

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 East Ocean Blvd., Suite 300
Long Beach, CA 90802
(562) 590-5071

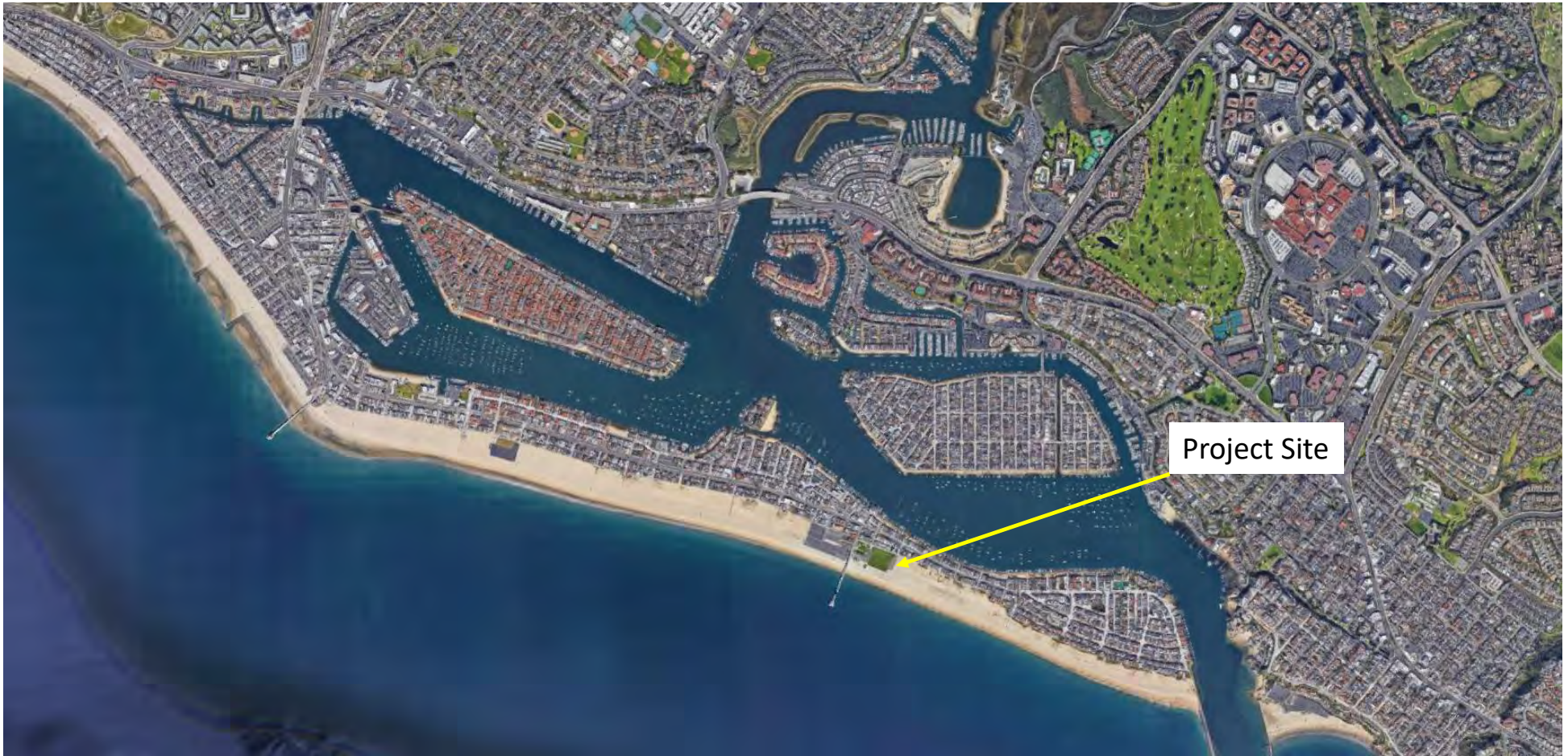


W12b

5-21-0391
(City of Newport Beach)
March 9, 2022

EXHIBITS

Exhibit Vicinity Map
Exhibit 2 – Project Plans
Exhibit 3 – Bicycle Parking
Exhibit 4 – Jr. Lifeguard Scholarship Information
Exhibit 5 – Beach Widths
Exhibit 6 – City of Newport Beach Letter, 11/17/2021



