

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Beach, CA 90802-4302
590-5071



Filed: March 31, 2000
49th Day: May 19, 2000
180th Day: September 27, 2000
Staff: ALK-LB **ALK**
Staff Report: June 21, 2000
Hearing Date: July 11-14, 2000
Commission Action:

RECORD PACKET COPY**STAFF REPORT: REGULAR CALENDAR**

APPLICATION NUMBER: 5-99-466

APPLICANT: Brian W. Ray

AGENT: C.J. Light Associates, Attn.: Alex Villalpando

PROJECT LOCATION: 2233 Bayside Drive, City of Newport Beach, County of Orange

PROJECT DESCRIPTION: Demolish an existing two-story single-family residence and construct a new 4150 square foot two-story single family residence with 693 square foot three-car garage, pool and spa on a bayside bulkheaded lot. No work is proposed on the existing bulkhead. Approximately 66 cubic yards of cut and 66 cubic yards of fill are proposed for site preparation. In addition, approximately 50 cubic yards of cut is required for excavation of the proposed pool and spa.

LOCAL APPROVALS RECEIVED: City of Newport Beach Approval-in-Concept No. 5780-99; City of Newport Beach Modification Permit 4982.

SUBSTANTIVE FILE DOCUMENTS: Coastal Development Permits 5-99-452 (City of Newport Beach) and 5-99-398 (WMC Development); *Geotechnical Investigation of Ray Residence at 2233 Bayside Drive, Newport Beach, CA* dated August 16, 1999 prepared by SPC Geotechnical, Inc. (Project No. SPC 2381-01); *Addendum to Geotechnical Investigation, Additional Recommendations for Pool and Spa* dated February 4, 2000 prepared by SPC Geotechnical, Inc.

SUMMARY OF STAFF RECOMMENDATION:

The applicant is proposing to demolish an existing single-family residence and construct a new single-family residence on a bulkheaded lot in Newport Beach. The major issues of the staff report include liquefaction and water quality.

Staff recommends the Commission **APPROVE** the proposed development with five (5) special conditions requiring 1) conformance of the final design and construction plans to the geotechnical report submitted by the applicant; 2) recordation of a deed restriction requiring assumption of risk; 3) use of construction best management practices (BMPs); 4) debris disposal site to be located outside of the coastal zone; and 5) submittal of revised drainage plan which demonstrates that runoff will be filtered through vegetated areas and/or filtered through the Bayside Drive conveyance system prior to discharge into Newport Harbor.

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, 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, is located between the sea and first public road nearest the shoreline, and is in conformance with the public access and public recreation policies 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. Conformance of Design and Construction Plans to Geotechnical Report
 - A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans including foundations, grading and drainage plans and certified that each of those final plans incorporates all of the recommendations contained in the engineering geologic report entitled *Geotechnical Investigation of Ray Residence at 2233 Bayside Drive, Newport Beach, CA* dated August 16, 1999 by SPC Geotechnical, Inc. (Project No. SPC 2381-01) approved by the California Coastal Commission for the project site.

- B. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. Proposed changes to the approved final plans shall not occur without a Coastal Commission-approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Assumption of Risk

- A. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from liquefaction; (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 defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
- B. **PRIOR TO ISSUANCE OF THE 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 this condition. The deed 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.

3. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris

The permittee shall comply with the following construction-related requirements:

- (a) No construction materials, debris, or waste shall be placed or stored where it may be subject to wave erosion and dispersion;
- (b) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of construction;
- (c) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control sedimentation impacts to coastal waters during construction. BMPs shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into Newport Harbor and a pre-construction meeting to review procedural and BMP guidelines;

- (d) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters.

4. Location of Debris Disposal Site

The applicant shall dispose of all demolition and construction debris resulting from the proposed project at an appropriate location outside the coastal zone. If the disposal site is located within the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place.

5. Revised Drainage Plan

- A. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit, for the review and approval of the Executive Director, a revised Drainage Plan which conforms to the following requirements.
 - 1.) Where feasible, runoff from rooftops and hardscape areas shall be collected and directed in a non-erosive manner through vegetated areas for filtration purposes prior to direct discharge into Newport Harbor. The drainage system shall be engineered in such a manner as to prevent the discharge of sediment or fine particulates into the Harbor;
 - 2.) If and where runoff filtration through vegetated areas is deemed infeasible due to geotechnical or other concerns, such drainage shall be collected and directed to the stormwater conveyance system along Bayside Drive for treatment through filtration devices (Fossil Filters) prior to discharge into Newport Harbor.
- B. The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. Project Location and Description

The subject site is located at 2233 Bayside Drive in the City of Newport Beach, Orange County. The property is within the Corona del Mar area of Newport Beach, fronting Newport Harbor. The subject site is between the sea and first public roadway paralleling the sea (Exhibits 1 and 2).

The applicant proposes to demolish an existing two-story single-family residence and construct a new 4150 square foot two-story single family residence with a 693 square foot three-car garage, hardscape improvements, roof deck, pool and spa on a bulkheaded lot (Exhibit 3). The proposed house will be 29 feet high at maximum point, 24 feet high from the centerline of Bayside Drive (the frontage road). The existing bulkhead/seawall will remain in place, undisturbed. While no work is authorized on the bulkhead, a new support tie-in wall is proposed directly inland of the bulkhead. The tie-in wall is proposed as part of the proposed pool and spa design, shown on page 10 of Exhibit 3. Approximately 66 cubic yards of cut and 66 cubic yards of fill are proposed for site preparation, not including that required for pool excavation. Pool and spa excavation will require approximately 50 cubic yards of cut.

The residence conforms to the City's required setback of 5 feet from the bulkhead, as it is sited approximately 35 feet inland of the bulkhead. The stringline concept has not typically been applied in the subject area.

B. Previous Commission Actions in Surrounding Area

5-99-452 (City of Newport Beach)

On February 15, 2000, the Commission approved Coastal Development Permit No. 5-99-452 (City of Newport Beach) for the installation of approximately 160' of 18" reinforced concrete pipe, a reinforced concrete junction structure, and five (5) differently sized catch basins with grates and the connection of these improvements to an existing 24" reinforced concrete pipe for drainage through a new bulkhead opening next to the County Road street end, six lots south of the subject property. The permit included three special conditions that required use of construction best management practices (BMPs), the debris disposal site to be located outside of coastal zone, and implementation of structural best management practices (BMPs).

5-98-398 (WMC Development)

On January 14, 1999, the Commission approved Coastal Development Permit No. 5-98-398 (WMC Development) for the demolition of a single-family residence and replacement with a 6634 square foot two-level single family residence with partial basement, covered patio and 3-space garage at 2323 Bayside Drive (five lots south of the subject site). The permit included a special condition that required all recommendations of the engineering and geologic evaluation to be incorporated into the design and construction of the project.

C. Hazards

Section 30253 of the Coastal Act states in relevant part:

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.

(5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

The proposed development will occur on a previously developed lot. In order to assure that geologic conditions at the site would support the proposed development the following geotechnical investigation was performed at the subject site: *Geotechnical Investigation of Ray Residence at 2233 Bayside Drive, Newport Beach, CA* dated August 16, 1999 prepared by SPC Geotechnical, Inc. (Project No. SPC 2381-01). The initial geotechnical investigation did not address construction of the proposed pool and spa. Therefore, the applicant provided an *Addendum to Geotechnical Investigation, Additional Recommendations for Pool and Spa* dated February 4, 2000 prepared by SPC Geotechnical, Inc.

During their investigations, the geotechnical consultant concluded that subsurface soils consist of up to a 16-inch thick layer of topsoil and of sand with occasional shell fragments thereafter. The sandy soils were found to be generally moist to very moist and medium dense. The consultant also noted that the sea groundwater table was encountered at an average depth of 5.5 feet. Recommendations for earthwork and foundation support were provided based on these findings. The geotechnical consultant concluded that the site was suitable for the proposed development, provided the recommendations included in their report are implemented into the design and construction phases of the project.

To affirm that the proposed development will assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area and to assure that risks to life and property are minimized, the Commission finds that the applicant shall, as a condition of approval, incorporate the geologist's recommendations into the final design and construction plans of the proposed project. Special Condition 1 requires the applicant to submit plans that show evidence of conformance with geotechnical recommendations, including those regarding site preparation, foundation design, and drainage.

The geotechnical report states that the site is located within an area of high liquefaction potential, and mitigation measures can be taken to reduce the damage induced by liquefaction. The report provides three options for design of the proposed foundation system: Low Level of Mitigation, Moderate Level of Mitigation and High Level of Mitigation. The applicant has chosen to use a foundation system which consists of a concrete slab on grade with continuous and spread footings. This design will provide a moderate to high level of mitigation according to the applicant's agent. Because there is no guarantee that mitigation will assure future safety of the residence, the development may be subject to some degree of risk resulting from liquefaction.

