



## CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

December 11, 2025  
Agenda Item No. 4

**SUBJECT:** Fletcher Jones Temporary Parking Lot (PA2025-0141)  
▪ Limited Term Permit

**SITE LOCATION:** 20052 Birch Street

**APPLICANT:** Austin Hahn, Allegro Civil Engineers

**OWNER:** Jones Bristol Parcel LLC

**PLANNER:** Jerry Arregui, Assistant Planner  
[jarregui@newportbeachca.gov](mailto:jarregui@newportbeachca.gov), 949-644-3249

---

### **LAND USE AND ZONING**

- **General Plan Land Use Plan Category:** General Commercial Office (CO-G)
- **Zoning District:** Santa Ana Height Specific Plan Business Park (SP-7 BP)

### **PROJECT SUMMARY**

The applicant requests a limited term permit (LTP) to allow the operation of a temporary vehicle parking lot from January 26, 2026 through January 26, 2027 between the hours of 5 a.m. to 10 p.m., Monday through Saturday, and 6 a.m. to 10 p.m. on Sunday. The parking lot would operate as an extension of the adjacent Fletcher Jones airport shuttle facility by providing overflow parking, establishing vehicular connectivity to the shuttle facility, and facilitating construction staging for the facility's redevelopment. The temporary lot would include the installation of semi-permeable gravel, two temporary light fixtures and two temporary mobile surveillance trailers with camera equipment for security purposes. While temporary improvements are proposed to accommodate the parking lot, no permanent improvements are proposed.

### **RECOMMENDATION**

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304 under Class 4 (Minor Alterations to Land) 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 the Limited Term Permit filed as PA2025-0141 (Attachment No. ZA 1).



## **DISCUSSION**

### *Project Background and Zoning*

- The subject property is located on Birch Street in the Santa Ana Heights neighborhood. The property is zoned Santa Ana Height Specific Plan (SP-7), specifically located in the Business Park District (BP) and is categorized as General Commercial Office (CO-G) by the Land Use Element of the General Plan. The property is located approximately one mile south of John Wayne Airport.
- Fletcher Jones Motorcars currently operates an airport shuttle and carwash facility on an adjacent property addressed as 2172, 2192 and 2222 South Bristol Street, which offers vehicle parking, carwash and shuttle service to and from John Wayne Airport to preferred customers. On February 23, 2023, the Planning Commission approved a Conditional Use Permit (PA2022-128) to allow the redevelopment of the facility to include a new carwash and with detailing bays and retention of the shuttle office. The shuttle is authorized to operate between the hours of 5 a.m. to 10 p.m., Monday through Saturday, and 6 a.m. to 10 p.m. on Sunday. Therefore, a temporary parking facility is necessary for the continued operation of the shuttle service during the redevelopment of the adjacent site.
- The subject property is currently developed with a single-unit residence and two-unit residence and abuts the Fletcher Jones airport shuttle facility towards the rear of the property as shown in Figure 1 below. Residential uses are not allowed within SP-7 BP District and are considered legal nonconforming. This existing development has been approved to be demolished pursuant to Building Permit Nos. U2025-0470 and U2025-0520 through U2025-0522, in compliance with the Housing Crisis Act of 2019.

*(Remainder of Page Intentionally Left Blank)*





*Figure 1: Oblique Image of Subject Property*

- Birch Street is primarily developed multi-story, medical and professional office buildings which are also located within the SP-7 BP District. The property is bounded by a Starbucks coffee shop and the Fletcher Jones airport shuttle facility to the north, a single-unit residential equestrian property developed with a storage facility to the east, and a multi-tenant, medical and professional office building to the south. There is a multi-unit residential development approximately 200 feet south of the property along Birch Street followed by four single-unit residences situated further south. These residential uses are also located within the SP-7 BP District and are considered legal nonconforming uses.

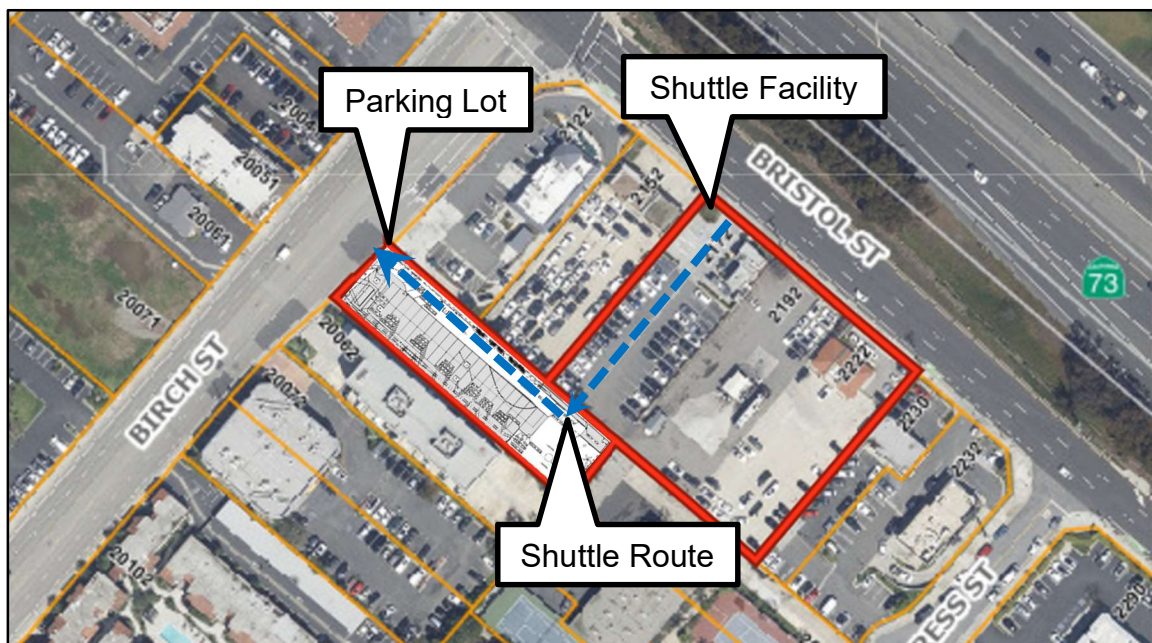
#### *Proposed Operation*

- The project is for the operation of a temporary vehicle parking lot from January 26, 2026, through January 26, 2027, between the hours of 5 a.m. to 10 p.m., Monday through Saturday, and 6 a.m. to 10 p.m. on Sunday. The parking lot would operate as an extension of the adjacent Fletcher Jones airport shuttle facility by providing overflow parking, establishing vehicular connectivity to the shuttle facility to create an exit route onto Birch Street for the shuttle vehicles, and facilitating construction staging for the redevelopment of the airport shuttle facility. The project would include the installation of semi-permeable gravel, two temporary light fixtures and two temporary mobile surveillance trailers with camera equipment for security purposes. No permanent improvements to the property are proposed. Full-time security personnel would also be onsite 24 hours a day to further increase security.



The project would allow for the continued operation of the airport shuttle service during the redevelopment of the adjacent shuttle and carwash facility.

- Pursuant to subsection 20.90.120 (C) (Business Park District: SP-7 (BP) – Temporary Uses Permitted) of the NBMC, outdoor storage of vehicles and vans, equipment, materials and temporary structures directly associated with these uses are allowed within the SP-7 BP District, subject to approval of a LTP.
- Vehicular access to the property will be created from the adjacent Fletcher Jones airport shuttle facility located at 2172, 2192 and 2222 South Bristol Street as shown in Figure 2 below. The Public Works Department has reviewed the project and included Condition of Approval Nos. 24 and 25, which require the property's driveway to operate as a one-way outbound access onto Birch Street for shuttle operators only. These conditions ensure that patrons of the airport shuttle service do not enter the property which mitigates any queuing impacts along Birch Street.





NBMC including, but not limited to, site fencing, setbacks, height, and surface material.

- Condition of Approval No. 7 requires that vehicle storage, mobile surveillance trailers, or any similar temporary equipment or structures, be setback a minimum of 10 feet from the property line abutting Birch Street. Additionally, Conditional of Approval No 8. requires the applicant to submit a Final Landscaping Plan to comply with the SP-7 BP design guidelines and screening requirements.
- The project has been reviewed and includes conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. Based on the NBMC requirements and the proposed conditions of approval, the project is not anticipated to impact the nearby nonconforming residential uses and should not result in a detriment to the surrounding land uses.

## **ENVIRONMENTAL REVIEW**

This Project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Section 15304 under Class 4 (Minor Alterations to Land).

The Class 4 exemption is for minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. This includes minor temporary uses of land having negligible or no permanent effects on the environment including but not limited to carnivals or sales of Christmas trees. The Project is for a temporary parking lot which utilizes temporary improvements resulting in a negligible effect on the environment. Therefore, the Class 4 exemption is applicable.

There are no known exceptions listed in CEQA Guidelines Section 15300.2 that would invalidate the use of this exemption. 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.

