



**Coastal Development  
Permit Submittal**

APPLICATION FOR COASTAL DEVELOPMENT PERMIT

SECTION I. APPLICANT

1. Name, mailing address, and telephone number of all applicants.

City of Newport Beach C/O Brenda Wisneski, Deputy Community Development Director

Post Office Box 1768, Newport Beach, California 92658

(949) 644-3297

(Area code/daytime phone number)

Note: All applicants for the development must complete Appendix A, the declaration of campaign contributions.

2. Name, mailing address and telephone number of applicant's representatives, if any. Please include all representatives who will communicate on behalf of the applicant or the applicant's business partners, for compensation, with the Commission or the staff. (It is the applicant's responsibility to update this list, as appropriate, including after the application is accepted for filing. Failure to provide this information prior to communication with the Commission or staff may result in denial of the permit or criminal penalties.)

N.A.

(Area code/daytime phone number)

SECTION II. PROPOSED DEVELOPMENT

Please answer all questions. Where questions do not apply to your project (for instance, project height for a land division), indicate Not Applicable or N.A.

1. Project Location. Include street address, city, and/or county. If there is no street address, include other description such as nearest cross streets.

Please see attached project description and justification

number

Newport Beach

city

street

Orange

county

Assessor's Parcel Number(s) (obtainable from tax bill or County Assessor):

048-320-03

052-051-23

052-051-24

FOR OFFICE USE ONLY

RECEIVED

FILED

FEE

DATE PAID

APPLICATION NUMBER

2. Describe the proposed development in detail. Include secondary improvements such as grading, septic tanks, water wells, roads, driveways, outbuildings, fences, etc. (Attach additional sheets as necessary.)

Please see attached project description and justification.

a. If multi-family residential, state: N.A.

Number of units			Number of bedrooms per unit (both existing and proposed)	Type of ownership proposed
Existing units	Proposed new units	Net number of units on completion of project		
				<input type="checkbox"/> rental <input type="checkbox"/> condominium <input type="checkbox"/> stock cooperative <input type="checkbox"/> time share <input type="checkbox"/> other _____

b. If land division or lot line adjustment, indicate: N.A.

Number of lots			Size of lots to be created (indicate net or gross acreage)	
Existing Lots	Proposed new lots	Net number of lots on completion of project	Existing	Proposed

3. Estimated cost of development (not including cost of land) \$ 0
4. Project height: Maximum height of structure (ft.) N.A.
- above existing (natural) grade ..... N.A.
  - above finished grade ..... N.A.
  - as measured from centerline of frontage road ..... N.A.
5. Total number of floors in structure, including subterranean floors, lofts, and mezzanines ..... N.A.
6. Gross floor area excluding parking (sq.ft.)..... N.A.
- Gross floor area including covered parking and accessory buildings (sq.ft.)..... N.A.
7. Lot area (within property lines) (sq.ft. or acre)..... Indeterminate

Lot coverage	Existing (sq.ft. or acre)	New proposed (sq.ft. or acre)	Total (sq.ft. or acre)
Building	N.A.	N.A.	N.A.
Paved area	N.A.	N.A.	N.A.
Landscaped area	N.A.	N.A.	N.A.
Unimproved area	N.A.	N.A.	N.A.
<i>Grand Total (should equal lot area as shown in #7 above)</i>			N.A.

8. Is any grading proposed? .....  Yes  No

<i>If yes, complete the following.</i>					
a) Amount of cut	N.A.	cu. yds.	d) Maximum height of cut slope	N.A.	ft.
b) Amount of fill	N.A.	cu. yds.	e) Maximum height of fill slope	N.A.	ft.
c) Amount of <b>import</b> or <b>export</b> (circle which)	N.A.	cu. yds.	f) Location of borrow or disposal site	N.A.	

Grading, drainage, and erosion control plans must be included with this application, if applicable. In certain areas, an engineering geology report must also be included. See page 7, items # 7 and 11.

Please list any geologic or other technical reports of which you are aware that apply to this property:

N.A.

9. Parking:

Number of parking spaces (indicate whether standard or compact)		
Existing Spaces	Proposed new spaces	Net number of spaces on completion of project
N.A.	N.A.	N.A.

Is any existing parking being removed? .....  Yes  No

If yes, how many spaces? \_\_\_\_\_ size \_\_\_\_\_

Is tandem parking existing and/or proposed? .....  Yes  No

If yes, how many tandem sets? \_\_\_\_\_ size \_\_\_\_\_

10 Are utility extensions for the following needed to serve the project? (Please check **yes** or **no**)

a) *water*      b) *gas*      c) *sewer*      d) *electric*      e) *telephone*

Yes       Yes       Yes       Yes       Yes

No       No       No       No       No

Will electric or telephone extensions be above-ground? .....  Yes  No

11. Does project include removal of trees or other vegetation? .....  Yes  No

If yes, indicate **number, type** and **size** of trees \_\_\_\_\_

\_\_\_\_\_

or **type** and **area** of other vegetation \_\_\_\_\_

\_\_\_\_\_

**SECTION III. ADDITIONAL INFORMATION**

The relationship of the development to the applicable items below must be explained fully. Attach additional sheets if necessary.

1. Present use of property.

a. Are there existing structures on the property? .....  Yes  No

<i>If yes, describe</i>
Public beach front with fire rings
_____
_____
_____

- b. Will any existing structures be demolished? .....  Yes  No  
 Will any existing structures be removed? .....  Yes  No

*If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.*

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2. Is the proposed development to be governed by any Development Agreement?.....  Yes  No
3. Has any application for development on this site including any subdivision been submitted previously to the California Coastal Zone Conservation Commission or the Coastal Commission? .....  Yes  No

If yes, state previous application number(s) 5-12-134

4. a. Is the development between the first public road and the sea (including lagoons, bays, and other bodies of water connected to the sea) .....  Yes  No
- b. If yes, is public access to the shoreline and along the coast currently available on the site **or** near the site? .....  Yes  No

*If yes, indicate the location and nature of the access, including the distance from the project site, if applicable.*

Vertical and horizontal access is maintained and unaffected. See attached project justification and maps.

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- c. Will the project have an effect on public access to and along the shoreline, either directly or indirectly (e.g., removing parking used for access to the beach)? .....  Yes  No

*If yes, describe the effect*

See attached project justification.

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5. Does the development involve diking, filling, draining, dredging or placing structures in open coastal waters, wetlands, estuaries, or lakes? (Please check **yes** or **no**)

- |  |  |  |  |
|--|--|--|--|
| a) diking                              | b) filling                             | c) dredging                            | d) placement of structures             |
| <input type="checkbox"/> Yes           | <input type="checkbox"/> Yes           | <input type="checkbox"/> Yes           | <input type="checkbox"/> Yes           |
| <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> No |

Amount of material to be **dredged** or **filled** (indicate which) \_\_\_\_\_ cu. yds

Location of dredged material disposal site \_\_\_\_\_

Has a U.S. Army Corps of Engineers' permit been applied for? .....  Yes  No

6. Will the development extend onto or adjoin any beach, tidelands, submerged lands or public trust lands? .....  Yes  No

For projects on State-owned lands, additional information may be required as set forth in Section IV, paragraph 10.

7. Will the development protect existing lower-cost visitor and recreational facilities? .....  Yes  No

Will the development provide public or private recreational opportunities? ..  Yes  No

<i>If yes, explain.</i>
See attached project description and justification. _____ _____ _____

8. Will the proposed development convert land currently or previously used for agriculture to another use? .....  Yes  No

If yes, how many acres will be converted? \_\_\_\_\_

9. Is the proposed development in or near:

a. Sensitive habitat areas (Biological survey may be required) .....  Yes  No

b. Areas of state or federally listed rare, threatened, or endangered species .....  Yes  No

c. 100-year floodplain (Hydrologic mapping may be required) ..... N.A.

d. Park or recreation area .....  Yes  No

10. Is the proposed development visible from:

a. State Highway 1 or other scenic route .....  Yes  No

- b. Park, beach, or recreation area .....  Yes  No
- c. Harbor area .....  Yes  No
11. Does the site contain any: (If yes to any of the following, please explain on an attached sheet.)
- a. Historic resources .....  Yes  No
- b. Archaeological resources .....  Yes  No
- c. Paleontological resources .....  Yes  No

12. Where a stream or spring is to be diverted, provide the following information:

Estimated streamflow or spring yield (gpm) N.A.

If well is to be used, existing yield (gpm) N.A.

If water source is on adjacent property, attach Division of Water Rights approval and property owner's approval.

#### SECTION IV. REQUIRED ATTACHMENTS

The following items must be submitted with this form as part of the application.

1. **Proof of the applicant's legal interest in the property.** A copy of any of the following will be acceptable: current tax bill, recorded deed, lease, easement, or current policy of title insurance. Preliminary title reports will not be accepted for this purpose. Documentation reflecting intent to purchase such as a signed Offer to Purchase along with a receipt of deposit or signed final escrow document is also acceptable, but in such a case, issuance of the permit may be contingent on submission of evidence satisfactory to the Executive Director that the sale has been completed.

The identity of all persons or entities which have an ownership interest in the property superior to that of the applicant must be provided.

2. **Assessor's parcel map(s)** showing the page number, the applicant's property, and all other properties within 100 feet (excluding roads) of the property lines of the project site. (Available from the County Assessor.)
3. Copies of required **local approvals** for the proposed project, including zoning variances, use permits, etc., as noted on Local Agency Review Form, Appendix B. Appendix B must be completed and signed by the local government in whose jurisdiction the project site is located.
4. **Stamped envelopes addressed to each property owner and occupant of property situated within 100 feet of the property lines of the project site (excluding roads), along with a list containing the names, addresses and assessor's parcel numbers of same.** The envelopes must be plain (i.e., no return address), and regular business size (9 1/2" x 4 1/8"). Include first class postage on each one. **Metered postage is not acceptable.** Use Appendix C, attached, for the listing of names and addresses. (Alternate notice provisions may be employed at the discretion of the District Director under extraordinary circumstances.)

5. **Stamped, addressed envelopes (no metered postage, please) and a list of names and addresses of all other parties known to the applicant to be interested in the proposed development** (such as persons expressing interest at a local government hearing, etc.).
6. **A vicinity or location map** (copy of Thomas Bros. or other road map or USGS quad map) with the project site clearly marked.
7. Copy(s) of plans drawn to scale, including (as applicable):
  - site plans
  - floor plans
  - building elevations
  - grading, drainage, and erosion control plans
  - landscape plans
  - septic system plans

Trees to be removed must be marked on the site plan. In addition, a reduced site plan, 8 1/2" x 11" in size, must be submitted. Reduced copies of complete project plans will be required for large projects. NOTE: See Instruction page for number of sets of plans required.