Therefore, the Commission finds it necessary to require the recordation of an assumption-of-risk deed restriction by the applicant (Special Condition No. 2). With this standard waiver of liability condition, the applicant is notified that the lot and improvements are located in an area that is potentially subject to liquefaction hazard that could damage the applicant's property. 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, the condition insures that future owners and lessors of the property will be informed of the risks and the Commission's immunity of liability.

As conditioned, the Commission finds that the proposed project is consistent with section 30253 of the Coastal Act.

D. Water Quality

Section 30230 of the Coastal Act states, in pertinent part:

Marine resources shall be maintained, enhanced, and where feasible, restored.

Section 30231 of the Coastal Act states:

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section 30232 of the Coastal Act states, in pertinent part:

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials.

Newport Harbor (Lower Newport Bay) is a critical coastal water body on the Federal Clean Water Act 303(d) list of "impaired" water bodies. The designation as "impaired" means the quality of the water body cannot support beneficial recreation and aquatic uses. The listing is made by the California Regional Water Quality Control Board, Santa Ana Region (RWQCB), and the State Water Resources Control Board (SWRCB), and confirmed by the U.S. Environmental Protection Agency. Further, the RWQCB has targeted the Newport Bay watershed, which would include Newport Harbor, for increased scrutiny as a higher priority watershed under its Watershed Management Initiative.

1. Construction Impacts to Water Quality

Dewatering will be required for construction of the proposed project, primarily during installation of the pool and spa. As such, review and approval by the Regional Water Quality Control Board (RWQCB) is required. On March 23, 2000, the Executive Officer of the RWQCB Santa Ana Region notified the applicant that discharge of wastewater from the subject site is authorized under the terms and conditions of Order No. 98-67 effective immediately (Exhibit 4). At that time, the applicant was provided with the Board's Monitoring and Reporting Program No. 98-67-097, which specifies the frequency of sampling and the constituents to be monitored. No further review by the RWQCB is necessary.

While dewatering of the site has been authorized by the RWQCB, the impacts of construction activities on water quality in Newport Harbor have not been evaluated. As discussed previously, the applicant is proposing to construct a new pool, spa and hardscape improvements directly adjacent to an existing bulkhead. Storage or placement of construction materials, debris, or waste in a location subject to wave erosion and dispersion or which may be discharged into coastal water via rain would result in adverse impacts upon the marine environment that would reduce the biological productivity of coastal waters. For instance, construction debris entering coastal waters may cover and displace soft bottom habitat. In addition, the use of machinery in coastal waters not designed for such use may result in the release of lubricants or oils that are toxic to marine life. Sediment discharged to coastal waters may cause turbidity which can shade and reduce the productivity of eelgrass beds and foraging avian and marine species ability to see food in the water column. In order to avoid adverse construction-related impacts upon marine resources, Special Condition No. 3 outlines construction-related requirements to provide for the safe storage of construction materials and the safe disposal of construction debris.

Finally, since the applicant has indicated that the contractor will have the discretion of selecting a disposal site at the time of construction, Special Condition 4 requires that the applicant dispose of all demolition and construction debris at an appropriate location outside of the coastal zone and informs the applicant that use of a disposal site within the coastal zone will require an amendment or new coastal development permit.

Only as conditioned for appropriate storage of construction materials and equipment does the Commission find that the proposed development is consistent with Sections 30230, 30231 and 30232 of the Coastal Act.

2. Post-Construction Impacts to Water Quality

The project involves the replacement of an existing single-family residence. As such, the proposed development will not increase the amount, or change the type, of runoff currently entering Newport Harbor. However, pollutants (such as sediments) or toxic substances (such as grease, motor oil, heavy metals, and pesticides) are often contained within residential runoff. Therefore, continued discharge of potentially polluted runoff from the subject site would have significant adverse impacts on water quality in the Harbor.

The applicant has provided a Drainage Plan that shows the majority of site runoff (including rooftop and patio runoff) being conveyed via pipe directly to Newport Harbor through two (2) bulkhead outlets. The remainder (primarily driveway runoff) is directed toward the frontage street (Bayside Drive). According to the applicant's agent, approximately 80 percent of the site runoff will drain to the Harbor and approximately 20 percent will drain to the street.

Because the proposed residence is new development, there is an opportunity to improve water quality. Newport Harbor is considered an "impaired" water body, and much of the pollutants entering the Harbor come from inland developed areas outside the coastal zone, or from other sources within the coastal zone, such as boats in the harbor or paved surfaces adjacent to the water. Therefore, the Commission finds that it is necessary to minimize to the extent feasible within its jurisdiction the cumulative adverse impacts on water quality resulting from continued entry of existing pollutants into Newport Harbor. Reductions in the amount of pollutants in the existing runoff would be one step towards reducing cumulative adverse impacts to coastal water quality.

On site filtration of runoff through vegetated areas such as landscaped side yards can reduce pollutants that are normally carried into coastal waters from residential development. Further, providing opportunities for percolation of stormwater through permeable green space on site can also reduce the total volume of runoff leaving the developed site through the process of infiltration; thus, minimizing to the extent feasible, cumulative adverse impacts upon water quality. Filtration may also be accomplished through retrofitting of existing stormwater collection systems.

As approved by the Commission in February 2000 through CDP No. 5-99-452 (City of Newport Beach), the Bayside Drive storm drain system will soon be retrofitted to improve storm runoff collection and to provide flooding protection to existing residences. The new system includes five (5) differently sized catch basins with grates that use filtration devices (Fossil Filters) effective at trapping and mitigating contaminated runoff. Consequently, runoff draining from the subject site to Bayside Drive will be filtered prior to discharge into Newport Harbor. As such, the conveyance of runoff to the street is encouraged at this site.

Therefore, in an effort to improve water quality in Newport Harbor, the Commission imposes Special Condition 5. This condition requires the applicant to submit a revised Drainage Plan showing that site runoff from rooftops and hardscape areas are collected and directed in a non-erosive manner through vegetated areas for filtration purposes prior to direct discharge into Newport Harbor. Where this is not feasible due to geotechnical or other concerns, runoff must be directed in a non-erosive manner to Bayside Drive for filtration in the storm water conveyance system.

Only as conditioned does the Commission find the proposed development to be consistent with Sections 30230, 30231 and 30232 of the Coastal Act.

E. Coastal Access and Recreation

Section 30212 of the Coastal Act states in part:

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

(2) adequate access exists nearby...

Section 30604(c) of the Coastal Act states:

(c) Every coastal development permit issued for any development between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone shall include a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3.

The proposed development, which occurs between the nearest public road and the sea, includes the demolition and construction of a single-family residence. Neither vertical nor lateral public access exists on the subject property. In addition there is no established lateral public access in the vicinity. However, there are several opportunities for public access to the coast located near the proposed development. Bayside Drive County Beach is accessible via the Orange County Sheriff/Harbor Patrol Bureau located approximately a half mile to the northwest of the proposed development (Exhibit 1). This area allows the launching of small boats by the public. Also, public access is available at China Cove Beach and Rocky Point Cove located a mile to the southeast. Finally, a street end access point located five lots south

of the property offers an overlook to the Harbor (Exhibit 2). Since the proposed project involves the reconstruction of an existing single-family residence, neither the existing access situation nor the intensity of use of the site will be changed. The proposed development will not have an impact on existing coastal access or recreation in the area.

The proposed development is occurring within an existing urbanized area and will not change the use or intensity of use of the site. In addition, existing public access is available in the area and the proposed development will not change the condition of public access in the area. Therefore the Commission finds that the proposed development is consistent with the public access and recreation provisions of the Coastal Act.