**5-21-0391 City of Newport Beach
Junior Lifeguard Building**

**Vicinity Map
Exhibit 1a**



5-21-0391 City of Newport Beach
Exhibit 1b



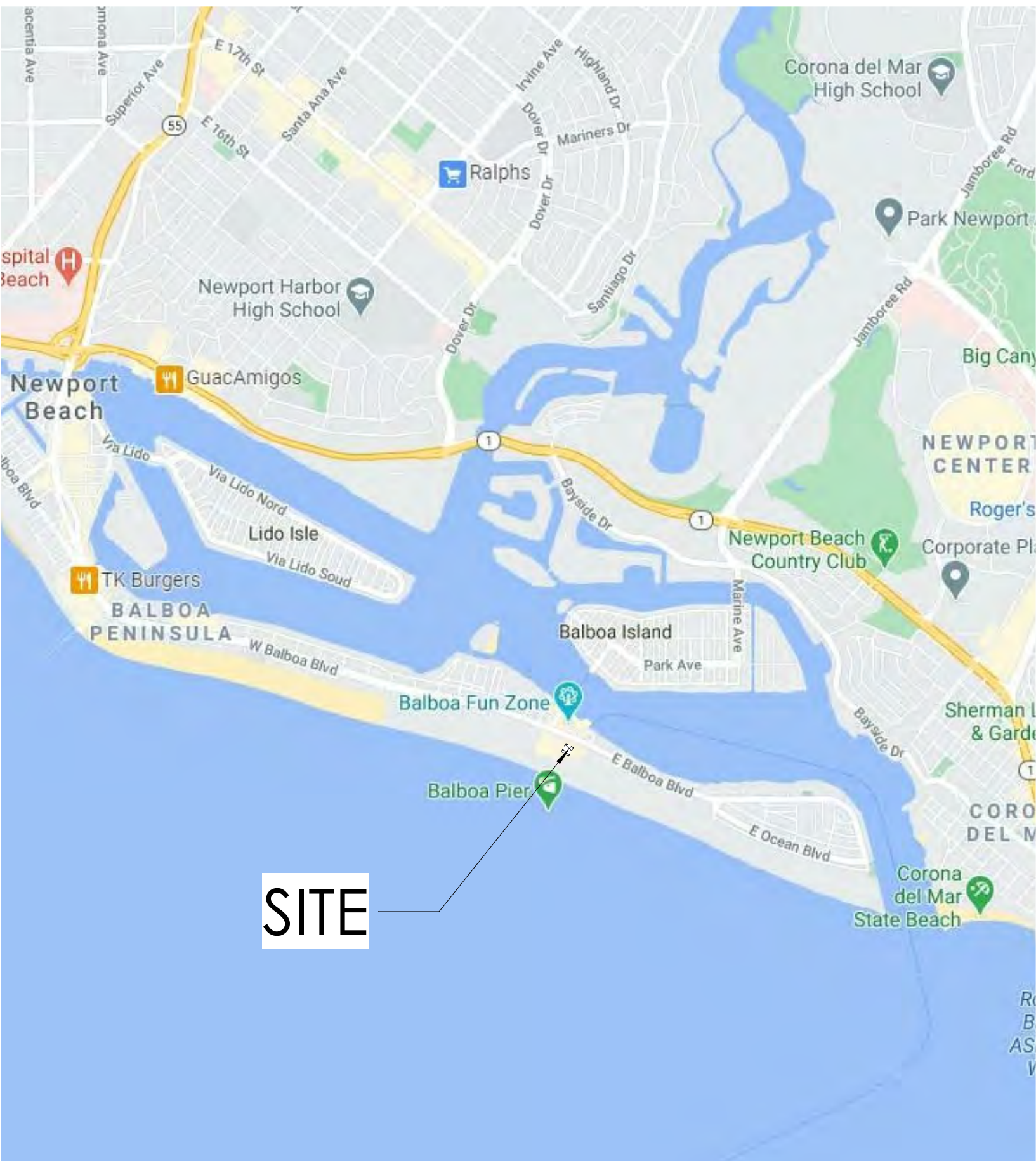