8. Where septic systems are proposed, evidence of County approval or Regional Water Quality Control Board approval. Where water wells are proposed, evidence of County review and approval.
9. A copy of any **Draft or Final Negative Declaration, Environmental Impact Report (EIR) or Environmental Impact Statement (EIS)** prepared for the project. If available, comments of all reviewing agencies and responses to comments must be included.
10. **Verification of all other permits, permissions or approvals** applied for or granted by public agencies such as:
  - Department of Fish and Game
  - State Lands Commission
  - Army Corps of Engineers
  - U.S. Coast Guard

For projects such as seawalls located on or near state tidelands or public trust lands, the Coastal Commission must have a written determination from the State Lands Commission whether the project would encroach onto such lands and, if so, whether the State Lands Commission has approved such encroachment.

11. For development on a bluff face, bluff top, or in any area of high geologic risk, a comprehensive, site-specific **geology and soils report** (including maps) prepared in accordance with the Coastal Commission's Interpretive Guidelines. Copies of the guidelines are available from the District Office.

## SECTION V. NOTICE TO APPLICANTS

Under certain circumstances, additional material may be required prior to issuance of a coastal development permit. For example, where offers of access or open space dedication are required,

preliminary title reports, land surveys, legal descriptions, subordination agreements, and other outside agreements will be required prior to issuance of the permit.

In addition, the Commission may adopt or amend regulations affecting the issuance of coastal development permits. If you would like notice of such proposals during the pendency of this application, if such proposals are reasonably related to this application, indicate that desire.....

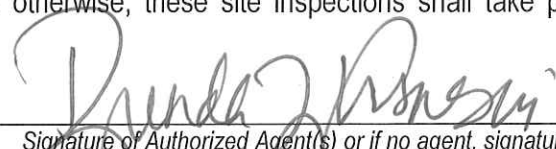
Yes  No

**SECTION VI. COMMUNICATION WITH COMMISSIONERS**

Decisions of the Coastal Commission must be made on the basis of information in the public record available to all commissioners and the public. Permit applicants and interested parties and their representatives may contact individual commissioners to discuss permit matters outside the public hearing (an "ex parte" communication). However, the commissioner must provide a complete description of the communication either in writing prior to the hearing or at the public hearing, to assure that such communication does not jeopardize the fairness of the hearing or potentially result in invalidation of the Commission's decision by a court. Any written material sent to a commissioner should also be sent to the commission's office in San Francisco and the appropriate district office for inclusion in the public record and distribution to other commissioners.

**SECTION VII. CERTIFICATION**

1. I hereby certify that I, or my authorized representative, have completed and posted or will post the **Notice of Pending Permit** stock card in a conspicuous place on the property within three days of submitting the application to the Commission office.
2. I hereby certify that I have read this completed application and that, to the best of my knowledge, the information in this application and all attached appendices and exhibits is complete and correct. I understand that the failure to provide any requested information or any misstatements submitted in support of the application shall be grounds for either refusing to accept this application, for denying the permit, for suspending or revoking a permit issued on the basis of such misrepresentations, or for seeking of such further relief as may seem proper to the Commission.
3. I hereby authorize representatives of the California Coastal Commission to conduct site inspections on my property. Unless arranged otherwise, these site inspections shall take place between the hours of 8:00 A.M. and 5:00 P.M.

  
 \_\_\_\_\_  
*Signature of Authorized Agent(s) or if no agent, signature of Applicant*

**NOTE: IF SIGNED ABOVE BY AGENT, APPLICANT MUST SIGN BELOW.**

**SECTION VIII. AUTHORIZATION OF AGENT**

I hereby authorize \_\_\_\_\_ to act as my representative and to bind me in all matters concerning this application.

\_\_\_\_\_  
*Signature of Applicant(s)*  
 (Only the applicant(s) may sign here to authorize an agent)

APPLICATION FOR COASTAL DEVELOPMENT PERMIT

APPENDIX A

DECLARATION OF CAMPAIGN CONTRIBUTIONS

Government Code Section 84308 prohibits any Commissioner from voting on a project if he or she has received campaign contributions in excess of \$250 within the past year from project proponents or opponents, their agents, employees or family, or any person with a financial interest in the project.

In the event of such contributions, a Commissioner must disqualify himself or herself from voting on the project.

Each applicant must declare below whether any such contributions have been made to any of the listed **Commissioners** or **Alternates** (see last page).

CHECK ONE



The applicants, their agents, employees, family and/or any person with a financial interest in the project **have not contributed** over \$250 to any Commissioner(s) or Alternate(s) within the past year.

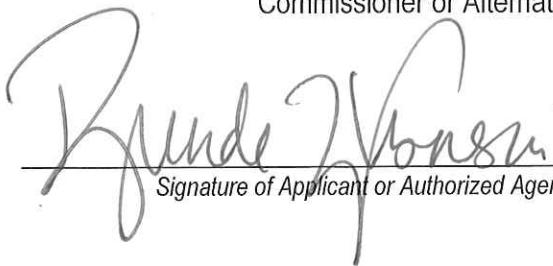


The applicants, their agents, employees, family, and/or any person with a financial interest in the project **have contributed** over \$250 to the Commissioner(s) or Alternate(s) listed below within the past year.

Commissioner or Alternate \_\_\_\_\_

Commissioner or Alternate \_\_\_\_\_

Commissioner or Alternate \_\_\_\_\_

  
\_\_\_\_\_  
*Signature of Applicant or Authorized Agent*

  
\_\_\_\_\_  
*Date*

Please type or print your name Brenda Wisneski, Deputy Community Development Director

APPENDIX B

LOCAL AGENCY REVIEW FORM

SECTION A (TO BE COMPLETED BY APPLICANT)

Applicant The City of Newport Beach
Project Description Implementation of pilot program to limit fueling sources in all beach fire rings to charcoal.
Location Balboa Pier area and Big Corona State Beach
Assessor's Parcel Number 048-320-03, 052-051-23, 052-051-24

SECTION B (TO BE COMPLETED BY LOCAL PLANNING OR BUILDING INSPECTION DEPARTMENT)

Zoning Designation PR (Parks and Recreation) N.A. du/ac
General or Community Plan Designation PR (Parks and Recreation) N.A. du/ac

Local Discretionary Approvals

- Proposed development meets all zoning requirements and needs no local permits other than building permits.
Proposed development needs local discretionary approvals noted below.

Needed Received

Table with 2 columns: Needed, Received. Rows include Design/Architectural review, Variance for, Rezone from, Tentative Subdivision/Parcel Map No., Grading/Land Development Permit No., Planned Residential/Commercial Development Approval, Site Plan Review, Condominium Conversion Permit, Conditional, Special, or Major Use Permit No., Other.

CEQA Status

- Categorically Exempt Class Item
Negative Declaration Granted (Date)
Environmental Impact Report Required, Final Report Certified (Date)
Other The project is covered by the "general rule" that CEQA only applies to projects with the potential for significant effects on the environment (CEQA Guidelines Section 15061(b)(3))

Prepared for the City/County of Newport Beach/Orange by Brenda Wisneski

Date July 17, 2014 Title Deputy Community Development Director

## **APPENDIX C**

Due to the large number of adjacent properties within 100 feet of the property line boundaries of the development sites, alternative noticing methods should be considered (i.e., media publishing).

**APPENDIX D**  
(Permit Application)

**DECLARATION OF POSTING**

Prior to or at the time the application is submitted for filing, the applicant must post, at a conspicuous place, easily read by the public and as close as possible to the site of the proposed development, notice that an application for the proposed development has been submitted to the Commission. Such notice shall contain a general description of the nature of the proposed development. The Commission furnishes the applicant with a standardized form to be used for such posting. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Executive Director of the Commission shall refuse to file the application. 14 Cal. Code Regs. Section 13054(d).

Please sign and date this Declaration of Posting form when the site is posted; it serves as proof of posting. It should be returned to our office with the application.

Pursuant to the requirements of California Administrative Code Section 13054(b), I hereby certify that on, July 17, 2014 I or my authorized representative posted the **Notice**  
(date of posting)

**of Pending Permit** for application to obtain a coastal development permit for the development of  
Implement pilot program limiting fuel source to charcoal only in all beach fire rings

(description of development)

Located at 048-320-03; 052-051-23; 052-051-24

(address of development or assessor's parcel number)

The public notice was posted at Various locations within the Big Corona State Beach and Balboa Pier areas  
(a conspicuous place, easily seen by the public and as close as possible to the site of the proposed development)

*Randa Wisniewski*  
(signature)

7-17-14  
(date)

**NOTE:** Your application cannot be processed until this **Declaration of Posting** is signed and returned to this office.

*FOR OFFICE USE ONLY*

PERMIT NUMBER..... \_\_\_\_\_

RECEIVED ..... \_\_\_\_\_

DECLARATION COMPLETE..... \_\_\_\_\_

**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION**

**Notice of Pending Permit for the  
California Coastal Commission**

On **Thursday, July 17, 2014** a Notice of Pending Permit for the following application was posted at the subject locations with the intent to inform the neighboring residents of the pending development.

1. Big Corona State Beach - PA2012-071
2. Balboa Pier Area - PA2012-071

*Matthew Webb*

\_\_\_\_\_  
Signature

AFFIDAVIT

# NOTICE OF PENDING PERMIT

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT:

**Implement pilot program limiting fuel source to charcoal only in all beach fire rings**

LOCATION:

**Big Corona State Beach and  
Balboa Pier Area**

APPLICANT: **City of Newport Beach**

APPLICATION NUMBER: **Pending**

DATE NOTICE POSTED: **July 17, 2014**

FOR FURTHER INFORMATION, PLEASE PHONE OR WRITE THE OFFICE LISTED BELOW BETWEEN 8 A.M. AND 5 P.M., WEEKDAYS.



CALIFORNIA COASTAL COMMISSION  
SOUTH COAST DISTRICT OFFICE  
200 OCEANGATE, 10<sup>TH</sup> FLOOR  
LONG BEACH, CA 90802-4402  
(562) 590-5071

PRINT ON YELLOW STOCK CARD

## APPENDIX E

### FILING FEE SCHEDULE

(EFFECTIVE MARCH 17, 2008)

**FEES WILL BE ADJUSTED EACH YEAR ON JULY 1, ACCORDING TO THE CALIFORNIA CONSUMER PRICE INDEX**

- Pursuant to Government Code section 6103, public entities are exempt from the fees set forth in this schedule.
- Permits shall not be issued without full payment for all applicable fees. If overpayment of a fee occurs, a refund will be issued. Fees are assessed at the time of application, based on the project as proposed initially. If the size or scope of a proposed development is amended during the application review process, the fee may be changed. If a permit application is withdrawn, a refund will be due only if no significant staff review time has been expended (e.g., the staff report has not yet been prepared). Denial of a permit application by the Commission is not grounds for a refund.
- If different types of development are included on one site under one application, the fee is based on the sum of each fee that would apply if each development were applied for separately, not to exceed \$100,000 for residential development and \$250,000 for all other types of development.
- Fees for after-the-fact (ATF) permit applications shall be five times the regular permit application fee unless the Executive Director reduces the fee to no less than two times the regular permit application fee. The Executive Director may reduce the fee if it is determined that either: (1) the ATF application can be processed by staff without significant additional review time (as compared to the time required for the processing of a regular permit,) or (2) the owner did not undertake the development for which the owner is seeking the ATF permit.
- In addition to the above fees, the Commission may require the applicant to reimburse it for any additional reasonable expenses incurred in its consideration of the permit application, including the costs of providing public notice.
- The Executive Director shall waive the application fee where requested by resolution of the Commission. Fees for green buildings or affordable housing projects may be reduced, pursuant to Section 13055(h) of the Commission's regulations.

