

From: [Carmen Rawson](#)
To: [Jurjis, Seimone](#)
Cc: [Stapleton, Joe](#); [Murray, John](#); [Shelton, Chad](#); [Lee, David](#); [Thai, Tonee](#); [Schank, Deborah](#); [Dan Burt](#); [Joan Burt](#); [Vicki Chamberlain](#); eric@advancedbuildingent.com; [Michelle Ghidotti](mailto:Michelle.Ghidotti@jps87@gmail.com); jps87@gmail.com; janice@wfconstruction.com; [Ken & Carmen Rawson](#)
Subject: Jobsite 1715 W Balboa Blvd - Request for Immediate Tarps Removal (Email 1 of 2)
Date: March 21, 2025 5:20:54 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Mr. Jurjis,

The purpose of this email is to request the City of Newport Beach to take immediate and decisive action to have **all tarps, at the subject jobsite, permanently removed.**

To provide you some background about this issue I am forwarding to your attention a total of four (4) emails that had been sent to Code Enforcement's John Murray back in 2023 (two on 28Feb2023, one on 19Jul2023, and one on 07Aug2023).

Note that besides said emails the immediate neighbors of the subject jobsite (Dan Burt and Vicki Chamberlain) have had many phone calls and emails with code enforcement and the building inspectors to address not only the nuisance the tarps have created but also other code violations at the jobsite.

This request, for the tarps to be removed permanently, is based on the following issues:

1. TARPS ARE AN ENVIRONMENTAL HAZARD

For more than four (4) years Mr. Selby has been using tarps to cover the construction site. By October 2020 he had placed brown tarps only at the top of the existing structure to cover the area where he had removed the existing roof (work that was done without an appropriate permit, in ~March 2018). You can see a photo of this brown tarp as an attachment in the 19Jul23 email I am forwarding to you.

At about the end of 2022 Mr Selby covered/tented the complete structure with tarps (blue and brown tarps). With time the tarps have frayed. Mr. Selby has replaced some tarps after receiving neighbors complains and/or Notices of Violation from Code Enforcement (not proactively at all so the burden has fallen upon us, the neighbors).

For more than four (4) years the tarp's plastic material has unraveled and fragments have become loose. The loose tarp plastic fragments have been blown everywhere by the wind. The photos attached to the 28Feb2023 emails being forwarded to you show tarp fragments all the way to the corner of W Balboa Blvd (WBB) and 17th St (grass area of 1701 WBB) and on W Balboa Blvd right in front of 1725 WBB.

As advised in my 28Feb2023 emails (over 2 years ago) said tarp fragments are being swept into the bay. I am now attaching to this email photos of the two (2) city storm drains that are located near the subject jobsite where you can see tarp fragments from the tarps at 1715 W Balboa Blvd.

For four (4) years the decaying tarps have been contaminating not only the Bay but also the sand on the beach and I venture to say the ocean. This must stop now. Note that with time the loose tarp fragments break into smaller fragments and even into plastic powder (microplastics).

2. TARPS ARE A HEALTH HAZARD FOR THE IMMEDIATE NEIGHBORS

On 07Aug2023 (over 1.5 years ago) Mr. Dan Burt (who lives at 1713 W Balboa Blvd, Unit B) included in

his email a **photo of the blue tarp plastic powder he collected** at his home. **The plastic powder (which would now be brown, harder to differentiate) is microplastics floating in the air that we are breathing in everyday.**

There are studies about microplastics being found in the human body including in the human brain. Mr Selby's decaying tarps are contaminating the air we breath in. **This must stop now.**

3. TARPS ARE A NOISE NUISANCE FOR THE IMMEDIATE NEIGHBORS

Independent of how many ropes Mr. Selby uses to tie down the tarps, the tarps become loose with time and with high winds, which we have often in this area. **The loose tarps make a loud flapping sound as if we were in a sailboat and the sound travels down the alley.** Most of the nearby properties have their bedroom windows in the alley area so, at times, **we hear the flapping tarp sound through the night. This is very disruptive to our quality of life and must stop.**

