

CALIFORNIA COASTAL COMMISSION

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Filed: 3/6/15
180th Day: 9/2/15
Staff: F. Sy-LB
Staff Report: 7/23/15
Hearing Date: 8/13/15

STAFF REPORT: REGULAR CALENDAR

Application No.: 5-14-1901

Applicants: 7 Harbor, LLC, a Colorado Limited Liability Company

Agent: Christopher Brandon, Architect

Project Location: 7 Harbor Island, Newport Beach, Orange County

Project Description: Demolition of an existing 4,500 square foot single-family residence with an attached garage and construction of a new 7,549 square foot, three-story, single-family residence with an attached 959 square foot three-car garage on a bayfront lot.

Staff Recommendation: Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION:

Commission staff is recommending **APPROVAL** of the demolition of an existing single-family residence with an attached garage and construction of a new single-family residence with an attached garage on a bayfront lot in the City of Newport Beach. The major issues raised by this proposed development concern beachfront development that could be affected by waves, erosion, storm conditions, and sea level rise or other natural hazards in the future.

The subject site is a bayfronting lot with a pre-coastal/unpermitted seawall located bayward of the proposed residence on Public Tidelands that is subject to wave hazards. To analyze the suitability of the site for development relative to potential wave hazards, Commission staff requested the preparation of a wave run-up, flooding, erosion hazard and sea level rise analysis,

prepared by an appropriately licensed professional (e.g. coastal engineer). An analysis was completed that concluded due to its location, the subject site is not subject to typical ocean waves and the associated wave runup and that the beach footprint of the site is stabilized and not subject to significant long term erosion. Regarding sea level rise, the analysis concludes that no new shoreline protective device is anticipated over the life of the proposed development and the existing single-family residence is not dependent on the existing shoreline protective device.

According to the submitted plans for the proposed project, the top of slab/finished floor elevation of the residence will be at two different elevations, 11.58-feet (inland side/northern half of residence) and 13.41-feet (southern half of residence). Also, the top of the concrete footings surrounding the top of slab/finished floor will be at an elevation of 13.41-feet consistent with the highest floor elevation. The project has been designed to be above the highest high tide of 7.8-feet and above the City of Newport Beach design flood height of +9.2-feet MLLW. Based on current scientific data that the Commission has used consistently, an anticipated 3-foot rise in sea level is anticipated over the next 100 years. As designed, the proposed project would be protected since it is designed to be above an anticipated flood height of 10.8-feet and is not reliant upon a protective device, including the existing seawall. Therefore, the existing seawall should be removed. However, no work is currently proposed on the seawall, but if in the future, work is anticipated on the existing seawall, the seawall should be removed. The seawall is also currently located outside of the applicant's property on Public Tidelands and is pre-coastal/unpermitted. To ensure that the proposed new development minimizes risks to life and property in areas of high flood/coastal hazards and is consistent with Section 30253 of the Coastal Act, the Commission imposes **Special Condition No. 1** requiring the applicants to agree that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to this CDP, including but not limited to, the residence and garage, foundations, patio and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, flooding, sea level rise or other natural hazards in the future.

The proposed project is located in an area where coastal hazards exist and can adversely impact the development. Therefore, the Commission imposes **Special Condition No. 2**, requiring the applicant to assume the risk for the development.

Any potential changes to the proposed project may result in adverse impacts to coastal processes. To ensure that development on the site does not occur which could potentially result in adverse impacts to coastal processes, the Commission imposes **Special Condition No. 3**, which informs the applicant that future development at the site requires an amendment to Coastal Development Permit No. 5-14-1901 or a new coastal development permit.

During construction and post construction, the proposed project has potential for adverse impacts to water quality and marine resources. Therefore, as a result, several special conditions have been imposed in order to minimize any impacts to water quality and marine resources the proposed project may result in: **Special Condition No. 4** outlines construction-related requirements to provide for the safe storage of construction materials and the safe disposal of construction debris; **Special Condition No. 5** requires the applicant to conform with the submitted drainage and runoff control plan and to adequately maintain it throughout the life of

the proposed development; and **Special Condition No. 6** imposes landscape controls that require that all vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive.

To address potential impacts due to bird strikes with glass railing, the applicants have proposed to etch the glass railing; however; no plans have been submitted showing this proposal. Therefore in order to minimize adverse impacts to birds, the Commission imposes **Special Condition No. 7**, which requires the applicant to submit revised project plans that identify the location, design, height and materials of glass railings, fences, screen walls and gates and what materials will be used in conjunction with them to minimize bird-strikes.

Public Tidelands are located bayward of the project site. The proposed project does not involve any development on Public Tidelands. Therefore, the proposed development will not impact public access to or along the Public Tidelands. To preserve and maintain access to the public tidelands, **Special Condition No. 8** is imposed stating that the approval of a coastal development permit for the project does not waive any public rights or interest that exist or may exist on the property.

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes **Special Condition No. 9**, which requires the property owner record a deed restriction against the property, referencing all of the above special conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property.

As conditioned, the proposed project will conform with Coastal Act Policy Sections 30253, 30230, 30231, 30232, 30212, and 30252 of the Coastal Act.

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 Coastal Land Use Plan (CLUP) 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 Coastal Land Use Plan may be used for guidance.

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APPENDICES

Appendix 1 – Substantive File Documents

EXHIBITS

Exhibit No. 1 – Location Map

Exhibit No. 2 – Site Plan

Exhibit No. 3 – Floor Plans

Exhibit No. 4 – Elevation Plans

Exhibit No. 5 – Grading Plans

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** Coastal Development Permit No. 5-14-1901 pursuant to the staff recommendation.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves Coastal Development Permit 5-14-1901 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 will 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 permittees 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 permittees to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. No Future Shoreline Protective Device.

