



**CITY OF NEWPORT BEACH
ADMINISTRATIVE HEARING
STAFF REPORT**

June 11, 2026
Agenda Item No. 1

SUBJECT: Three-Year Construction Time Limit Extension in Accordance with Newport Beach Municipal Code (NBMC) 15.02.095 (Addition of Sections 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2

PERMITS: X2020-2685, XR2023-0497, XR2024-0757

SITE LOCATION: 2286 Channel Road

APPLICANT: Michael Messinger

PROPERTY OWNER: Wedge 3.0 LLC

BUILDING INSPECTOR: John Thornton, Building Inspector II

PREPARED BY: Tonee Thai, Chief Building Official - 949-718-1867, tthai@newportbeachca.gov

PROJECT SUMMARY

CONSTRUCT NEW SINGLE-FAMILY DWELLING WITH ATTACHED 3-CAR GARAGE.

BUILDING PERMIT HISTORY

This project first started with Permit X2020-2685 issued on May 9, 2022, with subsequent permits that have since expired. Referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three year construction limit expiration date of May 9, 2025.

Permit XR2023-0497 is a supplemental permit to X2020-2685 to document a change of engineer and architect in addition to expanding the scope work to add 323 sq. ft. of living area, 1,366 sq. ft. deck and reduce the garage by 46 sq. ft. to the permit.

Permit XR2024-0757 is a supplemental permit to X2020-2685 expanding the scope of work to add another 50 sq. ft. to the permit.

- The first inspection was on April 24, 2024, for a pre-grading meeting.
- The last inspection was on April 27, 2026, for Vapor Barrier/Exterior Lath/Veneer Lath inspection.
- Please refer to Attachment 1 for detailed permit history.
- Notice of pending Three-Year Construction Limit expiration was sent on March 11, 2025.

- Please refer to Attachment 2 for detailed notice activities.

BUILDING OFFICIAL EXTENSION

The chief building official granted an extension for a three-year construction time limit on May 5, 2025, with expiration date of May 9, 2026. (Attachment 3).

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment;
- 3) The hearing officer may grant, or conditionally grant, up to a 180-calendar day extension, per application for extension, if the officer finds special circumstances warrant an extension of time, or the failure to meet the time limit was caused by circumstances beyond the property owner, applicant, or the contractor's control. If the officer makes the findings to grant an extension, then the officer shall consider whether conditions are necessary to ensure the timely completion of the project in a manner that limits impacts to the surrounding property owners. The hearing officer shall deny the application if they cannot make the findings set forth in Newport Beach Municipal Code Section 15.02.095 (Addition of Sections 105.3.3, 105.3.4, and 105.3.5).

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant, and posted on the subject property at least 10 days before the scheduled meeting, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

ATTACHMENTS

- Attachment No. 1 – Building Permit History
- Attachment No. 2 – Three-Year Construction Limit Notice Activities
- Attachment No. 3 – Building Official Extension

Attachment No. 1

Building Inspection History



LINKED PERMIT INSPECTION HISTORY REPORT (2126-2020) FOR CITY OF NEWPORT BEACH

Permit Type: Plan Check	Application Date: 11/18/2020	Owner: EDDIE & DEBBIE SMITH
Work Class: New	Issue Date: 05/09/2022	Parcel: 048 283 02
Status: Approved	Expiration Date: 05/17/2022	Address: 2286 CHANNEL RD NEWPORT BEACH, CA
IVR Number: 146775		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 2286 CHANNEL RD							
Permit: M2023-0014							
05/03/2023	05/03/2023	Footings and Foundation	iBLD-016099-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
06/08/2023	06/08/2023	Footings and Foundation	iBLD-021300-2023	Approved	Jason Rudenick	No	Complete
Reinspection of iBLD-016099-2023							
09/21/2023	09/21/2023	Final Inspection	iBLD-036051-2023	Approved	Jason Rudenick	No	Complete
Permit: N2022-0522							
01/11/2023	01/12/2023	Rough Utilities	iPW-021937-2022	Approved	Kevin O'Campo	No	Complete
Permit: X2020-2685							
04/24/2024	04/24/2024	Call Inspector for Pre-Grading Meeting	iBLD-015644-2024	Approved	Bill Tuman	No	Complete
09/06/2024	09/06/2024	Footings and Foundation	iBLD-034592-2024	Approved	Charles Wilson	No	Complete
	09/06/2024	Slab On Grade	iBLD-034369-2024	Approved	Charles Wilson	No	Complete
	09/06/2024	Ufer Ground	iBLD-034371-2024	Approved	Charles Wilson	No	Complete
12/04/2024	12/04/2024	Shear and Hold Downs	iBLD-047315-2024	Correction	Chad Shelton	Yes	Complete
12/05/2024	12/04/2024	Roof Framing, Sheathing & Bldg Height	iBLD-047587-2024	Correction	Chad Shelton	Yes	Complete
05/15/2025	05/15/2025	Floor Framing & Sheathing	iBLD-019266-2025	Approved	Chad Shelton	No	Complete
	05/15/2025	Roof Framing, Sheathing & Bldg Height	iBLD-019265-2025	Approved	Chad Shelton	No	Complete
Reinspection of iBLD-047587-2024							
	05/15/2025	Shear and Hold Downs	iBLD-019264-2025	Approved	Chad Shelton	No	Complete
Reinspection of iBLD-047315-2024							
07/14/2025	07/14/2025	Rough Plumbing & Pan Test	iBLD-028001-2025	Correction	Chad Shelton	Yes	Complete
	07/14/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-027622-2025	Correction	Chad Shelton	Yes	Complete
07/15/2025	07/15/2025	Fireplace Throat	iBLD-028264-2025	Not Ready for Inspection	Chad Shelton	Yes	Complete
	07/15/2025	Gas Pipe Rough	iBLD-028265-2025	Approved	Chad Shelton	No	Complete
	07/15/2025	Rough Electric Residential	iBLD-028262-2025	Correction	Chad Shelton	Yes	Complete

LINKED PERMIT INSPECTION HISTORY REPORT (2126-2020)

Permit Type: Plan Check	Application Date: 11/18/2020	Owner: EDDIE & DEBBIE SMITH
Work Class: New	Issue Date: 05/09/2022	Parcel: 048 283 02
Status: Approved	Expiration Date: 05/17/2022	Address: 2286 CHANNEL RD NEWPORT BEACH, CA
IVR Number: 146775		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	07/15/2025	Rough HVAC/Mech/Fireplace	iBLD-028263-2025	Correction	Chad Shelton	Yes	Complete
07/31/2025	07/31/2025	Rough Plumbing & Pan Test	iBLD-030268-2025	Approved	Chad Shelton	No	Complete
			Reinspection of iBLD-028001-2025				
08/06/2025	08/06/2025	Fireplace Throat	iBLD-031404-2025	Approved	Chad Shelton	No	Complete
			Reinspection of iBLD-028264-2025				
	08/06/2025	Rough Electric Residential	iBLD-031402-2025	Approved	Chad Shelton	No	Complete
			Reinspection of iBLD-028262-2025				
	08/06/2025	Rough HVAC/Mech/Fireplace	iBLD-031403-2025	Approved	Chad Shelton	No	Complete
			Reinspection of iBLD-028263-2025				
08/11/2025	08/11/2025	Complete Framing	iBLD-031829-2025	Correction	Chad Shelton	Yes	Complete
	08/11/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-031828-2025	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-027622-2025				
09/09/2025	09/09/2025	Complete Framing	iBLD-037519-2025	Not Ready for Inspection	Chad Shelton	Yes	Complete
			Reinspection of iBLD-031829-2025				
	09/09/2025	Insulation/Densglass	iBLD-036425-2025	Partial Pass	Chad Shelton	Yes	Incomplete
09/18/2025	09/18/2025	Complete Framing	iBLD-039039-2025	Approved	Chad Shelton	No	Complete
			Reinspection of iBLD-037519-2025				
	09/18/2025	Drywall Fire Caulk	iBLD-038558-2025	Partial Pass	Chad Shelton	Yes	Incomplete
	09/18/2025	Insulation/Densglass	iBLD-039040-2025	Approved	Chad Shelton	No	Complete
			Reinspection of iBLD-036425-2025				
03/18/2026	03/18/2026	Area Drains	iBLD-011760-2026	Approved	Bruce Jalili	No	Complete
	03/18/2026	Gas Pipe Underground	iBLD-012052-2026	Correction	Bruce Jalili	Yes	Complete
04/27/2026	04/27/2026	Drywall Fire Caulk	iBLD-019264-2026	Approved	Chad Shelton	No	Complete
			Reinspection of iBLD-038558-2025				
	04/27/2026	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-019265-2026	Approved	Chad Shelton	No	Complete
			Reinspection of iBLD-031828-2025				

Permit: XR2023-0497

08/16/2024	08/16/2024	Under Slab Floor Mechanical	iBLD-031297-2024	Approved	Chad Shelton	No	Complete
09/30/2024	09/30/2024	Floor Framing & Sheathing	iBLD-037705-2024	Approved	Charles Wilson	No	Complete

Permit: XR2024-0757

07/22/2024	07/22/2024	Sewer	iBLD-027726-2024	Approved	Chad Shelton	No	Complete
	07/22/2024	Soil Pipe	iBLD-027371-2024	Approved	Chad Shelton	No	Complete

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Work Class: New	Issue Date: 05/09/2022	Parcel: 048 283 02
Status: Approved	Expiration Date: 05/17/2022	Address: 2286 CHANNEL RD NEWPORT BEACH, CA
IVR Number: 146775		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete	
	07/22/2024	Under Slab/Floor Plumbing	iBLD-027725-2024	Approved	Chad Shelton	No	Complete	
08/16/2024	08/16/2024	Under Slab Floor Mechanical	iBLD-031290-2024	Approved	Chad Shelton	No	Complete	
10/16/2024	10/16/2024	Floor Framing & Sheathing	iBLD-040294-2024	Partial Pass	Chad Shelton	Yes	Incomplete	
02/18/2025	02/18/2025	Other - Plumbing	iBLD-005844-2025	Approved	Eric Strobel	No	Complete	
02/24/2025	02/24/2025	Gas Pipe Rough	iBLD-006971-2025	Approved	Chad Shelton	No	Complete	
	02/24/2025	Rough Plumbing & Pan Test	iBLD-006829-2025	Correction	Chad Shelton	Yes	Complete	
07/14/2025	07/14/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-027473-2025	Correction	Chad Shelton	Yes	Complete	
11/05/2025	11/05/2025	Rough Plumbing & Pan Test	iBLD-047080-2025	Approved	Chad Shelton	No	Complete	
			Reinspection of iBLD-006829-2025					
	11/05/2025	Shower Lath	iBLD-046754-2025	Approved	Chad Shelton	No	Complete	



City of Newport Beach - Building Division

100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone (949)644-3288
Inspection Requests Phone (949)644-3255
Combination Type - SFP ELEC MECH PLUM GRAD



X 2 0 2 0 2 6 8 5

COMB Permit : X2020-2685
Project No : 2126-2020

Issued Date : 05/09/2022
Inspection Area : 1

INSPECTOR

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY OR PERMIT WILL BE INVALID
Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays

Job Address: 2286 CHANNEL RD NB
Description: NEW SFR 3897 SF W/ ATTACHED 3-CAR GARAGE 634 SF
Legal Desc.: TR 518 LOT 4 BLK P ALL -INC POR OF LOT M ADJ-

Owner: VITO ANTOCI
Address: 124 S CLIFFWOOD AVE
LOS ANGELES CA 90049
Phone:
Applicant: LOGAN JEFF
Address: 2618 SAN MIGUEL DR
NEWPORT NEACH CA 92660
Phone: 949-244-9329

