



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

August 14, 2025
Agenda Item No. 2

SUBJECT: Doan Condominiums (PA2025-0100)
▪ Tentative Parcel Map
▪ Coastal Development Permit

SITE LOCATION: 605 and 605 ½ Carnation Avenue

APPLICANT: William Rolph, CivilScapes Engineering

OWNER: Ruth Doan

PLANNER: Daniel Kopshever, Assistant Planner
dkopshever@newportbeachca.gov

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Two Unit Residential (RT)
- **Zoning District:** Two-Unit Residential (R-2)
- **Coastal Land Use Plan Category:** Two Unit Residential (20.0-29.9 DU/AC) (RT-D)
- **Coastal Zoning District:** Two-Unit Residential (R-2)

PROJECT SUMMARY

The applicant requests a tentative parcel map and a coastal development permit for two-unit condominium purposes. The property owner has demolished the existing residential duplex and a new two-unit residential condominium building is under construction. No waivers of Title 19 (Subdivisions) of the Newport Beach Municipal Code (NBMC) are proposed for this project. The tentative parcel map will allow each unit to be sold individually. A coastal development permit is required because the project site is located within the coastal zone.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
- 3) Adopt Draft Zoning Administrator Resolution No. __ approving the Tentative Parcel Map and Coastal Development Permit filed as PA2025-0100 (Attachment No. ZA 1).

DISCUSSION

- The subject property is located on Carnation Avenue and is zoned Two-Unit Residential (R-2). The R-2 Zoning District is intended to provide areas appropriate for residential development of up to two units. The surrounding development predominantly consists of two-story, two-unit residential buildings (Figure 1, below).

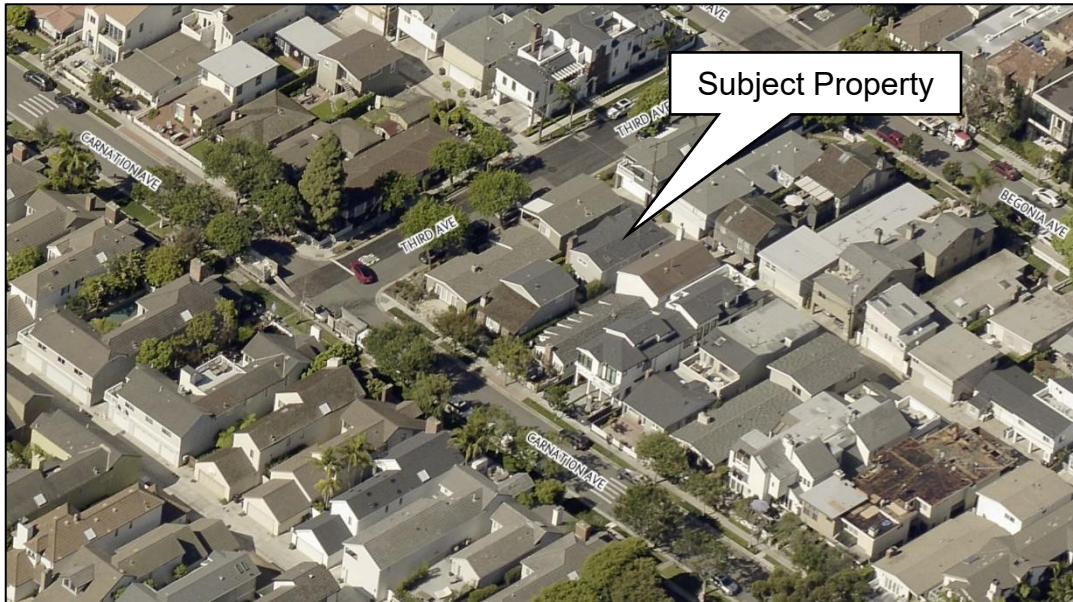


Figure 1: Oblique Aerial Image of Subject Property

- The subject property is rectangular in shape and is approximately 3,540 square feet in size. Access to the property is provided via Carnation Avenue and an alley at the rear of the property.
- The property owner has demolished the existing duplex and a new duplex with a footprint consistent with the proposed tentative parcel map is currently under construction pursuant to building permit no. XR2024-7100. There is no change in density as the property was developed with two residential units and will be redeveloped with two residential units, resulting in no net loss (or increase) of residential dwelling units.
- This condominium project is not subject to the assessment of Fair Share Fees and In-Lieu Park Dedication fees as the project does not result in the net increase of residential units.
- The property is located within the Coastal Zone, however it is within an area that is exempt from obtaining approval for a coastal development permit (CDP) for

specific types of development. This Categorical Exclusion Order (CEO) area allows for the demolition of residential structures and construction of a new two-unit residential structure without obtaining a coastal development permit, contingent upon providing notice of categorical exclusion to the Coastal Commission. The City provided the Coastal Commission Categorical Exclusion Order No. CEO2025-0001 on January 09, 2025, which consequently expired on February 13, 2025.