## **PUBLIC NOTICE**

Notice of this application was published in the Daily Pilot, mailed to all owners 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 NBMC. 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 this Resolution was adopted unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Chapter 20.64 (Appeals) of the NBMC. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:



\_\_\_\_\_  
Jerry Arregui  
Assistant Planner

DL/ja

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	Applicant's Project Description
	ZA 4	Project Plans



# **Attachment No. ZA 1**

Draft Resolution



## **RESOLUTION NO. ZA2025-####**

### **A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA, APPROVING A LIMITED TERM PERMIT FOR A TEMPORARY PARKING LOT LOCATED AT 20052 BIRCH STREET (PA2025-0141)**

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

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

1. An application was filed by Austin Hahn of Allegro Civil Engineers (Applicant) on behalf of Jones Bristol Parcel LLC (Owner), with respect to property located at 20052 Birch Street and legally described as northeasterly one half of Lot 140 of Tract 706, Harbor View addition to Santa Ana Heights, as shown on a map recorded in Book 21, Page 25 of Miscellaneous Maps, Records of Orange County, California (Property).
2. Fletcher Jones Motorcars (Fletcher Jones) currently operates an airport shuttle and carwash facility on an adjacent property addressed as 2172, 2192 and 2222 South Bristol Street which offers vehicle parking, carwash and shuttle service to and from John Wayne Airport to preferred customers. On February 23, 2023, the Planning Commission approved a Conditional Use Permit (PA2022-128) to allow the redevelopment of the facility to include a new carwash and with detailing bays and retention of the shuttle office. The shuttle is authorized to operate between the hours of 5 a.m. to 10 p.m., Monday through Saturday, and 6 a.m. to 10 p.m. on Sunday.
3. The Applicant requests a limited term permit (LTP) to allow the operation of a temporary vehicle parking lot from January 26, 2026, through January 26, 2027, between the hours of 5 a.m. to 10 p.m., Monday through Saturday, and 6 a.m. to 10 p.m. on Sunday. The parking lot would operate as an extension of the adjacent Fletcher Jones airport shuttle facility by providing overflow parking, establishing vehicular connectivity to create an exit route onto Birch Street for shuttle vehicles, and accommodating construction staging for the facility's redevelopment. The project includes the installation of semi-permeable gravel, two temporary light fixtures, and two temporary mobile surveillance trailers with camera equipment for security purposes. No permanent improvements to the Property are proposed. Full-time security personnel would also be onsite 24 hours a day to further increase security (Project). The Project would allow for the continued operation of the airport shuttle service during the redevelopment of the adjacent shuttle and carwash facility.
4. The Property is categorized as General Commercial Office (CO-G) by the Land Use Element of the General Plan and is located within the Santa Ana Height Specific Plan Business Park (SP-7 BP) Zoning District.
5. The Property is currently developed with a single-unit residence, a two-unit residence, and accessory structures. This existing development has been approved to be demolished pursuant to Building Permit Nos. U2025-0470 and U2025-0520 through



U2025-0522, in compliance with the Housing Crisis Act of 2019. Residential uses are not allowed within SP-7 BP District and are considered legal nonconforming.

6. A public hearing was held on December 11, 2025, online via Zoom. A notice of the time, place, and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). 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 exempt from the California Environmental Quality Act (CEQA) under Section 15304 under Class 4 (Minor Alterations to Land) 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 Class 4 exemption is for minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Class 4 exemption also includes minor temporary uses of land having negligible or no permanent effects on the environment including but not limited to carnivals or sales of Christmas trees. The Project is for a temporary parking lot which utilizes temporary improvements resulting in a negligible effect on the environment. Therefore, the Class 4 exemption is applicable.
3. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The Project 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.

### ***Limited Term Permit***

In accordance with Section 20.52.040(G) (Limited Term Permits – Finding and Decision) of the Newport Beach Municipal Code (NBMC), the findings and facts in support of such findings are set forth as follows:

#### Finding:

- A. *The operation of the limited duration use at the location proposed and within the time period specified would not be detrimental to the harmonious and orderly growth of the City, nor endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working in the neighborhood of the requested limited duration use.*



Facts in Support of Finding:

1. The LTP will allow the operation of the temporary parking lot for more than 90 days. Condition of Approval No. 5 establishes the duration of the Project from January 26, 2026, through January 26, 2027. The Project will allow for the continued operation of the Fletcher Jones airport shuttle service during the redevelopment of the facility.
2. Condition of Approval No. 6 limits the hours of operation of the Project to between 5 a.m. to 10 p.m., Monday through Saturday, and 6 a.m. to 10 p.m. on Sunday. These operating hours align with the operating hours of the airport shuttle facility.
3. The Project will include the installation of semi-permeable gravel throughout the Property and will install two temporary mobile surveillance trailers. All temporary improvements specific to the Project will be removed at the conclusion of this Limited Term Permit, unless an extension is granted. No permanent improvements to the Property are proposed.
4. The Property is located on Birch Street, which primarily developed multi-story, medical and professional office buildings which are also located within the SP-7 BP District. The Property is bounded by a Starbucks coffee shop and the Fletcher Jones airport shuttle facility to the north, a single-unit residential equestrian property developed with a storage facility to the east, and a multi-tenant, medical and professional office building to the south. There is a multi-unit residential development approximately 200 feet south of the Property along Birch Street followed by four single-unit residences situated further south. Residential uses are not allowed within SP-7 BP District and are considered legal nonconforming. The Project is not anticipated to generate any public inconveniences such as noise, light or odors. Condition of Approval No. 11 requires that Fletcher Jones take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks and areas surrounding the Property and adjacent properties during business hours, if directly related to the patrons or employees of the Project.
5. The Project has been reviewed and includes conditions of approval to ensure that potential conflicts with the surrounding land uses are minimized to the greatest extent possible. Based on the NBMC requirements and the proposed conditions of approval, the Project is not anticipated to impact the nearby nonconforming residences, will maintain compatibility with the surrounding neighborhood and should not result in a detriment to the surrounding land uses.
6. Fact 7 in support of Finding E is hereby incorporated by reference.

Finding:

- B. *The subject lot is adequate in size and shape to accommodate the limited duration use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the lot.*



Facts in Support of Finding:

1. The Property is 18,041 square feet in area, is rectangular in shape, and is located within a developed neighborhood. The Property is adequate in size and shape to accommodate the Project during construction of the adjacent carwash and shuttle facility.
2. Vehicular access to the Property will be created from the adjacent Fletcher Jones airport shuttle facility located at 2172, 2192 and 2222 South Bristol Street. The Public Works Department has reviewed the Project and included Condition of Approval Nos. 25 and 26, which require the Property's driveway to operate as a one-way outbound access onto Birch Street for shuttle bus operators only. These conditions ensure that patrons of the airport shuttle service do not enter the Property which mitigates any queuing impacts along Birch Street. Additionally, Condition of Approval No. 27 requires the Applicant to monitor the surrounding public streets and remove any gravel that enters the public right-of-way.
3. While the existing public vehicular access to the Property from Birch Street will be restricted, emergency vehicle access to the Property will still be available on the Birch Street curb opening. Additionally, adequate public services and utilities are provided on the Property.
4. The Building Division and Fire Department have reviewed the Project and have provided Conditions of Approval Nos. 20-24. The Applicant is required to obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent City-adopted version of the California Building Code.

Finding:

- C. *The subject lot is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the limited duration use would or could reasonably be expected to generate.*

Facts in Support of Finding:

1. The Property will be accessed through the adjacent Fletcher Jones airport shuttle facility, which is accessed through Bristol Street, a three-lane, one-way street that is approximately 50 feet wide.
2. The Fletcher Jones airport shuttle facility has been operating since 2006 with no operational issues or complaints related to traffic. The Project will allow for the continued operation of the airport shuttle service on a temporary site during the redevelopment of the facility and is not expected to generate additional traffic beyond the typical traffic already associated with the use. The operating history of the Fletcher Jones airport shuttle facility suggests that the temporary parking lot, shuttle access and temporary construction staging is not expected to create any future objectionable traffic conditions.



Finding:

- D. *Adequate temporary parking to accommodate vehicular traffic to be generated by the limited duration use would be available either on-site or at alternate locations acceptable to the Zoning Administrator; and*

Facts in Support of Finding:

1. The Project is for a temporary parking lot for overflow vehicles associated with the Fletcher Jones airport shuttle service. Parking at the main facility will still be available; however, the temporary parking lot will offset any temporary loss of parking due to the construction activities.
2. The temporary parking lot will provide approximately 41 vehicle parking spaces. Therefore, sufficient onsite parking will exist to accommodate the continued operation of the airport shuttle facility.

Finding:

- E. *The limited duration use is consistent with all applicable provisions of the General Plan, any applicable specific plan, the Municipal Code, and other City regulations.*

Facts in Support of Finding:

1. The Property is categorized as General Commercial Office (CO-G) by the Land Use Element of the General Plan. Table LU 1 (Land Use Plan Categories) specifies that the CO-G category is intended to provide areas for the development of administrative, professional, and medical offices with limited accessory retail and service uses. Hotels, motels, and convalescent hospitals are explicitly prohibited. The Project proposes a temporary parking lot use as an extension of the Fletcher Jones airport shuttle facility. While the airport shuttle facility and the Project will maintain slightly later hours than a typical administrative or professional office, it will not maintain overnight hours common to hotels, motels, or hospitals.
2. The Property is one of 17 properties within the 20,000 block of Birch Street which are also categorized as CO-G by the Land Use Element of the General Plan. Most of these properties are developed with commercial uses such as multi-story office buildings. The Project will not change the overall balance of development within the area or result in an overconcentration of service uses. The Project will serve as an opportunity to introduce low-intensity parking use on presently nonconforming property.
3. The Property has historically been developed with a single-unit residence, a two-unit residence and accessory structures. The residences and accessory structures will be demolished pursuant to Building Permit Nos. U2025-0470 and U2025-0520 through U2025-0522, in conformance with the Housing Crisis Act of 2019. Residential uses are not intended for areas categorized as CO-G by the Land Use Element of the General Plan. General Plan Policy LU 3.3 (Opportunities for Change/Santa Ana Heights) places importance on the use of properties consistent with the adopted Specific Plan and



Redevelopment Plan. The Project will replace an inconsistent residential development with temporary parking lot use, which is consistent with both the Specific Plan and CO-G Land Use Element category.

