



## CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

April 30, 2026  
Agenda Item No. 4

**SUBJECT:** Humphries Residence (PA2026-0012)  
▪ Coastal Development Permit

**SITE LOCATION:** 6804 West Ocean Front

**APPLICANT:** Bill Guidero

**OWNER:** The Humphries Family Trust

**PLANNER:** Melinda Whelan, Associate Planner  
949-644-3221, [mwhelan@newportbeachca.gov](mailto:mwhelan@newportbeachca.gov)

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### **LAND USE AND ZONING**

- **General Plan:** RT (Two Unit Residential)
- **Zoning District:** R-2 (Two-Unit Residential)
- **Coastal Land Use Category:** RT-E (Two Unit Residential) – (30.0 - 39.9 DU/AC)
- **Coastal Zoning District:** R-2 (Two-Unit Residential)

### **PROJECT SUMMARY**

A request for a coastal development permit to allow the demolition of an existing single-unit residence and the construction of a new, three-story, 2,994-square-foot, single-unit residence including an attached 429-square-foot attached two-car garage. The proposed development also includes additional appurtenances such as walls, fences, hardscape, drainage devices, and landscaping. The project complies with all development standards and no deviations from the Newport Beach Municipal Code (NBMC) are requested.

### **RECOMMENDATION**

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) 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 Coastal Development Permit filed as PA2026-0012 (Attachment No. ZA 1).

## **DISCUSSION**

### *Land Use and Development Standards*

- The property is located in the R-2 Coastal Zoning District, which allows for both single- and two-unit residential development on a single legal lot. A single-unit residence is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code.
- The project is not eligible for a waiver for de minimis development because the property is in the Coastal Commission Appeal Area.
- The property currently consists of one beachfront legal lot developed with a single-unit residence. The existing development includes an approved encroachment agreement for a 15-foot-wide patio encroachment onto West Ocean Front beach. The existing approved encroachment and agreement comply with Title 21 Appendix C Oceanfront Encroachment Policy Guidelines.
- The neighborhood is predominantly developed with two- and three-story, single- and two-unit residences. See Figure 1 below. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.



Figure 1

- The proposed development conforms to all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans and illustrated in Table 1 below.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
<b>Setbacks (min.)</b>		
Front	5 feet	5 feet *(cantilevered balcony)
Sides	3 feet	3 feet
Rear	5 feet	5 feet **(cantilevered second floor)
<b>Allowable Floor Area (max.)</b>	3,113.56 square feet	2,994 square feet
<b>Allowable 3<sup>rd</sup> Floor Area (max.)</b>	311.2 square feet	311 square feet
<b>Allowable 3<sup>rd</sup> Floor Area &amp; Covered (max.)</b>	778 square feet	516 square feet
<b>Open Space (min.)</b>	233.51 square feet	233.60 square feet
<b>Parking (min.)</b>	2-car garage	2-car garage
<b>Height (max.)</b>	24-foot flat roof 29-foot sloped roof	24-foot flat roof 29-foot sloped roof

\* Pursuant to NBMC Section 20.30.110(D)(5) – *Allowed Encroachments into setback areas - 5. Balconies Abutting East Ocean Front and West Ocean Front.*

\*\* Pursuant to NBMC Section 20.30.110(D)(13) – *Allowed Encroachments into setback areas - 13. Second Stories Abutting Alleys.*

### Hazards

- The development fronts West Ocean Front beach and is separated from the Pacific Ocean by an approximately 500-foot-wide sandy beach.
- A Coastal Hazards Report was by Skelly Engineering dated September 22, 2025. The Property is separated from the Pacific Ocean by a wide, sandy beach and is located approximately 500 feet from the mean high tide line. The report analyzed sea level rise over the 75-year design life of the structure using projections from the State of California Sea-Level Rise Guidance 2024. The current highest high tide elevation is 7.7 feet NAVD 88. Under the Low-Risk Aversion scenario, sea level rise of 3.5 feet would result in a projected high tide of 11.2 feet NAVD 88. Under the Medium-High Risk Aversion scenario, a 4.5-foot rise would result in a projected high tide elevation of 12.2 feet NAVD 88. The height of the beach at the existing nearby berm is about 13 feet NAVD88. It should be noted that the height of the beach berm will be increased as sea level rises. The Property has not historically experienced wave overtopping, and overtopping is not expected to reach the Property over the next 75 years. Based on the data provided, the study provides no recommendations necessary for shoreline protection devices and concludes that coastal hazards will not impact the property over the next 75 years, as the proposed project has minimal risk from flooding.
- The finished floor elevation of the proposed single-unit residence is 14.65 feet NAVD 88, which complies with the minimum 9.00-foot NAVD 88 elevation standard.

- Pursuant to NBMC Section 21.30.030(C)(3)(i)(iv) – (Natural Landform and Shoreline Protection), the property owner will be required to agree with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The Waiver of Future Protection is included as a condition of approval that will need to be satisfied before the final building inspection.
- The property owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with NBMC Section 21.30.015(D)(3)(c) - Waterfront Development - Development Standards)The Acknowledgement of Coastal Hazards is included as a condition of approval that will need to be satisfied before the issuance of building permits.
- 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. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved before the issuance of a building permit. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.

#### *Water Quality*

- Under Municipal Code Section 21.35.050 (Water Quality and Hydrology Plan), due to the proximity of the development to the shoreline and the development containing more than 75% of impervious surface area, a preliminary Water Quality Management Plan (WQMP) is required. A preliminary WQMP has been prepared for the project by Thomas M. Ruiz dated, January 20, 2026. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for Best Management Practices (BMPs), the use of a Low Impact Development approach to retain the design storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs. Construction plans will be reviewed for compliance with the approved WQMP before building permit issuance.
- The project design addresses water quality with a construction erosion control plan and a post-construction drainage system that includes drainage and percolation features designed to retain dry weather runoff and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.

#### *Public Access and Views*

- The project site is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 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 replaces an existing single-unit residence located on a standard R-2 lot with a new single-unit residence. 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, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.

- The project site is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is over 1,000 feet north at Newport Shores Park and is not visible from the site. The site is located approximately 100 feet south of West Newport Park, which is accessible to the public. As is currently developed, the existing property and other residences within the area along Seashore Drive are within the view shed of the park. However, the proposed single-unit residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development. Additionally, the project does not contain any unique features that could degrade the visual quality of the coastal zone.
- The existing development includes an approved encroachment agreement for a 15-foot-wide patio encroachment onto West Ocean Front beach. These types of patios are permitted pursuant to Title 21 and are commonly included in the development along this block of residential units on West Ocean Front. The existing approved encroachment and agreement comply with Title 21 Appendix C Oceanfront Encroachment Policy Guidelines. The patio does not impact lateral or vertical public access to the beach.
- Nearby vertical access to the public beach is provided at both the Orange Avenue and Fern Street intersections with the ocean front, approximately 72-feet away and 95-feet away, respectively. Lateral access to the coast is provided along West Ocean Front Alley and along the beach. The Project does not include any features that would obstruct access along these routes.
- The front and side of the proposed residence, which are visible from West Ocean Front beach and Seashore Drive, contain substantial architectural treatment and visual interest, in keeping with the design guidelines of the Zoning Code. The design includes modulation of volume throughout the structure, open decks, and low walls that prevent the appearance of the site from being walled off from the park and streets. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts on existing public views.

## **ENVIRONMENTAL REVIEW**

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential to have a significant effect on the environment.

Class 3 exempts the demolition of up to three single-unit residences and construction of one single-unit dwelling. The proposed project will demolish an existing single-unit residence and construct a new single-unit residence within in the R-2 Coastal Zoning District. Therefore, the Class 3 exemption is applicable.