- The nearest beach access is available in China Cove, which is approximately 2,375 feet southwest of the subject property.
- The tentative parcel map (TPM) requires approval of a CDP. The TPM and conforms to Title 21 (Local Coastal Program Implementation Plan) of the Newport Beach Municipal Code (NBMC) and meets the required findings found in Section 21.52.015(F) (Coastal Development Permits – Findings and Decision) of the NBMC. Complete findings and facts in support are enumerated in the draft resolution (Attachment No. ZA 1).
- The project includes conditions of approval requiring public improvements, including the reconstruction of sidewalks, curbs and gutters along the Carnation Avenue frontage and along the alley frontages as needed. Existing improvements (pavers) within the Avocado Avenue parkway will be removed and replaced with new turf or drought tolerant landscaping. The utilities will be undergrounded, consistent with Title 19 (Subdivisions) of the NBMC.
- The proposed subdivision and associated improvements are consistent with the standards and policies of the Zoning Code, Local Coastal Implementation Plan, and the General Plan.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) under Section 15315 under Class 15 (Minor Land Divisions) of the State CEQA (California Environmental Quality Act) Guidelines, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.

The Class 15 exemption allows for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. The Project is for a two-unit, residential, condominium subdivision and will conform to all development standards. The project is consistent with and eligible for the Class 15 Exemption.

PUBLIC NOTICE

Notice of this public hearing was published in the Daily Pilot, mailed to all owners and residential occupants 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 hearing, 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.

APPEAL PERIOD:

This action shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 (Local Coastal Program [LCP] Implementation Plan) and Title 19 (Subdivisions) of the Newport Beach Municipal Code. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Daniel Kopshever, Assistant Planner

JP/djk

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Tentative Parcel Map

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2025-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A TENTATIVE PARCEL MAP AND COASTAL DEVELOPMENT PERMIT FOR A TWO-UNIT RESIDENTIAL CONDOMINIUM LOCATED AT 605 AND 605 ½ CARNATION AVENUE (PA2025-0100)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by William Rolph of CivilScapes Engineering (Applicant), concerning property located at 605 and 605 ½ Carnation Avenue, which is legally described as Lot 5, Block 630 of the Corona Del Mar Tract (Property).
2. The Applicant requests a tentative parcel map and coastal development permit for two-unit condominium purposes. The property owner has demolished the existing residential duplex and a new two-unit residential condominium building is under construction. No waivers of the Newport Beach Municipal Code (NBMC) Title 19 (Subdivisions) are proposed. The tentative parcel map would allow each unit to be sold individually. A coastal development permit is required because the Property is located within the coastal zone (Project).
3. The Property is designated Two Unit Residential (RT) by the General Plan Land Use Element and is located within the Two-Unit Residential (R-2) Zoning District.
4. The Property is located within the coastal zone. The Coastal Land Use Plan category is Two Unit Residential (20.0-29.9 DU/AC) (RT-D) and it is located within the Two-Unit Residential (R-2) Coastal Zoning District.
5. A public hearing was held on August 14, 2025, online via Zoom. A notice of the time, place, and purpose of the hearing was given by the NBMC. Evidence, both written and oral, was presented to and considered by the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment.
2. The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not

have an average slope greater than 20%. The Project is for a two-unit condominium subdivision that will conform to all development standards and is therefore consistent with and eligible for the Class 15 Exemption.

SECTION 3. REQUIRED FINDINGS.

Tentative Parcel Map

In accordance with Section 19.12.070 (Required Findings for Action on Tentative Maps) of the NBMC, the following findings, and facts in support of such findings, are set forth:

Finding:

- A. *That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*

Facts in Support of Finding:

1. The tentative parcel map is for two-unit condominium purposes. The property owner has demolished the existing residential duplex and a new duplex is under construction. The tentative parcel map will allow for the separate sale of each unit in the future. The proposed subdivision and improvements are consistent with density of the R-2 Zoning District and the Two Unit Residential (RT) General Plan Land Use designation.
2. The Property is not located within a specific plan area.

