

MARINE TAXONOMIC SERVICES, LTD.

# Initial Resource Survey for the Newport Beach Junior Lifeguard Building Project, Newport Beach, California

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January 7, 2021

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**Marine Taxonomic Services Ltd. 2021. Initial Resource Survey for the Newport Beach Junior Lifeguard Building Project, Newport Beach, California. Prepared for Jeff Katz Architecture. January 7, 2021.**



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## 1 Introduction

Marine Taxonomic Services, Ltd. (MTS) was contracted by Jeff Katz Architecture to provide an Initial Site Resources Survey (ISRS) in support of environmental survey needs related to the Newport Beach Junior Lifeguard Building Project (Project) in Newport Beach, California. MTS has completed a survey of the resources occurring within the vicinity of the Project site and has prepared the following report on its findings.

### 1-1 Location

The proposed Project site in Newport Beach, California, is located along the beach between Main Street, where the public can access the Balboa pier, and A Street (Figure 1). It is centrally located between a large recreational grassy field to the east and a walking park to the west. Immediately south of the Project site is the beach and playground and directly north of the Project site is the public board walk. Most of the Project site currently functions as a public parking lot and extends into the neighboring walking park. The walking park consists of a grassy lawn, ornamental palm trees, and succulent garden beds.

### 1-2 Background

The proposed Project involves removal of the old Newport Beach Junior Lifeguard (NBJLG) building located on beach sand immediately west of the parking lot, construction of a new building within the current parking lot, and reconfiguration of the current parking lot within the current walking park area. The proposed Project would construct a 7,310 square foot updated and functional facility for use by the NBJLGs. The proposed Project plans intend to extend the parking lot toward the board walk and southwestern corner of the current walking park area to accommodate for facility use and recreational parking. Project plans are included as Appendix A.

The intent of proposed Project plan is to construct a better functioning structure for the NBJLG while maintaining parking for recreational use by the public. Where the parking lot extends into landscaped portions of the Project site, the goal was to reconfigure the parking lot in the least biologically sensitive portion of the Project site while preserving existing landscaping present within the Project site to the extent practicable.

### 1-3 Regulatory Requirements

The survey was intended to support guidelines listed within in the City of Newport Beach Municipal Code, Chapter 21.30B - Habitat Protection (21.30B). The goal of the survey was to identify the presence or potential for wetland or sensitive habitat, vegetation, or wildlife species in the Project site.

This Project does not meet the “Applicability” standards under 21-30B.020 – Initial Site Resource Survey. The Project site is not located within 100-feet of an Environmental Study Area (ESA); nor does it contain southern coastal foredune or southern dune scrub habitat. A delineated wetland, designated

Environmentally Sensitive Habitat Area (ESHA), ESHA buffer, or wetland buffer does not occur within 100-feet of the Project site; nor does it contain a habitat area where there is substantial evidence of the presence of a wetland or ESHA.

The Project does not fall under the ESHA designation as and ESHA is defined as “Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments shall be designated as an ESHA”. Existing developed areas are exempt from the ESHA designation.

The proposed Project qualifies as exempt from an ISRS as construction and demolition (inherently) are occurring over previously developed lands. However, due to the proximity of the Project site to Waters of the United States, an ISRS survey was performed.

Waters of the United States, as defined in the Code of Federal Regulations (CFR) include the territorial seas, and waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including waters which are subject to the ebb and flow of the tide, all waters of tributaries to waters such as lakes, rivers, intermittent and perennial streams, mudflats, sandflats, natural ponds, wetlands, wet meadows, and other habitats. Frequently, United States tidal waters are demarcated by the ordinary high-water mark (OHWM), defined as the line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the beach, deposition of kelp, litter, or other debris that may form a natural line, or other appropriate means that consider the characteristics of the surrounding areas. Typically, in this area, the OHWM is indicated by the presence of kelp and debris along with compacted wet sand forming a line on the beach.



Figure 1. Vicinity map of the Project site in Newport Beach, CA.

## 2 Methods

MTS personnel Grace Teller and Hanna Joss performed an ISRS of the Project site on December 14, 2020. The purpose of the ISRS was to identify sensitive habitat, species, and vegetation, and determine the potential for the area within the Project site to be utilized as wetland habitat. MTS performed the ISRS by conducting a visual walking survey and by collection of elevation data (Figure 2).

### 2-1 Visual Survey

The visual survey was performed to visually search for sensitive habitat, sensitive species, and sensitive vegetation within the Project site (Figure 2). The visual survey was performed by a qualified biologist walking within the visual survey area. As the biologist walked the visual survey area, they recorded observations of species seen and if any sensitive species or resources were present. The biologist also considered the value of the observed habitats as potential habitat for species such as migratory nesting birds that could not be observed given the timing of the survey.

### 2-2 Elevation Survey

The elevation survey was performed to understand tidal influences within the Project site and the potential for wetland habitat presence. Elevation measurements were collected within the elevation survey area, including the Project site and the adjacent beach (Figure 2). Measurements were collected using a real time kinematic (RTK) global navigation satellite system (GNSS) receiver and a rod and level.

A Reach multi-band RTK GNSS receiver (Reach) was used to collect elevation measurements and establish project benchmarks for a level and rod survey. The Reach collected measurements within 4 centimeters of vertical variation. Reach measurements were recorded using an Android application-based program developed to work with the Reach. The survey was referenced to a nearby known geographic survey marker, benchmark, at the start and end of the survey. The elevation of the survey marker 1E-116-99 is published and was used to check the accuracy of the Reach (OC Public Works 2015).

Traditional methodologies were also employed to collect elevation data throughout elevation survey area. A leveling rod and optical transit level were used to collect supplemental elevation measurements. The level was placed on the beach sand berm within view of the Project site. Measurements were collected by walking an approximated grid of the Project site and beach (approximated by walking 20 paces). One MTS personnel was stationed on the beach on top of the sand berm and used the transit level to view the leveling rod, held perpendicular to the ground by the second MTS personnel at each data collection point. Once the crosshairs of the level were aligned with the rod, the elevation measurement was recorded, and the next point was surveyed. The position of each data collection point was recorded using a differential geographic positioning system (dGPS) connected to a phone App. Reach elevation data was collected at two of the rod survey points to tie the two methods together. Additional elevations were collected directly by the Reach RTK GNSS to supplement the survey.

