

CALIFORNIA COASTAL COMMISSION

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to staff report

Th5b

5-22-0447

(Niantic Trust dd 2/23/2016)

FEBRUARY 9, 2023

EXHIBITS

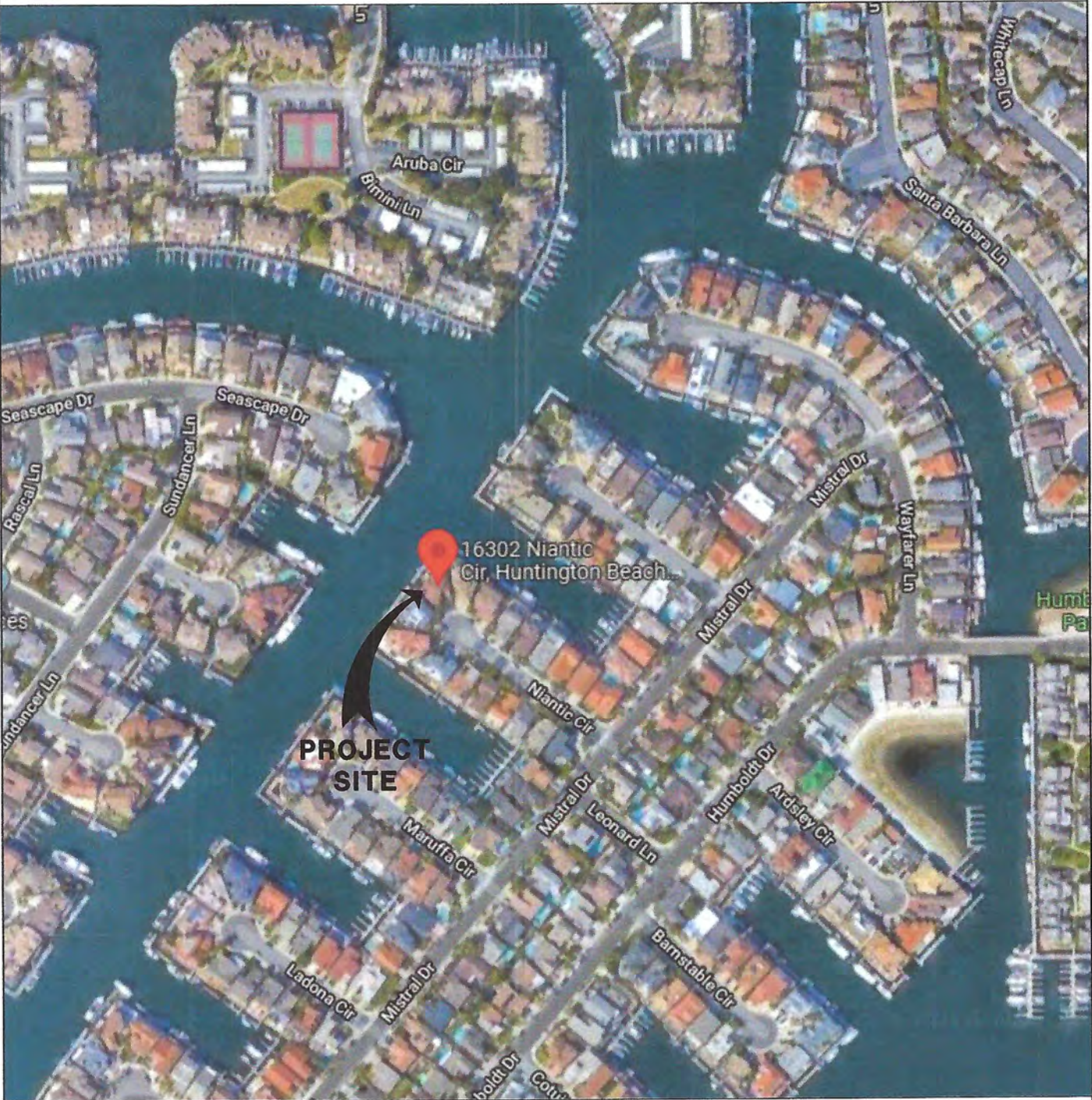
Exhibit 1 – Vicinity Map.....	2
Exhibit 2 – Project Plans.....	4
Exhibit 3 – Eelgrass Survey .....	6