**SEE SECTION 13055 OF THE COMMISSION'S REGULATIONS  
(CALIFORNIA CODE OF REGULATIONS, TITLE 14)  
FOR FULL TEXT OF THE REQUIREMENTS**

**I. RESIDENTIAL DEVELOPMENT<sup>1</sup>**

- De minimis waiver .....  \$ 500
- Administrative permit.....  \$ 2,500<sup>2</sup>

**A. Detached residential development**

Regular calendar for up to 4 detached, single-family dwelling(s)<sup>3,4</sup>

- 1,500 square feet or less.....  \$ 3,000/ea
- 1,501 to 5,000 square feet .....  \$ 4,500/ea
- 5,001 to 10,000 square feet .....  \$ 6,000/ea
- 10,001 or more square feet.....  \$ 7,500/ea

Regular calendar for more than 4 detached, single-family dwellings<sup>3,4</sup>

- 1,500 square feet or less.....  \$ 15,000 or \$1,000/ea<sup>5</sup>  
whichever is greater
- 1,501 to 5,000 square feet .....  \$ 22,500 or \$1,500/ea<sup>5</sup>  
whichever is greater
- 5,001 to 10,000 square feet .....  \$ 30,000 or \$2,000/ea<sup>5</sup>  
whichever is greater
- 10,001 or more square feet.....  \$ 37,500 or \$2,500/ea<sup>5</sup>  
whichever is greater

**B. Attached residential development**

- 2-4 units.....  \$ 7,500
- More than 4 units.....  \$ 10,000 or \$750/ea<sup>6</sup>  
whichever is greater

**C. Additions or improvements**

If **not** a waiver or an amendment to a previous coastal development permit, the fee is assessed according to the schedule in A. above (i.e., based on the calendar and/or size of the addition, plus the grading fee, if applicable).

If handled as an amendment to a previous coastal development permit, see Amendments (in Section III.F).

<sup>1</sup> Additional fee for grading applies. (See Section III.A of this fee schedule.)

<sup>2</sup> Additional fee will apply if the project is removed from the Administrative Calendar and rescheduled on the Regular Calendar.

<sup>3</sup> "Square footage" includes gross internal floor space of main house and attached garage(s), plus any detached structures (e.g., guest houses, detached bedrooms, in-law units, garages, barns, art studios, tool sheds, and other outbuildings).

<sup>4</sup> For developments that include residences of different sizes, the fee shall be based upon the average square footage of all the residences.

<sup>5</sup> Not to exceed \$100,000.

<sup>6</sup> Not to exceed \$50,000.

**II. OFFICE, COMMERCIAL, CONVENTION, INDUSTRIAL (INCLUDING ENERGY FACILITIES), AND OTHER DEVELOPMENT NOT OTHERWISE IDENTIFIED IN THIS SECTION<sup>7,8,9</sup>**

**A. Based on Gross Square Footage**

1,000 square feet (gross) or less .....	<input type="checkbox"/>	\$ 5,000
1,001 to 10,000 square feet (gross) .....	<input type="checkbox"/>	\$ 10,000
10,001 to 25,000 square feet (gross) .....	<input type="checkbox"/>	\$ 15,000
25,001 to 50,000 square feet (gross) .....	<input type="checkbox"/>	\$ 20,000
50,001 to 100,000 square feet (gross) .....	<input type="checkbox"/>	\$ 30,000
100,001 or more square feet (gross) .....	<input type="checkbox"/>	\$ 50,000

**B. Based on Development Cost<sup>10</sup>**

Development cost up to and including \$100,000 .....	<input type="checkbox"/>	\$ 3,000
\$100,001 to \$500,000 .....	<input type="checkbox"/>	\$ 6,000
\$500,001 to \$2,000,000 .....	<input type="checkbox"/>	\$ 10,000
\$2,000,001 to \$5,000,000 .....	<input type="checkbox"/>	\$ 20,000
\$5,000,001 to \$10,000,000 .....	<input type="checkbox"/>	\$ 25,000
\$10,000,001 to \$25,000,000 .....	<input type="checkbox"/>	\$ 30,000
\$25,000,001 to \$50,000,000 .....	<input type="checkbox"/>	\$ 50,000
\$50,000,001 to \$100,000,000 .....	<input type="checkbox"/>	\$ 100,000
\$100,000,001 or more .....	<input type="checkbox"/>	\$ 250,000

**III. OTHER FEES**

**A. Grading<sup>11</sup>**

50 cubic yards or less .....	<input type="checkbox"/>	\$ 0
51 to 100 cubic yards .....	<input type="checkbox"/>	\$ 500
101 to 1,000 cubic yards .....	<input type="checkbox"/>	\$ 1,000
1,001 to 10,000 cubic yards .....	<input type="checkbox"/>	\$ 2,000
10,001 to 100,000 cubic yards .....	<input type="checkbox"/>	\$ 3,000
100,001 to 200,000 cubic yards .....	<input type="checkbox"/>	\$ 5,000
200,001 or more cubic yards .....	<input type="checkbox"/>	\$ 10,000

<sup>7</sup> The fee shall be based on either the gross square footage or the development cost, whichever is greater.

<sup>8</sup> Additional fee for grading applies. (See section III.A of this schedule).

<sup>9</sup> Pursuant to section 13055(a)(5) of the Commission's regulations, this category includes all development not otherwise identified in this section, such as seawalls, docks and water wells.

<sup>10</sup> Development cost includes all expenditures, including the cost for planning, engineering, architectural, and other services, made or to be made for designing the project plus the estimated cost of construction of all aspects of the project both inside and outside the Commission's jurisdiction.

<sup>11</sup> The fee for grading is based on the cubic yards of cut, plus the cubic yards of fill.

- B. Lot line adjustment<sup>12</sup> .....  \$ 3,000
- C. Subdivision<sup>13</sup>
- Up to 4 new lots.....  \$ 3,000/ea
- More than 4 new lots .....  \$ 12,000 plus \$1,000  
for each lot above 4
- D. Administrative permit .....  \$ 2,500<sup>14</sup>
- E. Emergency permit .....  \$ 1,000<sup>15</sup>
- F. Amendment
- Immaterial amendment.....  \$ 1,000
- Material amendment..... [50% of fee applicable to underlying  
    permit if it were submitted today]  \$ \_\_\_\_\_  
(calculate fee)
- G. Temporary event which requires a permit pursuant to Public Resources Code section 30610(i)
- If scheduled on administrative calendar.....  \$ 1,000
- If not scheduled on administrative calendar.....  \$ 2,500
- H. Extension<sup>16</sup> and Reconsideration
- Single-family residence .....  \$ 500
- All other development.....  \$ 1,000
- I. Request for continuance
- 1st request .....  No charge
- Each subsequent request  
    (where Commission approves the continuance).....  \$ 1,000
- J. De minimis or other waivers .....  \$ 500
- K. Federal Consistency Certification<sup>17</sup>  
[The fee is assessed according to sections I, II, and III, above] .....  \$ \_\_\_\_\_
- L. Appeal of a denial of a permit by a local government<sup>18</sup>  
[The fee is assessed according to sections I, II, and III, above] .....  \$ \_\_\_\_\_

<sup>12</sup> A lot line adjustment is between adjoining parcels where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created.

<sup>13</sup> The fee is charged for each parcel created in addition to the parcels that originally existed.

<sup>14</sup> Additional fee will apply if the project is removed from the Administrative Calendar and rescheduled on the Regular Calendar.

<sup>15</sup> The emergency application fee is credited toward the follow-up permit application fee.

<sup>16</sup> If permit extension is objected to by the Commission and the application is set for a new hearing, then a new application fee is required, based on type of development and/or applicable calendar.

<sup>17</sup> Fees for federal consistency items will be assessed now that the Commission has received approval from NOAA to amend the California Coastal Management Program.

<sup>18</sup> Pursuant to Public Resources Code section 30602 or 30603(a)(5).

- M. Written Permit Exemption.....  \$ 250
- N. Written Boundary Determination.....  \$ 250
- O. Coastal Zone Boundary Adjustment.....  \$ 5,000

<b>TOTAL SUBMITTED</b>	<b>\$</b>
------------------------	-----------

**TO BE COMPLETED BY STAFF**

<i>SUBMITTED FEE VERIFIED BY:</i>	<i>DATE:</i>
<i>IS SUBMITTED AMOUNT CORRECT?</i>	
<input type="checkbox"/> Yes. Applicant has correctly characterized the development, and payment is appropriate. <input type="checkbox"/> Applicant did not fill out form, thus staff has marked the form to compute the fee, and applicant has paid fee. <input type="checkbox"/> No. Why? _____ _____	
<i>REFUND OR ADDITIONAL FEE REQUIRED? (STATE REASON)</i>	
<input type="checkbox"/> Refund amount ( _____ ) <input type="checkbox"/> Additional fee amount ( _____ )	
<b>REMINDER: RECORD FEE PAYMENT IN PERMIT LOG</b>	
<i>FINAL FEE VERIFIED BY: (TO BE COMPLETED AFTER COMMISSION ACTION)</i>	<i>DATE:</i>

# **NOTICE OF PENDING PERMIT**

A PERMIT APPLICATION FOR DEVELOPMENT ON THIS SITE IS PENDING BEFORE THE CALIFORNIA COASTAL COMMISSION.

PROPOSED DEVELOPMENT:

**Implement pilot program limiting fuel source to charcoal only in fire rings**

LOCATION:

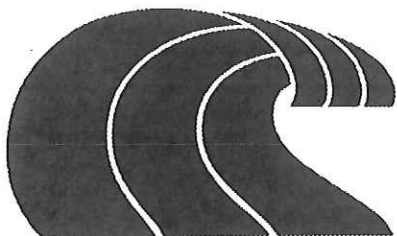
**Big Corona State Beach and  
Balboa Pier Area**

APPLICANT: **City of Newport Beach**

APPLICATION NUMBER: **Pending**

DATE NOTICE POSTED:

FOR FURTHER INFORMATION, PLEASE PHONE OR WRITE THE OFFICE LISTED BELOW BETWEEN 8 A.M. AND 5 P.M., WEEKDAYS.



