

**CALIFORNIA COASTAL COMMISSION**

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

**Item W6b**Permit Application No. **5-11-220**

Date: December 22, 2011

Page 1 of 8

**ADMINISTRATIVE PERMIT****APPLICANT:** Ron Cassell**PROJECT****DESCRIPTION:** Demolish existing 452 sq. ft. "finger" dock, gangway, pier approach and pier platform and remove 7 existing piles (three, 12" pipe piles and four, 14" T-piles); and install a new 489 sq. ft. dock consisting of a 4' x 18' pier approach, 14' x 10' pier platform supported by 2 new 14" diameter concrete T-piles, 3' x 24' gangway and approximately 5' x 36' "finger" shaped floating dock supported by 2 new 10" diameter steel pipe piles (total of two, 10" steel guide piles and two, 14" T-piles). The new dock overall water coverage will increase by 37 sq. ft.**PROJECT****LOCATION:** 319 E. Bayfront, Balboa Island, 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.**

CHARLES LESTER  
Executive Director

By: Liliana Roman  
Title: Coastal Program Analyst

**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 5 thru 8.

**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 Description**

The project site is located at 319 E. Bayfront on Little Balboa Island in the City of Newport Beach (Exhibits #1-2). Single-family residences characterize the subject site and the surrounding area. The proposed project is the demolition of an existing 452 sq. ft. "finger" shaped dock, gangway, pier approach and pier platform, removal of 7 existing piles (Exhibit 4); and installation of a new 489 sq. ft. dock consisting of a 4' x 18' pier approach, 14' x 10' pier platform supported by 2 new 14" diameter concrete T-piles, 3' x 24' gangway and approximately 5' x 36' "finger" shaped floating dock supported by 2 new 10" diameter steel pipe piles (Exhibit 5). The existing "finger" shaped dock is built up to the U. S. Pier head Line, the proposed new dock is a similar shaped configuration, but is 37 sq. ft. larger, extends 10' past the U.S. Pier head Line and would be shifted 4.5 feet to the west of the existing dock location to accommodate a larger and longer vessel. The proposed dock system exceeds the U.S. Pier head Line but is within the City of Newport Beach Project Line. The City of Newport Beach Harbor Resources "Harbor Permit Policy" allows for

docks to exceed the U.S. Pier head Line at certain locations throughout Newport Harbor. At this location on Balboa Island, piers may be permitted to extend 10 feet channelward of the U.S. Pier head Line for areas north of Park Avenue to the City of Newport Beach Project Line. As proposed, the project would extend 10 feet past the U.S. Pier head Line but still within the City of Newport Beach Project Line. Exhibit 3 shows the proposed location of the new dock as it relates to the adjacent dock to the north and to the adjacent dock to the south and all three in relation to the U.S. Pier head Line and the City's Project Line. One of the adjacent docks (at 317 E. Bayfront) and other docks in the vicinity currently extend 10 feet channelward of the U.S. Pier head Line as evident by Exhibit 3, an aerial photograph of the adjacent docks in the vicinity, showing overall little variation in the length of the docks in the vicinity. Therefore, extending the "finger-shaped" floating dock 10 feet towards the Project Line as proposed would not create an anomaly in the area. The proposed private dock will be for boating related purposes serving a single family residence.

The site was surveyed for eelgrass and *Caulerpa taxifolia* on June 14, 2011 consisting of an approximately 93' x 48' area surrounding the existing dock. Eelgrass was found within 15 feet of the project area and no *Caulerpa taxifolia* was discovered within the entire project area (Exhibit 6). A large healthy eelgrass bed was observed in densities that ranged from 32 turions per square meter to 128 turions per square meter immediately northwest of the existing floating dock. As proposed, the project avoids direct eelgrass impacts. Furthermore, the applicant proposes to shift the entire replacement floating dock approximately 4 feet in the easterly direction (away from the current eelgrass bed) in order to create an additional buffer from existing eelgrass.

