



## **CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT**

November 14, 2019  
Agenda Item No. 8

**SUBJECT:** Harris Residence (PA2019-153)  
▪ Coastal Development Permit No. CD2019-042

**SITE LOCATION:** 5311 Seashore Drive

**APPLICANT:** Eric Olsen Design

**OWNER:** Chip and Shawn Harris

**PLANNER:** Liane Schuller, Planning Consultant  
949-644-3200, lschuller@newportbeachca.gov

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### **LAND USE AND ZONING**

- **General Plan:** RS-D (Single-Unit Residential Detached)
- **Zoning District:** R-1 (Single-Unit Residential)
- **Coastal Land Use Category:** RSD-D (Single-Unit Residential Detached) (20.0-29.9 DU/AC)
- **Coastal Zoning District:** R-1 (Single-Unit Residential)

### **PROJECT SUMMARY**

A request for a coastal development permit to allow the demolition of an existing single-family residence and the construction of a new 1,952-square-foot, single-family residence with an attached 503-square-foot, two-car garage. The proposed project complies with all applicable development standards including height, setbacks, and floor area limits. No development is proposed seaward of the private property. No deviations 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, because it has no potential to have a significant effect on the environment; and
- 3) Adopt draft Zoning Administrator Resolution No. \_ approving Coastal Development Permit No. CD2019-042 (Attachment No. ZA 1).

## **DISCUSSION**

### *Land Use and Development Standards*

- The subject property is located in the R-1 (Single-Unit Residential) Coastal Zoning District, which provides for detached single-unit residential development and is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code. A coastal development permit is required, and the property is not eligible for a waiver for de minimis development because the property is located in the Coastal Commission Appeal Area.
- The property currently consists of one legal lot developed with a single-family residence. The neighborhood is predominantly developed with two-story, single-family residences. Some newer structures include a third story, which is allowed subject to certain development standards. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood pattern of development and expected future development consistent with applicable development standards.
- The proposed design relocates the existing driveway approach from 54<sup>th</sup> Street to Seashore Drive, resulting in the addition of one on-street public parking space.
- The proposed single-family dwelling and accessory structures will conform to all applicable development standards, including floor area limit, setbacks, and height, as evidenced by the project plans and illustrated in Table 1 below.

<b>Table 1 – Development Standards</b>		
<b>Development Standard</b>	<b>Standard</b>	<b>Proposed</b>
<b>Setbacks (min.)</b>		
Front (beach)	5 feet	5 feet
Side	3 feet each	3 feet each
Rear (Street)	0 feet	0 feet
<b>Allowable Floor Area</b>	2,734 square feet	2,455 square feet
<b>Allowable 3<sup>rd</sup> Floor Area</b>	205 square feet	123 square feet
<b>Open Volume Area (min.)</b>	205 square feet	210 square feet
<b>Parking (min.)</b>	2 enclosed	2 enclosed
<b>Height (max.)</b>	24-foot flat roof 29-foot sloped roof	24-foot flat roof 29-foot sloped roof

### *Hazards*

- The property is an oceanfront lot that is separated from the ocean by sandy beach with an average width of more than 350 feet. The project site is not protected by a bulkhead.

- The finish floor elevation of the first floor of the proposed living area is 11.50 feet based on the North American Vertical Datum of 1988 (NAVD 88), which exceeds the minimum 9.0 feet (NAVD 88) elevation standard for new structures and exceeds the projected “likely” sea level rise scenario of 10.9 feet (NAVD 88) projected for the year 2100, exceeding the 75 year assumed life of the structure. A Coastal Hazards and Wave Runup Study was prepared for the project by GeoSoils, Inc., dated June 18, 2019, indicates a likely sea level rise projection of between 1.3 feet and 3.2 feet for the year 2100, resulting in a future water elevation of between 9.0 feet and 10.9 feet (NAVD 88). The proposed finished floor elevation exceeds this projected range and is therefore protected from sea level rise under the “likely” scenario for the next 75 years.
- The Coastal Hazards and Wave Runup Study also discusses shoreline erosion and concludes that the long-term erosion rate is small if any long-term erosion occurs at all, and it is unlikely that the mean high tide line will reach within 300 feet of the property over the life of the structure. If a very conservative future retreat rate of 2.0 feet per year is used, it would account for about 150 feet of retreat over the life of the structure. This conservative retreat rate would not reduce the beach to less than 225 feet in nominal width, and a beach width of 200 feet is recognized by coastal engineers as sufficiently wide enough to protect landward development. Furthermore, the study also concludes that coastal hazards, including wave runup and overtopping, will not impact the property over the next 75 years and there is no anticipated need for a shoreline protection device over the life of the proposed development.
- Pursuant to Newport Beach Municipal Code (NBMC) Section 21.30.030(C)(3)(i)(iv), the property owner will be required to enter into an agreement 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 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). Both requirements are included as conditions of approval that will need to be satisfied prior to the issuance of building permits for construction.
- The property is located in an area known for the potential for 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 prior to 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 prior to building permit issuance.

### *Water Quality*

- The property is located more than 350 feet from coastal waters. As proposed and conditioned, the project incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, one or more of the following: the appropriate management of equipment and construction materials, reducing runoff with permeable surfaces, and the use of post-construction best management practices to minimize the project's adverse impact on coastal water.
- The project design addresses water quality during construction with a construction erosion control plan. All new construction resulting from the project will tie into an existing post-construction drainage system that includes features designed to retain dry weather 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; however, the project will not affect the public's ability to gain access to use and/or view the coast and nearby recreational facilities. The existing residential development neither provides nor inhibits public coastal access. 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 replaces an existing single-family residence with a new single-family residence. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities.
- The project is located adjacent to a public beach with an average width of more than 350 feet, is designed and sited so as not to block or impede existing public access opportunities, and occurs within the confines of private property. Existing coastal access conditions will not be affected by the project. Coastal access is currently provided and will continue to be provided by street ends throughout the neighborhood with access to the beach and water, including the 54<sup>th</sup> Street end, which is located adjacent to the site.
- The project site is not located adjacent to a coastal view road or coastal viewpoint identified by Local Coastal Program maps. The project site may be located within the viewshed of distant public viewing areas; however, the project will replace an existing single-family residence with a new single-family residence that complies with all applicable Local Coastal Program (LCP) development standards. It will also maintain a building envelope consistent with the existing and anticipated neighborhood pattern of development. Proposed landscape is limited to low-

growing shrubs along the side property line adjacent to the street, with a maximum mature height of approximately three feet. Therefore, the project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts to public views.

- No changes are proposed to the existing 14.5-foot patio encroachment. The existing patio encroachment is allowed pursuant to Title 21 Appendix C (Oceanfront Encroachment Policy Guidelines) and the project is conditioned to maintain an encroachment permit from Public Works. The existing improvements within the encroachment area are limited to an on-grade patio enclosed with 30 inch walls. The patio does not affect public views or access to the public beach.

### **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, because it has no potential to have a significant effect on the environment. The Class 3 exemption includes the construction and location of limited numbers of new, small facilities or structures.

The proposed project is the demolition of an existing single-family residence and construction of a new 1,952-square-foot, single-family residence and attached two-car garage.

### **PUBLIC NOTICE**

Notice of this application 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 in accordance with the provisions of Title 21 (Local Coastal Program 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 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:



Liane Schuller  
Planning Consultant

JM/ls

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

# **Attachment No. ZA 1**

Draft Resolution

## **RESOLUTION NO. ZA2019-###**

### **A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING COASTAL DEVELOPMENT PERMIT NO. CD2019-042 TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE LOCATED AT 5311 SEASHORE DRIVE (PA2019-153)**

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

#### **SECTION 1. STATEMENT OF FACTS.**

1. An application was filed by Eric Olsen Design, with respect to property located at 5311 Seashore Drive and legally described as Lot 6 of Block 53 of Tract 523, requesting approval of a coastal development permit.
2. The applicant proposes to demolish an existing single-family residence and construct a new 1,952-square-foot, single-family residence with an attached 503-square-foot, two-car garage.
3. The subject property is located within the R-1 (Single-Unit Residential) Zoning District and the General Plan Land Use Element category is RS-D (Single-Unit Residential Detached).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RSD-D (Single Unit Residential Detached) (20.0 - 29.9 DU/AC) and the Coastal Zoning District is R-1 (Single-Unit Residential).
5. A public hearing was held on November 14, 2019 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the hearing was given in accordance with the Newport Beach Municipal Code. 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 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. Class 3 includes the construction of a single-family residence in a residential zone. The proposed project includes the demolition of an existing single-family residence and construction of a new 1,952-square-foot, single-family residence with an attached 503-square-foot, two-car garage.
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) of the Newport Beach Municipal Code, 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 structure conforms to all applicable development standards including, but not limited to, floor area limitation, setbacks, height, and parking:
  - a. The maximum floor area limitation is 2,734 square feet and the proposed gross floor area is 2,455 square feet.
  - b. The proposed development will provide the required setbacks, which are five feet along the front property line abutting the beach, three feet along the side property lines, and zero feet along the rear property line abutting the alley.
  - c. The highest guardrail or flat roof is no more than 24 feet, measured from established grade at every point as required by Zoning Code Section 20.30.050(B)(3) and the highest ridge is no more than 29 feet from established grade, which complies with the maximum height limitation.
  - d. The project includes enclosed garage parking for two vehicles, which complies with the minimum two-space parking requirement for single-family residences with less than 4,000 square feet of livable floor area.
2. The proposed design, bulk, and scale of the development is consistent with the existing neighborhood's pattern of development and expected future development consistent with applicable development standards as the neighborhood is developed with two- and three-story, single-family residences and duplexes.
3. The finish floor elevation of the first floor of the proposed living area is 11.50 feet based on the North American Vertical Datum of 1988 (NAVD 88), which exceeds the minimum 9.0 feet (NAVD 88) elevation standard for new structures and exceeds the projected "likely" sea level rise scenario of 10.9 feet (NAVD 88) projected for the year 2100, exceeding the 75 year assumed life of the structure. A Coastal Hazards and Wave Runup Study was prepared for the project by GeoSoils, Inc., dated June 18, 2019, indicates a likely sea level rise projection of between 1.3 feet and 3.2 feet for the year 2100, resulting in a future water elevation of between 9.0 feet and 10.9 feet (NAVD). The proposed finished floor elevation exceeds this projected range and is therefore protected from sea level rise under the "likely" scenario for the next 75 years.
4. The Coastal Hazards and Wave Runup Study also discusses shoreline erosion and concludes that the long-term erosion rate is small if any long-term erosion occurs at all, and it is unlikely that the mean high tide line will reach within 300 feet of the property over

the life of the structure. If a very conservative future retreat rate of 2.0 feet per year is used, it would account for about 150 feet of retreat over the life of the structure. This conservative retreat rate would not reduce the beach to less than 225 feet in nominal width, and a beach width of 200 feet is recognized by coastal engineers as sufficiently wide enough to protect landward development. Furthermore, the study also concludes that coastal hazards, including wave runup and overtopping, will not impact the property over the next 75 years and there is no anticipated need for a shoreline protection device over the life of the proposed development.

