

**CALIFORNIA COASTAL COMMISSION**

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



# Th8e

Filed: 11/6/2015  
180th Day: 5/4/2016  
Staff: S. Vaughn-LB  
Staff Report: 1/21/2016  
Hearing Date: 2/11/2016

## STAFF REPORT: CONSENT CALENDAR

**Application No.:** 5-15-1531

**Applicants:** Barbara Grimm-Marshall

**Agent:** Ron Ritner

**Project Location:** 1610 S. Bay Front Ave., Newport Beach, Orange County

**Project Description:** Construction of 26'-9" high, two-story, approximately 2,200 square-foot single-family residence with an attached 445 square-foot, two-car garage on a vacant 3,400 square-foot bayfront lot.

**Staff Recommendation:** Approval with conditions.

---

### SUMMARY OF STAFF RECOMMENDATION

The applicant proposes to construct a 26'-9" high, two-story, approximately 2,200 square-foot single-family residence with an attached 445 square-foot, two-car garage and a 65 square-foot mechanical room on a vacant 3,400 square-foot bayfronting, bulkhead lot on Little Balboa Island in the City of Newport Beach, Orange County. The major issues raised by this proposed development concern visual access and bay-front development that could be affected by flooding, waves, erosion, storm conditions, and sea level rise or other natural hazards in the future.

Staff recommends **APPROVAL** of the proposed project with **(6) six Special Conditions** to address the issues raised including: **(1) Assumption of Risk, Waiver of Liability and Indemnity; (2) Construction Best Management Practices; (3) Conformance with the Drainage and Runoff Control Plan; (4) Landscaping; (5) Public Rights; and (6) Revised Final Plans.**

## TABLE OF CONTENTS

<b>I. MOTION AND RESOLUTION.....</b>	<b>3</b>
<b>II. STANDARD CONDITIONS .....</b>	<b>3</b>
<b>III. SPECIAL CONDITIONS.....</b>	<b>4</b>
<b>IV. FINDINGS AND DECLARATIONS .....</b>	<b>6</b>
A. PROJECT DESCRIPTION & LOCATION .....	6
B. HAZARDS .....	7
C. DEVELOPMENT .....	7
D. PUBLIC ACCESS AND RECREATION .....	8
E. LOCAL COASTAL PROGRAM (LCP) .....	8
F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) .....	8

### EXHIBITS

Exhibit 1 – Location Map

Exhibit 2 – Site Plan

Exhibit 3 – Foundation Waterproofing Plans

## I. MOTION AND RESOLUTION

### Motion:

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

Staff recommends a **YES** vote. Passage of this motion will result in approval of all of 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 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. 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.

**2. 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.

**3. 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 September 3, 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.

**4. Landscaping-Drought Tolerant, Non-Invasive Plants.** Vegetated landscaped areas shall only consist of native plants (preferably native to Orange County and appropriate to the habitat type) 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>). If potable water is used for irrigation only drip or micro spray irrigation systems may be used. Other water conservation measures shall also be considered, such as use of weather based irrigation controllers.

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

**6. Revised Final Plans.** PRIOR TO THE ISSUANCE OF THE PERMIT, the applicant shall submit, for the Executive Director's review and approval, two (2) full size sets of final project plans including site plans, floor plans, elevations, foundation and grading plans that substantially conform with the project plans by Rinter Group Inc. dated September 8, 2015, and the precise grading plan by Toal Engineering dated September 3, 2015 but shall be revised to include the following: 1) the proposed residential structures maintain a minimum 5-foot setback from the seaward/bayward property line; 2) the foundation will be waterproofed and the top elevation of the concrete perimeter wall of the foundation shall be set at a minimum elevation of 9.5 feet NAVD88 (as generally depicted in Exhibit 2) to accommodate a rise in sea level; and 3) plans and accompanying analysis of potential adaptation measures to minimize hazards to life and property from potential flooding from sea level rise (up to 5.5 feet) including but not limited to, flood proofing the first floor, elevating the structure, sand bags and, if the site is flooded regularly during routine high tides, possibly converting the lowest building level to non-habitable uses. The revised plans submitted to the Executive Director shall bear evidence of Approval-in-

Concept of the revised design from the City of Newport Beach Community Development Department.