Contractor: GRAYSTONE CUSTOM BLDRS INC
Address: 3419 VIA LIDO STE 455
NEWPORT BEACH CA 92663
Phone: 949-466-0900
Con State Lic: 971085
Lic Expire: 03/31/2024
Bus Lic: BT30040057
Lic Exp Date: 03/31/2023
Worker's Compensation Insurance
Carrier: STATE FUND
Policy No: 9216106
Expire: 08/15/2022

Architect: KNITTER MICHAEL L
Address: 17752 MITCHELL NORTH #C
IRVINE CA 92614
Phone: 949-752-1177
State Lic: C010524
Engineer: MORRIS KYLE
Address: 1401 DOVE ST #520
NEWPORT BEACH CA 92660
Phone: 949-502-5323
State Lic: C-072911

Code Edit : 2019
Type of Construction: V-B-SPR
Occupancy Group: R3/U
Added /New sq. ft. Bldg: 3897
Added /New sq. ft. Garage: 634
No of Stories: 2
No of Units : 1
Bldg Height: 0
Bldg Sprinklers: Y
Flood Zone: AE

Special Conditions: HIGH DENSITY, LIQUEFACTION 6 BED TO 6 BED

Use Zone: AE
Parking Spaces: 0
Fire Hazard Zone: N

Construction Valuation: \$781,000.00

Building Permit Fee: \$6,431.00
Plan Check Fee: \$4,484.00
Overtime Plan Ck: \$0.00
Investigation Fee: \$0.00
Record Management: \$102.00
Energy Compliance: \$303.00
CA Seismic Safety: \$101.53
Disabled Access: \$0.00
Hazardous Mat: \$0.00
Building Green Fee: \$32.00

Excise Tax: \$951.51
Additional Fee: \$133.25
Grading Bonds Fee: \$0.00
Grading PC Consultant: \$2,996.28
Grading Permit Fee: \$1,257.72
Grading PC Fee: \$1,220.00
WQ Insp. Fee: \$450.17
Mechanical %: \$257.24
Plumbing %: \$578.79

Planning Department -
Plan check Fee: \$520.00
Fair Share: \$0.00
SJH Trans: \$0.00
In-leu Housing Fee: \$0.00
Public Works Department -
Park Dedication: \$253.75
P/W Plan Check: \$0.00
San Dist: \$653.20
NIMUSD Fee: \$653.20

Fire Department
Fire Inspection: \$0.00
Fire Plan Rev: \$0.00
Demolition Fee: \$0.00
Building Dept Adm: \$0.00
General Service: \$0.00
Refund Deposit: \$0.00
Grading Bond: \$0.00

TOTAL FEE : \$21,382.44

Fee Due at Permit Issuance : \$15,769.81

PROCESSED BY: [Signature]

ZONING APPROVAL: [Signature]

GRADING APPROVAL: [Signature]

PUBLIC WORKS APPROVAL: [Signature]

PLAN CHECK BY: [Signature]

APPROVAL TO ISSUE: [Signature]

NO CONSTRUCTION NOISE ON THE WEEKEND

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do () all of or () portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

I am exempt from licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Signature of Property Owner or Authorized Agent _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class _____ License No _____ Date 5/9/22 Contractor Signature [Signature] Date _____

WORKERS' COMPENSATION DECLARATION

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____

Carrier _____

Policy Number _____

Expiration Date _____

Phone # _____

Name of Agent _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 5/9/22

Signature of Applicant _____

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:

I am the property owner or authorized to act on the property owner's behalf.

I have read this application and the information I have provided is correct.

I agree to comply with all applicable city and county ordinances and state laws relating to building construction.

I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent _____ Print Property Owner's or Authorized Agent's Name Michael Terry Date 5/9/22

ACTION _____ DATE _____ BY _____ DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403

FOR OFFICE USE ONLY

PERMIT EXPIRED

PERMIT CANCELLED

PERMIT EXTENDED

PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED

I SUBMITTED ASBESTOS NOTIFICATION TO

EPA

AQMD

ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION SIGNATURE [Signature]



City of Newport Beach
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 644-3311
 Online Inspection Request -
www.newportbeachca.gov/Inspections



N 2 0 2 2 0 5 2 2

Permit No: N2022-0522
 Project No : 2126-2020

Inspection Requests Phone (949) 644-3255

ENCROACHMENT PERMIT

Job Address : 2286 CHANNEL RD
Description : INSTALL SEWER CLEAN OUT (STD 406), INSTALL 1" WATER METER (X2020-2685)

Parcel # : 048 283 02
Legal Desc :

Owner : ROSS NELSON
Phone : PO BOX 12558
Address : COSTA MESA, CA 92627

Contractor : COAST WATER & POWER
Phone : (949) 548-0106
Address : P O BOX 3341
 NEWPORT BEACH, CA 92659

Applicant : COAST WATER & POWER
Phone : (949) 548-0106
Address : P O BOX 3341
 NEWPORT BEACH, CA 92659

Contractor State Lic : 738400
License Expire : 7/31/2023

Business License : BT96014951
Business Expire : 12/31/2022
Workers' Compensation Insurance :
 Carrier : AMERICAN CONTRACTORS INDEMNITY
 COMPANY
Policy No : 9087110
W. C. Expire : 10/1/2022

Special Cond. : Pre-Construction Meeting is required with the Public Works Inspector

CITY RESERVES THE RIGHT TO REVOKE OR MODIFY CONDITIONS AT ANY TIME

1" Meter Fee :	\$193.95	Inspection Fee – Public Works :	\$560.00	Total Fee :	\$1,737.95
Installation Fee :	\$727.00	Permit Processing Fee – Public Works Only :	\$257.00	Paid :	\$1,737.95
				Balance :	\$0.00
				Receipt No(s) :	REC-004831-2022

Processed By : _____ **Date :** ___/___/___

Utilities Approval : _____ **Date :** ___/___/___

Traffic Approval : _____ **Date :** ___/___/___

General Services Approval : _____ **Date :** ___/___/___

Other Department : _____ **Date :** ___/___/___

Permit Denied : _____ **Date :** ___/___/___

Issued Permit : _____ **Date :** 10/10/22



City of Newport Beach
 Community Development Department - Building Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 718-1888
 newportbeachca.gov/civic
 Combination Type - **SFP ELEC MECH PLUM**
 Work Class - **Addition/Alteration**



XR2023-0497

COMB Permit : XR2023-0497

Plan Check No : 2126-2020
 Issued Date : 10/31/2023
 Final Date:
 Permit Status: Issued
 Inspection Area : 1

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION, BUT NO LATER THAN 3 YEARS FROM ORIGINAL ISSUANCE DATE
NO CONSTRUCTION RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS AND NO WORK ON SUNDAY AND HOLIDAYS IN ALL AREAS

Job Address : 2286 CHANNEL RD
Description : SFR *CHANGE OF ARCHITECT/ENGINEER* FLOOR LAYOUT, ADD 323 SF LIVING AREA AND 1366 SF DECK, REDUCE 46 SF IN GARAGE

Owner : EDDIE & DEBBIE SMITH
Address : 2286 CHANNEL RD
 NEWPORT BEACH, CA
Phone : (602) 509-9669

Applicant : GRAYSTONE CUSTOM BUILDERS INC
Address : 3419 VIA LIDO STE 455
 NEWPORT BEACH, CA 92663
Phone : (949) 466-0900

Contractor : GRAYSTONE CUSTOM BUILDERS INC
Address : 3419 VIA LIDO STE 455
 NEWPORT BEACH, CA 92663
Phone : (949) 466-0900
Con State Lic : 971085
Lic Expire : 03/31/2024
Bus Lic : BT30040057
Bus Lic Expire : 03/31/2024

Architect :
Address :
Phone :
State Lic :

Engineer : FORBES DALE L
Address : 1800 E 16TH ST #B
 SANTA ANA, CA 92701
Phone : (714) 835-2800

Designer :
Address :
Phone :

Workers' Compensation Insurance
Carrier : STATE FUND
Policy No : 9216106
W. C. Expire : 8/15/2024

Fire Sprinklers : NO
Fire Hazard Zone : NO
No of Units : 1
No of Stories : 3

Construction Valuation : \$418,184.00
Added/New/TI sq. ft. Bldg : 323
Alteration sq. ft. Bldg :
Added/New sq. ft. Garage : -46
TOTAL sq. ft. : 277

Building Setbacks : Front: 10, Side: 3, Rear: 0
Flood Zone : AE, 8 FT; X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY:

SPECIAL CONDITIONS: REV2023-0188

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reasons(s) indicated below by the checkmark(s) placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

I am exempt from licensure under the Contractors' State License Law for the following reason:
By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Signature of Property Owner or Authorized Agent _____ Date _____
LICENSED CONTRACTOR'S DECLARATION
 I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class _____ License No. _____ Contractor's Signature _____ Date 10/31/23

WORKERS' COMPENSATION DECLARATION
 WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEYS' FEES.

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____ Expiration Date _____ Policy Number _____

Signature of Agent _____ Phone # _____
 I hereby certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. Date 10/31/23

Signature of Applicant _____ Date _____
DECLARATION REGARDING CONSTRUCTION LENDING AGENCY
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code). Lender's Address _____

By my signature below, I certify to each of the following:
 I am the property owner or authorized to act on the property owner's behalf.
 I have read this application and the information I have provided is correct.
 I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
 I authorize representatives of this city or county to enter the above-identified property for inspection purposes.
 Signature of Property Owner or Authorized Agent _____ Print Property Owner's or Authorized Agent's Name _____ Date 10/31/23

ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403
PERMIT EXPIRED			<input type="checkbox"/> I SUBMITTED ASBESTOS NOTIFICATION TO
PERMIT CANCELLED			<input type="checkbox"/> EPA
PERMIT EXTENDED			<input type="checkbox"/> AQMD
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			<input type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION SIGNATURE:

FOR OFFICE USE ONLY

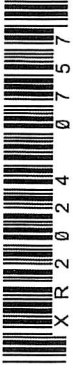


City of Newport Beach

Community Development Department - Building Division
100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone: (949) 718-1888
newportbeachca.gov/civic
Combination Type - SFP
Work Class - Addition

COMB Permit : XR2024-0757

Plan Check No : 2126-2020
Issued Date : 06/24/2024
Final Date:
Permit Status: Issued
Inspection Area : 1



XR 2 0 2 4 0 7 5 7

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION, BUT NO LATER THAN 3 YEARS FROM ORIGINAL ISSUANCE DATE
NO CONSTRUCTION RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS AND NO WORK ON SUNDAY AND HOLIDAYS IN ALL AREAS

Job Address : 2286 CHANNEL RD
Description : SFR ADD 50 SF (ADD SF TO PERMIT X2020-2685) **Legal Desc :** N TR 518 BLK P LOT 4 TR 518 LOT 4 BLK P ALL -INC P

Owner : EDDIE & DEBBIE SMITH
Address : 2286 CHANNEL RD
NEWPORT BEACH, CA
Phone : (602) 509-9669

Applicant : GRAYSTONE CUSTOM BUILDERS INC
Address : 3419 VIA LIDO STE 455
NEWPORT BEACH, CA 92663
Phone : (949) 466-0900

Owner/Builder :
Address :
Phone :

Contractor : GRAYSTONE CUSTOM BUILDERS INC
Address : 3419 VIA LIDO STE 455
NEWPORT BEACH, CA 92663
Phone : (949) 466-0900
Con State Lic : 971085
Lic Expire : 03/31/2026
Bus Lic : BT30040057
Bus Lic Expire : 03/31/2025