There are no known exceptions listed in CEQA Guidelines Section 15300.2 that would invalidate the use of this exemption. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

## **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) of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Melinda Whelan  
Associate Planner

JP/msw

Attachments:      ZA 1      Draft Resolution  
                         ZA 2      Vicinity Map  
                         ZA 3      Project Plans

# **Attachment No. ZA 1**

Draft Resolution

## RESOLUTION NO. ZA2026-###

### **A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-UNIT RESIDENCE AND CONSTRUCT A NEW THREE-STORY SINGLE-UNIT RESIDENCE AND ATTACHED TWO-CAR GARAGE LOCATED AT 6804 WEST OCEAN FRONT (PA2026-0012)**

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

#### SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Bill Guidero(Applicant) on behalf of the Humphires Family Trust (Owner), concerning property located at 6804 West Ocean Front and legally described as Lot 3 in Block H of Seashore Colony Tract (Property).
2. The Applicant requests a coastal development permit to allow the demolition of an existing single-family residence and the construction of a new, three-story, 2,994-square-foot, single-unit residence including a 429-square-foot attached two-car garage. The proposed development also includes additional appurtenances such as walls, fences, hardscape, drainage devices, and landscaping. All improvements authorized by this CDP will be located on private property (Project).
3. The Property is designated RT (Two Unit Residential) by the General Plan Land Use Element and is located within the R-2 (Two-Unit Residential) Zoning District.
4. The Property is located within the coastal zone. The Coastal Land Use Plan category is RT-E (Two Unit Residential) – (30.0 - 39.9 DU/AC) and it is located within the R-2 (Two-Unit Residential) Coastal Zoning District.
5. A public hearing was held on April 30, 2026, online via Zoom A notice of the time, place, and purpose of the hearing was given by the Newport Beach Municipal Code (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 pursuant to Title 14 of the California Code of Regulations Section 15303, Division 6, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 3 (New Construction or Conversion of Small Structures) because it has no potential to have a significant effect on the environment.
2. Class 3 exempts the demolition of up to three single-unit residences and construction of one single-unit dwelling. The Project will demolish an existing single-unit residence and

construct a new single-unit residence within the R-2 Coastal Zoning District. The Project is consistent with the Class 3 exemption.

3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

### SECTION 3. REQUIRED FINDINGS.

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

#### Finding:

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

#### Facts in Support of Finding:

1. The proposed development complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
  - a. The maximum floor area limitation is 3,113.56 square feet and the proposed floor area is 2,994 square feet, including the 429-square-foot garage.
  - b. The Project provides the minimum required setbacks, which are 5 feet along the front property line on West Ocean Front, 3 feet along each side property line, and 5 feet along the rear property line abutting the alley.
  - c. The highest guardrail is less than 24 feet from the established grade (13.76 feet per the North American Vertical Datum of 1988 (NAVD88) and the highest ridge is no more than 29 feet from the established grade, which complies with the maximum height requirements.
  - d. The Project provides a two-car garage, meeting the minimum two-car garage parking requirement for single-unit residences with less than 4,000 square feet of habitable floor area.
2. The neighborhood is predominantly developed with two-and three-story, single-and two-unit residences. The proposed design, bulk, and scale of the development are consistent with the existing neighborhood pattern of development.
3. A Coastal Hazards Report was by Skelly Engineering dated September 22, 2025. The Property is separated from the Pacific Ocean by a wide, sandy beach and is located approximately 500 feet from the mean high tide line. The report analyzed sea level rise over the 75-year design life of the structure using projections from the State of California

Sea-Level Rise Guidance 2024. The current highest high tide elevation is 7.7 feet NAVD 88. Under the Low-Risk Aversion scenario, sea level rise of 3.5 feet would result in a projected high tide of 11.2 feet NAVD 88. Under the Medium-High Risk Aversion scenario, a 4.5-foot rise would result in a projected high tide elevation of 12.2 feet NAVD 88. The height of the beach at the existing nearby berm is about 13 feet NAVD88. It should be noted that the height of the beach berm will be increased as sea level rises. The Property has not historically experienced wave overtopping, and overtopping is not expected to reach the Property over the next 75 years. Based on the data provided, the study provides no recommendations necessary for shoreline protection devices and concludes that coastal hazards will not impact the property over the next 75 years, as the proposed project has minimal risk from flooding.

4. The finished floor elevation of the proposed single-unit residence is 14.65 feet NAVD 88, which complies with the minimum 9.00-foot NAVD 88 elevation standard.
5. Pursuant to NBMC Section 21.30.030(C)(3)(i)(iv) – (Natural Landform and Shoreline Protection), the Owner will be required to agree with the City waiving any potential right to protection to address situations in the future in which the development is threatened with damage or destruction by coastal hazards (e.g., waves, erosion, and sea level rise). The Waiver of Future Protection is included as a condition of approval that will need to be recorded prior to a final building permit inspection.
6. The Owner will also be required to acknowledge any hazards present at the site and unconditionally waive any claim to damage or liability against the decision authority, consistent with NBMC Section 21.30.015(D)(3)(c) – (Waterfront Development - Development Standards). Acknowledgement of Coastal Hazards is included as a condition of approval that will need to be recorded prior to the issuance of building permits.
7. 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. Geotechnical investigations specifically addressing liquefaction are required to be reviewed and approved before the issuance of building permits. Permit issuance is also contingent on the inclusion of design mitigation identified in the investigations. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.
8. The design addresses water quality with a construction erosion control plan and a post-construction drainage system that includes drainage and percolation features designed to retain dry weather runoff and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.
9. A preliminary Water Quality Management Plan (WQMP) has been prepared for the project by Thomas M. Ruiz dated, January 20, 2026. The WQMP includes a polluted runoff and hydrologic site characterization, a sizing standard for BMPs, the use of a Low Impact Development (LID) approach to retain the design storm runoff volume on-site, and documentation of the expected effectiveness of the proposed BMPs. Construction plans will be reviewed for compliance with the approved WQMP before building permit issuance.

10. Proposed landscaping complies with Section 21.30.075 (Landscaping) of the NBMC. A condition of approval is included that requires drought-tolerant species. Before the issuance of building permits, the final landscape plans will be reviewed to verify that invasive species are not planted.
11. The Property is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan (CLUP). The nearest designated coastal viewpoint is over 1,000 feet north, at Newport Shores Park. The Property is not visible from the designated viewpoint due to intervening development. The Property is located approximately 100 feet south of West Newport Park, a linear park. The Property and other homes along Seashore Drive are visible from the park and within the viewshed of the coast. However, the proposed single-unit residence complies with all applicable Local Coastal Program (LCP) development standards and maintains a building envelope consistent with the existing neighborhood pattern of development.
12. While the adjacent beach is not a designated viewpoint, the front of the residence is designed with appearance from the beach in mind. The Project provides substantial architectural treatment and visual interest and the design includes modulation of volume throughout the structure, open decks, and low walls that prevent the appearance of the site from being walled off from the beach and streets.
13. The Project does not contain any unique features that could degrade the visual quality of the coastal zone or result in significant adverse impacts on public views.

Finding:

- B. 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.*

Fact in Support of Finding:

1. The Property is located between the nearest public road and the sea or shoreline. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC 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 replaces an existing single-unit residence located on a standard R-2 lot with a new single-unit residence. 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, the Project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
2. Nearby vertical access to the public beach is provided at both the Orange Avenue and Fern Street intersections with the ocean front, approximately 72-feet away and 95-feet away, respectively. Lateral access to the coast is provided along West Ocean Front Alley and along the beach. The Project does not include any features that would obstruct access along these routes.

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 15303 under Class 3 (New Construction or Conversion of Small Structures) 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 Coastal Development Permit filed as PA2026-0012, subject to the conditions outlined in Exhibit "A," which is attached hereto and incorporated by reference.
3. This action shall become final and effective 14 days following the date this Resolution was 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), of the NBMC. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

**PASSED, APPROVED, AND ADOPTED THIS 30<sup>TH</sup> DAY OF APRIL, 2026.**

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Liz Westmoreland, AICP Zoning Administrator

**EXHIBIT "A"****CONDITIONS OF APPROVAL**

*(Project-specific conditions are in italics)*

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. *Prior to final building permit inspection, an agreement in a form approved by the City Attorney between the property owner and the City shall be executed and recorded waiving rights to the construction of future shoreline protection devices to address the threat of damage or destruction from waves, erosion, storm conditions, landslides, seismic activity, bluff retreat, sea level rise, or other natural hazards that may affect the property, or development of the property, today or in the future. The agreement shall be binding against the property owners and successors and assigns.*
3. *Prior to the issuance of a building permit, the property owner shall submit a notarized signed letter acknowledging all hazards present at the site, assuming the risk of injury or damage from such hazards, unconditionally waiving any claims of damage against the City from such hazards, and to indemnify and hold harmless 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 the development. This letter shall be scanned into the plan set before building permit issuance.*
4. This CDP does not authorize any development seaward of the private property.
5. The Applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds under MBTA:
  - A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.
  - B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and

to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.

6. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented before and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
7. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
8. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stockpiles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
9. Trash and debris shall be disposed of in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed of in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
10. Revisions to the approved plans shall require subsequent review by the Planning Division. Substantial changes may require an amendment to this CDP or the processing of a new CDP.
11. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
12. 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 caused by the revocation of this CDP.
13. This CDP may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, and welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained to constitute a public nuisance.
14. *Any Future patio improvements may require review by the Public Works Department and Planning Division.*
15. *Prior to the issuance of a building permit, a Certificate of Compliance shall be processed.*
16. *Prior to the issuance of a building permit, the Applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.*

17. *Prior to the issuance of a building permit, the Applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.*
18. *Prior to the issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.*
19. *Prior to the issuance of a building permit, the Applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought-tolerant plantings, non-invasive plant species, and water-efficient irrigation design. The plans shall be approved by the Planning Division.*
20. *Prior to the issuance of a building permit, the final WQMP shall be reviewed and approved by the Building Division. The implementation shall comply with the approved CPPP and WQMP and any changes could require separate review and approval by the Building Division.*
21. All landscape materials and irrigation systems shall be maintained by the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.
22. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the NBMC, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.
23. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Control) of the NBMC and other applicable noise control requirements of the NBMC.
24. *Prior to the issuance of a building permit, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.*
25. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.
26. This CDP shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the NBMC, unless an extension is otherwise granted.

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27. 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 Humphries Residence including but not limited to, the Coastal Development Permit filed as PA2026-0012. 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 the applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions outlined in this condition. The applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

# **Attachment No. ZA 2**

Vicinity Map

# VICINITY MAP



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Coastal Development Permit  
PA2026-0012

**6804 West Ocean Front**

# **Attachment No. ZA 3**

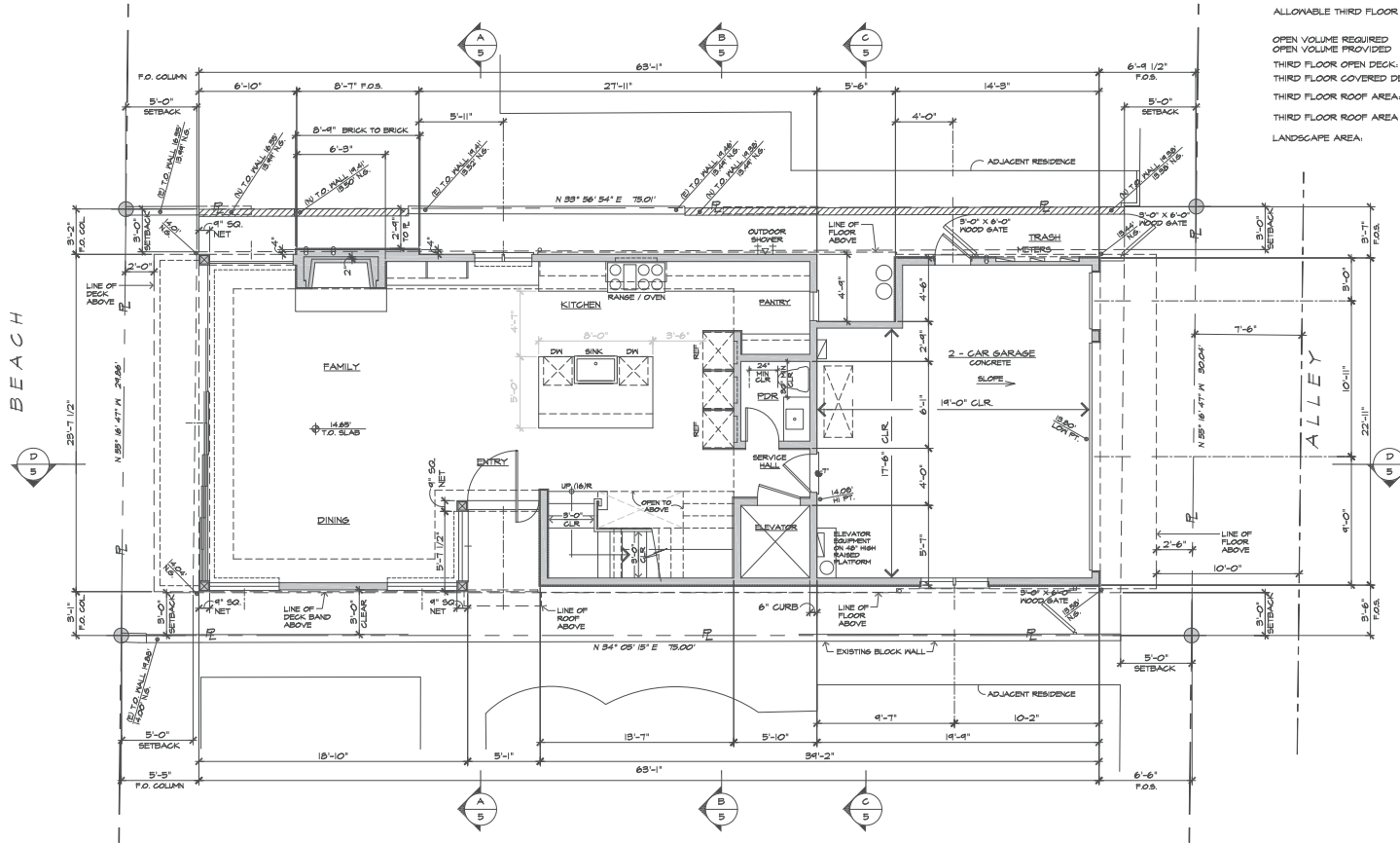
Project Plans

**LEGAL DESCRIPTION**

PORTION OF LOTS 2 & 3  
 BLOCK 11  
 SEASHORE COLONY TRACT  
 (APN 045-093-13)

**AREA CALCULATIONS**

FIRST FLOOR LIVING:	=	974.90	SQ. FT.
SECOND FLOOR LIVING:	=	1274.01	SQ. FT.
THIRD FLOOR LIVING:	=	911.20	SQ. FT.
TOTAL LIVING AREA:	=	2,560.11	SQ. FT.
GARAGE:	=	428.56	SQ. FT.
TOTAL BUILDING AREA:	=	2,988.67	SQ. FT.
LOT AREA:	=	2,250	SQ. FT.
BUILDABLE LOT AREA:	=	1,356.78	SQ. FT.
MAX. BUILDABLE LOT AREA (1,356.78 x 2.0):	=	2,713.56	SQ. FT.
ALLOWABLE THIRD FLOOR CONDITIONED AREA:	1,356.78 x .20 =	271.36	SQ. FT.
OPEN VOLUME REQUIRED:	1,356.78 x .15 =	203.52	SQ. FT.
OPEN VOLUME PROVIDED:	=	259.60	SQ. FT.
THIRD FLOOR OPEN DECK:	=	640.00	SQ. FT.
THIRD FLOOR COVERED DECK:	=	181.00	SQ. FT.
THIRD FLOOR ROOF AREA: 1,356.78 x 50%:	=	678.39	SQ. FT.
ALLOWABLE THIRD FLOOR ROOF AREA PROVIDED:	=	521.3	SQ. FT.
LANDSCAPE AREA:	=	14	SQ. FT.



**AVERAGE NATURAL GRADE**

(4) CORNERS	-----	13.44'
	-----	13.50'
	-----	14.04'
	-----	14.01'
	-----	14.01'
	-----	15.01' / 7.4 = 13.76' AVERAGE NATURAL GRADE

**SITE / FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**SHEET INDEX**

- 1 · SITE / FIRST FLOOR PLAN
- 2 · SECOND FLOOR PLAN
- 3 · THIRD FLOOR PLAN & ROOF PLAN
- 5 · SECTIONS
- 6 · EXTERIOR ELEVATION
- 7 · EXTERIOR ELEVATIONS
- AC.1 · FIRST & SECOND FLOOR AREA CALCULATION PLANS
- AC.2 · THIRD FLOOR & ROOF AREA CALCULATION PLANS
- C.2 · GRADING PLAN
- C.4 · CONSTRUCTION POLLUTION PREVENTION PLAN
- C.6 · SURVEY