4. The Project is located approximately one mile to the south of John Wayne Airport and within the 65-70 dBA Community Noise Equivalent Level (CNEL) noise contour area. A wide range of commercial activities are normally compatible with this level of noise pursuant to Table N2 (Land Use Noise Compatibility Matrix) of the General Plan Noise Element, whereas the former residential uses were incompatible. The Project does not include any permanent structures; therefore, there is no applicable ambient noise mitigation for the Project.
5. General Plan Policy LU 2.1 (Resident-Serving Land Uses) encourages uses that support the needs of the city's residents, including services, that are in balance with community natural resources and open spaces. The Project will ensure the continued operation of the airport shuttle service which provides residents with convenient transportation to and from John Wayne Airport. Additionally, the Project is within an already developed neighborhood and does not include any permanent structures, which ensures minimal impact on existing open space.
6. The Property is located within the Santa Ana Height Specific Plan Business Park (SP-7 BP) Zoning District. The SP-7 BP District was established to provide for the development and maintenance of professional and administrative offices, commercial uses, specific uses related to product development, and limited light industrial uses. Pursuant to subsection 20.90.120 (C) (Business Park District: SP-7 BP – Temporary Uses Permitted) of the NBMC, outdoor storage of vehicles and vans, equipment, materials and temporary structures directly associated with these uses are allowed within the BP District, subject to approval of a LTP.
7. The Project complies with applicable site development standards for temporary uses as specified in subsection 20.90.120 (C)(6) (Business Park District: SP-7 (BP) – Site Development Standards for Temporary Uses) of the NBMC including, but not limited to, site fencing, setbacks, height, and surface material.
  - a. The Project provides the minimum required site fencing by retaining the existing 6-foot wall along the side and rear property lines.
  - b. The Project requires a 10-foot setback for any temporary building, wall, fencing or storage area from any public street. The Project does not include any temporary building wall or fencing. Condition of Approval No. 10 requires that vehicles, mobile surveillance trailers, or similar temporary equipment be set back a minimum of 10 feet from the property line abutting Birch Street.
  - c. The Project requires landscaping within the 10-foot front setback to screen temporary uses that may be visible from the public street. Landscaping is required to comply with the standards specified in Section 20.90.030 (Design Guidelines) of the NBMC. Condition of Approval No. 8 requires the Applicant to submit a Final Landscape Plan to ensure compliance with the screening requirements.



- d. The Project includes two temporary lighting fixtures. Condition of Approval No. 9 prohibits the Property from being excessively illuminated and authorizes the Community Development Director the authority to order the dimming of light sources should the light sources create an unacceptable negative impact on surrounding land uses.
- e. The Project does not include any utility poles within the 10-foot front setback area.
- f. The Project requires an all-weather surface including asphalt, concrete or another approved material which is at least four inches thick for all temporary storage areas. The Project includes the installation of semi-permeable gravel and the retention of an existing concrete driveway.
- g. The height of vehicles, equipment and materials stored on the Property are limited to 10 feet in height and 6 feet in height if within 10 feet of a perimeter wall or fence. Condition of approval No. 7 requires that vehicles and equipment stored on the property do not exceed these height limits.
- h. Temporary commercial operations are limited to between the hours of 7 a.m. to 10 p.m. to ensure compatibility with surrounding uses. On February 23, 2023, the Planning Commission approved a Conditional Use Permit (PA2022-128) to allow the redevelopment of the adjacent Fletcher Jones airport shuttle and carwash facility which would operate from 5 a.m. to 10 p.m., Monday through Saturday, and 6 a.m. to 10 p.m. on Sunday. While the Conditional Use Permit is tied to the adjacent property, the Property is intended to operate as an extension of the airport shuttle facility. Additionally, while the Project is for temporary use, the Applicant has also applied for a Conditional Use Permit (PA2023-0220) to establish the permanent use of the Property as a parking lot to serve the airport shuttle facility.

#### SECTION 4. DECISION.

#### **NOW, THEREFORE, BE IT RESOLVED:**

- 1. The Zoning Administrator of the City of Newport Beach hereby finds this project categorically exempt from the California Environmental Quality Act under Section 15304 under Class 4 (Minor Alterations to Land) 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 the Limited Term Permit filed as PA2025-0141, 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 is filed with the Community Development Director in accordance with the provisions of Chapter 20.64 (Appeals) of the NBMC.



**PASSED, APPROVED, AND ADOPTED THIS 11<sup>TH</sup> DAY OF DECEMBER, 2025.**

---

Benjamin M. Zdeba, AICP, Zoning Administrator



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

*(Project-specific conditions are in italics)*

**Planning Division**

1. The Project shall be in substantial conformance with the approved site plan stamped and dated with the date of this approval, except as modified by applicable conditions of approval.
2. The Project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
3. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may cause the revocation of this approval.
4. This Limited Term Permit may be modified or revoked by the Zoning Administrator should they determine 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.
5. *The Project shall be permitted on the Property between January 26, 2026, through January 26, 2027. Operation of the Project outside of this duration is prohibited without subsequent review by the Planning Division and the potential processing of a new limited term permit.*
6. *The Project shall be permitted to operate between the hours of 5 a.m. to 10 p.m., Monday through Saturday, and 6 a.m. to 10 p.m. on Sunday, consistent with the Fletcher Jones airport shuttle facility.*
7. *The Project components, including vehicle storage, mobile surveillance trailers, or any similar temporary equipment or structures, shall be setback a minimum of 10 feet from the property line abutting Birch Street.*
8. *Prior to issuance of a building permit, the Project Applicant shall submit a Final Landscaping Plan for review by the Planning Division to ensure compliance with landscape setbacks screening requirements. The landscape types shall comply with the Design Guidelines of the Santa Ana Heights Specific Plan.*
9. The Property shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, in the opinion of the Director of Community Development, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources.



The Director may order the dimming of light sources or other remediation upon finding that the Property is excessively illuminated.

10. *The height of vehicles, equipment and materials stored on the Property shall be limited to 10 feet in height, and 6 feet in height if within 10 feet of a perimeter wall or fence.*
11. *The Property Owner shall take reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in the temporary parking area, sidewalks and areas surrounding the Property and adjacent properties during operating hours, if directly related to the patrons or employees of the businesses.*
12. *The Property shall be cleaned of all debris, litter, amenities and temporary structures and amenities specific to the Project, within 30 days of the expiration of the LTP, unless any extension is approved.*
13. All noise generated by the Project shall comply with the provisions of Chapter 10.26 (Community Noise Control) and other applicable noise control requirements of the NBMC.
14. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the NBMC, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday, and 8:00 a.m. and 6:00 p.m. on Saturday. Noise-generating construction activities are not allowed on Sundays or Holidays.
15. A Special Events Permit is required for any event or promotional activity outside the normal operating characteristics of the approved use, as conditioned, or that would attract large crowds, involve the sale of alcoholic beverages, include any form of on-site media broadcast, or any other activities as specified in the NBMC to require such permits.
16. The Property shall not be excessively illuminated based on the luminance recommendations of the Illuminating Engineering Society of North America, or, in the opinion of the Community Development Director, the illumination creates an unacceptable negative impact on surrounding land uses or environmental resources. The Director may order the dimming of light sources or other remediation upon finding that the Property is excessively illuminated.
17. The Applicant shall ensure that the trash dumpsters and/or receptacles are maintained to control odors. This may include the provision of either fully self-contained dumpsters or periodic steam cleaning of the dumpsters, if deemed necessary by the Planning Division. Cleaning and maintenance of trash dumpsters shall be done in compliance with the provisions of Title 14, including all future amendments (including Water Quality related requirements).
18. Prior to the operation of the Project, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.



19. 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 **Fletcher Jones Temporary Lot** including, but not limited to the **Limited Term Permit filed as PA2025-0141**. 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.

### **Building Division**

20. *The Applicant shall obtain all applicable permits from the City's Building Division and Fire Department. The construction plans must comply with the most recent City-adopted version of the California Building Code.*
21. *Egress and existing on the temporary parking lot shall be maintained.*
22. *Prior to issuance of a building permit, the Applicant shall prepare a Water Quality Management Plan (WQMP) consistent with the Model WQMP, Exhibit 7.II.*

### **Fire Department**

23. *Prior to issuance of a building permit, the Applicant shall prepare a fire access plan that shows all designated fire lanes marked by red curb or signage complying with the Newport Beach Fire Department (NBFD) Guideline C.01.*
24. *A knox key switch for any gates or manual gate locks shall be required for any gates that are installed across the driveway.*

### **Public Works Department**

25. *The driveway accessing Birch Street shall be one-way and outbound only. Pavement markings and applicable signage shall be required for one-way outbound drive aisles. Pavement markings shall be per the latest Caltrans standard plans and signage shall be per the latest California Manual of Uniform Traffic Control Devices (MUTCD).*
26. *The Birch Street driveway shall be used by shuttle bus operators only. Patrons and employees shall not be permitted to use the Birch Street driveway.*



27. *The Applicant shall monitor the surrounding public streets and remove any gravel that enters the public right-of-way.*



## **Attachment No. ZA 2**

Vicinity Map



# VICINITY MAP



---

Limited Term Permit

(PA2025-0147)

20052 Birch Street



## **Attachment No. ZA 3**

Applicant's Project Description





# Project Description

To: **Mr. Jerry Arregui**, Assistant Planner  
100 Civic Center Drive  
P.O. Box 1768  
Newport Beach CA 92658  
949-644-3249  
[jarregui@newportbeachca.gov](mailto:jarregui@newportbeachca.gov)