F. Land Use Plan

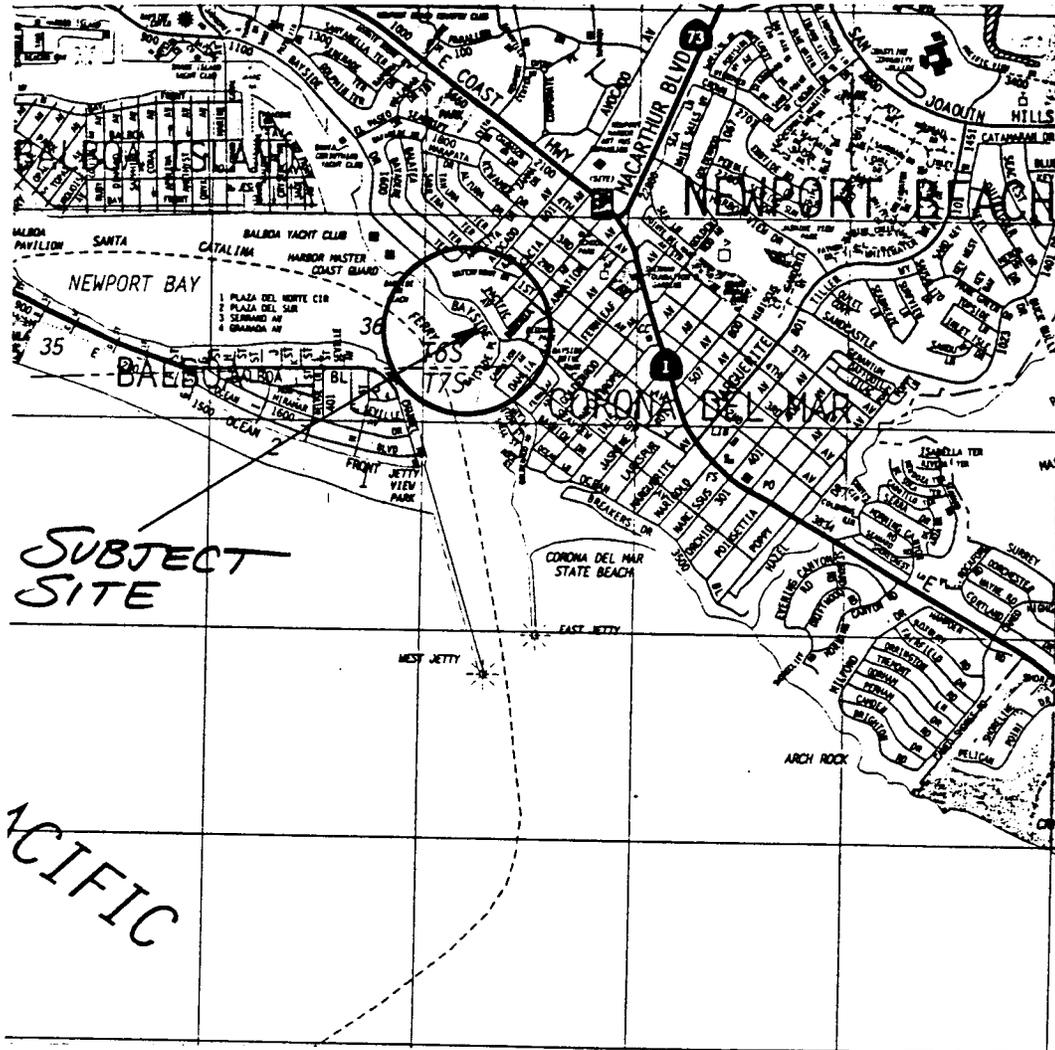
Section 30604 of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified local coastal program. The permit may only be issued if the Commission finds that the proposed development 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.

The Newport Beach Land Use Plan (LUP) was effectively certified on May 19, 1982. The proposed development is consistent with the policies of the certified Land Use Plan. Therefore, the Commission finds that approval of the proposed development will not prejudice the City's ability to prepare a Local Coastal Program (Implementation Plan) for Newport Beach that is consistent with the Chapter 3 policies of the Coastal Act as required by Section 30604(a).

G. California Environmental Quality Act

Section 13096(a) 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 21080.5(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 is located adjacent to an existing harbor in an urbanized area. Development already exists on the subject site. In addition, the proposed development has been conditioned, as follows, to assure the proposed project is consistent with the hazard abatement policies of the Coastal Act: conformance with geotechnical recommendations, recordation of an assumption of risk deed restriction, implementation of construction best management practices (BMPs) and submittal of revised drainage plans. As conditioned, no feasible alternatives or feasible mitigation measures are known, beyond those required, which would substantially lessen any identified significant effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned, is consistent with CEQA and the Chapter Three policies of the Coastal Act.



*SUBJECT
SITE*

PACIFIC

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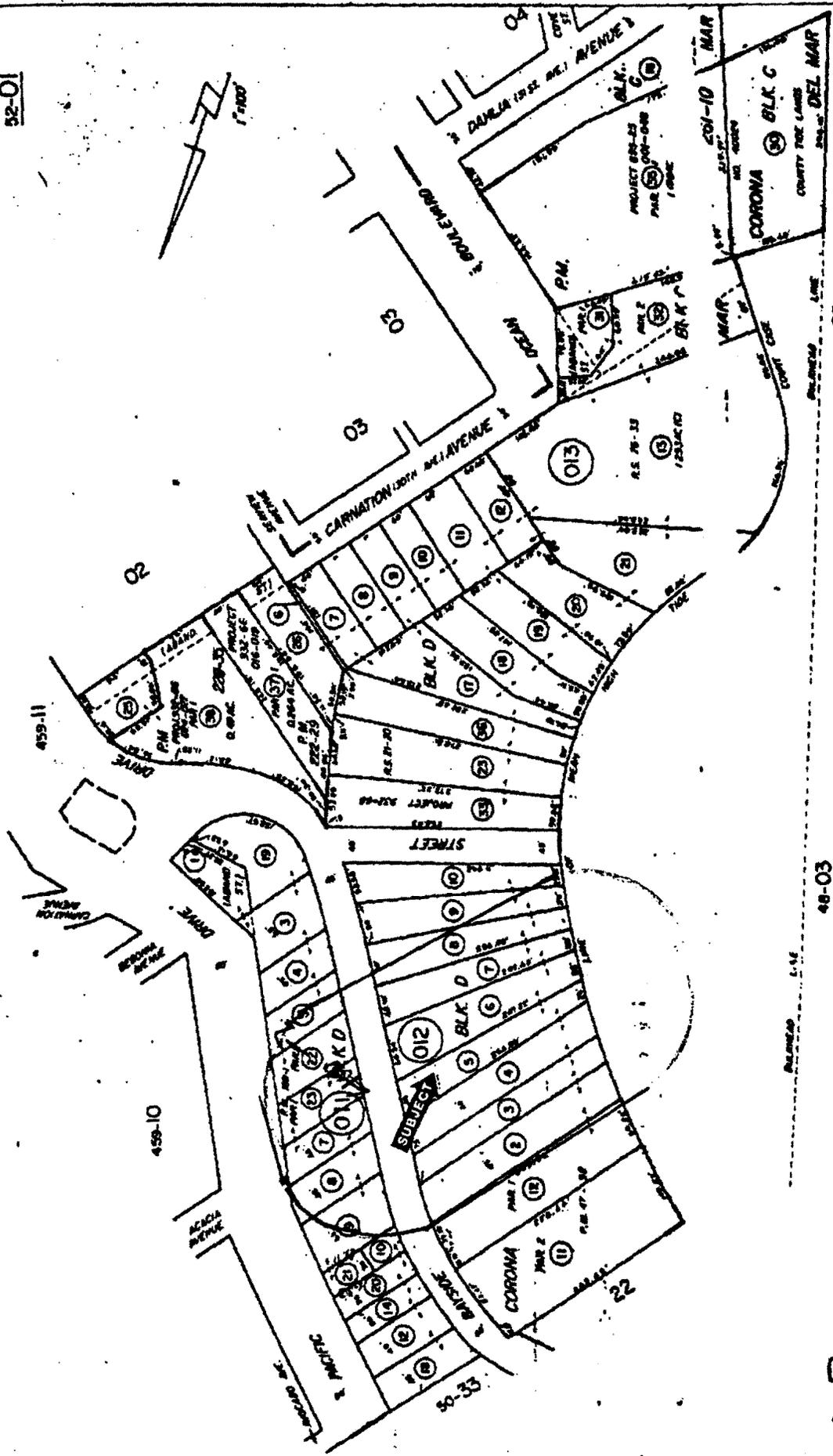
CALIFORNIA
COASTAL COMMISSION
5-99-466
COASTAL COMMISSION
VICINITY MAP

Ray Residence • 2233 Bayside Drive • Newport Beach

EXHIBIT # 1

Vicinity Map

PAGE 1 OF 1



48-03
 BALDWIN CASE
 MARCH 1970
 EL MAR
 M.M. 12, 188-1
 P.M. 30 598, 94 981-83
 COUNTY REC. LINDSAY
 COUNTY CLERK
 48-29
 48-10 MAR
 CORONA BLK. C
 COUNTY REC. LINDSAY
 COUNTY CLERK

5-99-400
 COASTAL COMMISSION
 A.P. MAP

EXHIBIT # 2
 PAGE 1 OF 1

Ray Residence

2233 Bayside Drive

Newport Beach, California

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Sheet Index

C1	Cover Sheet
S1	Site Plan
A1	First Floor Plan
A2	Second Floor Plan
A3	Roof Plan
M1	Elevation
M2	Elevation
M3	Elevation
M4	Elevation
M5	Elevation
M6	Elevation

5-99-466
COASTAL COMMISSION
PROJECT PLANS

EXHIBIT # **3**
 PAGE **1** OF **10**

Project Data

Legal Description: Section of Block 0
 Lot: _____
 Tract: _____
 City of Newport Beach, California