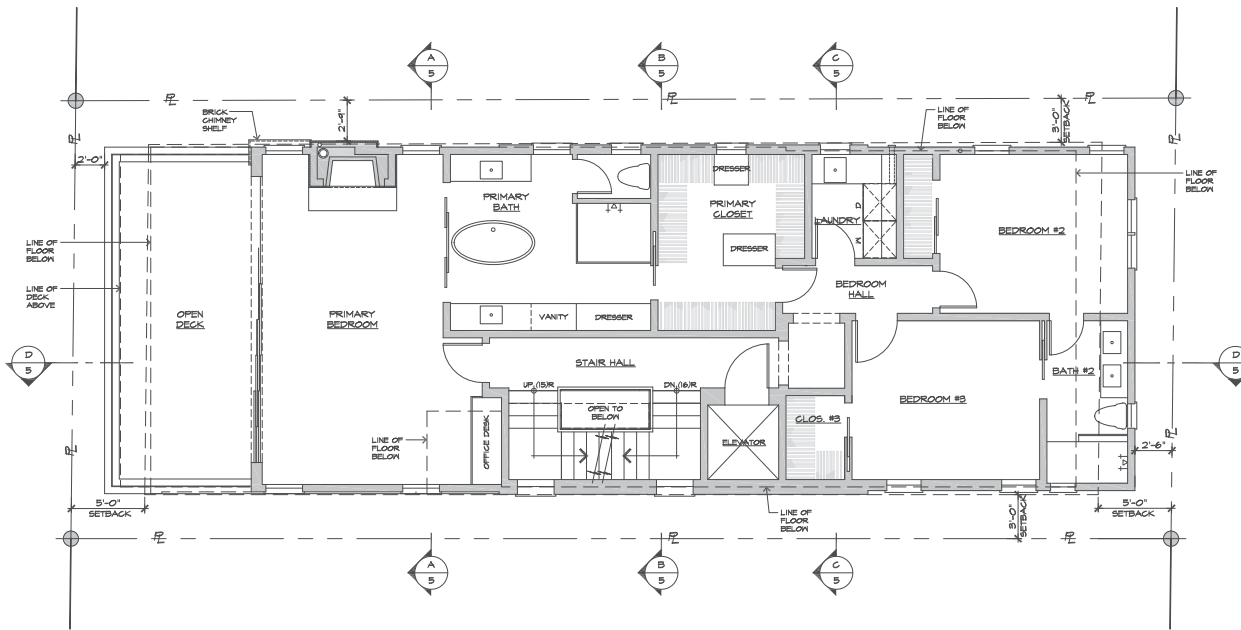
WILBUR SMITH GROUP  
 ARCHITECTS  
 4000 WILSON AVENUE, SUITE 100  
 NEWPORT BEACH, CA 92660  
 (949) 365-5894

A New Home for:  
**The Humphries**  
 6604 W. Oceanfront, Newport Beach, CA 92663

**SITE / FIRST FLOOR PLAN**

DATE  
 4-13-2026

1



SECOND FLOOR PLAN



SCALE: 1/4" = 1'-0"

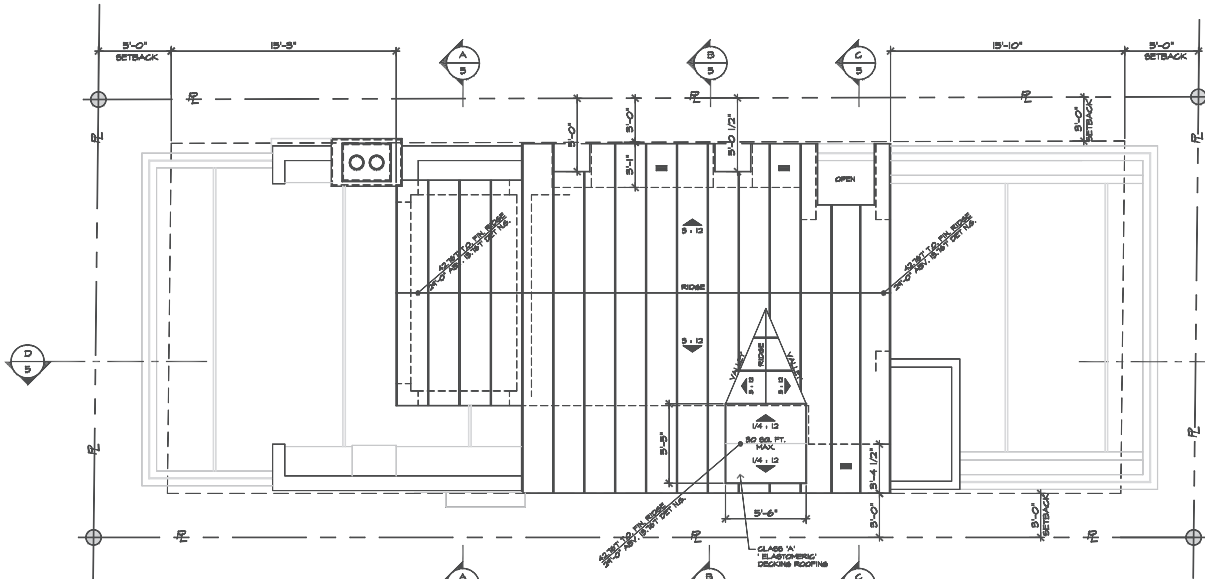


A New Home for:  
**The Humphries**  
 6604 W. Ozark-Front, Newport Beach, CA 92663 (949) 355-5894

SECOND FLOOR PLAN

DATE  
 1-15-2026

2



ROOF PLAN

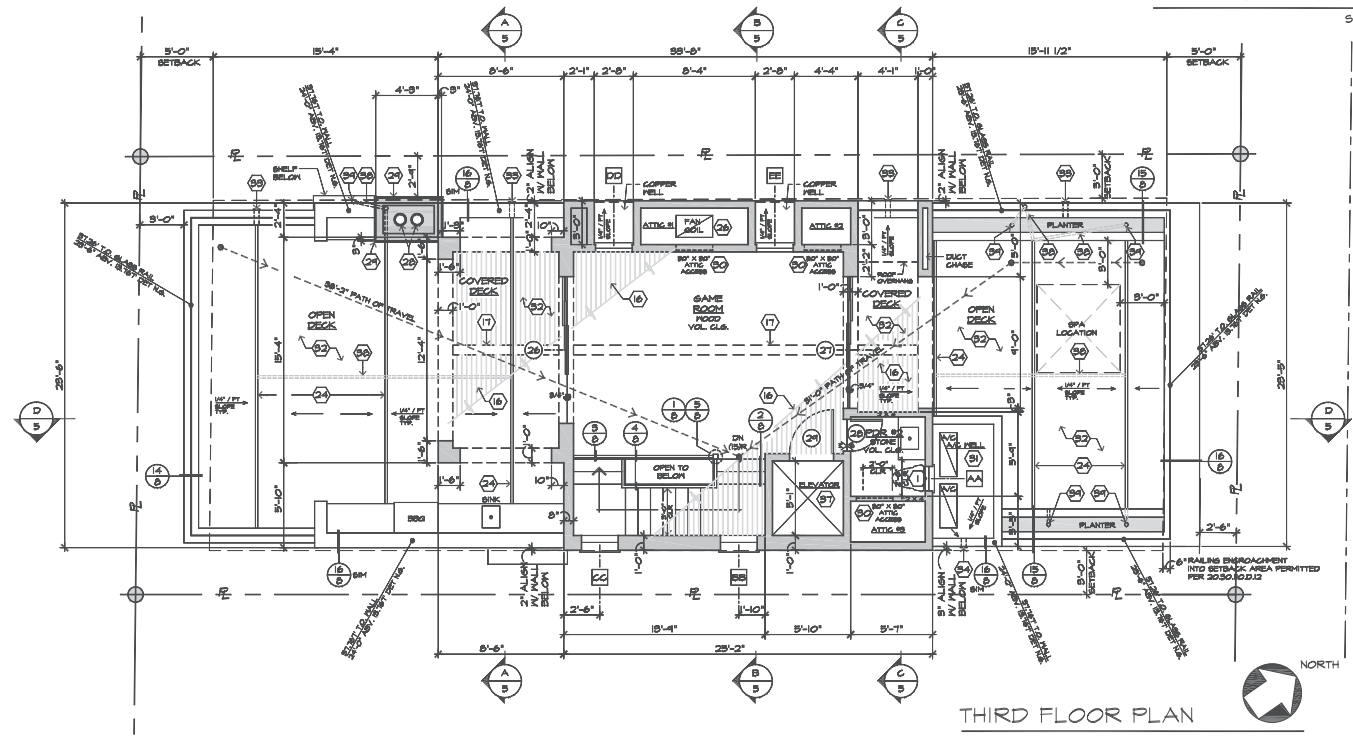
NORTH  
SCALE: 1/4" = 1'-0"

**ROOF PLAN NOTES**

1. ROOFING MATERIAL TO BE STANDING SEAM ALUMINUM ROOF, CLASS 'A' ASSEMBLY, E.S.R. # 2048 OVER 1" (MIN) GYPSUM DENSDECK, 1" ROOF BD. IN ORDER TO COMPLY W/ CLASS 'A' ASSEMBLY, CHARCOAL COLOR. VERIFY W/ OWNER.
2. ALL ROOF FLASHING TO BE ALUMINUM FLASHING THROUGHOUT. VALLEYS, SADDLES, DRIP, GUTTER, Z-BAR, ECT. MATCH METAL ROOF COLOR.
3. NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/50 OF THE ATTIC AREA.
4. OPENINGS SHALL HAVE COPPER WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8" MIN. AND 1/4" MAX. OPENING. MATCH ROOF COLOR.

