

CALIFORNIA COASTAL COMMISSION

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Filed: October 19, 2012
49th Day: December 7, 2012
180th Day: April 16, 2012
Staff: Fernie Sy-LB
Staff Report: March 22, 2012
Hearing Date: April 11-13, 2012
Commission Action:

**STAFF REPORT: CONSENT CALENDAR**

APPLICATION NO.: 5-11-258

APPLICANT: Max Gondon

d

AGENT: Shellmaker, Inc., Attn: Lisa Miller

PROJECT LOCATION: 1913 East Bay Avenue, City of Newport Beach (County of Orange)

PROJECT DESCRIPTION: Removal of an existing failing 42.5'-long wooden bulkhead and construction of a new concrete bulkhead in the same location supported with four (4) helical anchors landward of the bulkhead with top bulkhead elevation of +9.0 ft. Mean Lower Low Water (MLLW), to protect the site and adjacent properties. Grading will consist of 30 cubic yards of cut and 30 cubic yards of fill, which will be recompacted on site. In addition, a cantilevered deck that extends 5' past the edge of the bulkhead coping is proposed (there will be no cantilevered deck within 5' of the east or west property line) and a new 3'-6" tall guardrail will be installed at the edge of the new bulkhead.

LOCAL APPROVALS RECEIVED: Approval-In-Concept from the City of Newport Beach Harbor Resources Division dated August 30, 2011.

SUMMARY OF STAFF RECOMMENDATION:

The applicant is proposing the demolition and construction of a bulkhead in the same location. The subject site is subject to tidal action, but not to direct wave attack because the site is located within a protected channel of the Newport Harbor. The proposed new bulkhead is necessary to protect the site and adjacent properties from tidal induced erosion and will have no new impacts upon shoreline sand supply because the device will be located in the same location as the existing. The major issues before the Commission relate to the effect of the proposed development on marine resources and water quality. No eelgrass or *Caulerpa taxifolia* is located within the project area at this time.

Staff recommends the Commission **APPROVE** the proposed development with **FOUR (4) SPECIAL CONDITIONS**. **SPECIAL CONDITION NO. 1** requires removal of the existing unpermitted stairway leading from the bulkhead to the water. **SPECIAL CONDITION NO. 2** deals with construction responsibilities and debris removal. **SPECIAL CONDITION NO. 3**

requires that a pre-construction survey for eelgrass be done and assures that impacts to eelgrass are avoided and, if necessary, mitigated. **SPECIAL CONDITION NO. 4** requires that a pre-construction survey for *Caulerpa taxifolia* be done and if its presence is discovered, the applicant shall not proceed with the project until 1) the applicant provide evidence to the Executive Director that all *Caulerpa taxifolia* within the project and/or buffer area has been eliminated or 2) the applicant has revised the project to avoid any contact with *Caulerpa taxifolia*.

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. 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.

STAFF RECOMMENDATION:

MOTION: I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION:

I. APPROVAL WITH CONDITIONS

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and 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. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. SPECIAL CONDITIONS

1. Removal of the Existing Stairway Leading from the Bulkhead to the Water

The applicant shall remove the existing unpermitted stairway leading from the bulkhead to the water. This stairway shall not be replaced.

2. Construction Responsibilities and Debris Removal

- A.** No construction materials, equipment, debris, or waste will be placed or stored where it may be subject to wave, wind, or rain erosion and dispersion.
- B.** Any and all construction material will be removed from the site within 10 days of completion of construction.
- C.** Machinery or construction materials not essential for project improvements will not be allowed at any time in the intertidal zone.
- D.** If turbid conditions are generated during construction a silt curtain will be utilized to control turbidity.
- E.** 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.
- F.** Non-buoyant debris discharged into coastal waters will be recovered by divers as soon as possible after loss.

3. Eelgrass Surveys

- 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” (SCEMP) 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” (SCEMP) 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.

4. 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 provide 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 have 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.

III. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

Project Location and Description

The proposed project is located on an approximately 6,843 square foot bayfront lot fronting Newport Bay at 1913 East Bay Avenue in the City of Newport Beach, County of Orange (Exhibit #1). The site is designated Medium Density Residential in the City of Newport Beach Land Use Plan (LUP) and the proposed use conforms to this designation. South of the project site is East Bay Avenue. North of the project site is Newport Bay. West and East of the project site are existing residential structures. The project site is located in a residential area where the homes fronting Newport Bay are located on bulkheaded lots. Site conditions on the bayward side of the site include an existing bulkhead, pier and dock. No work will be done on the existing dock and pier (other than temporary removal and replacement of existing components in order to gain construction access to the bulkhead area).