From: Austin Hahn, Allegro Civil Engineers

CC: Shawn Dettrey, Fletcher Jones Management/Jones Birch Parcel, LLC  
Elwin Baltazar, Gensler

Date: 10/22/2025

Re: Project Description: Fletcher Jones – Limited Term Permit – 20052 SW Birch

---

Mr. Arregui,

*Please accept this written statement on behalf of the property owner and applicant, Fletcher Jones Management Group/Jones Birch Parcel, LLC. This Project was discussed at the 04.17.2025 Development Review Committee (DRC) Meeting.*

*The applicant is seeking a Limited Term Permit in excess of ninety (90) days to temporarily utilize the subject parcel for cross access and construction staging so that the complimentary airport shuttle service operation at 2172 Bristol can continue to provide service to customers during the construction associated with PC2022-3144 / PA2022-0128. The subject parcel is currently under the control of Fletcher Jones Management, LLC, namely:*

- APN 439-352-27/ 20052 SW Birch

*The lot area is 18,041 square feet/ 0.41 acres.*

*The applicant has filed a Demolition Permit application with the City of Newport Beach (U2025-0470), completed the public noticing requirements of neighbors as required by NBMC, and provided vacation notices to the residents in the two structures on the subject property.*

*The assessed setbacks for the lot are as follows:*

- *Building Setbacks: Front: None; Sides: 10' on one side/0' on the other; Rear: None. **NOTE:** **No building is proposed.***
- *Landscape Setbacks: Front: 10' setback; Rear: 10' setback; Sides: 3' setback*

*The gross floor area of all on-site buildings in the future built-out condition will be zero (0) square feet, equating to a Floor Area Ratio (FAR) of 0 SF / 18,041 SF = 0.00. The building/lot coverage will be 0% in the built-out condition.*



*The disturbed area resulting from this Limited Term Permit (LTP) Project will be 10,503 square feet (all on private property). In the existing condition, 7,938 square feet of the disturbed area is impervious/paved/building area. As a result of this project, the impervious area within the limits of disturbance will decrease to 0 square feet. The proposed ground cover will be semi-permeable gravel. This decrease will not trigger North Orange County Hydromodification requirements.*

*The existing lot does not include any off-street parking as defined in Newport Beach Municipal Code (NBMC) Chapter 20.40. As a result of this project, the parking count will remain at zero. No assignable Floor Area Ratio (FAR) is a part of the project scope, and as such no parking is required, and no vehicle trips will be generated by the use.*

*The existing site does not have any stormwater quality measures or Low Impact Development (LID) or BMP installations. There are also no hydrologic/volume controls. Because the scope of the project does not create or replace any impervious surfaces, nor create any parking spaces, the Project is exempt from C3 requirements (LID and BMP installations). A gravel sediment trap has been provided to store 33 cubic yards per acre of contiguous drainage area as required by California Stormwater Quality Association (CASQA). The results of the geotechnical investigation on the 2172 Bristol lot indicate that percolation through the existing soils will not be sufficient to provide bioinfiltration solutions. We have undertaken both shallow and deep percolation tests in an attempt to find a sand layer to infiltrate to, but no suitable areas have been identified. No permanent LID or BMP installations are proposed at this point in time. Erosion control measures have been provided.*

*Under the approved LTP, employees from the 2172 Bristol facility (no more than four employees during any one shift) will operate a Mercedes-Benz Sprinter van across this property – using the existing driveway to access Birch to shuttle passengers to John Wayne Airport (SNA). Incidental and temporary parking of customer vehicles may occur on this gravel lot. **At no point in time will the existing driveway off Birch be used for entering vehicles.** The hours of operation of the shuttle service will remain the same as the current hours (5:00am to 9:00pm Monday through Saturday; 6:00am to 9:00pm Sunday). At this point in time, no additional outdoor functions/operations are being considered as a part of this LTP (i.e. automotive detailing, hand vacs, car washing, etc.).*

*The customer experience during the period the LTP is in force will entail customers who have flights leaving John Wayne Airport (SNA) being able to drive to this Property, and pull into the site, and leave their vehicle with an employee before boarding a shuttle bus to the airport. The shuttle bus itself will operate from the existing reception building at 2172 Bristol in clockwise fashion through the 2172 Bristol lot, and onto the subject property (20052 Birch), and then utilizing the existing 10'-wide driveway onto Birch. The shuttle will turn right on Birch and proceed North to SNA. No customers will have access to any areas subject to the LTP. While the 2172 Bristol lot will continue to utilize fencing for security, the areas subject to the LTP will not include fencing. Instead, security measures as described in the last paragraph of this narrative will be employed.*

*Vehicles will remain on these lots until the vehicle owners return to SNA on a return flight and are ready to pick up their vehicles. There is currently not a maximum length of stay for a vehicle, but we expect the length of stays to be consistent with the operational data we provided as a part of the 20071 Birch project (PA2023-0172). The shuttle will be parked on this and/or the adjacent property during non-operational hours. The shuttle bus parking location will change through the multi-phase construction project.*





*The planned site security for this unfenced lot will include, but not be limited to, the following measures:*

- *Full-time, 3<sup>rd</sup> party security personnel (at least one) on-site 24 hours a day.*
- *Two (2) mobile surveillance trailers with Closed Circuit Television (CCTV) cameras.*
- *Contract with a 3<sup>rd</sup> Party to provide remote monitoring on an as-needed basis.*

*Thank you for your continued assistance on this project,*

**Austin Hahn**  
Allegro Civil Engineers  
(872)270-3682  
[ah@allegroeng.com](mailto:ah@allegroeng.com)



# **Attachment No. ZA 4**

Project Plans



# LIMITED TERM PERMIT PLANS FLETCHER JONES AIRPORT SHUTTLE

20052 SW BIRCH STREET | NEWPORT BEACH, CALIFORNIA 92660

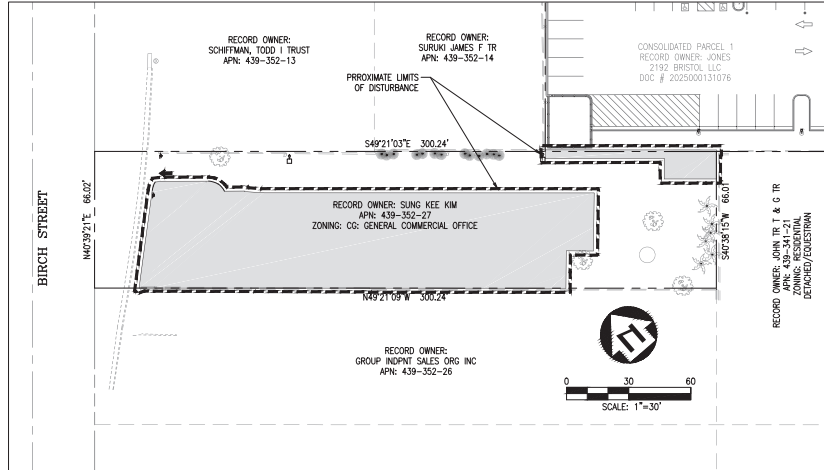
PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	APPROXIMATE LIMIT OF DISTURBANCE	---
---	1-FOOT CONTOUR	---
---	5-FOOT CONTOUR	---
---	WATER LINE	---
---	SANITARY SEWER LINE	---
---	STORM DRAIN LINE	---
---	UNDERGROUND ELECTRIC	---
---	OVERHEAD ELECTRIC	---
---	GAS LINE	---
---	FENCE	---
---	SIGN/BOLLARD/RETRACTABLE BOLLARD	---
---	WATER VALVE/METER	---
---	FIRE HYDRANT/BACKFLOW PREVENTER	---
---	SEWER MANHOLE/CLEANOUT/GREASE TRAP	---
---	STORM MANHOLE/RAIN INLET	---
---	LIGHT POLE/UTILITY POLE	---
---	ELECTRICAL METER/Vault/PULL BOX	---
---	TELECOM MANHOLE/PEDESTAL/PULL BOX	---
---	GAS METER/VALVE	---
---	GRAVEL SWALE	---
---	GRAVEL AREA	---

## LEGAL DESCRIPTION:

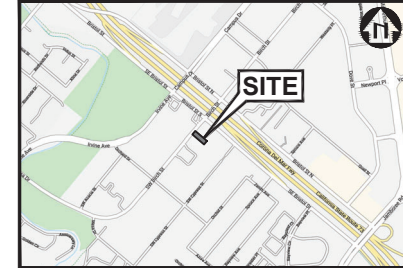
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY ONE-HALF OF LOT 140 OF TRACT NO. 706, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGE 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 439-352-27



CIVIL LIMITED TERM PERMIT PLANS / LIMITS OF DISTURBANCE



VICINITY MAP

NOT TO SCALE

## CIVIL SHEET INDEX:

- C0.0 COVER SHEET
- C0.1 CIVIL CONSTRUCTION NOTES
- C1.0 SITE DEMOLITION AND TREE PROTECTION PLAN
- C2.0 SITE, GRADING, AND DRAINAGE PLAN
- C3.0 EROSION AND SEDIMENT CONTROL PLAN

## SITE INFORMATION:

APN: 439-352-27  
ZONING: SP-7 (CG) SANTA ANA HEIGHTS SPECIFIC PLAN - GENERAL COMMERCIAL  
FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE "X" PER FIRM MAP NO. 06059C0267J, WITH AN EFFECTIVE DATE OF DECEMBER 3, 2009. ZONE X IS DEFINED AS "AREA SUBJECT TO MINIMAL FLOODING"

SUMMARY:	
TOTAL PARCEL AREA	±18,041 SF (±0.414 ACRES)
TOTAL DISTURBED AREA	±10,503 SF (±0.421 ACRES)