Exhibit 1 – Vicinity Map

**W**  
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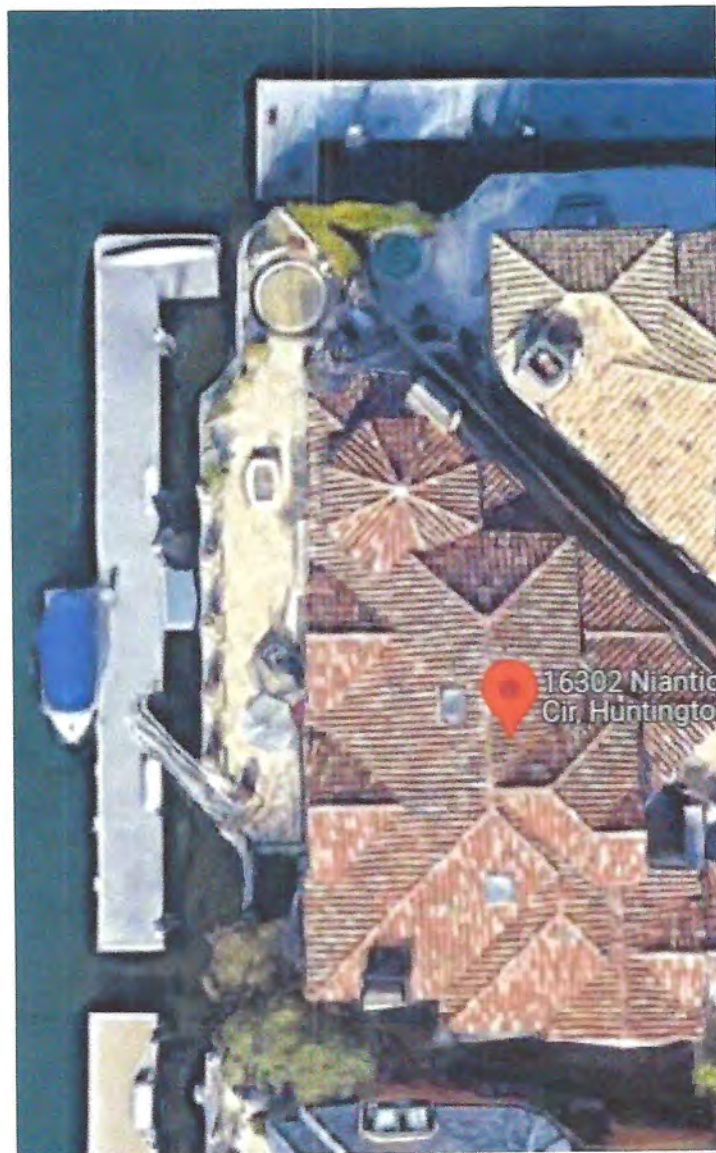
16302 NIAN TIC CIR.  
HUNTINGTON BEACH, CA 92649