According to the applicant's engineer, the existing wooden bulkhead has deteriorated to the point that it needs to be replaced. In order to analyze and fully assess the situation, an investigation from William Simpson & Associates, Inc. dated February 20, 2012 was submitted. The investigation determined that in order to best protect the site and adjacent properties from erosion, wave uprush and flooding, the existing bulkhead must be replaced. The current bulkhead is proposed to be removed and replaced in the existing alignment. The bulkhead will be in alignment and consistent with bulkheads in the adjacent areas, except for the two (2) located to the adjacent east, which extend further out into the bay.

Public access to the bay is available approximately 185-feet west of the project site at the "K" Street, street end.

The project will consist of the following: removal of an existing failing 42.5'-long wooden bulkhead and construction of a new concrete bulkhead in the same location supported with four (4)

helical anchors landward of the bulkhead to protect an existing single-family residence. The new bulkhead will consist of 10” thick x 16’ long pre-cast concrete panels jetted in. A new 3’ tall continuous concrete coping shall be cast-in-lace on top of the panels tied to the ground with the Helical Anchors. A new 6” thick reinforced concrete deck shall be cast on top of the new coping. Grading will consist of 30 cubic yards of cut and 30 cubic yards of fill, which will be recompacted on site. In addition, a cantilevered deck that extends 5’ past the edge of the bulkhead coping is proposed (there will be no cantilevered deck within 5’ of the east or west property line) and a new 3’-6” tall guardrail will be installed at the edge of the new bulkhead (Exhibit #2). The new bulkhead will be at +9.0 Mean Lower Low Water (MLLW) (the existing bulkhead is at +7.0 MLLW) to meet current City of Newport Beach height requirements.

There is an existing unpermitted stairway leading from bulkhead, which will be replaced, to the water. That stairway must be removed and replaced. The applicant has agreed that this stairway will be removed and not replaced. To assure that this unpermitted stairway is removed, the Commission is imposing **SPECIAL CONDITION NO.1**, which requires removal of this stairway.

The site has been surveyed for eelgrass and *Caulerpa taxifolia*. These surveys are valid for a limited period of time. 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). *Caulerpa taxifolia* surveys shall be valid for 90-days. Subsequent surveys will be required if construction does not occur within the respective time periods. An eelgrass survey conducted on August 3, 2011 determined that no eelgrass was discovered within the project area. The project is agendized for the March 2012 Coastal Commission Hearing and by this time the eelgrass survey would not continue to be valid since the active growth period (i.e., March 1) has already started. Thus, an up-to-date pre-construction eelgrass survey must be conducted. On August 3, 2011, the site was also surveyed for *Caulerpa taxifolia* and none was found. The project is agendized for the March 2011 Coastal Commission Hearing and by this time the *Caulerpa taxifolia* survey would not continue to be valid since it had passed 90-days from when the survey was completed. Thus, an up-to-date pre-construction *Caulerpa taxifolia* survey must be conducted as well. If any eelgrass or *Caulerpa taxifolia* are found on the project site, Special Conditions No. 3 and No. 4 identify the procedures necessary to be completed prior to beginning any construction.

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 determined that the proposed project will not adversely impact water quality if standard construction methods and materials are used. The applicant has applied for a permit from the U.S. Army Corps of Engineers (USACOE).

B. 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 with Sections 30230 and 30231 of the Coastal Act.

C. MARINE RESOURCES

The proposed development is the replacement of an existing bulkhead in the same location of the existing bulkhead that is necessary to protect the site and adjacent properties. The proposed development will not result in the additional fill of coastal waters as the new bulkhead will be located either in the same location or landward of the existing bulkhead. It is infeasible to relocate the new bulkhead further landward. The proposed development has been conditioned to minimize adverse effects on the marine environment by avoiding or mitigating impacts upon sensitive marine resources, such as eelgrass, and to avoid contributing to the dispersal of the invasive aquatic algae, *Caulerpa taxifolia*. 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 conforms with Sections 30233 and 30235 of the Coastal Act.