These eelgrass and *Caulerpa taxifolia* surveys are valid for a limited period of time (until the next growing season for eelgrass and 90 days for *Caulerpa taxifolia*). If construction does not occur within the respective time periods, a subsequent survey will be required. If any additional eelgrass or *Caulerpa taxifolia* are found on the project site, Special Conditions No. 2 and No. 3 identify the procedures necessary to be completed prior to beginning any construction.

Coastal public access to Newport Bay is available immediately adjacent to the site at a public dock at the Park Avenue street end and along a public walkway surrounding the entire Balboa Island. The proposed project has received an approval in concept from the City of Newport Beach Harbor Resources Division, Harbor Permit Number 153-319. The Regional Water Quality Control Board (RWQCB) has issued a "General Certification for replacement of Sheet and Dock Piles" determining that the proposed project will not adversely impact water quality if standard construction methods and materials are used. The applicant has received a U.S. Army Corps of Engineers' Letter of Permission (LOP) #SPL-2011-01055-JPL-JPL determining the proposed project would have no adverse effect on essential fish habitats.

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.

## **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. As proposed, the project would reduce the number of dock support piles from 7 to 5 (three, 12" pipe piles and four, 14" T-piles down to two, 10" steel guide piles and two, 14" T-piles) and would not result in any permanent discharge of dredged or fill material. Although, the project would result in an increase of overwater

coverage of 37 sq. ft., eelgrass would not be directly or indirectly impacted and have no adverse affect to essential fish habitat or federally managed fisheries. 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 comprehensively updated on October 13, 2005. 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 containing 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**

- 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), or their successors.
- 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. 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.

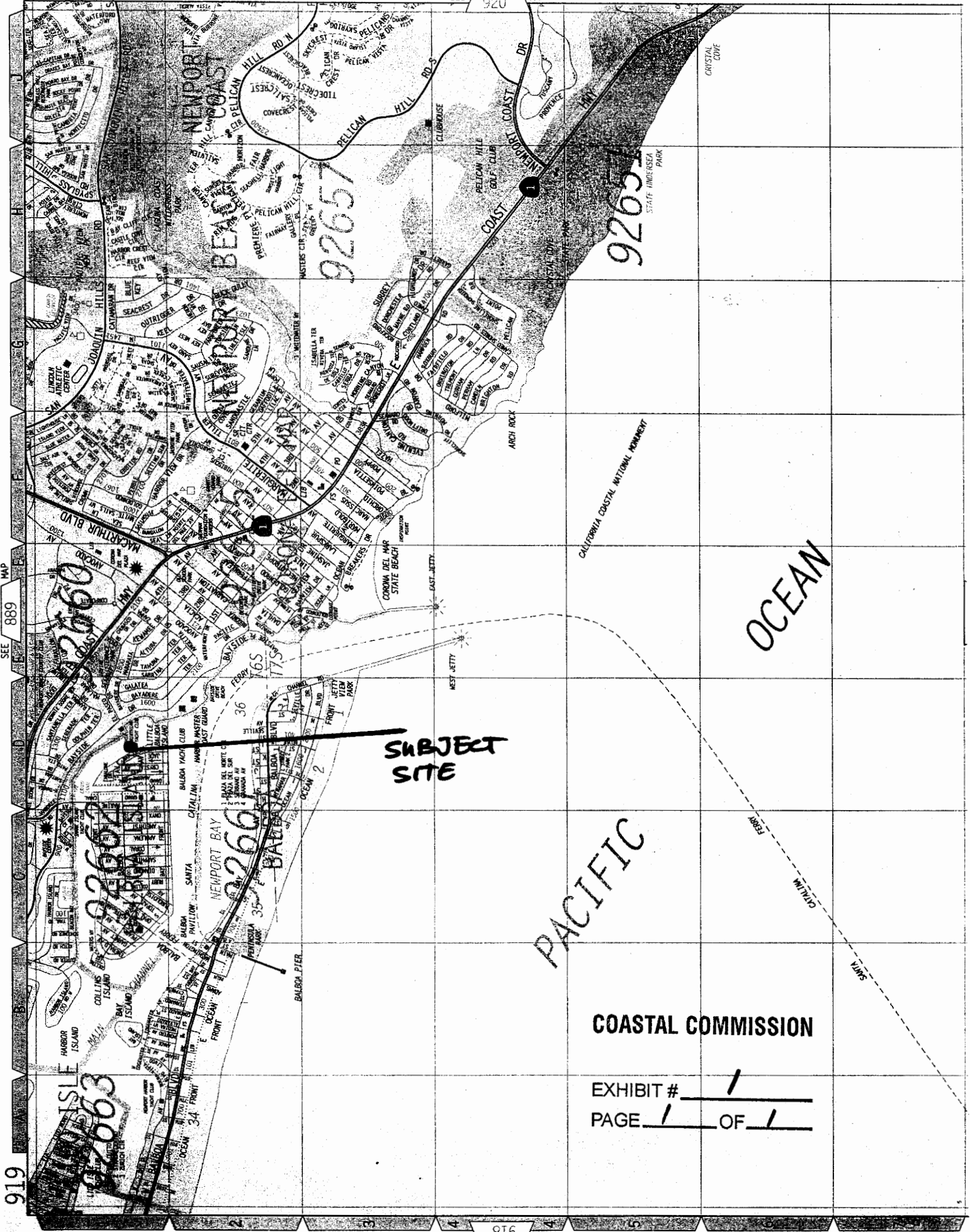
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Applicant's Signature