- A. By acceptance of this permit, the applicant agrees, on behalf of themselves and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-14-1901 including, but not limited to, the residence and garage, foundations, patio and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, flooding, sea level rise or other natural coastal hazards in the future. By acceptance of this permit, the applicant hereby waive, on behalf themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
- B. By acceptance of this Permit, the applicant further agrees, on behalf of themselves and all successors and assigns, that the landowners shall remove the development authorized by this permit, including the concrete slab, if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the wetland before they are removed, the landowner shall remove all recoverable debris associated with the development from the wetland and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

2. Assumption of Risk, Waiver of Liability and Indemnity. By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from waves, erosion, storm conditions, liquefaction, flooding, and sea level rise; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

3. Future Development. This permit is only for the development described in Coastal Development Permit No. 5-14-1901. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply to the development governed by Coastal Development Permit No. 5-14-1901. Accordingly, any future improvements to the residence and garage, foundations and patio 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. 5-14-1901 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

4. Storage of Construction Materials, Mechanized Equipment and Removal of

Construction Debris. The permittees 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; and
- M. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

5. Conformance with the Drainage and Runoff Control Plan. The applicant shall conform with the Grading Plan/Drainage Runoff Plan prepared by Toal Engineering, Inc. dated April 2, 2015 showing roof top and surface drainage directed to a trench drain and bottomless trench drain. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

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

7. Bird Strike Prevention. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the permittee shall submit, for the review and approval of the Executive Director, two (2) sets of revised project plans showing the location, design, height and materials of glass railings, fences, screen walls and gates. Said plans shall reflect the requirements of this special condition. Bayfront glass railings, screen walls, fences and gates subject to this permit shall use materials designed to minimize bird-strikes with the railing, screen wall, fence, or gate. Such materials may consist, all or in part, of wood; metal; frosted or partially-frosted glass, Plexiglas or other visually permeable barriers that are designed to prevent creation of a bird strike hazard. Clear glass or Plexiglas shall not be installed unless an ultraviolet-light reflective coating specially designed to reduce bird-strikes by reducing reflectivity and transparency is also used. Any coating or shall be installed to provide coverage consistent with manufacturer specifications and the recommendations of the Executive Director. All materials and coatings shall be maintained throughout the life of the development to ensure continued effectiveness at addressing bird strikes and shall be maintained at a minimum in accordance with manufacturer specifications and as recommended by the Executive Director.

The permittee 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

8. 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.

9. Deed Restriction. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowners have executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS

A. PROJECT LOCATION AND DESCRIPTION

The project site is a bayfront lot located at 7 Harbor Island, a private gated island community within Newport Harbor, within the City of Newport Beach, Orange County (**Exhibit No. 1**). Currently, an existing 4,500 square foot single-family residence with an attached garage occupies the project site. The lot size is 9,082 square feet and the City of Newport Beach Coastal Land Use Plan (CLUP) designates the site as Single-Unit Residential Detached (RSD-B) and the proposed project adheres to this designation. The project is located within an existing urban residential area. To the north of the project site is a residential street, to the east and west of the project site are similar single-family residences, to the south (harborside) of the project site is a separate parcel owned by the applicant. The harborside boundary line separates private property from Public Tidelands created through an adjudicated mean high tide line, established through a judgement rendered in action No. 23690 in the Superior Court of the State of California in and for the County of Orange, which was recorded 7/12/28 in book 181 page 162 of official records. South of the adjudicated mean high tide line, are Public Tidelands and submerged lands in Newport Bay that are managed by the County of Orange as identified in a “Tidelands Survey for Newport Harbor for the City of Newport Beach”. Thus, the County of Orange would be the permit issuing authority for development within the public tidelands area and the permits they issue for such development are entitled “Newport Tidelands Encroachment Permits”. Currently, there are existing pre-coastal/unpermitted development on the applicant’s parcel and on Public Tidelands consisting of hardscape, a seawall and a dock system; however, the applicant is not proposing any change to the existing development in the Public Tidelands.

The applicant proposes to demolish an existing 4,500 square foot single-family residence with an attached two-car garage and construction of a new three-story, approximately 29-foot high, 7,549 square foot, single-family residence with an attached 959 square foot three-car garage on a bayfront lot (**Exhibits No. 1-5**). The foundation will consist of footings and slab on grade. The project also includes hardscape and landscape work along the side yards and the rear yard up to

the adjudicated mean high tide line. No work in the public tidelands is proposed. Grading will consist of 715 cubic yards of cut and export to a location outside of the Coastal Zone and 375 cubic yards of recompaction. No work is proposed on the existing seawall or the existing dock system.

B. HAZARDS

Section 30253 of the Coastal Act states, in pertinent part:

New development shall:

- (1) *Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (2) *Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

Section 30253 of the Coastal Act states that new development shall minimize risks to life and property in areas of high geologic, flood, and fire hazard and requires that new development shall not require construction of protective devices.

The subject site is a bayfronting lot with a pre-coastal/unpermitted seawall located bayward of the proposed residence on Public Tidelands that is subject to wave hazards. To analyze the suitability of the site for development relative to potential wave hazards, Commission staff requested the preparation of a wave run-up, flooding, erosion hazard and sea level rise analysis, prepared by an appropriately licensed professional (e.g. coastal engineer).

The applicant has provided a Hazard Analysis prepared by William Simpson & Associates, Inc. (WSA Job #6883-1) dated February 24, 2015, which addresses the potential of wave hazards at the subject site. The analysis states that the highest high tide in this project area is 7.8-foot Mean Lower Low Water (MLLW). The analysis concludes that due to its location, the subject site is not subject to typical ocean waves and the associated wave runup. In addition, it states that the beach footprint of the site is stabilized and not subject to significant long term erosion. Thus, wave runup and erosion will not significantly impact the property over the proposed life of the development (100 years). Regarding sea level rise, the analysis concludes that no new shoreline protective device is anticipated over the life of the proposed development and the existing single-family residence is not dependent on the existing shoreline protective device, provided that the mudline elevation in front of the existing seawall be maintained at its current elevation, approximately 3.3-feet below the top of the seawall. Furthermore, it states that using the most extreme case of sea level rise of 5.5-feet by 2100 (NRC Report – National Research Council Report “*Sea-Level Rise for the Coasts of California, Oregon, and Washington: Past, Present and Future*” 2012), and the 7.8-foot MLLW highest high tide in the area, a sea level rise up to an elevation of 13.3-feet may occur and impact the site and result in the future need to raise the existing seawall. Section 30253 of the Coastal Act states that new development shall minimize risks to life and property in areas of high geologic, flood, and fire hazard and requires that new

development shall not require construction of protective devices. Thus, the proposed project needs to be designed so that it is not reliant upon a shoreline protective device.

