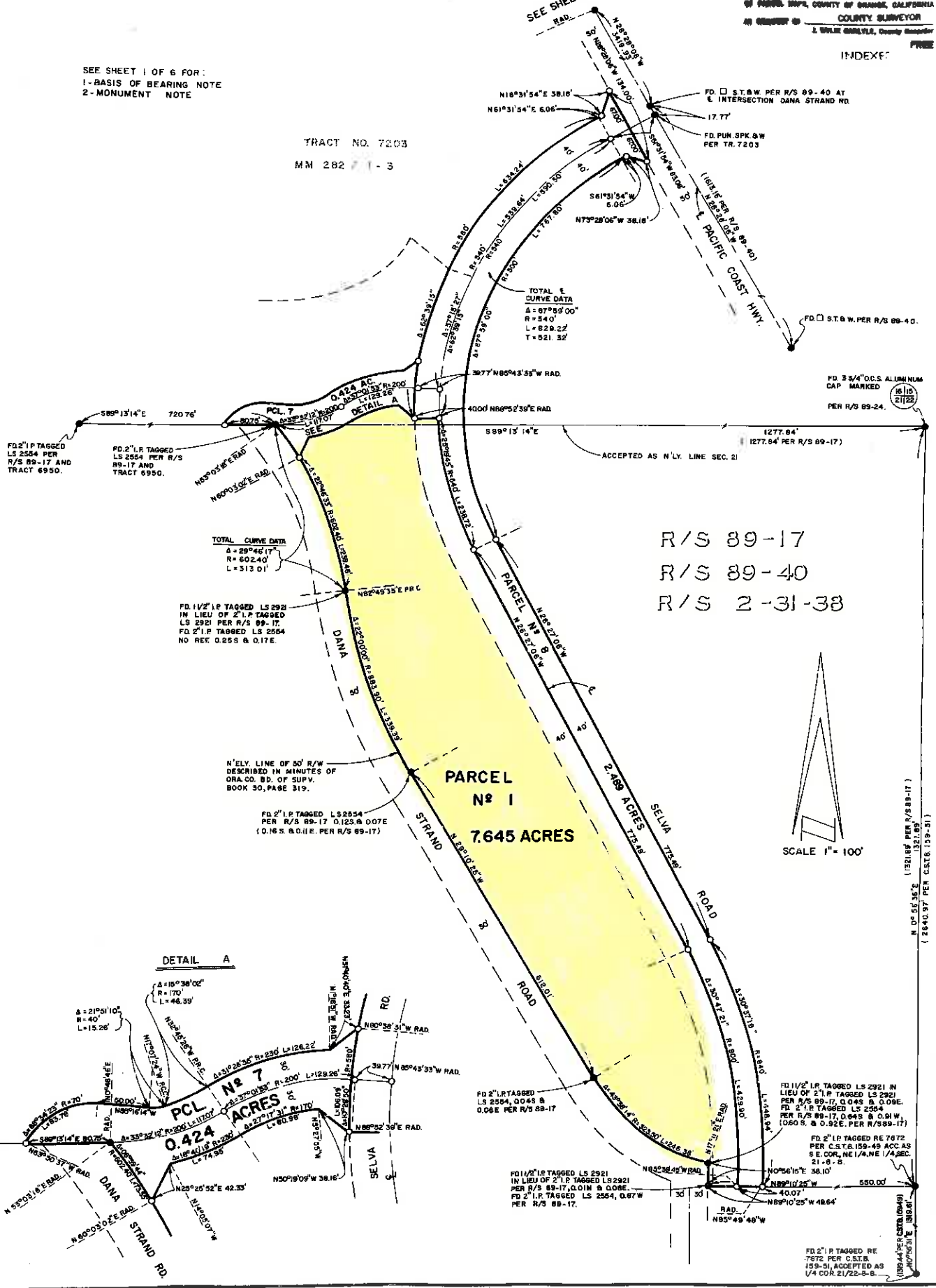
PLAT 21948  
APN 44-01-000-000-000-000  
OF PARCEL MAP, COUNTY OF ORANGE, CALIFORNIA  
COUNTY SURVEYOR  
J. WALTER GIBBONS, County Registrar

INDEXED

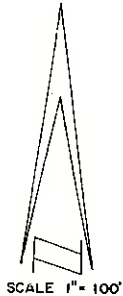
SEE SHEET 1 OF 6 FOR:  
1-BASIS OF BEARING NOTE  
2-MONUMENT NOTE

TRACT NO. 7203  
MM 282 1-3

SEE SHEET 6



R/S 89-17  
R/S 89-40  
R/S 2-31-38



DETAIL A