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Date of Signing





COASTAL COMMISSION

EXHIBIT # 1  
PAGE 1 OF 1



THIS MAP WAS PREPARED FOR ORANGE COUNTY ASSESSOR DEPARTMENT USE ONLY. THE ASSESSOR MAKES NO GUARANTEE AS TO ITS ACCURACY. THE ASSESSOR MAKES NO ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT ORANGE COUNTY ASSESSOR 2000

MARCH 1949

TR. NO. 742  
TR. NO. 1049

M.M. 23-42  
M.M. 34-7

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

ASSESSOR'S MAP BOOK 050 PAGE 20 COUNTY OF ORANGE

COASTAL COMMISSION

EXHIBIT # 2  
PAGE 1 OF 1

1-1-05



City  
Newport Beach  
Project Line

Pierhead  
Line  
(dashed)

COASTAL COMMISSION

EXHIBIT # 3

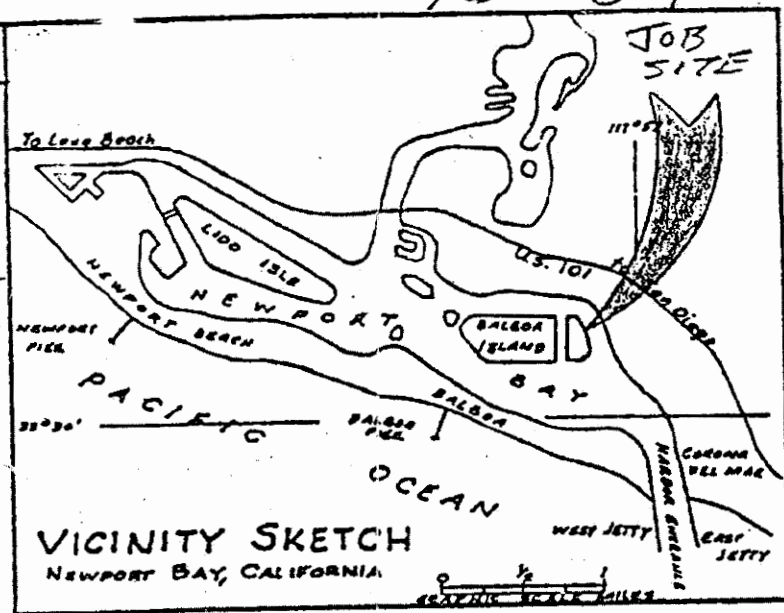
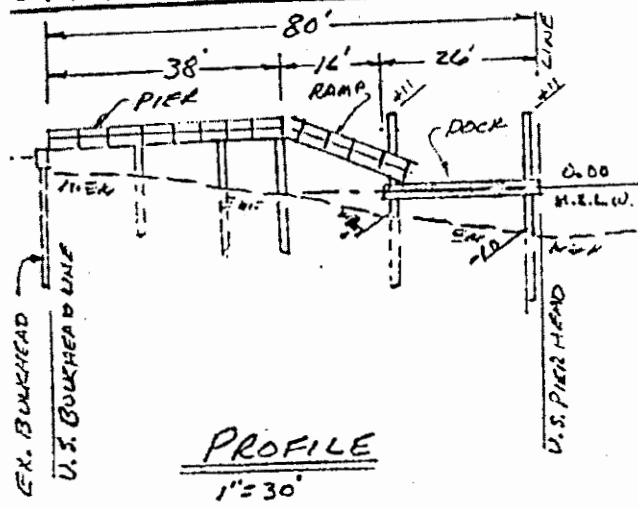
PAGE 1 OF 1

BALBOA  
ISLAND



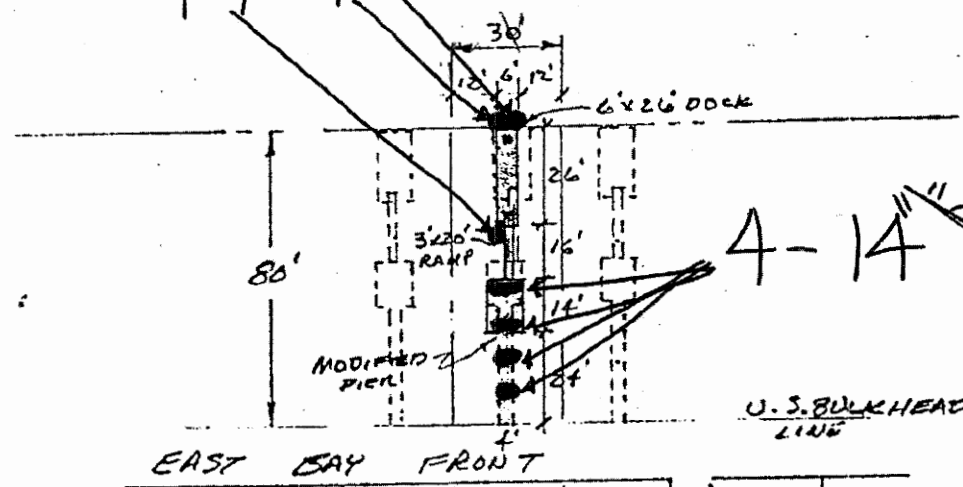
153-319

CITY OF NEWPORT BEACH



Soundings are expressed in feet and denote depths below Mean Lower Low Water. Maximum range of tide approximately 10 feet. Harbor lines are established in this section of Newport Bay.

3-12" pipe piles



4-14" T Piles

1"=50'

TRACT N° 742				BAYVIEW	28
24	25	26	27		
.321.	.319.	.317.			