According to the submitted plans for the proposed project, the top of slab/finished floor elevation of the residence will be at two different elevations, 11.58-feet (inland side/northern half of residence) and 13.41-feet (southern half of residence) (**Exhibit No. 5**). In addition, the top of the concrete footings surrounding the top of slab/finished floor will be at an elevation of 13.41-feet consistent with the highest floor elevation (**Exhibit No. 5**). Thus, the project has been designed to be at an elevation 3.78-feet to 5.6-feet above the known highest high tide in the area (7.8-foot MLLW). The current design flood elevation in Newport Bay is +9.2-feet MLLW and the proposed new structure would be 2.38-feet to 4.21-feet above that elevation. If there were to be a 3-foot rise in sea level over the next 100 years, which is based on the current scientific data that the Commission has used consistently, it would result in a flooding height of 10.8-foot MLLW (7.8-foot + 3-foot = 10.8-foot), the residence would still be protected based on the designed floor height of the proposed structure. However, there are those in academia that anticipate a higher amount of sea level rise over 100 years, 5.5-feet. If there were to be a 5.5-foot rise, a flooding hazard of 13.3-foot MLLW (7.8-foot + 5.5-foot = 13.3-foot MLLW) would be present; however, the residence would still be protected since the top of the concrete footing is designed at an elevation of 13.41-feet. At this point in time, the Commission has consistently used an anticipated sea level rise of 3-feet and has not required that proposed projects be designed for a 5.5-foot rise in sea level. The top of slab/finished floor for a portion of the residence has been designed to be above the 3-foot high rise in sea level. In addition, the footing walls surrounding the entire residence has been designed to be at an elevation of 13.41-feet, consistent with the highest finished floor elevation for a portion of the residence, and thus resulting in a residence that is designed above a 3-foot high rise in sea level and is not reliant upon a protective device, including the existing seawall. To further protect the site from potential flooding without the need of a protective device, the applicant has proposed to flood proof the foundation.

Since the proposed residence is not reliant upon the existing seawall, the existing seawall should be removed. However, no work is currently proposed on the seawall. If in the future, work is anticipated on the existing seawall, the seawall should be removed. The seawall is also currently located outside of the applicant's property on Public Tidelands and is pre-coastal/unpermitted. To ensure that the proposed new development minimizes risks to life and property in areas of high flood/coastal hazards and is consistent with Section 30253 of the Coastal Act, the Commission imposes **Special Condition No. 1** requiring the applicants to agree that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to this CDP, including but not limited to, the residence and garage, foundations, patio and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, flooding, sea level rise or other natural hazards in the future.

Although no shoreline protection is necessary, the proposed development is located in an area where coastal hazards exist and can adversely impact the development. Therefore, the Commission imposes **Special Condition No. 2**, which requires the applicant to assume the risk of development.

Since coastal processes are dynamic and structural development may alter the natural environment, future development adjacent to the beach could adversely affect future shoreline conditions if not properly evaluated and potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. In order to ensure that development on the site does not occur which could potentially result in adverse impacts to coastal processes, the Commission imposes **Special Condition No. 3**, which informs the applicant that future development at the site requires an amendment to Coastal Development Permit No. 5-14-1901 or a new coastal development permit.

Conclusion

Thus, as conditioned, the Commission finds that the proposed project is consistent with Section 30253 of the Coastal Act.

C. WATER QUALITY

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231 of the Coastal Act states:

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

Section 30232 of the Coastal Act states:

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

Section 30230 of the Coastal Act requires that marine resources including biological productivity be protected. Section 30231 of the Coastal Act requires that the biological productivity of coastal waters be maintained, and where feasible, restored. In addition, Sections 30230 and 30231 require that the quality of coastal waters be maintained and protected from adverse

impacts. Section 30232 of the Coastal Act requires protection against the spillage of crude oil, gas, petroleum products, or hazardous materials in relation to any development.

1. Construction Impacts to Water Quality

Storage or placement of construction materials, debris, or waste in a location subject to erosion and dispersion or which may be discharged into coastal water via rain or wind would result in adverse impacts upon the marine environment that would reduce the biological productivity of coastal waters. For instance, construction debris entering coastal waters may cover and displace soft bottom habitat. Sediment discharged into coastal waters may cause turbidity, which can shade and reduce the productivity of foraging avian and marine species' ability to see food in the water column. In order to avoid adverse construction-related impacts upon marine resources, the Commission imposes **Special Condition No. 4**, which outlines construction-related requirements to provide for the safe storage of construction materials and the safe disposal of construction debris. This condition requires the applicant to remove any and all debris resulting from construction activities within 24 hours of completion of the project. In addition, all construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.

2. Post-Construction Impacts to Water Quality

The proposed project is considered development and there is an opportunity to improve water quality. Much of the pollutants entering the ocean come from land-based development. The Commission finds that it is necessary to minimize to the extent feasible within its jurisdiction the cumulative adverse impacts on water quality resulting from incremental increases in impervious surface associated with additional development. In order to deal with these post construction water quality impacts, the applicant has submitted a drainage and runoff control plan. To minimize any impacts to water quality the proposed project may have after construction; all onsite runoff will be directed to a trench drain and bottomless trench drain. In order to ensure that the drainage and runoff control plan is adhered to, the Commission imposes **Special Condition No. 5**, which requires the applicant to conform with the submitted drainage and runoff control plan and to adequately maintain it throughout the life of the proposed development.

