

CALIFORNIA COASTAL COMMISSION

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| Filed: | 7/06/12 |
| 180th Day: | 1/02/13 |
| Staff: | L. Roman-LB |
| Staff Report: | 8/23/12 |
| Hearing Date: | 9/12/12 |

STAFF REPORT: CONSENT CALENDAR

Application No.: 5-12-103

Applicants: Newport Beach Country Club
The Fainbarg Trust, et al.

Agent: CAA Planning Inc.

Location: 1600 E. Coast Hwy, Newport Beach (Orange County)

Project Description: Demolition of an existing 23,460 sq. ft. golf course clubhouse, ancillary facilities and surface parking lot and construction of a new 69,088 sq. ft. facility including a two-story, 47-foot tall clubhouse, a detached golf cart garage, a maintenance building, snack bar, starter shack, restrooms, hardscape and drainage improvements to existing surface parking lot resulting in a loss of 74 parking spaces, and new landscaping on a 132 acre inland site.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

The applicants proposes demolition of an existing 23,460 sq. ft. golf course clubhouse, ancillary facilities and surface parking lot associated with the Newport Beach County Club and construction of a new facility including a two-story, 47-foot tall clubhouse, a detached golf cart garage, a maintenance building, snack bar, starter shack, restrooms (all adding up to a total of 69,088 sq. ft. for all the facilities). Hardscape and drainage improvements to existing surface parking lot resulting in a loss of 74 parking spaces and new landscaping on a 132 acre inland site are also proposed.

The major issues of this staff report are concerns regarding construction and post construction water quality.

Staff is recommending APPROVAL of the proposed project with three (3) special conditions regarding: 1) final revised WQMP; 2) final Grading and Drainage Plan; 3) storage of construction materials, mechanized equipment and removal of construction debris; and 4) future improvements return to the Commission for review.

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 for the relevant area. The City of Newport Beach does not have a certified LCP. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act.

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| ACT | 11 |

APPENDICES

Appendix A – Substantive File Documents

EXHIBITS

Exhibit 1 – Area Map

Exhibit 2 – Project Plans

Exhibit 3 – Landscaping Plan

Exhibit 4 – Technical Site Plan

Exhibit 5 – Water Quality Management Plan Option 1 and Option 2

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the Coastal Development Permit Applications included in the consent calendar in accordance with the staff recommendations.*

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:

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. STANDARD CONDITIONS

This permit is granted subject to the following 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.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Final Revised Water Quality Management Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for the review and approval of the Executive Director, a final Water Quality Management Plan, in substantial conformance with the Conceptual WQMP for the proposed project prepared by Fuscoe Engineering, dated July 21, 2008 and prepared and certified by an appropriate professional revised to address the following:
 - Minimize increases in peak runoff rate to pre-development or better
 - Significantly reduce the amount of water runoff entering storm drains from the redeveloped portions of the site
 - Direct excess water runoff into landscape areas, permeable paving or other approved methods aimed to achieve a reduction in water runoff
 - Where feasible, rooftop downspouts shall be directed to permeable areas (i.e., turf or other landscaping) or into an infiltration bed engineered to accept the runoff in a non-erosive manner. Runoff shall not be required to be directed onto the golf course.
 - Minimize the introduction of pollutants from any source associated with the development or use of this project
 - Incorporate effective site design and source control BMPs and maintain all structural and non-structural BMPs for the life of the project
 - Trash storage areas shall be designed to incorporate structural or treatment control BMPs such as screened/walled trash storage areas; diverting drainage from adjoining roofs and pavement around the area(s) to avoid run-on; locating storm drains away from trash storage areas; providing roofs, awnings, or attached lids on all trash containers to minimize direct precipitation and prevent rainfall from entering containers; posting of signs on all dumpsters informing users that hazardous materials are not to be disposed of therein.
 - BMPs shall be sized appropriately; designed to treat all 85th percentile storm events
2. **Final Drainage Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit revised final plans to the Executive Director for review and approval. The drainage/run-off control plan shall demonstrate that:
 - (1) impervious surfaces are minimized and runoff infiltrated

- (2) no increase in peak run-off rate from the site will result from construction of the project
- (3) run-off from all roofs, patios, driveways and other impervious surfaces on the site shall be collected, treated and discharged to avoid ponding or erosion either on or off the site
- (4) an on-site media filtration treatment system shall be installed to capture any pollutants contained in the run-off prior to discharge
- (5) in order to prevent landscaping chemicals, oils, gas or other spills from entering the storm drain system, run-off from the maintenance/fuel facility area shall be directed to the sanitary sewer system
- (6) runoff from the underground cart storage area shall be directed to a sanitary sewer system rather than the storm drain system

The plan shall include, at a minimum, the following components:

- (1) a schedule for installation and maintenance of the media filtration system
- (2) a site plan showing finished grades (at 1 foot contour intervals) and all drainage improvements

The revised plans shall, prior to submittal to the Executive Director, be reviewed and certified by a qualified professional to ensure that they are consistent with the Commission's approval and with the recommendations of any required technical reports, including Special Condition 1.

The applicants shall undertake development in accordance with the approval final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** The permittee shall comply with the following construction-related requirements:

- (a) No demolition or construction materials, 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.
- (b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
- (c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
- (d) 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.

- (e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- (f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- (g) 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.
- (h) 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.
- (i) 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.
- (j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- (k) 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.
- (l) 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
- (m) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

4. **Future Improvements.** This permit is only for the development described in Coastal Development Permit No. 5-12-103. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(b) shall not apply to this development governed by the Coastal Development Permit No. 5-12-103. Accordingly, any future improvements to the structures authorized by this permit, including but not limited to, repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-12-103 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

IV. FINDINGS AND DECLARATIONS:

A. PROJECT LOCATION AND DESCRIPTION

The proposed project site is located at 1600 East Coast Hwy in the City of Newport Beach, Orange County (Exhibit 1). With the certified Newport Beach Land Use Plan (LUP) designation of Open Space and Recreation, the proposed project is allowable. No sensitive habitat areas are found on the site or in the project vicinity. The project is located within an existing urban area bordered by residential areas to the south and west and a commercial shopping area (Fashion Island) to the northeast. Access to the site is via Terrace Drive, a private road off of East Coast Hwy. Public access to the coast (Newport Bay) is available approximately a half mile southeast of the site at a pocket beach adjacent to the U.S. Coast Guard Station located at 1911 Bayside Drive. There are no views onto the golf course from East Coast Highway and no scenic views looking towards the ocean from public vantage points north of site along other public roads will be impacted as they are at higher elevations.

The subject site is 132 acres and is developed with the Newport Beach Country Club, an existing 18-hole golf course, a 23,460 sq. ft. golf course clubhouse, ancillary facilities (2,010 sq. ft. maintenance building, 6,050 sq. ft. golf cart storage barn, snack bar, restrooms, starter shack) and 410 space surface parking lot. The golf clubhouse and parking lot occupy approximately 9 acres of the 132 total acres comprising the entire site.

The Newport Beach Country Club is a private golf course originally constructed in 1954. The applicants (property owners and lessee) propose the demolition of all existing structures: the 23,460 sq. ft. clubhouse and ancillary facilities, and construction of a new 69,088 sq. ft. facility including a two-story, 47-foot tall clubhouse with basement golf cart garage/barn, new landscaping in the vicinity of the clubhouse, a detached golf cart garage, a maintenance building, snack bar, starter shack, restrooms, reconstruction of surface parking lot resulting in a smaller parking lot with 336 parking spaces (loss of 74 spaces) and new parking lot drainage improvements. Grading consisting of 3,300 cu. yds. cut and 37,400 cu. yds. of import are proposed. No improvements are proposed to the golf course greens. Proposed project plans are included as Exhibit 2).

The proposed new 47' tall two-story clubhouse is comprised of a lower level containing a dining area, locker rooms, fitness center, golf shop, club and cart storage areas and employee lounge, a second story with banquet facilities, bar/lounge, offices, and meeting rooms. Additionally, a basement level golf cart garage/barn and repair shop is proposed to house 90 golf carts. The finished floor elevation of the golf clubhouse will be at 113' approximately 3' higher than the finish floor of the existing structure. Restroom facilities, a starter shack and snack bar will be reconstructed at their present locations.

The proposed new freestanding maintenance facility will house a repair shop, equipment storage, offices and employee lounge, a maintenance yard and free-standing chemical storage area. The entire maintenance facility will be enclosed with an 8' tall masonry wall.

New landscaping in the vicinity of the clubhouse and in the reconstructed parking lot is proposed utilizing non-invasive, drought tolerant plant palette such as strawberry trees, coast live oaks,

toyon, New Zealand flax, sage, rosemary, bougainvillea, aloes and succulents amongst many more.

The reconstructed surface parking lot will result in a loss of 74 parking spaces. The resulting 336 spaces meet the project's required parking of 334 parking spaces per City of Newport Beach parking requirements as demonstrated on the following chart:

| Use | Required Spaces Parking | Parking Spaces Required |
|--------------------------------|-------------------------|-------------------------|
| 18-Hole Regulation Golf Course | 8 spaces/hole | 144 |
| Eating/Drinking | 1 space/3 seats | 146 |
| Other: Office & Pro-Shop | 4 spaces/1,000 sq. ft. | 18 |
| Maintenance Bldg | 2 spaces/1,000 sq. ft. | 18 |
| Fitness Facility | 1 space/250 sq. ft. | 8 |

Total Parking Required: 334 spaces

No water quality improvement features currently exist on the subject site. Furthermore, there is no storm drain piping system on site. Under existing conditions, water runoff from the project site generally sheet flows in a southwesterly direction through the parking lot and is conveyed to the public storm drain ultimately discharging into Lower Newport Bay untreated. Newport Bay is listed as an impaired water body under the Clean Water Act Section 303(d) list.

As proposed the project incorporates numerous water quality BMPs to treat the surface runoff before discharge. The applicant has provided a Conceptual Water Quality Management Plan (WQMP) by Fuscoe Engineering identifying a range of possible BMPs that could be applied to protect the biological productivity of coastal waters from adverse impacts due to water runoff from the site; such as incorporating landscaping into the parking lot, use of porous materials in certain areas, and treatment of runoff water through biofilters before final discharge into the public storm drain. The WQMP provides two possible options, Option 1 provides four storm filters to treat runoff four individual sub-drainage areas within the project site and provides for the use of porous pavement materials over the valet and clubhouse entry parking (approximately 13% of parking stalls); Option 2 provides a treatment alternative that treats the entire project drainage area at one downstream location at the southern corner of the main surface parking lot within the main storm drain line and an additional catch basin insert to pre-treat runoff from the maintenance yard. A submitted Technical Site Plan also by Fuscoe Engineering shows the location of proposed new storm drains and catch basins, however, selected BMPs are not depicted in the submitted project plans.

Special Condition 1 requires the applicant provide a final revised WQMP stating the final selection of water quality BMPs. The condition requires the applicants minimize the amount of storm water runoff directed to the storm drains through a variety of design features such as directing the majority of runoff from the roofs into landscape areas, use of porous/permeable pavement materials and other features. **Special Condition 2** requires the applicants provide a final drainage plan incorporating the selected BMP into the project plans.

Additionally, the applicant prepared a Stormwater Pollution Prevention Plan (SWPPP) to ensure that the construction phase of the project does not adversely impact the biological productivity and quality of coastal waters.

B. DEVELOPMENT

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area (e.g., mixed residential and commercial). However, the proposed project raises concerns that any future repair and maintenance of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act and the Commission's regulations. Section 13252 of the Commission's regulations provides that certain repair and maintenance activities require a coastal development permit because they involve a risk of substantial adverse impacts to coastal resources. Activities that involve a risk of such impacts include, in part, any changes to the drainage patterns on the site or changes to the approved structural water quality BMPs as it may involve a risk of substantial adverse impacts to coastal waters. As such, future maintenance activities at the site may involve a risk of substantial adverse impacts to coastal waters. Therefore, to assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission imposes **Special Condition 4** requiring the City to apply for an amendment to this CDP or a new CDP, if applicable, for any future development within the subject site. As conditioned the development conforms to the Chapter 3 policies of the Coastal Act.

C. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed the development, as conditioned, conforms to Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

D. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, one or more of the following: the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

E. LOCAL COASTAL PROGRAM

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The

Land Use Plan for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on October 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 an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

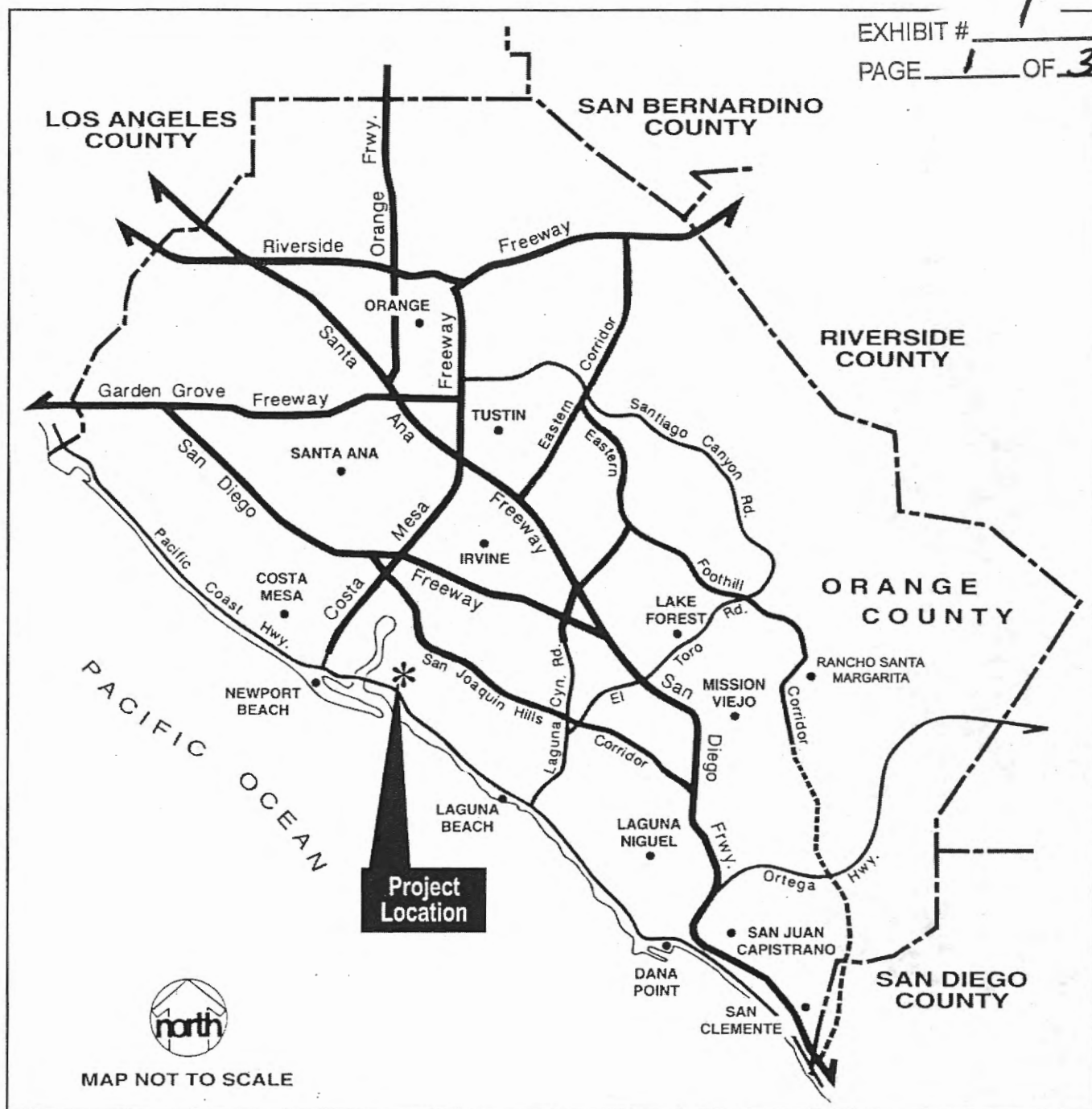
Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality 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 City of Newport Beach is the lead agency responsible for CEQA review. An Initial Study and a Mitigated Negative Declaration (MND) have been prepared by the City in compliance with CEQA guidelines. As conditioned, there are no additional feasible alternatives or additional feasible mitigation measures available which will substantially lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified possible impacts, is consistent with CEQA and the policies of the Coastal Act.

APPENDIX A

SUBSTANTIVE FILE DOCUMENTS

- 1) City of Newport Beach LUP
- 2) City of Newport Beach Approval in Concept (AIC) 2012-011, PA2008-152
- 3) Newport Beach Country Club Mitigated Negative Declaration (PA2008 152), State Clearinghouse Number 2010101027
- 4) Conceptual Water Quality Management Plan, Newport Beach Country Club – New Clubhouse, Newport Beach, CA, July 21, 2008 prepared by Fuscoe Engineering



Vicinity Map

COASTAL COMMISSION

EXHIBIT # 1
PAGE 2 OF 3

Golf Course

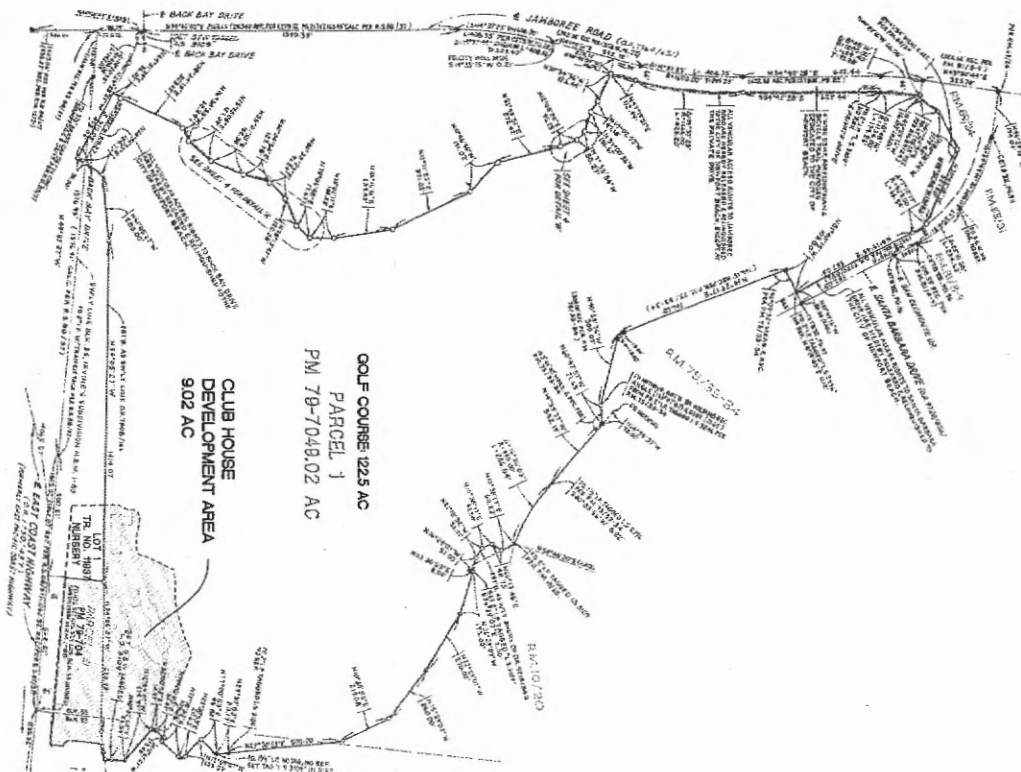
Clubhouse



COASTAL COMMISSION

EXHIBIT # 1
PAGE 3 OF 3

EXISTING BOUNDARY FOR NEWPORT BEACH COUNTRY CLUB



| ACREAGE SUMMARY | |
|------------------|---------|
| GOLF COURSE | 225 AC |
| CLUBHOUSE | 902 AC |
| DEVELOPMENT AREA | 902 AC |
| TOTAL | 3129 AC |

TECHNICAL SITE PLAN
WITH ACCESS EASEMENT
12/09/2011

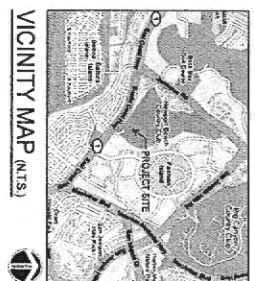
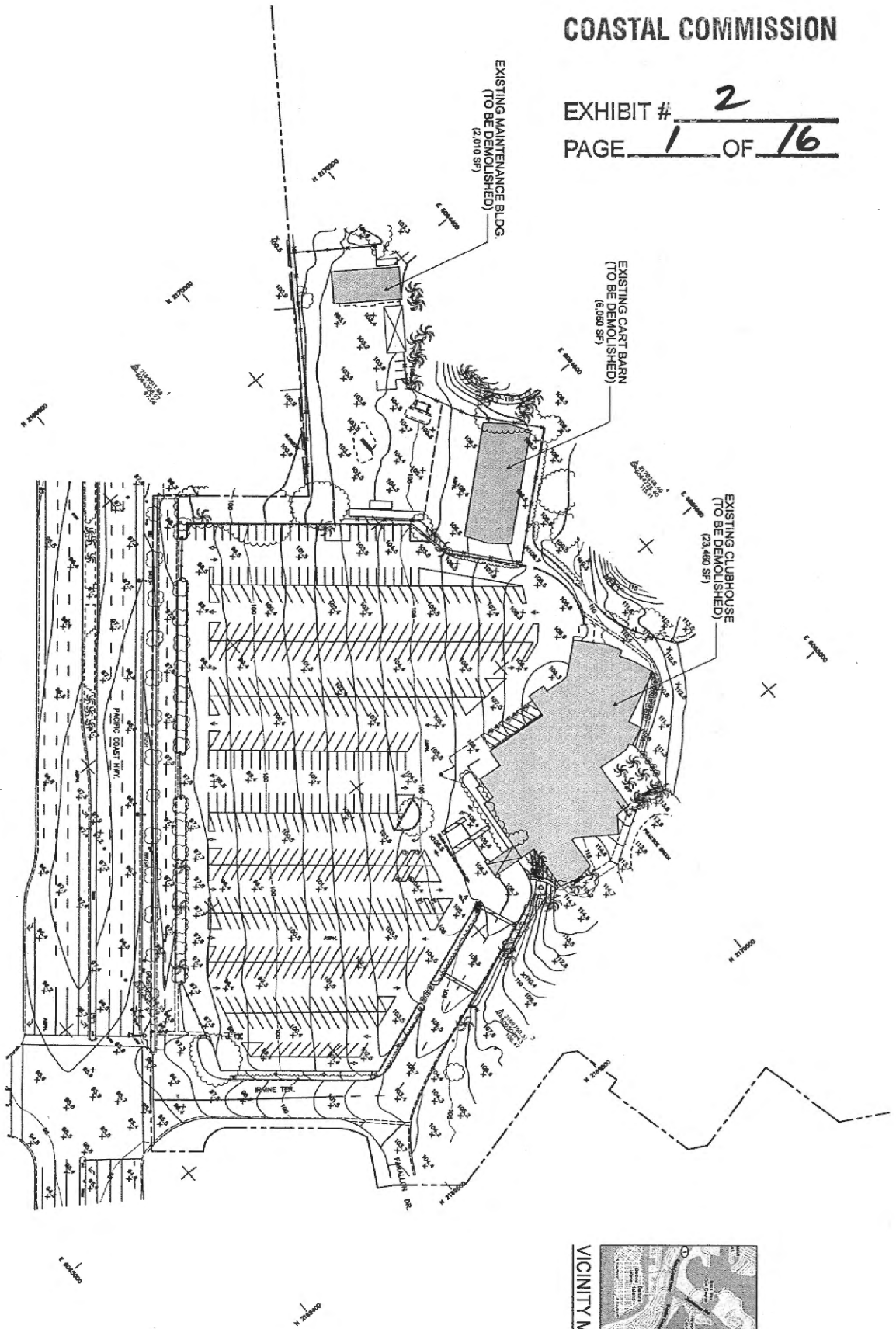
DEVELOPER
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CONTACT: PERRY W. DICKER
PRESIDENT/CEO

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ENGINEER

SHEET: **2** OF **2**

| NO. | DATE | REVISIONS |
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NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

08012

09-08-08
09-30-10
05-04-11

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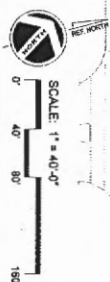
EXISTING SITE PLAN /
DEMOLITION PLAN

A-1A

EXHIBIT # 2
PAGE 2 OF 16



NEWPORT BEACH, CALIFORNIA



08012

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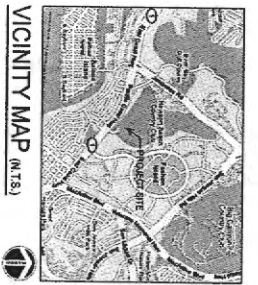
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TEMPORARY FACILITIES /
SITE PLANTEMPORARY FACILITIES /
SITE PLAN