Workers' Compensation Insurance
Carrier : STATE FUND
Policy No : 9216106
W. C. Expire : 8/15/2024

Architect :
Address :
Phone :
State Lic :

Engineer : DALE L FORBES
Address : 1800 E 16TH ST #B
SANTA ANA, CA 92701
Phone : (714) 835-2800

Designer :
Address :
Phone :

Code Edition : 2019
Type of Construction : V-B
Occupancy Groups : U,R-3
Bldg Height :

Building Setbacks : Front: 10, Side: 3, Rear: 0
Flood Zone : AE, 8 FT; X
Use Zone : R-1 - Single-Unit Residential

Fire Sprinklers : YES
Fire Hazard Zone : NO
No of Units : 1
No of Stories : 3

Construction Valuation : \$11,500.00
Added/New/TI sq. ft. Bldg : 50
Alteration sq. ft. Bldg : 0
Add/New sq. ft. Garage : 0
TOTAL sq. ft. : 50

PROCESSED BY :

SPECIAL CONDITIONS: (REV2024-0570)

INSPECTOR

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do () all of () portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

I am exempt from licensure under the Contractors' State License Law for the following reason:
By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Signature of Property Owner or Authorized Agent _____ Date 6/24/24
 License No _____ Contractor Signature _____ Date _____

LICENSED CONTRACTOR'S DECLARATION
 I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class _____

WORKERS' COMPENSATION DECLARATION
 WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:
 I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____

Name of Agent _____ Expiration Date _____
 Phone # _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. Date 6/24/24

Signature of Applicant _____
DECLARATION REGARDING CONSTRUCTION LENDING AGENCY
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code). Lender's Address _____

By my signature below, I certify to each of the following:
 I am the property owner or authorized to act on the property owner's behalf.
 I have read this application and the information I have provided is correct.
 I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
 I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent _____ Print Property Owner's or Authorized Agent's Name Michael Perry
 Date 6/24/24

ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE ONLY
PERMIT EXPIRED			<input type="checkbox"/> SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			<input type="checkbox"/> EPA	
PERMIT EXTENDED			<input type="checkbox"/> AQMD	
PERMIT FINAL			<input type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION	
CERTIFICATE OF OCCUPANCY ISSUED			SIGNATURE:	

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, renovate, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 3, commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees, or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

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 By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Signature of Property Owner or Authorized Agent _____ Date 3/3/25
 Signature of Property Owner or Authorized Agent _____ Date _____
 Signature of Property Owner or Authorized Agent _____ Date _____
 Signature of Property Owner or Authorized Agent _____ Date _____

LICENSED CONTRACTOR'S DECLARATION
 I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class _____ License No. _____ Contractor Signature [Signature]

WORKERS' COMPENSATION DECLARATION
 WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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 I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier _____ Policy Number _____ Expiration Date _____

Name of Agent _____ Phone # _____
 I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. Date 3/3/25

Signature of Applicant [Signature] Date 3/3/25
DECLARATION REGARDING CONSTRUCTION LENDING AGENCY
 I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code). Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:
 I am the property owner or authorized to act on the property owner's behalf.
 I have read this application and the information I have provided is correct.
 I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
 I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent [Signature] Print Property Owner's or Authorized Agent's Name John Vo Date 3/3/25

ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE ONLY
PERMIT EXPIRED			<input type="checkbox"/> I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			<input type="checkbox"/> EPA	
PERMIT EXTENDED			<input type="checkbox"/> AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			<input type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION SIGNATURE:	



City of Newport Beach

Community Development Department - Building Division
100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone: (949) 718-1888
newportbeachca.gov/civic



P V 2 0 2 5 0 1 0 4

Solar Permit : PV2025-0104

Plan Check No : PV2025-0104

Work Class : SOLAR

Issued Date : 05/13/2025

Final Date:

Permit Status: Issued

Inspection Area : 1

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION.

Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays.

Job Address : 2286 CHANNEL RD
Description : SFR INSTALL SOLAR PV SYSTEM 9 PANELS 4.14 KW AND 1 ENERGY STRAGE SYSTEM (X2020-2685)

Owner : EDDIE & DEBBIE SMITH
Address : 2286 CHANNEL RD
NEWPORT BEACH, CA
Phone : (602) 509-9669

Applicant : JOJO COLLINS
Address : 20104 STATE RD
CERRITOS, CA 90703
Phone : (310) 795-6453

Owner/Builder :
Address :

Phone :

Code Edition : 2022
Type of Construction : V-B
Occupancy Groups : R-3,U
Bldg Height :

Building Setbacks : Front: 10, Side: 3, Rear: 0
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

Processed By: -

SPECIAL CONDITIONS:

Legal Desc : N TR 518 BLK P LOT 4 TR 518 LOT 4 BLK P ALL -INC P

Contractor : URBAN ENERGY SOLAR INC.
Address : 10192 CONSTITUTION DR
HUNTINGTON BEACH, CA 92646
Phone : (310) 795-6453
Con State Lic : 944115

Lic Expire : 12/31/2025
Bus Lic : BT30064588

Bus Lic Expire : 09/30/2025

Workers' Compensation Insurance

Carrier : STATE COMPENSATION INSURANCE FUND

Policy No : 9021421

W. C. Expire : 6/1/2025

Architect :
Address :

Phone :
State Lic :

Engineer : MARTIN LOYD
Address : 9924 UNVERSAL BLVD, 224
ORLANDO, FL 32819
Phone : (310) 534-1776

Designer : SCOTT TOYAMA
Address : 20132 STATE RD

Phone : CERRITOS, CA 90703
(562) 447-4971

Solar Valuation : \$10,000
Energy Storage Valuation : \$18,000
Type of Solar :
Kilowatt : 4.14

Fire Sprinklers : NO
Fire Hazard Zone : NO
No of Units :
No of Stories : 3

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do all or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

I am exempt from licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <https://leginfo.ca.gov>.

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class: **C10; C46** License Number: **944115**

WORKERS' COMPENSATION DECLARATION

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy Number: **9021421**

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMPENSATION INSURANCE FUND** Policy Number: **9021421** Expiration Date: **06/01/2026** Name of Agent: **JoJo Collins** Phone #: **3107956453**

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name: Lender's Address:

By my signature, I certify to each of the following:

I am the property owner or authorized to act on the property owner's behalf.

I have read all the declarations, checked applicable ones, and the information I have provided are correct.

I have read this application and the information I have provided is correct.

I agree to comply with all applicable city and county ordinances and state laws relating to building construction.

JoJo Collins
May, 12 2025

JoJo Collins

DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS

PART 61 OF TITLE 40 AND AQMD RULE 1403

I SUBMITTED ASBESTOS NOTIFICATION TO:

EPA

AQMD

Asbestos notification is not applicable to proposed demolition.



City of Newport Beach
 Community Development Department - Building
 Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 718-1888
 newportbeachca.gov/civic



N 2 0 2 6 0 1 6 1

Permit No: N2026-0161

Project No :

ENCROACHMENT PERMIT

Job Address : 2286 CHANNEL RD
Description : REPLACE DRIVEWAY APPROACH, SIDEWALK AS NEEDED (X2020-2685)

Parcel # : 048 283 02

Legal Desc :

Owner : MASONRY PLUS
Phone : (714) 381-5997
Address : 1079 CORONA LANE
 COSTA MESA, CA 92626

Contractor : MASONRY PLUS
Phone : (714) 381-5997
Address : 1079 CORONA LANE
 COSTA MESA, CA 92626

Applicant : MASONRY PLUS
Phone : (714) 381-5997
Address : 1079 CORONA LANE
 COSTA MESA, CA 92626

Contractor State Lic : 553711
License Expire : 1/31/2027

Business License : BT00016674
Business Expire : 11/30/2026

Workers' Compensation Insurance : STARNET INSURANCE CO
Carrier : STARNET INSURANCE CO
Policy No : BNET610212036
W. C. Expire : 11/10/2026

Special Cond. : Pre-Construction Meeting is required with the Public Works Inspector.

CITY RESERVES THE RIGHT TO REVOKE OR MODIFY CONDITIONS AT ANY TIME

Inspection Fee – Public Works : \$368.00 **Permit Processing Fee - Public Works Only :** \$312.00 **Total Fee :** \$680.00
Balance : \$0.00 **Receipt No(s) :** REC-005156-2026

Processed By : _____ **Date :** ___/___/___ **Other Department :** _____ **Date :** ___/___/___

Utilities Approval : _____ **Date :** ___/___/___ **Permit Denied :** _____ **Date :** ___/___/___

Traffic Approval : _____ **Date :** ___/___/___ **Issued Permit :** _____ **Date :** ___/___/___

General Services Approval : _____ **Date :** ___/___/___

[Handwritten Signature]
 Date: 11/10/2026



City of Newport Beach

Community Development Department - Building Division
100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone: (949) 718-1888
newportbeachca.gov/civic



P 2 0 2 6 0 7 5 2 1

Permit : P2026-0752

Plan Check No : 2126-2020
Work Class : Other
Issued Date : 04/02/2026
Final Date:
Permit Status: Issued
Inspection Area : 1

INSPECTOR

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION, BUT NO LATER THAN 3 YEARS FROM ORIGINAL ISSUANCE DATE
NO CONSTRUCTION RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS AND NO WORK ON SUNDAY AND HOLIDAYS IN ALL AREAS

Job Address : 2286 CHANNEL RD
Description : PLUM INSTALL GAS LINE FOR BBQ & (2) FIRE FEATURES. (XR2023-0497)
Legal Desc : N TR 518 BLK P LOT 4 TR 518 LOT 4 BLK P ALL -INC P

Owner : MIKE MESSINGER
Address : 2286 CHANNEL RD NEWPORT BEACH, CA 92661
Phone : (408) 887-4330

Applicant : TOLLY INCORPORATED
Address : 1912 NORTH BATAVIA ST ORANGE, CA 92865
Phone : (714) 969-2200

Owner/Builder :
Address :
Phone :
Contractor : TOLLY INCORPORATED
Address : 1912 NORTH BATAVIA ST ORANGE, CA 92865
Phone : (714) 969-2200
Con State Lic : 791230
Lic Expire : 02/28/2027
Bus Lic : B30083947
Bus Lic Expire:04/30/2027
Workers' Compensation Insurance
Carrier : TECHNOLOGY INSURANCE COMPANY INC
Policy No : TES4598622
W. C. Expire : 4/1/2027

Code Edition : 2025
Type of Construction :

Building Setbacks : Front: 10, Side: 3, Side: 3, Rear: 0
Flood Zone : AE, 8 FT; X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY : BS

Fire Hazard Zone : NO
Occupancy Groups :

From: Rudenick, Jason
Sent: October 31, 2023 6:05 AM
To: Michael Terry; Yamada, Susan
Subject: Re: 2286 Channel Rd - Expiration

Michael,

Thank you for the update. I have included Susan Yamada on this response email. She will provide details on the renewal for Permit X2020-2685.

Susan, the permit in question X2020-2685 (New SFR) is in good standing and ok to renew.

Thank you

Jason

Jason Rudenick
Community Development Department
Building Inspector II
jrudenick@newportbeachca.gov
949-644-3262

CITY OF NEWPORT BEACH
[100 Civic Center Drive, First Floor Bay D, Newport Beach, California 92660 | newportbeachca.gov](https://www.newportbeachca.gov)

Get [Outlook for iOS](#)

From: Michael Terry <michaeleterry@mac.com>
Sent: Tuesday, October 31, 2023 5:58 AM
To: Rudenick, Jason <JRudenick@newportbeachca.gov>
Subject: Re: 2286 Channel Rd - Expiration

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good morning Jason,

This project is going forward there has been an application for a revised structure navigating the city plan check process now for several months. I was told as of last week this project has been approved & I anticipate coming in next week to pull the newly revised permit & getting started onsite ASAP.