DISTURBED AREA SUMMARY:	EXISTING	PROPOSED
IMPERVIOUS AREA	±7,938 SF	±0 SF
PERVIOUS AREA	±10,503 SF	±10,503 SF
CHANGE IN IMPERVIOUS AREA		±7,938 SF DECREASE

SETBACKS:	LANDSCAPE	BUILDING
FRONT	10'	10'
SIDE	3'	10'
REAR	10'	NONE

## SURVEY NOTES:

- TOPOGRAPHIC SURVEY PROVIDED BY RIGHT, INC., DATED NOVEMBER 28, 2021 AND UPDATED JULY 19, 2023.
- BASES OF BEARINGS: THE NORTH 40°37'50" EAST ALONG THE CENTERLINE OF BIRCH ST., AS SHOWN ON RECORD OF SURVEY NO. 2004-1100, RECORDED IN BOOK 207, PAGE 41.
- DATUM: NAD83.
- BENCHMARK: ORANGE COUNTY BM #3N-61-89; DESCRIBED BY OCS 2003: FOUND 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3N-61-89", SET IN NORTHERLY CORNER OF A 4.5 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE SOUTHWESTERLY SIDE OF BRISTOL, 450 FT. NORTHERLY OF THE CENTERLINE OF JAMBOREE, 33 FT. SOUTHWESTERLY OF THE CENTERLINE OF SOUTH BRISTOL, AND 28 FT. NORTHERLY OF A SINGLE LIGHT STANDARD, MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION: 56.989.
- ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

## TITLE REPORT NOTE:

THE TITLE INFORMATION SHOWN HEREON IS PER TITLE REPORT ORDER NO. NCS-1264649-CLE, DATED MAY 30, 2025 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

## ABBREVIATIONS:

AC	ASPHALT CONCRETE	FW	FRONT OF WALK	SL	STREET LIGHT
ADA	AMERICANS WITH DISABILITIES ACT	FWC	FACE OF WALL CONCRETE	SLPB	STREET LIGHT PULL BOX
APN	ASSESSORS PARCEL NUMBER	G	GAS OR GROUND	SP	SPECIFIC PLAN
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	GB	GRADE BREAK	SPEC	SPECIFICATION
AVE	AVENUE	GV	GAS VALVE	SSCO	SANITARY SEWER CLEAN OUT
BLDG	BUILDING	HDPE	HIGH-DENSITY POLYETHYLENE	SSMH	SANITARY SEWER MANHOLE
BLVD	BOULEVARD	HYD	HYDRANT	STD	STANDARD
BFP	BACKFLOW PREVENTER	IE	INVERT ELEVATION	STW	STREET WALK
BOP	BOTTOM OF PIPE	INVT	INVERT	STW	STREET WALK
C	CONCRETE	IV	IRRIGATION VALVE	TBM	TEMPORARY BENCHMARK
CDTRANS	CALIFORNIA DEPARTMENT OF TRANSPORTATION	JP	JOINT POLE	TC	TOP OF CURB
CASDA	CALIFORNIA STORMWATER QUALITY ASSOCIATION	L	LENGTH	TL	TRAFFIC LIGHT
CB	CATCH BASIN	L/S	LANDSCAPE	TOE	TOE OF SLOPE
CCV	CLOSED-CIRCUIT TELEVISION	LF	LINEAL FEET	TOP	TOP OF SLOPE / TOP OF PIPE
CL	CENTERLINE	LT	LIGHT	TS	TRAFFIC SIGNAL
CLR	CLEAR	MAX	MAXIMUM	TW	TELECOM WALL
COM	COMMUNICATION	MH	MANHOLE	TYP	TYPICAL
CONC	CONCRETE	MN	MINIMUM	UE	UNDERGROUND ELECTRIC
CULT	COMMUNICATION VAULT	MTR	METER	UTL	UNDERGROUND TELECOM
DCV	DETECTOR CHECK VALVE	N	NORTH	UTL	UTILITY
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	NG	NATURAL GROUND	VAR	VARIABLE
DI	DROP INLET	N.C.	NOT IN CONTRACT	W	WEST
DIA	DIAMETER	NO	NUMBER	W/	WITH
DWG	DRAWING	N.T.S.	NOT TO SCALE	WB	BOTTOM OF WALL
E	ELECTRIC / EAST	O.C.	ON CENTER	WM	WATER METER
ECAB	ELECTRIC CABINET	OH	OVERHANG	WT	TOP OF WALL
EV	ELECTRIC VEHICLE	P	PAVEMENT	WTR	WATER LINE
EVLT	ELECTRIC VAULT	PB	PULL BOX	WV	WATER VALVE
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE	X	EXISTING
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		
EX	EXISTING	NO	NUMBER		
EX	EXISTING	N.T.S.	NOT TO SCALE		
EX	EXISTING	O.C.	ON CENTER		
EX	EXISTING	OH	OVERHANG		
EX	EXISTING	P	PAVEMENT		
EX	EXISTING	PB	PULL BOX		
EX	EXISTING	PCC	PORTLAND CEMENT CONCRETE		
EX	EXISTING	N.C.	NOT IN CONTRACT		</



ENGINEER'S CONSTRUCTION NOTES:

- 1. THE CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS AND KEEP THEM INFORMED OF DETOURS.
- 2. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS ON THE SITE FOR PUBLIC WORKS, AMBULANCE, POLICE, UTILITY LOCATE COMPANIES AND FIRE DEPARTMENT AT ALL TIMES.
- 3. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OR UNDERGROUND UTILITIES DAMAGED BY THE CONSTRUCTION OF THE PROJECT.
- 4. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF WALL, ALL RADI SHOWN ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- 5. THE CONTRACTOR SHALL CONDUCT HIS/HER WORK SO AS NOT TO INTERFERE WITH OR HINDER THE PROGRESS OF COMPLETION OF WORK BEING PERFORMED BY OTHER CONTRACTORS.
- 6. THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED SHALL ASSUME ALL LIABILITY, FINANCIAL OR OTHERWISE, IN CONNECTION WITH HIS/HER CONTRACT AND SHALL PROTECT AND SAVE HARMLESS THE OWNER AND THE OWNER'S REPRESENTATIVES FROM ANY AND ALL DAMAGES OR CLAIMS THAT MAY ARISE BECAUSE OF INCONVENIENCE, DELAYS, OR LOSS EXPERIENCED BECAUSE OF THE PRESENCE AND OPERATIONS OF OTHER CONTRACTORS OR CONSULTANTS WORKING ADJACENT TO OR WITHIN THE LIMITS OF THE PROJECT.
- 7. CONTRACTOR MUST REPAIR ANY DAMAGE TO PROPERTY DURING CONSTRUCTION. DAMAGED PROPERTY SHALL BE RETURNED TO EXISTING CONDITIONS AT A MINIMUM.
- 8. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF NEWPORT BEACH STANDARDS AND SPECIFICATIONS (AS APPLICABLE) AND AS DIRECTED BY THE CITY OF NEWPORT BEACH. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AROUND THE SITE AT ALL TIMES.
- 9. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE FEATURES AND UTILITIES, AND REPORT ALL DISCREPANCIES TO ENGINEER.
- 10. ANY AND ALL FIELD MODIFICATIONS TO THESE PLANS MUST BE APPROVED IN WRITING PRIOR TO ANY CONSTRUCTION OR DEMOLITION RESULTING THEREOF. THE ENGINEER IS UNDER NO OBLIGATION TO PROVIDE ANY LEVEL OF CERTIFICATION FOR WORK THAT WAS NOT COMPLETED IN STRICT ACCORDANCE WITH THESE PLANS UNLESS THE ENGINEER DIRECTED THE CONTRACTOR TO MAKE SAID CHANGE BY RESPONDING TO A FORMAL WRITTEN REQUEST FOR INFORMATION (RFI) THAT FOLLOWED THE MUTUALLY AGREED UPON RFI PROCESS.

ENGINEER'S SITE NOTES:

- 1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR SAFETY PRECAUTIONS OR PROGRAMS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 2. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR SUBCONTRACTOR.
- 3. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
- 4. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- 5. REMOVAL AND REPLACEMENT QUANTITIES ARE APPROXIMATE. THE EXACT LOCATION OF REMOVAL LIMITS SHALL BE VERIFIED IN THE FIELD AND APPROVED BY THE INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.
- 7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS. COPIES OF REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS.
- 8. THE CONTRACTOR SHALL PROVIDE A COPY OF ALL REQUIRED CONSTRUCTION PERMITS TO THE OWNER WITHIN SEVEN (7) DAYS OF ISSUE OF SUBJECT PERMIT.
- 9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- 10. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MEP, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTICED OF ANY DISCREPANCY PRIOR TO COMMENCING CONSTRUCTION.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY RELOCATIONS INCLUDING BUT NOT LIMITED TO: UNDERGROUND AND OVERHEAD UTILITIES; STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, IRRIGATION STRUCTURES, AND OTHER EXISTING APPURTENANCES AS REQUIRED TO FACILITATE THE INSTALLATION OF THE PROPOSED IMPROVEMENTS. ALL RELOCATION WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES/OWNERS SPECIFICATIONS AND SHALL BE APPROVED BY THE GOVERNING AUTHORITIES/OWNERS PRIOR TO COMMENCEMENT OF THE WORK. ALL RESULTING COSTS SHALL BE DEEMED TO BE INCLUDED IN THE CONTRACTOR'S BID.
- 12. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION ON THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS ANY APPARENT ERROR OR DISCREPANCY, HE SHALL IMMEDIATELY CALL UPON THE ENGINEER FOR HIS/HER INTERPRETATION AND DECISION, AND SUCH DECISION SHALL BE FINAL.
- 13. THE CONTRACTOR SHALL COMPLY WITH ALL LEGAL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS ON PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL Haul PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL OR EQUIPMENT.

