

**CALIFORNIA COASTAL COMMISSION**  
South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071

# W 6a

Permit Application No. **5-11-175**  
Date: December 22, 2011  
Page 1 of 8



## **ADMINISTRATIVE PERMIT**

**APPLICANT:** The Irvine Company, Attn: Thomas Keeney and John Doane

**AGENT:** URS Corp, Attn: Randy H. Mason and Fred Massabki

### **PROJECT**

**DESCRIPTION:** For both project sites, the following development will take place: replacement of the wood walking deck surfaces on the existing docks, installation of new PVC sewer lines in the docks and new in-slip sewer pump-out hydrants. The following additional work will take place at 1137 Bayside Drive: installation of an ADA compliant gangway with a cantilevered concrete platform for dock access, re-grading of a portion of the existing parking lot to accommodate code compliant slopes for ADA access and provision of a new landside sloping access ramp to the marina office, upgraded restroom facilities (no change in footprint) for ADA compliance, landscaping, a new sewer pump, and connection to the landside sewer system. The following additional work will take place at 1353 Bayside Drive: replacement of the existing sewer pump. No new connection to the landside sewer is needed and no landside improvements are proposed for 1353 Bayside Drive. The entire project will not include replacement or addition of waterside piles supporting the dock systems or changes to the slip count or configuration at either location.

### **PROJECT**

**LOCATION:** 1137 and 1353 Bayside Drive, Newport Beach, Newport Beach (Orange County)

**EXECUTIVE DIRECTOR'S DETERMINATION:** The findings for this determination, and for any special conditions, appear on subsequent pages.

**NOTE:** P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:

**Wednesday, January, 11, 2012**  
**9:00 am**  
**Annenberg Community Beach House**  
**415 Pacific Coast Hwy.**  
**Santa Monica, CA 90402**

**IMPORTANT - Before you may proceed with development, the following must occur:**

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

**BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.**

PETER DOUGLAS  
Executive Director

By: Fernie Sy  
Title: Coastal Program Analyst 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 on which the Commission voted on the application. 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 term or 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.

**SPECIAL CONDITIONS:** See pages six (6) to ten (10).

**EXECUTIVE DIRECTOR'S DETERMINATION (continued):**

The Executive Director hereby determines that the proposed development is a category of development, which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an Administrative Permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976 and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road

and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

**FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:**

**A. Project Location and Description and Previous Commission Approval**

**1. Project Location and Description**

The subject sites are located at 1137 and 1353 Bayside Drive adjacent to/in Newport Bay in the City of Newport Beach (Exhibit #1). On the bayward side of the bulkheaded portions of these two locations are docks that serve the adjacent residential development, as well as, are available to the public for rent. On the landward side of 1137 Bayside Drive, there is a parking lot and one office/restroom building. On the landward side of 1353 Bayside Drive, there is one restroom building. Commercial development and single-family residences characterize the subject site and the surrounding area. The proposed project involves the following: for both project sites, the following development will take place: replacement of the wood walking deck surfaces on the existing docks, installation of new PVC sewer lines in the docks and new in-slip sewer pump-out hydrants. The following additional work will take place at 1137 Bayside Drive: installation of an ADA compliant gangway with a cantilevered concrete platform (which will be supported by four (4) landside piles) for dock access, re-grading of a portion of the existing parking lot to accommodate code compliant slopes for ADA access and provision of a new landside sloping access ramp to the marina office (grading will consist of 28 cubic yards of cut, 42 cubic yards of fill and 14 cubic yards of import), upgraded restroom facilities for ADA compliance (no structural changes/change in footprint will be made to the existing Marina Office building, but the interiors of the existing restrooms will be expanded to allow for ADA compliance), landscaping, a new sewer pump, and connection to the landside sewer system. The following additional work will take place at 1353 Bayside Drive: replacement of the existing sewer pump. No new connection to the landside sewer is needed and no landside improvements are proposed for 1353 Bayside Drive. The entire project will not include replacement or addition of waterside piles supporting the dock systems or changes to the slip count or configuration at either location. Additionally, no work is proposed on the existing bulkhead system (Exhibits #2-4).

Where a wood preservative is required for the new wooden deck planks, applications will be State-approved (the applicant states this) products consisting of Alkaline Copper Quaternary (ACQ), Copper Azole (CA), or Ammoniacal Copper Zinc Arsenate (ACZA). Since the treated wood will not be submerged, there is no concern and it is found acceptable.

Public access is available along the bulkhead on the project site (Exhibits #1 and #2, page 1).

The site has been surveyed by the City of Newport Beach Harbor Resources Division for eelgrass and eelgrass was discovered within 15-feet of the project area, immediately surrounding the existing dock. However, the applicant does not anticipate adverse direct impacts to eelgrass since no "in water" work will take place. Only the existing deck material will be replaced and no extension or alteration of the marina footprint will take place. Additionally, no dredging or installation of new piles is proposed. The applicant proposes to use BMPs to address possible construction-phase impacts. As stated, the proposed project does anticipate eelgrass impacts.

The eelgrass survey took place on June 21, 2011 as required by the City of Newport Beach Harbor Resources Division and eelgrass surveys completed during the active growth phase of eelgrass

(typically March through October) are valid for 60-days with the exception of surveys completed in August-October. A survey completed in August - October shall be valid until the resumption of active growth (i.e., March 1). The project is agendaized for the January 2012 Coastal Commission Hearing so the eelgrass survey no longer continues to be valid. Therefore, a subsequent eelgrass survey will be required prior to beginning any construction. A pre-construction *Caulerpa taxifolia* survey has not yet been completed. Thus, a *Caulerpa taxifolia* survey must be conducted prior to commencement of the project. Therefore, the Commission imposes Special Conditions No. 2 and No. 3, which identifies the procedures necessary to be completed prior to beginning any construction. Also, if any *Caulerpa taxifolia* is found on the project site, Special Conditions No. 3 also identifies the procedures necessary to be completed prior to beginning any construction.