**5-21-0391 Newport Beach
Exhibit 1c**

NEWPORT BEACH JUNIOR LIFEGUARD BUILDING

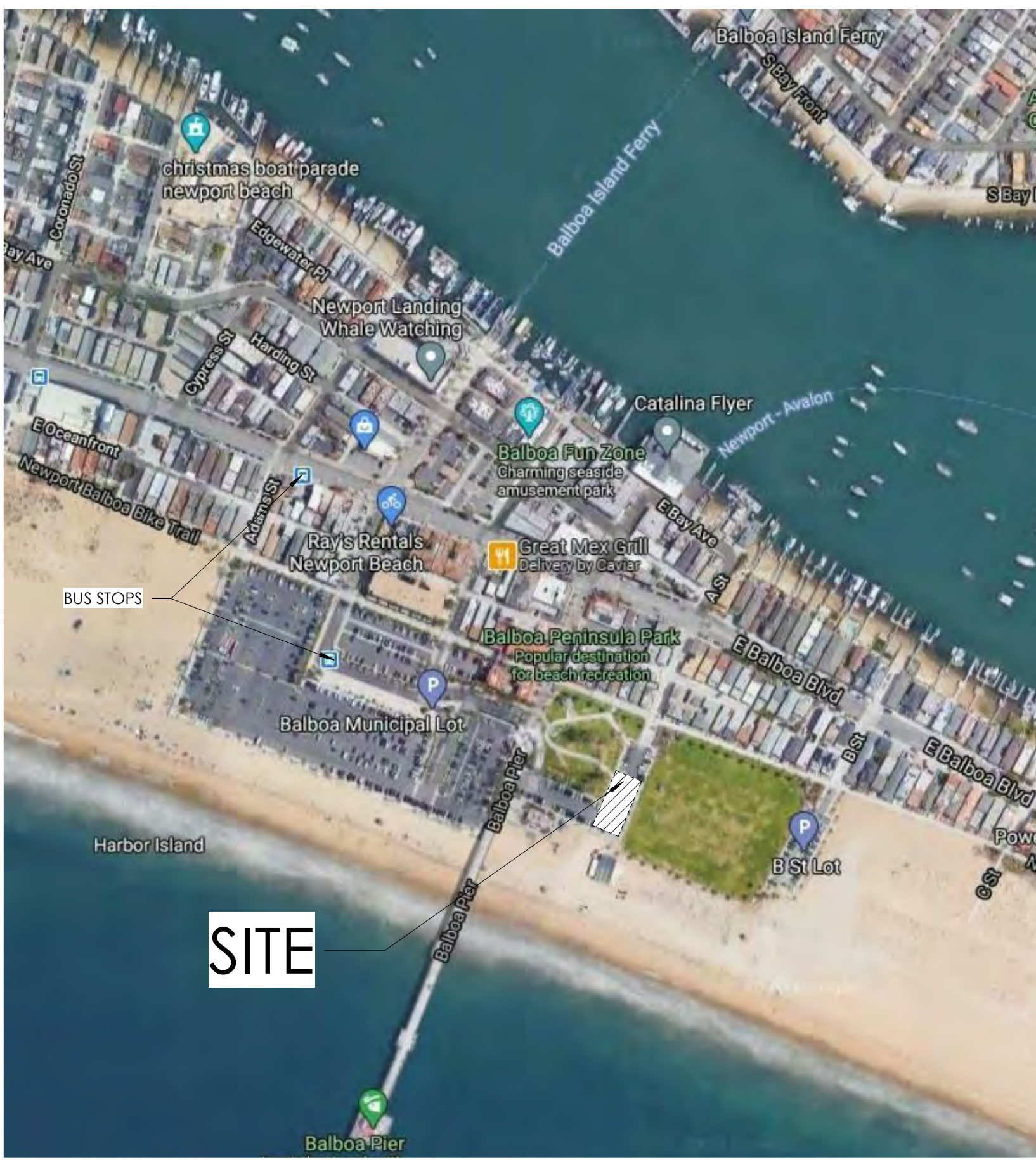
901 EAST OCEAN FRONT NEWPORT BEACH, CA 92661