PROJECT SPECIFICATION NOTE:

- 1. UNLESS OTHERWISE NOTED ON THESE PLANS AND THE PROJECT SPECIFICATIONS, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CITY OF NEWPORT BEACH, AS APPLICABLE, STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).

CITY OF NEWPORT BEACH GRADING NOTES:

GENERAL

- 1. ALL WORK SHALL CONFORM TO CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC), THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT.
- 2. EROSION SHALL BE CONTROLLED BY WATERING AND/OR DUST PALMATIVE.
- 3. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING THE CONSTRUCTION PERIOD.
- 4. WORK HOURS ARE LIMITED FROM 7:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY, 8:00 AM TO 6:00 PM SATURDAYS, AND NO WORK ON SUNDAYS AND HOLIDAYS PER SECTION 10-28 OF THE NBMC.
- 5. NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 10-28 OF THE NBMC.
- 6. THE STAMPED SET OF APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
- 7. PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
- 8. APPROVED SHORING, DRAINAGE PROVISIONS AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
- 9. CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OFFICIAL.
- 10. 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 NBMC.
- 11. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDING AND SLOPE AREAS.
- 12. FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN A STOP WORK ORDER.
- 13. ALL PLASTIC DRAINAGE PIPES SHALL CONSIST OF PVC OR ABS PLASTIC SCHEDULE 40 OR SDR 35 OR ADS 3000 WITH GLEED JOINTS.
- 14. 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 MORNING DAY WHENEVER THE FIVE-DAY PROBABILITY OF RAIN EXCEEDS 30 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 EROSION 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 CONTRACTORS, DESIGN CIVIL ENGINEER, SOILS ENGINEER, CITY BUILDING INSPECTOR OR THEIR REPRESENTATIVES. REQUIRED FIELD INSPECTIONS WILL BE OUTLINED AT THE MEETING.

GRADING FILLS/CUTS

- 1. GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
- 2. FILL SLOPES SHALL BE COMPACTED TO NO 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 REVEAL 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 KEYED OR BENCHED INTO COMPETENT 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 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 SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE.
- 10. TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENGINEER. THE BUILDING DIVISION MAY REQUIRE CORING OF CONCRETE FLAT WORK PLACED OVER UNTESTED BACKFILLS TO FACILITATE TESTING.
- 11. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING DIVISION.
- 12. LANDSCAPING OF ALL SLOPES AND PADS SHALL BE IN ACCORDANCE WITH CHAPTER 15 OF THE NBMC.
- 13. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING, BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, 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 PADS ARE BROUGHT TO NEAR GRADE THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY 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 PERIODIC 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 CONFORMANCE WITH THE APPROVED GRADING PLANS, 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. HE/SHE SHALL PROVIDE WRITTEN APPROVAL THAT THE WORK WAS DONE IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN AND STATE THE NUMBER OF YARDS OF CUT AND/OR FILL MOVED DURING THE OPERATION.
- 2. A SOILS GRADING REPORT PREPARED BY THE SOILS ENGINEER, INCLUDING LOCATIONS AND ELEVATION OF FIELD DENSITY TESTS, SUMMARIES OF FIELD AND LABORATORY RESULTS AND OTHER SUBSTANTIATED DATA AND COMMENTS ON ANY CHANGES MADE DURING GRADING AND THEIR EFFECT 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.

FLETCHER JONES  
AIRPORT SHUTTLE  
20052 SW BIRCH STREET  
NEWPORT BEACH, CA 92660

Gensler

5005 Greenville Ave.  
Dallas, TX 75206  
United States

Tel 214.273.1500  
Fax 214.273.1505

newportbeachengineering

Office: 619.333.8703  
2114 Avenida de la Playa, Suite 100-102  
Oceanside, CA 92054  
Email: info@newportbeachengineering.com  
www.newportbeachengineering.com

James T. Jones, LLC  
7000 Wilshire Blvd., Suite 1000  
Los Angeles, CA 90048  
Tel: 310.551.1111  
Fax: 310.551.1111

Date	Description
07/18/2025	ISSUE FOR PERMIT
09/18/2025	RESPONSE TO LTP COMMENTS
10/22/2025	RESPONSE TO LTP COMMENTS

Seal / Signature



Project Name 10/11/2025

FJ AIRPORT SHUTTLE  
REDEVELOPMENT

Project Number

027-6664016

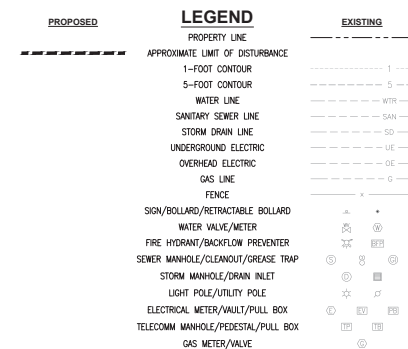
Description

CIVIL CONSTRUCTION NOTES

Scale SHEET SIZE: 30" x 42"

C0.1





CLEAR AND GRUB EXISTING LANDSCAPE AREA. DO NOT DISTURB TREES,  
 UNLESS OTHERWISE INDICATED. IN ALL EXISTING LANDSCAPED AREAS  
 REMOVE WEEDS, AND SOO AND PLANTINGS AS REQUIRED BY  
 PRE-CONSTRUCTION VISIT AND CONSTRUCTION MANAGER  
  
 DEMO AND REMOVE PAVERS, FULL DEPTH - INCLUDING BASE MATERIALS  
  
 DEMO AND REMOVE CONCRETE PAVEMENT, FULL DEPTH - INCLUDING  
 BASE MATERIALS.  
  
 DEMO AND REMOVE EXISTING BUILDING AND FOUNDATION, FULL DEPTH -  
 INCLUDING BASE MATERIALS.  
  
 FULL DEPTH PAVEMENT SAWCUT AND CONFORM TO A CLEAN, NEAT EDGE

1	EXISTING SANITARY STRUCTURE/PIPE(S) TO REMAIN - PROTECT IN PLACE
2	EXISTING STORM STRUCTURE/PIPE(S) TO REMAIN - PROTECT IN PLACE
3	EXISTING WATER STRUCTURE/PIPE(S) TO REMAIN - PROTECT IN PLACE
4	EXISTING ELECTRIC STRUCTURE/LINE(S) TO REMAIN - PROTECT IN PLACE
5	EXISTING TELECOM STRUCTURE/LINE(S) TO REMAIN - PROTECT IN PLACE
6	EXISTING UTILITY POLE AND OVERHEAD LINE(S) TO REMAIN - PROTECT IN PLACE
7	EXISTING TREE TO REMAIN - PROTECT IN PLACE
8	EXISTING FENCE/WALL TO REMAIN - PROTECT IN PLACE
9	EXISTING CONCRETE PAVEMENT TO REMAIN - PROTECT IN PLACE
10	EXISTING LANDSCAPING AND TREES TO REMAIN - PROTECT IN PLACE
11	DEMO AND REMOVE EXISTING ELECTRICAL SERVICE/METER/AC UNIT
12	DEMO AND REMOVE EXISTING GAS SERVICE/METER
13	DECOMMISSION, DISCONNECT AND CAP EXISTING WATER SERVICE
14	DECOMMISSION, DISCONNECT AND CAP EXISTING SEWER CLEANOUT
15	DEMO AND REMOVE MAILBOX
16	DEMO AND REMOVE OVERHEAD WIRE(S)

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND/OR PROTECTION OF THE EXISTING ITEMS AS NOTED ON THIS PLAN.
2. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO THE ADJACENT AREAS.
3. THE CONTRACTOR SHALL FOLLOW ALL THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES.
4. THE CONTRACTOR SHALL DISPOSE OF ALL EXISTING AND CURRENT UTILITIES AND CURRENT DEMOLITION IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL LAWS.
5. THE CONTRACTOR IS OBLIGATED TO LOCATE ALL EXISTING EASEMENTS, UTILITIES AND RECORDS OF THE PROJECT AREA. THE CONTRACTOR SHALL LOCATE AT LEAST TWO (2) ADJACENT INFORMATION SOURCES FOR ANY CONSTRUCTION ACTIVITY IN ORDER TO FIND VERIFY EXISTING UTILITY INFORMATION.
6. EXISTING ONE-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS AND/OR AS-BUILT INFORMATION.
7. EXISTING ONE-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED IN THE SHOWN-BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR TO PROTECT ALL UTILITIES FROM ANY DAMAGE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR TO PROTECT EXISTING STREET LIGHTS & POSTS, TRAFFIC SIGNALS & POSTS, TRAFFIC CONTROL DEVICES, SIGNS AND UTILITY BOXES IN THE IDEALCASE UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS AS REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL REPORT ALL DEMOLITION ACTIVITY TO THE PROJECT MANAGER. SHALL FOLLOW ALL JURISDICTIONAL, AIR QUALITY AND WASTE/RECYCLING REQUIREMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR TO PROTECT EXISTING STREET LIGHTS & POSTS, TRAFFIC SIGNALS & POSTS, TRAFFIC CONTROL DEVICES, SIGNS AND UTILITY BOXES IN THE IDEALCASE UNLESS OTHERWISE NOTED.

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NEWPORT BEACH, ORANGE COUNTY, CALIFORNIA, AND CALIFORNIA STANDARDS AND SPECIFICATIONS. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THE SOLE DISCRETION OF THE CONTRACTOR.

2. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT EDITION OF THE CALIFORNIA BUILDING CODE TO BE AVAILABLE ON SITE.

3. ALL SIGNAGE AND PLANT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

1. TOPOGRAPHIC SURVEY PROVIDED BY RICHTO, INC, DATED NOVEMBER 28, 2021 AND UPDATED JULY 19, 2023.

2. SHOWS OF BEARINGS: THE NORTH 40°37'50" EAST ALONG THE CENTERLINE OF BIRCH ST., AS SHOWN ON RECORD OF SURVEY NO. 2004-1100, RECORDED IN BOOK 2027, PAGE 41.

3. DATA SOURCE:

4. BENCHMARK: ORANGE COUNTY MGN 63M+61--89; DESCRIBED BY COS 0003: FOUND "3N 30° 45' 00" ALUMINUM BENCH MARK DISK STAMPED "3N-61--89," SET IN NORTHERLY CORNER OF A 4.5, 4.5 X 10 FT. BY 8 FT. CONCRETE CATCH BASIN MONUMENT IS LOCATED ALONG THE SOUTHWESTERLY SIDE OF BRISTOL, 450 FT. NORTHERLY OF THE CENTERLINE OF JAMBOREE, 33 FT. SOUTHWESTERN END OF THE MONUMENT IS SOUTH 89° 00' 00" WEST 100 FT. NORTHERLY OF SINGLE LIGHT STANDARD, MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 56.989

5. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE KNOWN TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

1. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
2. SEWER LINE SHALL BE CAPPED.
3. ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.
4. STREETS AND SIDEWALKS ARE TO REMAIN CLEAN AND FREE OF ANY OBSTRUCTIONS.

THE SERVICES OF A CERTIFIED ARBORIST WERE NOT PROVIDED FOR THIS PROJECT. THE CITY OF NEWPORT BEACH SHALL INFORM THE CONTRACTOR OF ANY PROTECTED TREES.

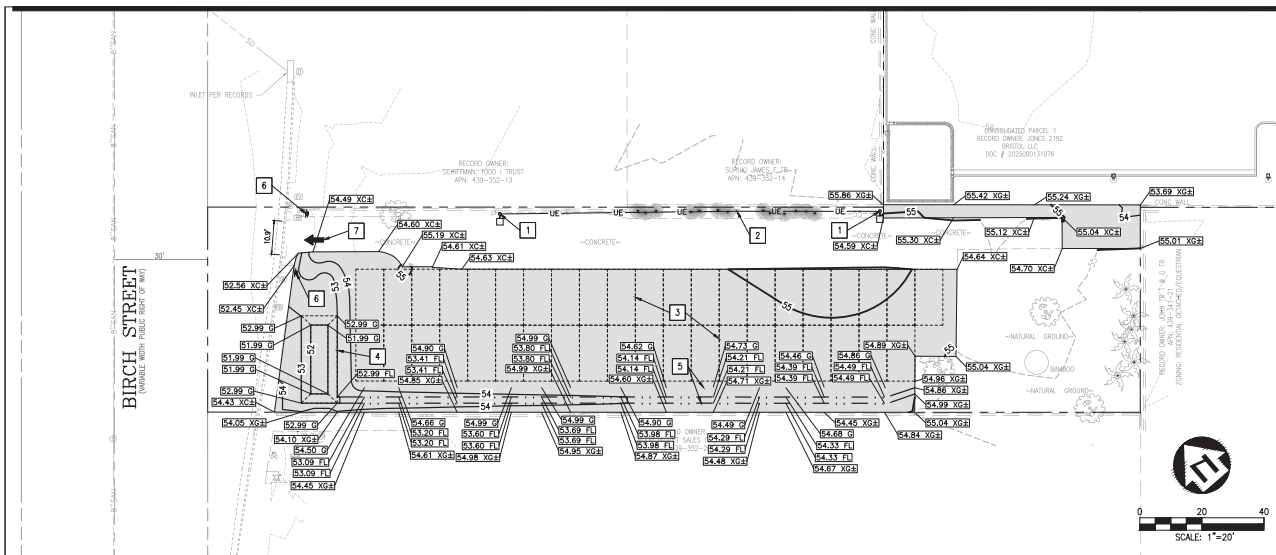
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF CITY OF NEWPORT BEACH RECORDS, AS WELL INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON.

**DIGALERT** ENGINEERS NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

CALL 1-811 TWO WORKING DAYS BEFORE YOU DIG





### GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NEWPORT BEACH, ORANGE COUNTY, CALIFORNIA, AND CALIFORNIA STANDARDS AND SPECIFICATIONS.
- ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SCD CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
- ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

### SURVEY NOTES:

- TOPOGRAPHIC SURVEY PROVIDED BY RIGHT, INC., DATED NOVEMBER 28, 2021 AND UPDATED JULY 19, 2023.
- BASE OF BEARINGS: THE NORTH 40°37'50" EAST ALONG THE CENTERLINE OF BIRCH ST., AS SHOWN ON RECORD OF SURVEY NO. 2004-1100, RECORDED IN BOOK 207, PAGE 41.
- DATUM: NAVD83.
- BENCHMARK: ORANGE COUNTY BM #3N-61-89, DESCRIBED BY OCS 2003; FOUND 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3N-61-89", SET IN NORTHERLY CORNER OF A 4.5 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE SOUTHWESTERLY SIDE OF BRISTOL, 450 FT. NORTHERLY OF THE CENTERLINE OF JAMBOREE, 33 FT. SOUTHWESTERLY OF THE CENTERLINE OF SOUTH BRISTOL, AND 28 FT. NORTHERLY OF A SINGLE LIGHT STANDARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
- ELEVATION: 56.989
- ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

### GRADING NOTES:

- ALL GRADE BREAKS SHALL BE CONSTRUCTED AS A VERTICAL CURVE TO AVOID ANY DEFINED CRESTS OR SACS.
- UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION (P) IS 6" BELOW THE TOP OF CURB (TC) ELEVATION.

### TEMPORARY SEDIMENT TRAP CALCULATIONS:

STORAGE REQUIRED: 33 <sup>40</sup>/<sub>100</sub> X 10,503 SF = 215 CY  
STORAGE PROVIDED: 222 CY

### SITE AND GRADING PLAN KEY NOTES

- TEMPORARY SITE LIGHTING FIXTURE (2 TOTAL)
- TEMPORARY UNDERGROUND ELECTRIC TO EXISTING UTILITY POLE
- TEMPORARY VEHICLE STAGING
- TEMPORARY SEDIMENT TRAP
- TEMPORARY GRAVEL SWALE
- "DO NOT ENTER" R5-1 SIGN, PER MUTCD STANDARDS (TYP)
- PAVEMENT DIRECTIONAL ARROW, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. DIMENSIONS PER MUTCD STANDARDS.

## FLETCHER JONES AIRPORT SHUTTLE

20052 SW BIRCH STREET  
NEWPORT BEACH, CA 92660

## Gensler

5005 Greenville Ave.  
Dallas, TX 75206  
United States

Tel 214.273.1500  
Fax 214.273.1505

collaborative engineering

Office: 415.333.8703  
2114 Jaramila Street, Suite 100  
San Francisco, CA 94103  
Email: info@collaborativeengineering.com  
www.collaborativeengineering.com

James 214.273.1500  
7700 W. Sahara Ave.  
Las Vegas, NV 89117  
702.738.9800

Date Description

07/18/2025 ISSUE FOR PERMIT  
09/18/2025 RESPONSE TO LTP COMMENTS  
10/22/2025 RESPONSE TO LTP COMMENTS

Seal / Signature



Project Name 10/21/2025

FJ AIRPORT SHUTTLE  
REDEVELOPMENT

Project Number

027-6664016

Description

SITE, GRADING, AND DRAINAGE  
PLAN

Scale SHEET SIZE: 30" x 42"

C2.0

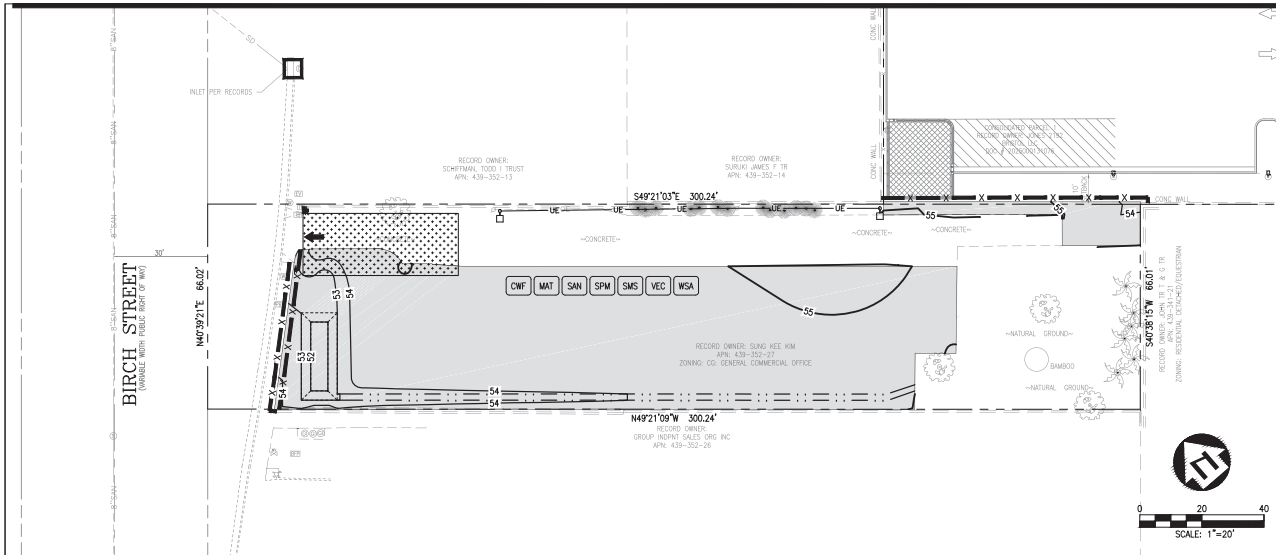
### DIGALERT ENGINEERS NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.