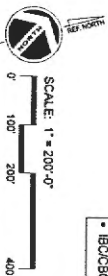
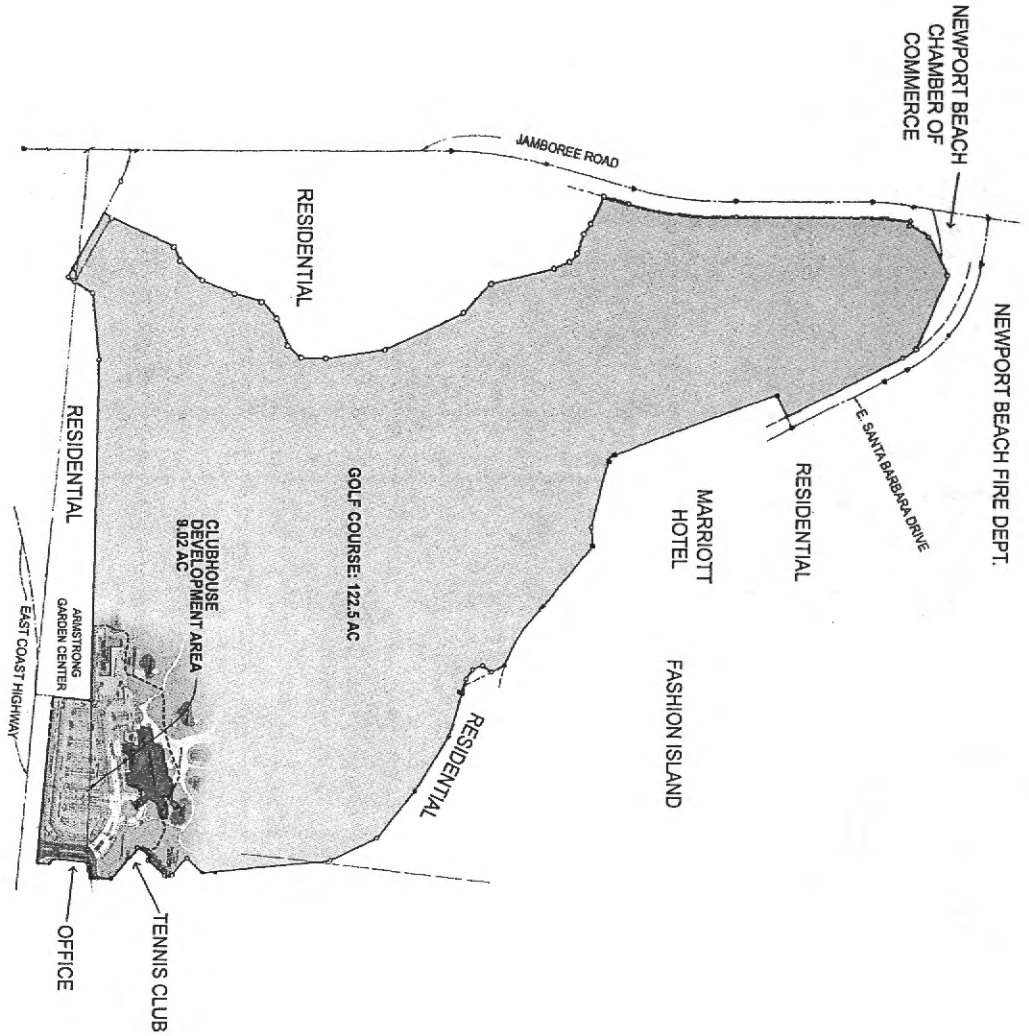


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EXHIBIT # 2
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NEWPORT BEACH, CALIFORNIA

NEWPORT BEACH COUNTRY CLUB



08012
10-11-11 11-22-10 09-09-08
12-12-11 04-12-11 03-20-09
08-07-11 06-14-09
08-19-11 09-30-10

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REVISED OVERALL SITE PLAN
WITH ACCESS EASEMENT
A-2A

- Building Occupancy Group: A-2
- Construction Type: Type V-B (Fully Sprinklered)
- IBC/CBC 2006

GENERAL NOTES

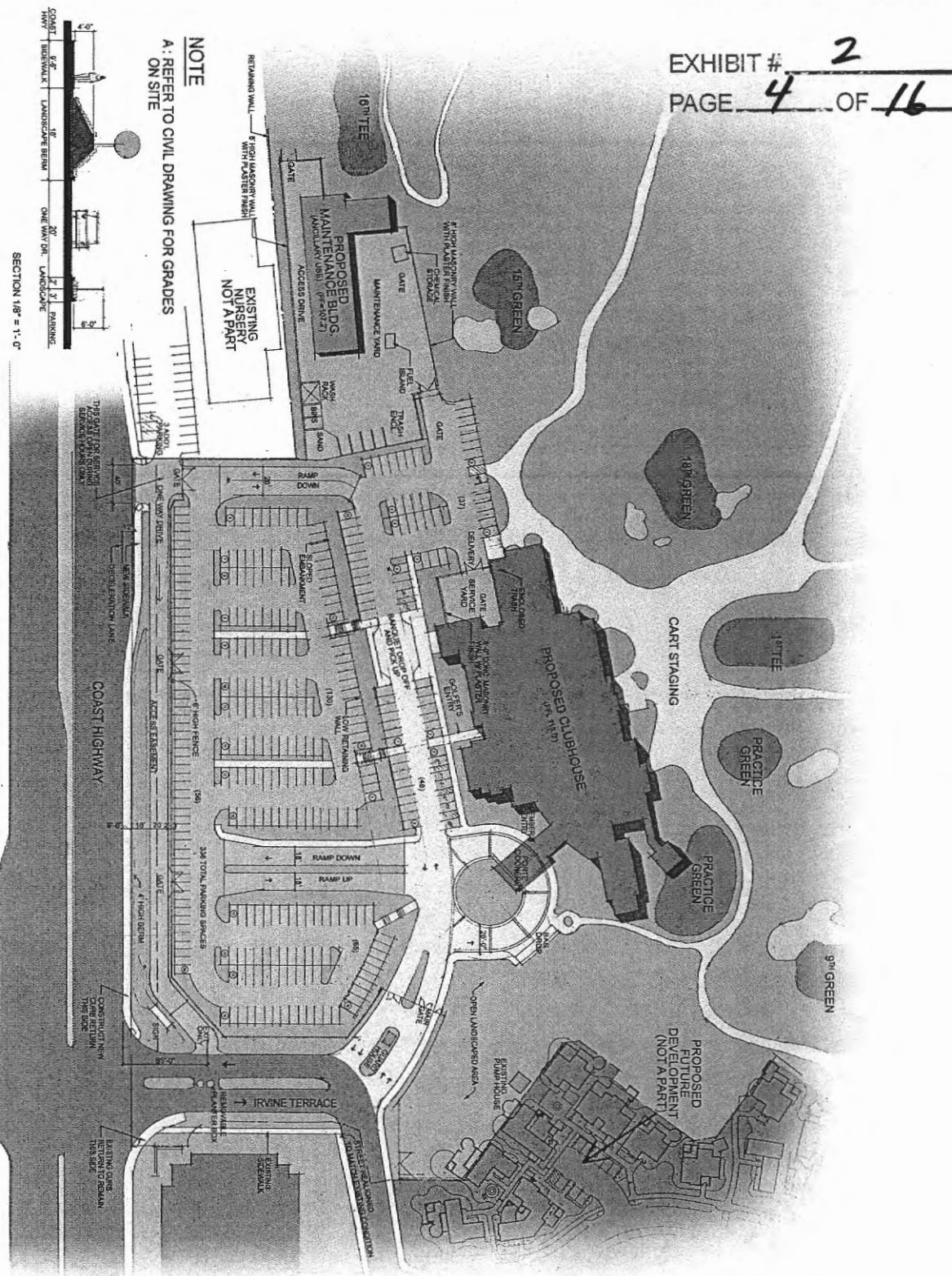
- Note:
1) Gross Site Area includes golf course.
2) Existing clubhouse building area from take-off of existing floor plan.
3) Existing cart barn and maintenance building areas are from field measurements.

| EXISTING CLUBHOUSE | | PROPOSED CLUBHOUSE | |
|----------------------|--|---|--------------|
| Project Area: | Clubhouse: 20,702 sq ft 1st Floor 2,718 sq ft 2nd Floor 23,460 sq ft | Clubhouse: 30,693 sq ft 1st Floor 20,630 sq ft 2nd Floor 57,213 sq ft | |
| Cart Barn: | 6,050 sq ft | Cart Barn & Bag Storage: | 9,310 sq ft |
| Maint. Building: | 2,010 sq ft | Maint. Building: | 8,565 sq ft |
| Total Existing Area: | 31,520 sq ft | Total Project Area: | 69,088 sq ft |
| Building Height: | Clubhouse: 23'-0" max Cart Barn: 12'-0" max Maint. Bldg.: 18'-0" | Clubhouse: 46'-0" max Maint. Bldg.: 21'-0" max | |
| Site Area: | Gross Site = 131.52 acres | Gross Site = 131.52 acres | |
| Lot Coverage: | 30,106 sq ft 131.52 ac = 0.525% | 49,940 sq ft 131.52 ac = 0.872% | |

PROJECT DEVELOPMENT SUMMARY

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



NOTE
A: REFER TO CIVIL DRAWING FOR GRADES
ON SITE

SECTION 1/8" = 1'-0"

SCALE: 1" = 40'-0"
0' 40' 80' 160'

11-16-11
12-01-11
12-05-11
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PROPOSED ALTERNATE SITE
PLAN WITH ACCESS
EASEMENT
A-2BR

- Building Occupancy Group: A-2
- Construction Type: Type V-B (Fully Sprinkled)
- IBC/CBC 2006

GENERAL NOTES

- 1) Gross Site Area includes golf course.
- 2) Existing clubhouse building area from time-of-letting floor plan.
- 3) Existing cart barn and maintenance building areas are from field measurements.

| EXISTING CLUBHOUSE | | PROPOSED CLUBHOUSE | |
|----------------------|--|--|--------------------|
| Project Area: | Clubhouse: 20,702 sq ft 1st Floor: 2,755 sq ft 2nd Floor: 23,450 sq ft | Clubhouse: 30,693 sq ft 1st Floor: 20,520 sq ft 2nd Floor: 5,173 sq ft | |
| Cart Barn: | 6,050 sq ft | Cart Barn & Bag Storage: | 9,310 sq ft |
| Maint. Bldg: | 2,010 sq ft | Maint. Building: | 8,555 sq ft |
| Total Existing Area: | 31,520 sq ft | Total Project Area: | 69,088 sq ft |
| Clubhouse: | 23'-6" max | Clubhouse: | 48'-9" max |
| Cart Barn: | 12'-0" | Cart Barn: | 12'-0" |
| Maint. Bldg: | 18'-0" | Maint. Bldg: | 21'-0" max |
| Site Area: | Gross Site = 131.52 acres | Gross Site: | 131.52 acres |
| Lot Area: | 30,105 sq ft | Lot Area: | 48,940 sq ft |
| Coverage: | 131.52 ac = 0.322% | Coverage: | 131.52 ac = 0.872% |