CALIFORNIA COASTAL COMMISSION  
SOUTH COAST DISTRICT OFFICE  
200 OCEANGATE, 10<sup>TH</sup> FLOOR  
LONG BEACH, CA 90802-4402  
(562) 590-5071

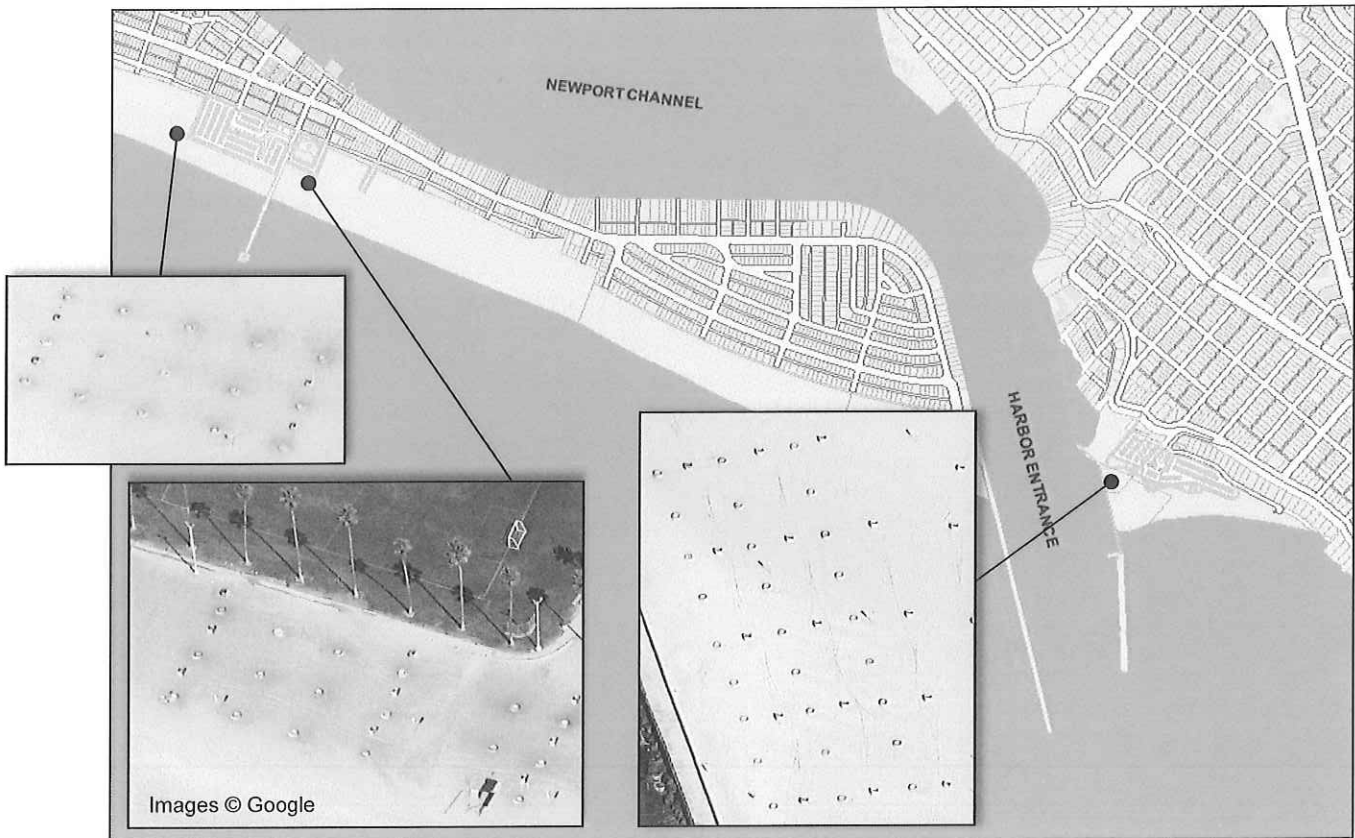
**PRINT ON YELLOW STOCK CARD**

**I. PROJECT DESCRIPTION**

The City proposes to conduct a pilot program to limit fire ring fuel to charcoal for the 60 fire rings dispersed within the Balboa Pier area and Corona del Mar State Beach.

**II. BACKGROUND**

Starting in February 2012, the City of Newport Beach proposed changes to the 60 fire rings located at Corona del Mar State Beach and near the Balboa Pier.



On July 12, 2013, the South Coast Air Quality Management District (SCAQMD) approved an amendment to Rule 444 – Open Burning. Under the measure, beach bonfires will continue to be allowed in Los Angeles and Orange Counties as long as a city has not made a determination based on state law that smoke from fire pits poses a nuisance.

In addition, Rule 444 also concludes that, effective March 1, 2014, fire pits could remain if:

1. They are located at least 700 feet from the nearest residence; OR

2. They are at least 100 feet apart (If a city has 15 or fewer fire pits, they must be separated by at least 50 feet) and air quality for fine particulates (PM 2.5) in coastal areas is not forecast to exceed 100 on the Air Quality Index. (This is expected to occur infrequently under special meteorological conditions.)

On February 11, 2014, the City Council adopted Ordinance No. 2014-2 limiting what fuels can be burned in the fire rings to natural firewood, fire logs, charcoal, and natural gas. The ordinance also allows the City Manager or his or her designee to further limit fuels on an interim bases to a fuel that complies with AQMD Rule 444 relating to Open Burning.

The City has determined that the use of charcoal is the best immediate solution that meets the Rule 444 requirements, does not require construction of infrastructure to the rings or complete removal of several rings. Charcoal types may include, but are not limited to, natural wood briquettes not infused with lighter fluid, "lump" charcoal, or coconut shell charcoal, most (if not all) available for purchase locally in and around common regional locations.

The City is also considering participating in the SCAQMD's alternative fuel fire ring demonstration program. The SCAQMD is in the development stages of the prototype and it is unclear when, or if, the demonstration program would be implemented in the City of Newport Beach. Since the alternative fuel rings would be a demonstration project, only a few rings would be installed. So a near term solution for complying with Rule 444 is needed.

### **III. IMPLEMENTATION**

The City has implemented the charcoal-only pilot program with an expansive educational outreach. The following highlights the City's actions in unveiling the program:

- Tested charcoal types at the Corona del Mar State Beach fire rings and created a webpage showing recommendations on which types were best in terms of overall experience, food cooking, warmth, and flame. Three easily available lump charcoal brands were ideal and created minimal amounts of smoke.
- "Charcoal Only" has been stenciled in both English and Spanish on each fire ring.
- City's website has been updated with information about fire ring usage and regulations.
- Hired private sector firm to assist with education and warnings – all members have been instructed and trained communicate effectively with visitors regarding the purpose of limiting the fuel to charcoal.
- Several bags of Royal Oak brand lump charcoal have been given out to beachgoers who were unaware of the regulation and the City will continue to provide free bags of charcoal as funds permit.

**IV. OBSERVATIONS TO DATE**

The City has staff dedicated to overseeing the use of the fire ring areas near the Balboa Pier and on the Corona del Mar State Beach. These staff members serve not only to ensure the charcoal only rule is complied with, but also as reconnaissance in the field. The City has noted the following observations to date since beginning the charcoal-only program:

- Generally the same numbers of people are using the fire rings as before the regulation and for the same approximate duration.
- By appearance, fire ring users seem to be having a comparable experience (fun, food, warmth, and socializing) and the amount of users cooking on the fire rings has increased.
- Beachgoers tend to report that “charcoal only” has not been a deterrent to having an enjoyable time.
- Some (less than five percent) choose to go to Huntington Beach as they want to burn the wood they bring. Others who travel to use the fire rings without knowledge of the charcoal-only regulation are happy to receive free charcoal and are not deterred.
- Non-compliance still exists when staff members are not present; however, the City is of the belief that smoke levels are significantly decreased.

The educational outreach staff members who ensure compliance have also conducted counts that are indicative of a comparable fire ring usage as prior to the charcoal-only rule on various Wednesdays and Saturdays since June 28, 2014. Those counts are provided below.

<i>Date</i>	<i>Location</i>	<i>Notes</i>
Saturday, June 28, 2014	West & East Balboa Pier	All fire rings in use
Wednesday, July 2, 2014	West Balboa Pier	Eight fire rings in use
Wednesday, July 2, 2014	East Balboa Pier	Four fire rings in use
Wednesday, July 2, 2014	Corona del Mar State Beach	15 fire rings in use
Saturday, July 5, 2014	West & East Balboa Pier	All fire rings in use
Wednesday, July 9, 2014	West Balboa Pier	Seven fire rings in use
Wednesday, July 9, 2014	East Balboa Pier	Four fire rings in use
Wednesday, July 9, 2014	Corona del Mar State Beach	25 fire rings in use

**V. PILOT PROGRAM**

Use of charcoal fuel will be formalized into a pilot program including the following components:

***Implementation***

1. Maintain quantity and location of existing fire rings.
2. Limit fuel source to charcoal.

3. Continue to implement education and outreach program.
4. Continue with increased staff limits to facilitate program and monitor fire ring usage.

### ***Monitoring***

The pilot program is not anticipated to affect usage. A monitoring program has been in place since late June to document usage and enforcement actions. Documentation will address the following:

Between Memorial and Labor Day, complete the following on Wednesdays and Saturdays:

1. At dusk, number of fire rings in use and average number of people per ring.
2. Enforcement actions needed, if any, to address non-charcoal use.

Between Labor Day and Memorial, complete the following on two Saturdays per month and one weekday per month:

1. At dusk, number of fire rings in use and average number of people per ring.
2. Enforcement actions needed, if any, to address non-charcoal use.

### ***Evaluation***

Monitoring data will be compiled quarterly and evaluated to identify potential usage trends and needs to modify program to offer additional staffing or outreach.

## **VI. CONCLUSION**

The City views the limitation of burning material to charcoal only as an improvement to users of the fire rings and the fire ring experience itself. Furthermore, this change will ensure the emission of fine particulates (PM 2.5) is lessened in furtherance of compliance with South Coast Air Quality Management District rules. The City will continue to monitor the pilot program to ensure there are no major changes to overall usage of the fire rings and will continue conducting a vast educational outreach effort to maintain ample, uninhibited access to local beaches and fire rings.

### **ATTACHMENTS**

- A. Educational handout
- B. Web page regarding charcoal tests and costs
- C. Photo of flame experience with visiting beachgoers



## City of Newport Beach Fire Ring Regulations

27 fire rings located on Corona del Mar State Beach  
33 fire rings located near the Balboa Pier

### **Newport Beach Fire Rings Are Now Charcoal Only**

As of March 24, only charcoal is allowed for burning in the beach fire rings. Enforcement efforts are in place and administrative citations (which carry a first-time violation fine of \$100) will be issued if a fire ring user chooses not to comply with the new rule.