CALL 811 TWO WORKING DAYS BEFORE YOU DIG

30





PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	APPROXIMATE LIMIT OF DISTURBANCE	---
---	1-FOOT CONTOUR	---
---	5-FOOT CONTOUR	---
---	WATER LINE	---
---	SANITARY SEWER LINE	---
---	STORM DRAIN LINE	---
---	UNDERGROUND ELECTRIC	---
---	OVERHEAD ELECTRIC	---
---	GAS LINE	---
---	FENCE	---
---	SIGN/BOLLARD/RETRACTABLE BOLLARD	---
---	WATER VALVE/METER	---
---	FIRE HYDRANT/BACKFLOW PREVENTER	---
---	SEWER MANHOLE/CLEANOUT/GREASE TRAP	---
---	STORM MANHOLE/RAIN INLET	---
---	LIGHT POLE/UTILITY POLE	---
---	ELECTRICAL METER/WULT/PULL BOX	---
---	TELECOMM MANHOLE/PEDESTAL/PULL BOX	---
---	GAS METER/VALVE	---
---	GRAVEL SHALE	---
---	GRAVEL AREA	---

### EROSION CONTROL LEGEND

---	INLET PROTECTION. REFER TO CASQA BMP FACT SHEET SE-10.
---	PERIMETER EROSION CONTROL. REFER TO CASQA BMP FACT SHEET SE-5 & SE-8.
---	TEMPORARY CONSTRUCTION ENTRANCE. REFER TO CASQA BMP FACT SHEET TC-1 AND CALTRANS STANDARD PLAN T58.
---	SEDIMENT TRAP. REFER TO CASQA BMP FACT SHEET SE-3.
---	TEMPORARY CONCRETE WASHOUT FACILITY. REFER TO CASQA BMP FACT SHEET WM-8 AND CALTRANS STANDARD PLAN T5. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
---	MATERIAL DELIVERY AND STORAGE STAGING AREA. REFER TO CASQA BMP FACT SHEET WM-1. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
---	TEMPORARY SANITARY FACILITIES. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
---	SPILL PREVENTION MATERIALS STAGING AREA. REFER TO CASQA BMP FACT SHEET WM-4. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
---	STOCKPILE MANAGEMENT STAGING AREA. REFER TO CASQA BMP FACT SHEET WM-3. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
---	VEHICLE AND EQUIPMENT CLEANING, FUELING, AND MAINTENANCE STAGING AREA. REFER TO CASQA BMP FACT SHEETS NS-8, NS-9 AND NS-10 (RESPECTIVELY). CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.
---	WASTE STORAGE AREA. CONTRACTOR TO LOCATE AS PROJECT CONSTRUCTION REQUIRES.

### EROSION AND SEDIMENT CONTROL NOTES:

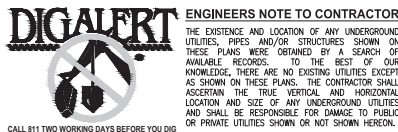
- CONTRACTOR TO PROTECT OPEN UTILITY TRENCHES AND TRENCH SPOILS USING APPROPRIATE BMP'S.
- BMP MEASURES SHOWN ARE THE MINIMUM. CONTRACTOR TO USE ALL MEASURES NECESSARY TO PREVENT EROSION AND CONTAIN SEDIMENT ON THE SITE.
- EXCEPT AS OTHERWISE DIRECTED BY THE PROJECT INSPECTOR, ALL EROSION CONTROL AND DRAINAGE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
- CLEAN OUT MUD AND SILT IN SEDIMENT CONTROL DRAINAGE DEVICES AFTER EACH RAIN OR AS DIRECTED BY THE PROJECT INSPECTOR.
- EROSION AND SEDIMENT CONTROL DEVICES SHOWN ON THIS PLAN MAY ONLY BE REMOVED WHEN THE PROJECT HAS ACHIEVED FINAL STABILIZATION.
- GRADED AREAS ADJACENT TO SLOPES MUST DRAIN AWAY FROM THE TOP OF SLOPE AT CONCLUSION OF EACH WORKING DAY WHEN THERE IS A FORECAST OF RAIN.
- ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE.
- DESILTING BASINS SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINFALL. SILT AND DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN STORAGE CAPACITY IS MET.
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE SHALL BE LEFT TO THE DISCRETION OF THE PROJECT INSPECTOR AND CONTRACTOR.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF DEEMED NECESSARY BY SITE INSPECTION, ADDITIONAL MEASURES WILL BE INSTALLED.
- NOTIFY PROJECT INSPECTOR BEFORE EACH PHASE OF CONSTRUCTION COMMENCES.
- ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST REGULATIONS FOR THE CITY, COUNTY AND STATE.
- THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MUD ONTO THE PUBLIC RIGHT-OF-WAY. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO THE PUBLIC ROADWAY OR INTO THE PUBLIC STORM DRAIN SHALL BE REMOVED IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES, THE LIMITS OF LAND DISTURBANCE SHALL BE DEMARCATED BY APPROPRIATE MEANS. THE LIMITS OF CONSTRUCTION SHALL REMAIN DEMARCATED FOR THE DURATION OF WORK.
- THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROLS WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN IT IS WITHIN 1/2 OF THE TOP OF THE PERIMETER CONTROL DEVICE.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN CONSTRUCTION BEING STOPPED UNTIL SUCH MEASURES ARE CORRECTED.
- A COPY OF ALL APPROVED PERMITS AND PLANS SHALL BE MAINTAINED ON SITE FOR THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN AN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES.
- CONTRACTOR SHALL ENSURE ALL VEHICLES/EQUIPMENT EXITING THE SITE ARE FREE OF DIRT AND DEBRIS TO PREVENT SEDIMENT TRACKING ONTO PUBLIC ROADWAYS.
- PERIMETER EROSION CONTROL MEASURES TO BE USED AS NECESSARY BY THE CONTRACTOR TO CONTROL SEDIMENT RUNOFF, INCLUDING AROUND UTILITY TRENCHES. BMP'S TO CONTROL PERIMETER EROSION SHALL BE FIBER ROLLS AND GRAVEL BAGS.
- CONTRACTOR TO KEEP PAVEMENT AND ADJACENT DRIVE AREAS CLEAN OF DEBRIS AND SEDIMENT AT ALL TIMES. TRUCK WASHOUTS, PAVEMENT SWEEPING, AND ALL OTHER NECESSARY BMP'S SHALL BE USED TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONTRACTOR TO PROTECT OPEN TRENCHES WITH APPROPRIATE BMP'S, INCLUDING BUT NOT LIMITED TO GRAVEL BAG PERIMETER PROTECTION.

### GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NEWPORT BEACH, ORANGE COUNTY, CALIFORNIA, AND CALIFORNIA STANDARDS AND SPECIFICATIONS.
- ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF S&D CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
- ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE COVERED BY LOCAL CODES.
- THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

### SURVEY NOTES:

- TOPOGRAPHIC SURVEY PROVIDED BY RIGHT, INC., DATED NOVEMBER 28, 2021 AND UPDATED JULY 18, 2023.
- BASE OF BEARINGS: THE NORTH 40°37'50" EAST ALONG THE CENTERLINE OF BIRCH ST., AS SHOWN ON RECORD OF SURVEY NO. 2004-1100, RECORDED IN BOOK 207, PAGE 41.
- DATUM: NAVD83.
- BENCHMARK: ORANGE COUNTY BM #3N-61-89, DESCRIBED BY OCS 2003; FOUND 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3N-61-89", SET IN NORTHERLY CORNER OF A 4.5 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE SOUTHWESTERLY SIDE OF BRISTOL, 450 FT. NORTHERLY OF THE CENTERLINE OF JAWORCIE, 33 FT. SOUTHWESTERLY OF THE CENTERLINE OF SOUTH BRISTOL, AND 28 FT. NORTHERLY OF A SINGLE LIGHT STANDARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
- ELEVATION: 56.989.
- ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.



CALL 811 TWO WORKING DAYS BEFORE YOU DIG

## FLETCHER JONES AIRPORT SHUTTLE

20052 SW BIRCH STREET  
NEWPORT BEACH, CA 92660

## Gensler

5005 Greenville Ave.  
Dallas, TX 75206  
United States

Tel 214.273.1500  
Fax 214.273.1505



Office: 415.333.8703  
2175 Janss Road, Suite 100-102  
El Cerrito, CA 94530  
Email: info@fletcherjones.com  
www.fletcherjones.com

James J. Jones, P.E.  
2175 Janss Road, Suite 100-102  
El Cerrito, CA 94530  
Tel 415.333.8703  
Fax 415.333.8703

Date	Description
------	-------------

07/18/2025	ISSUE FOR PERMIT
09/18/2025	RESPONSE TO LTP COMMENTS
10/22/2025	RESPONSE TO LTP COMMENTS

Seal / Signature



Project Name 10/11/2025

FJ AIRPORT SHUTTLE  
REDEVELOPMENT

Project Number

027-6664016

Description

EROSION AND SEDIMENT  
CONTROL PLAN

Scale SHEET SIZE: 30" x 42"

C3.0