



HARBOR RESOURCES DIVISION

100 Civic Center Drive
Newport Beach, CA 92660
949-644-3044

HARBOR PERMIT/APPROVAL IN CONCEPT

HARBOR PERMIT/APPROVAL IN CONCEPT BY THE CITY OF NEWPORT BEACH as required for permit application to the South Coast Area Office of the California Coastal Commission pursuant to the California Coastal Act of 1976 (Pub. Res. Code § 30000 et seq.) and applicable implementing regulations (14 CCR § 13001 et seq.)

General Description of Proposed Development: Removal of old dock system and replacement with a new dock system.

Address number must be stenciled on at least 1 bayward facing pile.

Pier conditions must be signed by applicant prior to final approval.

Property Address: 2888 Bayshore Dr.

Legal Description:

Harbor Permit Number:

Plan Check Number: 1502-2018

Applicant: Newport Marina

Applicant's Mailing Address: 27201 Puerta Real, Ste. 350, Mission Viego, CA 92691- Anchor QEA

Phone Number: 949-334-9635 - Anchor QEA

I have reviewed the plans for the foregoing development including:

1. The general site plan, including any roads and public access to the shoreline.
2. The grading plan, if any.
3. The general uses and intensity of use proposed for each part of the area covered in the application.

And find

- ☒ They comply with the current adopted Newport Beach General Plan, Municipal Code Title 17, and any applicable specific or precise plans or,
- ☐ That a variance or exception has been approved and final.

A copy of any variance, exception, conditional use permit or other issued permit is attached hereto, together with all conditions of approval and all approved plans including approved tentative tract maps. On the basis of this finding, these plans are approved in concept and said approval has been written upon said plans, signed and dated.

Should Newport Beach adopt an ordinance deleting, amending or adding to the Municipal Code or other regulations in any manner that would affect the use of the property or the design of a project located thereon, this Approval In Concept shall become null and void as of the effective date of this said ordinance.

In accordance with the California Environmental Quality Act of 1970, and state and local guidelines adopted thereunder, this development:

- ☐ Has been determined not to be a "project" or not to cause the requisite impact on environment to trigger CEQA.
- ☒ Has been determined to be subject to ministerial decision of City or to be statutorily or categorically exempt.
- ☐ Is subject to an adopted Negative Declaration or Mitigated Negative Declaration (copy attached).
- ☐ Is subject to a certified Environmental Impact Report (copy attached).

All discretionary approvals legally required of the City of Newport Beach prior to issuance of a harbor permit and a building permit have been given and are final. The development is not subject to rejection in principal by Newport Beach unless a substantial change is proposed.

This concept approval in no way excuses the applicant from complying with all applicable federal and state laws and any policies, ordinances, codes and regulations of the City of Newport Beach. **See attached Special Conditions, which are incorporated herein this Approval in Concept.**



Lisa Walters, Harbor Resources

September 27, 2018

Attachments:

Worksheet for Building Permit Application
Drawing
Pier Conditions



HARBOR RESOURCES
100 Civic Center Drive
Newport Beach, CA 92660

Special Conditions

September 27, 2018

2888 Bayshore Dr.

With reference to the plans currently under consideration at the above referenced address to, Remove and replace existing floating dock system; Will now be in effect:

1. The project proponent is aware of the Harbor Permit Policies (Council Policy H-1) and Title 17 of the City of Newport Beach Municipal Code. The project proponent understands that the above referenced project and structure(s) are subject to all applicable federal, state, county and City of Newport Beach statutes, rules, ordinances, laws, and regulations, including but not limited to these Policies and Codes.
2. Any future work on the above mentioned structure(s) beyond that which is expressly permitted herein may require permits from the City of Newport Beach and any other applicable agencies. Painting and work considered to be cosmetic in nature does not require a permit. This approval does not extend to any changes to the operational characteristics, structures, and project beyond those expressly included as part of this approval.
3. The conditions set forth in this document pertain to the proposed-Removal and replace of existing dock system- under consideration. Any future modifications or alterations may require additional and/or updated conditions which may override or change these conditions. These conditions supersede all past conditions associated with this property.
4. Only marine oriented uses are allowed on the pier, pier platform, gangway and float. Patio furniture, plants, etc. are not permitted.
5. In accordance with subsections A and B.3 of Newport Beach Municipal Code section 10.08.030, as amended from time to time or any successor statutes thereto, the project
6. The project shall be implemented in conformance with the current version of the City of Newport Beach Local Coastal Program - Coastal Land Use Plan.

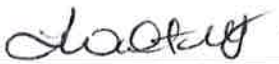

7. The project proponent acknowledges that the noise regulations in Newport Beach Municipal Code section 10.28.040, as amended from time to time or any successor statute thereto, apply. Such section 10.28.040 reads, in pertinent part: "A. Weekdays and Saturdays. No person shall, while engaged in construction, remodeling, digging, grading, demolition, painting, plastering or any other related building activity, operate any tool, equipment or machine in a manner which produces loud noise that disturbs, or could disturb, a person of normal sensitivity who works or resides in the vicinity, on any weekday except between the hours of seven a.m. and six-thirty p.m., nor on any Saturday except between the hours of eight a.m. and six p.m. B. Sundays and Holidays. No person shall, while engaged in construction, remodeling, digging, grading, demolition, painting, plastering or any other related building activity, operate any tool, equipment or machine in a manner which produces loud noise that disturbs, or could disturb, a person of normal sensitivity who works or resides in the vicinity, on any Sunday or any federal

8. Your side property lines extend in the water along their same bearing. Vessels shall not encroach upon the neighbor's property on either side.

9. No Side-ties permitted on the southern most finger immediately adjacent to the southern property line. Cleats shall not be installed on this side of the finger.

12. All required insurance shall be maintained in full force and effect during the pendency of this approval in concept.

13. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless the County of Orange, its Board of Supervisors, the City, its City Council, its boards and

		10/12/18
Lisa Walters, Harbor Resources		Date
	ALLYSON PRESTA	10-3-18
Applicant Signature	Print Name	Date
Joint Pier Applicant Signature (if applicable)	Print Name	Date