PROJECT DEVELOPMENT SUMMARY

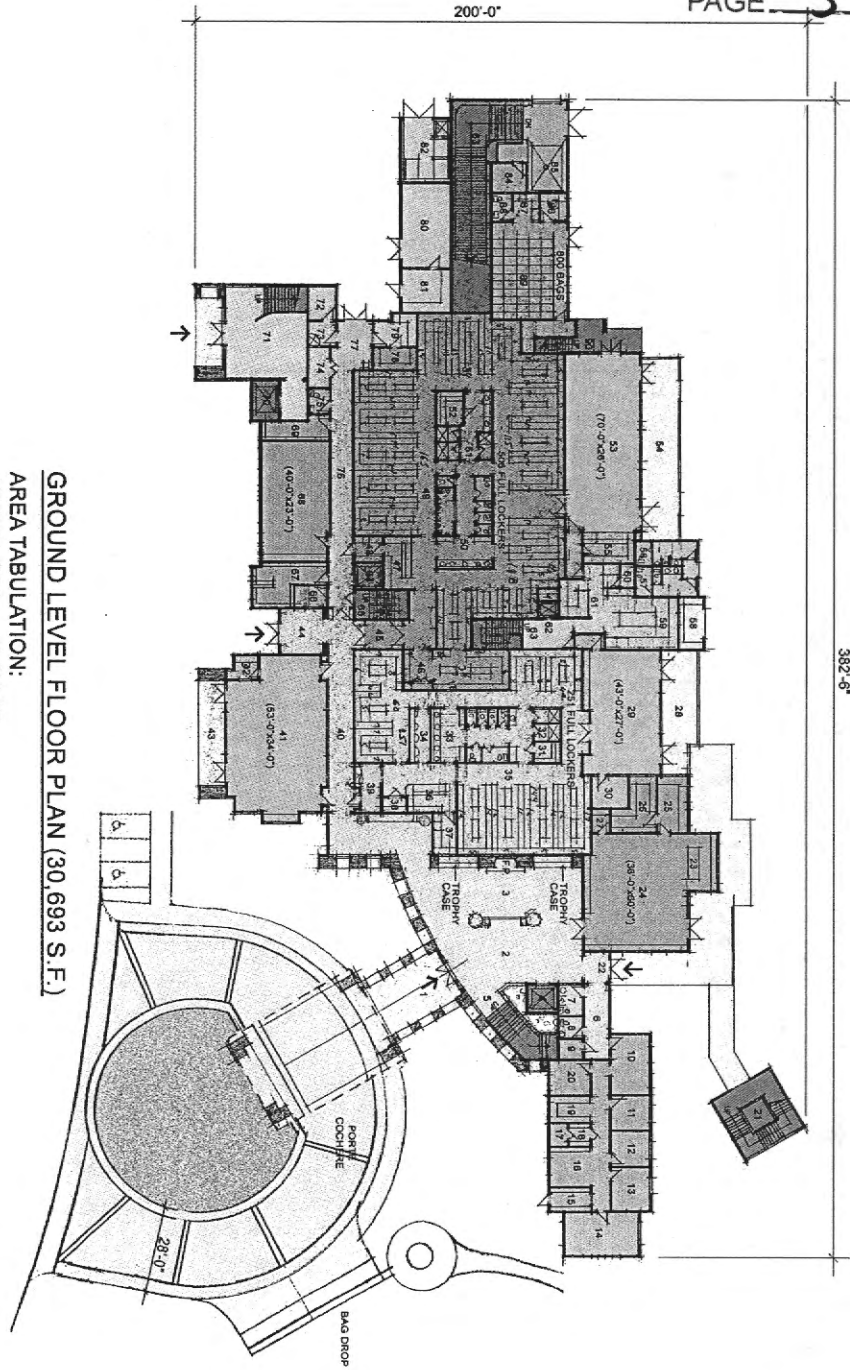
| USE CATEGORY | NUMBER OF SEATS / ETC. | PARKING REQUIRED (STALLS) |
|-----------------------------------|------------------------|---------------------------|
| Golf Uses: | | |
| - Regulation Courses | 18 holes | 8 spaces per hole |
| Eating & Drinking Establishments: | | |
| - Fine Dining | 58 seats | 1 stall / 3 seats |
| - Mixed Grill | 90 seats | 1 stall / 35 seats |
| - Boardroom / Private Dining | 40 seats | |
| - Banquet Room | 250 seats | |
| Other Uses: | | |
| - Offices | 2,290 sq ft | 4 stalls / 1,000 sq ft |
| - Auto Shop | 2,150 sq ft | 2 stalls / 1,000 sq ft |
| - Health & Fitness | 1,800 sq ft | 1 stall / 250 sq ft |
| Facilities (small) | | |
| Total parking required: | | 334 |
| Parking provided: | | |
| - Standard | | 327 |
| - Handicapped | | 9 |
| Total parking provided: | | 336 |

NEWPORT BEACH, CALIFORNIA

NEWPORT BEACH COUNTRY CLUB

GROUND LEVEL FLOOR PLAN (30,693 S.F.)

AREA TABULATION:
-UPPER LEVEL: 20,520 SF
-GROUND LEVEL: 30,693 SF
TOTAL: 51,213 SF



08012
09-07-11 09-08-08
09-19-11 12-23-08
09-30-10 05-04-11

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTS & PLANNERS
1000 N. BAY BLVD., SUITE 200
NEWPORT BEACH, CA 92660-4447
TEL: 949.261.1100 F: 949.261.1144



GROUND LEVEL
FLOOR PLAN

A-3

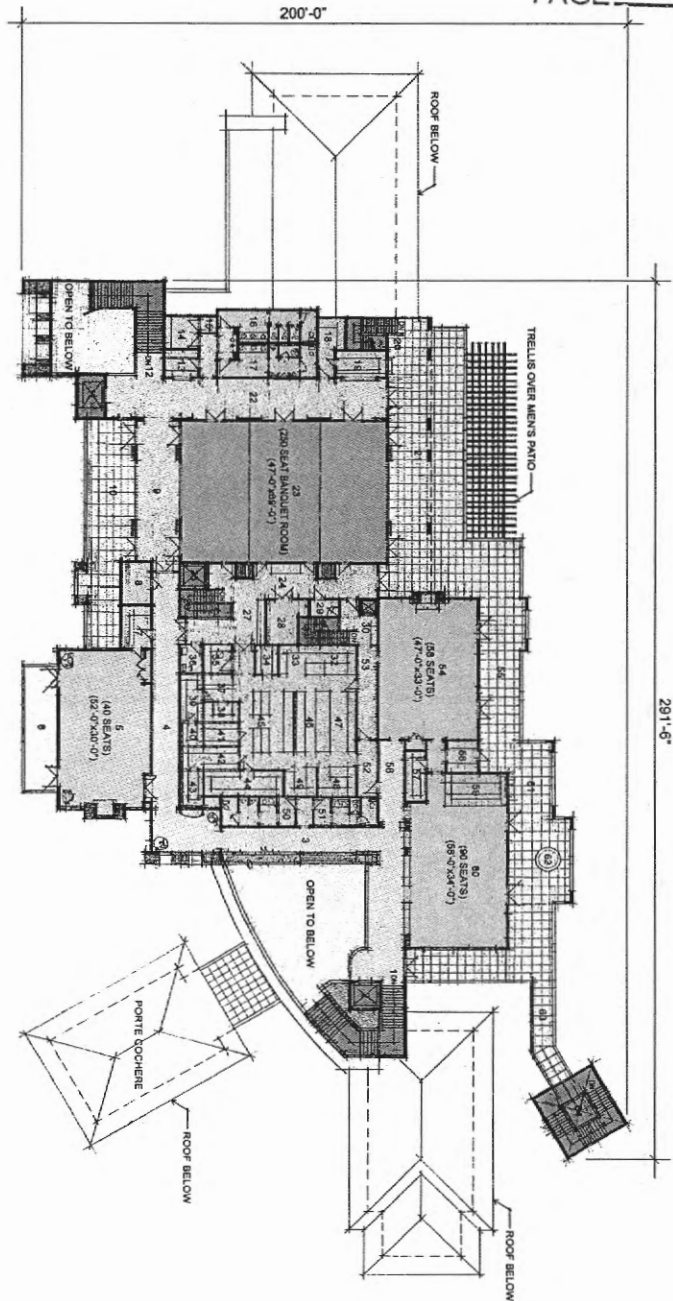
NEWPORT BEACH COUNTRY CLUB

LEGEND

1. MEMBER'S ENTRY PERICOLA
2. RECEPTION
3. MEMBER'S LOBBY
4. ELEVATOR
5. GRAND STAIR
6. HALL
7. MEN'S RESTROOM
8. LADIES' RESTROOM
9. LOCKER ROOM
10. RECEPTIONIST
11. MEMBERSHIP SALES
12. CONTROLLER
13. ASSISTANT GENERAL MANAGER
14. PRO SHOP
15. FILE STORAGE
16. ACCOUNTING
17. COMPUTER ROOM
18. WORK ROOM
19. BANQUET SALES
20. STAIR TOWER
21. STAIR TOWER ACCESS
22. STAIR TOWER
23. PRO SHOP
24. PRO OFFICE
25. STORAGE
26. LOCKER ROOM
27. LADIES' PATIO
28. LADIES' CARD ROOM
29. STORAGE
30. LADIES' STEAM ROOM
31. LADIES' SHOWER
32. LADIES' VANITY
33. LADIES' LAVATORY
34. LADIES' LOCKER ROOM
35. LAUNDRY / STORAGE
36. COAT CLOSET
37. LADIES' LOCKER ROOM ENTRY
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90. LOCKER ROOM ENTRY

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



UPPER LEVEL FLOOR PLAN (20,520 S.F.)

AREA TABULATION:
-UPPER LEVEL: 20,520 SF
-GROUND LEVEL: 30,683 SF
TOTAL: 51,213 SF



SCALE: 1/16" = 1'-0"
0' 16' 32' 64'

09-08-08
12-18-08
05-04-10
05-04-11
05-07-11

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTS AND PLANNERS ASSOCIATION
MEMBER OF THE CALIFORNIA ARCHITECTS ASSOCIATION
FIRM NO. 001108 & 000001104



UPPER LEVEL
FLOOR PLAN

A-4

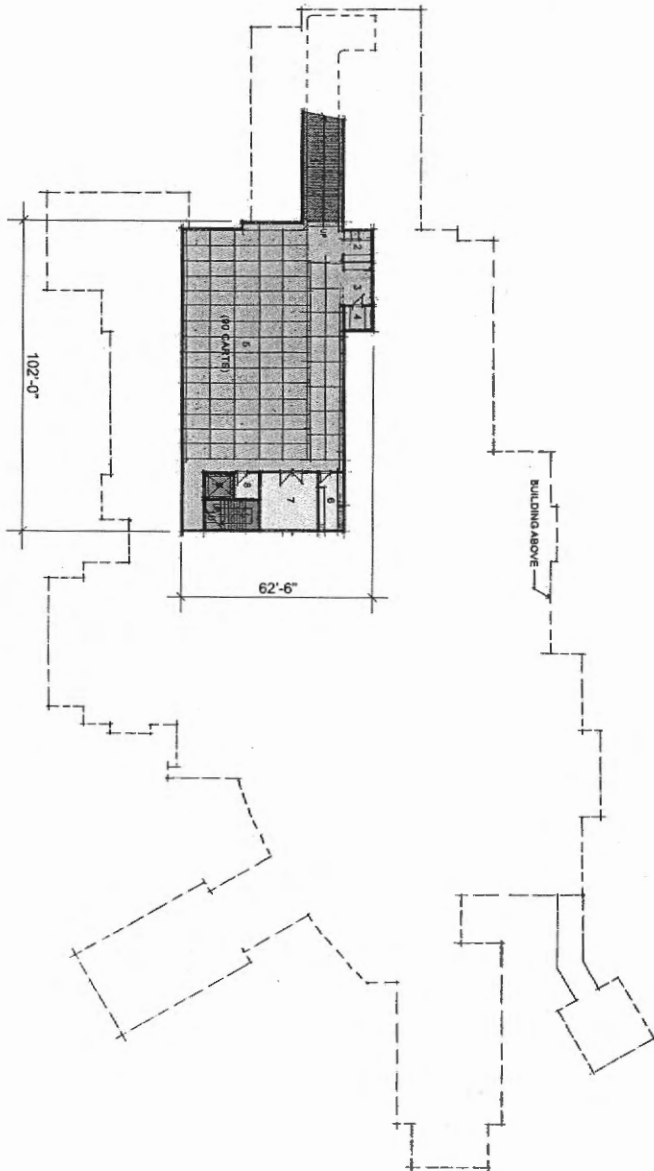
NEWPORT BEACH COUNTRY CLUB

LEGEND

1. GRAND STAIR
2. ELEVATOR
3. CONCOURSE-1
4. CONCOURSE-2
5. DINING ROOM / PRIVATE DINING
6. TERRACE
7. PANTRY
8. STORAGE
9. RESTROOM
10. OCEANSIDE TERRACE
11. OBSERVATION ELEVATOR
12. GRAND STAIR
13. COAT ROOM
14. MEN'S RESTROOM
15. CLOSET
16. LADIES' RESTROOM
17. MEN'S RESTROOM
18. SERVICE BAR
19. STAIR
20. STAIR
21. BANQUET TERRACE
22. BANQUET LOBBY
23. SERVICE CORRIDOR
24. SERVICE CORRIDOR
25. FREIGHT ELEVATOR
26. STAIR
27. STAIR
28. BANQUET STORAGE
29. JANITOR
30. DUMB WATER
31. STAIR
32. DUMB WASH
33. POT WASH
34. DISH STORAGE
35. CUP'S OFFICE
36. CLOSET
37. ICE
38. LINEN STORAGE
39. LIQUOR STORAGE
40. WALK IN REFRIGERATOR
41. WALK IN REFRIGERATOR
42. WALK IN FREEZER
43. WALK IN FREEZER
44. DRY STORAGE
45. CLOSET
46. DISH UP
47. DISH UP
48. PANTRY
49. BAKERY
50. BAKERY
51. LADIES' RESTROOM
52. SERVICE VESTIBULE
53. SERVICE CORRIDOR
54. FINE DINING ROOM
55. FINE DINING ROOM
56. SERVICE STATION
57. WINE ROOM
58. FINE DINING ENTRY
59. WINE ROOM
60. MIXED GRILLE
61. MIXED GRILLE
62. FIRE PIT
63. BRIDGE
64. STAIR TOWER