Please let me know if any other action is required by myself or the owner to keep this in good standing & not create any additional delay's.

Thank you for your help.

Michael

On Oct 31, 2023, at 5:48 AM, Rudenick, Jason <JRudenick@newportbeachca.gov> wrote:

Good morning Michael

Permit X2020-2685 is set to expire today 10/31/23. When you have a moment can you please provide a status update.

Thank you

Jason

Jason Rudenick
Community Development Department
Building Inspector II
jrudenick@newportbeachca.gov
[949-644-3262](tel:949-644-3262)

CITY OF NEWPORT BEACH
[100 Civic Center Drive, First Floor Bay D, Newport Beach, California 92660 | newportbeachca.gov](https://www.newportbeachca.gov)

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City of Newport Beach

Community Development

Date: Thursday, November 2, 2023

Applicant: Jeff Logan
Property Owner: VITO ANTOCI

Subject: Single Family and Duplex Projects Request for Permit Extension, Permit # **X2020-2685**
for **2286 CHANNEL RD NEWPORT BEACH, CA**

Your request for a Permit extension has been granted to **04/29/2024** per Newport Beach Municipal Code Section 15.02.100. Please obtain a building permit final before the new permit expiration date.

Please note your Permit 3-Year Construction Time Limit set forth in NBMC Section 15.02.095 is set to expire on **05/09/2025**.

Very truly yours,
BUILDING DIVISION

Tonee Thai

Tonee Thai, P.E., CASp, C.B.O.
Community Development Department
Deputy Director-Building / Chief Building Official

FEMA
CONTRACT
A/C MALISSA
FLOOD RISK
WORKS



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

PRE-GRADE MEETING AGREEMENT

DATE: 4/24/24 JOB ADDRESS: 2286 Channel Rd

1. The grading plan check number for this site is 2126-2020 and will be referred to in all reports, certifications and correspondence.
2. **STOP ORDERS** Whenever any work is being done contrary to the provisions of the City Codes, the Chief Building Official or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done and any such persons shall forthwith stop such work until authorized by the Chief Building Official to proceed with the work.
3. The stamped set of approved plans shall be on the job site at all times.
4. **NOTIFICATION OF NONCOMPLIANCE** If, in the course of fulfilling their responsibilities, the civil engineer, surveyor, the soils engineer, the engineering geologist or the testing agent finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
5. When import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
6. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
7. All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTM test method 1557 and approved by the soils engineer. Compaction tests shall be performed according to the preliminary soils report.
8. All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
9. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.
10. Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.
11. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

12. The permittee or his agent shall notify the Building Division when the grading operation is ready for each of the following inspections:
 - a. **PRE-GRADE MEETING** When the permittee is ready to begin work, but not less than two days before any grading or brushing is started.
 - b. **DRAINAGE DEVICE INSPECTION** After forming of terrace drains, down drains or after placement of pipe in subdrains, but before any concrete or filter material is placed.
 - c. **SPECIAL**
 - d. **ROUGH GRADING** When all rough grading has been completed, the rough grade report shall be provided to the Building Inspector at foundation inspection or sooner based on the Building Inspector's discretion.
 - e. **FINAL** When all work, including installation of all drainage structures and other protective devices, has been completed and the as-graded plan, professional approvals and the required reports have been submitted.
13. All footing excavations, slab on grade areas and subdrains shall be inspected and approved by the Geotechnical Engineer or Engineering Geologist. Written approval shall be submitted to the Building Inspector.
14. Prior to the start of grading, all permanent property corner monuments shall be in place. Prior to any foundation inspections, proof of recordation of the "corner record" or "record of survey" with the County of Orange shall be provided.
15. The undersigned acknowledge a copy of the above and agree to comply with the Grading Code of the City of Newport Beach, the recommendations of the project soils report and any special requirements of the permit.
16. Prior to foundation inspection a Line and Grade Certificate Form must signed and stamped by the surveyor of record and submitted to the building inspector. A Structural Observation Report may be required.
17. All parties listed below must be present for the pregrade meeting unless approved by the building inspector.
18. All duplex construction requires separate utilities (sewer, water, gas, electrical, fire sprinkler risers).

<p>OWNER/CONTRACTOR: <u>Grystone Custom Builders, Inc</u> By: <u>Michael Terry</u> Address: <u>3419 VIA LIDO, # 455</u> Telephone: <u>949-466-0900</u></p>	<p>DESIGN CIVIL ENGR.: <u>RDM SURVEYING</u> By: <u>Rm Miller</u> Address: <u>23016 CALLE FOREST DR. # 409, LAGUNA HILLS</u> Telephone: <u>949-427-1869</u></p>
<p>GEOTECHNICAL ENGINEER: <u>R. McCarthy Consulting</u> By: <u>Stephan Cousineau</u> Address: <u>23 Corp. Playette Ln NB</u> Telephone: <u>(626) 733-7075</u></p>	<p>GEOLOGIST.: <u>Same as geotech</u> By: _____ Address: _____ Telephone: _____</p>
<p>GRADING CONTR.: <u>Tight Quarters</u> By: <u>Dan Powers</u> Address: <u>2031 S. Anne St. SA. 92704</u> Telephone: <u>714 557 7901</u></p>	<p>COORDINATOR: _____ By: _____ Address: _____ Telephone: _____</p>
<p>NEWPORT BEACH REPRESENTATIVE: <u>BILL TUMAY</u> <u>Steven Lane for Chad S</u> PHONE #: <u>949-644-3264</u> INSPECTION REQUESTS: (949) 644-3255</p>	

Newport Beach Construction Hours:
 Monday through Friday: 7:00 a.m. to 6:30 p.m.
 Saturdays: 8:00 a.m. to 6:00 p.m.
 No work on Sundays and Holidays



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

The purpose of this certificate is to insure that the structure is located properly on site per the approved drawings. This certificate also verifies the top of slab/floor elevation noted on the approved drawings.

After the top of slab/floor elevation is verified to match the elevation specified on the approved drawings, the contractor and inspector can measure the height of the structure to the top of slab/floor to verify that it is equal or less than the dimension shown on building sections and elevations.

This form must be filled out by a registered surveyor or civil engineer authorized to perform surveys. The survey must be done after the concrete forms are in place or preferable after the concrete slab is poured or raised floor is built, but prior to starting wall framing.

Engineer/Surveyor's Name RON MIEDMA License # 4653

Engineer/Surveyor's Address 25016 LAKE FOREST PR. #409, LAGUNA HILLS

Job Address 2286 CHANNEL RD.

Setbacks: Sketch a site plan and specify surveyed setbacks (use back page).

* Top of slab/floor elevation: 10.95

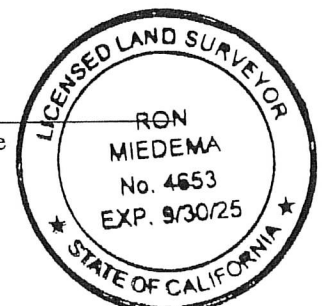
* If slab/floor elevation varies, sketch a plan or section through slab on the back page and specify the elevations. Use same datum used in the survey of record.

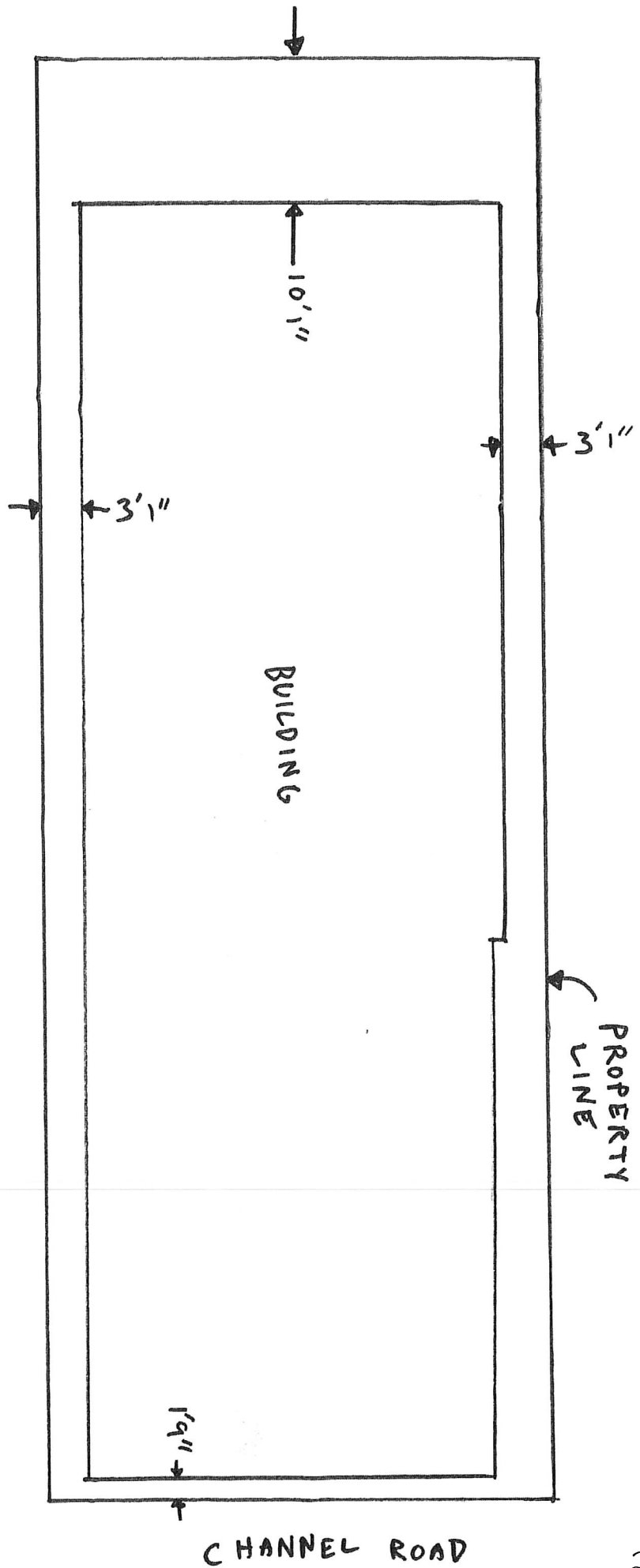
I certify that the setbacks are , are not , per City approved plans. Describe any deviations from plans: _____

I certify that top of slab/floor elevation(s) is , is not , per City approved drawings. Describe any deviations from plans: _____

8/27/24
Date

Ron Miedma
Engineer/Surveyor's stamp and signature





CHANNEL ROAD

Daily Field Memorandum

Client: Michael Messinger

Date: August 28, 2024

Contractor: Graystone Custom Builders, Inc.

Project No. 8784-10

Project Address: 2286 Channel Road, Newport Beach, CA

Permit No. X2022-2685

Subject: Site observations mat slab foundation subgrade

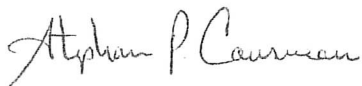
Arrived on site this afternoon to test and observe the mat slab foundation turn downs at the request of the general contractor (Mike Terry). The mat slab foundation subgrade soils, trench backfills, blue duct trench back had been previously observed and documented by this office on August 20, 2024. This follow up site was to observe the portion of the perimeter foundation turn downs along the west (garage) side of the property. According to the approved structural plans by ESI/FMI, Inc., dated June 6, 2024, Foundation Plan sheet S-1 shows a minimum footing depth of 24 inches. The approved geotechnical investigation report, dated September 8, 2023, likewise recommends a minimum of 24 inch embedment perimeter footings for the mat slab. The excavations observed this afternoon extended at least 24-inches below the adjacent grade into the recently constructed engineered fill. The fill soils consisted of a gray to light brown cement treated sand. The soils were observed to be firm and moist. The soils yielded less than 1 inch when probed under weight.