D. PUBLIC ACCESS

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act

E. LOCAL COASTAL PROGRAM (LCP)

The LUP for the City of Newport Beach was effectively certified on May 19, 1982. At the October 2005 Coastal Commission Hearing, the certified LUP was updated. 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.

F. 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.

APPENDIX 1

SUBSTANTIVE FILE DOCUMENTS

City of Newport Beach Certified Land Use Plan; Letter to the Regional Water Quality Control Board (RWQCB) from Shellmaker, Inc. dated October 14, 2011; Letter from William Simpson & Associates, Inc. to Shellmaker, Inc. dated October 13, 2011; *Geotechnical Engineering Investigation of Proposed Bulkhead Replacement at 1913 East Bay Avenue, Newport Beach, California (W.O. 422011-01)* prepared by Coast Geotechnical, Inc. dated July 26, 2011; ; Letter to Shellmaker, Inc. from Commission Staff dated November 23, 2011; Letter from Shellmaker, Inc. to Commission staff dated February 13, 2012; and Letter from William Simpson & Associates, Inc. to Shellmaker, Inc. dated February 20, 2012.

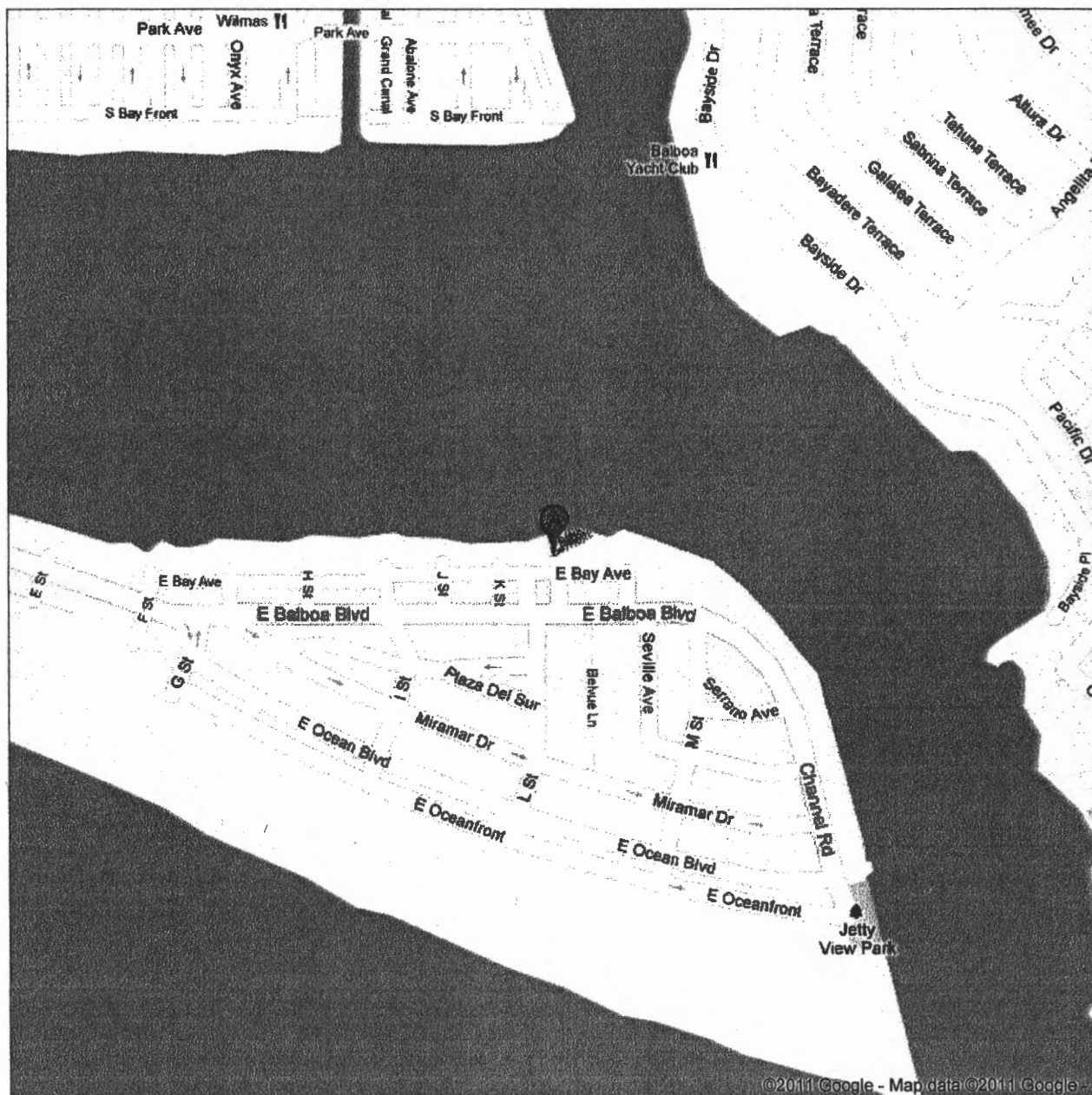
APPENDIX 2

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 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.

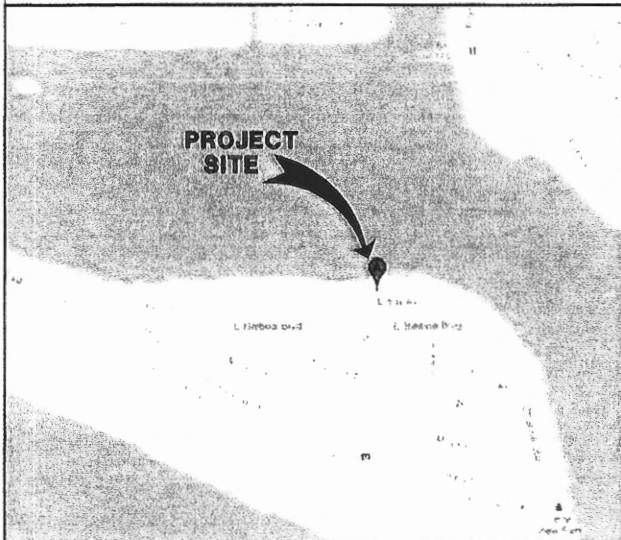


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PAGE 1 OF 1

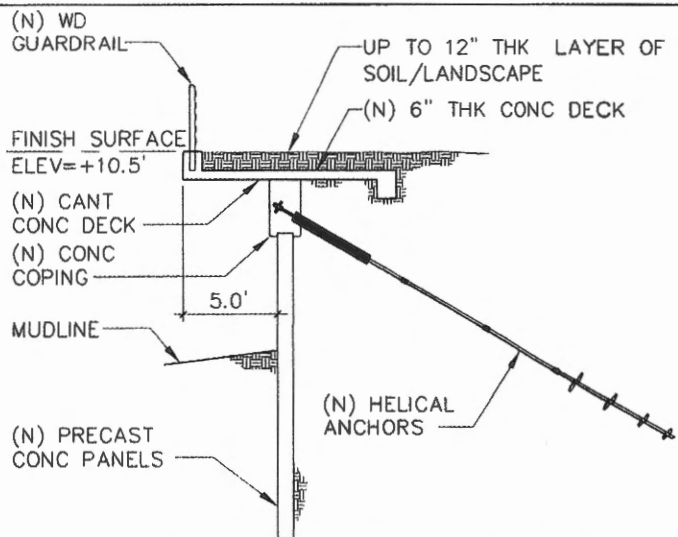
CITY OF NEWPORT BEACH



VICINITY MAP

N.T.S.

NEWPORT BEACH, CALIFORNIA



TYPICAL BULKHEAD SECTION N.T.S.

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

E BAY AVENUE

SIDE PROPERTY LINE

SIDE PROPERTY LINE

8/3/11 4:15-5
Inspection Date & Time

Signature

(E) BULKHEAD @ THE ADJACENT PROPERTY TO REMAIN AND BE PROTECTED

(N) HELICAL ANCHOR TYPICAL
(N) CONC DECK
(N) CONT CONC COPING TYP

(E) WD SEAWALL BULKHEAD @ THE ADJACENT PROPERTY TO REMAIN AND BE PROTECTED

(E) WD PIER & PLATFORM TO REMAIN & BE PROTECTED

NEWPORT BAY

COASTAL COMMISSION



NORTH

PLAN VIEW N.T.S.

PROJECT DESCRIPTION :

PROPOSED CONCRETE SEAWALL TO REPLACE THE EXISTING DISTRESSED WOOD SEAWALL IN THE SAME ALIGNMENT. PROPOSED 5'-0" CANTILEVERED CONCRETE DECK AS SHOWN ON PLANS.