Upon completion of the field survey effort, RTK GNSS and rod measurements were correlated to one another to determine the accuracy of measurements recorded. Once the elevation data was reviewed, contours were mapped within the survey area.





Figure 2. Map of survey area extents including the Project Site boundary, elevation survey area, and visual survey area.

## 3 Results

### 3-1 Visual Survey

Results of the visual survey did not indicate the presence of any sensitive habitat or species within the Project. The Project site is generally composed of a parking lot, recreational park, and beach area. Within the parking lot common species observed included Western gull (*Larus occidentalis*), American crow (*Corvus brachyrhynchos*), and rock dove (*Columba livia*). Within the recreational park, ornamental palm trees, grass lawn, and ornamental planter beds were observed. Black phoebe (*Sayornis nigricans*), European starling (*Sturnus vulgaris*), house sparrow (*Passer domesticus*), and American crows were common within the recreational park area. Species observed on the beach included western gull and common tern (*Sterna hirundo*). Neither sensitive or nesting avian species were observed during the visual survey of the Project site and nearby beach. It is likely that western snowy plover (*Charadrius alexandrinus nivosus*; State of California species of special concern; federally listed as threatened) and California least tern (*Sternula antillarum browni*; State of California endangered; federally listed as endangered) would be occasionally observed near the shoreline and over the water. The Project site does not provide nesting habitat for either species due to existing disturbance from recreational use. Sensitive vegetation was not observed within the Project site or on the beach fronting the Project site.

### 3-2 Elevation Survey

The results of the elevation survey indicated that the Project site is 10-ft MLLW above sea level. Moving toward the beach area elevation decreases to 9-ft MLLW before reaching the sand berm where the elevation increases between 15 and 17-ft MLLW. The OHWM was mapped on the beach side of the sand berm between 10 and 11-ft. The OHWM was easily identified by compacted sand and residual kelp debris along the beach. The OHWM was identified approximately 200-ft to the south of the Project site boundary. Although elevations at the Project site were observed that were lower than the observations associated with the OHWM, those locations exist behind the beach. This means these areas are not within waters of the United States as defined by Section 10 of the Rivers and Harbors Act of 1899 (U.S.C. 1899). It is suggested that the U.S. Army Corps of Engineers be consulted for a Jurisdictional Determination to confirm this assessment.



Figure 3. Map of elevation survey results delineating the Project site in Newport Beach. Data provided for habitat assessment purposes. Not intended to replace a certified land survey and not intended for navigation.

## 4 Conclusions

MTS documented common flora and fauna within the visual survey area. Neither sensitive species nor habitats were observed. MTS documented elevation throughout the elevation survey area. Elevation data collected indicated that Waters of the United States were not located within the Project site or within the 100-foot Project site buffer. Additionally, elevation data indicated that there was not any potential for wetland habitat within the 100-foot Project site buffer.

The Project site does not meet criteria set by the Federal Manual for Identification and Delineating Jurisdictional Wetlands (1989). The Project site does not have a predominance of plant life that is adapted to life in wet conditions (hydrophytic vegetation). Soils that saturate, flood, or pond long enough during the growing season to develop anaerobic conditions were not observed nor could they potentially occur based on elevation survey results within the Project site. Neither artifacts or observations of permanent or periodic inundation or soil saturation were observed. Wetland vegetation was not observed within the visual survey area. However, it is suggested that the U.S. Army Corps of Engineers be consulted to determine jurisdiction prior to Project implementation.

The proposed project occurs over previously developed lands and includes removal of the old NBJLG structure currently residing on the beach. The project would create additional beach habitat by removal of the old NBJLG structure. Neither sensitive species or habitats were observed within the Project site or within 100-ft of the Project site, thus the potential for impact to sensitive resources was not identified. Over the longer term, removal of the old NBJLG structure from the beach increases the potential for future foredune habitat restoration and adaptive management associated with climate change. While the proposed project would result in removal of portions of the walking park, these impacts would be localized to previously developed land and ornamental plantings.

## 5 References

Newport Beach LCP Implementation Plan. City of Newport Beach Municipal Code. Chapter 21.30B – Habitat Protection. Accessed on December 16, 2020.

[https://www.newportbeachca.gov/pln/LCP/LCP\\_Zoning/24\\_Chapter%2021.30B%20-%20Habitat%20Protection.pdf](https://www.newportbeachca.gov/pln/LCP/LCP_Zoning/24_Chapter%2021.30B%20-%20Habitat%20Protection.pdf)

Federal Interagency Committee for Wetland Delineation. 1989. Federal Manual for Identifying and Delineating Jurisdictional Wetlands. U.S. Army Corps of Engineers, U.S. Environmental Protection Agency, U.S. Fish and Wildlife Services, and U.S.D.A. Soil Conservation Service. Washington, D.C. Cooperative Technical Publication.

Fish and Game Code (FGC). 2003. Division 3. Fish and Game Generally [2000 – 2948]. Chapter 10. Natural Community Conservation Planning Act [2800 – 2835]. Natural Community Conservation Planning Act. Repealed and added by Stats. 2002, Ch. 4, Sec. 2. Effective January 1, 2003.)

Orange County Public Works. 2015. Vertical Control Data Sheet O.C.S. 1995 Adjustment. Designation: 1E-116-99. Revised on April 8, 2015. Accessed on December 12, 2020.  
<http://prg.ocpublicworks.com/documents/ocsurvey/OCS%20Data%20Sheets/Vertical/1E-116-99.pdf>

U.S. Congress. “Rivers and Harbors Appropriation Act of 1899. Section 10. 33 U.S.C. 403.