LOCATION MAP



VICINITY MAP



PROJECT DATA			LEGAL DESCRIPTION
PROJECT ADDRESS:	901 EAST OCEAN FRONT NEWPORT BEACH, CALIFORNIA 92661		PARCEL: 048-320-03
ASSESSOR'S PARCEL NO.	048-320-03		
OWNER:	CITY OF NEWPORT BEACH 100 CIVIC CENTER DR. NEWPORT BEACH, CA 92660 (949) 644-3309		
GOVERNING AGENCY:	CITY OF NEWPORT BEACH 100 CIVIC CENTER DR. NEWPORT BEACH, CA 92660 (949) 644-3309		
GOVERNING CODES:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA ENERGY CODE		
SCOPE OF WORK:	1. DEMOLITION OF EXISTING JUNIOR LIFEGUARD FACILITY, INCLUDING APPROXIMATELY 2,100 SQ. FT. MODULAR TRAILERS, 1,200 SQ. FT. DECK AREA, AND 650 SQ. FT. STORAGE 2. PARKING LOT AND SITE MODIFICATIONS WITHIN THE EXISTING MAIN & 'A' STREET PARKING LOTS, INCLUDING DEMOLITION AND REPLACEMENT OF HARDSCAPE & LANDSCAPE TO IMPROVE PARKING COUNTS AND CIRCULATION, INCLUDING UTILITY ROUTE FOR NEW JUNIOR LIFEGUARD FACILITY. (PHASE 1) 3. PROPOSED 5,400 SQ. FT. NEW JUNIOR LIFEGUARD FACILITY LOCATED WITHIN THE 'A' STREET PARKING AREA, INCLUDING A 370 SQ. FT. COVERED & 1,350 SQ. FT. OPEN DECK AREA (PHASE 2)		
OCCUPANCY GROUP:	A-3		
CONSTRUCTION TYPE:	TYPE VB, SPRINKLERED		
ALLOWABLE BLDG AREA:	A-3	24,000 S.F.	
ACTUAL BLDG AREA:	FIRST FLOOR	5,400 S.F.	
	TOTAL BUILDING AREA	5,400 S.F.	
SITE AREA:		11,400 S.F. (.26 ACRES)	
NUMBER OF STORIES:		1	
ALLOWABLE BUILDING HEIGHT:		31' - 0"	
ACTUAL BUILDING HEIGHT:		16' - 6"	
PARKING:	Parking Required:	Public: No Requirement	
	Parking Provided:		
	Public Parking Removed:	Accessible Parking Spaces: 00 Standard Parking Spaces: 76 Total: 76	
	Public Parking Replaced:	Accessible Parking Spaces: 08 Standard Parking Spaces: 74 Total: 82 Net Total: +6	
GENERAL PLAN DESIGNATION:	OPEN PARK, PUBLIC FACILITIES		
ZONING:	A-2 - BALBOA PENINSULA; PR- PARKS AND RECREATION, PF- PUBLIC FACILITIES, PM-PARKING MANAGEMENT		

PROJECT TEAM	
ARCHITECTURE	PLUMBING
JEFF KATZ ARCHITECTURE 6353 Del Cerro Blvd San Diego, CA 92120 (619) 698-9177 / (619) 698-9178 (FAX) Contact: Jeff Katz, AIA jeff@jeffkatzarchitecture.com	McPARLANE & ASSOCIATES 4830 Viewridge Avenue San Diego, CA 92123 (619) 277 -9721 Contact: Doug Isaaks, P.E. disaaks@mcparlane.com
CIVIL	ELECTRICAL
BKF ENGINEERS 4675 MacArthur Court, Suite 400, Newport Beach, CA 92660 949.526.8460 Contact: BRUCE KIRBY, PE, QSD/P Bkirby@bkf.com	ELEN CONSULTING, INC. 9150 Chesapeake Dr., Suite 220 San Diego, CA 92123 (619) 550-1085 Contact: Anton Nathanson anathanson@elenconsulting.com
STRUCTURAL	LANDSCAPE
ORIE 2 ENGINEERING, INC. 9750 Miramar Road, Suite 310 San Diego, CA 92126 (619) 335-7843 Contact: Don Orie dorie@orie2.com	PARTERRE 1221 Hayes Avenue San Diego, CA 92103 (619) 296-3713 Contact: Pat O'Connor patparterre@cox.net
MECHANICAL	GEOTECHNICAL ENGINEER
McPARLANE & ASSOCIATES 4830 Viewridge Avenue San Diego, CA 92123 (619) 277 -9721 Contact: Doug Isaaks, P.E. disaaks@mcparlane.com	GEOCON INCORPORATED 6960 Flanders Drive (858) 558-6900 Contact: Rod Mikesell, Vice President/Senior Engineer mikesell@geoconinc.com