The concrete contractor was observed to be installing the steel reinforcement across the pad area and foundation turn downs.

Based on observations, it is our opinion that, from a geotechnical standpoint the foundation turn down excavations and slab subgrade are considered suitable for the installation of steel reinforcement and concrete.

Line and grade to be determined by others.

Stephan Cousineau, Staff Engineer



Daily Field Memorandum

Client: Michael Messinger

Date: August 20, 2024

Contractor: Graystone Custom Builders, Inc.

Project No. 8784-10

Project Address: 2286 Channel Road, Newport Beach, CA

Permit No. X2022-2685

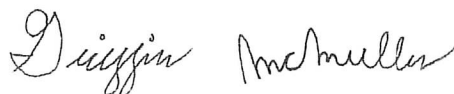
Subject: Observation of mat slab footing excavations

Arrived on-site this morning to observe the footing excavations (mat slab), pad subgrade and interior plumbing trench backfill for the proposed residence and attached garage at the request of the general contractor (Graystone). The contractor had excavated for the thickened edge perimeter footings prior to our arrival at the site. Recently placed engineered fills were observed within the excavations as anticipated. The excavations extended into the fill to a maximum depth of 24 inches below the proposed top of slab. The excavations were observed to expose recently placed on site derived tan brown sand. The footing excavations were probed and observed to be firm and moist. Footing excavations were observed to be free of loose debris. According to the approved structural plans by ESI/FMI, Inc., dated 6/6/24, Foundation Plan sheet S-1 shows a minimum footing depth of 24 inches. The approved geotechnical investigation report, dated 9/8/23, recommends a minimum of 24 inch embedment perimeter footings for the mat slab. The perimeter footing excavations for front portion of the proposed building along the side of Channel Road were not observed to be excavated at the time of the site visit. The contractor plans to finish these excavations in the next couple of days.

The subgrade soils and interior trenches were also observed. Interior trenches were backfilled prior to my arrival. Slab subgrade soils were observed to consist of on site derived sand. Subgrade soils were probed and observed to be firm and moist. The plumbing trenches were observed to range from approximately a few inches to approximately 1 foot below the slab subgrade. The plumbing trenches were observed to be backfilled with on site derived sand. Plumbing trench backfills were probed and observed to be firm and moist. I observed the blue duct interior slab trench excavations to be backfilled with a slurry cement prior to our arrival. The concrete contractor informed me that blue duct trench excavations were approximately 12-24 inches below adjacent slab subgrades into engineered fill. It should be understood that groundwater fluctuations vary in this part of Newport peninsula. The proposed blue duct system is being installed within the tidal groundwater zone. The contractor should take precautions for the systems use with respect to the tidal groundwater fluctuations.

Our services do not include verification of line and grade for the subject caissons or deck grades, which we understand was checked by others.

Griffin McMullen, Staff Geologist





August 19, 2024

Michael Messinger
8N, San Pedro Street #300
San Jose, California 95110

File No: 8784-10
Report No: R7-8784

Subject: **Earthwork Observation/Testing Report**
Proposed Residential Construction
2286 Channel Road
Peninsula Point
Lot 4, Tract No. 518
Newport Beach, California

Grading Permit No: XR2023-0574

References: See attached list

This report presents the results of our observation and testing services performed during the grading of the property located at 2286 Channel Road in Newport Beach, California. The purpose for our geotechnical services was to observe and document the grading operations as part of the development of a graded pad area for the construction of a new residential structure and associated improvements. Based on our observations and review of the test results, it is our opinion that the grading was performed in substantial conformance with the City of Newport Beach and project grading requirements.

PROJECT DATA

Site: 2286 Channel Road
Newport Beach, California

Owner: Mike Messinger

General Contractor: Graystone Custom Builders, Inc

Grading Contractor: Tight Quarters

Seawall Contractor: Ekedal

Civil Engineer: Forkert Engineering and Surveying, Inc.

Regulatory Agency: City of Newport Beach

Grading Plans: Precise Grading Plan, prepared by Forkert Engineering and Surveying, Inc., JN 10596, 5/7/24, Sheets C-1 through C-5

Observation Period: June 8, 2023 through May 23, 2024

SITE LOCATION

The subject property is located on the east side of Channel Road on Peninsula Point between Miramar Drive and Ocean Avenue as shown on the Location Map, Figure 2.

GRADING AND EARTHWORK

A. General

The former site structures, improvements and vegetation were demolished and cleared from the property prior to and during grading. The site excavation exposed beach and marine deposits. Site soil conditions were, therefore, generally as expected based on preliminary exploration as reported in the attached references. Site grading is described below.

B. Seawall Deadman Anchor

Installations for the seawall, including tiebacks and new deadman anchor were carried out by the grading and concrete contractors during the site preparation. The concrete contractor, Ekedal Concrete excavated for the new deadman anchor on June 8, 2023. The excavation was approximately 8 feet bgs to elevation +1.7 feet. A Kubota 80x trackloader was used for excavating. The excavation exposed pale brown to gray-brown beach sand. Water was present in the bottom of the excavation at about elevation +1.5 feet. A minimum 12-inch thick $\frac{3}{4}$ -inch gravel layer wrapped in geofabric was placed in the bottom of the cut for the deadman in case of tidal influx and to promote stability of the excavation. The gravel layer was approximately 5 feet wide and covered the length of the deadman excavation.

The deadman anchor was installed and subsequently backfilled starting on June 15, 2023. The deadman was backfilled with compacted on-site cement-treated sand.

C. Seawall Tie-backs

The area between the seawall and the deadman anchor was excavated to remove upper 3 feet. The removal area was then trenched an additional 2 feet for installation of the tie-backs. Tiebacks tendons were then constructed. Backfill of the tie-backs in the area between the seawall and the deadman started on August 1, 2023. The contractor backfilled each tie back anchor tendon trench with on-site sands using a CAT 305C mini excavator and hand operated equipment for compaction. The tie-back trenches were covered and fill was placed and compacted to within 2 feet of surface grades.

D. Preparation of Existing Ground

Grading for the building pad was delayed until May 2024. Temporary pipe and board shoring was installed along the public right-of-way adjacent to Channel Road prior to grading. Within the building pad area between the Channel Road and the seawall, ground preparation consisted of overexcavation of existing earth materials to expose the on-site sands at depths of at least 3 feet below the previous existing site grades. Excavations extended to at least 1 foot below the bottom of proposed footings. On-site exposed materials consisted of beach and marine deposits comprised of light brown sand with shell fragments in the area west of the deadman backfill. Fill soils placed in 2023 as described above were encountered in the excavations over the deadman and between the deadman and the seawall. Unsuitable soils, where encountered, were removed as part of the grading within the building pad areas. Our field geologist and/or engineer observed and probed the removal areas prior to placement of fill. Groundwater was not encountered in the excavations. The removal depths were 3 to 4 feet across the building pad.

Excavations thus prepared were determined to be suitable for support of the fill soils.

E. Fill Placement and Compaction

Prior to placement of fill for the building pad grading, the exposed surface was scarified, cement-treated, moisture conditioned, and compacted to a minimum of 90 percent relative compaction. Subsequent fill soils were generally placed in 6- to 8-inch loose lifts, brought to near optimum moisture content and compacted. Test results indicated that a minimum of 90 percent relative compaction, as determined by ASTM D1557, was achieved. The maximum depth of backfill placed during grading for the building pad was 4 feet. The maximum depth of the backfill for the deadman was 8 feet. The maximum depth of the backfill for the tie-backs was approximately 5 feet.

Fill material included on-site sand, cement-treated on-site sand and imported gravel.

Equipment used for compaction included a Bejac 80X3 excavator, a CAT 305C mini excavator, a Bobcat T770 mini track loader and hand-operated mechanical devices. Moisture was added when needed using water hoses.

Based on the results of our field density testing, it is our opinion that a minimum of 90 percent relative compaction was achieved. Density tests were performed in accordance with ASTM D1556 (Sand Cone Method) and/or Nuclear Gauge Methods per ASTM D6938, ASTM D8167 & ASTM D8153. Field Density Test Results are tabulated in Table 1, Results of Field Density Tests. The approximate locations of density tests are shown on the Geotechnical Plot Plan, Figure 1.

Representative samples of the site soils used as fill were returned to the laboratory for testing. Laboratory tests for maximum density and optimum moisture content were performed in accordance with ASTM D1557 (the Five Layer Method). The results are presented in Table 2, Laboratory Maximum Dry Density/Optimum Moisture Relationship.

Testing was performed on representative areas to render a professional opinion as to the compaction of fill materials. It is our opinion that sufficient testing was performed to arrive at the conclusions stated herein; however, this is an opinion and is not a warranty that all fill materials are at 90 percent relative compaction.

CONCLUSIONS AND RECOMMENDATIONS

General

Based upon field observations and test results, it is our opinion that grading and compaction described herein was accomplished in accordance with the project requirements and the grading requirements of the City of Newport Beach. Field density testing indicated that a minimum of 90 percent relative compaction was achieved at the locations tested as part of the building pad and site grading.

Based on the observations and testing as described herein, the fill materials placed within the building pad, garage pad, including backfills for the seawall improvements and graded exterior areas at the site are considered suitable for the intended use.

The on-site building pad soils were determined to have a very low expansion potential.

Foundation and Slab Recommendations

The materials encountered during grading were as anticipated in References 31, 32, and 33. The fill materials have a very low expansion potential. The foundation recommendations provided in the referenced report are considered applicable to the as-graded site.

It is anticipated that foundation elements for the residential structure will bear in compacted, cement-treated, engineered fill and will utilize a mat slab foundation per our recommendations and the approved structural drawings.

The contractor should verify that the finished pad grade is at an appropriate level for the installation of the sub-slab materials and the 12-inch-thick concrete slab.

Slab-On-Grade Construction

Slabs should be designed in accordance with the applicable California Building Code and the requirements of the City of Newport Beach. On-site materials were determined to have a very low expansion potential. Concrete floor slabs should be at least 12 inches thick (actual). Slab reinforcement should be determined by the structural engineer; however, the minimum slab reinforcement should consist of No. 4 bars at 12-inches on-center in each direction placed at the mid-height of the slab (or approved equivalent).

Slabs should be underlain by 4-inches of open-graded gravel. Slab underlayment is deferred to the Project Architect; however, in accordance with the American Concrete Institute, we suggest that slabs be underlain by a 15-mil thick vapor retarder/barrier (Stego Wrap or equivalent) placed over a layer of woven geofabric (such as Mirafi 140N) over the gravel. Underlayment

should be in accordance with the requirements of ASTM E1745 and E1643. Slab subgrade soils should be well moistened prior to placement of the vapor retarder. All subgrade materials should be geotechnically approved prior to placing the gravel for the slab underlayment.

The above recommendations are provided for vapor transmission considerations but do not provide for waterproofing of the slab in the local marine environment. If flooding is a concern, additional underlayment measures may be appropriate and should be addressed by the Civil Engineer and/or Project Architect.