The applicant is proposing drought tolerant landscaping on site associated with the new ADA compliant access adjacent to the restroom/office building at 1137 Bayside Drive. The placement of any vegetation that is considered to be invasive which could supplant native vegetation should not be allowed. Invasive plants have the potential to overcome native plants and spread quickly. Invasive plants are generally those identified by the California Invasive Plant Council (<http://www.cal-ipc.org/>) and California Native Plant Society ([www.CNPS.org](http://www.CNPS.org)) in their publications. Furthermore, any plants in the landscape plan should only be drought tolerant to minimize the use of water (and preferably native to coastal Orange County). The term drought tolerant is equivalent to the terms 'low water use' and 'ultra low water use' as defined and used by "A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California" prepared by University of California Cooperative Extension and the California Department of Water Resources dated August 2000 available at <http://www.owue.water.ca.gov/landscape/pubs/pubs.cfm>. To make sure that vegetated landscaped areas only consist of native plants or non-native drought tolerant plants, which are non-invasive, the Commission imposes Special Condition No. 4, which requires only this type of vegetation.

The proposed project has received an approval in concept from the City of Newport Beach Harbor Resources Division. The Regional Water Quality Control Board (RWQCB) has issued a Section 401 Permit and has determined that the proposed project will not adversely impact water quality if standard construction methods and materials are used and conditions adhered to. The applicant has applied for a permit from the U.S. Army Corps of Engineers.

The proposed dock is being constructed on public tidelands and/or within an area subject to public trust doctrine. A Special Condition is imposed stating that the approval of a Coastal Development Permit for the project does not waive any public rights or interest that exist or may exist on the property.

Section 30600(c) 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 City of Newport Beach only has a certified Land Use Plan and has not exercised the options provided in 30600(b) or 30600.5 to issue its own permits. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The certified Land Use Plan may be used for guidance.

2. Previous Commission Approval

1137 Bayside Drive

On June 30, 1975, the Commission approved A-5496 for the following: fencing for a temporary parking lot.

On June 11, 1979, the Commission approved A-5264-[Carlson and Meehan] for the following: construction of an awning for the commercial building.

1137 and 1353 Bayside Drive

On October 11, 1984, the Commission approved Coastal Development Permit Application No. 5-84-574-[The Irvine Company] for the following: reconstruction of the Bayside Marina (247 existing slips) that included all guide piles, docks, power, and water systems and installation of a new pump-out station. Ten (10) new slips were created as a result of the construction for a post construction total of 257. The major issues of the project were impacts to public access, coastal waters and marine resources. Two (2) Special Conditions were imposed: 1) Vertical access (recordation of an irrevocable offer to dedicate easements for public access to the bulkhead at three (3) separate locations) and 2) revised plans. On December 20, 2005, the City of Newport Beach accepted the irrevocable offers to dedicate. The proposed project will not impact this required vertical access.

1353-1601 Bayside Drive

On October 27, 1983, the Commission approved Coastal Development Permit Application No. 5-83-734-[The Irvine Company] for the following: repair of approximately 750 feet of existing bulkhead. Development consisted of replacement of wooden bulkhead with a concrete bulkhead. The major issues of the project were impacts to coastal waters and marine resources. No Special Conditions were imposed.

**B. Marine Resources**

The proposed recreational boat dock development and its associated structures are an allowable and encouraged marine related use. The project design includes the minimum sized pilings and the minimum number of pilings necessary for structural stability. There are no feasible less environmentally damaging alternatives available. As conditioned, the project will not significantly adversely impact eelgrass beds and will not contribute to the dispersal of the invasive aquatic algae, *Caulerpa taxifolia*. Further, as proposed and conditioned, the project, which is to be used solely for recreational boating purposes, conforms to Sections 30224 and 30233 of the Coastal Act.

**C. Water Quality**

The proposed work will be occurring on, within, or adjacent to coastal waters. The storage or placement of construction material, debris, or waste in a location where it could be discharged into coastal waters would result in an adverse effect on the marine environment. To reduce the potential for construction related impacts on water quality, the Commission imposes special conditions requiring, but not limited to, the appropriate storage and handling of construction equipment and materials to minimize the potential of pollutants to enter coastal waters. To reduce

the potential for post-construction impacts to water quality the Commission requires the continued use and maintenance of post construction BMPs. As conditioned, the Commission finds that the development conforms to Sections 30230 and 30231 of the Coastal Act.

**D. Local Coastal Program**

The LUP for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on October 8, 2009. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3.

**E. California Environmental Quality Act (CEQA)**

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

**SPECIAL CONDITIONS:**

**1. Water Quality**

**A. Construction Responsibilities and Debris Removal**

- (1) No demolition or construction materials, equipment, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain or tidal erosion and dispersion.
- (2) Any and all debris resulting from demolition or construction activities, and any remaining construction material, shall be removed from the project site within 24 hours of completion of the project.
- (3) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- (4) Machinery or construction materials not essential for project improvements will not be allowed at any time in the intertidal zone.
- (5) If turbid conditions are generated during construction a silt curtain will be utilized to control turbidity.
- (6) Floating booms will be used to contain debris discharged into coastal waters and any debris discharged will be removed as soon as possible but no later than the end of each day.