The South Coast Air Quality Management District (SCAQMD) approved an amendment to its Rule 444 – Open Burning -- on July 12, 2013. To comply with Rule 444, the City of Newport Beach city Ordinance No. 2014-02 designates charcoal as the only alternative fuel that complies with new SCAQMD regulations. As such, bonfires will only be allowed in Newport Beach by using charcoal as a fuel source.

Charcoal will surprise you – it produces good flames and great heat, with hardly any smoke. There are many charcoal options which can be purchased at markets, hardware and drugstores in the area. We recommend “lump” charcoal for the best experience.

**What is allowable in the fire rings:** Charcoal, lighter fluid, starter lighter cubes and starter packets. Cooking food with charcoal is always OK, of course.

**What is not allowed in the fire rings:** trash, paper, plastic, natural wood, furniture, construction wood or pallets, manufactured fire-logs (even the low-smoke kind).

### **The Facts About Charcoal\***

Charcoal comes in various forms, such as lump or briquette, and is created when burning the fuel in a kiln for up to 5 days under a low oxygen environment, called carbonizing, results in burning off the most volatile and pollution forming elements of the wood, including up to 50% of total carbon. Lump charcoal is wood remaining after the burn-off process and is comprised of larger pieces, up to 8 inches. It provides an equivalent experience to a wood fire after it has formed into coals.

Briquettes are formed in a press with sawdust and can be combined with binders that can be used to aid in ignition and the briquette design allows for slow continuous burn.

Although not as clean as natural gas or propane, charcoal is a much cleaner fuel, with up to 90% lower particulate matter emissions than seasoned firewood.

Charcoal is perfect for cooking food for a real wood smoke taste and can generate heat for up to three hours. Flames are generally visible for up to one hour, but disappear when the fuel becomes ashed (white) all over.

### **Providing You With A More Healthful Environment – Charcoal Over Wood Fuels\***

- Studies have shown breathing wood smoke, as well as toxins from burning trash, can be harmful to your family's health.
- It's recommended you avoid inhaling smoke.
- Children have a higher risk of health effects from smoke because their respiratory systems are not yet fully developed. Seniors and persons with asthma also suffer when wood smoke is nearby.
- The particulate emissions rate per minute from one beach bonfire is equal to the secondhand smoke from 800 cigarettes – or simply, the smoke from just one bonfire is as bad for you as secondhand smoke of 800 cigarettes.

- Wood smoke is toxic and contains many of the same toxic chemicals as secondhand cigarette smoke.
- Fine particles in wood smoke contain cancer-causing chemicals.
- Wood smoke can aggravate chronic heart and lung diseases and is linked to premature death for some people.



\*[www.aqmd.gov](http://www.aqmd.gov)

**Sign up at [airalerts.org](http://airalerts.org) to receive daily air quality forecasts and “no burn day” alerts. For more information on the health impacts of wood smoke go to [healthyhearth.org](http://healthyhearth.org)**

**EXAMPLES OF ACCEPTABLE CHARCOAL TYPES AND PURCHASING INFORMATION**

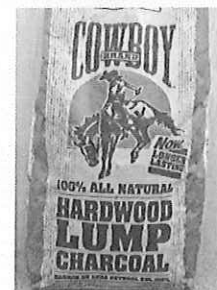
Royal Oak Hardwood Lump Charcoal  
 17.6 pound bag  
 Purchased from Home Depot for \$12.97



Hardwood Lump Charcoal  
 20 pound bag  
 Purchased from The Meat House located at 103 East 17th Street for \$14.99



Cowboy Hardwood Lump Charcoal  
 20 pound bag  
 Purchased from Crown Hardware located at 3107 East Coast Highway for \$14.99



*Please note: The City of Newport Beach and SCAQMD, as a public agencies, do not endorse any particular type of charcoal product.*

**For More Information Contact the City of Newport Beach at 949-644-3151  
[www.newportbeachca.gov](http://www.newportbeachca.gov)**



# FIRE RINGS

## Beach Fire Rings Now Are Charcoal Only

As of March 24, only charcoal will be allowed for burning in the beach fire rings. Enforcement efforts will begin with warnings and outreach / education efforts as the City realizes some beach visitors will not be aware of the "charcoal only" rule. In time, administrative citations (which carry a first-violation fine of \$100) will be issued if a fire ring user chooses not to comply with the new rule.

## Overview

Newport Beach has concrete fire rings on the beach in two areas: there are 27 fire rings located on Corona del Mar State Beach and 33 fire rings located near the Balboa Pier. Some of the fire rings are located on state property (Corona del Mar), and all of the fire rings are located in the coastal zone. The fire rings are appreciated by many who visit, but also result in extensive and often daily wood smoke released in adjacent residential areas. While many beachgoers come to the beach to enjoy a beach bonfire, others come to the beach for volleyball and other activities, expecting the beach to be smoke-free.

The South Coast Air Quality Management District (SCAQMD) approved an amendment to Rule 444 – Open Burning on July 12, 2013. Under the measure, beach bonfires will continue to be allowed in Los Angeles and Orange Counties if:

- They are located at least 700 feet from the nearest residence; OR
- They are at least 100 feet apart (If a city has 15 or fewer fire pits, they must be separated by at least 50 feet) and
- Air quality for fine particulates (PM<sub>2.5</sub>) in coastal areas is not forecast to exceed 100 on the Air Quality Index. (This is expected to occur infrequently under special meteorological conditions.)

The SCAQMD's website and information related to the fire rings is available here:

[http://aqmd.gov/news1/2013/Fire\\_Pit\\_Board\\_Decision.htm](http://aqmd.gov/news1/2013/Fire_Pit_Board_Decision.htm)

Following the SCAQMD's ruling, the City of Newport Beach (City) has evaluated its options to

ensure compliance with the new regulations. Based on the fact that all of the fire rings located in Newport Beach are within 700 feet from the nearest residence and are less than 100 feet apart, on February 11, the City Council adopted Ordinance No. 2014-02 designating charcoal as the only alternative fuel that complies with the new regulations.

## Recommended Types of Charcoal

City staff and others tested seven different charcoal types and brands in the fire rings recently. The charcoal produced a pleasant amount of heat and flame and there was a very noticeable lack of smoke. Below are the different types of charcoals and fire starter options that were tested, with cost and purchasing information. They are listed in order of preference.

### CHARCOAL TYPES AND PURCHASING INFORMATION

Royal Oak Hardwood Lump Charcoal  
17.6 pound bag  
Purchased from Home Depot for \$12.97



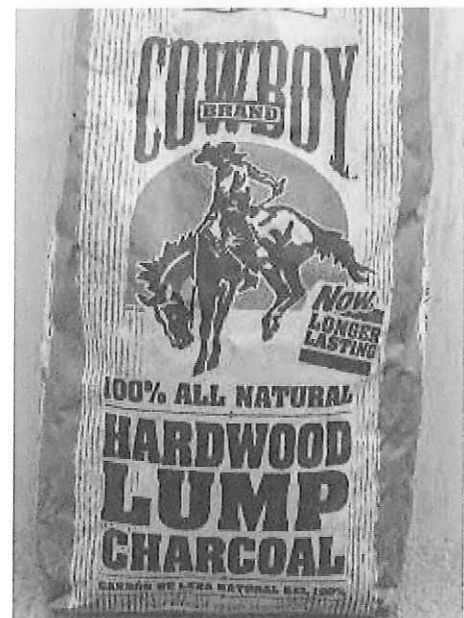
Hardwood Lump Charcoal  
20 pound bag

Purchased from The Meat House located at 103 East 17th Street for \$14.99



Cowboy Hardwood Lump Charcoal  
20 pound bag

Purchased from Crown Hardware located at 3107 East Coast Highway for \$14.99



Big Green Egg Briquettes, 100% organic lump charcoal  
10 pound bag

Purchased from OC BBQ located at 2000 Harbor Blvd for \$23.71



Best of the West, lump mesquite charcoal  
6.6 pound bag  
Purchased from Pavilions located at 3100 West Balboa  
Blvd for \$4.74



Kingsford Matchlight Briquettes  
9 pound bag

Purchased from Home Depot for \$12.97



Coshell Coconut Briquettes (100% natural, no additives)  
9 pound bag  
Purchased from Amazon for \$19.22 + shipping



Fire Starter Options  
Purchased from Crown Hardware located at 3107 East Coast Highway