Concrete Construction Components in Contact with Soil

Testing of the on-site sandy soils as part of our geotechnical investigation of the site resulted in a very low soluble sulfate content (0.0016%); however, due to shallow sea water levels in the area, a moderate exposure to sulfate can be expected for concrete placed in contact with on-site soils. Various components within the concrete may be subject to corrosion over time when exposed to soluble sulfates. To help mitigate corrosion, sulfate resistant cement should be used in concrete that may be in contact with on-site soils or ground source water. Attention to maximum water-cement ratio and the minimum compressive strength may also help mitigate deterioration of concrete components.

Type V cement or an appropriate alternate is, therefore, recommended with a maximum water-cement ratio of 0.5 percent. The minimum concrete compressive strength should be at least 4,000 pounds per square inch.

It is recommended that a concrete expert be retained to design an appropriate concrete mix to address the structural requirements. In lieu of retaining a concrete expert, it is recommended that the 2019 CBC, Section 1904 and 1905, be utilized which refers to ACI 318.

Metal Construction Components in Contact with Soil

Corrosivity test results indicated a very low potential for corrosion (11,600 ohm-cm when saturated) within the sample tested as part of our geotechnical investigation; however various concentrations of salts may be present in the marine environment. Metal rebar encased in concrete, iron pipes, copper pipes, lift shafts, air conditioner units, etc. that are in contact with soil or water that permeates the soil should be protected from corrosion that may result from salts contained in the soil. Recommendations to mitigate damage due to corrosive soils, if needed, should be provided by a qualified corrosion specialist.

Foundation Excavations

All excavations should be observed by the Geotechnical Engineer prior to placement of forms, reinforcement, and concrete for verification of conformance with the intention of these recommendations. All excavations should be trimmed neat, level, and square. All loose or sloughed material should be removed prior to the placement of concrete. Materials from footing excavations should not be spread in house slab-on-grade areas.

Hardscape Design and Construction

New hardscape is expected to be minor based on the information provided to us. New concrete flatwork should be divided into as nearly square panels as possible. Joints should be provided at maximum 8 feet intervals to give articulation to the concrete panels (shorter spacing is recommended if needed to square the panels).

Any new landscaping and planters adjacent to concrete flatwork should be designed in such a manner as to direct drainage away from concrete areas to approved outlets. Planters located adjacent to principal foundation elements should be sealed with positive side waterproofing; this is especially important if they are near the lowered slab areas proposed. As an alternative these areas may be paved over with concrete to serve as a horizontal moisture barrier.

New flatwork elements should be a minimum 4-inches thick (actual) and reinforced with No. 4 bars spaced at 18-inches on center both ways. Subgrade soils should be well moistened prior to placement of concrete.

The hardscape subgrade soils and trench backfill soils should be approved by our firm prior to pouring concrete. We recommend that the contractor(s) obtain a written memo from our engineer or geologist prior to placing all concrete that is in contact with soil for this project.

Surface and Subsurface Drainage

1. Finished Grade and Surface Drainage

Finished grades should be designed and constructed so that no water ponds in the vicinity of footings. Drainage design in accordance with the CBC, Section 1804.4, is recommended or per local City requirements. Roof gutters should be provided and outflow directed away from structures in a non-erosive manner as specified by the Project Civil Engineer or Landscape Architect. Proper interception and disposal of on-site surface discharge is presumed to be a matter of civil engineering or landscape architectural design.

2. Drainage and Drainage Devices

The performance of the planned foundation and improvements is dependent upon maintaining adequate surface drainage both during and after construction. The ground surface around foundations and improvements should be graded so that surface water will not collect and pond. The impact of heavy irrigation can introduce water into unwanted locations. This may result in seepage or shallow groundwater conditions where previously none existed.

Attention to surface drainage and controlled irrigation will significantly reduce the potential for future problems related to water infiltration. Irrigation should be well controlled and minimized. Seasonal adjustments should be made to prevent excessive watering.

Sources of uncontrolled water, such as leaky water pipes or drains, should be repaired if identified.

The Owner should be aware of the potential problems that could develop when drainage is altered through construction of retaining walls, paved walkways, utility installations or other various improvements. Pondered water, incorrect drainage, leaky irrigation systems, overwatering or other conditions that could lead to water intrusion problems must be avoided.

Area drains should be installed in planter and landscape areas. Planter surfaces should be sloped away from building areas in accordance with Code requirements. Roof drainage should be tight-lined into the area drain system or carried to outlets away from building foundations.

Utility Trench Backfill

Utility trench backfill should be placed in accordance with Appendix D, Standard Grading Guidelines, contained in our referenced report. It is the Owner's and Contractor's responsibility to inform Subcontractors of these requirements and to notify R McCarthy Consulting, Inc. when backfill placement is to begin. It has been our experience that trench backfill requirements are rigorously enforced by the local agencies.

The on-site soils are suitable for use as trench backfill. Fill materials should be placed at near optimum moisture content and compacted under the observation and testing of the Soil Engineer. The minimum dry density required for compacted backfill material is 90 percent of the maximum dry density as determined by ASTM D1557.

If utility contractors indicate that it is undesirable to use compaction equipment in close proximity to a buried conduit, we recommend the utilization of lightweight mechanical equipment and/or shading of the conduit with clean granular material, which could be thoroughly jetted in-place above the conduit prior to initiating mechanical compaction procedures. Bedding materials should have a sand equivalent not less than 30. Other methods of utility trench compaction may also be appropriate as approved by the Geotechnical Engineer at the time of construction.

Temporary slopes exposing on-site materials should be cut in accordance with Cal/OSHA Regulations. It is anticipated that the exposed on-site earth materials may be classified as Type C soil, and temporary cuts of vertical to 1:1 (horizontal:vertical) may be appropriate to heights of 4 feet or less; however, the material exposed in temporary excavations should be evaluated by the Contractor during construction. Dry or running sands, or seepage, may require flatter laybacks. Temporary construction slopes should not be left exposed overnight unless approved in writing by the Geotechnical Consultant.

Trenches should be located so as not to impair the bearing capacity or cause settlement under foundations. As a guide, trenches subparallel to foundations should be clear of a 45-degree plane extending outward and downward from the edge of the foundations.

Observation and Testing

Geotechnical observation and testing during construction are required to verify proper removal of unsuitable materials, check that foundation excavations are clean and founded in competent material, to test for proper moisture content and proper degree of compaction of fill, to test and observe placement of wall and trench backfill materials, and to confirm design assumptions. It is noted that the CBC requires continuous verification and testing during placement of fill, pile driving, and pier/caisson drilling.

An RMC (R McCarthy Consulting, Inc) representative shall observe the site at intervals appropriate to the phase of construction, as notified by the Contractor, in order to observe the work completed by the Contractor. Such visits and observation are not intended to be an exhaustive check or a detailed inspection of the Contractor's work but rather are to allow RMC, as an experienced professional, to become generally familiar with the work in progress and to determine, in general, if the grading and construction is in accordance with the recommendations of this report.

RMC shall not supervise, direct, or control the Contractor's work. RMC shall have no responsibility for the construction means, methods, techniques, sequences, or procedures selected by the Contractor, the Contractor's safety precautions or programs in connection with the work. These rights and responsibilities are solely those of the Contractor. RMC shall not be responsible for any acts or omission of any entity performing any portion of the work, including the Contractor, Subcontractor, or any agents or employees of any of them. RMC does not guarantee the performance of any other parties on the project site, including the Contractor, and shall not be responsible for the Contractor's failure to perform its work in accordance with the Contract Documents or any applicable law, Codes, rules or regulations.

Construction-phase observations are beyond the scope of this investigation and budget and are conducted on a time and material basis. The responsibility for timely notification of the start of construction and ongoing geotechnically-involved phases of construction is that of the Owner and his Contractor. We request at least 48 hours' notice when such services are required.

List of Guidelines

The Geotechnical Consultant should be notified to observe and test the following activities during grading and construction:

- To observe proper removal of unsuitable materials;
- To observe the bottom of removals for all excavations for grading, trenching, exterior site improvements, etc.;
- To observe side cut excavations for retaining walls, footing and utility trenches, etc.;
- To test for proper moisture content and proper degree of compaction of fill;
- To test and observe placement of the slab interior trench backfill materials;
- To check that foundation excavations are clean and founded in competent material;
- To check the slab subgrade materials prior to placing the gravel, vapor barrier and concrete;

- To check retaining wall subdrain installation when the pipe is exposed and before it is covered by the gravel and fabric; and again after the gravel and fabric have been placed;
- To test and observe placement of wall backfill materials;
- To test and observe placement of the exterior trench backfill materials;
- To test and observe patio, pool deck and sidewalk subgrade materials;
- To observe any other fills or backfills that may be constructed at the site.

It is noted that this list should be used as a guideline. Additional observations and testing may be required per local agency and Code requirements at the time of the actual construction. The CBC requires continuous verification and testing during placement of fill materials and during pile/caisson drilling.

Subsequent Grading Operations

Prior to the commencement of additional grading operations on-site including items such as utility trenches, hardscape, drainage improvements, retaining wall drain installation and backfill, etc., we recommend to the Owner that our office be notified to provide appropriate recommendations and observation and testing services as required.

LIMITATIONS

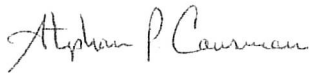
Our description of grading operations, as well as observations and testing, has been limited to those grading operations observed between June 8 and August 22, 2023 and May 17 and 23, 2024. This report does not include line and grade survey results. Elevations and locations used in this report are estimated based on field surveys done by others.

The opinions rendered apply to conditions in the subject areas observed by us as of the date of our indicated site visits. We are not responsible for any changes in the conditions that may occur after that date and outside our purview. Our work was provided consistent with and limited to the standard of care applicable to such services, which is that services were consistent with the professional care and skill ordinarily provided by consultants practicing in the same or similar locality under the same or similar circumstances. No other warranty is expressed or implied.

The opportunity to be of service is appreciated. If you have any questions, please call.

Respectfully submitted,

R MCCARTHY CONSULTING, INC.



Stephan Cousineau
Staff Engineer



Robert J. McCarthy, G.E. 2490
Geotechnical Engineer
Registration Expires 3-31-26
Date Signed: 08/20/2024



- Attachments: Table 1 – Results of Field Density Tests
Table 2 – Laboratory Maximum Dry Density/Optimum Moisture Relationship
References
Figure 1, Geotechnical Plot Plan
Figure 2, Location Map

TABLE 1 – RESULTS OF FIELD DENSITY TESTS

Test No.	Test Date	Location	Approx. Depth (feet)	Soil Type	Dry Density (pcf)	Moisture Content (%)	Relative Compaction (%)
1*	6/15/2023	Deadman Backfill	6	3	103.3	11.7	97
2*	6/15/2023	Deadman Backfill	5.5	3	104.5	11.3	98
3*	6/15/2023	Deadman Backfill	5	3	103.7	11.4	97
4*	6/15/2023	Deadman Backfill	4	3	103.7	11.9	97
5*	6/15/2023	Deadman Backfill	4	3	103.5	12.1	97
6*	6/15/2023	Deadman Backfill	3.5	3	106.2	12.2	99
7*	6/15/2023	Deadman Backfill	3.5	3	106.5	11.1	99
8*	6/15/2023	Deadman Backfill	3	3	103.9	10.7	97
9*	6/15/2023	Deadman Backfill	3	3	105.3	12.6	98
10*	6/16/2023	Deadman Backfill	2.5	3	104.9	11.8	98
11*	6/16/2023	Deadman Backfill	2	3	102.5	12.4	96
12*	6/16/2023	Deadman Backfill	5	3	105.4	12.1	99
13*	6/16/2023	Deadman Backfill	3.5	3	105.2	11.4	98
14*	6/16/2023	Deadman Backfill	2.5	3	103.3	13.1	97
15*	6/16/2023	Deadman Backfill	2	3	104.5	11.5	98
16*	8/1/2023	Deadman Tieback Backfill	5	1	98.8	12.3	92
17*	8/1/2023	Deadman Tieback Backfill	3	1	97.4	11.7	91
18*	8/2/2023	Deadman Tieback Backfill	2	1	97.8	11.7	91
19*	8/2/2023	Deadman Tieback Backfill	1	1	97.9	12.8	91
20	5/17/2024	Building Pad	2	3	101.0	5.7	94
21	5/17/2024	Building Pad	2	3	101.5	3.5	95