NEWPORT BEACH COUNTRY CLUB

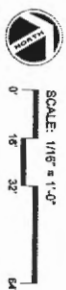
NEWPORT BEACH, CALIFORNIA



CART BARN (5,704 S.F.)
(ANCILLARY USE)

AREA TABULATION:
-CART BARN: 5,704 SF
-BAG STOR. (GROUND FLR.): 3,606 SF
TOTAL: 9,310 SF

- NEWPORT BEACH COUNTRY CLUB**
- LEGEND**
1. RAMP UP
 2. LAUNDRY / E.E. / TOWEL STORAGE
 3. CART REPAIR SHOP
 4. BULK STORAGE
 5. CART BARN
 6. DEAD FILE STORAGE
 7. BULK STORAGE
 8. BULK STORAGE EQUIPMENT STORAGE
 9. FRONT ELEVATION
 10. STAIR



BASEMENT LEVEL
FLOOR PLAN
(ANCILLARY USE)

A-5

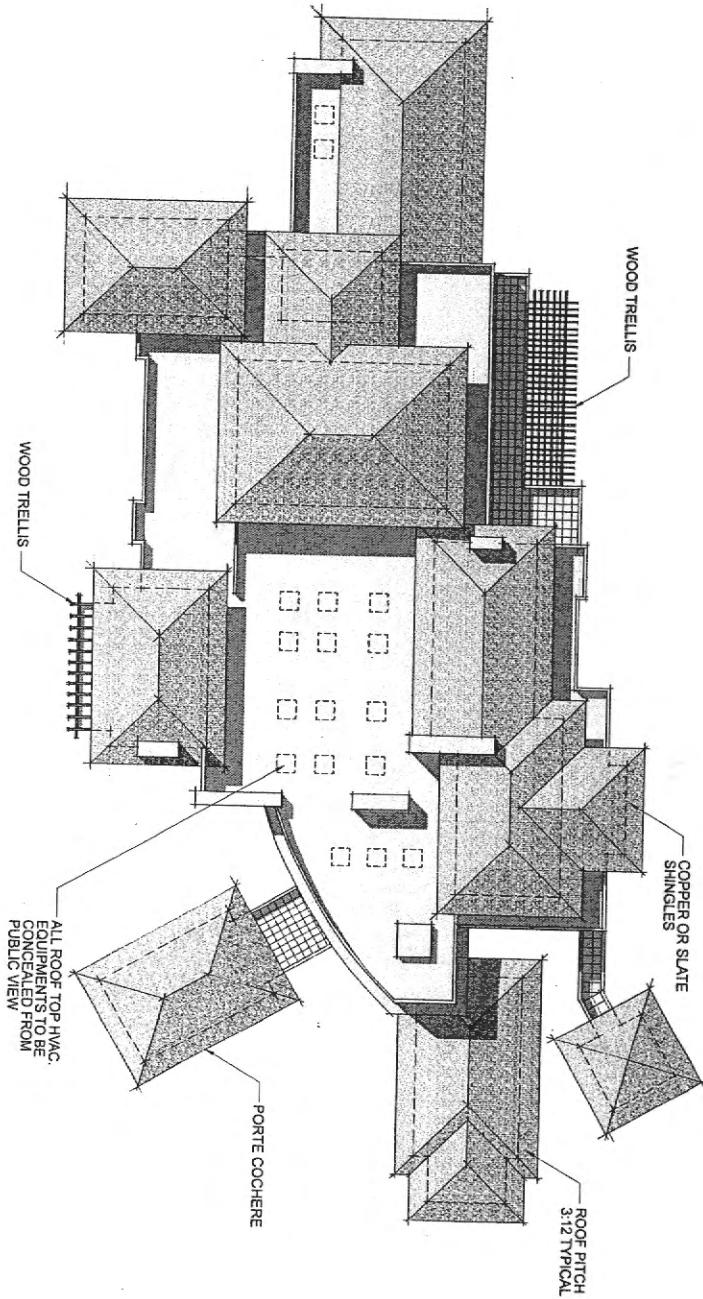
07-15-08
12-18-08
03-23-09
05-04-11
09-07-11

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURAL FLOOR PLAN
DATE: 05-04-11
BY: RLS/STW/TLS



NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



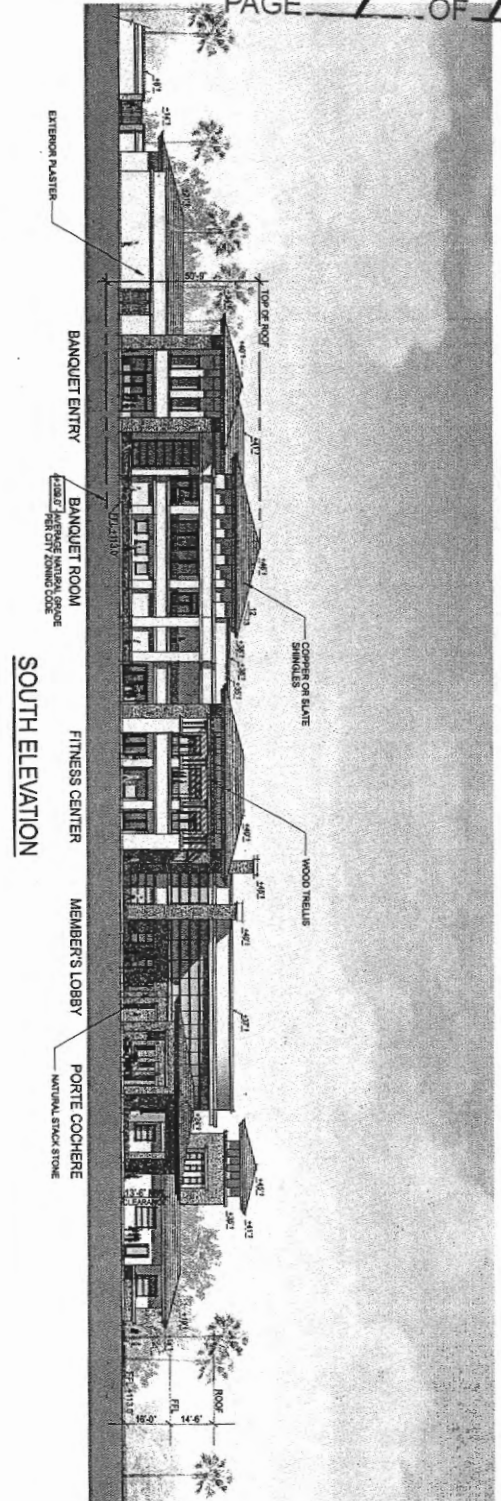
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ROOF PLAN

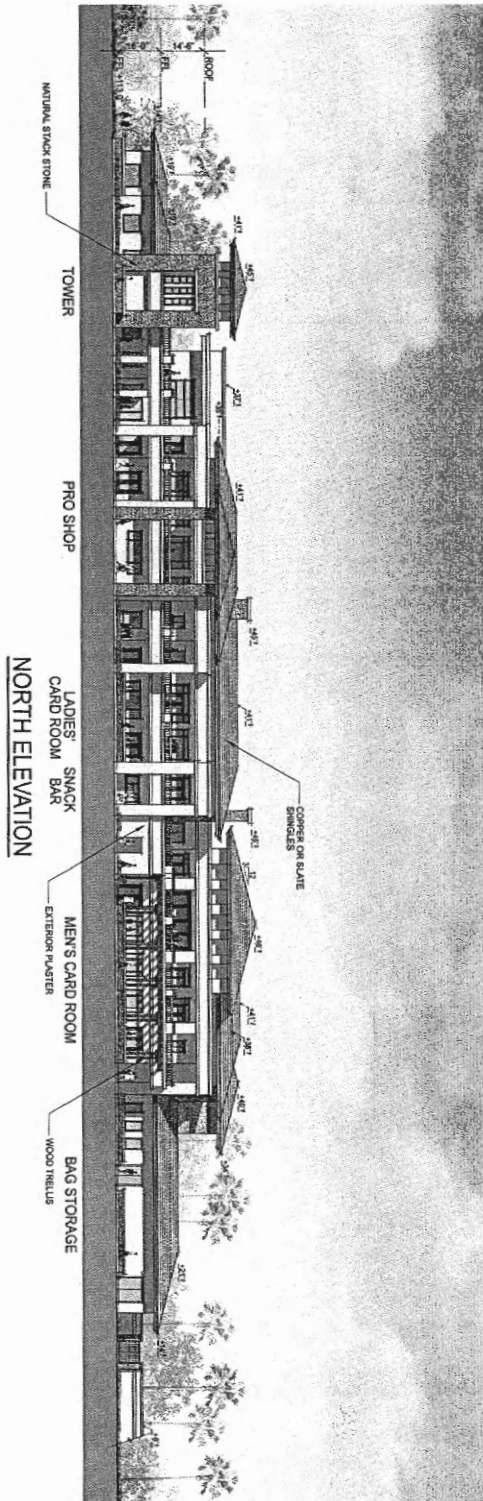
07-15-08
12-18-08
03-21-09
05-04-10
08-07-11

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURAL PLANNING INTERIORS
1000 JON DUMAS AVE., SUITE 200
NEWPORT BEACH, CA 92660
TEL: 949.261.1100 F: 949.261.1144





SOUTH ELEVATION



NORTH ELEVATION

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

SCALE: 1/16" = 1'-0"
0' 18' 32' 64'

ELEVATIONS

A-7

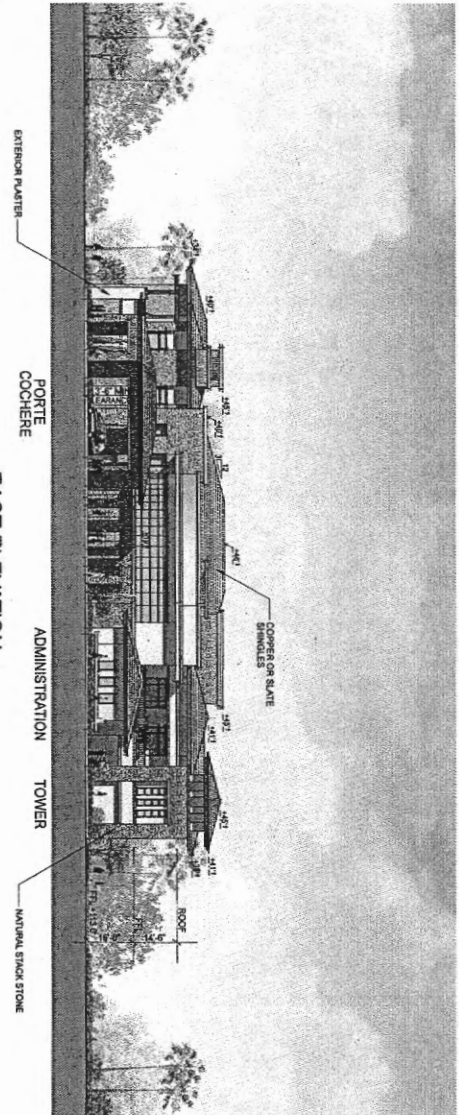
08012
09-07-11 07-15-08
09-19-11 12-23-08
09-04-11 02-20-10
09-04-11 05-20-11

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTS AND PLANNERS
10000 BAYVIEW AVENUE, SUITE 200
NEWPORT BEACH, CA 92660
TEL: 949.261.1100 FAX: 949.261.1144



NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



EAST ELEVATION



WEST ELEVATION

SCALE: 1/16" = 1'-0"
0 16' 32' 64'

ELEVATIONS

A-8

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURAL PLANNING & DESIGN
10000 CALIFORNIA BOULEVARD
SUITE 200
NEWPORT BEACH, CALIFORNIA 92660
TEL: 949-261-1100 FAX: 949-261-1104