Site General:
 Total Site Area: 8,327.6
 Available Area Within Schedule: 4,078.4
 Area Available: 4,078.4 ± 15 = 4,172.4

Proposed Residence:
 First Floor Level: 1,972.4
 Second Floor Level: 2,223.4
 Roof Level: 51.4
 Total Finished Area: 4,197.2
 Total Available Area: 4,172.4
 Change: 497.4
 Building Footprint: 2,990.4

Vicinity Map

Type of Construction: _____
 Occupancy Group: _____
 Fire Protection: _____
 Type of Vehicle: _____
 No. _____

Ray Residence
 2233 Bayside Drive
 Newport Beach • California



Abbreviations

AC	Architect
AD	Architectural Designer
AE	Architectural Engineer
AF	Architectural Firm
AG	Architectural Group
AH	Architectural Historic
AI	Architectural Illustration
AJ	Architectural Joint
AK	Architectural Key
AL	Architectural Label
AM	Architectural Material
AN	Architectural Note
AO	Architectural Object
AP	Architectural Plan
AQ	Architectural Quarter
AR	Architectural Reference
AS	Architectural Section
AT	Architectural Title
AU	Architectural Unit
AV	Architectural View
AW	Architectural Wall
AX	Architectural Window
AY	Architectural Wood
AZ	Architectural Zone
BA	Architectural Barrier
BB	Architectural Base
BC	Architectural Beam
BD	Architectural Bed
BE	Architectural Bench
BF	Architectural Block
BG	Architectural Bolt
BH	Architectural Branch
BI	Architectural Brick
BJ	Architectural Buffer
BK	Architectural Bulkhead
BL	Architectural Bulb
BM	Architectural Bush
BN	Architectural Button
BO	Architectural Box
BP	Architectural Braid
BQ	Architectural Broom
BR	Architectural Brush
BS	Architectural Buckle
BT	Architectural Butt
BU	Architectural Bumper
BV	Architectural Burner
BW	Architectural Bus
BX	Architectural Button
BY	Architectural Buzzer
BZ	Architectural Cable
CA	Architectural Cap
CB	Architectural Car
CC	Architectural Case
CD	Architectural Chain
CE	Architectural Ceiling
CF	Architectural Chair
CG	Architectural Clamp
CH	Architectural Channel
CI	Architectural Circle
CJ	Architectural Claw
CK	Architectural Cleat
CL	Architectural Clock
CM	Architectural Coat
CN	Architectural Coin
CO	Architectural Collar
CP	Architectural Cord
CQ	Architectural Corner
CR	Architectural Cover
CS	Architectural Cushion
CT	Architectural Cut
CU	Architectural Cup
CV	Architectural Curve
CW	Architectural Curtain
CX	Architectural Cylinder
CY	Architectural Cable
CZ	Architectural Chain
DA	Architectural Dam
DB	Architectural Damper
DC	Architectural Decal
DD	Architectural Deck
DE	Architectural Detail
DF	Architectural Dimple
DG	Architectural Dinghy
DH	Architectural Dish
DI	Architectural Ditch
DJ	Architectural Dock
DK	Architectural Dolly
DL	Architectural Door
DM	Architectural Drum
DN	Architectural Duct
DO	Architectural Duffel
DP	Architectural Duff
DQ	Architectural Duff
DR	Architectural Drum
DS	Architectural Duff
DT	Architectural Duff
DU	Architectural Duff
DV	Architectural Duff
DW	Architectural Duff
DX	Architectural Duff
DY	Architectural Duff
DZ	Architectural Duff

Owner / Client

Mr. and Mrs. Ray
 2233 Bayside Drive
 Newport Beach, CA

Codes

The Project Shall Comply With The Following Codes:
 1997 U.L.C.
 1994 N.E.C.
 1997 U.L.C.
 1997 U.F.C.

Consultants

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 Newport Beach, CA 92646
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 Fax: (949) 851-1114

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 MASA
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 Costa Mesa, CA 92627
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 (949) 441-8447
 (949) 441-1114

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 Cramer Allen Architects
 14011 Dard Street, Ste. 120
 Newport Beach, CA 92646
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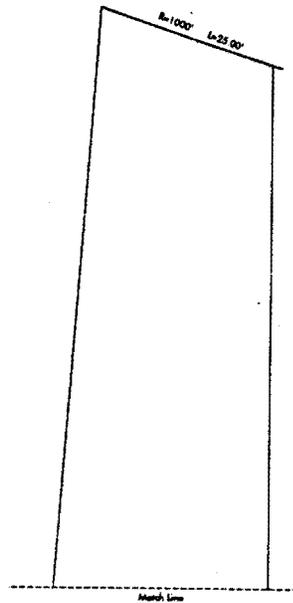
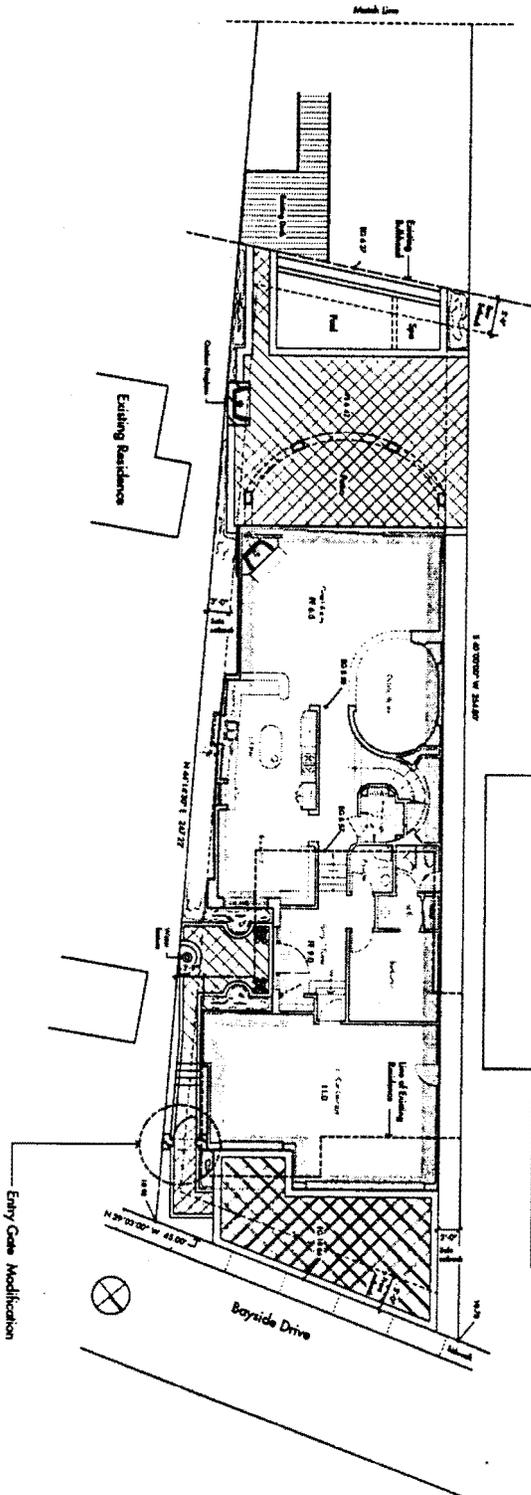
MECHANICAL
 MFC Consultants
 13214 Lark Ave.
 Newport, CA 92657
 (949) 261-0211
 Cramer Allen Architects

CIVIL ENGINEERING
 MFC 2X
 14011 Dard Street, Ste. 120
 Newport Beach, CA 92646
 (949) 851-1114
 Cramer Allen Architects

Cover Sheet

Job Number:	1998
Date:	10/24/98
Revisions:	None
Approved by:	Ray Residence
Checked by:	Ray Residence
Drawn by:	Ray Residence
Scale:	As Shown
Sheet:	1 of 10
Project:	Ray Residence
Date:	10/24/98