5. Pursuant to Newport Beach Municipal Code (NBMC) Section 21.30.030(C)(3)(i)(iv), the property owner will be required to enter into an agreement 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 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). Both requirements are included as conditions of approval that will need to be satisfied prior to final building inspection, and prior to the issuance of building permits, respectively.
6. The property is located 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 prior to 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 the CBC prior to building permit issuance.
7. The property is located more than 350 feet from coastal waters. A Construction Erosion Control Plan (CECP) was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived by construction chemicals and materials. The project design also addresses water quality through the inclusion of a post construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event run-off on-site. Any water not retained on-site is directed to the City's storm drain system.
8. Proposed landscaping complies with Implementation Plan Section 21.30.075. A condition of approval is included that requires drought-tolerant species. Prior to issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted.
9. 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 project site may be located within the viewshed of distant public viewing areas; however, the project will replace an existing single-family residence with a new single-family residence that complies with all applicable Local Coastal Program (LCP) development standards. It will also maintain a building envelope consistent with the existing and anticipated neighborhood pattern of development. The site is located adjacent to the end of 54th Street, which provides opportunities to view the beach and ocean. Proposed landscape is limited to low-growing

shrubs along the side property line adjacent to the street, with a maximum mature height of approximately three feet.

Finding:

*B. Conforms to 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 located between the nearest public road and the sea or shoreline; however, the project will not affect the public's ability to gain access to use and/or view the coast and nearby recreational facilities. The proposed residential development neither provides nor inhibits public coastal access. 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 includes the replacement of an existing single-family residence with a new single-family residence. The project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities.
2. The project is located adjacent to a public beach with an average width of more than 350 feet, is designed and sited so as not block or impede existing public access opportunities, and occurs within the confines of private property. Existing coastal access conditions will not be affected by the project. Coastal access is currently provided and will continue to be provided by street ends throughout the neighborhood with access to the beach and water, including the 54<sup>th</sup> Street end, which is located adjacent to the site. The existing development is provided vehicular access from the side of the lot on 54<sup>th</sup> Street. The proposed design relocates the existing driveway approach from 54<sup>th</sup> Street to Seashore Drive, resulting in the addition of one on-street public parking space.

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 ("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.
2. The Zoning Administrator of the City of Newport Beach hereby approves Coastal Development Permit No. CD2019-042, subject to the conditions set forth 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 in accordance with the provisions of Title 21 Local Coastal 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 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 14<sup>th</sup> DAY OF NOVEMBER, 2019.**

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James Campbell, Zoning Administrator

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

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. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
3. Coastal Development Permit No. CD2019-042 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 Newport Beach Municipal Code, unless an extension is otherwise granted.
4. This approval does not authorize any new or existing improvements (including landscaping) on State tidelands, public beaches, or the public right-of-way.
5. 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.
6. Prior to the issuance of a building permit, the property owner shall sign 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 and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgements, 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 development. The letter shall be scanned into the plan set prior to building permit issuance.
7. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter sensitive habitat, receiving waters, or a storm drain or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers. No demolition or construction materials shall be stored on public property.
8. This approval does not authorize any new or existing improvements (including landscaping) on State tidelands, public beaches, or the public right-of-way.

9. This Coastal Development Permit does not authorize any development seaward of the private property.
10. *Any new development within the existing 14.5-foot deep encroachment area authorized by the existing encroachment permit shall require a new encroachment permit issued by the Public Works Department and a coastal development permit or other authorization by California Coastal Commission, unless the development is exempt from coastal development permit requirements pursuant to certified LCP Implementation Plan Section 21.52.035 and the Coastal Act.*
11. The applicant is responsible for compliance with the Migratory Bird Treaty Act. 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 pursuant to 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.
12. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented prior to and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
13. 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.
14. 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. Stock piles 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.
15. Trash and debris shall be disposed in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.



16. Revisions to the approved plans may require an amendment to this Coastal Development Permit or the processing of a new coastal development permit.
17. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
18. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Coastal Development Permit.
19. This Coastal Development Permit 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 is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
20. Prior to the issuance of building permits, the applicant shall submit a final construction erosion control plan. The plan shall be subject to the review and approval by the Building Division.
21. Prior to the issuance of building permits, the applicant shall submit a final drainage and grading plan. The plan shall be subject to the review and approval by the Building Division.
22. Prior to 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.
23. Prior to issuance of a building permit, the applicant shall submit to the Planning Division an additional copy of the approved architectural plans for inclusion in the Coastal Development file. The plans shall be identical to those approved by all City departments for building permit issuance. The approved copy shall include architectural sheets only and shall be reduced in size to 11 inches by 17 inches. The plans shall accurately depict the elements approved by this Coastal Development Permit.
24. Prior to the issuance of building permits, 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.
25. All landscape materials and irrigation systems shall be maintained in accordance with 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.
26. Prior to the issuance of building permit, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
27. 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.

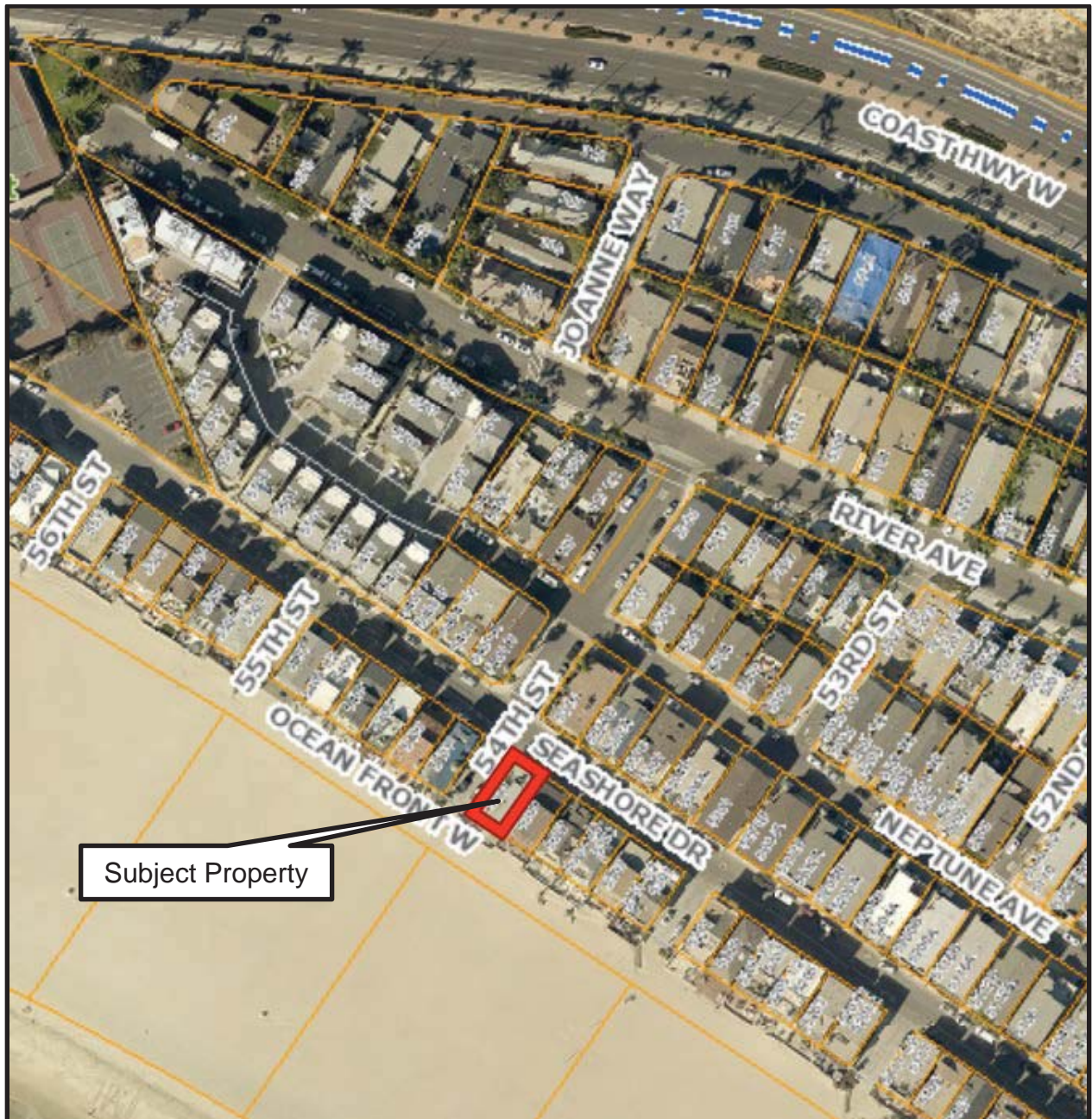
28. This Coastal Development Permit No CD2019-042 shall expire unless exercised within 24 months from the date of approval as specified in Section 21.54.060 (Time Limits and Extensions) of the Newport Beach Municipal Code, unless an extension is otherwise granted.
29. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all 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 **Harris Residence including, but not limited to Coastal Development Permit No. CD2019-042 (PA2019-153)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' 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 City's costs, attorneys' fees, and damages which 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.