4. TARPS ARE "HIDING" CONSTRUCTION FRAMING VIOLATIONS

As communicated by Mr. Dan Burt in numerous emails (sent to Code Enforcement's John Murray, Building Inspector Chad Shelton and Senior Planner David Lee) **Mr. Selby has erected framing components not in accordance with the approved drawings.** The "tarps system" built by Mr. Selby does not allow the Building Inspector to perform a detailed inspection of the framing work. There is a lot of wood installed as part of the "tarps system" that may look as if it were there permanently. **All tarps, as well as the "wood system" supporting the tarps, must be removed as it is deceiving and does not allow for proper inspection of the jobsite.** In addition, **the "tarps system" creates a hazardous working condition for the workers. This must stop.**

IN SUMMARY

Mr. Jurjis, I trust you will take this request seriously and that prompt action will be taken by the City of Newport Beach to have Mr. Selby remove the "tarps system", including its supporting wood system, immediately and completely. As expressed herein, such "tarps system" is: a) an environmental hazard to the Bay and to the ocean; b) a health hazard and noise nuisance to the immediate neighbors; and c) a construction hindrance for the proper inspection of the jobsite.

If you have any questions or comments about this email please let me know. I will await for your prompt reply, with a positive outcome, to this request.

Sincerely,
Carmen Rawson
Resident at 1712 W Oceanfront
949-278-2447 Cell









From: [Carmen Rawson](#)
To: [Jurjis, Seimone](#)
Cc: [Stapleton, Joe](#); [Murray, John](#); [Shelton, Chad](#); [Lee, David](#); [Thai, Tonee](#); [Schank, Deborah](#); [Dan Burt](#); [Joan Burt](#); [Vicki Chamberlain](#); eric@advancedbuildingent.com; [Michelle Ghidotti](mailto:Michelle.Ghidotti); jsps87@gmail.com; janice@wfconstruction.com; [Ken & Carmen Rawson](#); [Maureen Cotton](#)
Subject: Jobsite 1715 W Balboa Blvd - Request for Immediate Tarps Removal (Email 2 of 2)
Date: March 21, 2025 5:24:11 PM

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Mr. Jurjis,

These are additional photos regarding the subject matter (6 total).

Sincerely,
Carmen Rawson





NO DUMPING
DRAINS TO BAY

NO DUMPING
DRAINS TO BAY









From: [Carmen Rawson](#)
To: [Jurjis, Seimone](#)
Cc: [Stapleton, Joe](#); [Murray, John](#); [Shelton, Chad](#); [Lee, David](#); [Thai, Tonee](#); [Schank, Deborah](#); [Dan Burt](#); [Joan Burt](#); [Vicki Chamberlain](#); eric@advancedbuildingent.com; [Michelle Ghidotti](mailto:Michelle.Ghidotti@jps87@gmail.com); jsps87@gmail.com; janice@wfconstruction.com; [Ken & Carmen Rawson](#); [Maureen Cotton](#)
Subject: Jobsite 1715 W Balboa Blvd - Request for Immediate Tarps Removal - Background Email dd 2023-08-07 (From Dan Burt)
Date: March 21, 2025 5:32:47 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Mr Jurjis,

I am forwarding the below email, dated 2023-08-07, for your records. This is background information for my request for the City of Newport Beach to take immediate and decisive action on the final/permanent removal of all tarps at the subject jobsite.

Sincerely,
Carmen Rawson

----- Forwarded Message -----

From: dan.j.burt@gmail.com <dan.j.burt@gmail.com>
Sent: Monday, August 7, 2023 4:26 PM
To: jmurray@newportbeachca.gov
Cc: quinnburt@aol.com; ckrawaon@att.net; 'sunghui wee' <sunghui_wee@yahoo.com>
Subject: Code Enforcement case I23-2539

Dear John,

Thank you for returning my call today. As you requested, attached are several pictures of the tarp dust/debris that have blown into our home from Richard Selby's project (1715 W Balboa Blvd.) (tarp dust on window blinds & swept up from the floors). While he has replaced some tarps, I have Marked several more with "X" that he said he'd replace but has not.

I texted him with pictures on July 12th asking him to replace tarps, he responded "OK". He replaced one small tarp, I texted him again on July 16th with more pictures of bad tarps. He responded he would replace them. I texted him again on July 26th, as he had done nothing, and he replaced one more tarp, leaving many still in bad shape. I confronted Richard on July 28th saying I was going to go to the City to complain. He pleaded with me to not go to the City, he would take care of all the old tarps. He had his workers putting Duct Tape over tears in one tarp and I told him that was unacceptable. He said he would replace all old tarps. As you can see from today's pictures, there are many more tarps that need replacing.