452 sq. ft.  
EXISTING

COASTAL COMMISSION

EXHIBIT # 4  
PAGE 1 OF 1

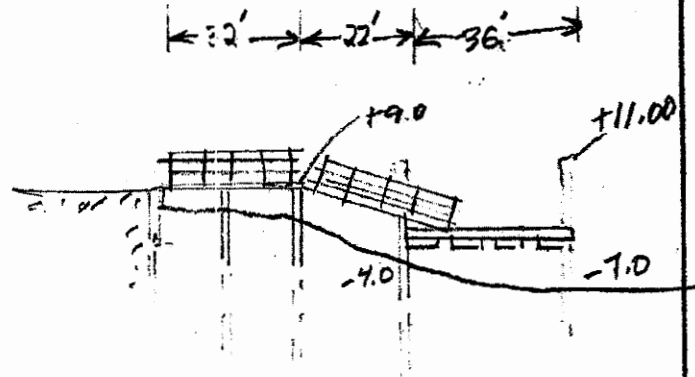
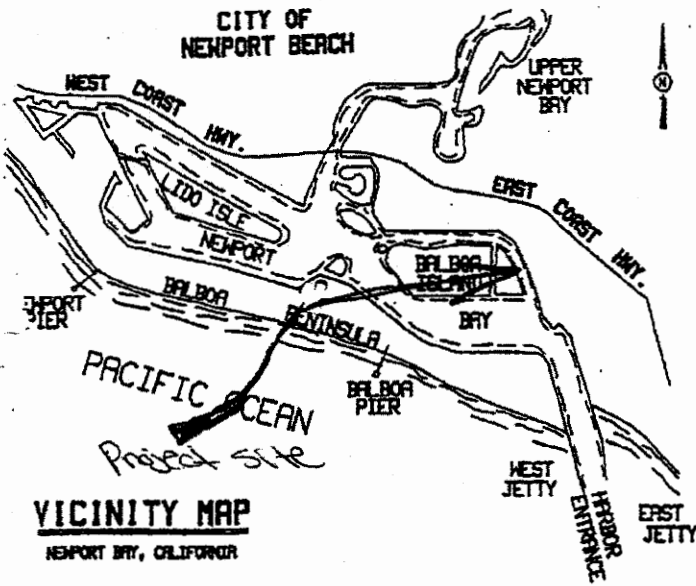
CRYSTAL AVE

JOB N° 90040

APPLICANTS NAME: ANN THAGARD	LOT: 26 BLK. — TRACT: 742
JOB ADDRESS: 319 E. BAY FRONT	TRAUTWEIN BROS CONTRACTOR: JAWKNISS DATE: 4/16/90