The applicant shall undertake development in accordance with the approved 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.

## **IV. FINDINGS AND DECLARATIONS**

### **A. PROJECT LOCATION AND DESCRIPTION**

The project site is a vacant 3,400 square-foot bayfront lot located at 1610 South Bay Front Avenue, City of Newport Beach, Orange County (**Exhibit 1**). The applicant is proposing to construct a 26'-9" high, two-story, approximately 2,200 square-foot single-family residence with an attached 445 square-foot, two-car garage and a 65 square-foot mechanical room (**Exhibit 2**). The City of Newport Beach Land Use Plan (LUP) designates the site as Two-Unit Residential (R-BI) and the proposed project adheres to this designation. The project is located in a developed residential neighborhood on Little Balboa Island in Newport Bay. To the south of the project site is a public walkway and Newport Bay. To the north, east, and west of the site are similar residences. The project is designed to be compatible with the residential character of the surrounding development.

The State of California supported the preparation of the 2012 National Research Council's Report, Sea-Level Rise for the Coasts of California, Oregon and Washington: Past, Present, and Future, which is currently considered the best available science on sea level rise for California. That report estimates that sea levels may rise between 1.4 to 5.5 ft. by the year 2100. If there were to be a 5.5-foot rise an extreme high tide still water level of 12.7 feet (7.2 feet + 5.5 feet = 12.7 feet MLLW) could result in Newport Bay. The applicant originally proposed the project with a 9-foot finished floor elevation and a zero-foot setback from the bayfronting property line. A 5.5 ft. rise in sea level would exceed the finished floor elevation and result in water up to 3.7 feet higher than the floor during peak tide or tide and wave events. Therefore, the proposed development may be impacted by future flooding hazards if sea level rise approaches the upper range of the NRC projections. **Special Condition 1** requires the applicant to accept responsibility for all hazards associated with coastal development. **Special Condition 6** requires the applicant to submit revised final plans that show that the development is waterproofed up to a 9.5-foot elevation and has a minimum five-foot setback from the bayfronting property line. Waterproofing the development up to 9.5 feet will provide additional protection against flooding should actual flood elevation exceed the anticipated 9 feet. Special Condition No. 6 also requires the applicant identify adaptation measures to deal with potential flooding in the event that the foundation is overtopped. Such adaptation may not result in the installation of or reliance upon shoreline armoring. Acceptable adaptation options could include implementing measures such as flood proofing the first floor, elevating the structure, temporary barriers such as sand bagging, converting the lower floor to non-habitable uses. etc. In the future, other flood-reduction options may have been developed; however it is important to demonstrate now that there are options other than shoreline armoring for future adaptation.

Additionally, the project site is located between the first public road and the sea and there is a public walkway between the site and the bay. In order to be consistent with Section 30251 of the Coastal Act and enhance and protect visual resources, the applicant has agreed to observe a minimum five-foot setback from the bay/public walkway fronting property line. The minimum five-foot setback from the public walkway property line will also allow the City to incorporate a variety of adaptation measures in response to sea level rise, should they be necessary.

All storm water runoff is proposed to be directed to an on-site bottomless trench drain at the rear (alley side) of the property. Adequate water quality measures have been addressed through **Special Conditions 2 & 3**, which require the applicant to observe water quality BMPs during construction and to conform to the drainage plans prepared by Toal Engineering, Inc. dated September 3, 2015. **Special Condition 4** ensures that landscaping for the project consists of non-invasive drought tolerant plants.

As conditioned, the proposed development will not result in adverse impacts on coastal resources, public recreation or coastal views. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified LUP, past Commission action in the area and Chapter 3 policies of the Coastal Act.

## **B. HAZARDS AND WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. Furthermore, uncontrolled runoff from the project site and the percolation of water could also affect the structural stability of bluffs and hillsides. To address these concerns, the development, as proposed and as conditioned, incorporates design features to minimize the infiltration of water and the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, the use of non-invasive drought tolerant vegetation, 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 with 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.