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PROJECT:

CITY OF
NEWPORT BEACH
JUNIOR LIFEGUARD
BUILDING

901 EAST OCEAN FRONT
NEWPORT BEACH, CA



Description: Date:

CDP SUBMITTAL 06/01/21

COASTAL
DEVELOPMENT
PERMIT
RESUBMITTAL 11/17/21

Project Number: 181104

Approved By: JK

Checked By: MK

Drawn By: AS

Sheet Title:

TITLE SHEET

SHEET NUMBER:

T-1

THE PROPOSED PROJECT CONSISTS OF THE DESIGN AND DEVELOPMENT OF A NEW MULTIPURPOSE JUNIOR LIFEGUARD BUILDING AT THE BALBOA PIER AREA IN THE CITY OF NEWPORT BEACH REPLACING THE EXISTING TEMPORARY FACILITIES WHERE THE PROGRAM CURRENTLY OPERATES. THE PROJECT WILL PERFORM AS A MULTI-FUNCTIONAL SPACE TO SERVE THE USES OF THE JUNIOR LIFEGUARDS, RECREATION AND SENIOR SERVICES DEPARTMENT AND PUBLIC AND PRIVATE EVENTS. WITH THE GROWTH OF THE JUNIOR LIFEGUARD PROGRAMS, THIS PROJECT WILL PROVIDE THE OPPORTUNITY FOR A NEW STATE OF THE ART BUILDING TO ACCOMMODATE THE ADDITIONAL PROGRAMMATIC NEEDS. THE FACILITY WILL SERVE AS AN ADMINISTRATIVE HUB, EVENT SPACE, STORAGE AREA, MODERN RESTROOMS AND LOCKER ROOM. THE EXTERIOR FINISHES OF THE FACILITY ARE A COMBINATION OF CONCRETE, METAL PANEL, AND TILE; THE Juxtaposition of materials serves to break up the massing of the building with a variety, while also tying them all together with the association of colors and finishes capturing local appeal and aesthetics.

THE NEWPORT BEACH JUNIOR LIFEGUARD PROGRAM IS A YOUTH-BASED PROGRAM FOCUSED ON EDUCATING PARTICIPANTS TO RECOGNIZE POTENTIALLY HAZARDOUS CONDITIONS ASSOCIATED WITH AN EVER-CHANGING AQUATIC ENVIRONMENT. ESTABLISHED IN 1984 WITH TWO INSTRUCTORS AND 50 JUNIOR LIFEGUARDS, THE PROGRAM RAPIDLY GREW AND BECAME ONE OF THE CITY OF NEWPORT BEACH'S MOST POPULAR YOUTH EDUCATION PROGRAMS. THE PROGRAM NOW UTILIZES ABOUT 60 INSTRUCTORS AND SUPPORT STAFF AND SERVES OVER 1350 PROGRAM PARTICIPANTS. SEVERAL CURRENT LIFEGUARDS AND PERMANENT STAFF BEGAN THEIR SERVICE TO THE PUBLIC AS JUNIOR LIFEGUARDS..

APPROXIMATELY, 30% OF THE JUNIOR LIFEGUARD PROGRAM SERVES COMMUNITIES OUTSIDE NEWPORT BEACH, MANY OF WHICH ARE NON-COASTAL COMMUNITIES . THE OPPORTUNITY FOR YOUTH FROM BOTH LOCAL AND NON-LOCAL COMMUNITIES TO HAVE ACCESS TO A BEACH SAFETY AND RECREATION PROGRAM HELPS ENSURE ALL MEMBERS OF THE COMMUNITY BECOME BEACH SAVVY AND ARE ABLE TO ENJOY ALL THE BEACH ENVIRONMENT HAS TO OFFER.