22	5/17/2024	Building Pad	1.5	4	106.6	4.8	93
23	5/17/2024	Building Pad	1.5	3	98.9	5.8	92
24	5/17/2024	Building Pad	1	4	107.3	9.7	93
25*	5/17/2024	Building Pad	1	3	102.8	5.3	96
26	5/17/2024	Building Pad	0.5	3	103.4	7.4	97
27	5/17/2024	Building Pad	0.5	3	99.6	7.6	93
28	5/20/2024	Building Pad	2	3	100.9	3.3	94
29	5/20/2024	Building Pad	2	3	101.7	3.3	95
30	5/20/2024	Building Pad	2	3	104.4	14.8	98
31	5/20/2024	Building Pad	1	3	101.0	4.3	94
32	5/20/2024	Building Pad	1	3	100.2	9.4	94
33	5/20/2024	Building Pad	1	3	101.8	4.8	95
34	5/21/2024	Building Pad	2	4	107.5	6.1	93
35	5/21/2024	Building Pad	2	4	107.2	8.9	93
36	5/21/2024	Building Pad	1	4	111.2	9.1	97
37	5/21/2024	Building Pad	1	3	105.6	9.3	99
38	5/21/2024	Building Pad	0.5	3	105.0	4.8	98
39	5/21/2024	Building Pad	0.5	4	108.2	4.2	94
40	5/21/2024	Building Pad	0.5	3	100.8	5.2	94
41	5/23/2024	Building Pad	SG	3	103.4	10.2	97
42	5/23/2024	Building Pad	SG	4	108.2	5.0	94
43	5/23/2024	Building Pad	SG	4	114.8	3.1	99
44	5/23/2024	Building Pad	SG	4	108.7	4.2	95

Notes: *indicates Sand Cone Test; all other tests Nuclear Gauge Method
 SG = Building Pad Subgrade Rt # indicates retest of failing test

TABLE 2 – LABORATORY MAXIMUM DRY DENSITY/
OPTIMUM MOISTURE RELATIONSHIP
ASTM D1557

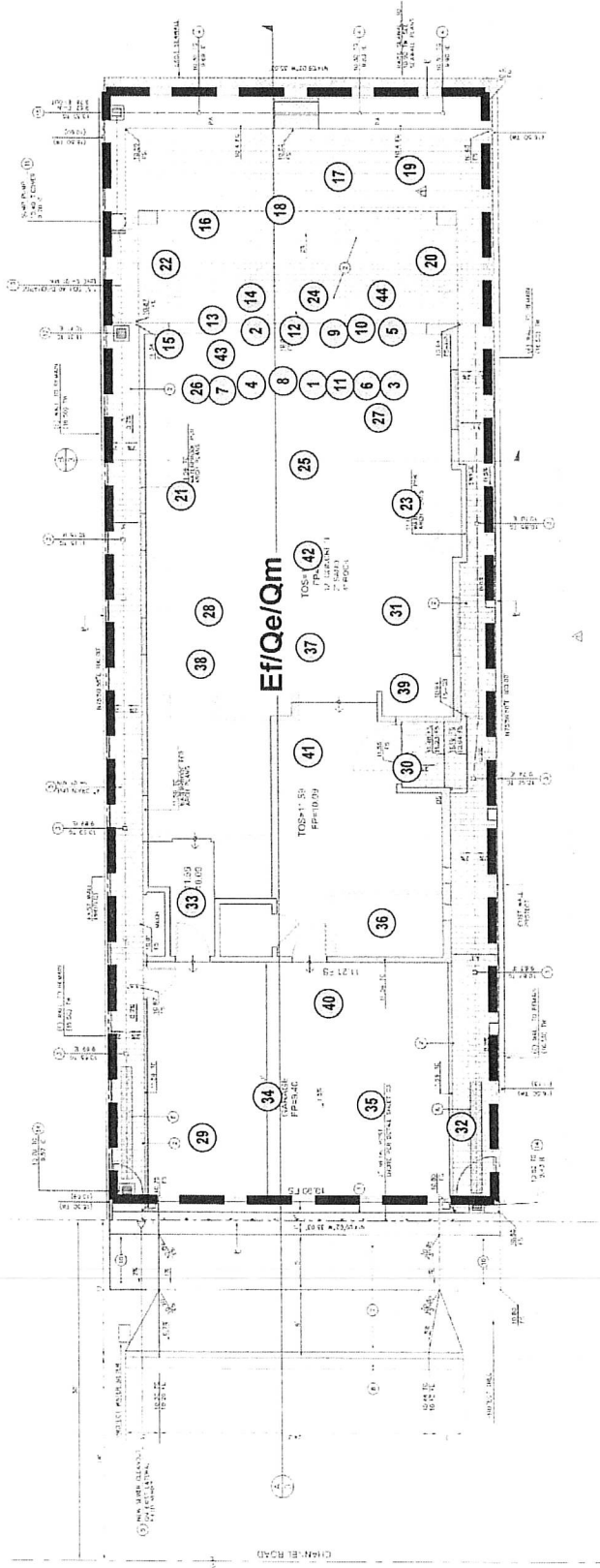
Soil Type	Description	Optimum Moisture Content (%)	Maximum Dry Density (pcf)
1	Brown SAND	10.5	107
2	Gray-Brown SAND CTS	12.5	102
3	Gray-Brown Sand CTS	13	107
4	Gray SAND CTS	12	115

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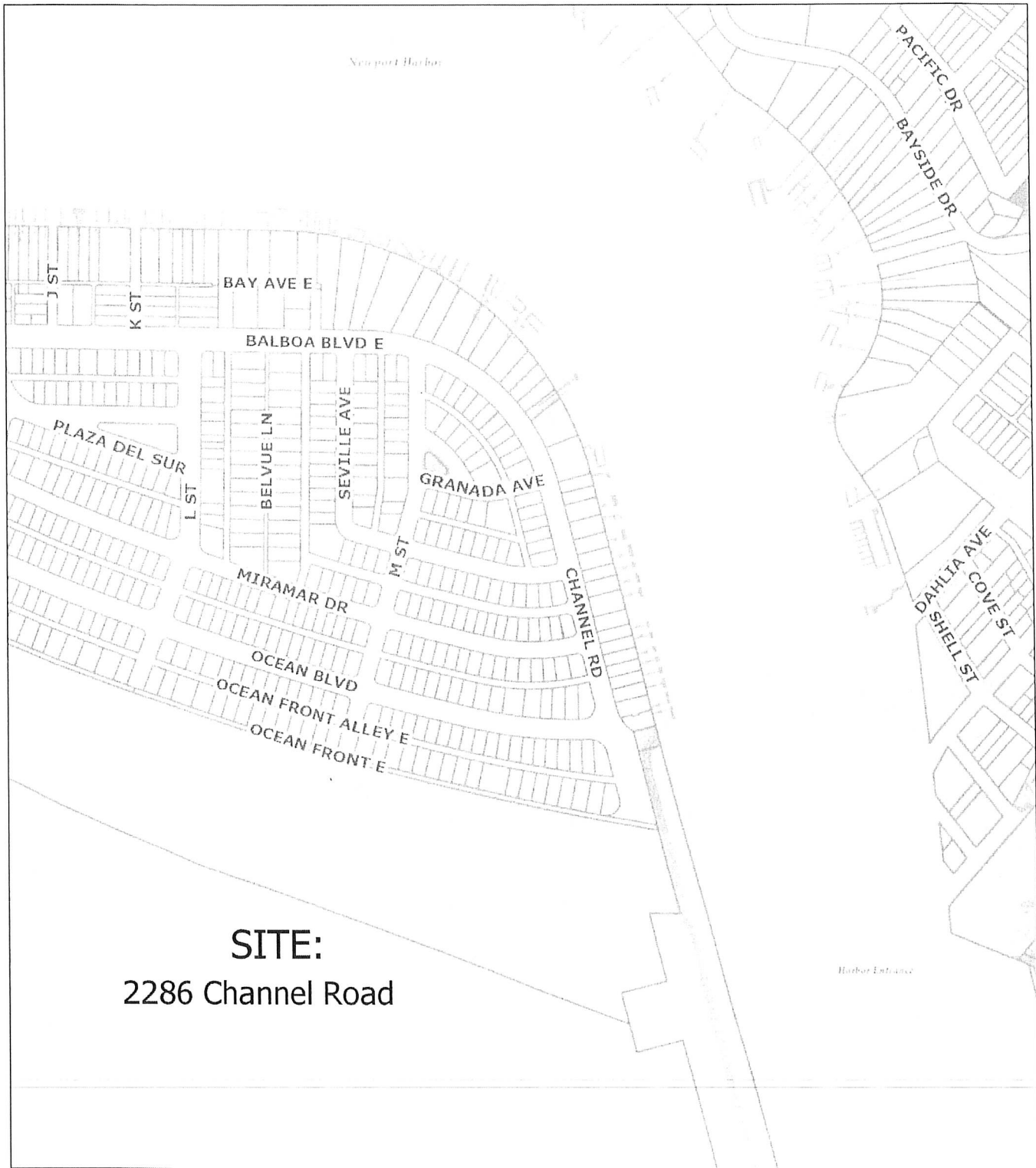
EXPLANATION

- (44) Estimated Location of Field Density Test
- Estimated Limits of Grading Covered in this Report
- Ef** Engineered Fill
- Qe** Eolian Deposits
- Qm** Marine Deposits

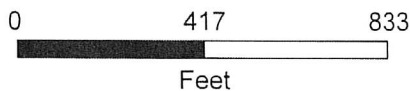
Figure 1 - Geotechnical Plot Plan

2286 Channel Road
 Newport Beach, CA
 File No: 8784-10 Report No: R7-8784
 August 2024

Base map source: Precise Grading Plan for 2286 Channel Road, Newport Beach, CA,
 by Forkert Engineering & Surveying Inc., dated 5/7/24.



NBGiS
NEWPORT BEACH



Disclaimer:
Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address: 2286 Channel Dr	Report Date: September 4, 2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #: 2024-0570
Full Name of Structural Observer (SO): Juan M Miguel	SO E-mail Address: juan@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: C87016

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTION OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	Slab rebar, Footing Rebar, AB's & HD Bolts	09/04/2024
<input checked="" type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES

FINAL STRUCTURAL OBSERVATION REPORT:

The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

I declare that the following statements are true to the best of my knowledge

1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.

Dale Loren Forbes

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

September 4, 2024

DATE

STAMP OF STRUCTURAL OBSERVER



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

BUILDING HEIGHT CERTIFICATION

Project Street Address: 2286 CHANNEL ROAD

Building Permit Number(s): X 2022-2685

As the surveyor of record for the project at the above address, I hereby certify that I have reviewed the City of Newport Beach approved plan and original topographic survey and based the elevations listed below on those plans.

Elevations shall include an allowance for roofing material thickness if not yet installed. Provide each critical ridge and flat roof, or roof deck railing elevations indicated on the approved plans. Use the format below on the back of this form if additional space is necessary or further explanation is needed. Provide original copy to the inspector before roof framing inspection.