## **C. DEVELOPMENT**

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to: require an appropriate set-back from the water; require a drainage and runoff control plan to direct, treat, and minimize the flow of water offsite; prohibit construction of protective devices (such as a seawall) in the future; and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

#### **D. PUBLIC ACCESS & RECREATION**

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

The proposed development, as conditioned, does not interfere with public recreational use of coastal resources. The proposed development, as conditioned, protects coastal areas suited for recreational activities. Therefore, the Commission finds that the proposed development, as conditioned, is in conformity with Sections 30210 through 30214 and Sections 30220 through 30223 of the Coastal Act regarding the promotion of public recreational opportunities.

#### **E. LOCAL COASTAL PROGRAM (LCP)**

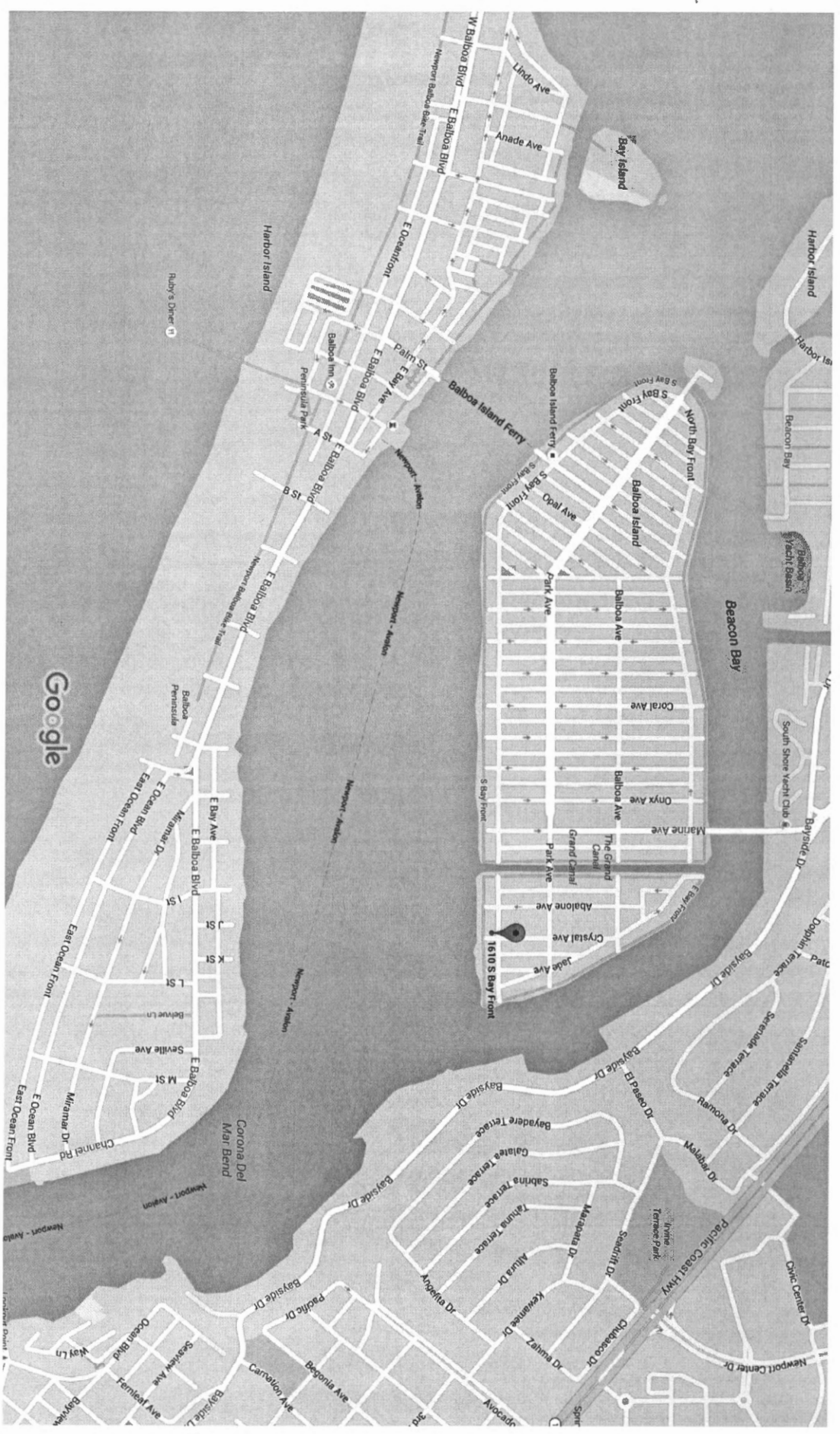
Coastal Act section 30604(a) states that, prior to certification of a Local Coastal Program (“LCP”), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability 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.