## **Attachment No. ZA 2**

Vicinity Map

# VICINITY MAP



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Coastal Development Permit No. CD2019-042  
PA2019-153

**5311 Seashore Drive**

# **Attachment No. ZA 3**

Project Plans

# HARRIS RESIDENCE

5311 SEASHORE DRIVE  
NEWPORT BEACH, CA

PROJECT:	HARRIS RESIDENCE 5311 SEASHORE DRIVE NEWPORT BEACH, CA	ERIC OLSEN DESIGN  2729 S. COAST HIGHWAY, SUITE A CORONA DEL MAR, CA 92626 TELEPHONE 949.287.8868	REVISION:	DATE:	DRAWING:	COVER SHEET	JOB NUMBER:	DRAWING NUMBER:
							DATE:	C
							10.05.19	
							DRAWN BY:	
							E.O.	

© 2019 ERIC OLSEN DESIGN EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF ERIC OLSEN DESIGN.

- LEGEND**
- BLOCK WALL
  - AC — ASPHALT PAVEMENT
  - ACU — AIR CONDITION UNIT
  - CATV — CABLE TV BOX
  - CENTERLINE
  - EG — EDGE OF GUTTER
  - FF — FINISHED FLOOR
  - FFG — FINISHED FLOOR GARAGE
  - FL — FLOWLINE
  - FP — FIRE PIT
  - FS — FINISHED SURFACE
  - GM — GAS METER
  - GP — GUARD POST
  - NG — NATURAL GROUND
  - PA — PLANTER AREA
  - PM — PARKING METER
  - TC — TOP OF CURB
  - TW — TOP OF WALL
  - WV — WATER VALVE
  - ( ) — EXISTING ELEVATION
  - — FOUND MONUMENT
  - — SEARCHED, FOUND NOTHING; SET NOTHING
  - ⊕ T.B.M. — TEMPORARY BENCHMARK SET ON A WATER METER (WV) ELEVATION = 9.53 FEET

**TITLE REPORT/EASEMENT NOTES**

5311 SEASHORE DRIVE  
NEWPORT BEACH, CA 92663  
(APN: 424-492-01)  
NO TITLE REPORT PROVIDED

**LEGAL DESCRIPTION**

REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 6 OF BLOCK 53 OF OCEANFRONT TRACT, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 4, PAGE 12, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**BENCHMARK INFORMATION**

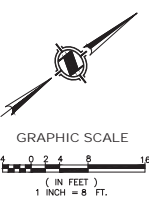
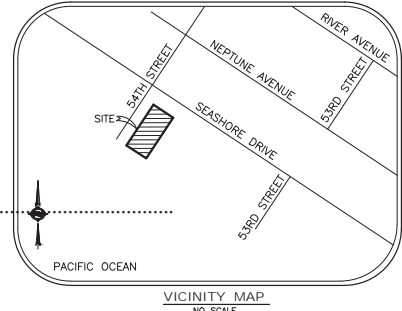
BENCHMARK NO: NB2-7-77

DESCRIBED BY OCS 2002 FOUND 3.34" OCS ALUMINUM BENCHMARK DISK STAMPED "NB2-7-77". SET IN THE SOUTHWEST CORNER OF A 7 FT. BY 4.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF SUPERIOR AVENUE AND PACIFIC COAST HIGHWAY, 400 FT. EASTERLY OF THE CENTERLINE OF SUPERIOR AVENUE AND 49 FT. SOUTHERLY OF THE CENTER MEDIAN ALONG PCH. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

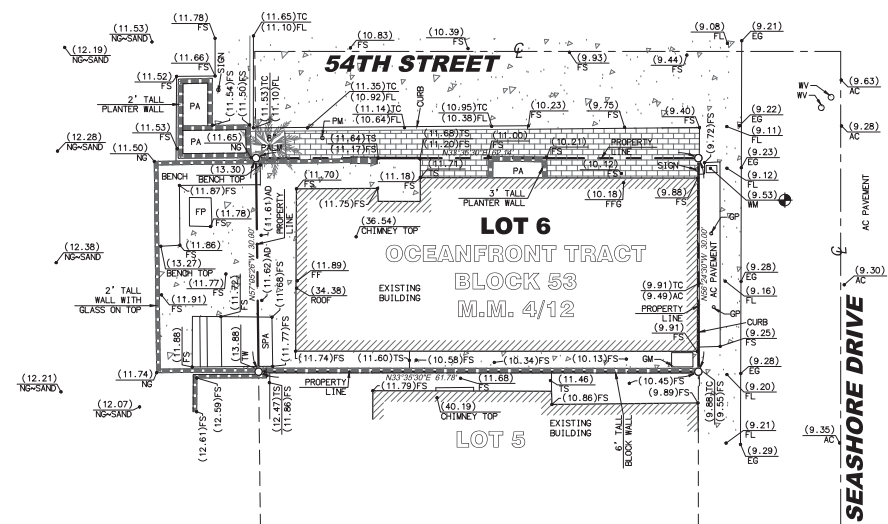
ELEVATION: 8.565 FEET (NAVD88), YEAR LEVELED 2015

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE  
\*\*\*\*\*  
2014-1090, R.S.B. 272/13.



PACIFIC OCEAN



SEASHORE DRIVE

**SURVEYOR'S NOTES**

SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.  
PLEASE CALL PAUL CRAFT @ 714-488-9006 TO SCHEDULE.



PAUL D. CRAFT, P.L.S. 8516  
LICENSE RENEWAL DATE 12/31/18

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

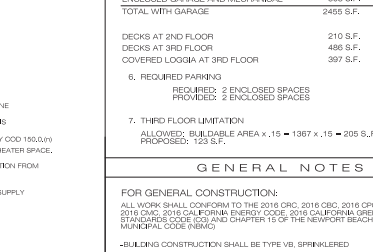
NO.	DESCRIPTION	REVISIONS	DATE	APP'D	P. D. C.
1					

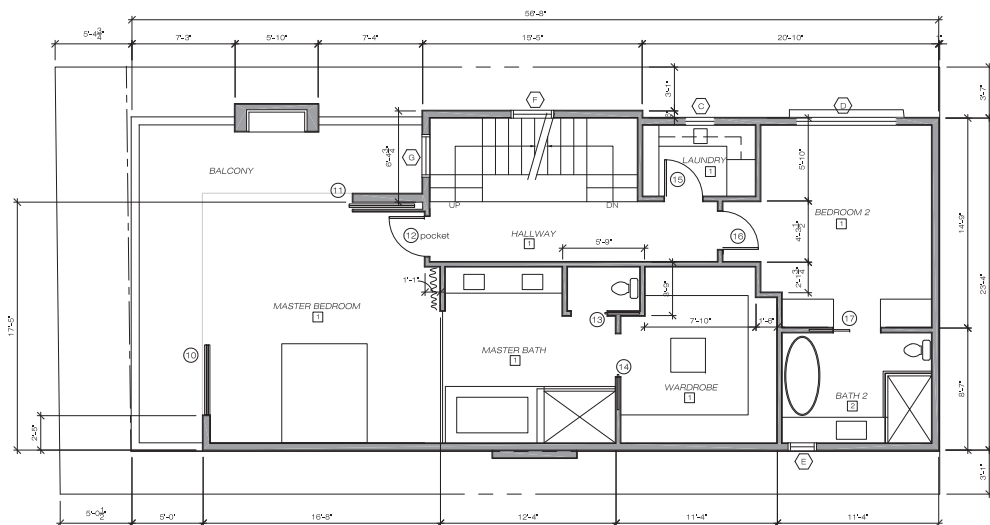
**APEX LAND SURVEYING, INC.**  
11440 S. GARDEN AVENUE, SUITE 100  
DANA POINT, CA 92629  
PHONE: 714-488-9006 FAX: 714-233-4440  
APEXLBINC@GMAIL.COM

SHEET TITLE	DATE	DATE	DATE	DATE	DATE
TOPOGRAPHIC MAP	5/13/2019				
PROJECT	5311 SEASHORE DRIVE NEWPORT BEACH, CA 92663 (APN: 424-492-01)				
SHEET NO.	1	2	3	4	5

DATE	DATE	DATE	DATE	DATE	DATE
5/13/2019					
1" = 8'					
DRWN	A. R. H.	CHECKED			
	P. D. C.				