- (7) Non buoyant debris discharged into coastal waters will be recovered by divers as soon as possible after loss.
- (8) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- (9) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- (10) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- (11 )All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- (12) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- (13) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- (14) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- (15) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity
- (16) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

**B. Best Management Practices Program**

By acceptance of this permit the applicant agrees that the long-term water-borne berthing of boat(s) in the approved dock and/or boat slip will be managed in a manner that protects water quality pursuant to the implementation of the following BMPs.

- (1) Boat Cleaning and Maintenance Measures:

- a. In-water top-side and bottom-side boat cleaning shall minimize the discharge of soaps, paints, and debris.
- b. In-the-water hull scraping or any process that occurs under water that results in the removal of paint from boat hulls shall be prohibited. Only detergents and cleaning components that are designated by the manufacturer as phosphate-free and biodegradable shall be used, and the amounts used minimized.
- c. The applicant shall minimize the use of detergents and boat cleaning and maintenance products containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates or lye.

(2) Solid and Liquid Waste Management Measures:

- a. All trash, recyclables, and hazardous wastes or potential water contaminants, including old gasoline or gasoline with water, absorbent materials, oily rags, lead acid batteries, anti-freeze, waste diesel, kerosene and mineral spirits will be disposed of in a proper manner and will not at any time be disposed of in the water or gutter.

(3) Petroleum Control Management Measures:

- a. Boaters will practice preventive engine maintenance and will use oil absorbents in the bilge and under the engine to prevent oil and fuel discharges. Oil absorbent materials shall be examined at least once a year and replaced as necessary. Used oil absorbents are hazardous waste in California. Used oil absorbents must therefore be disposed in accordance with hazardous waste disposal regulations. The boaters will regularly inspect and maintain engines, seals, gaskets, lines and hoses in order to prevent oil and fuel spills. The use of soaps that can be discharged by bilge pumps is prohibited.
- b. If the bilge needs more extensive cleaning (e.g., due to spills of engine fuels, lubricants or other liquid materials), the boaters will use a bilge pump-out facility or steam cleaning services that recover and properly dispose or recycle all contaminated liquids.
- c. Bilge cleaners which contain detergents or emulsifiers will not be used for bilge cleaning since they may be discharged to surface waters by the bilge pumps.

2. **Eelgrass Survey(s)**

- A. **Pre Construction Eelgrass Survey.** A valid pre-construction eelgrass (*Zostera marina*) survey shall be completed during the period of active growth of eelgrass (typically March through October). The pre-construction survey shall be completed prior to the beginning of construction and shall be valid until the next period of active growth. The survey shall be prepared in full compliance with the "Southern

California Eelgrass Mitigation Policy” Revision 8 (except as modified by this special condition) adopted by the National Marine Fisheries Service and shall be prepared in consultation with the California Department of Fish and Game. The applicant shall submit the eelgrass survey for the review and approval of the Executive Director within five (5) business days of completion of each eelgrass survey and in any event no later than fifteen (15) business days prior to commencement of any development. If the eelgrass survey identifies any eelgrass within the project area which would be impacted by the proposed project, the development shall require an amendment to this permit from the Coastal Commission or a new coastal development permit.

- B. Post Construction Eelgrass Survey.** If any eelgrass is identified in the project area by the survey required in subsection A of this condition above, within one month after the conclusion of construction, the applicant shall survey the project site to determine if any eelgrass was adversely impacted. The survey shall be prepared in full compliance with the “Southern California Eelgrass Mitigation Policy” Revision 8 (except as modified by this special condition) adopted by the National Marine Fisheries Service and shall be prepared in consultation with the California Department of Fish and Game. The applicant shall submit the post-construction eelgrass survey for the review and approval of the Executive Director within thirty (30) days after completion of the survey. If any eelgrass has been impacted, the applicant shall replace the impacted eelgrass at a minimum 1.2:1 ratio on-site, or at another location, in accordance with the Southern California Eelgrass Mitigation Policy. All impacts to eelgrass habitat shall be mitigated at a minimum ratio of 1.2:1 (mitigation:impact). The exceptions to the required 1.2:1 mitigation ratio found within SCEMP shall not apply. Implementation of mitigation shall require an amendment to this permit or a new coastal development permit unless the Executive Director determines that no amendment or new permit is required.
- 3. Pre-construction *Caulerpa Taxifolia* Survey**
- A.** Not earlier than 90 days nor later than 30 days prior to commencement or re-commencement of any development authorized under this coastal development permit (the “project”), the applicant shall undertake a survey of the project area and a buffer area at least 10 meters beyond the project area to determine the presence of the invasive alga *Caulerpa taxifolia*. The survey shall include a visual examination of the substrate.
- B.** The survey protocol shall be prepared in consultation with the Regional Water Quality Control Board, the California Department of Fish and Game, and the National Marine Fisheries Service.
- C.** Within five (5) business days of completion of the survey, the applicant shall submit the survey:
- (1) for the review and approval of the Executive Director; and
  - (2) to the Surveillance Subcommittee of the Southern California Caulerpa Action Team (SCCAT). The SCCAT Surveillance Subcommittee may be contacted through William Paznokas, California Department of Fish & Game

(858/467-4218) or Robert Hoffman, National Marine Fisheries Service  
(562/980-4043).

- D. If *Caulerpa taxifolia* is found within the project or buffer areas, the applicant shall not proceed with the project until 1) the applicant provides evidence to the Executive Director that all *C. taxifolia* discovered within the project and buffer area has been eliminated in a manner that complies with all applicable governmental approval requirements, including but not limited to those of the California Coastal Act, or 2) the applicant has revised the project to avoid any contact with *C. taxifolia*. No revisions to the project shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

**4. Landscaping – Drought Tolerant, Non-Invasive**

Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (See: <http://www.owue.water.ca.gov/docs/wucols00.pdf>).