#### **F. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

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



# Google Maps 1610 S Bay Front



Map data ©2016 Google 500 ft

COASTAL COMMISSION

5-15-1531

EXHIBIT # 1

PAGE 1 OF 2

Google Maps 1610 S Bay Front



Imagery ©2016 Google, Map data ©2016 Google 50 ft

COASTAL COMMISSION

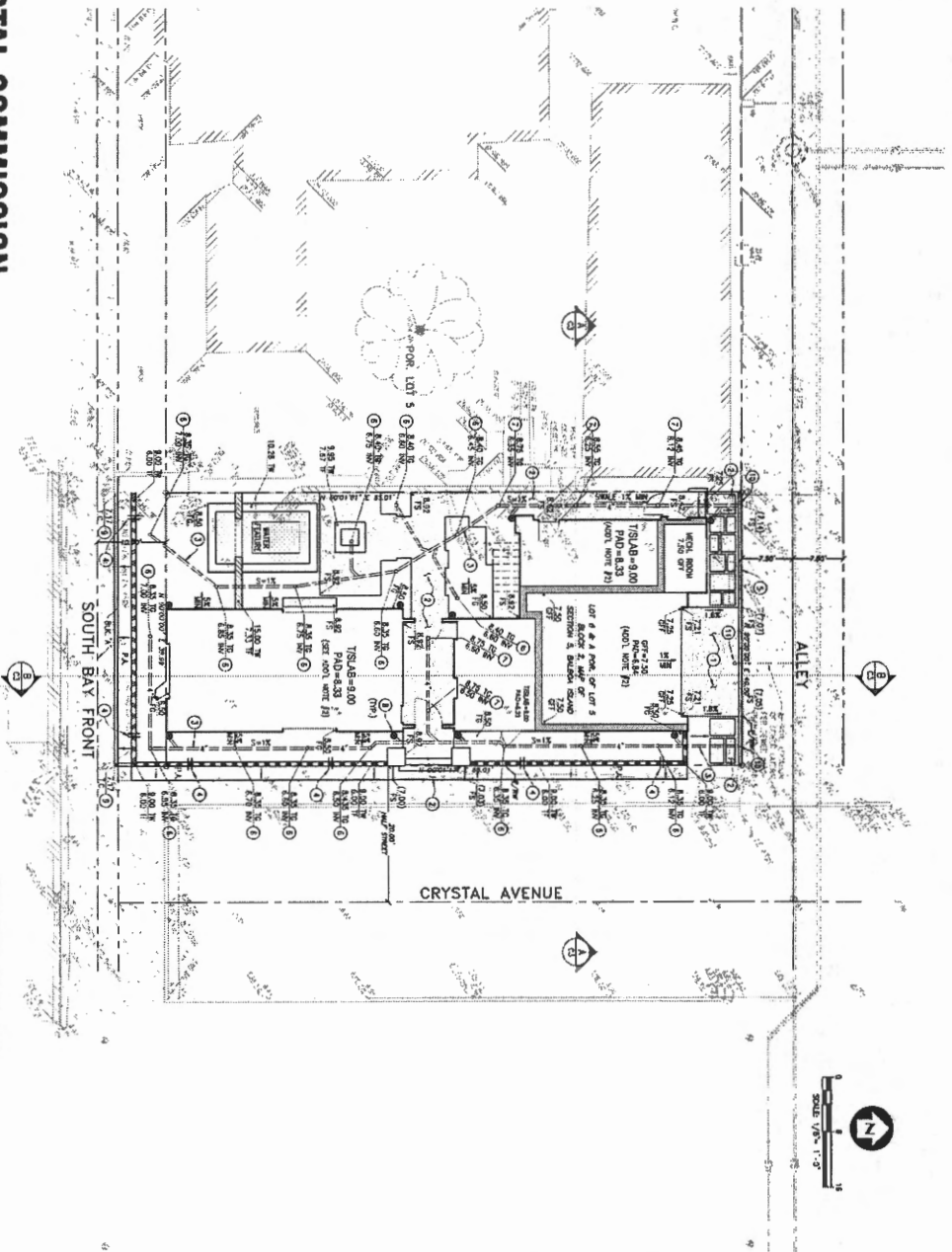
EXHIBIT # 1

PAGE 2 OF 2

[illegible]

RECEIVED  
South Coast Region

COASTAL COMMISSION  
S-15-1531  
EXHIBIT # 2  
PAGE 1 OF 2



DEVELOPMENT OF IDENTIFIED SMILE, FLUENCY RECORDS AND CONSTRUCTION OF CUSTOM ONE-STORY, SMALL TOWN, RESIDENCE AND GARAGE, TOGETHER WITH APPROPRIATE HARDSCAPE, LANDSCAPE, AND POOLHOUSE IMPROVEMENTS.

- 8 DOWNPOUT LOCATION PER ARCH. 3000 PLUMB. SEE SHEET C-10 FOR CONNECTION DETAIL.
- 9 CONSTRUCT UPOBUILT 4" W/ CLASH PER CITY OF MINNEAPOLIS BRANCH STD. 182-1 TYPE "T".
- 10 DUCT 4" PER INTO RETICULATING TRUNK CHASE (-6.0 DIA.)
- 11 ASHTRAY SINKER CLAMPOUT WITH TRAFFIC RATES COVER ON DECK. LATERAL PER CITY OF MIN. STD-406.

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.

																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

LOT 6, POR. LOT 5, BLK. 1, BALBOA TRACT SEC. 5  
1610 S. BAYFRONT, NEWPORT BEACH, CA

DATE:	09/03/2015	N. 100%	100%
START DATE:	4/22/2015	100%	100%
END DATE:	NA	100%	100%
CRQ:	ALL	100%	100%
APPROV:	C.R.	100%	100%
15512		100%	100%



[illegible]