**ATTIC VENT CALCULATION**

- ATTIC AREA #1 = 18 50. FT. X 144 OF ATTIC = 2692 SQ. IN. / 150 FT.28 SQ. IN. OF FREE AIR VENTILATION REQUIRED  
USE (1) FLAT METAL VENTS = 30 SQ. IN.
- ATTIC AREA #2 = 8 50. FT. X 144 OF ATTIC = 1170 SQ. IN. / 150 FT.28 SQ. IN. OF FREE AIR VENTILATION REQUIRED  
USE (1) METAL FLAT VENT = 30 SQ. IN.
- ATTIC AREA #3 = 18 50. FT. X 144 OF ATTIC = 2692 SQ. IN. / 150 FT.28 SQ. IN. OF FREE AIR VENTILATION REQUIRED  
USE (1) METAL FLAT VENT = 30 SQ. IN.
- FLAT METAL VENT = 30 SQ. IN. FREE AIR VENTILATION PROVIDED



THIRD FLOOR PLAN

NORTH  
SCALE: 1/4" = 1'-0"

- SYMBOLS LEGEND:**
- [A] --- WINDOW (SEE SCHEDULE SHEET # 4)
  - [I] --- DOOR (SEE SCHEDULE SHEET # 4)
  - [1] --- REFERENCE NOTES (SEE SHEET # 4)

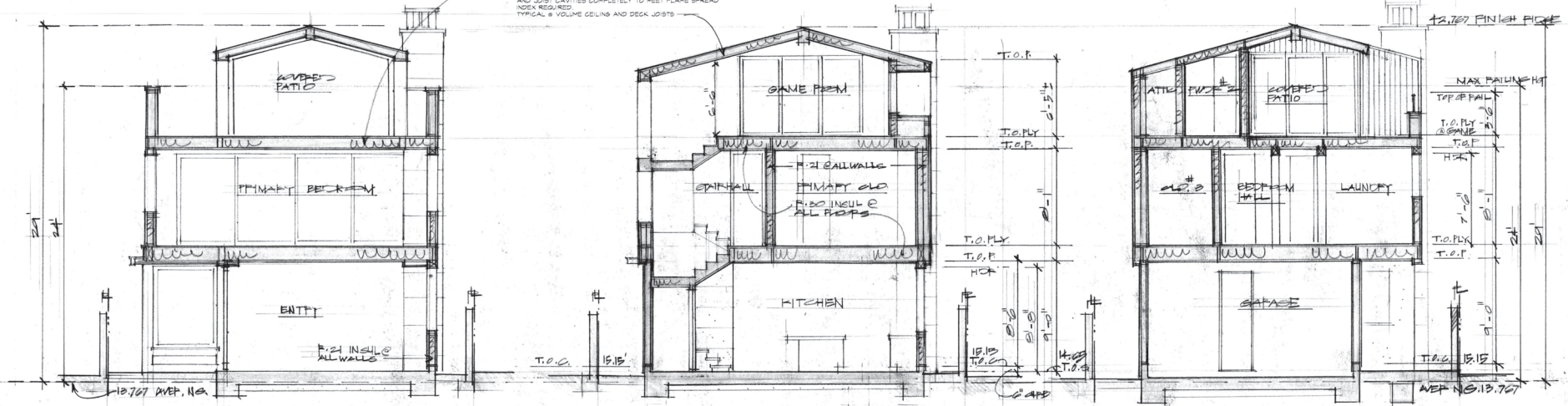


A New Home for:  
**The Humphries**  
6604 W. Oceanfront, Newport Beach, CA 92663  
(949) 335-5894

THIRD FLOOR PLAN  
& ROOF PLAN  
DATE  
4-29-2026



NOTE:  
 USE HANDI FOAM - CLOSE CELL @ UNVENTED RAFTER BAYS  
 AND DECK JOIST BAYS TO BE INSTALLED BY A CERT. OF  
 ADHESIVE SEALANTS INC. R-20 INSULATION (6R VALUE PER  
 INCH) 5 INCH MINIMUM EQUALS R-20 / FILL ALL RAFTER BAYS  
 AND JOIST CAVITIES COMPLETELY TO MEET FLAME SPREAD  
 INDEX REQUIRED  
 TYPICAL @ VOLUME CEILING AND DECK JOISTS

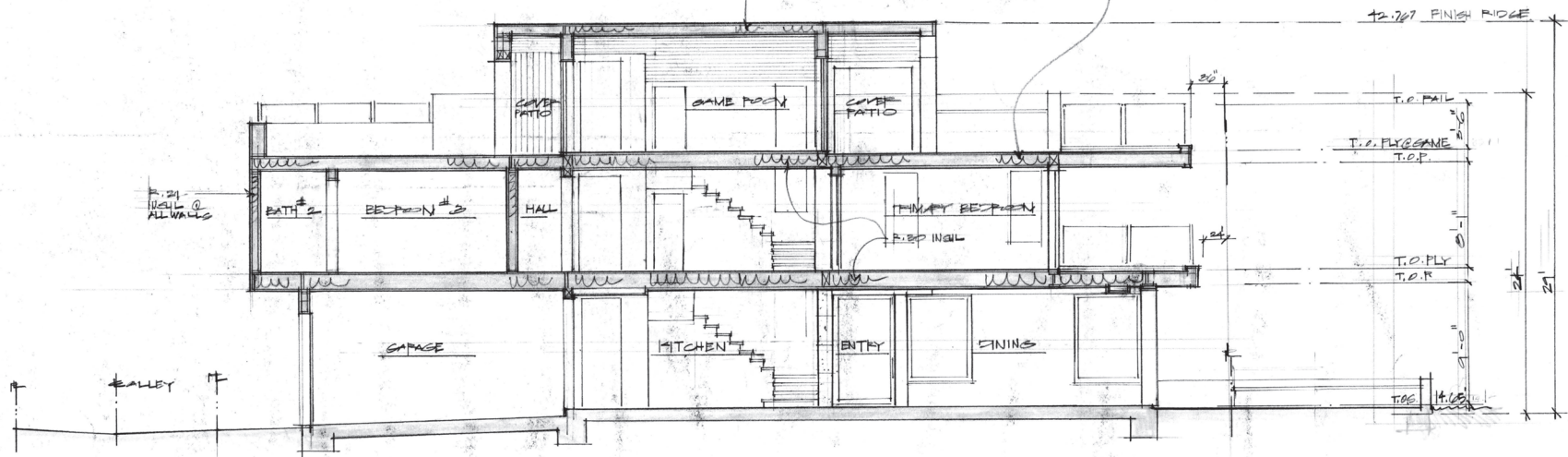


A SECTION

B SECTION

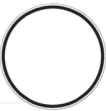
C SECTION

NOTE:  
 USE HANDI FOAM - CLOSE CELL @ UNVENTED RAFTER BAYS  
 AND DECK JOIST BAYS TO BE INSTALLED BY A CERT. OF  
 ADHESIVE SEALANTS INC. R-20 INSULATION (6R VALUE PER  
 INCH) 5 INCH MINIMUM EQUALS R-20 / FILL ALL RAFTER BAYS  
 AND JOIST CAVITIES COMPLETELY TO MEET FLAME SPREAD  
 INDEX REQUIRED  
 TYPICAL @ VOLUME CEILING AND DECK JOISTS



D SECTION

1/4" = 1'



WILLIAM  
 BEILERT  
 BUILDERS  
 BUILDING

A New Home for:  
 The Humphries  
 6804 W Oceanfront, Newport Beach, CA 92663 (949) 355-5874