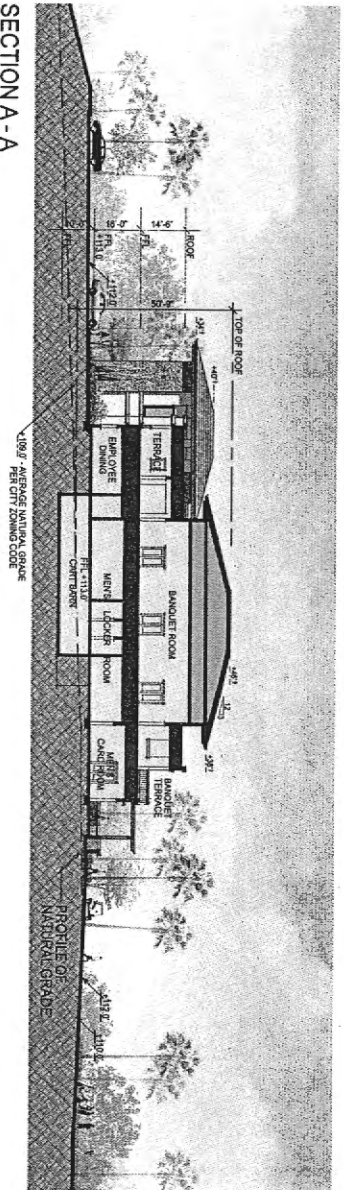
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03012

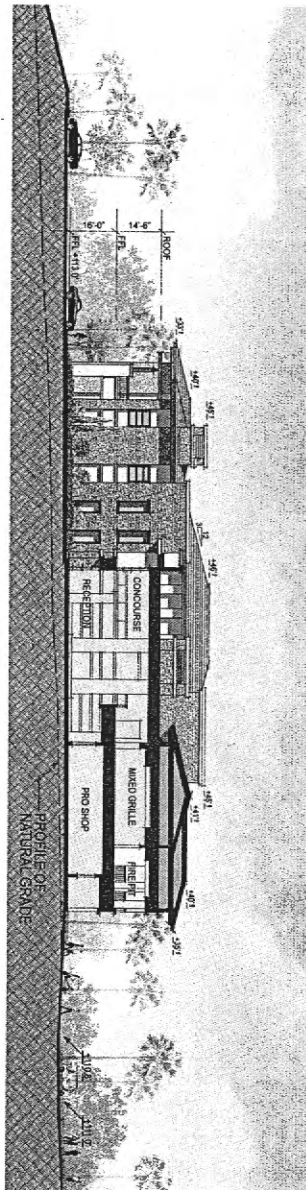
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05-04-11

LEE
SQA

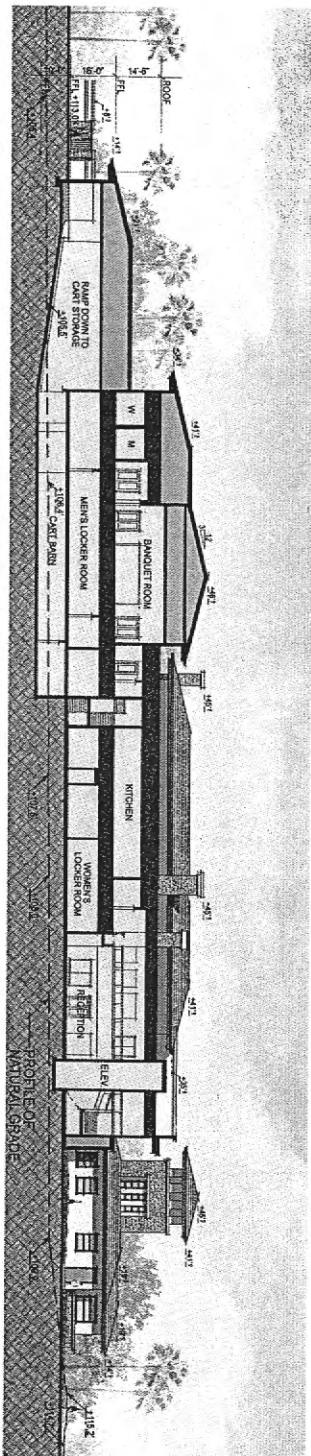
SECTION A-A



SECTION B-B



SECTION C-C



NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

08012

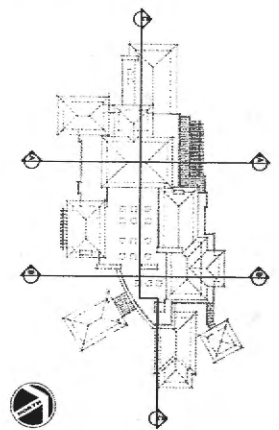
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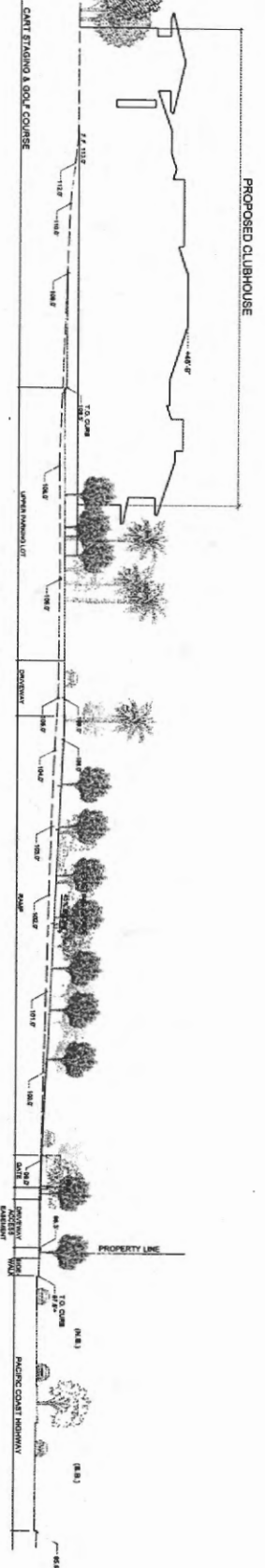
09-07-11 07-15-08
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CLUBHOUSE SECTIONS

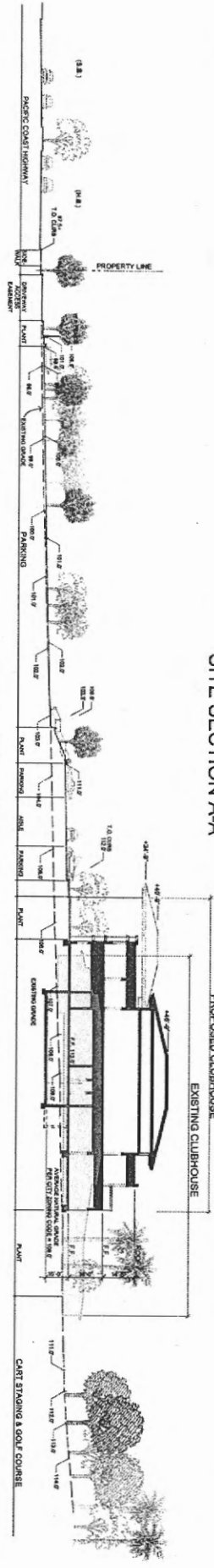
A-9

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTS & PLANNERS
1000 ALVARADO AVENUE, SUITE 200
NEWPORT BEACH, CA 92660
TEL: 949.444.1111 FAX: 949.444.1111

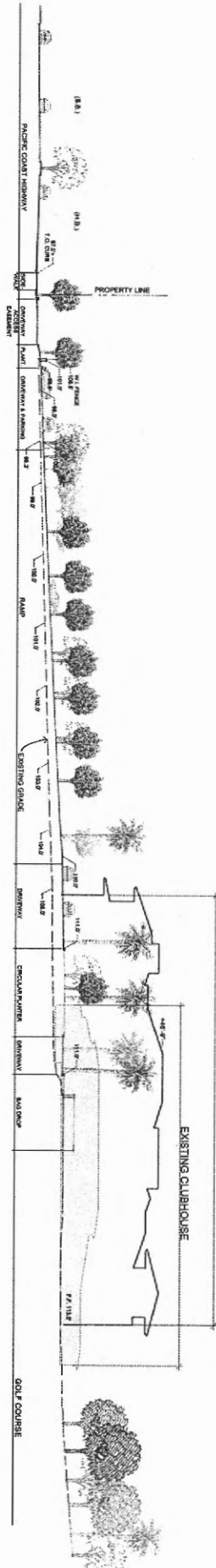




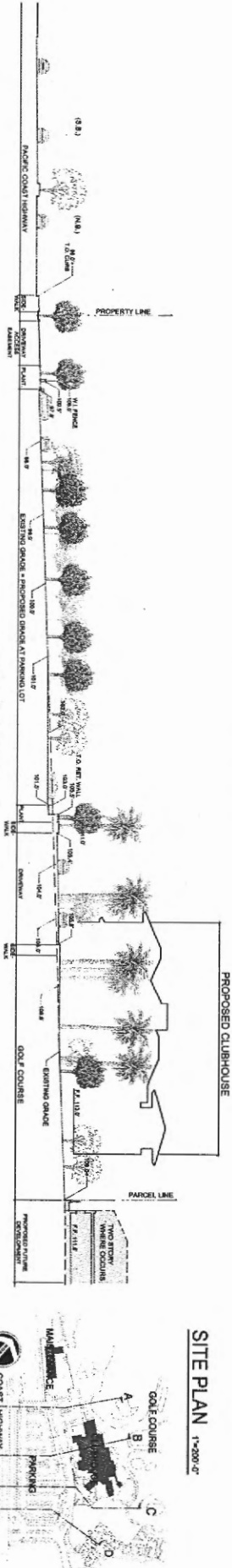
SITE SECTION A-A



SITE SECTION B-B



SITE SECTION C-C



SITE SECTION D-D

NEWPORT BEACH COUNTRY CLUB

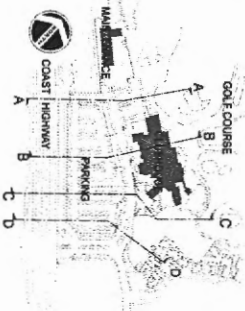
NEWPORT BEACH, CALIFORNIA

SCALE: 1" = 20'-0"

SITE SECTIONS

A-10

SITE PLAN 1"=200'-0"



08012

09-07-11 09-18-11 10-11-11 10-18-11 06-18-09 11-10-09 08-30-10 04-30-09 06-12-11 05-01-09