Another issue, my daughter saw some vermin nosing around our trash cans, when confronted it scooted back to the tarp covered project.

I appreciate you taking action to have Richard replace all old tarps (not just covering with a new tarp, as the ones underneath still are disintegrating). I believe this is a health hazard for my family and our neighbors.

From: [Carmen Rawson](#)
To: [Jurjis, Seimone](#)
Cc: [Stapleton, Joe](#); [Murray, John](#); [Shelton, Chad](#); [Lee, David](#); [Thai, Tonee](#); [Schank, Deborah](#); [Dan Burt](#); [Joan Burt](#); [Vicki Chamberlain](#); eric@advancedbuildingent.com; [Michelle Ghidotti](mailto:Michelle.Ghidotti@gmail.com); jsps87@gmail.com; janice@wfconstruction.com; [Ken & Carmen Rawson](#); [Maureen Cotton](#)
Subject: Jobsite 1715 W Balboa Blvd - Request for Immediate Tarps Removal - Background Email dd 2023-02-28 (Email 2 of 2)
Date: March 21, 2025 5:28:26 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Mr Jurjis,

I am forwarding the below email, dated 2023-02-28 (Email 2 of 2), for your records. This is background information for my request for the City of Newport Beach to take immediate and decisive action on the final/permanent removal of all tarps at the subject jobsite.

Sincerely,
Carmen Rawson

----- Forwarded Message -----

From: Carmen Rawson <carmen_rawson@att.net>
To: Murray John <jmurray@newportbeachca.gov>; codeenforcement@newportbeachca.gov <codeenforcement@newportbeachca.gov>
Sent: Tuesday, February 28, 2023 at 11:36:37 AM PST
Subject: Urgent Request for Code Enforcement - 1715 W Balboa Blvd - Shredded Tarp Debris Going Into Bay (Email 2 of 2)

More related photos...

From: Carmen Rawson <carmen_rawson@att.net>
To: Murray John <jmurray@newportbeachca.gov>; codeenforcement@newportbeachca.gov <codeenforcement@newportbeachca.gov>
Sent: Tuesday, February 28, 2023 at 11:09:45 AM PST
Subject: Urgent Request for Code Enforcement - 1715 W Balboa Blvd - Shredded Tarp Debris Going Into Bay (Email 1 of 2)

John, et al,

The high winds we had back on 22Feb23 and 25Feb23 shredded the large blue tarp that is covering the under-construction property at 1715 W Balboa Blvd. There is blue plastic strips/debris all over the area: on the alley, on Balboa Blvd, on 17th St, on 18th St and on all the neighboring properties sidewalks, carports, roofs, etc. See attached photos.

I called Code Enforcement about this issue yesterday Monday 27Feb23 at 7:56 am and the lady I spoke with (did not get her name) indicated she was going to open a case. As of right now the shredded blue tarp has not been removed/replaced. We believe the property owner/contractor is aware of the issue as there have been workers at the property since 22Feb23.

Not only the plastic strips/debris is a nuisance for the immediate neighbors (we already cleaned our carport once and there is plastic blue strips all over it again) but all that plastic debris are going to be swept to the bay.

There is a new wind advisory alert for high winds starting today at midnight all through 6:00 pm tomorrow March 1st. I am requesting Code Enforcement to take immediate action to ensure this situation is remedy before the high winds return.

Regards,
Carmen Rawson
949-278-2447 Cell







Please send me a copy of your correspondence with Richard & his response

Regards

Dan Burt (1713 W Balboa Blvd, Unit B)













X

NATIONAL
CONSTRUCTION
300

From: [Carmen Rawson](#)
To: [Jurjis, Seimone](#)
Cc: [Stapleton, Joe](#); [Murray, John](#); [Shelton, Chad](#); [Lee, David](#); [Thai, Tonee](#); [Schank, Deborah](#); [Dan Burt](#); [Joan Burt](#); [Vicki Chamberlain](#); eric@advancedbuildingent.com; [Michelle Ghidotti](mailto:Michelle.Ghidotti@gmail.com); jsps87@gmail.com; janice@wfconstruction.com; [Ken & Carmen Rawson](#); [Maureen Cotton](#)
Subject: Jobsite 1715 W Balboa Blvd - Request for Immediate Tarps Removal - Background Email dd 2023-07-19
Date: March 21, 2025 5:31:08 PM

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

I am forwarding the below email, dated 2023-07-19, for your records. This is background information for my request for the City of Newport Beach to take immediate and decisive action on the final/permanent removal of all tarps at the subject jobsite.