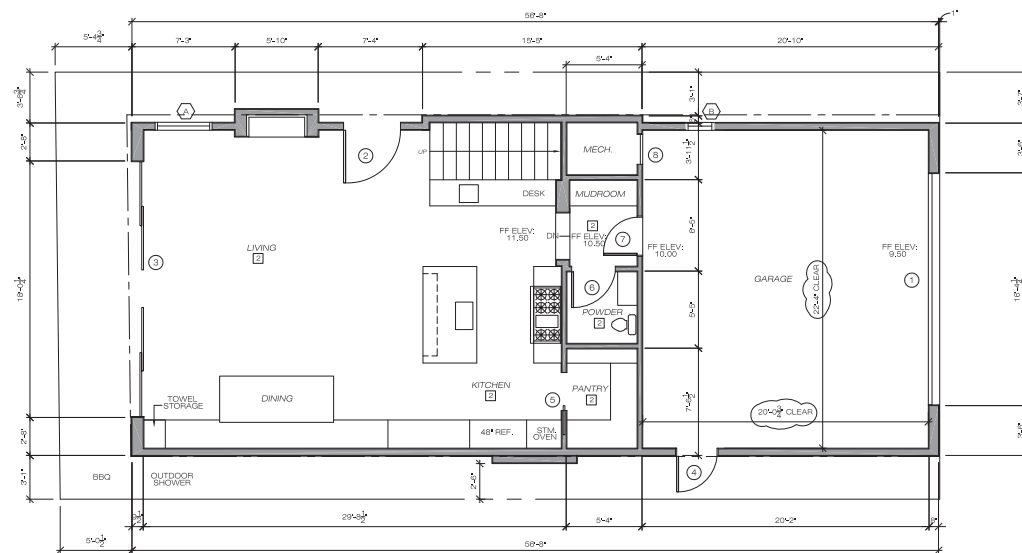


[illegible]22



1023 S.F.

SECOND FLOOR PLAN



475 + 837 = 1312

1367 x 2.0 = 2734 S.F.

FIRST FLOOR PLAN

FLOOR PLAN KEYNOTES

- 1 WOOD FLOORING
- 2 STONE FLOORING
- 3 CARPET
- 4 ORTAL CLEAR 170 DIRECT VENT GAS FIREPLACE  
CSA CERTIFICATE # 2338468, ANSI Z21-85-2009-CSA 2.33-2009, ANSI P.4.1-09
- 5 WOOD DINING TABLE
- 6 SINK
- 7 STONE COUNTERTOP
- 8 TOILET
- 9 SHOWER W/ 3/8" TEMPERED GLASS ENCLOSURE
- 10 DISHWASHER
- 11 42" REFRIGERATOR
- 12 DOUBLE OVENS
- 13 BUILT IN BENCH SEATING
- 14 TRASH PULLOUT
- 15 SHOWER W/ NO CURB - DEPRESS SLAB 3" - 3/8" TEMP. GLASS ENCLOSURE
- 16 LINEAR DRAIN
- 17 48" RANGE TOP
- 18 OVERHANGE ABOVE OUTDOOR DINING
- 19 CABINETRY. SEE INTERIOR ELEVATIONS
- 20 UNDERMOUNT TUB
- 21 SLIDING BARN DOOR PANEL
- 22 CLOSET CABINETRY. VERIFY IF DONE BY OUTSIDE VENDOR OR CARPENTER
- 23 10" TALL STONE HEARTH

FIREPLACE NOTES

- \*FIREPLACE OPENING: CONSIDER THE MATERIALS SURROUNDING THE OPENING TO BE MIN. 4" FROM OPENING MATERIAL ABOVE AND WITHIN 12" SHALL NOT PROJECT MORE THAN 1/8" FOR EACH INCH DISTANCE FROM OPENING. COMBUSTIBLE MATERIAL AT SIDES THAT PROJECT MORE THAN 1/2" FROM THE FACE OF THE FIREPLACE SHALL HAVE AN ADDITIONAL CLEARANCE EQUAL TO THE PROJECTION.
- \*PROVIDE 2 INCH CLEARANCE TO FRAMING AROUND FIREPLACE AND CHIMNEY OR THICKNESS FROM LINING TO COMBUSTIBLES TO BE 12 INCHES.
- \*EARTH THICKNESS TO BE 2 INCHES MIN.

PLUMBING NOTES:

- ALL PLUMBING FIXTURES SHALL BE COMPLYING WITH THE MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

NOTE: PLEASE REFER TO SHEET A-1.2 FOR DOOR AND WINDOW SCHEDULE

WALL LEGEND

NEW WALL  
ALL EXTERIOR WALLS AND INTERIOR WALLS BETWEEN THE R-3 AND U OCCUPANCY SHALL BE 2X8 AT 16" O.C. WITH R-21 INSULATION

PROJECT:

HARRIS RESIDENCE  
5311 SEASHORE DRIVE  
NEWPORT BEACH, CA

ERIC OLSEN DESIGN

2738 S. COAST HIGHWAY, SUITE A  
CORONA DEL MAR, CA 92625  
TELEPHONE 949.887.8856

REVISION:

DATE:

DRAWING:

FLOOR PLAN

JOB NUMBER:

DATE:

10/21/19

DRAWN BY:

E.O.

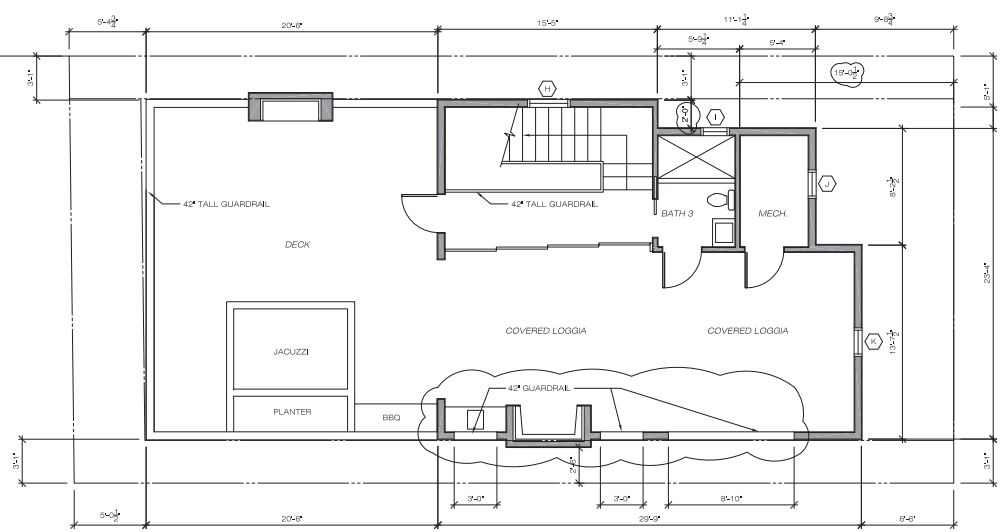
SCALE:

1/8" = 1'-0"

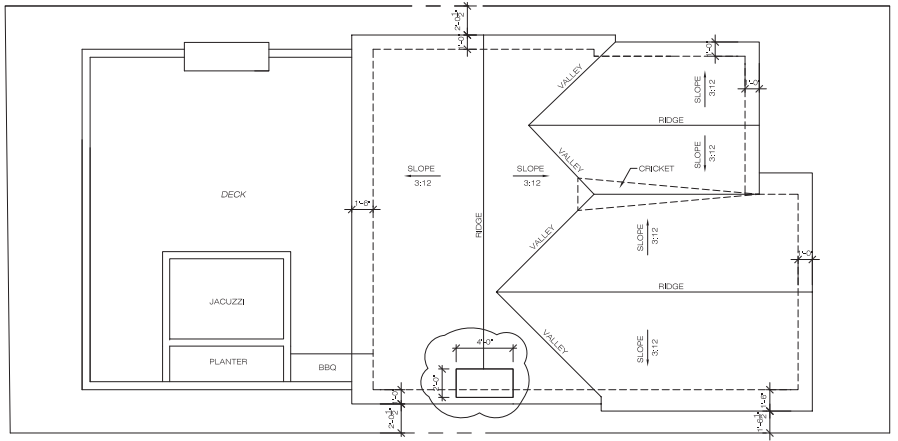
DRAWING NUMBER:

A-2.1

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- FLOOR PLAN KEYNOTES
- 1 WOOD FLOORING
  - 2 STONE FLOORING
  - 3 CARPET
  - 4 ORTAL CLEAR 170 DIRECT VENT GAS FIREPLACE  
CSA CERTIFICATE # 2338468, ANSI Z21-85-2009-CSA 2.33-2009, ANSI P.4.1-09
  - 5 WOOD DINING TABLE
  - 6 SINK
  - 7 STONE COUNTERTOP
  - 8 TOILET
  - 9 SHOWER W/ 3/8" TEMPERED GLASS ENCLOSURE
  - 10 DISHWASHER
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  - 23 18" TALL STONE HEARTH



FIREPLACE NOTES

1-FIREPLACE OPENING: CONSIDER E MATERIALS SURROUNDING THE OPENING TO BE MIN. 1" FROM OPENING MATERIAL ABOVE AND WITHIN 12" SHALL NOT PROJECT MORE THAN 1/8" FOR EACH INCH DISTANCE FROM OPENING. COMBUSTIBLE MATERIAL AT SIDES THAT PROJECT MORE THAN 1 1/2" FROM THE FACE OF THE FIREPLACE SHALL HAVE AN ADDITIONAL CLEARANCE EQUAL TO THE PROJECTION.

2-PROVIDE 2 INCH CLEARANCE TO FRAMING AROUND FIREPLACE AND CHIMNEY OR THICKNESS FROM LINING TO COMBUSTIBLES TO BE 12 INCHES.