LEE & SAKAHARA
ARCHITECTS, INC.
10000 N. GARDEN AVE., SUITE 200
NEWPORT BEACH, CA 92660
TEL: 949.440.1144



COASTAL COMMISSION

EXHIBIT # 2
PAGE 13 OF 16

NEWPORT BEACH, CALIFORNIA

NEWPORT BEACH COUNTRY CLUB

08012



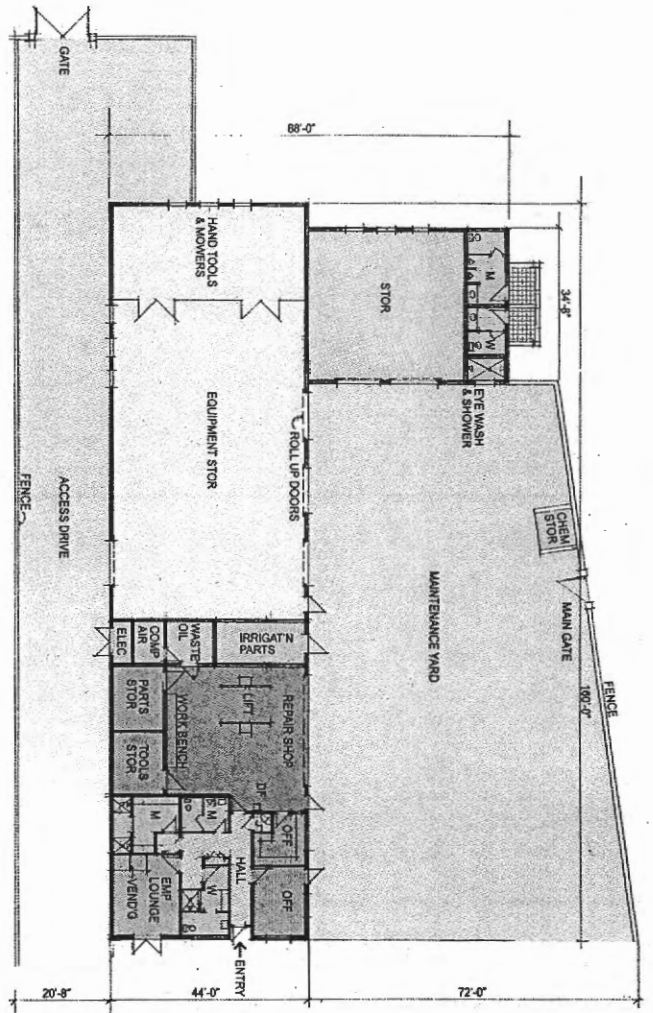
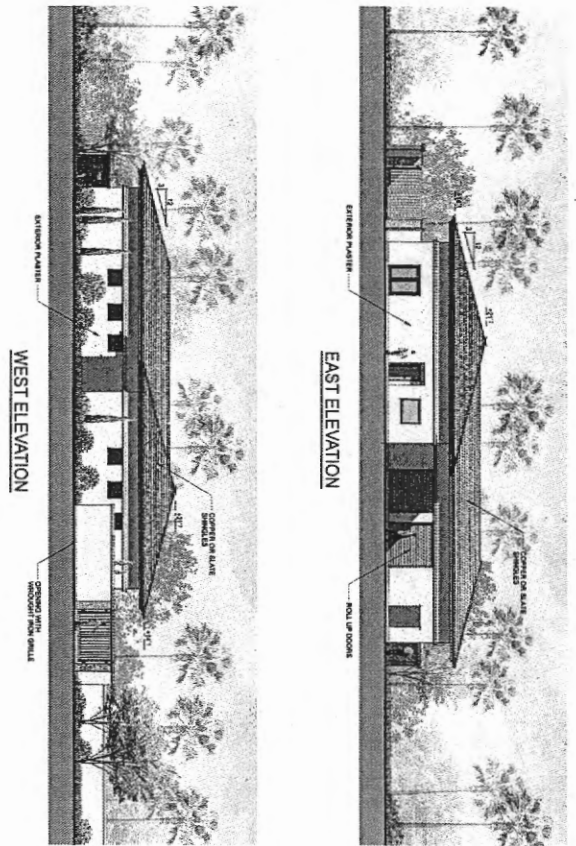
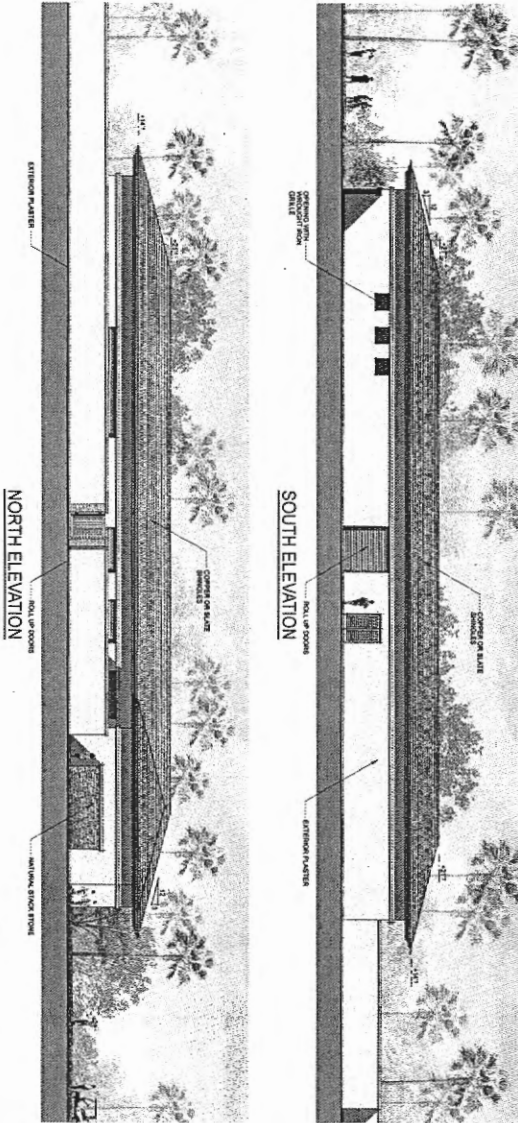
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07-15-08
08-20-10
01-21-11
05-04-11
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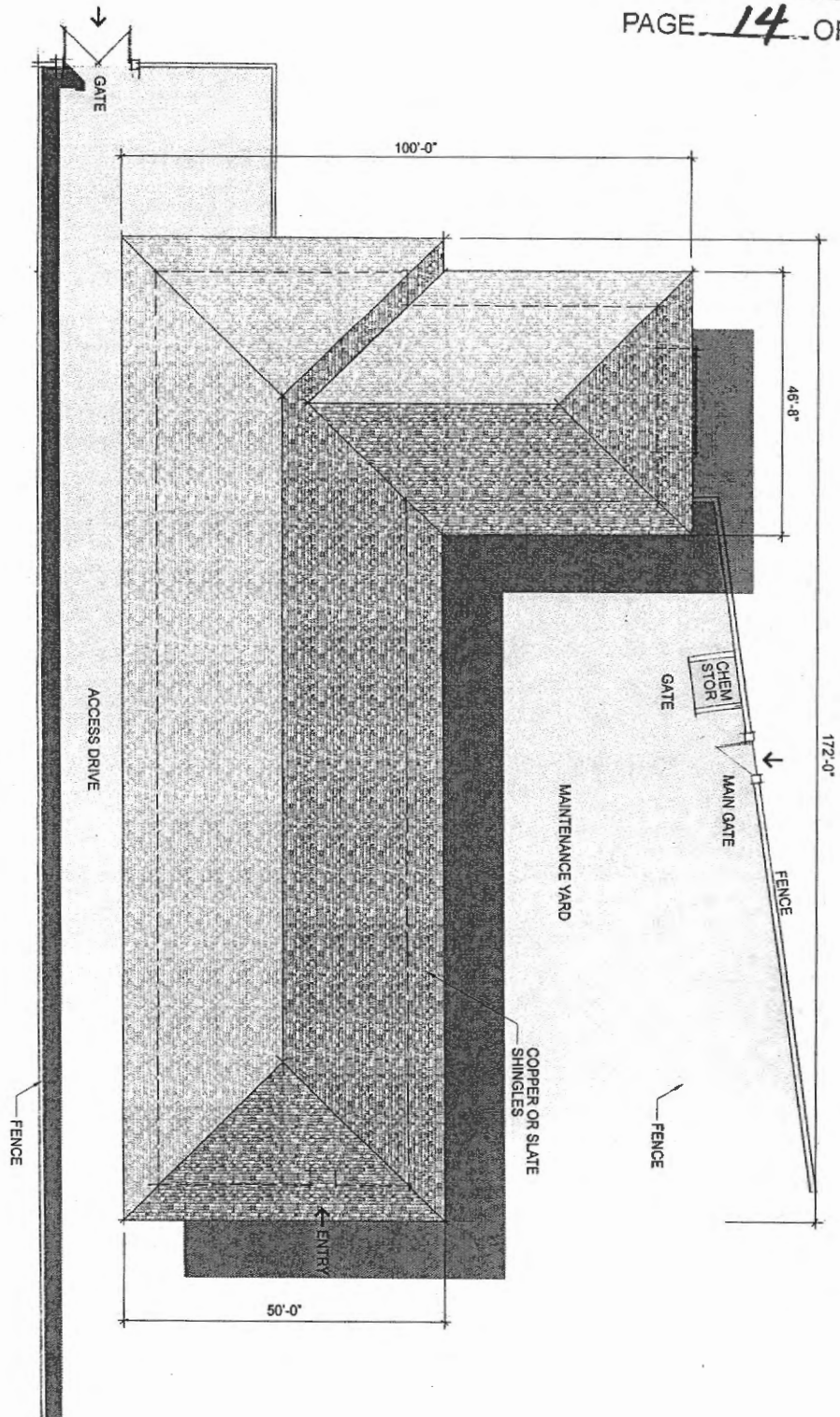
LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTS IN NEWPORT BEACH, CALIFORNIA
10000 VAN DYKE AVE., SUITE 200
NEWPORT BEACH, CA 92660-1144
TEL: 949.261.1144 FAX: 949.261.1144



MAINTENANCE BUILDING
FLOOR PLAN & ELEVATIONS
A-11



FLOOR PLAN (ONE STORY, ANCILLARY USE)
-TOTAL AREA - 8,666 SF



ROOF PLAN

NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA



08012

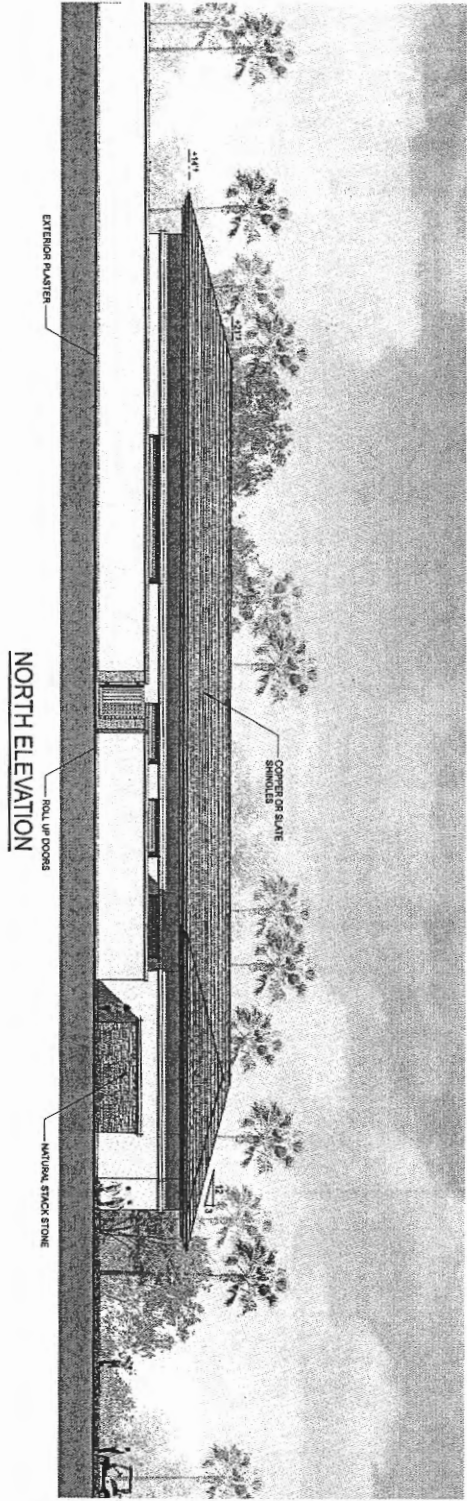
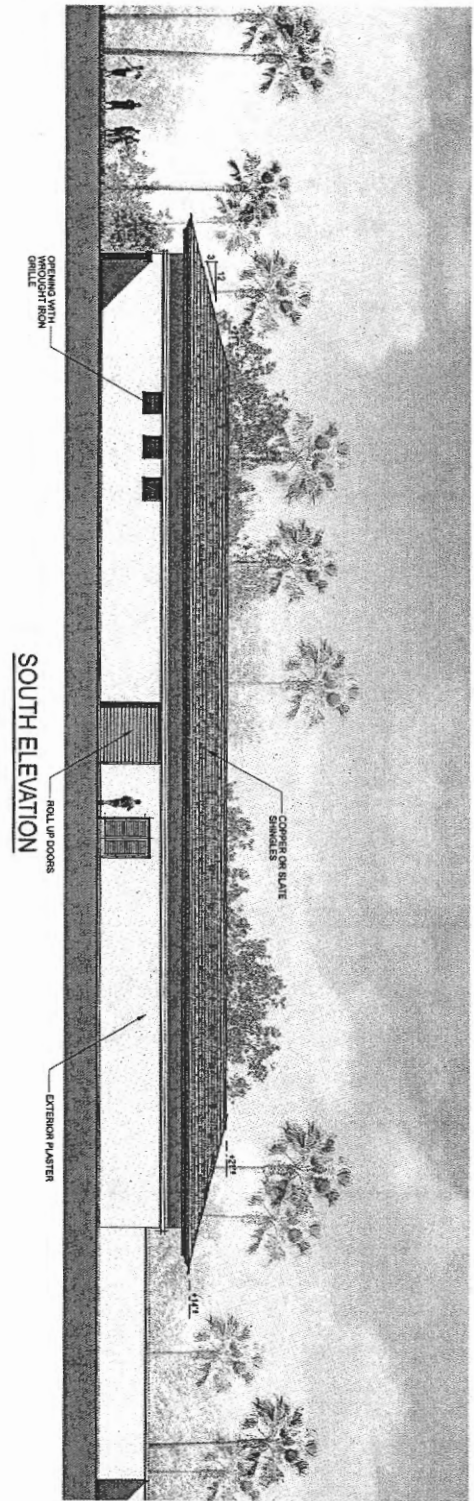
07-15-08
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08-04-11
08-18-11

MAINTENANCE BUILDING
ROOF PLAN
(ANCILLARY USE) A-12

LEE & SAKAHARA
ARCHITECTS AIA
ARCHITECTURAL FIRM
1000 N. GARDEN AVE., SUITE 200
ANAHEIM, CA 92810-1146
TEL: 714.771.1100 FAX: 714.771.1146