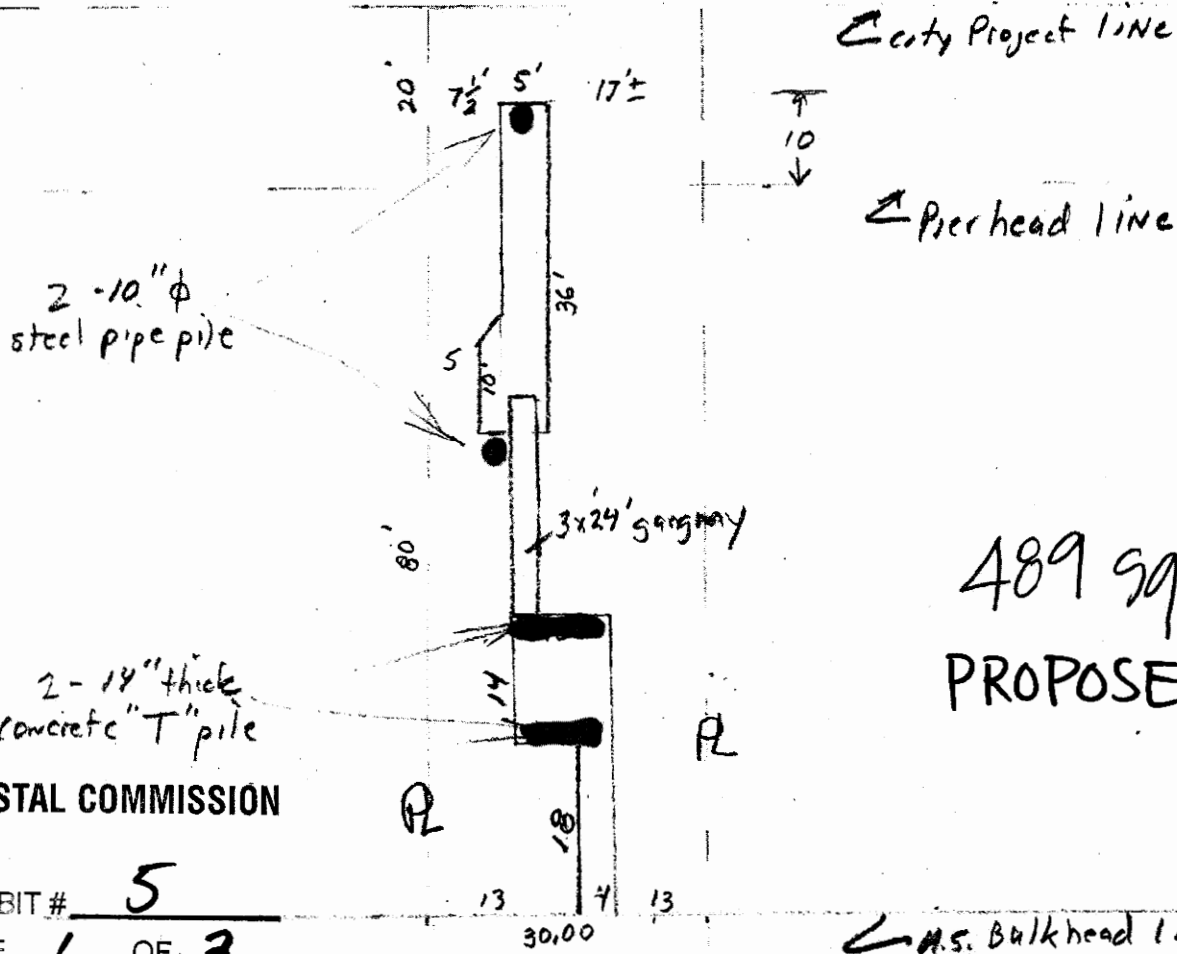
153-319

# CITY OF NEWPORT BEACH



PROFILE 1" = 40'

SOUNDINGS ARE EXPRESSED IN FEET AND DENOTE ELEVATIONS BASED ON MEAN LOWER LOW WATER.