Weber Lighter Cubes  
Pack of 24 for \$5.99

Ignite-O Instant Fire Starter Packets  
Pack of 20 for \$8.99

Coleman Butane Lighter  
\$4.99



Attachment C – Photo from April 2013



**Page 7, Item 1**  
Proof of Interest

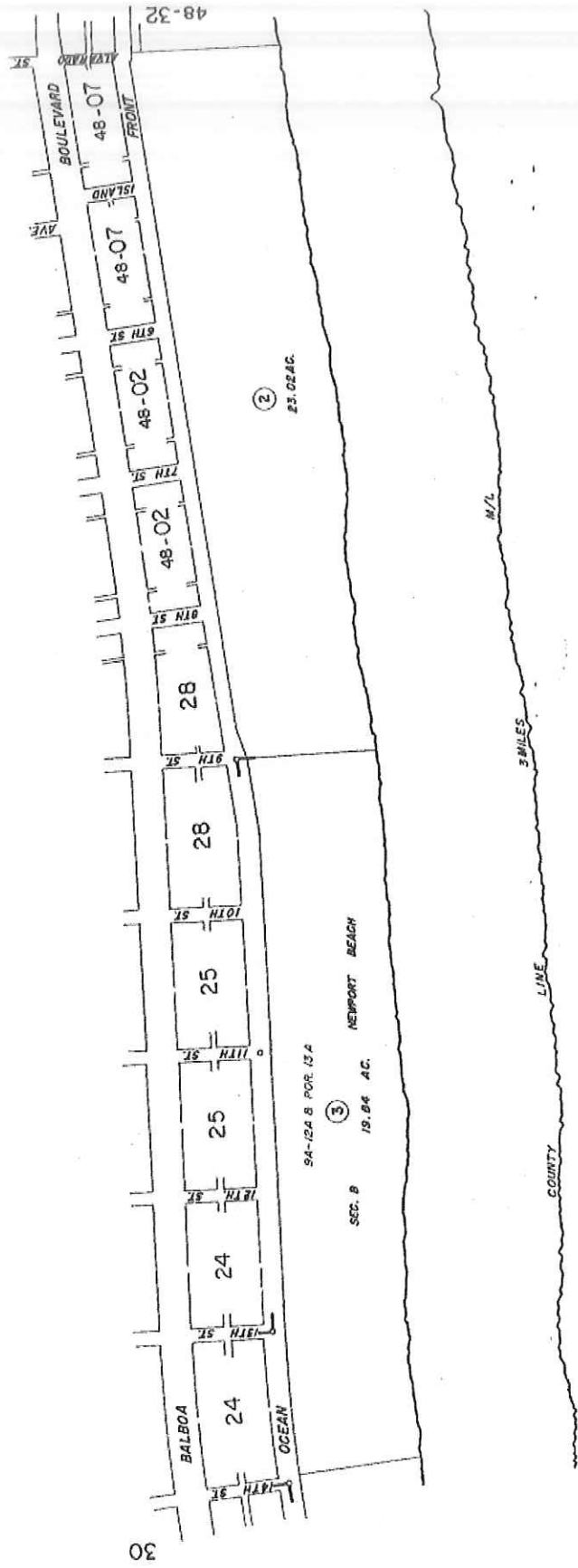
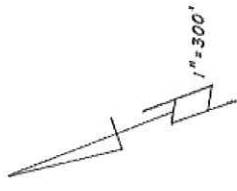
Owner	Address	Parcel/Tax ID
CITY OF NEWPORT BEACH	NEWPORT BEACH , CA 92694	048-320-03
<b>Property Profile</b>		
<b>Ownership Information</b>		
Primary Owner	CITY OF NEWPORT BEACH	Site Address
Secondary Owner		Site City, St Zip
Ownership Description		Mail Address
Telephone Number		Mail City, St Zip
Lot	2	Census Tract
Housing Tract / Subdivision Name		
Legal Description	SEC 2 T 7 R 10 POR OF SECAND POR OF SECS 34 & 35 T 6 R 10 ALL SHOWN AS 40.49 AC M/L PARCEL IN SECS	
<b>Property Details</b>		
Use Code	Governmental, public	County/Municipality
State	CA	Total Rooms
RTSQ		Bedrooms
Zoning		Bathrooms
Number Of Units		Basement Square Feet
Year Built		Parking
# Of Stories		Parking Square Feet
Lot Size	1,763,744	View
Usable Lot Size		Pool
Lot Depth		Fireplace
Lot Width		HT/AC
Square Feet		Cooling Detail
Square Ft 1st Flr		Heating Detail
Square Ft 2nd Flr		Roof Type
Square Ft 3rd Flr		Construction Quality
Additions - Square Feet		Construction Type
Building Shape	Other	Exterior
New Page Grid	888H5	Foundation
Old Page Grid	31C4	
<b>Tax Information</b>		
Assessor's Parcel Number/Tax ID	048-320-03	Assessor's Market Value
Assessed Total	\$13,876,315	Tax Amount
Land Total	\$11,626,202	Status/Yr Delinquent
Improvement	\$2,250,113	Tax Rate Area
Percent Improvement	16.21%	HomeOwners Exemption
<b>Sale Information</b>		
Last Sale Date		1st Loan Amount / Type
Document Number		2nd Loan Amount
Sale Value		Last Transaction W/O \$
Cost / Square feet		Last Transaction W/O \$ Doc
Title Company		
Lender		

**Page 7, Item 2**  
Assessor's Parcel Maps

47-29

TRAIL GOLF COURSE

POR. S.1/2, SEC. 34, T.6S. R.10W.



ASSESSOR'S MAP  
BOOK 47 PAGE 29  
COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

M.M. 4-27

SEC. 8, NEWPORT BEACH

MARCH 1949

POR. SW 1/4, SEC. 34, T 6 S, R 10 W

047-28

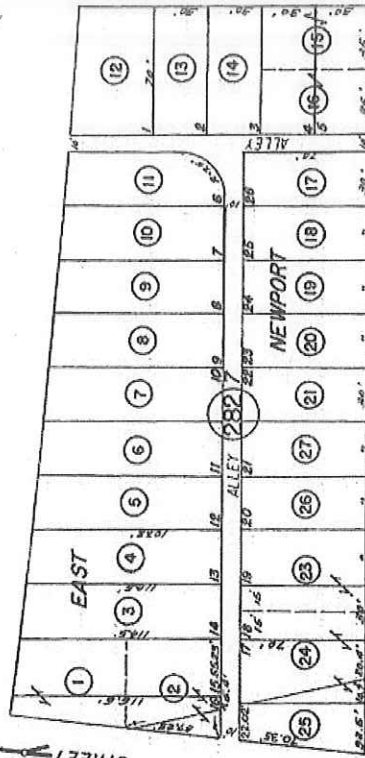
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27

BALBOA



BOULEYARD



OCEAN

FRONT

29

TR. NO. 234  
EAST NEWPORT

M.M. 13-36-37  
M.M. 3-37

MARCH 1949

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 047 PAGE 28 COUNTY OF ORANGE



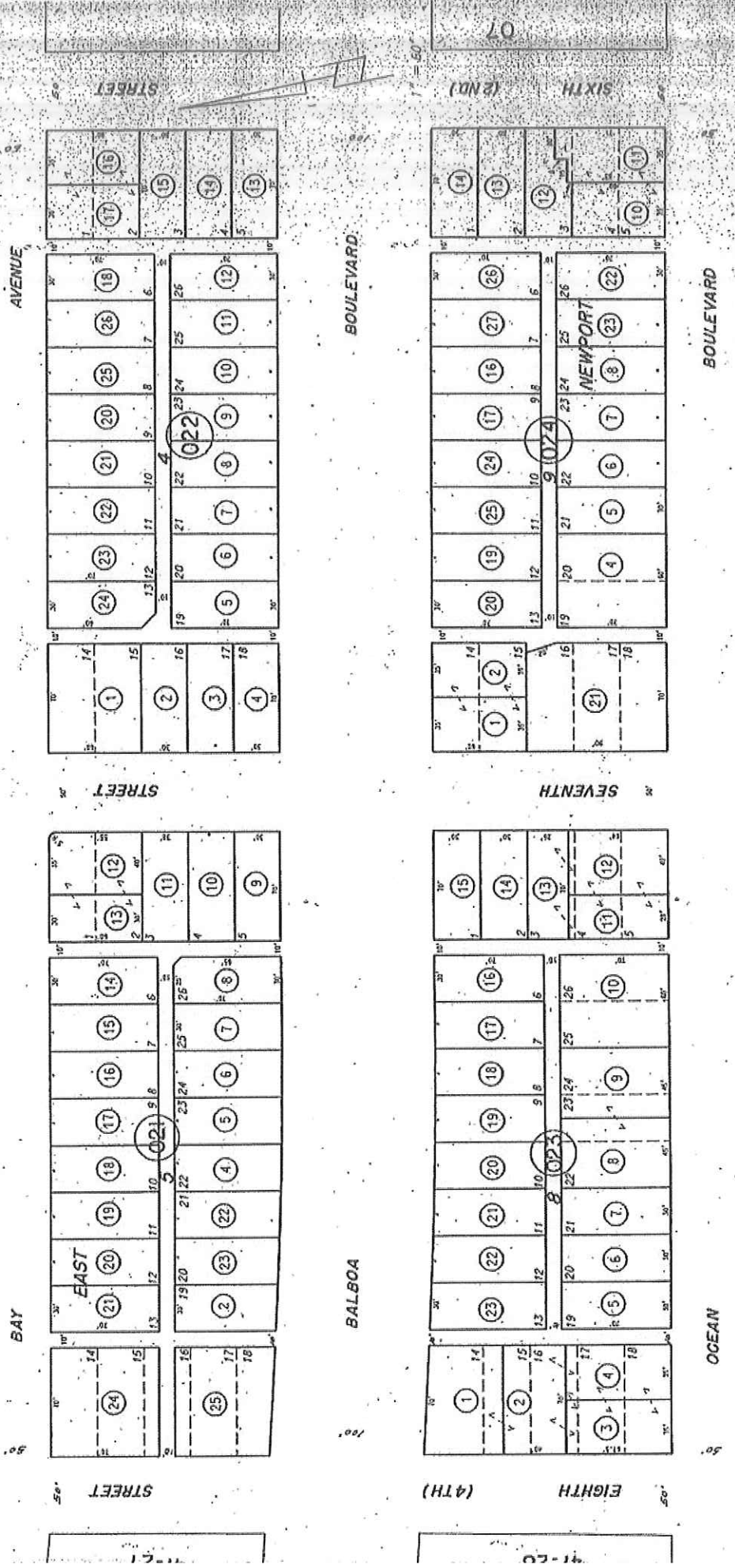
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048-02

BURBA VISTA BLVD.

01

03



MARCH 1949

EAST NEWPORT

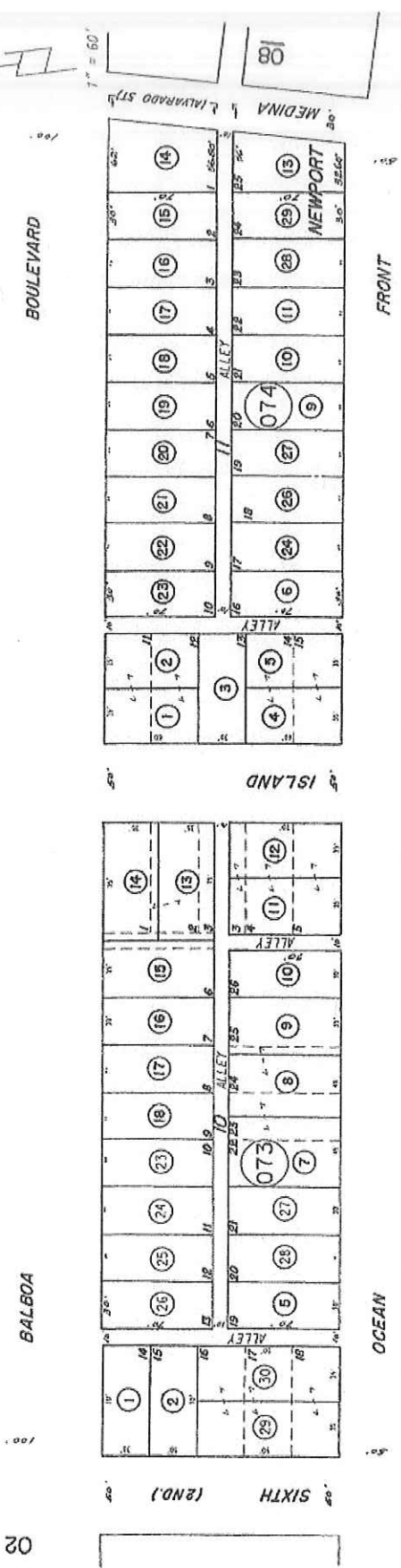
M.M. 3-37

47-29

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ASSESSOR'S MAP BOOK 048 PAGE 02 COUNTY OF ORANGE