C1



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 DEC 23 1999

CALIFORNIA
 COASTAL COMMISSION
 5-99-406
 COASTAL COMMISSION

EXHIBIT # 3
 PAGE 2 OF 10

Ray Residence
 2233 Bayside Drive
 Newport Beach • California

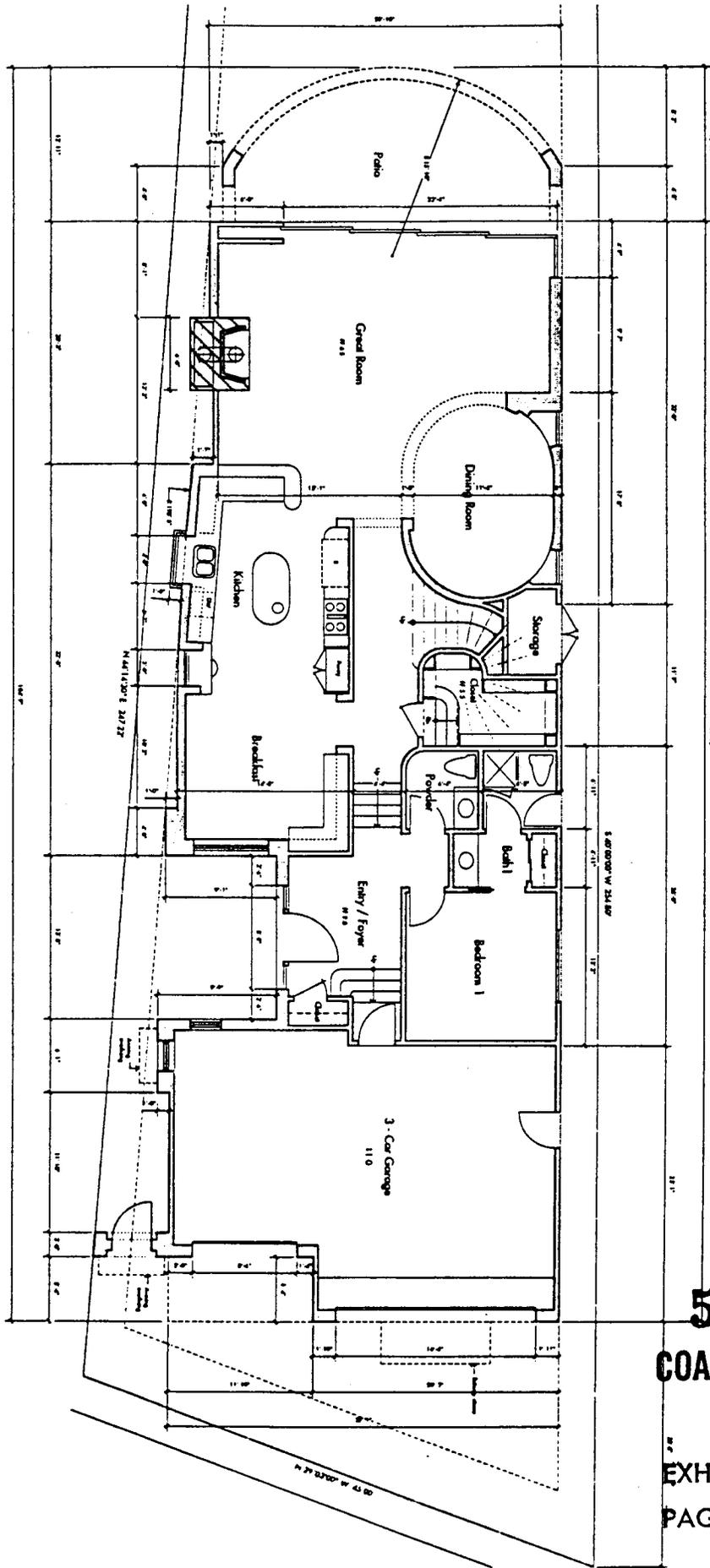
1401 Coast Street, Suite 120
 Newport Beach, CA 92660
 Phone 949 851 3665
 Fax 949 851 1116

Charles R. Light • Architects

CLIGHT ASSOCIATES

Job Number: 9908
 Scale: 1/8" = 1'-0"
 Date: November 15, 1999

SP1



5-99-466
COASTAL COMMISSION

EXHIBIT # 3
 PAGE 3 OF 10

A1

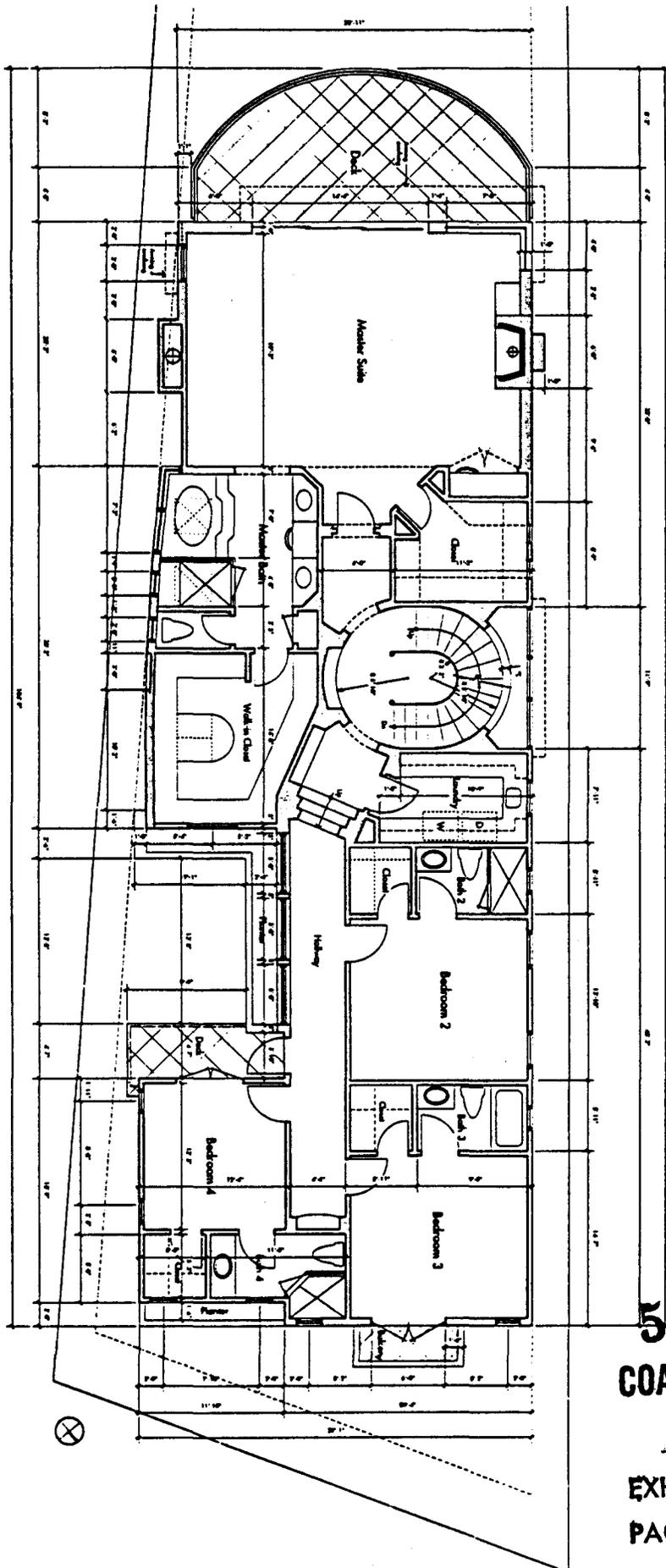
Job Number: 9902
 Scale: 1/8" = 1'-0"
 Date: _____
 Working Drawing Number: 100
 Date: 04/26/99
 Approved as Contract Plans: 04/26/99

First Floor Plan

Ray Residence
 2233 Bayside Drive
 Newport Beach • California

RAY RESIDENCE
 2233 BAYSIDE DRIVE
 NEWPORT BEACH, CALIFORNIA
 92660
 714.841.1111
 714.841.1111

Call Light Associates
 1001 Coast Street, Suite 110
 Newport Beach, CA 92660
 714.841.1111
 Fax: 714.841.1111



5-99-466
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EXHIBIT # 3
 PAGE 4 OF 10

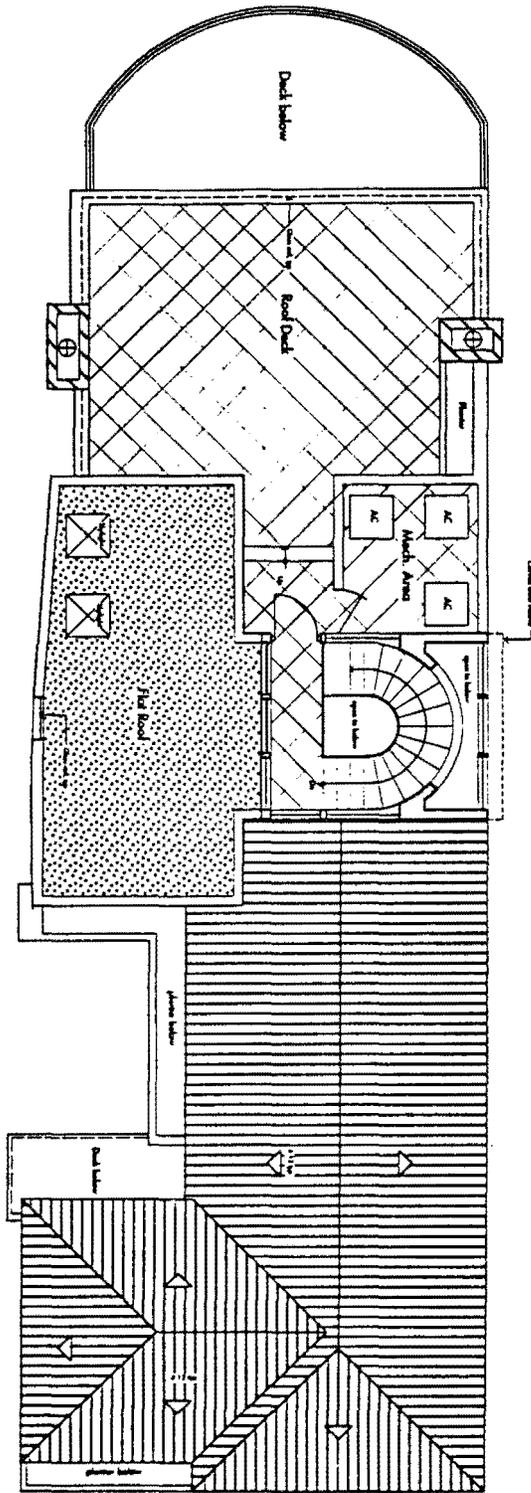
Second Floor Plan

Ray Residence
 2233 Bayside Drive
 Newport Beach • California



Charles E. Light - Architect
 14011 Coast Street, Suite 100
 Newport Beach, CA 92646
 Tel: (949) 851-1118