EXHIBIT #

2

PAGE

1 OF 3

APPLICANTS NAME : Mr. MAX GONDON

LOT:

BLOCK:

JOB ADDRESS : 1913 E. BAY AVENUE
NEWPORT BEACH, CA 92661

CONTRACTOR : SHELLMAKER, INC.
837 WEST 17TH STREET
COSTA MESA, CA 92627

DATE :
08/02/11

HARBOR RESOURCES DIV.
CITY OF NEWPORT BEACH

8/30/11

EEL GRASS INSPECTION

- ☐ Eelgrass within 15' of project
- ☐ Eelgrass within 15 - 90' of project
- ☒ No Eelgrass in project area

E BAY AVENUE

OUTLINE OF THE (E)
BLDG ON THE LOT

REQUIRED VERIFICATION AND INSPECTION TABLE 1707.1 SPECIAL INSPECTION FOR RESISTANCE

VERIFICATION AND INSPECTION	CONTINUOUS PERIODIC	RECYCLED	REC REFERENCE
1. INSPECTION OF REINFORCING STEEL INCLUDING PROTECTIVE TREATMENT AND PLACEMENT	-	X	AD 318.5.3, 7.1.7.2, 18.13.4
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 7.1.7.1, ITEM 3B	-	-	AD 318.5.3.2
3. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 7.1.7.1, ITEM 3B	-	-	AD 318.5.3.2
4. VERIFICATION OF USE OF REINFORCING STEEL	X	-	18.11.5
5. AT THE TIME THE REINFORCING STEEL IS SAMPLED TO AND DURING PLACEMENT OF CONCRETE, THE REINFORCING STEEL SHALL BE TESTED FOR TENSILE STRENGTH AND ELONGATION	-	-	AD 318.5.3.4, 18.13.2, 18.13.3
6. INSPECTION OF CONCRETE AND REINFORCING STEEL PLACEMENT FOR PROPER APPLICATION	X	-	AD 318.5.3.4, 18.13.2, 18.13.3
7. INSPECTION OF CONCRETE AND REINFORCING STEEL PLACEMENT FOR PROPER APPLICATION	X	-	AD 318.5.3.4, 18.13.2, 18.13.3
8. INSPECTION OF PRESTRESSED CONCRETE INCLUDING PROTECTIVE TREATMENT AND PLACEMENT	-	-	AD 318.5.3.4, 18.13.2, 18.13.3
9. INSPECTION OF PRESTRESSED CONCRETE INCLUDING PROTECTIVE TREATMENT AND PLACEMENT	-	-	AD 318.5.3.4, 18.13.2, 18.13.3
10. VERIFICATION OF REINFORCING STEEL STRENGTH, INCLUDING PROTECTIVE TREATMENT AND PLACEMENT	-	-	AD 318.5.3.4, 18.13.2, 18.13.3
11. INSPECTION OF REINFORCING STEEL STRENGTH, INCLUDING PROTECTIVE TREATMENT AND PLACEMENT	-	-	AD 318.5.3.4, 18.13.2, 18.13.3

NOTE: WHERE APPLICABLE, SEE ALSO SECTION 1707.1.1, SPECIAL INSPECTION FOR RESISTANCE.

STRUCTURAL OBSERVATION (S-1)

- IN ACCORDANCE WITH SECTION 1707.1.1 OF THE 2010 CODE, THE OWNER SHALL EMPLOY A REGISTERED DESIGN PROFESSIONAL TO OBSERVE THE CONSTRUCTION OF THE STRUCTURE DURING THE CONSTRUCTION STAGES CHECKED BELOW.