## Appendix A: Project Plans

# NEWPORT BEACH JUNIOR LIFEGUARD BUILDING

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PARKS, BEACHES AND RECREATION COMMISSION

06 OCTOBER 2020

**JKA** j e f f k a t z  
ARCHITECTURE

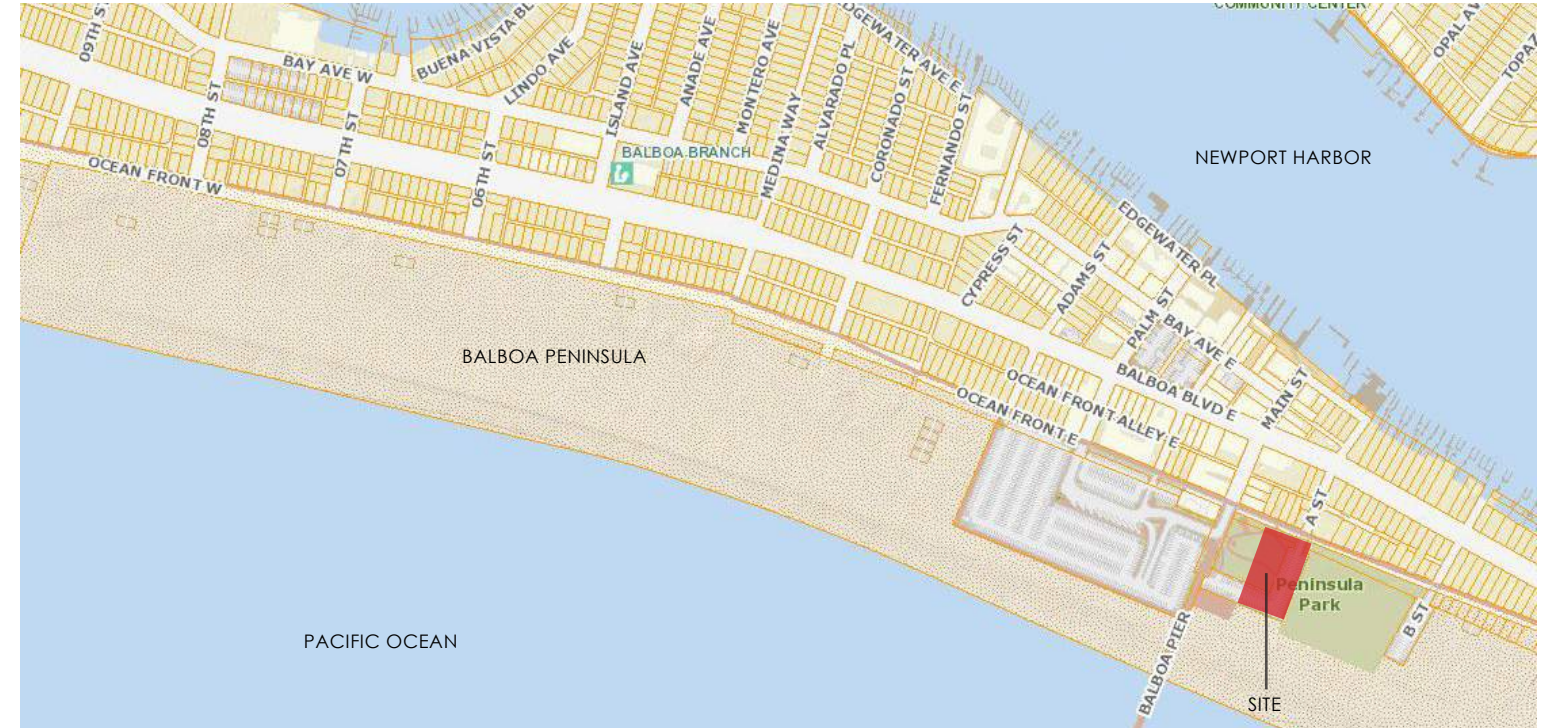




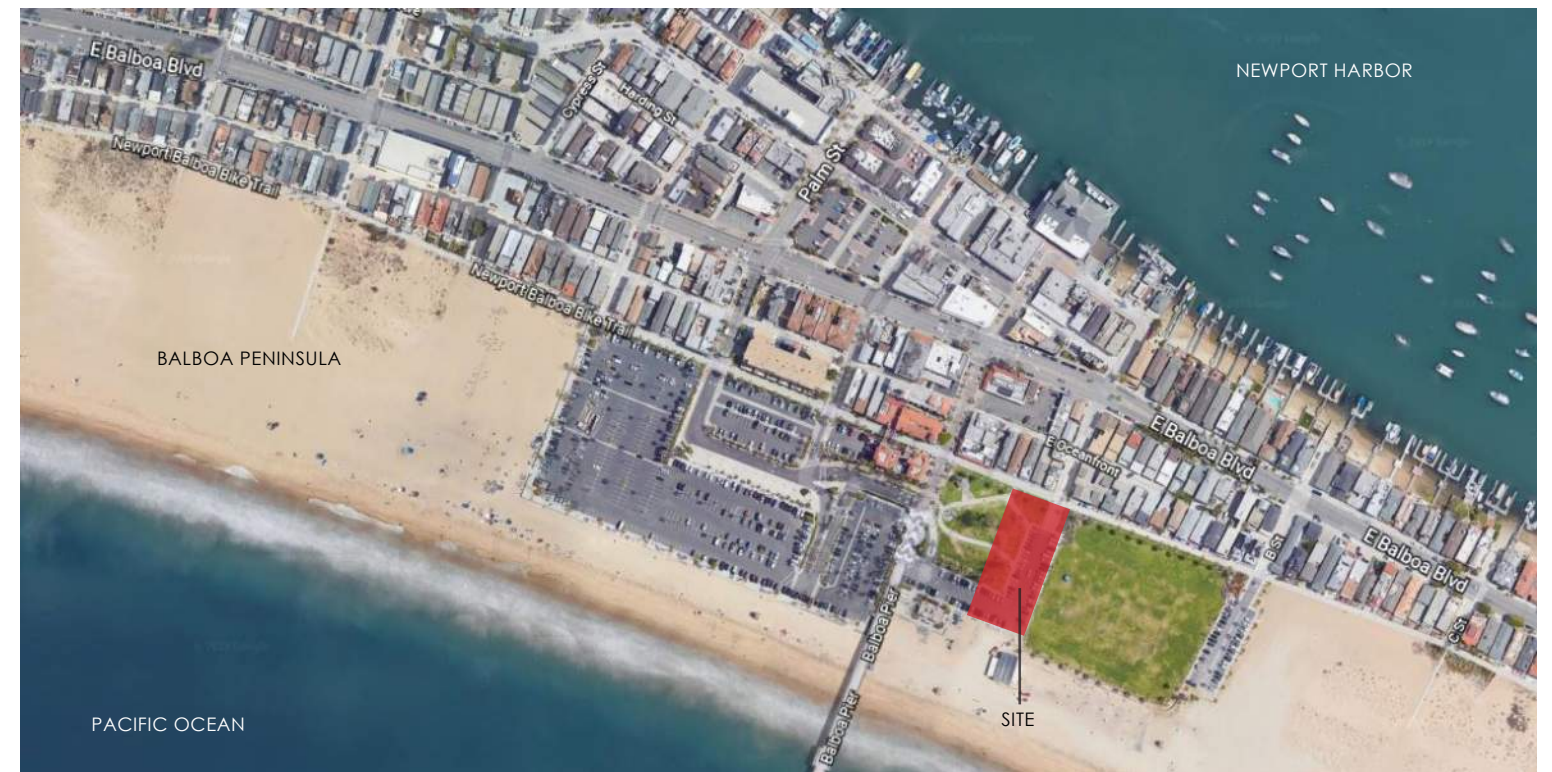
EXISTING FACILITY



EXISTING LOT

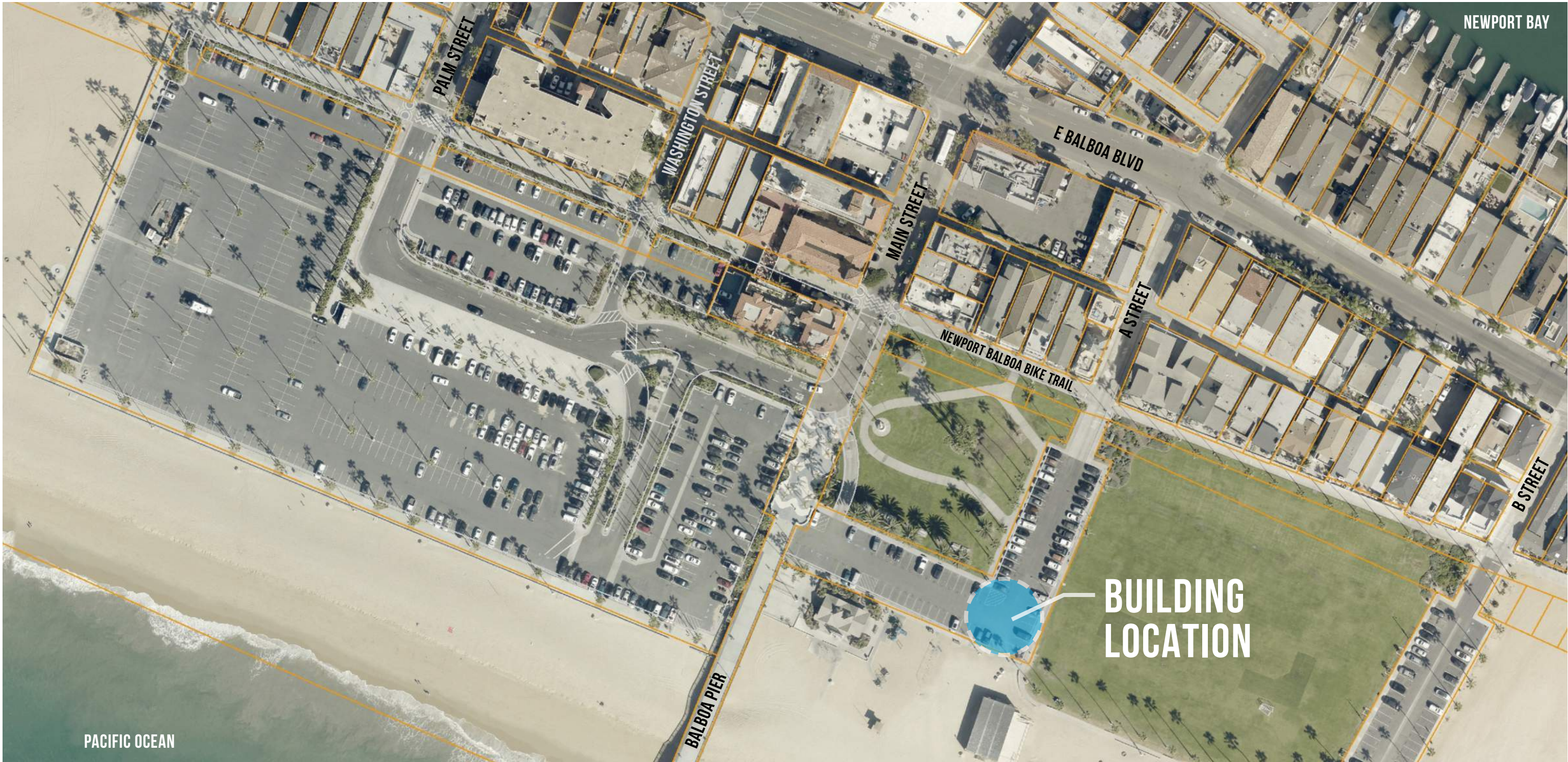


LOCATION MAP



VICINITY MAP

# OVERALL SITE AREA

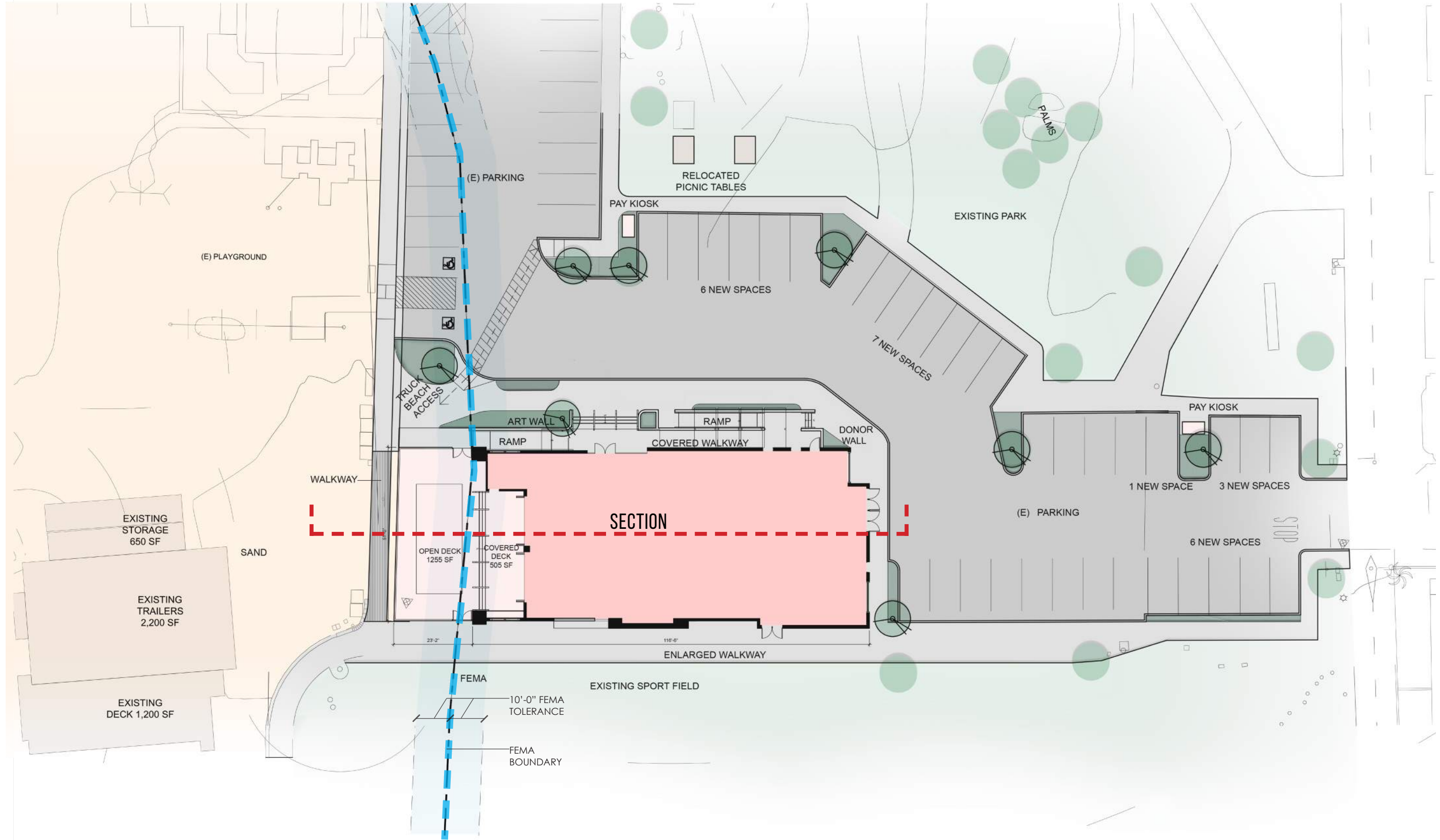


NEWPORT BEACH JUNIOR LIFEGUARD BUILDING - SCHEMATIC DESIGN/CITY SUBMITTAL