Sincerely,
Carmen Rawson

----- Forwarded Message -----

From: Carmen Rawson <carmen_rawson@att.net>
To: Murray John <jmurray@newportbeachca.gov>; Code & Water Quality Enforcement Team <codeenforcement@newportbeachca.gov>
Cc: Ken & Carmen Rawson <ckrawson@att.net>; Dan Burt <dan.j.burt@gmail.com>; Joan Burt <quinnburt@aol.com>; vicki.m.chamberlain@gmail.com <vicki.m.chamberlain@gmail.com>
Sent: Wednesday, July 19, 2023 at 09:32:20 AM PDT
Subject: Jobsite 1715 W Balboa Blvd - Structural Integrity of Tarps System - Calcs/Permit Required?

Hello John,

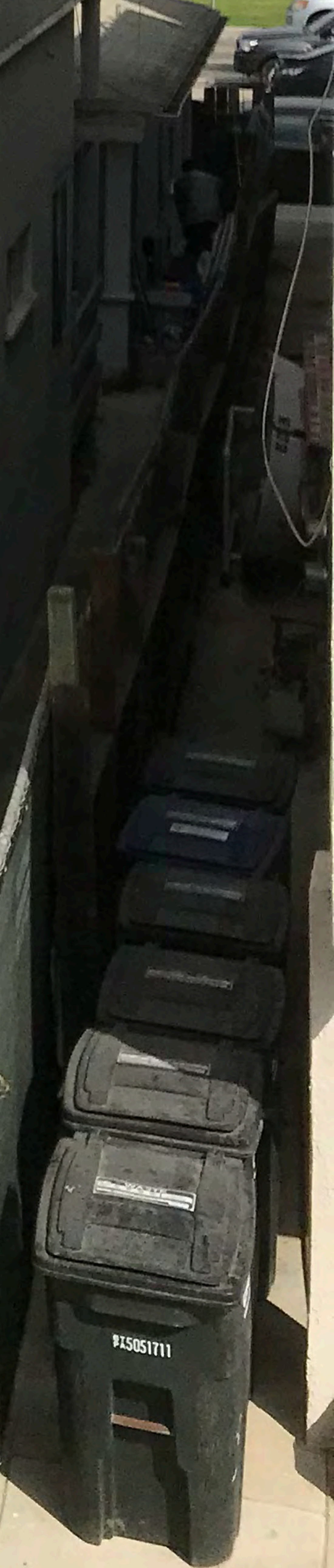
Please refer to the attached 3 photos showing what I call the "Tarps Envelope" at the subject jobsite (photos taken on 10Oct20, 28Feb23 and today 19Jul23).

The property owner/contractor is going higher with their "tarps system" (using 2x4s). We are concerned about the structural integrity of what they are installing as such structure could fail under the force of future Santa Ana winds and with the lack of progress at this jobsite the structure they are installing today could be there for many months if not years!!!

We are requesting for code enforcement to open a case on this matter. Where are the structural calculations for what they are installing? How long are they planning to have this installed? Why are they allowed to go significantly higher than the original height of their original structure (this can be seen on the attached photos)? Do they need a permit for this?

Please advise action to be taken via reply email.

Regards,
Carmen Rawson
949-278-2447 Cell







From: [Carmen Rawson](#)
To: [Jurjis, Seimone](#)
Cc: [Stapleton, Joe](#); [Murray, John](#); [Shelton, Chad](#); [Lee, David](#); [Thai, Tonee](#); [Schank, Deborah](#); [Dan Burt](#); [Joan Burt](#); [Vicki Chamberlain](#); eric@advancedbuildingent.com; [Michelle Ghidotti](mailto:Michelle.Ghidotti@jps87@gmail.com); jsps87@gmail.com; janice@wfconstruction.com; [Ken & Carmen Rawson](#); [Maureen Cotton](#)
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Date: March 21, 2025 5:32:47 PM

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Sent: Monday, August 7, 2023 4:26 PM
To: jmurray@newportbeachca.gov
Cc: quinnburt@aol.com; ckrawaon@att.net; 'sunghui wee' <sunghui_wee@yahoo.com>
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Regards

Dan Burt (1713 W Balboa Blvd, Unit B)











X

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