The applicant has also stated that they shall also comply with the applicable water efficiency and conservation measures of the City's adopted CALGreen standards concerning irrigation systems, and efficient fixtures and appliances

The applicants have submitted a landscape plan. The use of non-native vegetation that is invasive can have an adverse impact on native vegetation. Invasive plants are generally those identified by the California Invasive Plant Council (<http://www.cal-ipc.org/>) and California Native Plant Society (www.CNPS.org). No plant species listed as problematic and/or invasive by the California Native Plant Society or the California Invasive Plant Council shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California shall be utilized within the property. Furthermore, any plants in the landscape plan should only be drought tolerant to minimize the use of water (and native to coastal Orange County and appropriate to the habitat type). Commission staff has reviewed the plan and determined that it contains native drought tolerant non-invasive plant species. However, in order to verify that only landscaping consistent with these requirements are placed onsite, the

Commission imposes **Special Condition No. 6**, which imposes landscape controls that require that all vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive.

Conclusion

Thus, as conditioned, the Commission finds that the proposed project is consistent with Sections 30230, 30231 and 30232 of the Coastal Act.

D. BIOLOGICAL RESOURCES

Section 30230 of the Coastal Act states:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30230 of the Coastal Act requires that marine resources including biological productivity be protected.

Due to the bayfront location of the proposed development and frequent bird activity in the area, there is a substantial risk of bird strikes. Clear glass walls are known to have adverse impacts upon a variety of bird species. Birds are known to strike glass walls causing their death or stunning them which expose them to predation. Birds strike the glass because they either don't see the glass, or there is some type of reflection in the glass which attracts them (such as the reflection of bushes or trees that the bird might use for habitat.). The proposed project contains a bayfront 2nd floor balcony with glass railing that may have adverse impacts upon birds. To address these potential impacts, the applicants have proposed to etch the glass railing; however; no plans have been submitted showing this proposal. Therefore in order to minimize adverse impacts to birds, the Commission imposes **Special Condition No. 7**, which requires the applicant to submit revised project plans that identify the location, design, height and materials of glass railings, fences, screen walls and gates and what materials will be used in conjunction with them to minimize bird-strikes.

Conclusion

Thus, as conditioned, the Commission finds that the proposed project is consistent with Section 30230 of the Coastal Act.

E. PUBLIC ACCESS

Section 30212 of the Coastal Act states, in relevant part:

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

(2) adequate access exists nearby...

Section 30252 of the Coastal Act states, in relevant part:

The location and amount of new development should maintain and enhance public access to the coast by...

(4) providing adequate parking facilities or providing substitute means of serving the development with public transportation...

Section 30210 of the Coastal Act requires that public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where adequate access exists nearby. Section 30252 of the Coastal Act requires that public access to the coast be maintained and enhanced by supplying adequate parking to support new development.

The Commission has consistently found that two parking spaces are adequate to satisfy the parking demand generated by one individual residential unit. The proposed single family residence provides three parking spaces located in an attached garage. Therefore, as currently designed, the development provides adequate parking.

Harbor Island is a private community within Newport Bay. No public access exists at Harbor Island. The nearest public access is located along the public walkway that surrounds Balboa Island, approximately ¼ mile southeast of the project site, Public access also exists approximately ½ mile south at the public beach along the Balboa Peninsula. Because there is no public access to or along the island, the project will not impact public access. However, the public can access the beach/public tidelands area seaward of the subject site by watercraft or by swimming to the site. The proposed project does not involve any development on Public Tidelands. Therefore, the proposed development will not impact public access to or along the Public Tidelands. In order to preserve and maintain access to the public tidelands, **Special Condition No. 8** is imposed stating that the approval of a coastal development permit for the project does not waive any public rights or interest that exist or may exist on the property.

Conclusion

Thus, as conditioned, the Commission finds that the proposed project is consistent with Sections 30212 and 30252 of the Coastal Act.

F. DEED RESTRICTION

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition (**Special Condition No. 9**) requiring that the property owner record a deed restriction against the property, referencing all of the above special conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land in connection with the

authorized development, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

G. LOCAL COASTAL PROGRAM (LCP)

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 last updated in October 2009. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