Job Number: 9902
 Scale: 1/2" = 1'-0"
 Date: 11/27/99
 Architect: Charles E. Light
 Title: Architect
 Approved as: Charles E. Light
 Date: 12/1/99



5-99-466
 COASTAL COMMISSION

EXHIBIT # 3
 PAGE 5 OF 10

A3

Job Number: 9908
 Scale: 1/8"=1'-0"
 Date: _____
 Author: [illegible]
 Date: 04/26/99
 Approved: [illegible]
 Date: 05/11/99

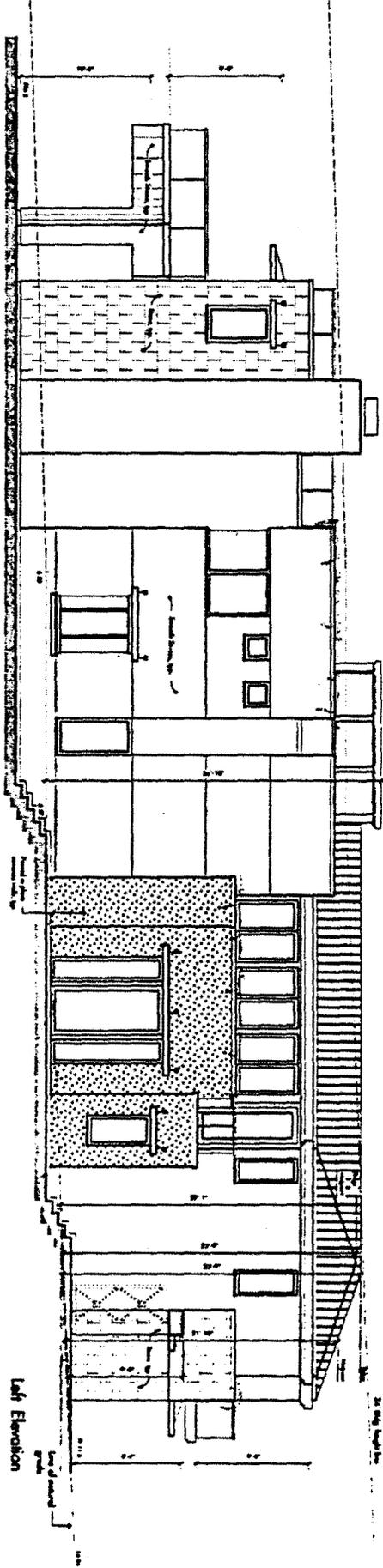
Roof Plan

Ray Residence
 2233 Bayside Drive
 Newport Beach • California

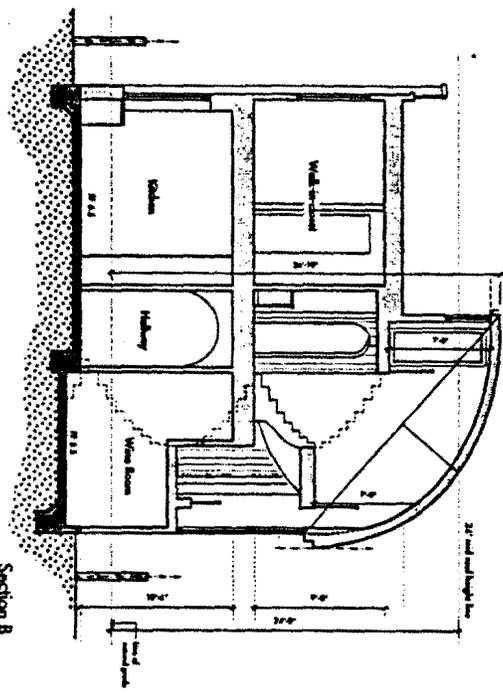
[Vertical text, likely project notes or specifications]

Owner: [illegible]
 1401 East Street, Suite 100
 Newport Beach, CA 92660
 (949) 861-1111
 Fax: (949) 861-1112

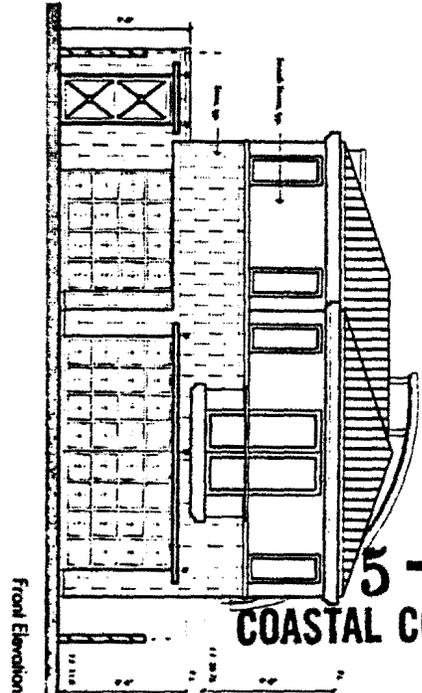
C. LIGHT ASSOCIATES



Left Elevation



Section B



Front Elevation

5-99-466
COASTAL COMMISSION

EXHIBIT # 3
PAGE 6 OF 10

A4

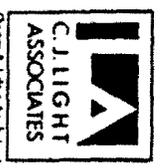
Job No. 99-001
Date 1/27/99
Architect: [Signature]
Approved: [Signature]
City of Newport Beach, CA 92658

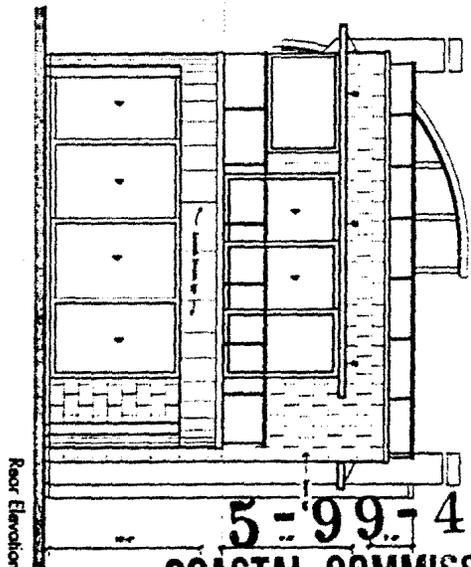
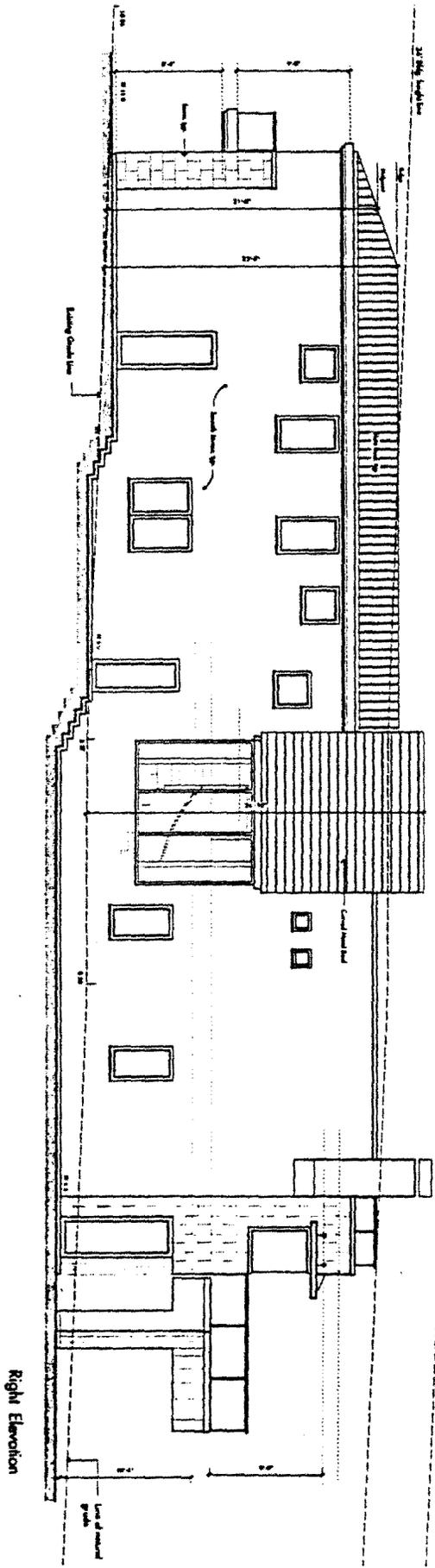
Elevations