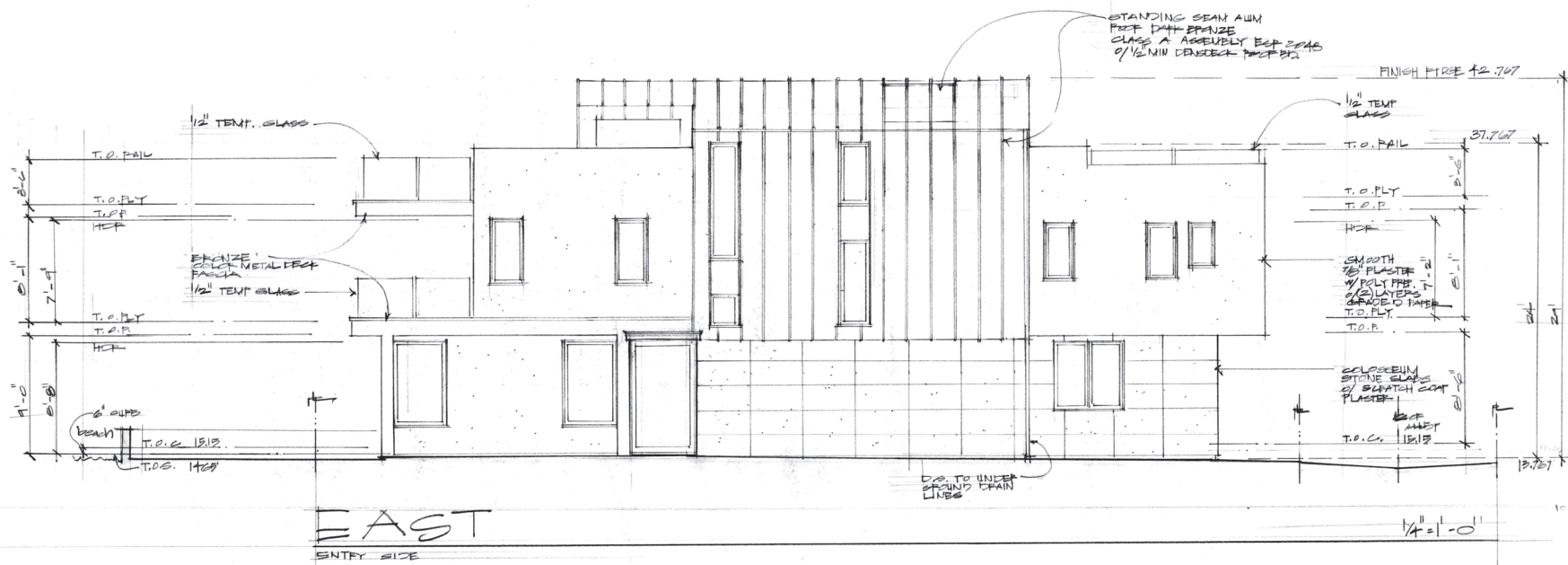
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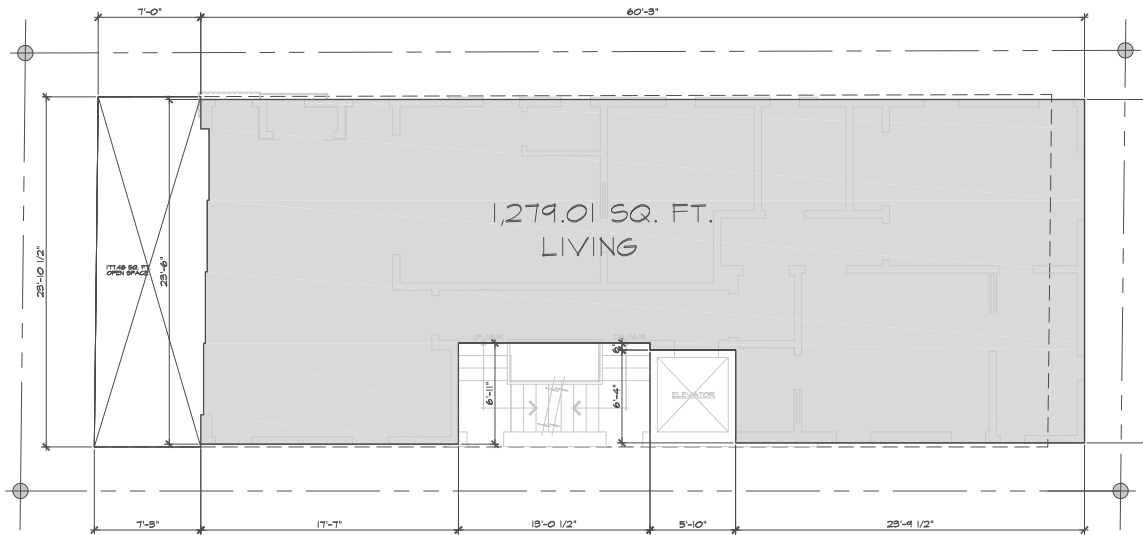


DATE  
1-15-2020

6







**AREA CALCULATIONS**

FIRST FLOOR LIVING:	=	474.90	SQ. FT.
SECOND FLOOR LIVING:	=	1,279.01	SQ. FT.
THIRD FLOOR LIVING:	=	311.20	SQ. FT.
TOTAL LIVING AREA:	=	2,065.11	SQ. FT.
GARAGE:	=	428.56	SQ. FT.
TOTAL BUILDING AREA:	=	2,493.67	SQ. FT.
LOT AREA:	=	2,250	SQ. FT.
BUILDABLE LOT AREA:	=	1,556.78	SQ. FT.
MAX. BUILDABLE LOT AREA (1,556.78 x 2.0)	=	3,113.56	SQ. FT.

ALLOWABLE THIRD FLOOR CONDITIONED AREA:	1,556.78 X .20	=	311.3	SQ. FT.
OPEN VOLUME REQUIRED	1,556.78 X .15	=	233.51	SQ. FT.
OPEN VOLUME PROVIDED		=	233.60	SQ. FT.

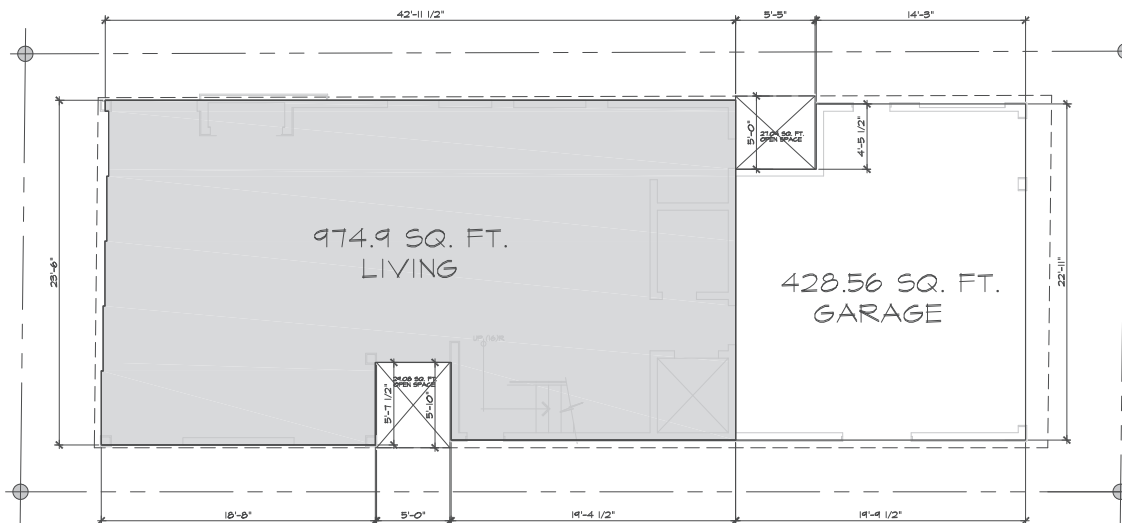
THIRD FLOOR OPEN DECK:	=	101.80	SQ. FT.
THIRD FLOOR COVERED DECK:	=	187.00	SQ. FT.

THIRD FLOOR ROOF AREA:	1,556.78 X 50%	=	778.39	SQ. FT. ALLOWABLE
THIRD FLOOR ROOF AREA PROVIDED:		=	515.3	SQ. FT.