JOB. 7720
SHT.
DES. MJ
DATE 02/01/22



**AERIAL VIEW**

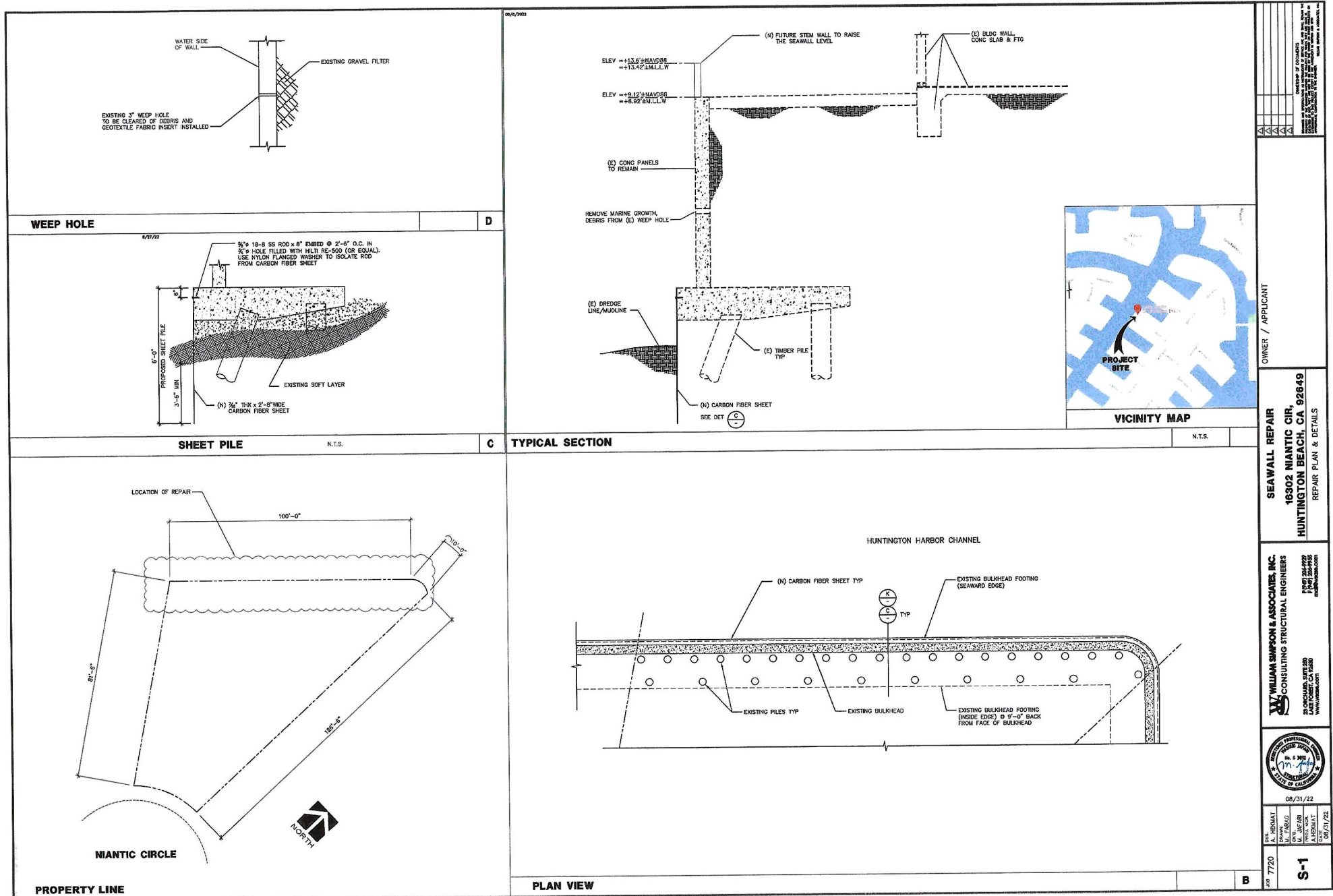




**Figure 1. Aerial photo of existing cantilevered deck**







## Exhibit 3 – Eelgrass Survey

**Figure 1. Project Location.  
Huntington Harbour, Orange County,  
California**

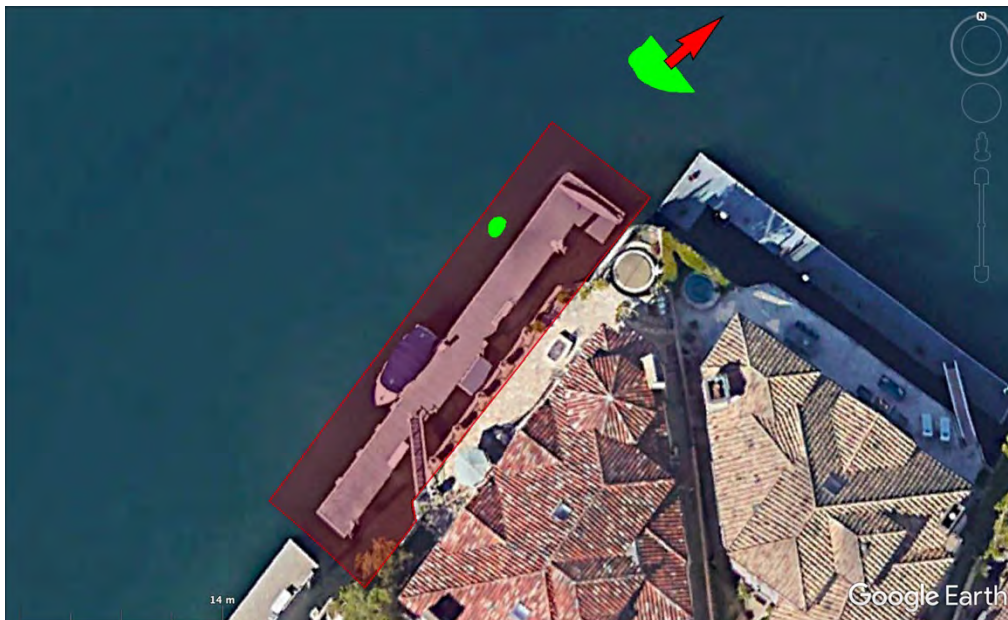




**Figure 2. Project Survey Area and Diver Transects**



**Figure 3. Project Survey Area and Location of Eelgrass Patches**



Eelgrass bed dimensions within the study site. Red polygon indicates study area. No attempt was made to map any eelgrass beyond the study area (red arrow). 16302 Niantic Circle, Huntington Beach, CA.