Ray Residence
2233 Bayside Drive
Newport Beach • California

Contract & Specifications
[Small text block]

1411 Sandberg Lane, 14
Newport Beach, CA 92660
Tel: 949.441.1111





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 COASTAL COMMISSION

EXHIBIT # 3
 PAGE 7 OF 10

A5

Job No. 0000
 Date 1/27/17
 Address 2233 Bayside Drive
 Newport Beach, CA 92660

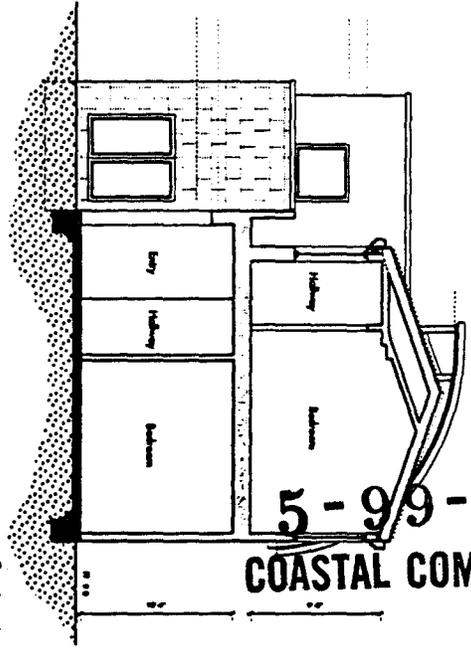
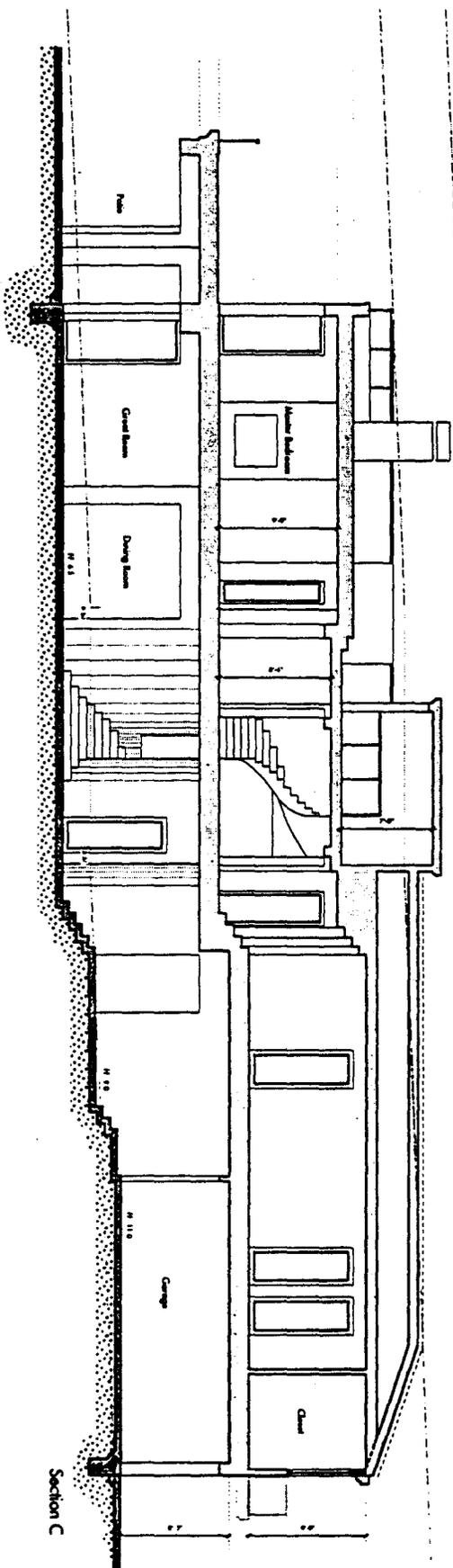
Elevation

Ray Residence
 2233 Bayside Drive
 Newport Beach • California

Small vertical text block, likely a disclaimer or project notes.

Small vertical text block, likely a disclaimer or project notes.





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EXHIBIT # 3
 PAGE 8 OF 10

A6

1/18/2008
 1/16/08
 1/16/08

Sections

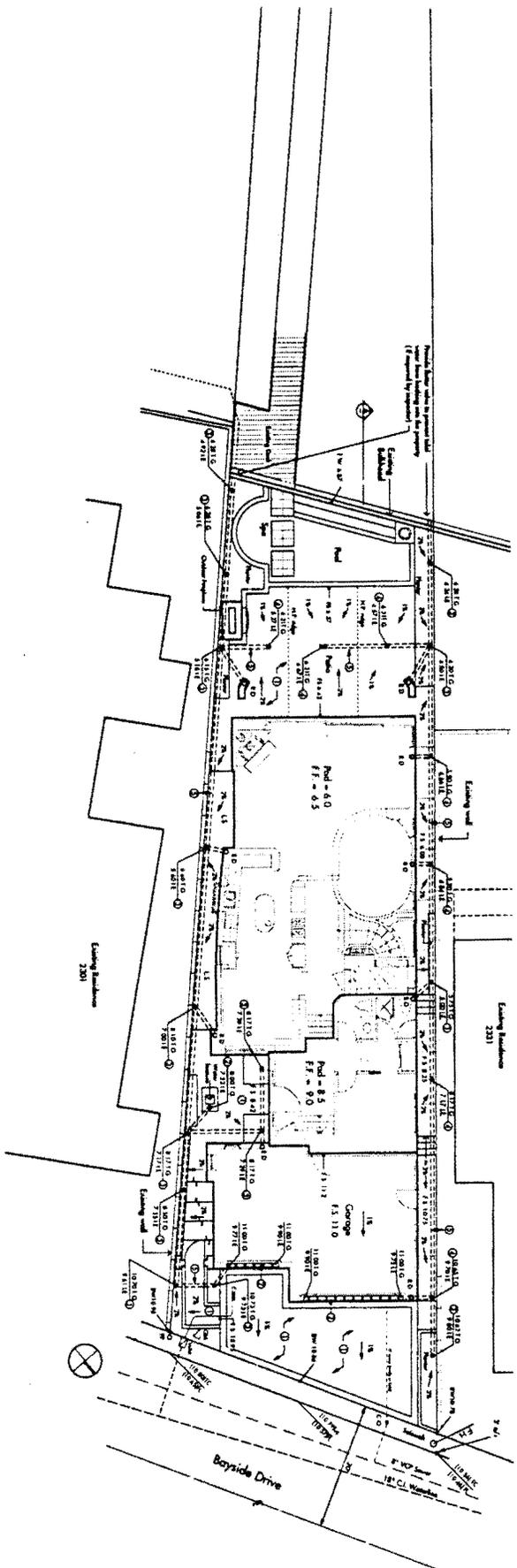
Ray Residence
 2233 Bayside Drive
 Newport Beach • California

CLIGHT ASSOCIATES
 1601 Grand Street, Suite 120
 Newport Beach, CA 92660
 Tel: (949) 841-1111



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Bench Mark
OCLW 098 842000 + 12.81

Monument Notes
▲ Station 4+31.1 1.1 443

Legend

Symbol	Description	Symbol	Description
1/2" W	EXISTING ELEVATION	1/2" W	NEW FLOOR CONCRETE
1/2" W	PROPOSED ELEVATION	1/2" W	WATER TRENCH
1/2" W	EXISTING GRADE	1/2" W	NEW FINISH
1/2" W	PROPOSED GRADE	1/2" W	LANDSCAPE
1/2" W	EXISTING CURB	1/2" W	POOL DECK
1/2" W	PROPOSED CURB	1/2" W	WATER LINE
1/2" W	EXISTING DRIVE	1/2" W	SEWER LINE
1/2" W	PROPOSED DRIVE	1/2" W	EXISTING WALL
1/2" W	EXISTING SIDEWALK	1/2" W	
1/2" W	PROPOSED SIDEWALK	1/2" W	