H. 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.

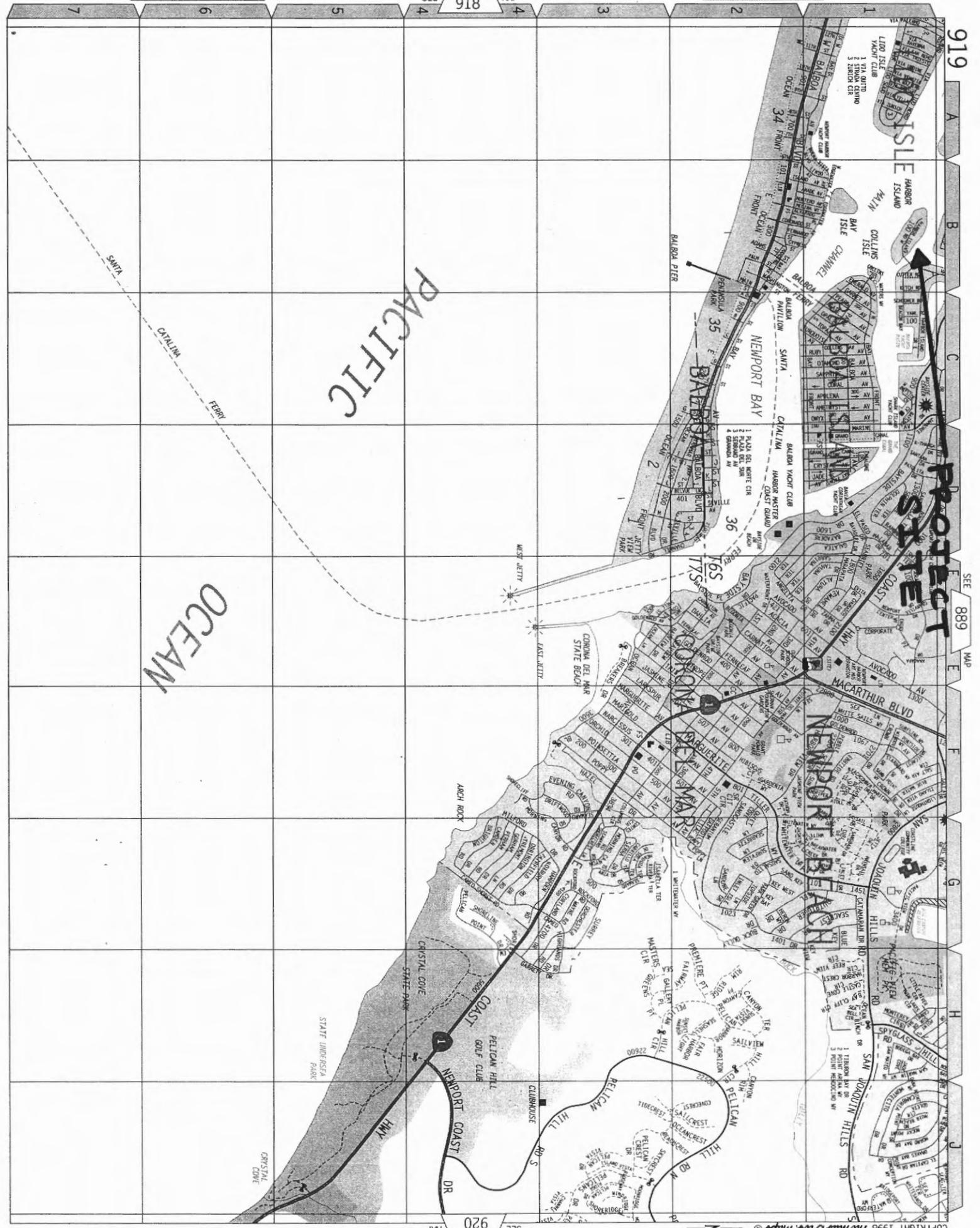
The City of Newport Beach is the lead agency responsible for certifying that the proposed project is in conformance with the California Environmentally Quality Act (CEQA). The City determined that in accordance with CEQA, the project is Categorical Exempt from Provisions of CEQA for the construction. Section 13096(a) of the Commission's administrative regulations requires Commission approval of coastal development permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of CEQA.

The proposed project is located in an urban area. Infrastructure necessary to serve the project exists in the area. The proposed project has been conditioned in order to be found consistent with the resource protection policies of the Coastal Act. As conditioned, the proposed project has been found consistent with the hazards, water quality and public access policies of the Coastal Act.

Therefore, as conditioned, the Commission finds that 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 consistent with the requirements of the Coastal Act and CEQA.

APPENDIX A

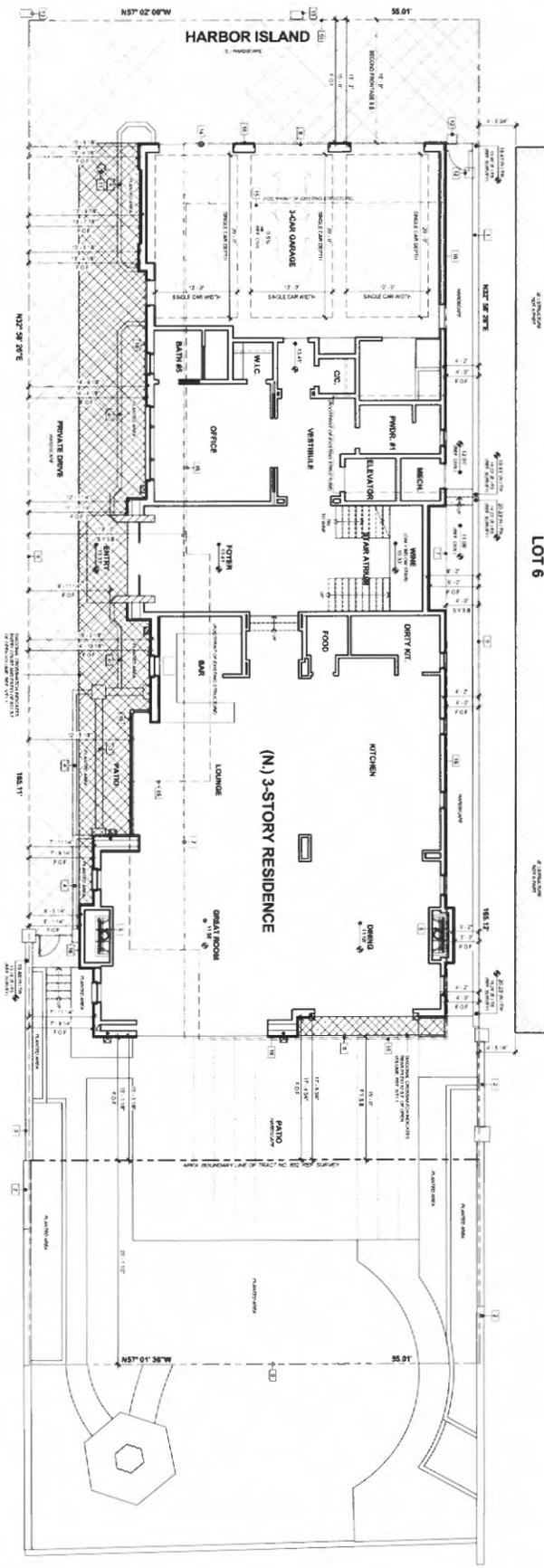
SUBSTANTIVE FILE DOCUMENTS: Approval-In-Concept from the City of Newport Beach Community Development Department dated December 10, 2014; Letter from Commission staff to agent dated January 9, 2015; Letter from agent to Commission staff received March 6, 2015; *Geotechnical Engineering Investigation of Proposed New Residence at 7 Harbor Island Road Newport Beach, California* prepared by Coast Geotechnical, Inc. (W.O. 465113-01) dated December 23, 2013; Hazard Analysis prepared by William Simpson & Associates, Inc. (WSA Job #6883-1) dated February 24, 2015; and Letter from agent to Commission staff dated June 23, 2015.