FOUNDATION	WALL	FRAME	DIAPHRAGM
<input type="checkbox"/> FOOTING, STEM WALLS, PILES	<input type="checkbox"/> CONCRETE	<input type="checkbox"/> STEEL MOMENT FRAME	<input type="checkbox"/> CONCRETE
<input type="checkbox"/> MAT FOUNDATION	<input type="checkbox"/> MASONRY	<input type="checkbox"/> STEEL BRACED FRAME	<input type="checkbox"/> STEEL DECK
<input type="checkbox"/> CANTILEVER, PILES	<input type="checkbox"/> WOOD	<input type="checkbox"/> CONCRETE MOMENT FRAME	<input type="checkbox"/> WOOD
<input type="checkbox"/> GRADE BEAMS	<input type="checkbox"/> OTHERS	<input type="checkbox"/> CONCRETE WALL FRAME	<input type="checkbox"/> OTHERS
<input type="checkbox"/> SPECIAL INSPECTION REQUIRED FOR SPECIAL MOMENTS	<input type="checkbox"/> OTHERS	<input type="checkbox"/> OTHERS	<input type="checkbox"/> OTHERS
<input type="checkbox"/> OTHERS	<input type="checkbox"/> OTHERS	<input type="checkbox"/> OTHERS	<input type="checkbox"/> OTHERS

- UPON COMPLETION OF WORK, THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT FOR THE OWNER. THE REPORT SHALL CONTAIN THE FOLLOWING INFORMATION:
 - ANY REPORTED DEFICIENCIES THAT HAVE NOT BEEN RESOLVED.
 - THE STRUCTURAL OBSERVER'S OBSERVATIONS OF THE CONSTRUCTION OF THE STRUCTURE DURING THE CONSTRUCTION STAGES CHECKED BELOW.
 - THE STRUCTURAL OBSERVER'S OBSERVATIONS OF THE CONSTRUCTION OF THE STRUCTURE DURING THE CONSTRUCTION STAGES CHECKED BELOW.
 - THE STRUCTURAL OBSERVER'S OBSERVATIONS OF THE CONSTRUCTION OF THE STRUCTURE DURING THE CONSTRUCTION STAGES CHECKED BELOW.

NOTE: THE STRUCTURAL OBSERVER SHALL BE A REGISTERED DESIGN PROFESSIONAL IN THE STATE OF CALIFORNIA. THE STRUCTURAL OBSERVER SHALL BE A REGISTERED DESIGN PROFESSIONAL IN THE STATE OF CALIFORNIA. THE STRUCTURAL OBSERVER SHALL BE A REGISTERED DESIGN PROFESSIONAL IN THE STATE OF CALIFORNIA.

DATE: 04/11/11

BY: [Signature]

FOR: [Signature]

PROJECT: [Signature]

ADDRESS: [Signature]

CITY: [Signature]

STATE: [Signature]

COUNTRY: [Signature]

ZIP: [Signature]

PHONE: [Signature]

FAX: [Signature]