DATE: 10/06/2020



# SITE PLAN

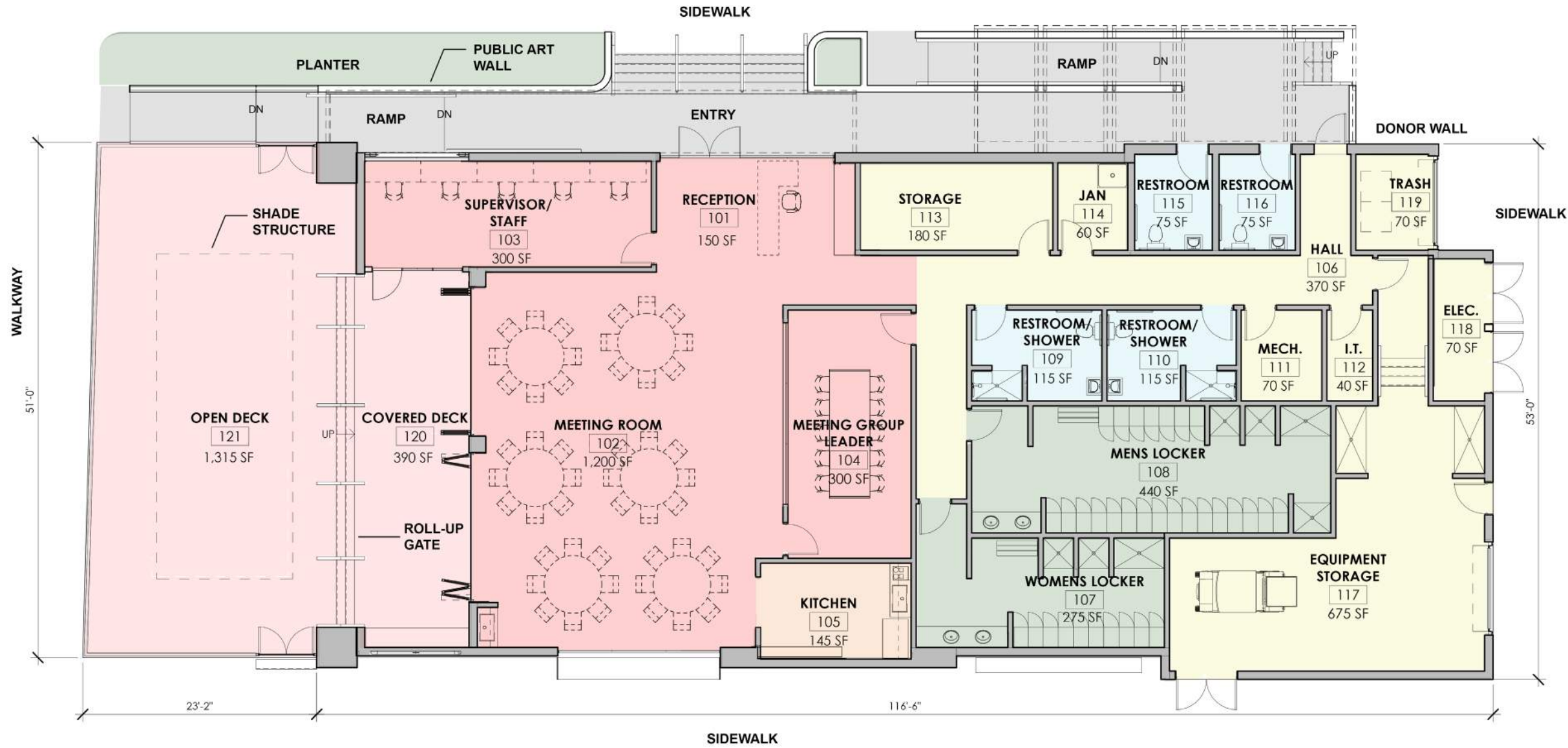


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DATE: 10/06/2020

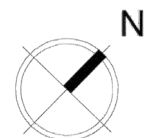


# CONCEPT - FLOOR PLAN

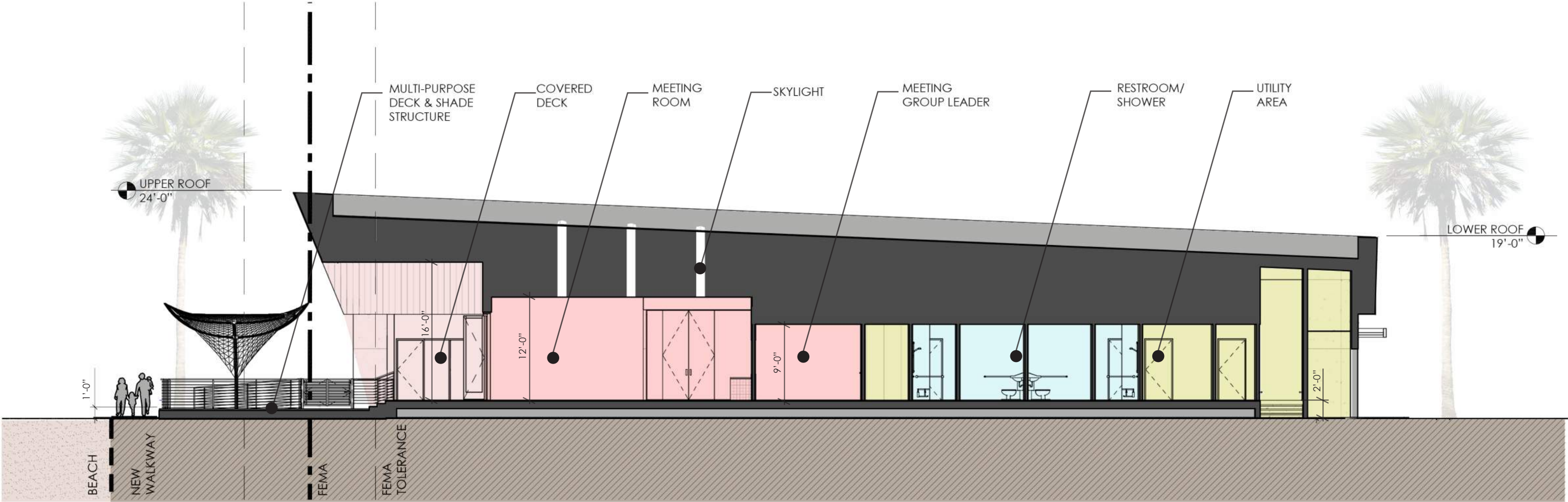


## LEGEND

- RESTROOMS & LOCKERS- 380 SQ. FT.
- ADMIN. & EVENT SPACE- 1,950 SQ. FT.
- EXTERIOR CIRCULATION- 880 SQ. FT.
- EXTERIOR EVENT SPACE & DECK- 1,705 SQ. FT.
- KITCHEN/BREAK ROOM & CATERING- 145 SQ. FT.
- FLEX SPACE - LOCKERS & STORAGE- 715 SQ. FT.