NOV 6 2015

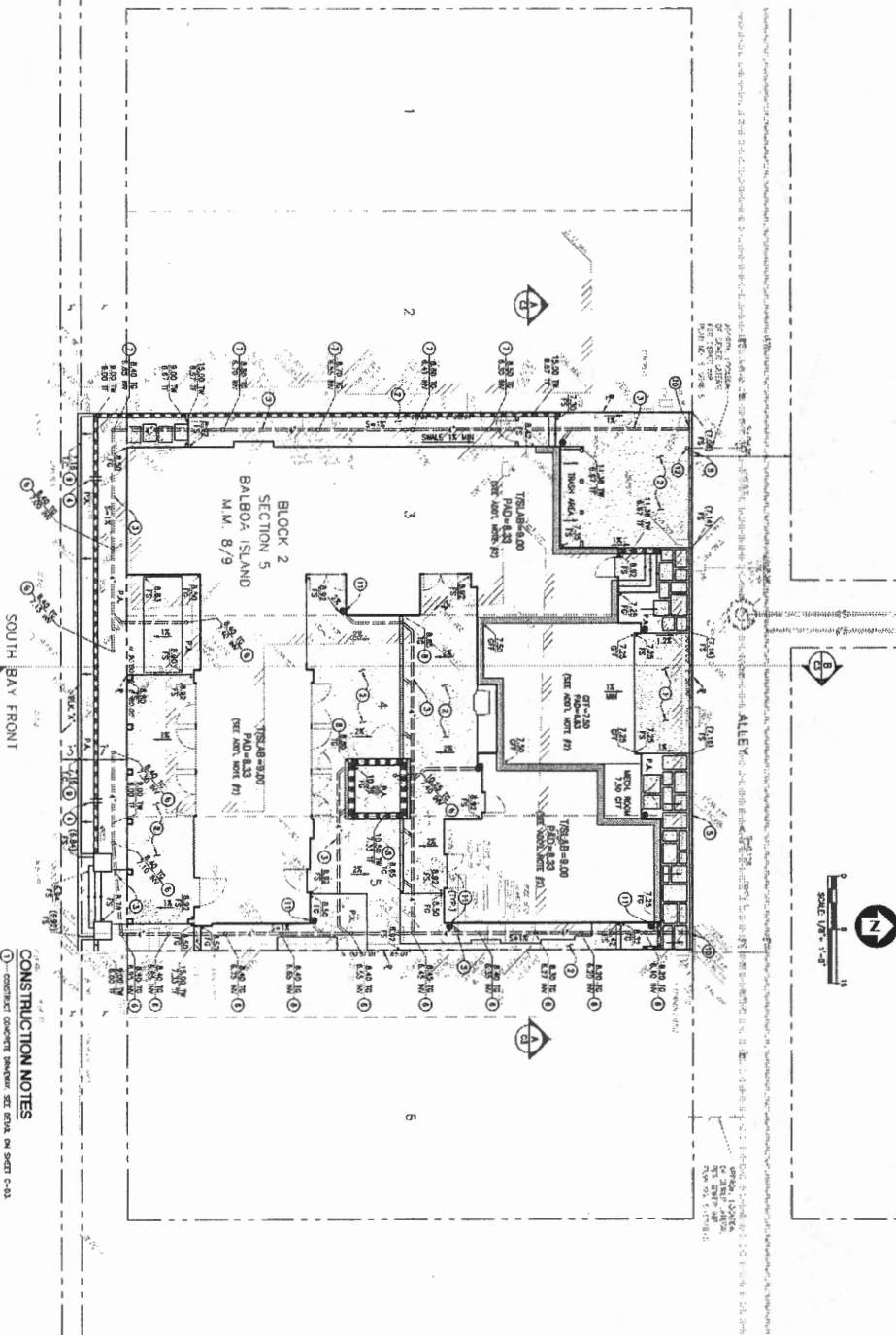
South Coast Region

COASTAL COMMISSION  
EXHIBIT # 2  
PAGE 2 OF 2

[illegible]

**TOPOGRAPHIC SURVEY BY**  
**ROBBIN B. HAMMERS & ASSOC., INC.**  
 224 E. 17TH STREET, SUITE 205  
 COSTA MESA, CA 92627  
 TEL: (949) 544-1192

## NOTE TO CONTRACTOR

[illegible]

**GRIMM RESIDENCE**

## PRECISE GRADING PLAN

LOT 3,4 POR. LOT 5, BLK. 1, BALBOA TRACT SEC. 5  
1604 S. BAYFRONT, NEWPORT BEACH, CA

DATE:	08/02/2015	N. PAGE:	1
NUMBER DATE:	1/15/2015	V. PAGE:	N/A
DATE:	AA	DATE:	AA
CODE:	AA/5		
APPL:	C R		
APP NO:	15512	SHEET:	2
		OF	6

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
REVISIONS																																																																																																			
BY																																																																																																			
DATE																																																																																																			
APPRO																																																																																																			
DATE																																																																																																			

DATE: \_\_\_\_\_

1

1

1



**TOAL**  
ENGINEERING, INC.  
CIVIL ENGINEERING  
LAND SURVEYING  
STORMWATER QUALITY

128 Acacia de Norcross  
846 Chino Hills, CA 92620  
949.447.7888  
www.toalengineering.com