PROTECT

OCEAN

PACIFIC



ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"

THREE MONTHS **PROJECT MONTH**

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITTING	02/15/14
2	ISSUE FOR PERMITTING	02/15/14
3	ISSUE FOR PERMITTING	02/15/14
4	ISSUE FOR PERMITTING	02/15/14
5	ISSUE FOR PERMITTING	02/15/14
6	ISSUE FOR PERMITTING	02/15/14
7	ISSUE FOR PERMITTING	02/15/14
8	ISSUE FOR PERMITTING	02/15/14
9	ISSUE FOR PERMITTING	02/15/14
10	ISSUE FOR PERMITTING	02/15/14

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
5. ALL UTILITIES SHALL BE LOCATED AND DEPTHS SHALL BE AS SHOWN ON THE DRAWINGS.
6. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
7. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
8. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
9. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
10. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

ARCHITECTURAL SITE PLAN 1/8" = 1'-0" THREE MONTHS PROJECT MONTH	THE FRANCESCON RESIDENCE 7 HARBOR ISLAND, NEWPORT BEACH, CA 92660	CONTACT ARCHITECT BRANDON ARCHITECTS, INC. smart design • better living 2301 Red Hill Ave. Ste. 150 102 Costa Mesa, CA 92626 P 714.754.4000 F 714.754.6004 www.BrandonArchitects.com	BRANDON ARCHITECTS, INC. BA ARCHITECTS INC.
		ARCHITECTURAL SITE PLAN 1/8" = 1'-0" THREE MONTHS PROJECT MONTH	ARCHITECTURAL SITE PLAN 1/8" = 1'-0" THREE MONTHS PROJECT MONTH



CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY
139 Avenida Navarra
San Clemente, CA 92672
949.492.8586
www.toalengineering.com



Exhibit No. 5

CALEB RIOS
R.C.E. 57987
DATE:

PREPARED FOR:
7 HARBOR, LLC
6/6 ROBERT FRANCISCO
8390 EAST CRESCENT PARKWAY,
SUNNYVALE, CA 94086
GREENWOOD VALLEY, CO 80111

NO.	DATE	BY	DATE	APVD.	DATE

FRANCESCO RESIDENCE
PRECISE GRADING PLAN
LOT 7, TRACT 802
7 HARBOR ISLAND, NEWPORT BEACH, CA 92660

DATE:	4/2/15	H. SCALE:	1"=8'
SURVEY DATE:	7/19/2013	V. SCALE:	N/A
CHD:	C.R.	APPD.	C.R.
NO.	15411	SHEET	2
OF			6

ADDITIONAL NOTES

1. ALL ROOFS SHALL BE GUTTERED & DOWNSPOUTS CONNECTED TO STORM DRAIN SYSTEM.
2. PAD ELEVATIONS ARE BASED ON FOUNDATION PLAN RECOMMENDATION OF 5" CONC. SLAB OVER 2" SAND OVER 4" AGGREGATE. CONTRACTOR SHALL VERIFY W/ SOILS REPORT AND STRUCTURAL DRAWINGS.
3. SEE SOIL REPORT FOR ALL OVEREXCAVATION REQUIREMENTS.
4. FOR FOOTING AND FOUNDATION DESIGN, SEE STRUCTURAL PLANS.
5. ALL RECOMMENDATIONS CONTAINED IN THE SOILS REPORT BY COAST GEOTECHNICAL, INC., W.O. 465113-01 DATED DECEMBER 23, 2013 ARE CONSIDERED PART OF THIS PLAN.

CITY OF NEWPORT BEACH NOTES

- 1 - A PUBLIC WORKS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING DEPARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WORKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND ALLEY/STREET PAVEMENT BE REQUIRED AND TOP MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.
- 2 - AN APPROVED CITY OF NEWPORT BEACH ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- 3 - SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STAKING GRADING.
- 4 - SURVEYOR TO FILE A CORNER RECORD OR RECORD OF SURVEY WITH THE OFFICE OF THE COUNTY SURVEYOR. EVIDENCE OF FILING SHALL BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.
- 5 - ALL WORK RELATED TO DOMESTIC WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR A LICENSED GENERAL ENGINEERING CONTRACTOR.
- 6 - ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR A LICENSED GENERAL ENGINEERING CONTRACTOR.
- 7 - ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
- 8 - PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

EASEMENT NOTES

EASEMENT NOTE PER TOPOGRAPHIC SURVEY DATED 7/19/2013 PREPARED BY APEX LAND SURVEYING, INC. STATES TWO EASEMENTS, (8) & (9).