Finding:

- B. *That the site is physically suitable for the type and density of development.*

Facts in Support of Finding:

1. The Property is physically suitable for attached residential dwellings, as it is regular in shape and size with access to both Carnation Avenue and the alley in the rear. The Property was recently developed with a residential duplex that has now been and will be replaced with an attached, two-unit residential condominium which is currently under construction.
2. The Property is accessible by pedestrians from Carnation Avenue at the front property line and from the alley abutting the rear property line. Vehicular access is available only from the alley.
3. The Property is adequately served by existing utilities, including electrical, water, and sewer. Conditions of Approval Nos. 16, 18, and 20 require separate utility connections for each condominium unit, including fire sprinkler lines.

4. There is no proposed change in density. The Property has been developed with two residential units and is being redeveloped with two residential units, resulting in no net change of residential dwelling units.

Finding:

- C. *That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision-making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.*

Facts in Support of Finding:

1. The Property is located within a developed residential neighborhood that does not contain any sensitive vegetation or habitat on-site.
2. This Project is exempt from CEQA pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines.

Finding:

- D. *That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Facts in Support of Finding:

1. The tentative parcel map is for residential condominium purposes. All improvements associated with the project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the Applicant pursuant to Section 19.28.010 (General Improvement Requirements) of the NBMC and Section 66411 (Local agencies to regulate and control design of subdivisions) of the Subdivision Map Act. The Project shall comply with all ordinances of the City and all Conditions of Approval.
2. The Project has been conditioned to require public improvements, including the reconstruction of sidewalks, curbs, and gutters along the Carnation Avenue frontage and alley, as needed. Existing improvements (paving, fence, walls) within the Carnation Avenue parkway will be removed and replaced with new turf or other drought tolerant landscaping. The utilities will be undergrounded, consistent with Title 19 (Subdivisions) of the NBMC.

Finding:

- E. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established by the judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.*

Fact in Support of Finding:

1. The Public Works Department has reviewed the proposed tentative parcel map and determined that the design of the development will not conflict with easements acquired by the public at large, for access through, or use of Property within the proposed development because no public easements are located on the Property.

Finding:

- F. *The subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.*

Facts in Support of Finding:

1. The Property is not subject to the Williamson Act because the Property is not designated as an agricultural preserve and is less than 100 acres in area.
2. The Property is developed for residential use and is in the R-2 Zoning District, which permits residential uses.

Finding:

- G. *In the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (1) there is an adopted specific plan for the area to be included within the land project; and (2) the decision-making body finds that the proposed land project is consistent with the specific plan for the area.*

Facts in Support of Finding:

1. The California Business and Professions Code Section 11000.5 has been repealed by the Legislature. However, this project site is not considered a "land project" as previously defined in Section 11000.5 of the California Business and Professions Code because the Project site does not contain 50 or more parcels of land.

2. The Project is not located within a specific plan area.

Finding:

- H. Solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.*

Fact in Support of Finding:

1. The tentative parcel map and any future improvements are subject to Title 24 of the California Code of Regulations (the California Building Code) which requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

- I. The subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*

Fact in Support of Finding:

1. The Project is consistent with the R-2 Zoning District, which allows up to two residential units on the Property. Therefore, the tentative parcel map for a two-unit, residential, condominium will not affect the City in meeting its regional housing needs.

Finding:

- J. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

Fact in Support of Finding:

1. Wastewater is designed to discharge into the existing sewer system and complies with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

- K. For subdivisions lying partly or wholly within the coastal zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three (3) of the Coastal Act.*

Fact in Support of Finding:

1. The Property is located within the coastal zone; therefore, a CDP is required in conjunction with the proposed tentative parcel map. The Project complies with the certified Local Coastal Program (LCP) and public access and recreation policies of Chapter 3 of the Coastal Act. The Facts in Support of Findings L and M for the coastal development permit (below) are hereby incorporated by reference.

Coastal Development Permit

In accordance with Section 21.52.015 (F) (Coastal Development Permits - Findings and Decision) of the NBMC, the following findings, and facts in support of such findings, are set forth:

Finding:

- L. Conforms to all applicable sections of the certified Local Coastal Program.*

Facts in Support of Finding:

1. The property is located within an area of the coastal zone that is exempt from obtaining approval for a coastal development permit for specific types of development. This Categorical Exclusion Order (CEO) area allows for the demolition of residential structures and construction of a new two-unit residential structure without obtaining a coastal development permit, contingent upon providing notice of categorical exclusion to the Coastal Commission. The City provided the Coastal Commission Categorical Exclusion Order No. CEO2025-0001 on January 09, 2025, which consequently expired on February 13, 2025.
2. The Project is for a tentative parcel map for two-unit residential condominium purposes. The proposed subdivision and improvements are consistent with the density of the R-2 Coastal Zoning District.
3. The neighborhood is predominantly developed with two-story, residential buildings. The proposed subdivision, which will allow for a two-unit residential condominium, is consistent with the existing neighborhood pattern of development.
4. The Property is in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies.
5. The tentative parcel map is for a property that is over 1,000 feet from the coast and is not near any natural landforms or environmentally sensitive areas.