All elevation points are based on: NAVD88 NGVD29 Assumed

Please provide the following elevation information for the highest roof ridges, flat roofs, or parapets/guardrails. Additional elevation points may be requested by the Building Inspector.

ADDED 1" THICK ROOF MATERIAL
RIDGES (3:12 slope or greater)

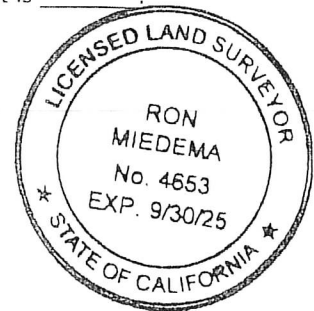
1. Approved elevation point of ridge is 39.79 and actual elevation point is 39.79.
2. Approved elevation point of ridge is _____ and actual elevation point is _____.
3. Approved elevation point of ridge is _____ and actual elevation point is _____.

FLAT ROOFS, PARAPETS AND GUARDRAILS

1. Approved elevation point of flat roof or parapet is 34.79 and actual elevation point is 33.75
2. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.
3. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.

I certify that the above height measurements are correct and the above project:

- IS in compliance with the City-approved plans.
 IS NOT in compliance with the City-approved plans (Provide explanation).



Please describe any deviation from the City-approved plans on the back of this form.

10-31-24 Ron Miedema
Surveyor or Civil Engineer's* signature and seal
(Wet stamp and signature required)

10-31-24
Date

* License number of 33965 or lower



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
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Structural Observation Report

Project Address: 2286 Channel Dr	Report Date: November 26, 2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #: 2024-0570
Full Name of Structural Observer (SO): Juan M Miguel	SO E-mail Address: juan@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: C87016

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTION OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	Exterior Shearwalls	11/26/2024
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES

FINAL STRUCTURAL OBSERVATION REPORT:

The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

I declare that the following statements are true to the best of my knowledge

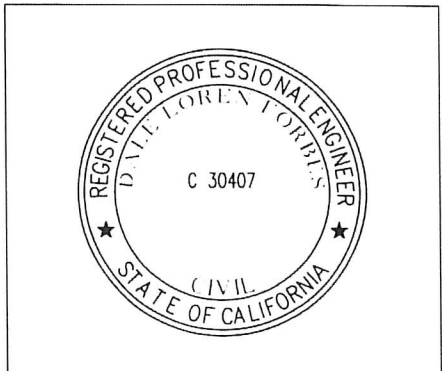
1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.

Dale Fabes

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

November 26, 2024

DATE



STAMP OF STRUCTURAL OBSERVER



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address: 2286 Channel Dr	Report Date: July 16, 2025	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #: 2024-0570
Full Name of Structural Observer (SO): Juan M Miguel	SO E-mail Address: juan@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: C87016

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTION OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	Final Framing for General conformance	07/16/2025
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

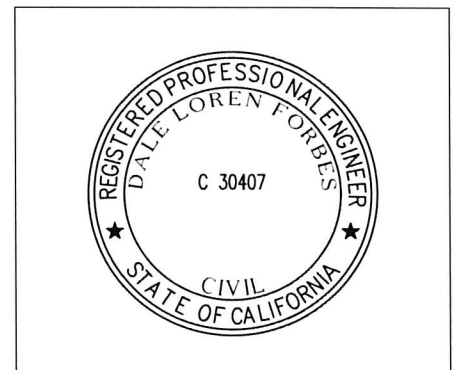
OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES

FINAL STRUCTURAL OBSERVATION REPORT:
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

I declare that the following statements are true to the best of my knowledge

1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.



Dale Forbes

 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

July 16, 2025

 DATE

STAMP OF STRUCTURAL OBSERVER

Attachment No. 2

Three-Year Construction Limit Notice Activities



PERMIT ACTIVITY REPORT (X2020-2685) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
10/31/2023					
	Phone Call		ACT-002532-2023	LM with GC, request update prior to permit expiring.	Jason Rudenick
	Email		ACT-002533-2023	GC Michael Terry, has provided an update, revised plans are with NB, he is working on a renewal. Permit is ok to renew.	Jason Rudenick
	Generic Activity	Request submitted	ACT-002535-2023	Request submitted 10/31/2023. See files	Susan Yamada
11/02/2023					
	Generic Activity	Approval	ACT-002557-2023	Approved per TT	Susan Yamada
03/11/2025					
	Generic Activity		ACT-001026-2025	posted 3 year notice at site.	Chad Shelton
03/13/2025					
	Generic Activity		ACT-001059-2025	emailed contractor again for verification if he received the 3 year form for extension and when to meet to discuss process. again reminded of 45 day deadline to file.	Chad Shelton
03/18/2025					
	Generic Activity		ACT-001139-2025	reached out to leave vm and email again for gc to go over 3 year requirements on form. awaiting response. letter previously posted on jobsite.	Chad Shelton
03/26/2026					
	Generic Activity		ACT-001250-2026	contractor emailed building official extension app, but unfortunately needs to fill out hearing officer app due to max extension from building official already granted. Emailed correct form and instructions to fill out.	Chad Shelton
03/07/2025					
	Generic Activity		ACT-000965-2025	emailed 3 year letter and extension form to GC Mike Terry, as well as explained process over phone. awaiting his email response.	Chad Shelton
04/29/2026					

PERMIT ACTIVITY REPORT (X2020-2685)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity		ACT-001808-2026	contractor emailed hearing officer app but still needs to pay for it and missing information regarding comprehensive completion schedule and supporting documents for delay	Chad Shelton
05/11/2026					
	Generic Activity	Stop Work Posted	ACT-002042-2026	stop work posted on 05.11.26 due to project still in hearing officer review and permit in expired status	John Thornton
05/16/2025					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-001953-2025	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank
05/04/2026					
	Generic Activity		ACT-001905-2026	owner submitted correct form for hearing officer app. placed on SL desk.	Chad Shelton
05/05/2025					
	Generic Activity	APPLICATION SUBMITTE	ACT-001791-2025		Tonee Thai
	Generic Activity	Building Official Extension Approved	ACT-001792-2025	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 05/09/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
09/26/2023					
	Phone Call		ACT-002136-2023	Talked with project manager, appears possible delay in construction. Deadman and seawall Permit final 9/21/23.	Jason Rudenick



PERMIT ACTIVITY REPORT (XR2023-0497) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
10/07/2025					
		LOCKSTEP PERMIT WORK IN PROGRESS		X2020-2685	Brigitte Donahugh
04/01/2025					
		LOCKSTEP PERMIT WORK IN PROGRESS		X2020-2685	Kayla Hudson
04/14/2026					
		LOCKSTEP PERMIT WORK IN PROGRESS		X2020-2685	Cole Cooper
04/29/2024					
		LOCKSTEP PERMIT WORK IN PROGRESS		see x2020-2685	Chad Shelton
05/27/2025					
		LOCKSTEP PERMIT WORK IN PROGRESS		X2020-2685	Mark Christian
05/05/2025					
	Generic Activity	Building Official Extension Approved	ACT-001793-2025	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 05/09/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER. SEE PERMIT X2020-2685.	Tonee Thai



PERMIT ACTIVITY REPORT (XR2024-0757) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
10/07/2025					
	LOCKSTEP PERMIT WORK IN PROGRESS			X2020-2685	Brigitte Donahugh
03/31/2026					
	LOCKSTEP PERMIT WORK IN PROGRESS			X2020-2685	Cole Cooper
05/05/2025					
	Generic Activity	Building Official Extension Approved	ACT-001794-2025	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 05/09/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER. SEE PERMIT X2020-2685.	Tonee Thai
07/03/2025					
	LOCKSTEP PERMIT WORK IN PROGRESS			X2020-2685	Mark Christian

Attachment No. 3

Building Official Extension



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION**

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

RECEIVED BY
COMMUNITY
DEVELOPMENT

MAY 05 2025

CITY OF
NEWPORT BEACH

**Three Year Construction Time Limit Extension
Building Official Application**

Project Address:	2286 Channel Rd.			Receipt No.:	1N-00041021
Permit No.:	X2020-2685	Original Permit Issued Date:	05/09/2022	Extension Fee:	\$221
				Date Fee Paid:	05/05/25
PETITIONER/PROPERTY OWNER INFORMATION					
Name (Must be payor of fees): Michael Terry			Company Name: Graystone Custom Builders, Inc.		
Street Address: 3419 Via Lido #455		City: Newport Beach	State: CA	Zip Code: 92663	
Email: michaeleterry@mac.com			Phone: 949-466-0900		
PROJECT INFORMATION					
Length of extension requested:		24 Months			
New end date if request is approved:		06/24/2027			
Previous Extension(s) Granted? (Y/N):		N/A			
		If Yes, How Many?:			
Description of Work Under Permit:	<i>New Single Family Residence</i>				
Reason for Extension Request	(Attach Supporting Documents as Needed) New Single Family Residence (SFR) <i>Change in ownership & scope / Design SEE ATTACHED</i> <i>XR2023-0497; XR2024-0757</i>				
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.					
Petitioner's Signature:		Relationship to Property Owner:	General Contractor		Date: 05/05/2025
FOR STAFF USE ONLY					
Department Action:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied				
Conditions of Approval or Comments:	<i>305 DAYS EXTENSION GRANTED. PERMITS SHALL EXPIRE ON 05-09-2026 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.</i>				
Building Inspector Reviewed:	Name: <i>TORRE HAT</i>	Signature: 			Date: <i>05/05/25</i>
Building Official Approval:	Name: <i>TORRE HAT</i>	Signature: 			Date: <i>05/05/2025</i>

Date; March 12, 2025
Project Address: 2286 Channel Road, Newport Beach
Current Owners: Mike and Danielle Messinger
Previous Owners: Eddie and Debbie Smith
Original Owners: Vito and Tiffany Antoci
Current Permit: REV2024-0570 issued 6-24-24
Previous Permit: REV2023-0188 issued 10-21-23
Original Permit: 2126-2020 issued 5-9-22

The property owners of ~~2286 Channel Road, Vito and Tiffany Antoci~~, sold the property to Eddie and Debbie Smith with ~~permitted plans in 2022~~. Existing structure was demolished in 2022 but no further construction or inspections were completed.

~~Eddie and Debbie Smith~~ wanted to redesign the plans and Craig Hampton had conversations with Chelsea Crager (Planning) and Milissa Kubischta (Building) to explore if it was possible to revised the plans within the existing permit. Both departments stated that it could be done assuming the overall scope of work did not very too much. Completed plans were reviewed by the City NB under ~~REV2023-0188~~ and ~~permits issued 2023~~.

Eddie and Debbie Smith then sold the property to Mike and Danielle Messinger with permitted plans in late 2023. No construction or inspections were completed.

~~Mike and Danielle Messinger~~ wanted to again redesign the plans and Craig Hampton had conversations again with Chelsea Crager (Planning) and Milissa Kubischta (Building) to explore if it was possible to yet again revised the plans within the existing permit. Both departments stated that it could be done assuming the overall scope of work did not very too much. Completed plans were then again reviewed by the City NB under ~~REV2024-0570~~ and ~~permits issued on 6-24-2024~~. Construction and inspections commenced.

It has been determined by the Building Division that the three year time limit to complete the final construction of the house is based on the date the original structure was demolished on ~~5-9-22~~. Upon the completion of the demolished structure, no further inspections or construction for the house occurred until REV2024-0570 permits were issued on 6-24-24.

Request that the three year time limit to complete construction of the house be based on the permit issuance of REV2024-0570 on 6-24-24.