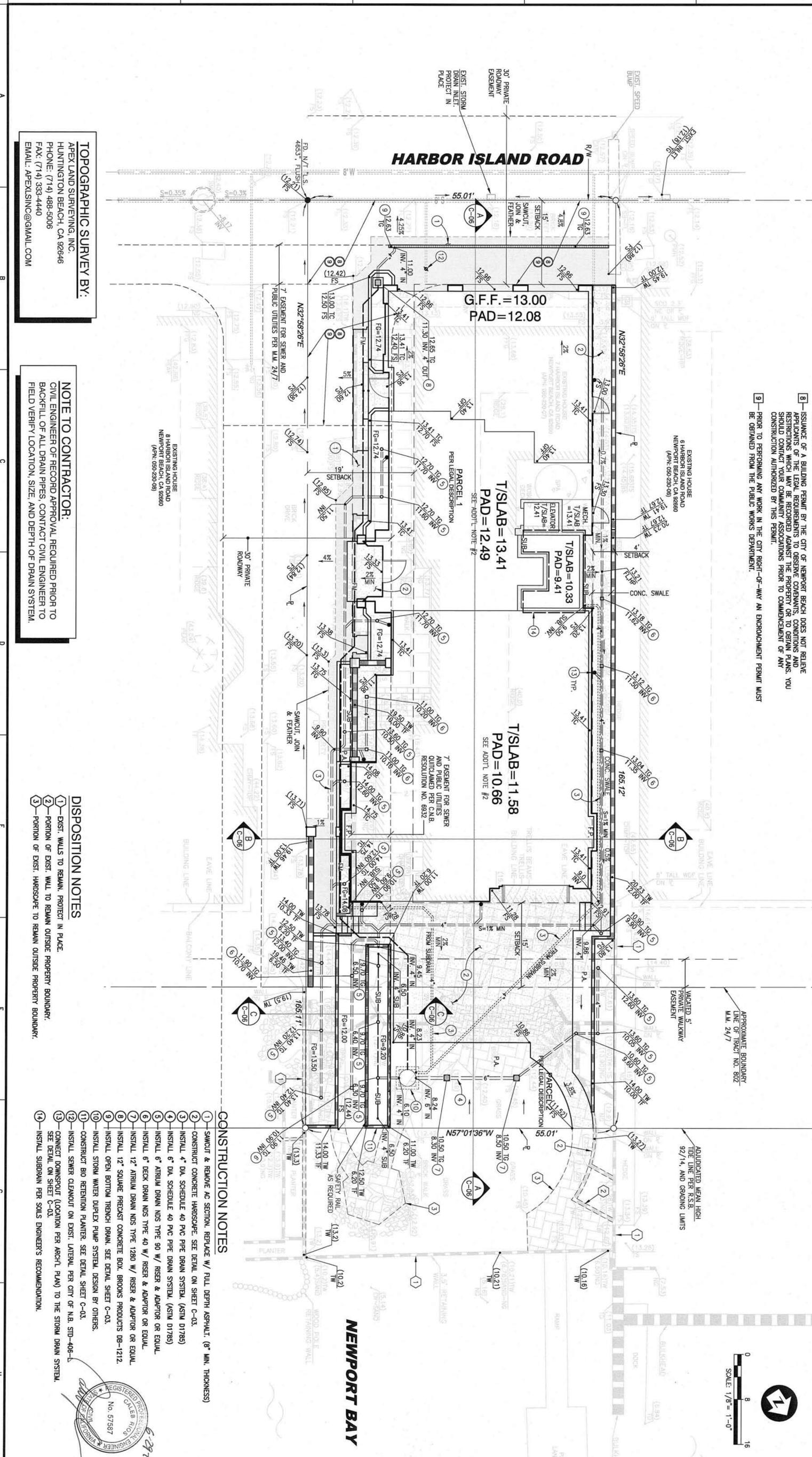
TOTAL ENGINEERING, INC. SEARCHED AND FOUND SAND EASEMENTS IN THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED JUNE 27, 2013, ORDER NO. O-5A-444375.

SCOPE OF WORK

DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE AND GARAGE AND CONSTRUCTION OF NEW CUSTOM TWO-STORY, SINGLE FAMILY RESIDENCE AND GARAGE, TOGETHER WITH APPROPRIATE HARDSCAPE, LANDSCAPE, AND DRAINAGE IMPROVEMENTS.

LEGEND

(Symbol)	CONCRETE PAVING	(Symbol)	DOWNSPOUT
(Symbol)	ASPHALT CEMENT (PROPOSED)	(Symbol)	FINISH FLOOR
(Symbol)	CONTOUR (EXISTING)	(Symbol)	FINISH GRADE
(Symbol)	CONTOUR (PROPOSED)	(Symbol)	FINISH SURFACE
(Symbol)	SPOT ELEVATION (EXISTING)	(Symbol)	FINISH FLOOR
(Symbol)	SPOT ELEVATION (MATCH EXISTING)	(Symbol)	PROPERTY LINE
(Symbol)	PROPOSED DRAIN LINE	(Symbol)	RIGHT OF WAY
(Symbol)	PROPOSED FORCE MAIN	(Symbol)	TOP OF CURB
(Symbol)	PROPOSED BEARING/RETAINING WALL	(Symbol)	TOP OF FOOTING
(Symbol)	PROPOSED PLANTER/SCREEN WALL	(Symbol)	TOP OF GRADE
(Symbol)	PROPOSED RETAINING WALL	(Symbol)	TOP OF WALL
(Symbol)	PROPOSED WOOD FENCE	(Symbol)	TOP OF SLAB
(Symbol)		(Symbol)	DEEPENED FOOTING



TOPOGRAPHIC SURVEY BY:
APEX LAND SURVEYING, INC.
HUNTINGTON BEACH, CA 92646
PHONE: (714) 488-5006
FAX: (714) 333-4440
EMAIL: APEXLSINC@GMAIL.COM

NOTE TO CONTRACTOR:
CIVIL ENGINEER OF RECORD APPROVAL REQUIRED PRIOR TO BACKFILL OF ALL DRAIN PIPES. CONTACT CIVIL ENGINEER TO FIELD VERIFY LOCATION, SIZE, AND DEPTH OF DRAIN SYSTEM.