**5. Public Rights**

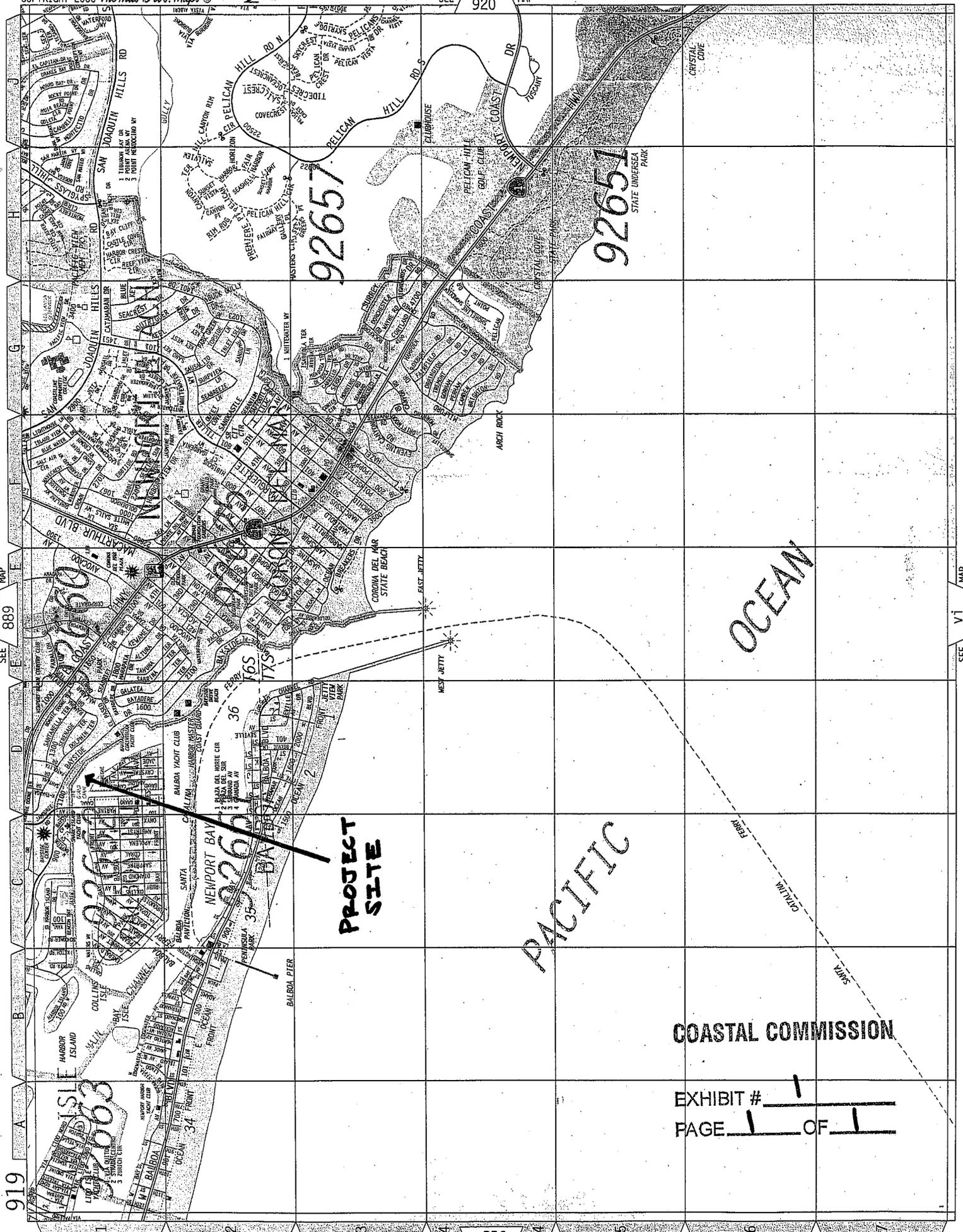
The Coastal Commission’s approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.

**ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:**

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

\_\_\_\_\_  
Applicant’s Signature

\_\_\_\_\_  
Date of Signing



919

SEE 889 MAP

SEE V1 MAP

MAP

SEE 918 MAP

MAP

ORANGE CO

**PROJECT SITE**

**PACIFIC**

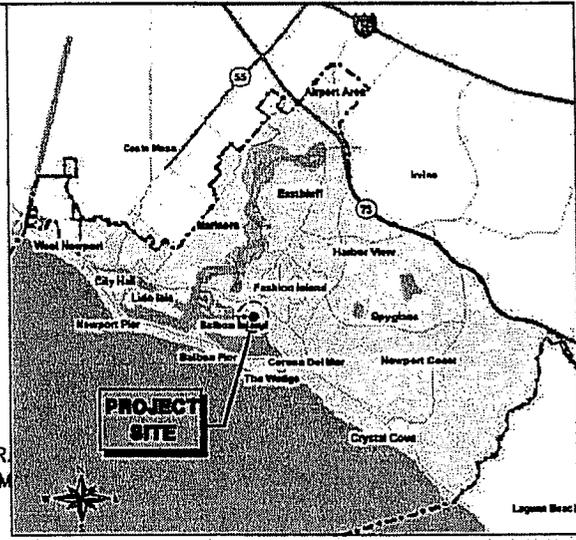
**OCEAN**

**COASTAL COMMISSION**

EXHIBIT # 1  
PAGE 1 OF 1

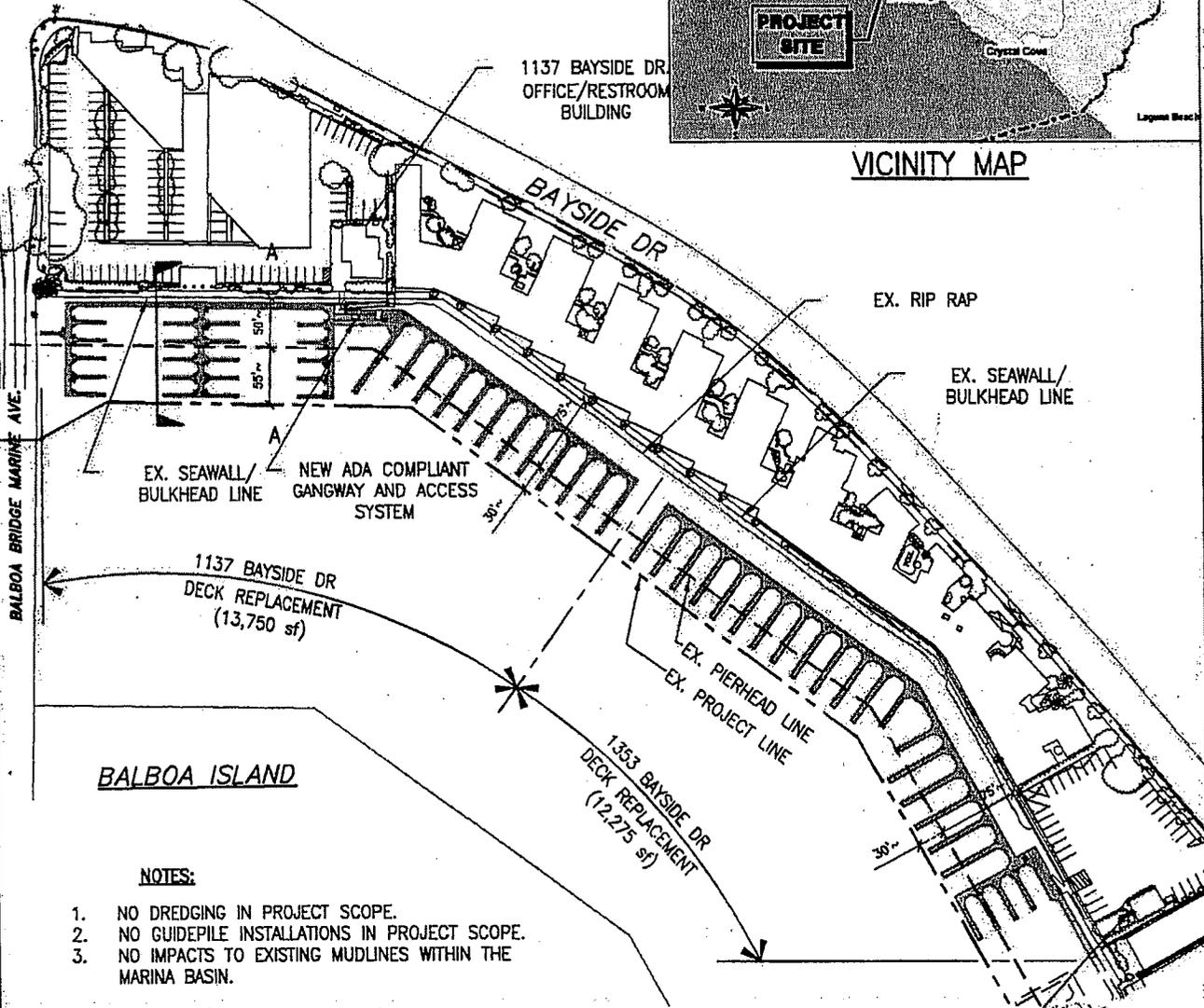
# COASTAL COMMISSION

EXHIBIT # 2  
PAGE 1 OF 2



**VICINITY MAP**

JAMBOREE RD



**SITE PLAN**

**BALBOA ISLAND**

**NOTES:**

1. NO DREDGING IN PROJECT SCOPE.
2. NO GUIDEPILE INSTALLATIONS IN PROJECT SCOPE.
3. NO IMPACTS TO EXISTING MUDLINES WITHIN THE MARINA BASIN.

**PURPOSE:** Deteriorated timber decking material needs replacement  
**Datum:** MLLW = 0  
**Adj. Property Owners:**  
 1. Bayside Square, LLC  
 2. Homeowner at 1421 Bayside Dr.  
 3. Homeowner at 1407 Bayside Dr.  
 4. Bank-Owned Home at 1401 Bayside Dr.  
 5. Mai Kai Condominiums (APNs. 934-540-XX)  
 6. Bayside Cove Condominiums (APNs. 934-320-XX)