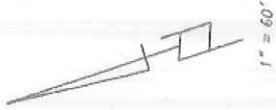
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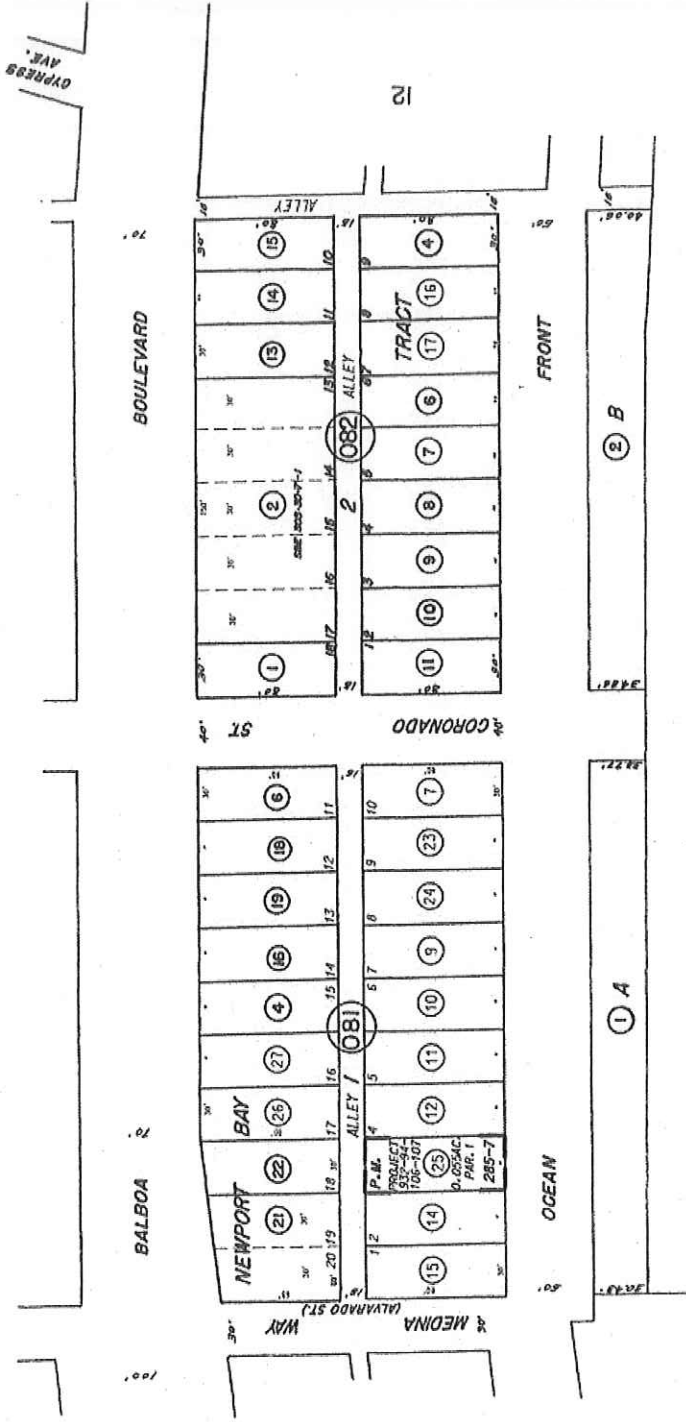
MARCH 1949  
 EAST NEWPORT PARCEL MAP  
 M.M. 3-37  
 P.M. 84-32, 39-27  
 47-29  
 NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES  
 ASSESSOR'S MAP BOOK 048, PAGE 07 COUNTY OF ORANGE  
 1/4/00

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048-08



09



32

MARCH 1949

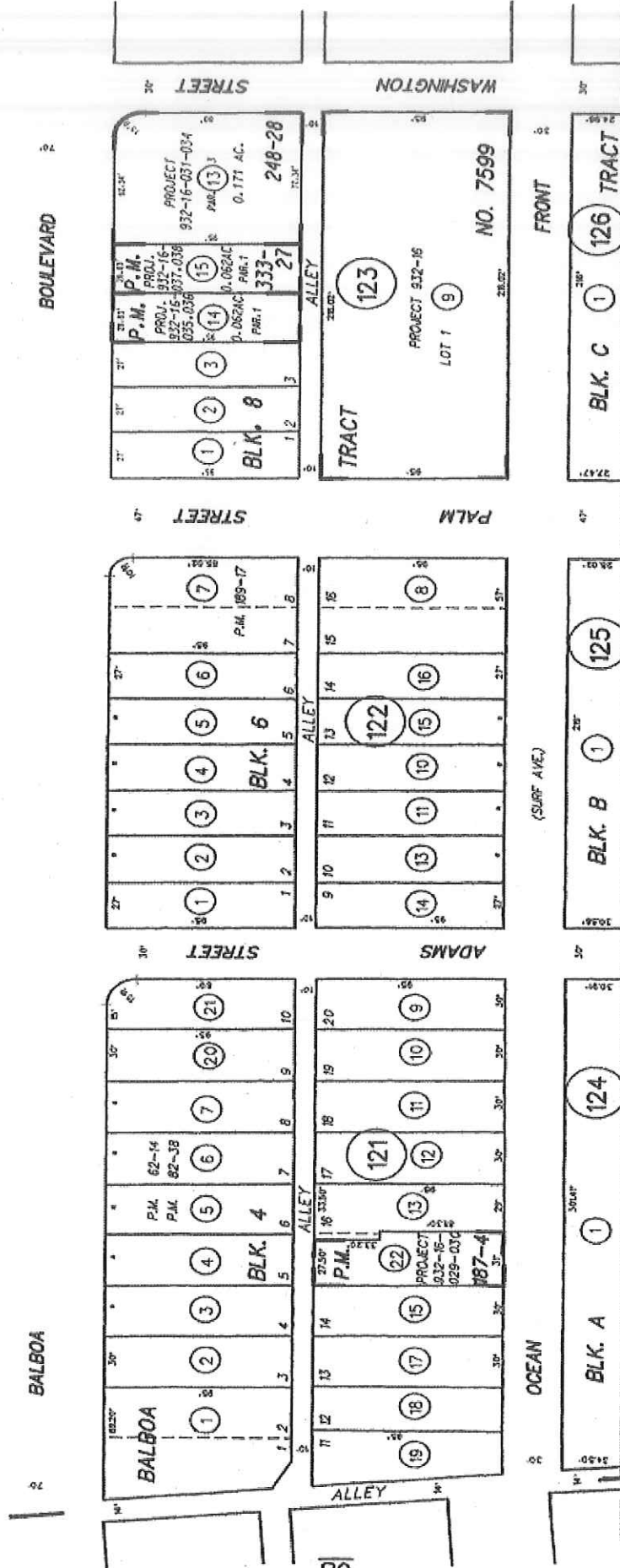
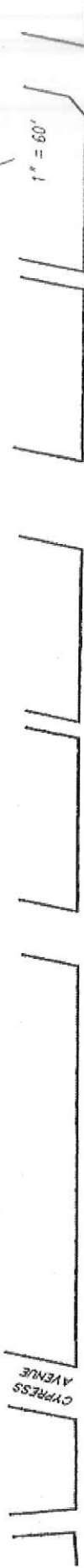
NEWPORT BAY TRACT  
 PARCEL MAP  
 M.M. 4-15  
 P.M. 285-07

NOTE - ASSESSOR'S BLOCK &  
 PARCEL NUMBERS  
 SHOWN IN CIRCLES

ASSESSOR'S MAP  
 BOOK 048 PAGE 08  
 COUNTY OF ORANGE

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11



32

MARCH 1949

BALBOA TRACT  
TRACT NO. 7599  
PARCEL MAP  
M.M. 4-11  
M.M. 289-22.23  
P.M. 187-4, 248-28, 333-27

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ASSESSOR'S MAP BOOK 048 PAGE 12 COUNTY OF ORANGE



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048-13



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M.M. 4-11  
M.M. 6-15  
M.M. 8-37  
P.M. 267-16, 278-28

MARCH 1949

THE BALBOA TRACT  
BAY FRONT SECTION  
RE-SUB OF BLOCK 9, BALBOA  
PARCEL MAP

1-08

ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 048 PAGE 13

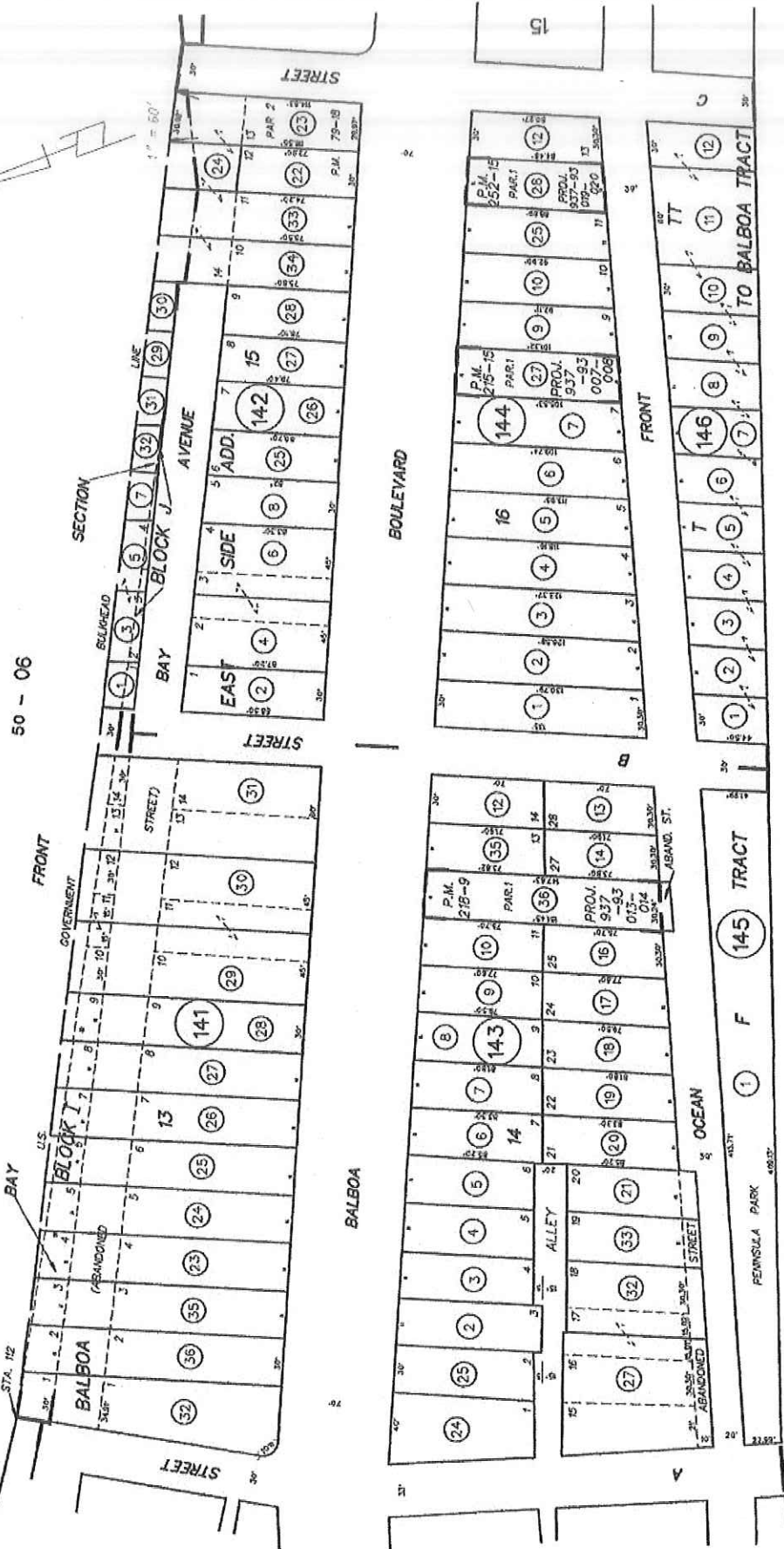
COUNTY OF ORANGE

NOTE -

14

POR. W 1/2, SEC. 35, T 6 S, R 10 W

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\* WATER LINE AS PER 1947 AERIAL PHOTO