Finding:

- M. Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Facts in Support of Finding:

1. The project site is not located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 (Determination of Public Access/Recreation Impacts) requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. In this case, the Project proposes a two-unit residential condominium map on a property that is currently under construction for a residential duplex. Therefore, the project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. Furthermore, future site development shall be required to comply with applicable development standards sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
2. The tentative parcel map is for a property that is over 1,000 feet from the coast and the approval of the map will not affect public recreation, access, or views. There are several streets and blocks of residential properties between the subject property and the coast.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this project is categorically exempt from the California Environmental Quality Act under Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.
2. The Zoning Administrator of the City of Newport Beach hereby approves the Tentative Parcel Map and Coastal Development Permit (PA2025-0100), subject to the conditions outlined in Exhibit "A" which is attached hereto and incorporated by reference.
3. The action on the Coastal Development Permit shall become final and effective 14 days following the date this Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director in accordance with the provisions of Title 21 (Local Coastal Program [LCP] Implementation Plan) and Title 19 (Subdivisions) of the NBMC. The project site is not located within the appeal area of the coastal zone; therefore, final action by the City may not be appealed to the California Coastal Commission.
4. The action on the Vesting Tentative Tract map shall become final and effective 10 days following the date this Resolution is adopted unless within such time an appeal or call for review is filed with the City Council in accordance with the provision of Title 19 (Subdivisions) of the NBMC.

PASSED, APPROVED, AND ADOPTED THIS 14TH DAY OF AUGUST 2025

Benjamin M. Zdeba, AICP, Zoning Administrator

EXHIBIT “A”**CONDITIONS OF APPROVAL****Planning Division**

1. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
2. Approval of this project does not constitute approval or implied approval for any future property development permits, including but not limited to demolition permits, coastal development permits, grading permits, or building permits.
3. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be cause for revocation of this approval.
4. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 19 (Subdivisions) and Title 21 (Local Coastal Implementation Plan) of the NBMC.
5. To the fullest extent permitted by law, the Applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of **Doan Residential Condominiums** including, but not limited to **Tentative Parcel Map and Coastal Development Permit (PA2025-0100)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all of the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions set forth in this condition. The Applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Public Works Department

6. Prior to the final inspection of the building permit for new construction, a Parcel Map shall be recorded. The Parcel Map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the Map, the surveyor/engineer preparing the Map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The Map to

be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.

7. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub article 18. Monuments (one inch iron pipe with tag) shall be set on each lot corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
8. After the recordation of the Parcel Map and prior to the building permit final, the Applicant shall apply for a building permit for a description change of the subject project development from "duplex" to "condominium." The development will not be condominiums until this description change permit is final.
9. All improvements shall be constructed as required by Ordinance and the Public Works Department.
10. An encroachment permit is required for all work activities within the public right-of-way.
11. *All damaged sidewalk panels, curb, gutter, sidewalk, and street along Carnation Avenue and any damaged concrete panels along the alley frontage shall be reconstructed as determined by the Public Works Department.*
12. Prior to the recordation of the parcel map, all existing overhead utilities shall be undergrounded.
13. *The Applicant shall remove the parkway paving, fence and walls from the Carnation Avenue frontage and install new turf or drought tolerant landscaping.*
14. *All improvements shall comply with the City's sight distance requirement per City Standard 110-L.*
15. *Each unit shall be served by its individual water service/meter and sewer lateral/cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade box and cover.*
16. *In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.*

Building Division

17. Prior to the recordation of the parcel map, separate utilities shall be provided for each unit, including water, electrical and gas.