- UTILITY AND STORAGE AREAS- 1,535 SQ. FT.



# CONCEPT - BUILDING SECTION



# CONCEPT - BUILDING ELEVATIONS



WEST ELEVATION

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# CONCEPT - BUILDING ELEVATIONS



SOUTH ELEVATION

# CONCEPT - BUILDING ELEVATIONS



EAST ELEVATION

# CONCEPT - BUILDING ELEVATIONS



NORTH ELEVATION

# CONCEPT - RENDERINGS



EXTERIOR BIRDS EYE VIEW

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# CONCEPT - RENDERINGS



EXTERIOR VIEW 2

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# CONCEPT - RENDERINGS



EXTERIOR VIEW 3

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DATE: 10/06/2020



# CONCEPT - RENDERINGS



EXTERIOR VIEW 4

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# CONCEPT - RENDERINGS



INTERIOR VIEW 1

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DATE: 10/06/2020

# CONCEPT - RENDERINGS



INTERIOR VIEW 3

NEWPORT BEACH JUNIOR LIFEGUARD BUILDING - SCHEMATIC DESIGN/CITY SUBMITTAL

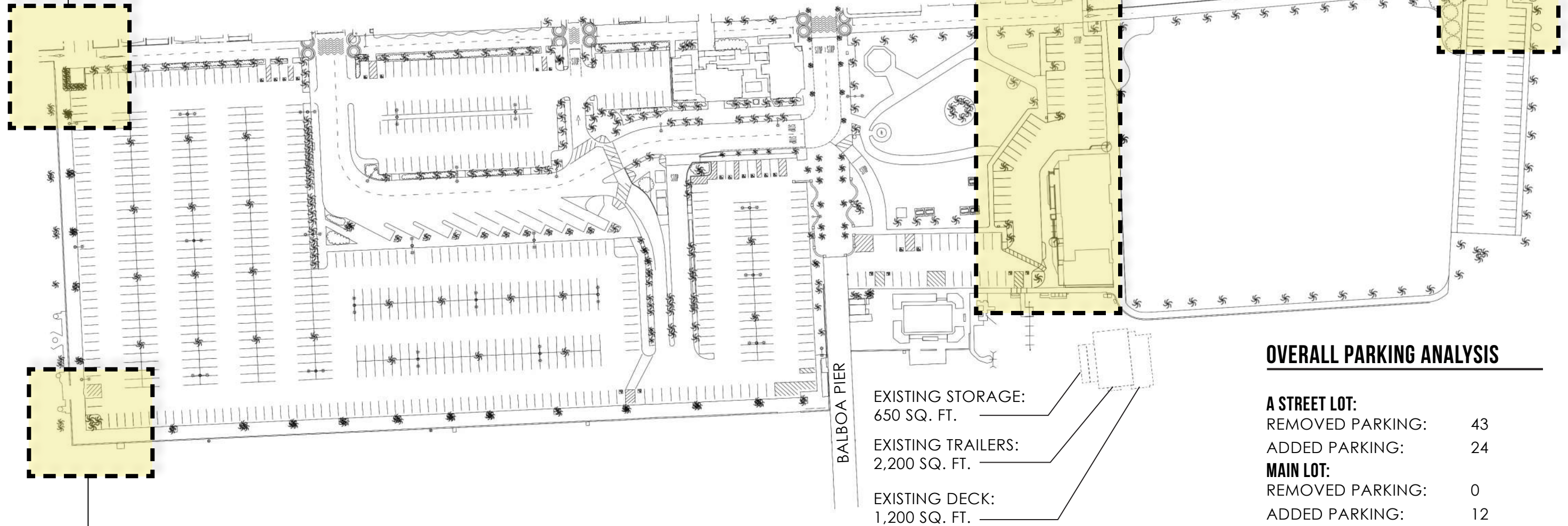
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# OVERALL SITE PLAN