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PLUMBING NOTES:

1-ALL PLUMBING FIXTURES SHALL BE COMPLYING WITH THE MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS

NOTE: PLEASE REFER TO SHEET A-1.2 FOR DOOR AND WINDOW SCHEDULE

WALL LEGEND

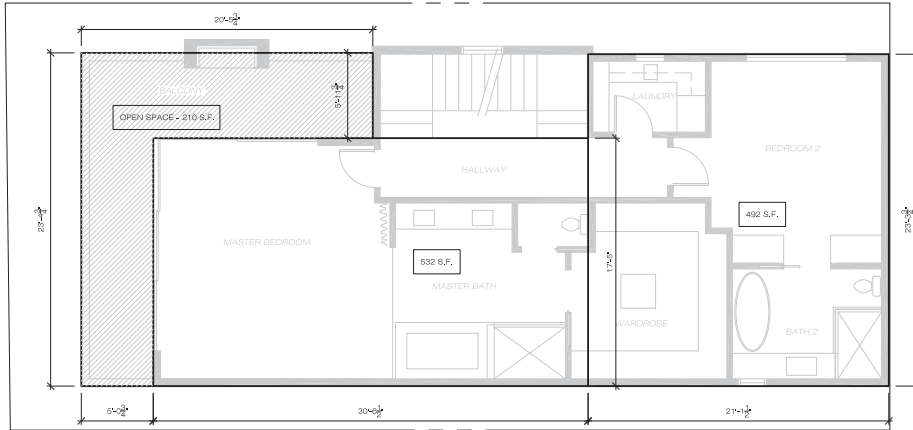
NEW WALL

ALL EXTERIOR WALLS AND INTERIOR WALLS BETWEEN THE R-3 AND U OCCUPANCY SHALL BE 2X8 AT 16" O.C. WITH R-21 INSULATION

<p>PROJECT:</p> <p><b>HARRIS RESIDENCE</b> 5311 SEASHORE DRIVE NEWPORT BEACH, CA</p>	<p><b>ERIC OLSEN DESIGN</b></p> <p>2728 S. COAST HIGHWAY, SUITE A CORONA DEL MAR, CA 92625 TELEPHONE 949.887.8866</p>	<p>DATE:</p> <p>10.25.19</p>	<p>DRAWING: <b>THIRD FLOOR PLAN AND ROOF PLAN</b></p> <p>JOB NUMBER:</p> <p>DRAWN BY:</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRAWING NUMBER: <b>A-2.2</b></p>
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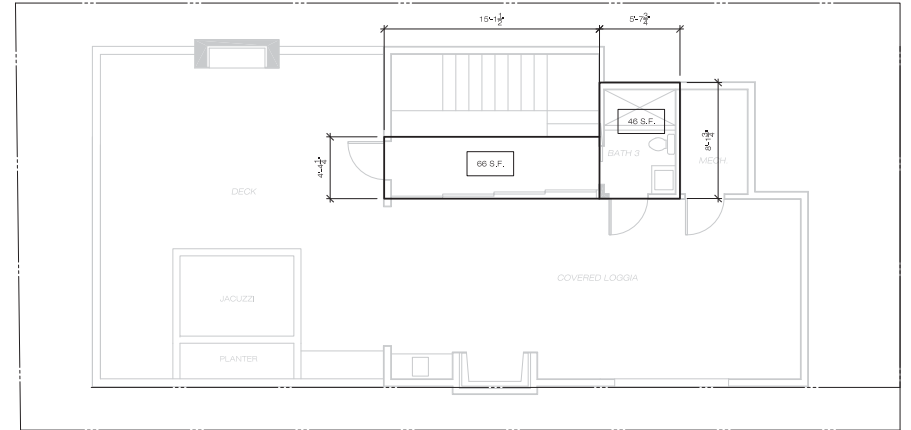
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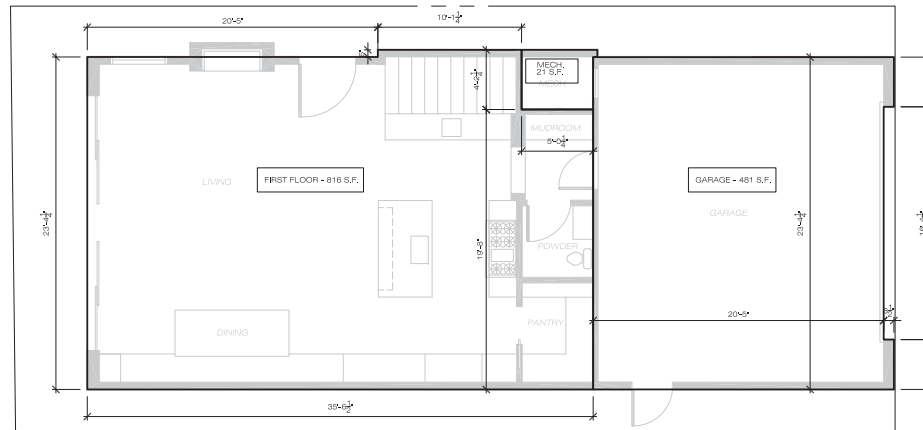
TOTAL SECOND FLOOR HABITABLE SPACE = 1024 S.F.

SECOND FLOOR PLAN



TOTAL THIRD FLOOR HABITABLE SPACE = 112 S.F.

THIRD FLOOR PLAN



FIRST FLOOR PLAN

PROJECT:

**HARRIS RESIDENCE**  
5311 SEASHORE DRIVE  
NEWPORT BEACH, CA

**ERIC OLSEN DESIGN**

2728 E. COAST HIGHWAY, SUITE A  
CORONA DEL MAR, CA 92625  
TELEPHONE 949.887.8866

REVISION:

DATE:


DRAWING:

**FLOOR AREA  
CALCULATIONS**

JOB NUMBER:

DATE:

10.05.19

DRAWN BY:

E.O.

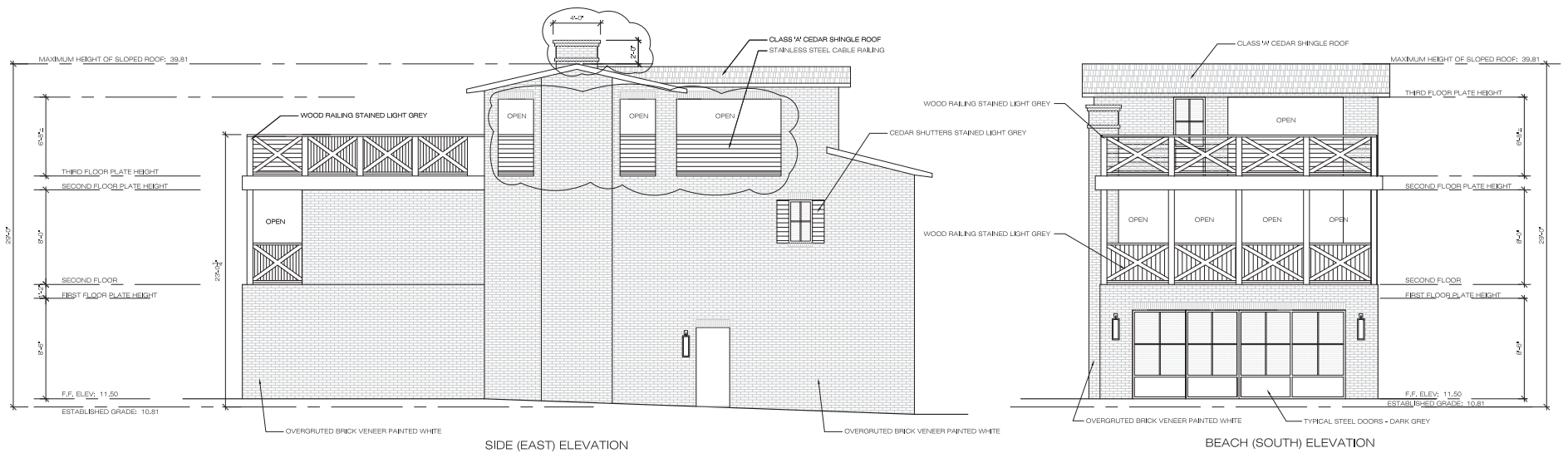
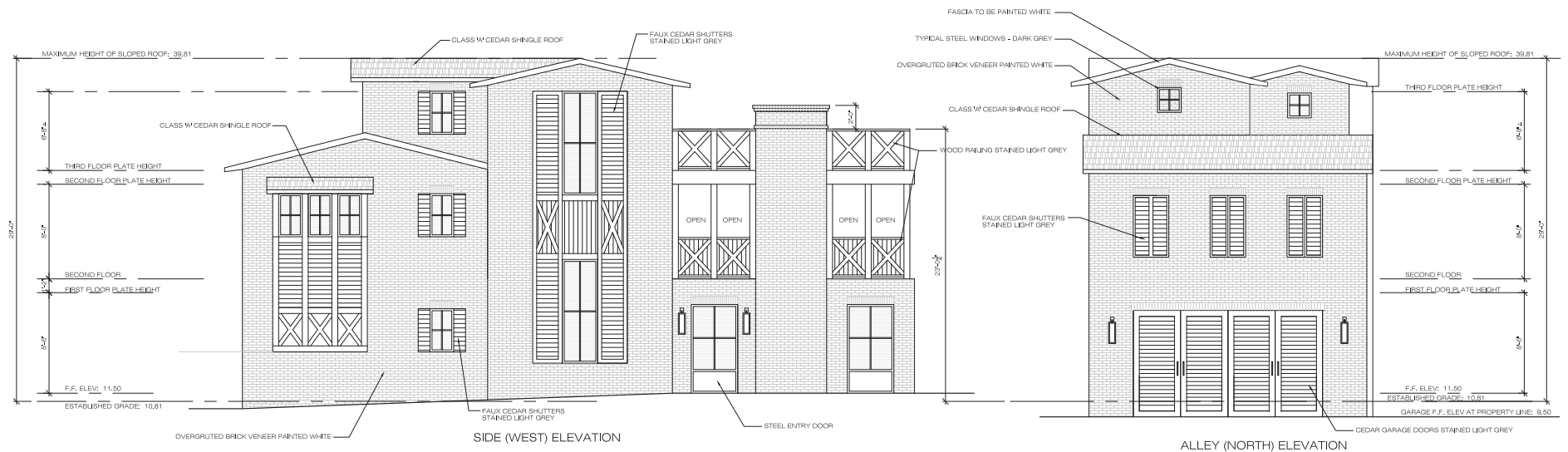
SCALE:

1/8" = 1'-0"

DRAWING NUMBER:

**A-2.3**

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EXISTING GRADE ESTABLISHED PER ZONING CODE SECTION 20.30.050  
 AVERAGE OF EXISTING ELEVATIONS AT 4 CORNERS OF PROPOSED BUILDING FOOTPRINT  
 $11.74 + 11.70 + 9.88 + 9.91 = 43.23$  DIVIDED BY 4 = 10.81

<b>PROJECT:</b>  <b>HARRIS RESIDENCE</b> 5311 SEASHORE DRIVE NEWPORT BEACH, CA	<b>ERIC OLSEN DESIGN</b> 2728 E. COAST HIGHWAY, SUITE A CORONA DEL MAR, CA 92625 TELEPHONE 949.887.8866	<b>DATE:</b> 10.26.19 <b>DRAWN BY:</b> E.O. <b>SCALE:</b> 1/8" = 1'-0"	<b>DRAWING:</b> <b>THIRD FLOOR PLAN AND ROOF PLAN</b> <b>JOB NUMBER:</b> 10.26.19 <b>DRAWING NUMBER:</b> <b>A-5</b>
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# CITY OF NEWPORT BEACH

P.O. BOX 1768, NEWPORT BEACH, CA 92659-1768  
CITY OF NEWPORT BEACH - BUILDING DEPARTMENT  
GENERAL GRADING SPECIFICATIONS

## GENERAL

1. ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO OBSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE PROPERTY OR TO OBTAIN PLANS. YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS PERMIT.
2. PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.
3. ALL WORK SHALL CONFORM TO CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NIMC), THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT.
4. DUST SHALL BE CONTROLLED BY WATERING AND/OR DUST PALLIATIVE.
5. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
6. WORK HOURS ARE LIMITED FROM 7:00 AM TO 6:00 PM MONDAY THROUGH FRIDAY; 8:00 AM TO 6:00 PM SATURDAYS; AND NO WORK ON SUNDAYS AND HOLIDAYS PER SECTION 10.24 OF THE NIMC.
7. NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 10.28 OF THE NIMC.
8. THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
9. PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
10. APPROVED SHEDDING, DRAINAGE PROVISIONS AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
11. CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OFFICIAL.
12. HAUL ROUTES FOR IMPORT OR EXPORT OF MATERIALS SHALL BE APPROVED BY THE CITY TRAFFIC ENGINEER AND PROCEDURES SHALL CONFORM WITH CHAPTER 15 OF THE NIMC.
13. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDING AND SLOPE AREAS.
14. FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN A "STOP WORK" ORDER.
15. ALL PLASTIC DRAINAGE PIPE SHALL CONSIST OF PVC OR ABS PLASTIC SCHEDULE 40 OR SIZE 35 OR ADS 3000 WITH GLEED JOINTS.
16. NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE SHALL BE ALLOWED TO ENTER STREETS, CURBS, GUTTERS OR STORM DRAINS. ALL MATERIAL AND WASTE SHALL BE REMOVED FROM THE SITE.

## EROSION CONTROL

1. TEMPORARY EROSION CONTROL PLANS ARE REQUIRED FROM OCTOBER 15 TO MAY 15.
2. EROSION CONTROL DEVICES SHALL BE AVAILABLE ON-SITE BETWEEN OCTOBER 15 AND MAY 15.
3. BETWEEN OCTOBER 15 AND MAY 15, EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 50 PERCENT, DURING THE REMAINDER OF THE YEAR, THEY SHALL BE IN PLACE AT THE END OF THE WORKING DAY, WHENEVER THE DAILY RAINFALL PROBABILITY EXCEEDS 50 PERCENT.
4. TEMPORARY DETENTION BASINS, WHEN REQUIRED, SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT.

## REQUIRED INSPECTIONS

1. A PRE-GRADING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.
2. A PRE-PAVING MEETING SHALL BE SCHEDULED 48 HOURS PRIOR TO START OF THE SUB-GRADE PREPARATION FOR THE PAVING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, PAVING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.

## NOTES:

SURVEYOR OR CIVIL ENGINEER TO SUBMIT A "FORMER RECORD OR RECORD OF SURVEY" TO THE COUNTY SURVEYOR. EVIDENCE OF SUBMITTAL FOR A "RECORD OF SURVEY" TO BE SUBMITTED TO THE BUILDING INSPECTOR AT OR PRIOR TO FOUNDATION INSPECTION. PROPERTY CORNERS TO BE MONUMENTED BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PERFORM SURVEYING BY THE STATE BOARD OF CIVIL ENGINEERS AND LAND SURVEYORS.

## NOTE:

AND/OR ALL EASEMENTS OF RECORD AFFECTING THIS PROPERTY MAY NOT BE SHOWN ON THESE PLANS. YOU SHALL BE REQUIRED TO OBTAIN A COMPLETE SET OF RECORDS.

## CIVIL ENGINEERS NOTES:

1. THE DISTINCTIVE BOUNDARY SHOWN HEREON WAS PLOTTED PER ON-SITE FIELD OBSERVATIONS. ALL BEARINGS AND DISTANCES ARE MEASURED, UNLESS NOTED OTHERWISE.
2. LICENSED CIVIL ENGINEER OF RECORD SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.
3. PLEASE CALL THE LICENSED CIVIL ENGINEER OF RECORD, PETE J. DUCA @ 949-475-4487 TO SCHEDULE CONSTRUCTION STAKING AND ALL CERTIFICATIONS.
4. THE LICENSED CIVIL ENGINEER OF RECORD TO SUBMIT A "RECORD OF SURVEY" OR "FORMER RECORD" TO THE COUNTY SURVEYOR. EVIDENCE OF SUBMITTAL TO BE SUBMITTED TO THE BUILDING INSPECTOR AT OR PRIOR TO FOUNDATION INSPECTION.

## GRADING/FILL/CUTS

1. GRADED SLOPES SHALL BE NO STEEPER THAN 2:1 HORIZONTAL TO 1 VERTICAL.
2. FILL SLOPES SHALL BE COMPACTED TO NOT LESS THAN 90 PERCENT RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
3. ALL FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD 1557, AND APPROVED BY THE SOILS ENGINEER. COMPACTION TESTS SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUFFICIENT QUANTITY TO ATTEST TO THE OVERALL COMPACTION EFFORT APPLIED TO THE FILL AREAS.
4. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF THE FILL.
5. FILLS SHALL BE KEPT OR BENCH IN TO COMPACT MATERIAL.
6. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
7. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
8. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND DETERMINE THE PRESENCE OF OR POSSIBILITY OF FUTURE ACCUMULATION OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
9. THE EXACT LOCATION OF THE SUBURBANS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
10. ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DEPARTMENT MAY REQUIRE CORING OF CONCRETE SLAB WORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
11. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY BUILDING DIVISION.
12. LANDSCAPING OF ALL SLOPES AND PADS SHALL BE IN ACCORDANCE WITH CHAPTER 15 OF THE NIMC.
13. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEMS EXIST. SHOULD AN AVAILABILITY DISCLOSE ANY GEOLOGICAL HAZARD OR POTENTIAL GEOLOGICAL HAZARD, THE ENGINEERING GEOLOGIST SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE BUILDING DIVISION FOR APPROVAL.
14. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATION AND CALCULATIONS FROM THE BUILDING DIVISION PRIOR TO CONSTRUCTION.
15. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTTRESS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
16. WHEN CUT PAIRS ARE BROUGHT TO NEAR GRADE THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FALLED AND WILL HEAVILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
17. THE ENGINEERING GEOLOGIST SHALL PERFORM PRELIMINARY INSPECTIONS DURING GRADING.
18. NOTIFICATION OF NONCOMPLIANCE: IF, IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENGINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PERSON IN CHARGE OF THE GRADING WORK AND TO THE BUILDING INSPECTOR. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

## DOCUMENTATION

1. AN AS-BUILT GRADING PLAN SHALL BE PREPARED BY THE CIVIL ENGINEER INCLUDING ORIGINAL GROUND SURFACE ELEVATIONS, AS GRADED GROUND SURFACE ELEVATIONS, LOT DRAINAGE PATTERNS AND LOCATIONS, AND ELEVATIONS OF ALL SURFACE AND SUBSURFACE DRAINAGE FACILITIES. BEFORE SHALL PROVIDE WRITTEN APPROVAL THAT THE WORK WAS DONE IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN AND STATE THE NUMBER OF VARIATIONS OF CUT AND FILL MOVED DURING THE OPERATION.
2. A SOILS GRADING REPORT PREPARED BY THE SOILS ENGINEER INCLUDING LOCATIONS AND ELEVATION OF FIELD DENSITY TESTS, GRADING AND THEIR IMPACT ON THE RECOMMENDATIONS MADE IN THE SOILS ENGINEERING INVESTIGATION REPORT. HE SHALL PROVIDE WRITTEN APPROVAL, AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AND COMPLETION OF WORK IN ACCORDANCE WITH THE JOB SPECIFICATIONS.
3. A GEOLOGIC GRADING REPORT PREPARED BY THE ENGINEERING GEOLOGIST INCLUDING A FINAL DESCRIPTION OF THE GEOLOGY OF THE SITE, INCLUDING ANY NEW INFORMATION DISCLOSED DURING THE GRADING AND THE EFFECT OF SAME ON RECOMMENDATIONS INCORPORATED IN THE APPROVED GRADING PLAN. HE/SHE SHALL PROVIDE WRITTEN APPROVAL AS TO THE ADEQUACY OF THE SITE FOR THE INTENDED USE AS AFFECTED BY GEOLOGIC FACTORS.

## NOTE:

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND GENERAL SITE DIMENSIONS.
2. REFER TO ARCHITECTURAL PLANS FOR ANY SECTIONS SHOWN HEREON.
3. MAINTAIN A MIN. OF 18" FILL AWAY FROM BUILDING OR CONC. - 24" MIN. ON FINISH GRADE.