EARTHWORK QUANTITIES
Cut = 50 CY
Fill = 50 CY
* COMPARED TO NEAREST EXISTING QUANTITIES

Construction Notes

1. All work shall be in accordance with the approved plans and specifications.

2. The contractor shall be responsible for obtaining all necessary permits.

3. The contractor shall maintain access to all adjacent properties at all times.

4. The contractor shall be responsible for protecting all existing utilities.

5. The contractor shall be responsible for the safety of all workers and the public.

6. The contractor shall be responsible for the quality of all work.

7. The contractor shall be responsible for the completion of all work within the specified time frame.

8. The contractor shall be responsible for the cleanup of all construction materials.

9. The contractor shall be responsible for the removal of all construction equipment.

10. The contractor shall be responsible for the final inspection of all work.

11. The contractor shall be responsible for the final payment of all bills.

12. The contractor shall be responsible for the final sign-off of all work.

13. The contractor shall be responsible for the final approval of all work.

14. The contractor shall be responsible for the final completion of all work.

15. The contractor shall be responsible for the final delivery of all work.

16. The contractor shall be responsible for the final installation of all work.

17. The contractor shall be responsible for the final testing of all work.

18. The contractor shall be responsible for the final calibration of all work.

19. The contractor shall be responsible for the final adjustment of all work.

20. The contractor shall be responsible for the final maintenance of all work.

21. The contractor shall be responsible for the final repair of all work.

22. The contractor shall be responsible for the final replacement of all work.

23. The contractor shall be responsible for the final removal of all work.

24. The contractor shall be responsible for the final disposal of all work.

25. The contractor shall be responsible for the final recycling of all work.

26. The contractor shall be responsible for the final reuse of all work.

27. The contractor shall be responsible for the final repurposing of all work.

28. The contractor shall be responsible for the final renovation of all work.

29. The contractor shall be responsible for the final restoration of all work.

30. The contractor shall be responsible for the final reconstruction of all work.

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5-99-466
COASTAL COMMISSION

EXHIBIT # 3
PAGE 9 OF 10

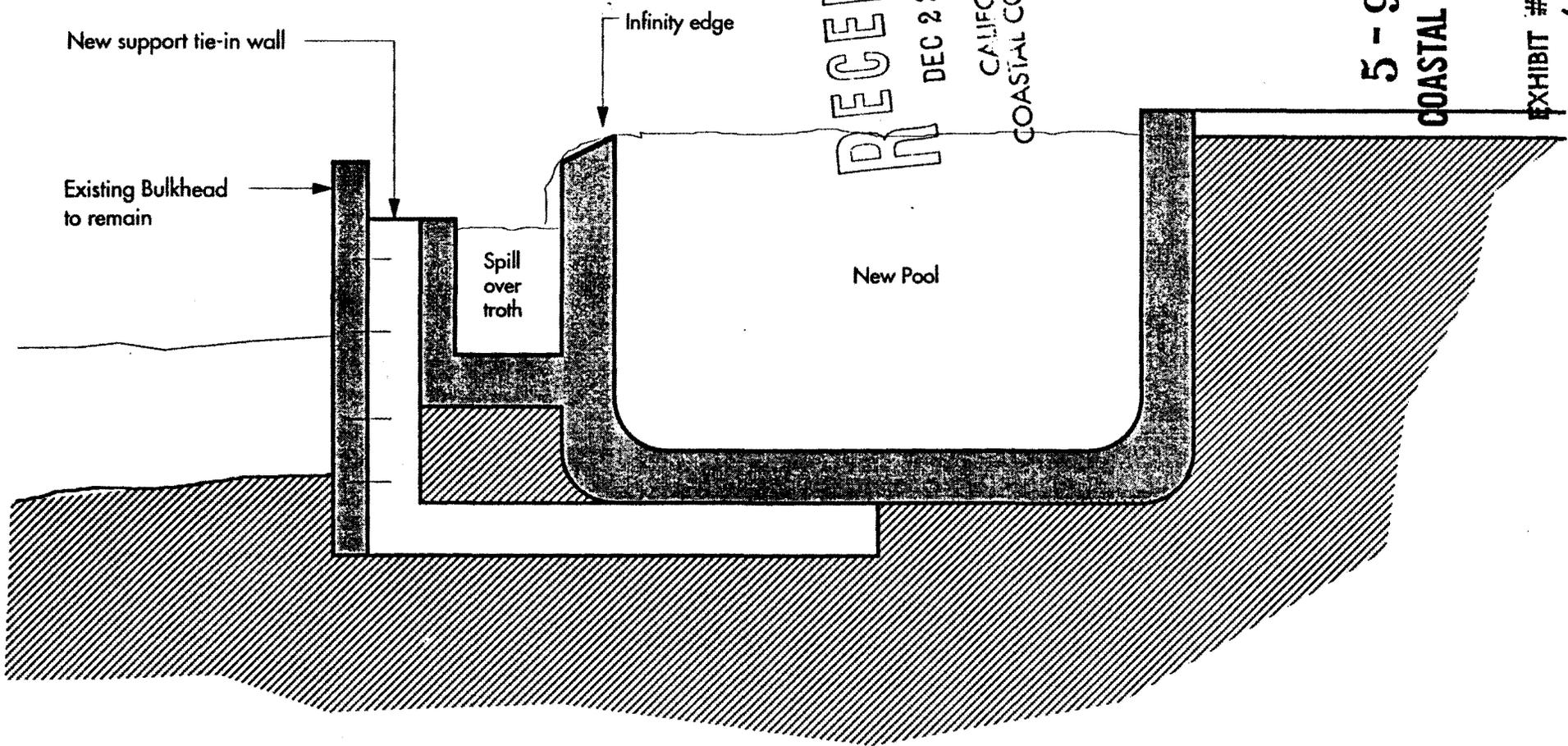
Ray Residence
2233 Bayside Drive
Newport Beach • California

CLIGHT ASSOCIATES
1401 Canal Street, Suite 100
Newport Beach, CA 92660
(949) 851-8442
Fax: (949) 851-1116

Grading / Drainage
Plan

Job Number: 9908
Scale: 1/8" = 1'-0"
Date:
Coastal Commission Approved

GPI



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DEC 23 1999

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COASTAL COMMISSION

5-99-466
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EXHIBIT # 3
PAGE 10 OF 10...



Ray Residence
2233 Bayside Drive • Newport Beach • California

Bulkhead / Pool Section



California Regional Water Quality Control Board Santa Ana Region



Peter M. Rooney
Secretary for
Environmental
Protection

Internet Address: <http://www.swrcb.ca.gov>
3737 Main Street, Suite 500, Riverside, California 92501-3339
Phone (909) 782-4130 • FAX (909) 781-6288

Pete Wilson
Governor

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MAR 31 2000

**CALIFORNIA
COASTAL COMMISSION**

March 23, 2000

Mr. Brian W. Ray
2115 Villa Way
Newport Beach, CA 92625

WASTE DISCHARGE REQUIREMENTS, ORDER NO. 98-67, NPDES NO. CAG998001 (DE MINIMUS DISCHARGES), BRIAN W. RAY RESIDENCE AND POOL EXPANSION

Dear Mr. Ray:

On March 10, 2000, your consultant, C.J. Light Associates, submitted on your behalf a Notice of Intent to discharge wastewater under the terms and conditions of the Regional Board's general permit, Order No. 98-67. The discharge will occur from the dewatering of a residence reconstruction project on 2233 Bayside Drive in Newport Beach, which will include a pool and spa.

Effective immediately, you are authorized to discharge wastewater under the terms and conditions of Order No. 98-67. Enclosed is Monitoring and Reporting Program No. 98-67-097, which specifies the frequency of sampling and the constituents to be monitored. Please note that modifications to the sampling frequency and required constituents can be considered on a case-by-case basis.

Order No. 98-67 will expire on July 1, 2003. If you wish to terminate coverage under this general permit prior to that time, please notify us as soon as possible so that we can rescind this authorization and avoid billing you the \$400 annual fee. If you have any questions regarding the permit or the monitoring and reporting program, please contact Jessie Powell at (909) 320-6358.

Sincerely,

Gerard J. Thibeault
Executive Officer

Enclosure: Order No. 98-67 and Monitoring and Reporting Program No. 98-67-097

cc w/o encl: U.S. EPA, Region IX - Terry Oda (WTR-5)
State Water Resources Control Board, Division of Water Quality - John Youngerman
City of Newport Beach Public Works Department
SPC Geotechnical, Inc., Anaheim - Stavros Chrysovergis
~~C.J. Light Associates, Newport Beach - Alex Villaipando~~

GSR/ RayResidenceDewatering.ltr

5-99-466
COASTAL COMMISSION
RWQCB LTR.
EXHIBIT # 4
PAGE 1 OF 1

California Environmental Protection Agency