SECOND FLOOR AREA CALCULATION PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR AREA CALCULATION PLAN

SCALE: 1/4" = 1'-0"



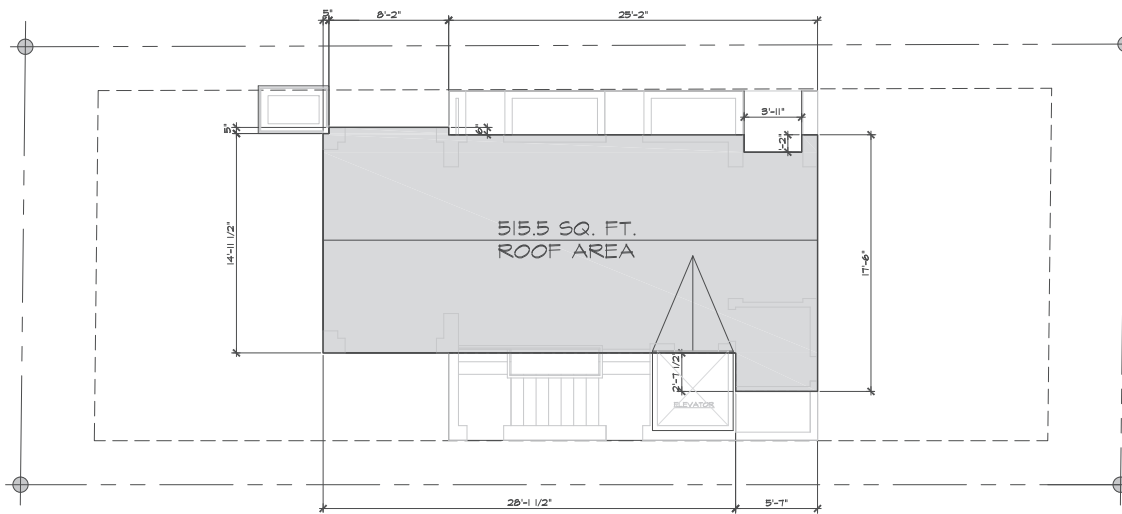
A New Home for:  
**The Humphries**  
 6804 W. Oceanfront, Newport Beach, CA 92663  
 (949) 355-5594

FIRST FLOOR  
 & SECOND FLOOR  
 AREA CALCULATION  
 PLANS

DATE  
 1-10-2026

DRAWN BY  
 BK





**AREA CALCULATIONS**

FIRST FLOOR LIVING:	=	474.90	SQ. FT.
SECOND FLOOR LIVING:	=	1271.01	SQ. FT.
THIRD FLOOR LIVING:	=	311.20	SQ. FT.
TOTAL LIVING AREA:	=	2565.11	SQ. FT.
GARAGE:	=	422.56	SQ. FT.
TOTAL BUILDING AREA:	=	2987.67	SQ. FT.
LOT AREA:	=	2,250	SQ. FT.
BUILDABLE LOT AREA:	=	1556.78	SQ. FT.
MAX. BUILDABLE LOT AREA (1556.78 x 2.0)	=	3113.56	SQ. FT.

ALLOWABLE THIRD FLOOR CONDITIONED AREA:	1556.78 X .20	=	311.3	SQ. FT.
OPEN VOLUME REQUIRED	1556.78 X .15	=	233.51	SQ. FT.
OPEN VOLUME PROVIDED		=	233.60	SQ. FT.

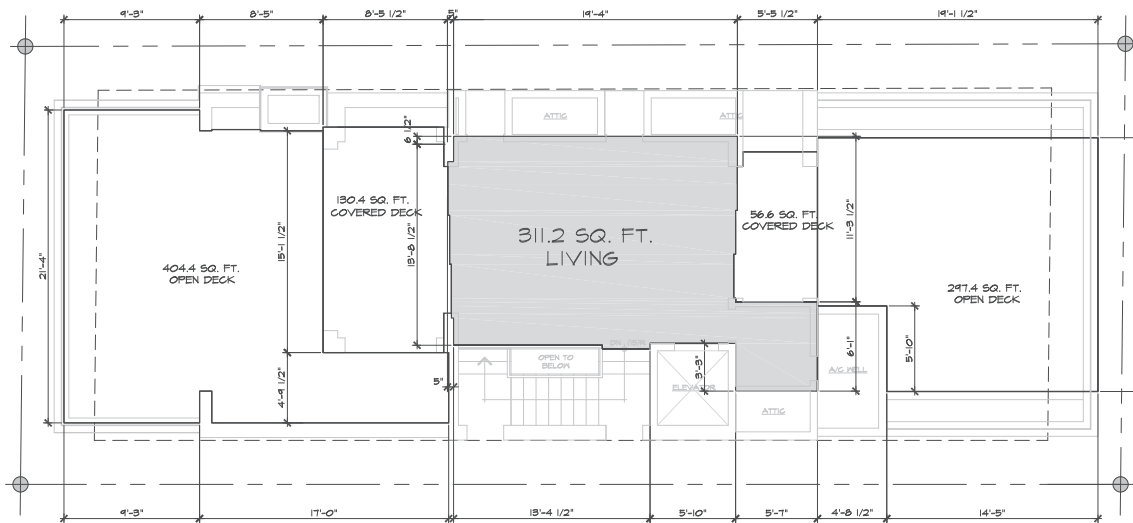
THIRD FLOOR OPEN DECK:	=	101.80	SQ. FT.
THIRD FLOOR COVERED DECK:	=	187.00	SQ. FT.

THIRD FLOOR ROOF AREA:	1556.78 X 50%	=	778.39	SQ. FT. ALLOWABLE
THIRD FLOOR ROOF AREA PROVIDED:		=	515.5	SQ. FT.

ROOF AREA CALCULATION PLAN

SCALE: 1/4" = 1'-0"



THIRD FLOOR AREA CALCULATION PLAN

SCALE: 1/4" = 1'-0"



WILLIAM BEBET ARCHITECTS  
 11111 W. CENTRAL EXP. #1000  
 LOS ANGELES, CA 90024  
 (310) 555-5594

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**The Humphries**  
 6804 W. Oceanfront, Newport Beach, CA 92663  
 (949) 355-5594

THIRD FLOOR  
 & ROOF PLAN  
 AREA CALCULATION  
 PLANS

DATE  
 1-10-2026





**EROSION CONTROL**

- IN CASE OF EMERGENCY, CALL (760)
- A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROCEEDED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS 2 FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES, AS NEEDED, SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON-SITE.
- DESIGNING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
- STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
- EVERY EFFORT SHALL BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITE AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
- DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY. IF THERE IS A 40% CHANCE OF QUARTER INCH OR MORE OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION, A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND REVIEWED BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECKLIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOIL OR DENIED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- HOME OWNER TO ROUTINELY CLEAN ALL CATCH BASINS AND DRAIN LINES OF DEBRIS.
- ADDITIONAL BMPs WILL BE IMPLEMENTED AS DEEMED NECESSARY BY CITY INSPECTORS.

**BMP FACTS SHEET**

- WM-1 MATERIAL DELIVERY AND STORAGE**  
PROVIDE A MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT AND/OR WEATHER PROTECTION. NOTE THE MAINTENANCE PRACTICES AND SCHEDULE PROPOSED FOR THIS AREA.
- WM-2 MATERIAL USE**  
HAZARDOUS MATERIALS, FERTILIZERS, PESTICIDES, PLASTERS, SOLVENTS, PAINTS, AND OTHER COMPOUNDS MUST BE PROPERLY HANDLED IN ORDER TO REDUCE THE RISK OF POLLUTION OR CONTAMINATION. TRAINING AND INFORMATION ON PROCEDURES FOR THE PROPER USE OF ALL MATERIALS MUST BE AVAILABLE TO THE EMPLOYEES THAT APPLY SUCH MATERIALS.
- WM-4 SPILL PREVENTION AND CONTROL**  
IDENTIFY SPILL PREVENTION AND CONTROL MEASURES THAT WILL BE TAKEN FOR ALL PROPOSED MATERIALS. IDENTIFY THE METHODS BY WHICH ACCIDENTAL SPILLS WILL BE CLEANED AND PROPERLY DISPOSED OF.
- WM-5 SOLID WASTE MANAGEMENT**  
PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR DISPOSAL. PROVIDE COVERED STORAGE WITH SECONDARY CONTAINMENT. CONTAINERS ARE REQUIRED TO PROTECT WASTE FROM RAIN TO PREVENT WATER POLLUTION AND PREVENT WIND DISPERSAL.
- WM-6 HAZARDOUS WASTE MANAGEMENT**  
HAZARDOUS MATERIALS MUST BE DISPOSED OF IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. IDENTIFY THE PROPOSED METHODS OF DISPOSAL AND ANY SPECIAL HANDLING CONTRACTS THAT MAY BE APPLICABLE.
- WM-7 CONTAMINATED SOIL MANAGEMENT**  
PREVENT OR REDUCE THE DISCHARGE OR POLLUTANTS TO STORM WATER FROM CONTAMINATED SOIL AND HIGHLY ACIDIC OR ALKALINE SOILS BY CONDUCTING PRE-CONSTRUCTION SURVEYS, INSPECTING EXCAVATIONS REGULARLY, AND REMEDIATING CONTAMINATED SOIL PROMPTLY.
- WM-8 CONCRETE WASTE MANAGEMENT**  
STORE DRY AND WET MATERIALS UNDER COVER. AVOID ON-SITE WASHOUT EXCEPT IN DESIGNATED AREAS AWAY FROM DRAINS, DITCHES, STREETS, AND STREAMS. CONCRETE WASTE DEPOSITED ON-SITE SHALL SET UP, BE BROKEN APART, AND DISPOSED OF PROPERLY. CONTAINMENT AND PROPER DISPOSAL IS REQUIRED FOR ALL CONCRETE WASTE.
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT**  
UNTREATED RAW WASTEWATER IS NOT TO BE DISCHARGED OR BURIED. SANITARY SEWER FACILITIES ON-SITE ARE REQUIRED TO BE IN COMPLIANCE WITH ALL CITY AGENCY REQUIREMENTS. SANITARY OR SEPTIC WASTES MUST BE TREATED OR DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- TC-1 STABILIZED CONSTRUCTION ENTRANCE**  
A STABILIZED ENTRANCE IS REQUIRED FOR ALL CONSTRUCTION SITES TO ENSURE THAT DIRT AND DEBRIS ARE NOT TRACKED ONTO THE ROAD OR ADJACENT PROPERTY. MAINTENANCE OF SUCH A SYSTEM IS REQUIRED FOR THE DURATION OF THE PROJECT. SUCH STABILIZATION MAY BE OF ROCK OR PAVED.
- SE-1 SILT FENCE**
- SE-3 SEDIMENT TRAP**
- SE-8 GRAVEL BAGS**  
ERODED SEDIMENTS MUST BE RETAINED ON-SITE AND NOT PERMITTED TO ENTER THE DRAINAGE SYSTEM. REQUIREMENT MAY BE WAIVED AT THE SOLE DISCRETION OF THE CITY INSPECTOR IF OTHER EROSION CONTROL BMPs ARE DEEMED SUFFICIENT.