489 sq. ft.  
PROPOSED

COASTAL COMMISSION

EXHIBIT # 5  
PAGE 1 OF 2

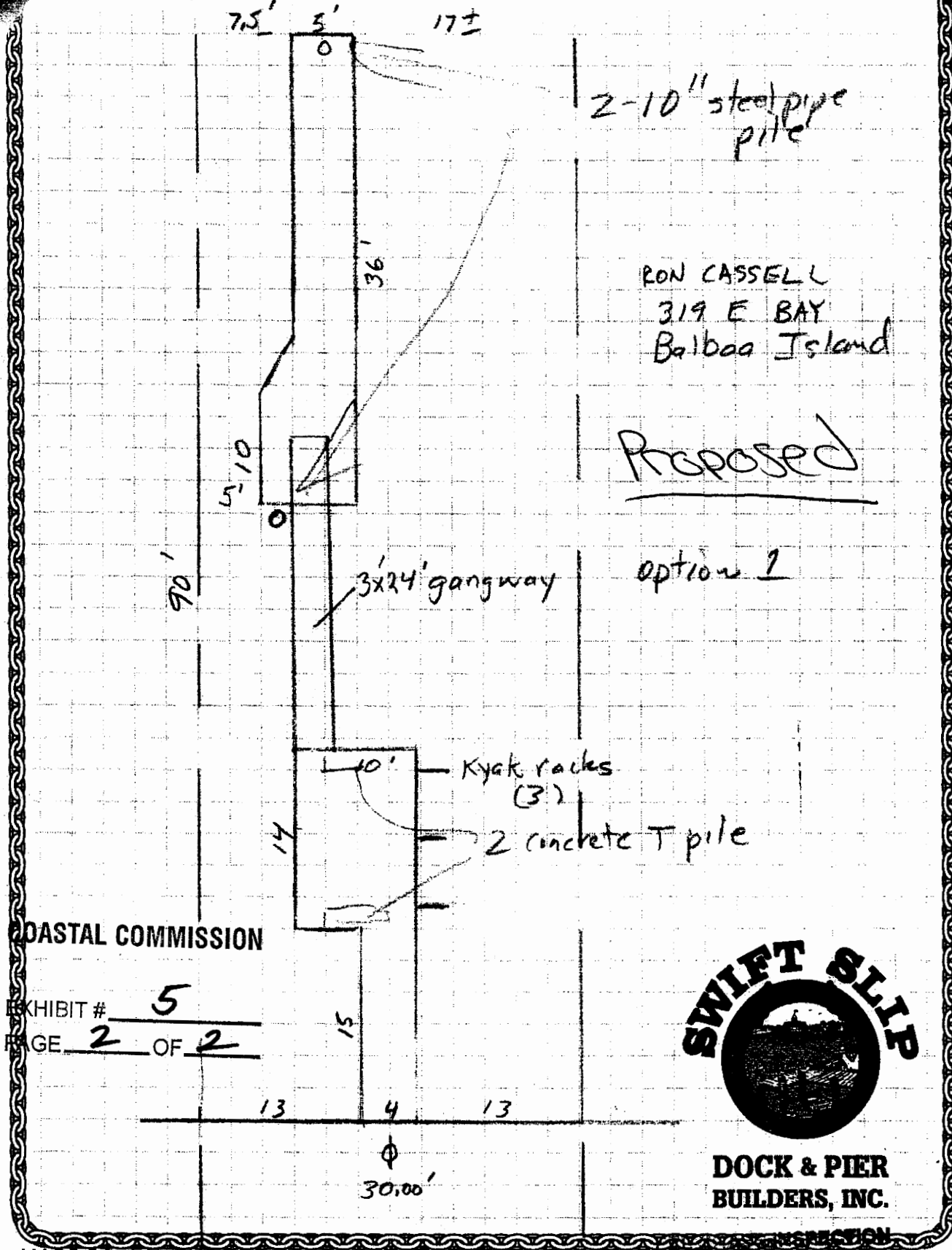
PLAN VIEW 1" = 20'

APPLICANT'S NAME RON CASSELL

JOB ADDRESS 319 E. Bay Front

DATE 7-1-11





RON CASSELL  
319 E BAY  
Balboa Island

Proposed

option 1

COASTAL COMMISSION

EXHIBIT # 5  
PAGE 2 OF 2



DOCK & PIER  
BUILDERS, INC.

HARBOR RESOURCES DIV.  
CITY OF NEWPORT BEACH

See sheet 7/27/11

- INSPECTION
- ☒ Eelgrass within 15' of project
  - ☐ Eelgrass within 15 - 30' of project
  - ☐ No Eelgrass in project area