Fire Department

18. A NFPA 13D fire sprinkler system shall be required for the Project.
19. Each unit shall have their own dedicated water meter for the fire sprinkler system.
20. An unobstructed, 36-inch minimum width, walkway from the front to the rear of the Property shall be provided for emergency access.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Tentative Parcel Map and Coastal Development
Permit (PA2025-0100)
605 and 605 ½ Carnation Avenue

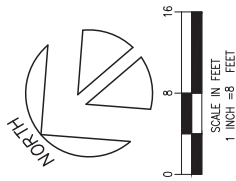
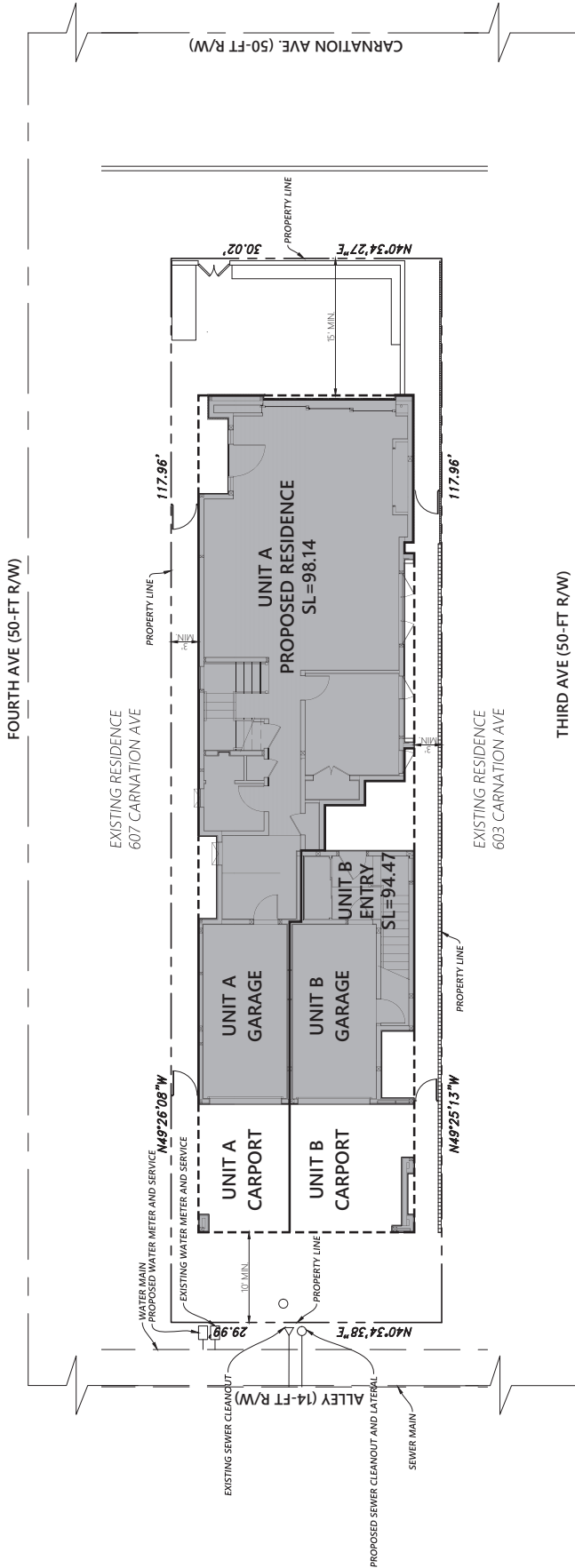
Attachment No. ZA 3

Tentative Parcel Map

TENTATIVE PARCEL MAP 2025-137

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 5, BLOCK 630 OF CORONA DEL MAR TRACT FILED IN BOOK 3, PAGES 41 AND 42, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY,
FOR CONDOMINIUM PURPOSES

CIVILSCAPES ENGINEERING, INC. WILLIAM D. ROLPH, PLS 9381



ENGINEER/SURVEYOR:
CIVILSCAPES ENGINEERING, INC.
28652 CAMINO CAPSTRANO, STE 213
LAGUNA HILLS, CA 92653

OWNER/SUBDIVIDER:
BIRE II, LLC
605 CARNATION AVE.
CORONA DEL MAR, CA 92625
949.975.0123

SITE ADDRESS:
605 CARNATION AVE.
CORONA DEL MAR, CA 92625
APN: 459-066-14

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING
BETWEEN O.C.S. HORIZON CONTROL STATION GRVING 05291
AND THE PROPERTY CORNER BEING LOCATED ON
FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK:
DESIGNATION: 35-46-99
DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DBK
WITH 1/2" DIA. BRASS PLATE 1 1/2" BY 1 1/2" BY 4.5
FT. CONCRETE CATCH BASIN MONUMENT IS LOCATED ALONG THE
SOUTHEASTERN SIDE OF MACARTHUR BOULEVARD, 0.6 MILES NORTHEASTLY
OF SAN JOAQUIN HILLS ROAD, 175 FT. SOUTHWESTERLY OF A LANDSCAPE
MAINTENANCE DRIVEWAY. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
NAVD88 ELEV = 201.91 FT. LEVELED 2011