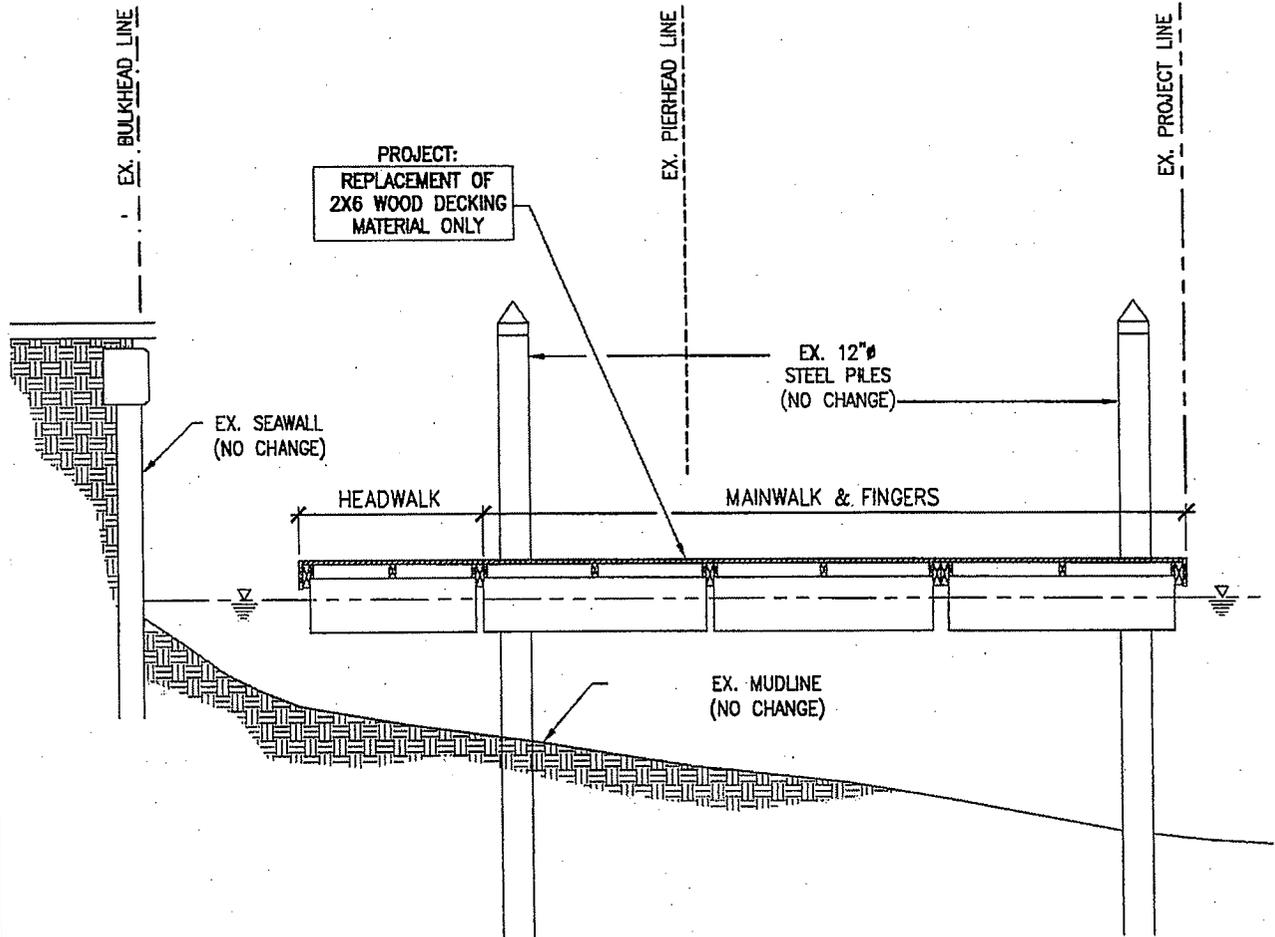
**VICINITY MAP  
SITE PLAN**

The Irvine Company  
 550 Newport Center Drive  
 Newport Beach, CA 92660

Proposed Replacement of Wood Walking Deck @ 1137 & 1353 Bayside Dr. plus ADA Compliant Gangway @ 1137 Bayside Dr.  
  
 IN: Bayside Marina within Newport Bay  
 AT: Newport Beach  
 County of Orange State: CA  
 Application By: The Irvine Company  
 Sheet 1 of 2 Date: 6/13/11

# COASTAL COMMISSION

EXHIBIT # 2  
 PAGE 2 OF 2



**SECTION A-A**

PURPOSE: Deteriorated timber decking material needs replacement

Datum: MLLW = 0

Adj. Property Owners:

1. Bayside Square, LLC
2. Homeowner at 1421 Bayside Dr.
3. Homeowner at 1407 Bayside Dr.
4. Bank-Owned Home at 1401 Bayside Dr.
5. Mai Kai Condominiums (APNs. 934-540-XX)
6. Bayside Cove Condominiums (APNs. 934-320-XX)