[Signature]  
Signature

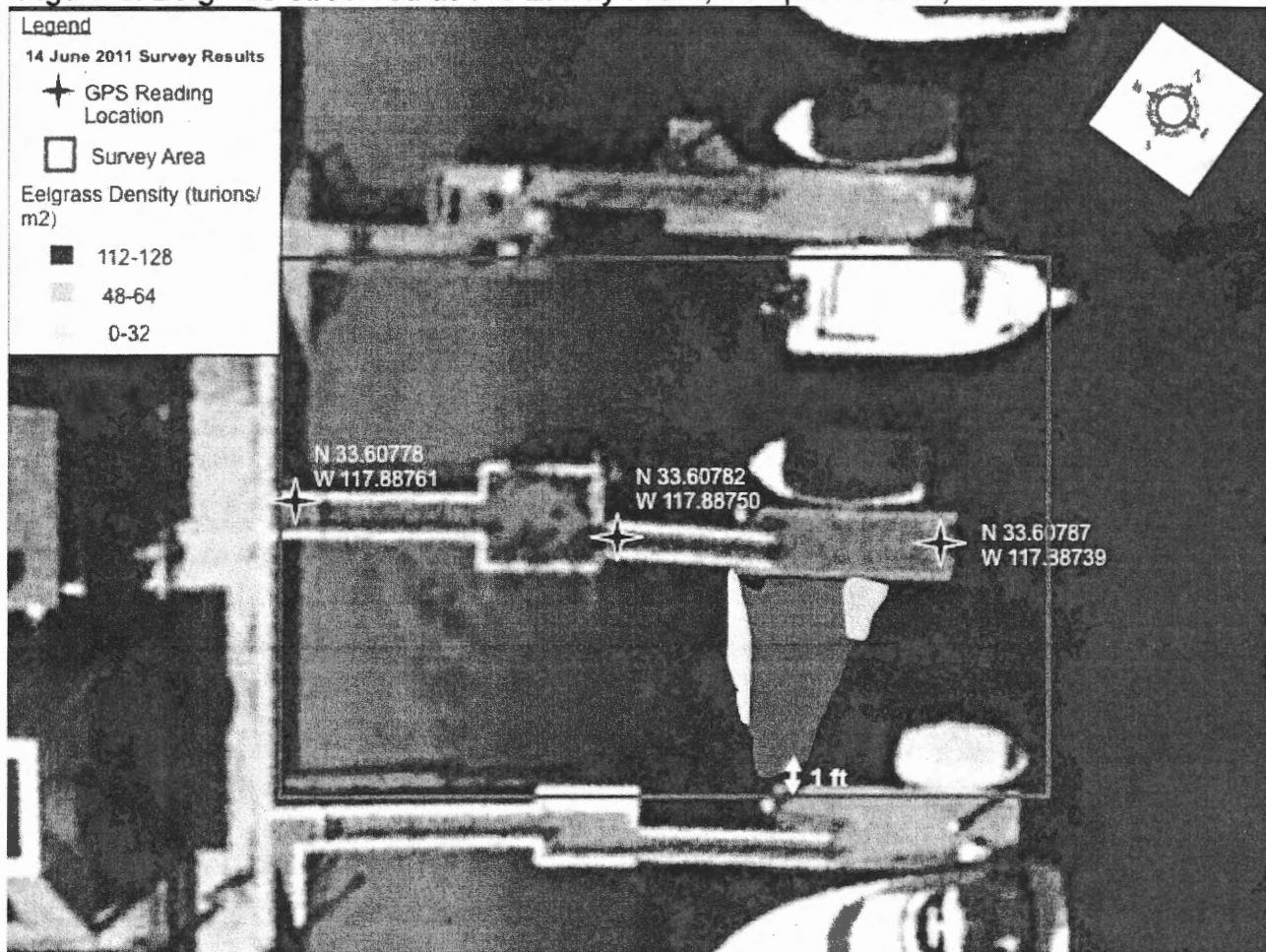
6/14/11 1300-1400  
Inspection Date & Time

## Results

No *Caulerpa* spp. were observed (see attached *Caulerpa* Survey Reporting Form). One healthy eelgrass bed was observed in densities that ranged from 32 turions/m<sup>2</sup> to 128 turions/m<sup>2</sup>, with blade lengths that ranged from 1 – 2.5 ft (0.3-0.7 m).

The bay floor was mostly sand with areas of heavy silt coverage. The water depth ranged from 0 ft near the beach to 9 ft MLLW.

**Figure 3. Eelgrass observed at 319 E. Bay Front, Newport Beach, CA**



**COASTAL COMMISSION**

EXHIBIT # 6  
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