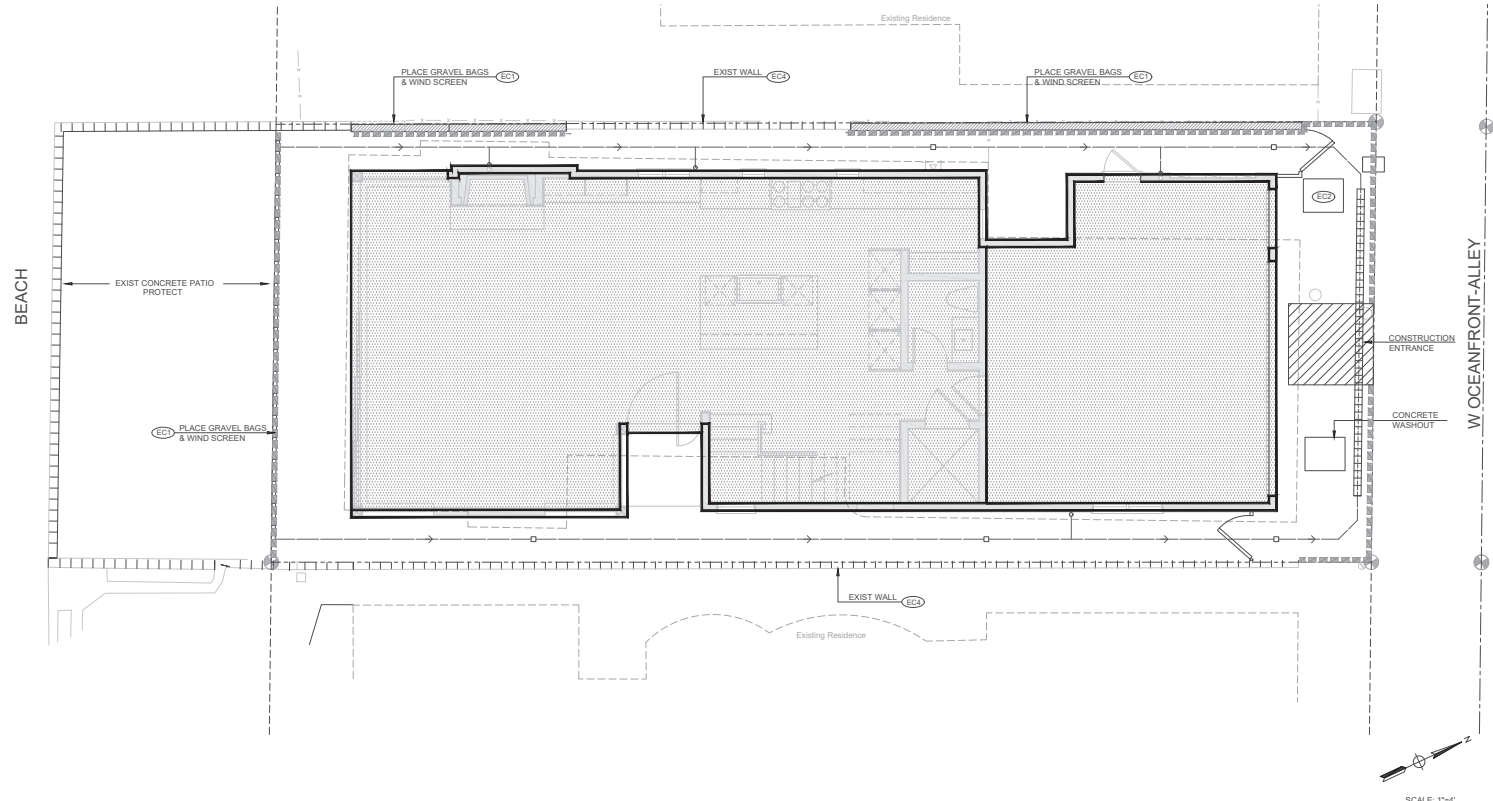
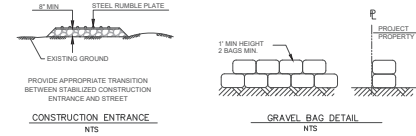
**BMP FACTS SHEET**

ALL BMPs SHALL BE IN ACCORDANCE WITH MODEL BMPs FROM THE CALIFORNIA STORM WATER BMP HANDBOOK FOR CONSTRUCTION AT WWW.CABMPHANDBOOKS.COM

- EC-1** CONSTRUCT GRAVEL BAG EROSION CONTROL ALONG PROPERTY LINES EXCEPT DRIVEWAY APPROACHES. THE SAND BAGS SHOULD BE 24" WIDE AND 10" HIGH MINIMUM PER DETAIL HEREON AND IN ACCORDANCE WITH BMP FACTS SHEET #SE-8.
- EC-2** CONSTRUCT SANITARY WASTE MANAGEMENT AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-9.
- EC-3** CONSTRUCT MATERIALS STORAGE ARE IN ACCORDANCE WITH BMP FACTS SHEET #WM-1.
- EC-4** EXISTING WALL TO REMAIN. PROTECT IN PLACE.

**EROSION CONTROL LEGEND**

===== PLACE GRAVEL BAGS WITH WIND SCREEN FENCE



DESIGNED:	ARCHITECT:	OWNER/DEVELOPER:	PREPARED BY:	SOILS ENGINEER/GEOLOGIST:	BENCHMARK:	LEGAL DESCRIPTION:	CONSTRUCTION POLLUTION PREVENTION PLAN	SHEET:
DRAWN: PA	WILLIAM GUIDERO 425 30TH ST, STE 23 NEWPORT BEACH, CA 92663 (949) 675-2626	SAGE AND ALENE HUMPHRES 6884 W OCEANFRONT NEWPORT BEACH, CA 92663	THOMAS M. RUIZ CIVIL ENGINEER 11 THORNBERD ALISO VIEJO, CA 92556 714-580-7455	COAST GEOTECHNICAL INC. 1200 W. COMMONWEALTH AVE FULLERTON, CA 90638 PH: 714-870-1211 W.O. 692125-011 OCTOBER 22, 2025	OCS BENCHMARK NO. 14-58-80 ELEVATION: 9.272 FEET (NAVDB88) 2005 ADJ.	A PORTION OF LOTS 2 & 3, BLOCK H, SEASHORE COLONY TRACT APN 045-031-13	6804 W OCEANFRONT NEWPORT BEACH, CALIFORNIA	C4
NO.	DATE	R E V I S I O N S			DATE: 4/13/26			