## SECTION

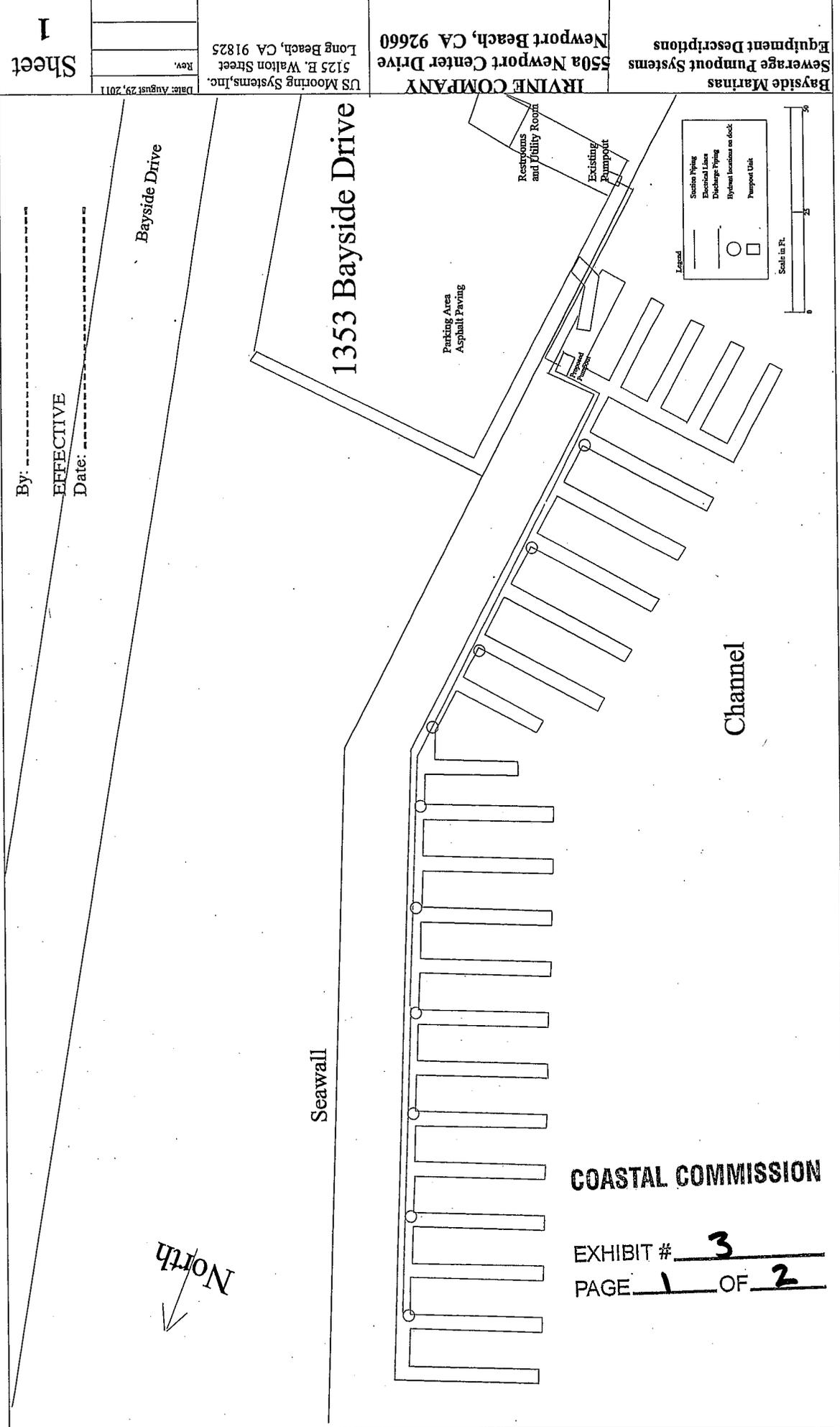
The Irvine Company  
 550 Newport Center Drive  
 Newport Beach, CA 92660

Proposed Replacement of Wood Walking Deck @ 1137 & 1353 Bayside Dr. plus ADA Compliant Gangway @ 1137 Bayside Dr.

IN: Bayside Marina within Newport Bay  
 AT: Newport Beach  
 County of Orange State: CA  
 Application By: The Irvine Company  
 Sheet 2 of 2 Date: 6/13/11

California Coastal Commission  
 South Coast District Office  
 APPROVED **5-11-10**  
 Permit No. \_\_\_\_\_

By: \_\_\_\_\_  
 EFFECTIVE  
 Date: \_\_\_\_\_



**COASTAL COMMISSION**

EXHIBIT # 3  
 PAGE 1 OF 2

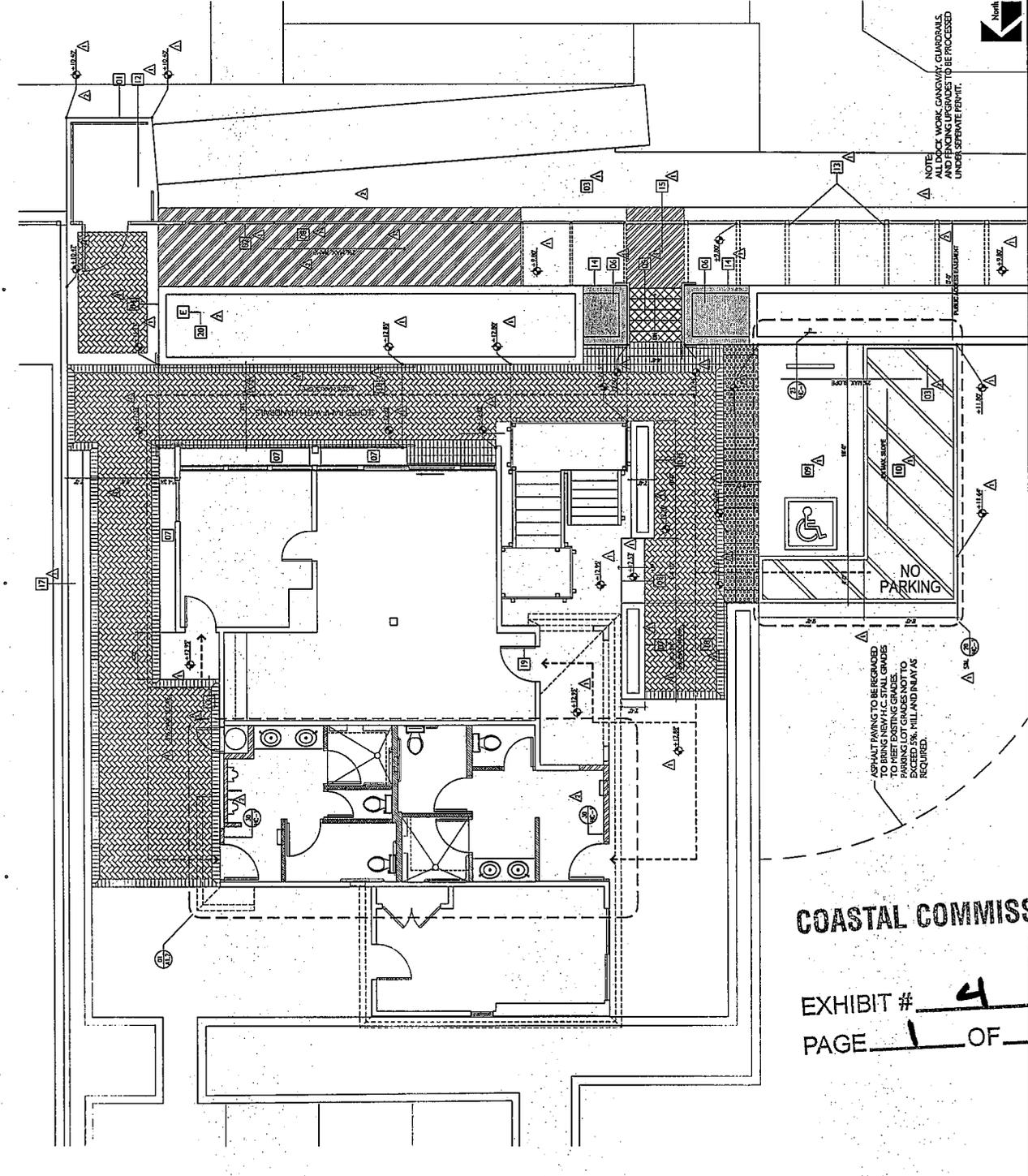
**IRVINE COMPANY**  
 350a Newport Center Drive  
 Newport Beach, CA 92660  
 US Mooring Systems, Inc.  
 5125 E. Walton Street  
 Long Beach, CA 91825  
 Date: August 29, 2011  
 Rev.  
**Bayside Marinas**  
 Sewerage Pumpout Systems  
 Equipment Descriptions  
 Newport Beach, CA 92660  
 Sheet **1**