## NOTICE TO CONTRACTOR

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. HE SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL APPLY CONSTRUCTION AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL OBTAIN INSURANCE TO PROTECT THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CIVIL ENGINEER.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, CONDUITS OR OTHER STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE ENGINEER ASSUMES NO LIABILITY WHATSOEVER FOR ANY DAMAGE OR COMPLETION OF SUCH DATA. THE CONTRACTOR IS ADVISED TO TAKE THE NECESSARY PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES AND CONDUITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL OBTAIN INSURANCE TO PROTECT THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CIVIL ENGINEER.

THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (800) 424-4343 FOR UNDERGROUND LOCATIONS AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.

## SUPPLEMENTAL NOTE

IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTION OF THE PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT. IF THE STAKING HAD BEEN DONE BY SURVEY CREWS UNDER HIS DIRECT SUPERVISION.

## CALIFORNIA COUNCIL OF CIVIL ENGINEERS AND LAND SURVEYORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONSTRUCTION DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

## DIRT QUANTITY ESTIMATE:

(FOR PERMIT PURPOSES ONLY)

CUT 30 CU. YDS. OVEREX 210 CU. YDS.  
FILL 0 CU. YDS.

NOTE: ANY EXCAVATION FOR WALL FOOTINGS HAS NOT BEEN CALCULATED. EROSIONAGE AND/OR SUBSIDENCE HAS NOT BEEN CALCULATED.



VICINITY MAP  
NO SCALE

## LOT AREA:

1.860 S.F.  
0.043 ACRES

## BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SEASHORE DRIVE BEING N 94°24'30"W

## SOILS ENGINEER:

EEA CONSULTANTS  
375-C MONTE VISTA AVE.  
COSTA MESA, CA 92627  
PH: 949-442-1290

## SEASHORE OWNER:

CHIP & SHAWN HARRIS  
5111 SEASHORE DRIVE  
NEWPORT BEACH, CA 92661  
949-375-5000

## BENCHMARK:

ESTABLISHED TOP OF CURB ELEVATION ON  
54TH STREET AT THE SOUTHEAST CORNER  
OF THIS PROPERTY.  
ELEVATION = T.C. 11.33 TBM  
(FROM 1 METER FROM TOPOGRAFC SURVEY PROVIDED  
BY OTHERS)

## PREPARED BY:

DUCA-McCOY, INC.

3840 E. COAST HIGHWAY  
CORONA DEL MAR, CA 92625  
(949) 671-6467

PETE J. DUCA, R.C.E. 24866 DATE

## GRADING PLAN

OF

5311 SEASHORE DRIVE

NEWPORT BEACH, CA

LOT 4, BLOCK 33 OF THE OCEANFRONT TRACT SHEET 1 OF 1





## CONCLUSIONS

Based on our geotechnical study of the site, our review of available reports and literature and our experience, it is our opinion that the proposed improvements at the site are feasible from a geotechnical standpoint. There appear to be no significant geotechnical constraints on-site that cannot be mitigated by proper planning, design, and utilization of sound construction practices. The engineering properties of the soil and native materials, and the surface drainage offer favorable conditions for site development.

## RECOMMENDATIONS

The following sections discuss the potential geotechnical concerns which should be considered for proper site re-development.

### Earthwork

Grading and earthwork should be performed in accordance with the following recommendations and the General Earthwork and Grading Guidelines included in Appendix C. It is our understanding that the majority of grading will be limited to the regrading of the building pad for the proposed construction. In general, it is anticipated that the removal of the upper 24" (+ 6 inches of scarification) but within the building footprint (also on-grade portion) will require removal and recompaction to prepare the site for construction. The removals should be accomplished so that all fill and backfill existing as part of the previous site use and denudation contours are removed.

Where feasible, the limits of the pad fill shall be defined by a 3 feet embankment encompassing the building footprint. Care should be taken to protect the adjacent property improvements.

A minimum one foot thick fill blanket should be placed throughout the exterior improvements (approaches, parking and planter areas). The fill blanket will be achieved by reworking (scarifying) the upper 12 inches of the existing grade.

### Site Preparation

Prior to earthwork or construction operations, the site should be cleared of surface structures, and subsurface obstructions and stripped of any vegetation in the areas proposed for development. Pallets, debris, and other materials should be disposed of off-site. A minimum of 2% (plus 6 inches scarification) of the soils below existing grade will require removal and recompaction in areas to receive building and fill. Following removal, the scarified surface should be inspected by the site engineer or his designated representative prior to the placement of any fill in footing trenches. Holes or pockets of uncompacted fill resulting from removal of buried obstructions discovered during this inspection should be filled with suitable compacted fill.

### Fills

The on-site soils are suitable for reuse as compacted fill, provided they are free of organic materials, debris, and materials larger than four (4) inches in diameter. After removal of any loose, compressible soils, all areas to receive fill and/or other surface improvements should be scarified to a minimum depth of 12 inches, brought to at least 2 percent over optimum moisture conditions and compacted to at least 90 percent relative compaction based on ASTM D 1557. If necessary, import soils for soil surface fill should be predominantly granular, possess a low or very low expansion potential, and be approved by the geotechnical engineer.

Fill thicknesses will be dependent on the site and type of equipment used. In general, fill should be placed in uniform lifts not exceeding 6 inches. Placement and compaction of fill should be in accordance with total grading ordinances under the observation and testing of the geotechnical consultant. We recommend that fill soils be placed at moisture contents at least 2 percent over optimum based on ASTM D 1557.

We recommend that overstore materials (materials over 4 inches) should they be encountered, be stockpiled and removed from the site.

The on-site soils may be used as trench backfill provided they are screened of rock sizes over 4 inches in dimension and organic matter. Trench backfill should be compacted in uniform lifts not exceeding 3 inches (in compacted thickness) by mechanical means to at least 90 percent relative compaction (ASTM D 1557).

### Soil Cement

Due to in situ dry sands, we recommend approximately four (4) pallets (35 bags dry mix, each weighing 84 pounds and approximately 1.12 cubic yards) of Portland cement be blended into the newly placed fill. The final application of the Portland Cement shall be placed on the bottom of the scarified soil excavation(s). This value may be alternated or reduced if suitable import fill is trucked in.

## Geotechnical Parameters

The following Geotechnical parameters may be used in the design of the proposed structure (also see a "Liquefaction Analysis" section, above).

### Foundation Design

Structures on properly compacted fill may be supported by conventional, continuous or isolated spread footings. All footings should be a minimum of 24 inches deep (measured in the foot below lowest adjacent grade). Footing widths shall be a minimum 15 inches and 18 inches for interior beams and perimeter footings respectively.

At the depth (24 inches) footings founded in fill materials may be designed for an allowable bearing value of 1,750 and 2,250 psf (for dead plus live loads) for continuous wall and isolated spread footings, respectively. These values may be increased by one-third for loads of short duration, including wind or seismic forces.

Continuous perimeter footings should be reinforced with No. 5 rebar (two at the top and two at the bottom). Reinforcement requirements may be increased if recommended by the project structural engineer. No case should be decreased from the previous recommendations.

### Mat Foundation Design (Optional)

Due to cohesionless sands during construction, a mat slab foundation system is a recommended option. Mat slabs founded in compacted fill or competent native materials may be designed for an allowable bearing value of 2,250 psf (for dead plus live loads). These values may be increased by one-third for loads of short duration, including wind or seismic forces. The actual design of the foundation and slabs should be completed by the structural engineer.

### MIN. DESIGN ITEM

Mat foundation  
allowable bearing pressure  
permeable lateral resistance  
min. slab thickness  
min. reinforcement  
coefficient of friction  
Modulus of Subgrade Reaction

### RECOMMENDATIONS

1,000 psf  
250 psf per foot  
min. 24 inches with thickness edge (+ 6 inches)  
no. 5 bars @ 12" o.c. each way, top and bottom  
0.30  
 $k_v = 100 \text{ ksf/ft}^3$

## Cement Type for Concrete in Contact with On-Site Earth Materials

Concrete mix design should be based on sulfate testing with Section 1904.2 of the 2016 CBC. Preliminary laboratory testing indicates the site soils possess negligible sulfate exposure.

AS 314.4 BUILDING CODE REQUIREMENTS FOR CONCRETE EXPOSED TO SULFATE CONTAINING SOLUTIONS					
Exposure Class	Exposure Limit (Sulfate Content by Weight)	Sulfate Limit (Sulfate Content by Weight)	Exposure Class	Minimum water-cement ratio (by weight)	Minimum compressive strength (psi)
Normal	0.00 - 0.01	0.01 - 0.01	Normal	0.40	4000
Medium	0.01 - 0.01	0.01 - 0.01	Medium	0.40	4000
Severe	0.01 - 0.01	0.01 - 0.01	Severe	0.40	4000
Very Severe	0.01 - 0.01	0.01 - 0.01	Very Severe	0.40	4000

As a conservative approach, we recommend cement with a minimum concrete strength of 3,000 psi be used for concrete in contact with on-site earth materials.

### Settlement

Utilizing the design recommendations presented herein, we anticipate that the majority of any post-grading settlement will occur during construction activities. We estimate that the total settlement for the proposed structure will be on the order of 1 inch. Differential settlement is not expected to exceed 1 inch in 30 feet. These settlement values are expected to be within tolerable limits for properly designed and constructed foundations.

### Lateral Load Resistance

Footings founded in fill materials may be designed for a passive lateral bearing pressure of 250 pounds per square foot per foot of depth. A coefficient of friction against sliding between concrete and soil of 0.30 may be assumed.