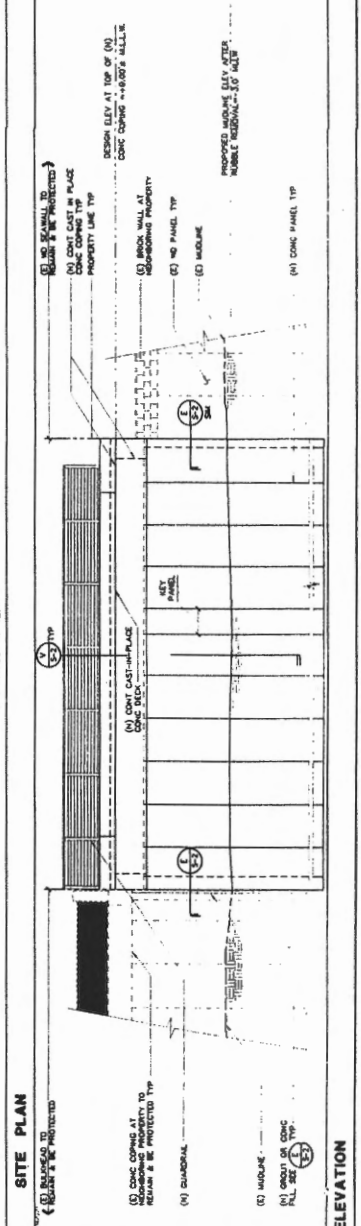
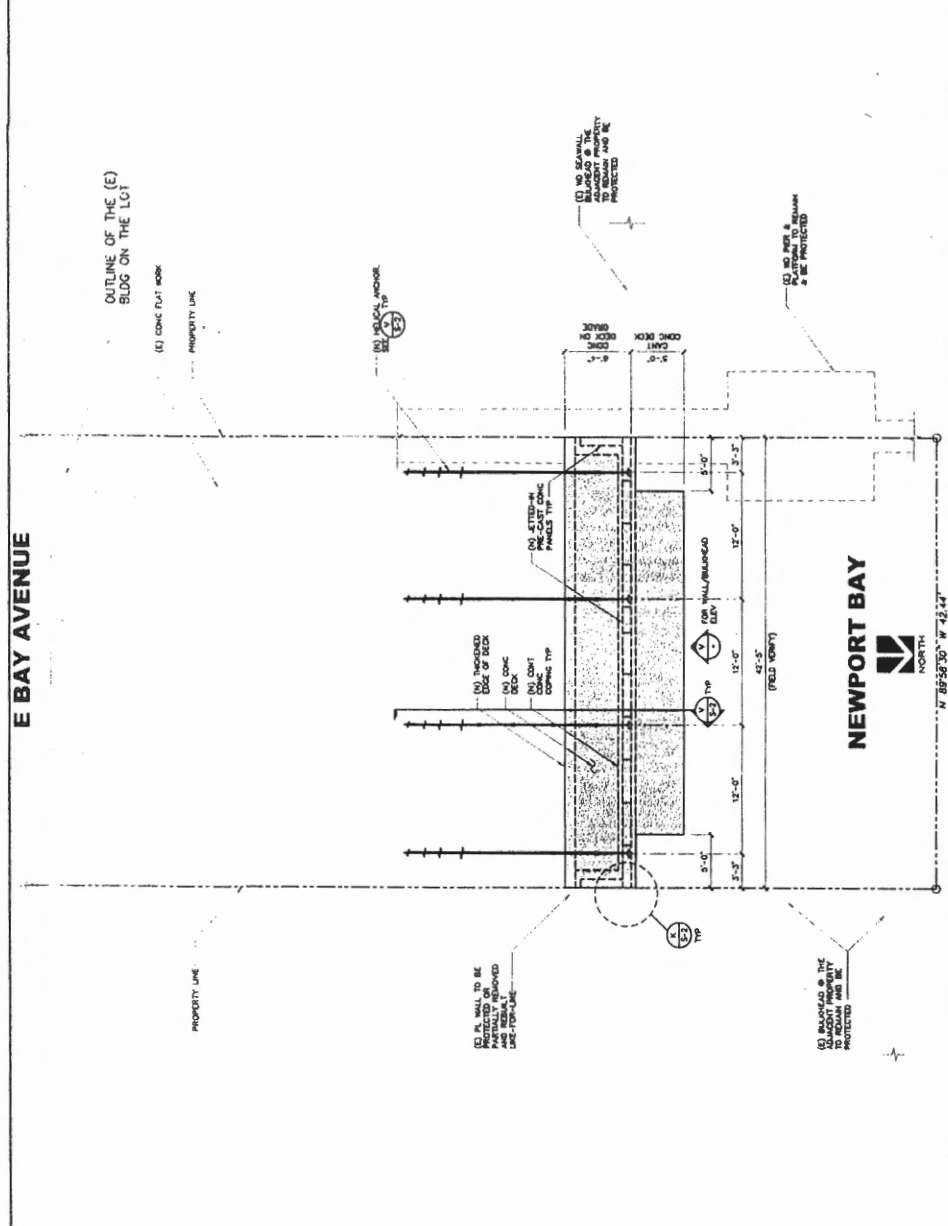
EMAIL: [Signature]

WEBSITE: [Signature]

ADDRESS: [Signature]

CITY: [Signature]

STATE: [Signature]





WILLIAM SIMPSON & ASSOCIATES, INC.
CONSULTING STRUCTURAL ENGINEERS
1913 EAST BAY AVENUE
NEWPORT BEACH, CA 92661
Phone: (949) 230-2017

OWNER / APPLICANT
Mr. Max Gordon
1913 East Bay Avenue
Newport Beach, CA 92661
Phone: (949) 230-2017

DETAILS
PROPOSED SEAWALL WITH CANTILEVERED CONCRETE BACK LOOKING AT 1.

NOTES:
1. FOR SPACING OF REINFORCING SEE STRUCTURAL DRAWINGS.
2. FOR SPACING OF REINFORCING SEE STRUCTURAL DRAWINGS.
3. FOR SPACING OF REINFORCING SEE STRUCTURAL DRAWINGS.
4. FOR SPACING OF REINFORCING SEE STRUCTURAL DRAWINGS.

COASTAL COMMISSION

EXHIBIT # **2**
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