MAIN PARKING LOT  
(AREA A)

A STREET LOT

B STREET LOT



MAIN PARKING LOT  
(AREA B)

BALBOA PIER

EXISTING STORAGE:  
650 SQ. FT.

EXISTING TRAILERS:  
2,200 SQ. FT.

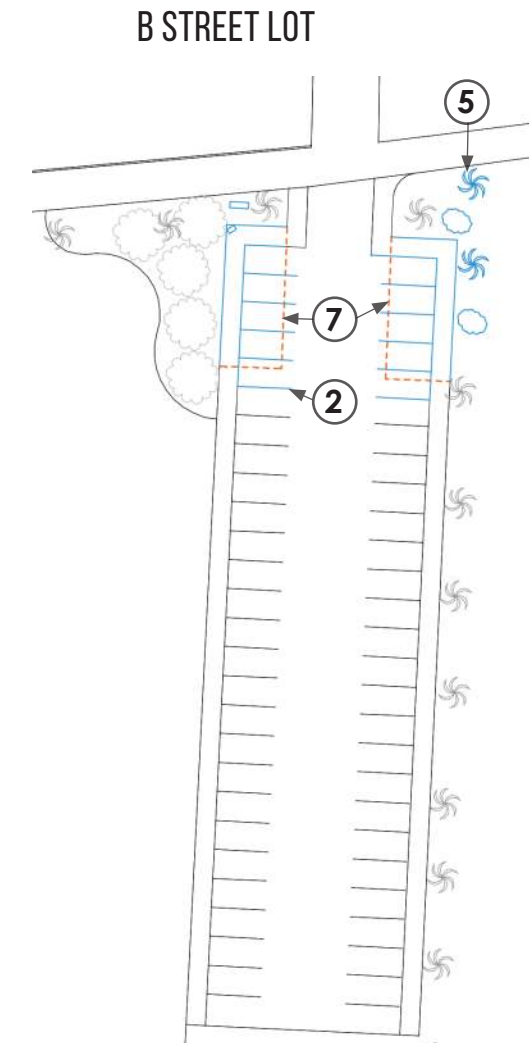
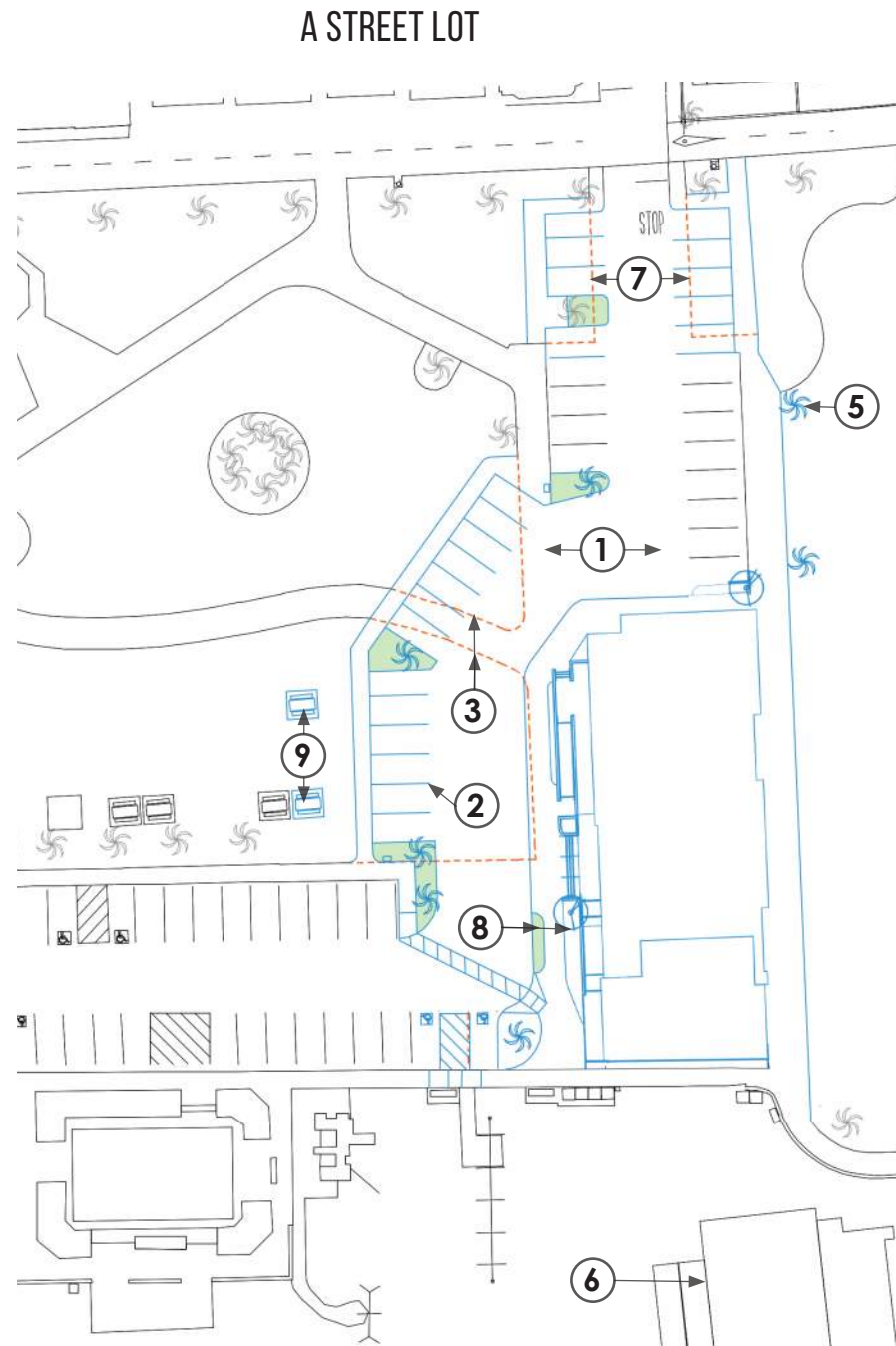
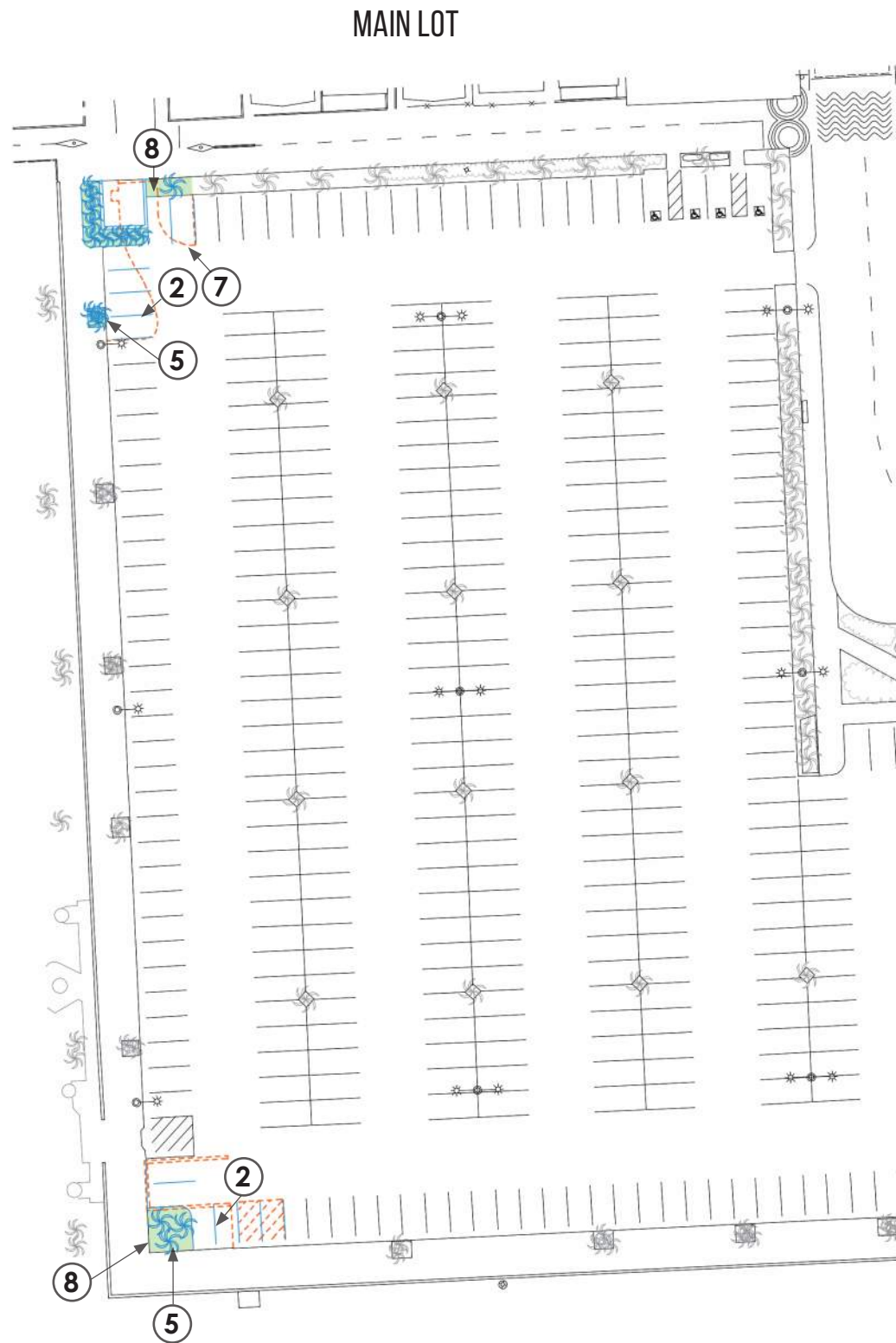
EXISTING DECK:  
1,200 SQ. FT.

## OVERALL PARKING ANALYSIS

<b>A STREET LOT:</b>	
REMOVED PARKING:	43
ADDED PARKING:	24
<b>MAIN LOT:</b>	
REMOVED PARKING:	0
ADDED PARKING:	12
<b>B STREET LOT:</b>	
REMOVED PARKING:	0
ADDED PARKING:	10
<b>TOTAL ADDED:</b>	46
(NET POSITIVE OF 3 PARKING SPACES)	

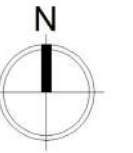


# OVERALL ANALYSIS



**LEGEND**

- EXISTING
- DEMO
- NEW



OVERALL AREA ANALYSIS	
① REMOVED PARKING:	43
② ADDED PARKING:	46
③ REMOVED PARK SPACE:	4,200 SQ. FT.
④ REMOVED TREES:	26
⑤ ADDED TREES:	26
⑥ REGAINED PUBLIC BEACH AREA:	4,009 SQ. FT.
⑦ REMOVED LANDSCAPING:	4,100 SQ. FT.
⑧ ADDED LANDSCAPING:	1,230 SQ. FT.
⑨ RELOCATED TABLES & BENCHES:	2

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DATE: 10/06/2020



# THANK YOU! QUESTIONS?

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ARCHITECTURE