DISPOSITION NOTES

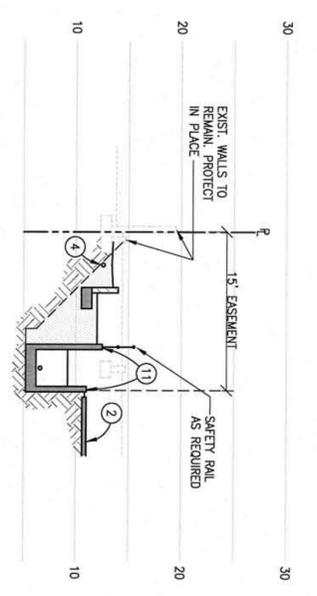
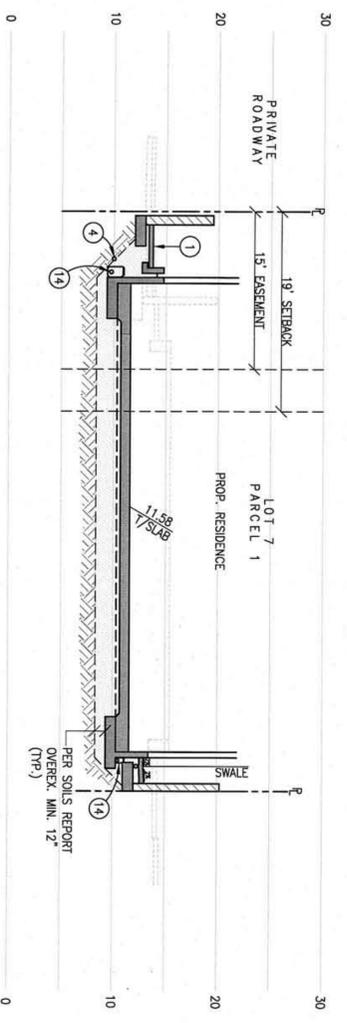
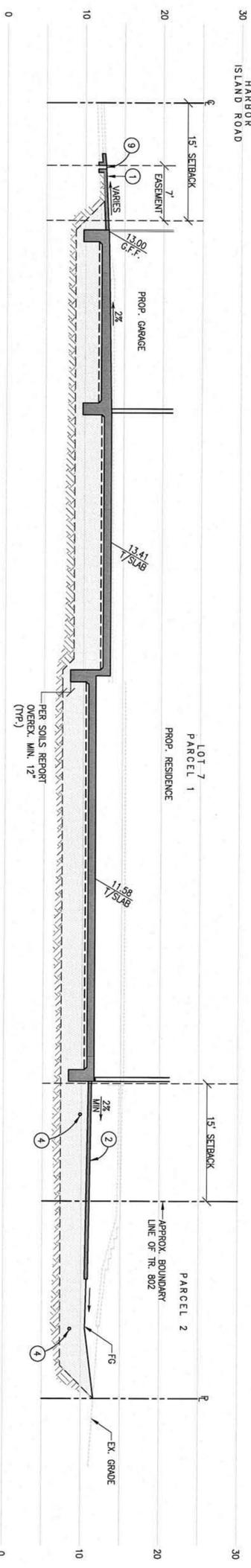
- 1 - EXIST. WALLS TO REMAIN. PROTECT IN PLACE.
- 2 - PORTION OF EXIST. WALL TO REMAIN OUTSIDE PROPERTY BOUNDARY.
- 3 - PORTION OF EXIST. HARDSCAPE TO REMAIN OUTSIDE PROPERTY BOUNDARY.

CONSTRUCTION NOTES

- 1 - SAWCUT & REMOVE AC SECTION, REPLACE W/ FULL DEPTH ASPHALT. (8" MIN. THICKNESS)
- 2 - CONSTRUCT CONCRETE HARDSCAPE. SEE DETAIL ON SHEET C-03.
- 3 - INSTALL 4" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM. (ASTM D1785)
- 4 - INSTALL 6" DIA. SCHEDULE 40 PVC PIPE DRAIN SYSTEM. (ASTM D1785)
- 5 - INSTALL 6" ATRIUUM DRAIN NOS TYPE 90 W/ RISER & ADAPTOR OR EQUAL.
- 6 - INSTALL 6" DECK DRAIN NOS TYPE 40 W/ RISER & ADAPTOR OR EQUAL.
- 7 - INSTALL 12" ATRIUUM DRAIN NOS TYPE 1280 W/ RISER & ADAPTOR OR EQUAL.
- 8 - INSTALL 12" SQUARE PRECAST CONCRETE BOX. BROOKS PRODUCTS DB-1212.
- 9 - INSTALL OPEN BOTTOM TRENCH DRAIN. SEE DETAIL SHEET C-03.
- 10 - INSTALL STORM WATER DUPLEX PUMP SYSTEM. DESIGN BY OTHERS.
- 11 - CONSTRUCT 80 RETENTION PLANTER. SEE DETAIL SHEET C-03.
- 12 - INSTALL SEWER CLEANSOUT ON EXIST. LATERAL PER CITY OF N.B. STD-406-13.
- 13 - CONNECT DOWNSPOUT (LOCATION PER ARCH'L PLAN) TO THE STORM DRAIN SYSTEM. SEE DETAIL ON SHEET C-03.
- 14 - INSTALL SUBDRAIN PER SOILS ENGINEER'S RECOMMENDATION.

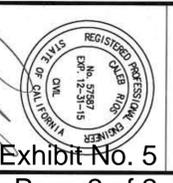


HARBOR ISLAND ROAD



PLANS PREPARED BY:
TOAL ENGINEERING, INC.
CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

139 AVARIDA NAVAJITO
SUITE 100
GREENWOOD VILLAGE, CO 80111
www.toaleng.com



REGISTERED PROFESSIONAL ENGINEER
No. 57874
Exp. 12-31-15
CALIFORNIA
STATE OF CALIFORNIA
CIVIL ENGINEERING

PREPARED FOR:
7 HARBOR, LLC
7 HARBOR ISLAND, TRACT 802
6300 EAST PERSIMMON PARKWAY,
SUITE 650
GREENWOOD VILLAGE, CO 80111

NO.	DATE	BY	APVD.	DATE

REVISIONS

FRANCESCÓN RESIDENCE
SECTIONS
LOT 7, TRACT 802
7 HARBOR ISLAND, NEWPORT BEACH, CA 92660

DATE:	4/2/15	H. SCALE:	N/A
DATE:	7/19/2015	V. SCALE:	N/A
DRN.:	K.B.	DRG. NO.:	C-06
APPD.:	C.R.	SHEET:	6
JOB NO.:	15411	OF:	6