- 1. NEW PLATFORM AND RAMP UNDER SEPARATE SUBMITTAL AND PERMIT.
- 2. HOODY AND REUSE EXISTING GATE FROM THE EXISTING LOCATION.
- 3. NEW LOW FENCE TO MATCH EXISTING ADJACENT.
- 4. NEW PLANTER CURB.
- 5. (6) 6/12" RISERS AND (5) 11" TREADS WITH METAL HANDRAIL COLOR CONCRETE WITH MEDIUM BROOK FINISH. SEE DETAIL 2-MHC-1 FOR WALKING STRIPING AND HANDRAIL.
- 6. NEW PLANTER TO BE EXTENDED.
- 7. NEW PLANTER.
- 8. NEW SLOPED RAMP NOT TO EXCEED 2% CONCRETE COLOR AND FINISH TO BE EXPOSED AGGREGATE TO MATCH EXISTING.
- 9. ACCESSIBLE LOADING ZONE.
- 10. NEW WHEEL STOP.
- 11. NEW INTEGRAL COLOR CONCRETE PLATFORM WITH A MEDIUM BROOK FINISH UNDER SEPARATE PERMIT. (SEE REF. TO C.F.# 10292-2011.1)
- 12. EXISTING CONTROL JOINTS TO REMAIN.
- 13. NEW CHU BLOCK WALL TO MATCH EXISTING.
- 14. NEW CONCRETE LANDING WITH NO SLOPES OR CROSS SLOPES TO BE GREATER THAN 2% EITHER WAY. CONCRETE FINISH AND COLOR TO MATCH EXISTING. STAR AND LANDING TO ALIGN WITH EXISTING REDWOOD CONTROL JOINTS.
- 15. NEW 4'-0" X 5'-2" CONCRETE STOOP.
- 16. EXISTING PLANTER TO REMAIN AS IS.
- 17. NEW SLOPED RAMP NOT TO EXCEED 8.33%. SEE 04.10 & 09/H-C3.
- 18. INSTALL INTERNATIONAL SYMBOL OF ACCESSIBILITY ON EXISTING DOOR. SEE 09/H-C1.
- 19. NEW LOCATION FOR RELOCATED ELECTRICAL PULLBOX. FEEDERS ARE TO BE ROUTED FROM SWITCH GEAR TO ACCOMMODATE THE PULLBOX AND NEW PLATFORM FOUNDATION.

**KEYNOTES**

- NEW 1/2" X 1/2" CONCRETE FINISH
- COLOR CONCRETE WITH MEDIUM BROOK FINISH
- 1/2" X 1/2" TRUNCATED PAVES IN DARK CHARCOAL CONTRACTOR TO PROVIDE A DETECTABLE WARNING PRODUCT SAMPLE TO THE BUILDING CONTRACTOR FOR VERIFICATION OF COLOR AND CONTRAST WITH FINISH SURFACE. SEE 15/H-C1.
- EXPOSED AGGREGATE COLORED CONCRETE TO MATCH EXISTING
- ACCESSIBLE RAMP OF TRAVEL (2% CROSS-SLOPE MAX) (3% SLOPE MAX) (EXCEPT AT RAMP)



NOTE:  
 ALL DACK WORK, GANTRY GUARDRAILS AND FENCING UPGRADES TO BE PROCESSED UNDER SEPARATE PERMIT.

ASPHALT PAVING TO BE REGRADED TO BRING NEW H.C. STALL GRADES TO MEET EXISTING GRADES. EXCESS SOFT GRASS AND WEEDS TO BE REMOVED AND MULCHING REQUIRED.

PROPOSED SITE PLAN (PROPOSED GRADE) SCALE: 1/4" = 1'-0"

COASTAL COMMISSION

EXHIBIT # 4  
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