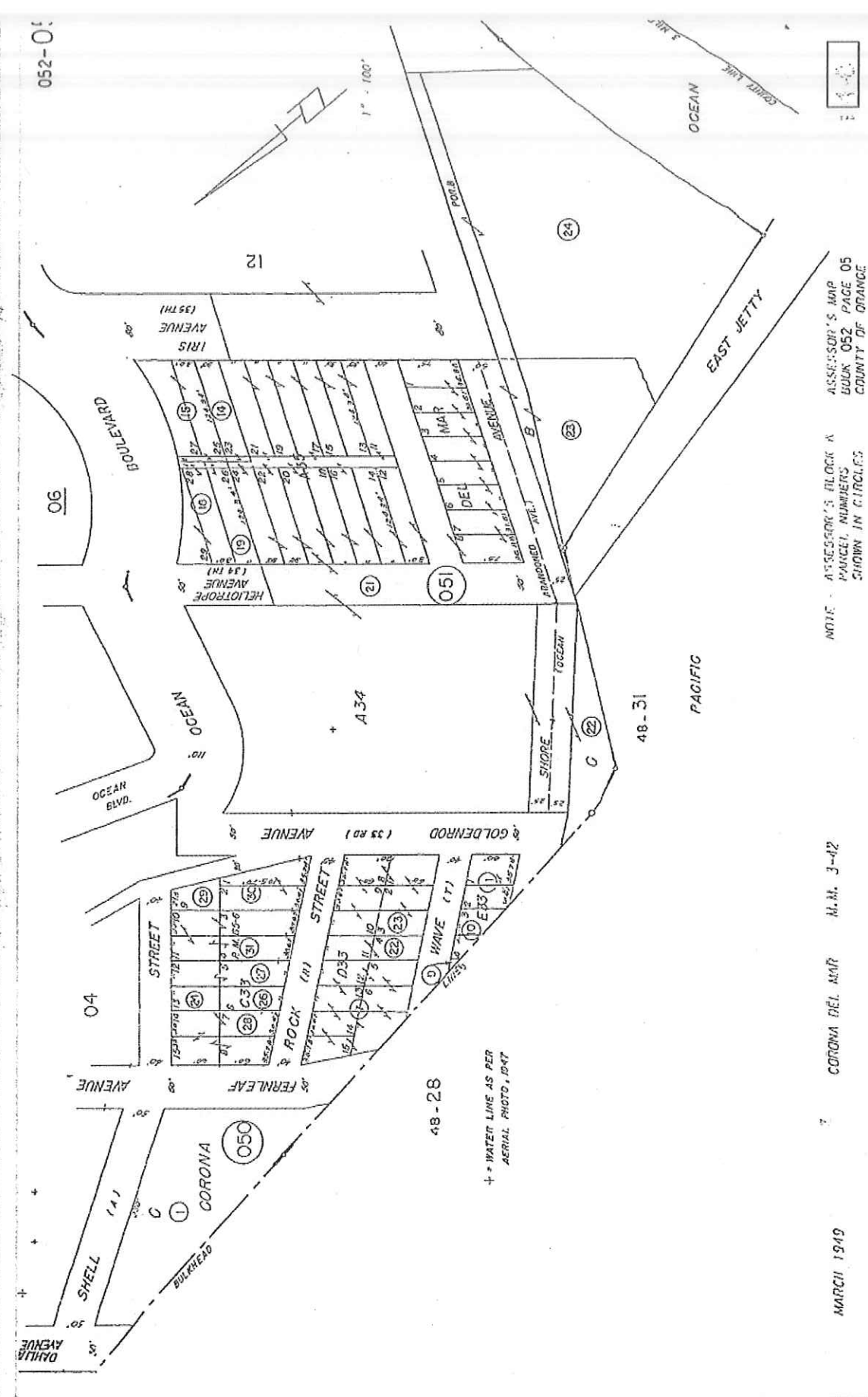
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 048 PAGE 14 COUNTY OF ORANGE

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BALBOA TRACT M.M. 4 - 11  
 EAST SIDE ADD. TO BALBOA TR M.M. 4 - 20  
 BAY FRONT SECTION M.M. 6 - 15  
 PARCEL MAP P.M. 79 - 18, 215 - 26,  
 P.M. 218 - 9, 252 - 15

MARCH 1949



052-01



10/51

ASSESSOR'S MAP  
 BULK 052 PAGE 05  
 COUNTY OF ORANGE

NOTE: ASSESSOR'S BLOCK A  
 PARCEL NUMBERS  
 SHOWN IN CIRCLES

CORONA DEL MAR M.M. 3-42

MARCH 1949

48-28

+ WATER LINE AS PER  
 AERIAL PHOTO, 1947

48-31

PACIFIC

EAST JETTY

BOULEVARD

IRIS AVENUE (35TH)

HELIOTROPE AVENUE (34TH)

GOLDENROD AVENUE (33RD)

AVENUE

STREET

STREET

STREET

WAVE (17)

WAVE (17)

WAVE (17)

WAVE (17)

WAVE (17)

WAVE (17)

WAVE (17)

WAVE (17)

WAVE (17)

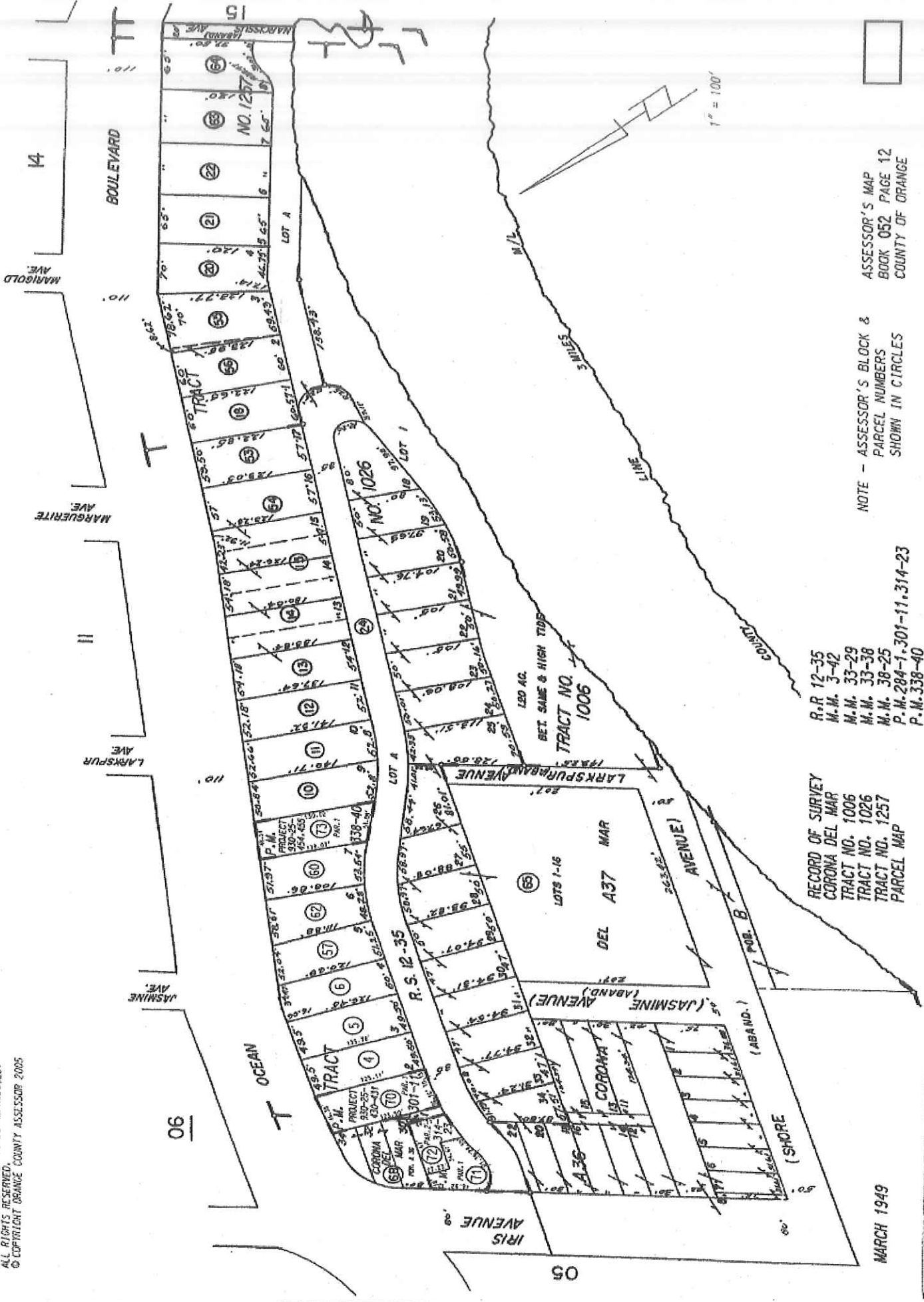
WAVE (17)

WAVE (17)

WAVE (17)

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052-12



RECORD OF SURVEY  
 CORONA DEL MAR  
 TRACT NO. 1006  
 TRACT NO. 1026  
 TRACT NO. 1257  
 PARCEL MAP

R.R. 12-35  
 M.M. 3-42  
 M.M. 33-29  
 M.M. 33-38  
 M.M. 38-25  
 P.M. 284-7, 301-11, 314-23  
 P.M. 338-40

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP  
 BOOK 052 PAGE 12  
 COUNTY OF ORANGE

MARCH 1949

**Page 8, Item 6**  
Vicinity Map





**Legend**

- Lateral Access
- ▲ Vertical Access
- Fire Ring Area

27 Fire Rings

0 275ft