NEWPORT BEACH COUNTRY CLUB
NEWPORT BEACH, CALIFORNIA



SCALE: 1/8" = 1'-0"
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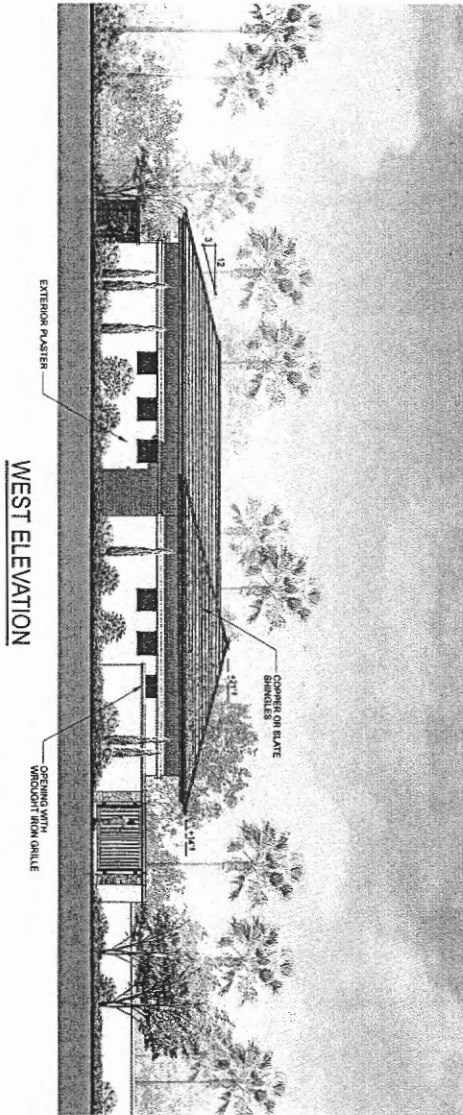
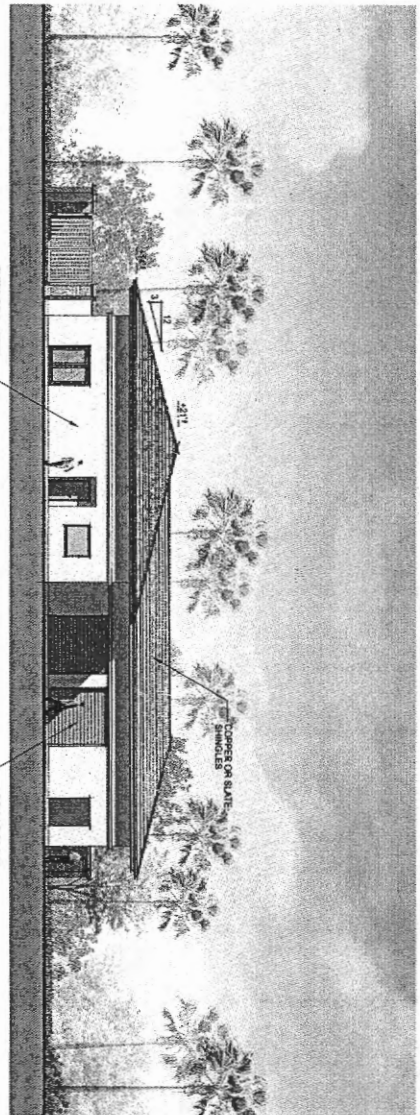
08012

07-15-06
08-23-06
05-04-11
05-18-11

MAINTENANCE BUILDING
ELEVATIONS
(ANCILLARY USE)
A-13

LEE & SAKAHARA
ARCHITECTS AIA
10000 WILSON AVENUE, SUITE 200
DANFORTH, CA 94504-4477
PH: (925) 713-7100 FAX: (925) 713-1100





NEWPORT BEACH COUNTRY CLUB

NEWPORT BEACH, CALIFORNIA

SCALE: 1/8" = 1'-0"

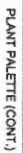
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09-18-11

MAINTENANCE BUILDING
ELEVATIONS
(ANCILLARY USE) A-14

LEE & SAKAHARA
ARCHITECTS AIA
10000 S. GARDEN AVE., SUITE 200
DANA POINT, CA 92629-1144
TEL: 949-371-1100 FAX: 949-371-1144



NEWPORT BEACH, CALIFORNIA

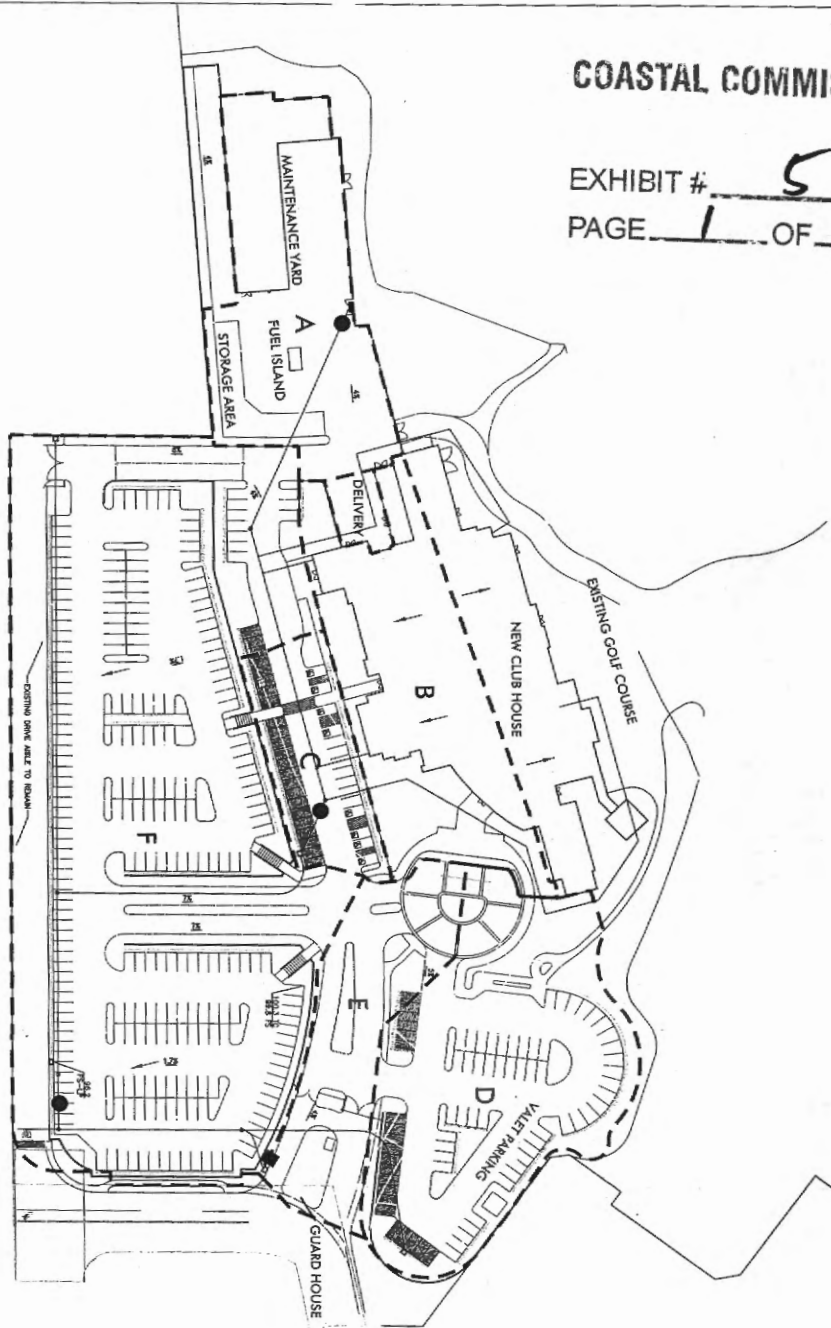
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ALTERNATE PRELIMINARY
LANDSCAPE PLAN WITH
ACCESS EASEMENT
L-1.3

COASTAL COMMISSION

EXHIBIT # 5
PAGE 1 OF 2

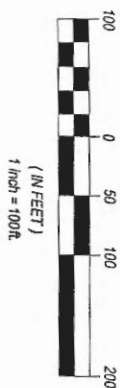
EAST COAST HWY.



LEGEND

- FLOW DIRECTION
- - - PROPOSED STORM DRAIN
- - - DRAINAGE BOUNDARY
- PERVIOUS PAVEMENT
- STORMFILTER
- FILTERBA UNIT

GRAPHIC SCALE



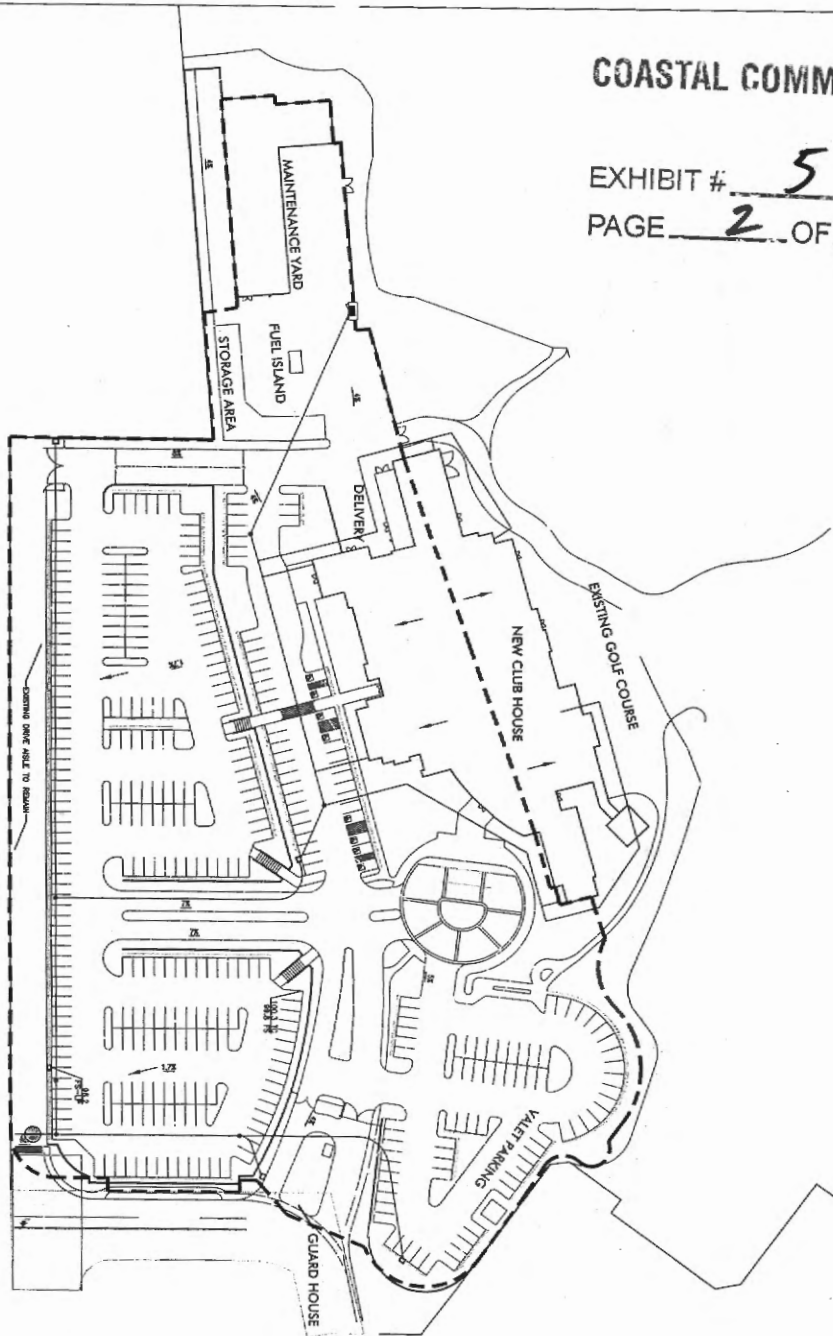
Scale: 1" = 100'
Exhibit Date: 6-18-09

WATER QUALITY
MANAGEMENT PLAN
OPTION 1
NEWPORT BEACH
COUNTRY CLUB

COASTAL COMMISSION

EXHIBIT # 5
PAGE 2 OF 2

EAST COAST HWY.



Scale: 1" = 100'
Exhibit Date: 6-19-09



- FLOW DIRECTION
- - - PROPOSED STORM DRAIN
- - - DRAINAGE BOUNDARY
- STORMFILTER
- CATCH BASIN INSERT

LEGEND

MAY 9 2012

RECEIVED
South Coast Region

CALIFORNIA
COASTAL COMMISSION

WATER QUALITY
MANAGEMENT PLAN
OPTION 2
NEWPORT BEACH
COUNTRY CLUB