### Slab-on-grade

Concrete slabs cast against properly compacted fill materials shall be a minimum of 5 inches thick (actual) and reinforced with No. 4 rebar at 12 inches on center in both directions. The slabs shall be dowelled into the footings using No. 4 bars at 24 inches on center. The reinforcement shall be supported on chairs to assure positioning of the reinforcement at mid-center in the slab. Interior walls shall be underlain by 2 inches of clean sand over a min. 15 mil plastic vapor barrier, with all tops sealed, over 4 inches 1/2 inch crushed rock (see "Caulking Break" below).

Some slab cracking due to shrinkage should be anticipated. The potential for the slab cracking may be reduced by careful control of water/cement ratios. The contractor should take appropriate curing precautions during the pouring of concrete in hot weather to minimize cracking of slabs. We recommend that a shrinkage or expansion joint be utilized if crack-sensitive flooring is planned directly on concrete slabs. All slabs should be designed in accordance with structural considerations.

### Caulking Break Section (Detail)

In accordance with the 2016 California Green Building Standards Code Section 4.505.2.1, we provide the following building specification for the subject site (this area and garage slabs).

Concrete building slabs shall be directly underlain by a min. 2 inches of clean washed sand, underlain by a min. 15 mil thick moisture barrier (e.g. "Tegoseal") with all tops sealed, underlain by 4 inches of 1/2 inch gravel. We do not advise placing sand directly on the gravel layer as this would reverse the effects of vapor retardation (due to installation of fines).

The above specification meets or exceeds the Section 4.505.2.1 requirement.

### Next Garage Grade Beams

The grade beams, reinforced continuously with the garage footings, should be constructed across the garage entrance, tying together the ends of the garage footings. The grade beams should be embedded at the same depth as the adjacent perimeter footings. The grade beams/continuous slab edges should consist of a clean, cold joint (intended for monolithic pour).

### Exterior Slab-on-grade (Detail)

Concrete slabs cast against properly compacted fill materials shall be a minimum of 4 inches thick (actual) and reinforced with No. 3 rebar at 18 inches on center in both directions. The reinforcement shall be supported on chairs to assure positioning of the reinforcement at mid-center in the slab.

Control joints should be provided at a maximum spacing of 10 feet on center in two directions for side and end joints on perimeter slabs. Control joints are intended to direct cracking.

Expansion or field joints should be used at the interface of exterior slabs on grade and any field structures to permit relative movement.

Some slab cracking due to shrinkage should be anticipated. The potential for the slab cracking may be reduced by careful control of water/cement ratios. The contractor should take appropriate curing precautions during the pouring of concrete in hot weather to minimize cracking of slabs.

### Surface Drainage

Surface drainage shall be controlled at all times. Positive surface drainage should be provided to direct surface water away from structures and toward the street or suitable drainage facilities. Ponding of water should be avoided adjacent to the structure. Recommended minimum gradient is 2 percent for required areas and one percent for concrete/curbed areas. Roof gutter discharge should be directed away from the building areas through PVC pipes to suitable discharge points. Area drains should be provided for planter areas and drainage shall be directed away from the top of steps.

### Review of Plans

The specifications and parameters outlined in this report shall be considered minimum requirements and incorporated into the Drawing, Foundation, and Landscape, Plotting and Shoring plans if applicable. This office should review the Plans when available. If approved, the geotechnical consultant will stamp the appropriate Plans from a geotechnical standpoint.

## PRE-CONSTRUCTION MEETING

It is recommended that no clearing at the site or any grading operation be performed without the presence of a representative of this office. An on-site pre-grading meeting should be arranged between the site engineer and the grading contractor prior to any construction.

## GEOTECHNICAL OBSERVATION AND TESTING DURING CONSTRUCTION

We recommend that a qualified geotechnical consultant be retained to provide geotechnical engineering services, including geotechnical observation/monitoring, during the construction phase of the project. This is to verify the compliance with the design, specifications and/or recommendations, and to allow design changes in the event that subsurface conditions differ from those anticipated.

- Geotechnical observation/testing should be performed at the following stages:
  - During ANY grading operations, including excavation, removal, filling, compaction and backfilling, etc.
  - After excavations for footings (or pilehead edges) enter ground means verify the adequacy of underlying materials.
  - After pre-installing of new slab sub-grade earth materials and placement of capillary break, plastic membrane prior to pouring concrete.
  - During backfill of drainage and utility line trenches, to verify proper compaction.
  - Whenever any unusual geotechnical conditions are encountered.
  - Prior to all slab pours to ensure proper subsurface compaction and moisture barriers.

Please schedule an inspection with the geotechnical consultant prior to the pouring of all interior and exterior slabs.

## LIMITATIONS

The geotechnical services described herein have been conducted in a manner consistent with the level of care and accuracy exercised by members of the geotechnical engineering profession operating contemporaneously under similar conditions in the subject locality. Under no circumstance is any warranty, expressed or implied, made in connection with the provision of services. Described herein, data, interpretations, and recommendations presented herein are based solely on information available to this office at the time work was performed. EGA Consultants will not be responsible for other parties' interpretations or use of the information developed in this report.

The proposed subsurface conditions should be checked in the field during construction for a representative of EGA Consultants. We recommend that all foundation excavations and grading operations be observed by a representative of this firm to ensure the construction is performed in accordance with the specifications outlined in this report.

We do not direct the contractor's operations, and we cannot be responsible for the safety of others. The contractor should notify the owner if he or she observes any of the recommendations presented herein to be unsafe.

Site: Proposed Custom Home, 5311 Seashore Drive  
Newport Beach, California

## Executive Summary

Based on our geotechnical study of the site, our review of available reports and literature and our experience, it is our opinion that the proposed residential development is feasible from a geotechnical standpoint. There appear to be no significant geotechnical constraints on-site that cannot be mitigated by proper planning, design, and utilization of sound construction practices. The engineering properties of the soil and native materials, and the surface drainage offer favorable conditions for site development.

The following key elements are conclusions confirmed from this investigation:
 

- A review of available geologic records indicates that no active faults are within 2 kilometers of the site.
- There is no evidence in the geologic records of Southern California area, and within 2 kilometers of the site of any significant seismic hazard. As such, the proposed development is not subject to the California Building Code (CBC) and the City of Newport Beach requirements.
- Foundation recommendations herein include design provisions for potential liquefaction on-site.

## SUMMARY OF RECOMMENDATIONS

Design Item	Recommendations
<b>Foundations</b>	
Footings, bearing pressure	1,750 psf, bearing pressure, 2,250 psf and 2,250 psf
Passive Lateral Resistance	250 psf per foot
Minimum Footing Width	min. 18 inches with min. 5 bars top and bottom
Perimeter Footing Depth	min. 24 inches below lowest adjacent grade
Coefficient of Friction	0.30
Mat (Optional)	min. 12 inches with thickness edge (+ 6 inches)
Soil Exposure	min. 12 inches @ 12" o.c. each way, top and bottom
Soil Surface Current	Negative (2%)
Building Slabs	
Concrete slabs cast against properly compacted fill materials shall be a minimum of 5 inches thick (actual) and reinforced with No. 4 rebar at 12 inches on center in both directions.	
Slabs on grade	min. 4 inches @ 12" o.c. each way, top and bottom
Concrete building slabs shall be underlain by 2" clean sand, underlain by a min. 15 mil thick moisture barrier, with all tops sealed, underlain by 4" of 1/2 inch gravel (capillary break).	
<b>Seismic Values (per CBC 1904.2.1.1.1)</b>	
Site Class (Seismicity) (Table 1613.3.2)	D
Maximum Ground Response Acceleration at 24 Percent, $R_d$	1.000 g
Maximum Spectral Response Acceleration at 14 Percent, $R_d$	0.524 g
Maximum Spectral Response Acceleration at 5 Percent, $R_d$	0.250 g
Long Period Site Coefficient at 14 Percent, $R_d$	1.000 g
Adjusted Spectral Response Acceleration at 24 Percent, $R_d$	0.524 g
Adjusted Spectral Response Acceleration at 14 Percent, $R_d$	0.250 g
Design Spectral Response Acceleration at 5 Percent, $R_d$	0.125 g
Design Spectral Response Acceleration at 14 Percent, $R_d$	0.250 g
PGAW-0.002 g	

## HARRIS RESIDENCE

Site: Eric Olson, AIA  
2708 E. Coast Highway, Suite 1A  
Corona Del Mar, CA 92680

Subject: GEOTECHNICAL INVESTIGATION  
FOR PROPOSED RESIDENTIAL DEVELOPMENT  
LOCATED AT  
5311 SEASHORE DRIVE  
NEWPORT BEACH, CALIFORNIA

Dear Eric et al,

In accordance with your request, we have completed our Geotechnical Investigation of the above referenced site. This investigation was performed to determine the site soil conditions and to provide geotechnical parameters for the proposed residential development at the subject site.

Based on our discussion, the proposed development shall include the demolition of the existing site structures, and the construction of a new residential dwelling with an attached garage and associated improvements.

This report presents the results of the investigation (including Liquefaction Computations) along with grading and foundation recommendations pertaining to the re-development of the subject site.

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

Very truly yours,

Eric Consultants, Inc.

DAVID A. WORTHINGTON, GEOTEC

Principal Engineering Geologist

JOHN J. EGGERS

Staff Geologist

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

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Professional Engineer

PREPARED BY:  
DUCA-MCCOY, INC.

1045 S. COAST HIGHWAY  
CORONA DEL MAR, CA 92626  
(949) 673-6467

PREPARED BY: DUCA, M.C.C. 2488

DATE: 7/20/19

LOT 6, BLOCK 33 OF THE OCEANFRONT TRACT

SHEET 3 OF 3

SOILS REPORT  
RECOMMENDATIONS  
FOR  
5311 SEASHORE DRIVE  
NEWPORT BEACH, CA