THE PROGRAM FEE IS \$727 PER CHILD. THIS AMOUNTS TO ABOUT \$8.65/PER HOUR FOR CHILD CARE AND COVERS THE COST OF ENROLLMENT IN THE PROGRAM AS WELL AS A FULL UNIFORM SET, BACKPACK, AND TOWEL FOR THEIR JUNIOR LIFEGUARD. FOR FAMILIES EXPERIENCING HARDSHIP MAKING THE FULL PROGRAM PAYMENT ALL AT ONCE, WE OFFER PLANS THAT ALLOW THEM TO MAKE SMALLER PROGRAM PAYMENTS OVER THE COURSE OF A 6 TO 8 WEEK PERIOD.

THE PROGRAM IS OPEN TO ANY CHILD AGE 9 TO 15 WHO PASSES THE REQUIRED SWIM TEST. THE PROGRAM HAS BEEN HOST TO AN ARRAY OF PARTICIPANTS WITH DIFFERENT ABILITIES, MEDICAL NEEDS, AND BACKGROUNDS. PARTICIPANTS REQUIRING SPECIAL ACCOMMODATION OR SUPPORT CAN MEET WITH PROGRAM STAFF TO REVIEW ANY SPECIAL ACCOMMODATION NEEDED FOR THEIR CHILD. WHEN APPROPRIATE, ONE ON ONE ASSISTANCE IS PROVIDED AT NO ADDITIONAL COST TO FAMILIES.

PRIOR TO THE START OF THE 7-WEEK JUNIOR LIFEGUARD PROGRAM, MANY MONTHS OF LOGISTICS AND PLANNING GO INTO UNIFORM DESIGN & SIZING UPDATES, ORDERING; PRE-REGISTRATION AND SWIM TESTING FOR ALL PARTICIPANTS, RECEIVING APPROXIMATELY 14,000 PIECES OF UNIFORMS AND ORGANIZING THEM FOR PICK-UP. THERE ARE ALSO SEVERAL WEEKS OF STAGING EQUIPMENT LIKE PADDLE BOARDS, RESCUE BUOYS, SUN SHADES, WATER STATIONS, FLAGS, MEDICAL EQUIPMENT, WATER EQUIPMENT, MASKS & SNORKELS, ETC. JUNIOR LIFEGUARD INSTRUCTOR TRAINING ALSO TAKES PLACE IN THE WEEKS LEADING UP TO THE START OF THE PROGRAM.

THE JUNIOR LIFEGUARD PROGRAM OPERATES ANNUALLY FROM LATE JUNE TO EARLY AUGUST. THERE ARE TWO SESSIONS OFFERED DAILY 9:00 A.M. TO 12:00 P.M. AND 1:00-4:00 P.M.. THE JUNIOR LIFEGUARD PROGRAM DOES NOT RESULT IN A SIGNIFICANT USE OF PARKING SPACES FOR THE PROGRAM. MOST JUNIOR LIFEGUARDS ARE DROPPED OFF AND PICKED-UP, BIKE, OR WALK TO THE PROGRAM. DROP-OFF AND PICK-UP TAKE ABOUT 20 MINUTES AT THE START AND END OF EACH SESSION. SAFETY PERSONNEL ASSIST IN TRAFFIC CONTROL DURING PROGRAM HOURS IN PARKING AREAS AND AT INTERSECTION CROSSWALKS. *SEE TRAFFIC FLOW EXHIBIT AND CROSSING GUARD EXHIBIT.

FOLLOWING DROP-OFF, THE PROGRAM GENERALLY BEGINS WITH A GATHERING ON THE BEACH IN FRONT OF THE PROPOSED DESK AREA TO RECEIVE THE MORNING BRIEFING AND INSTRUCTIONS, WITH PARTICIPANTS THEN CONTINUING THEIR VARIOUS TRAINING ACTIVITIES ON THE BEACH OR IN THE WATER IN FRONT OF THE FACILITY. THE PROGRAM GENERALLY BEGINS WITH INSTRUCTORS DRESSING INTO UNIFORM, MEETING AND EVENT PLANNING FOR THE DAY, AND EQUIPMENT SET-UP. THEN GATHERING ON THE BEACH IN FRONT OF THE PROPOSED DECK AREA WITH ARRIVAL OF THE JUNIOR LIFEGUARDS TO RECEIVE THE DAILY BRIEFING AND SPECIAL INSTRUCTIONS. INDIVIDUAL GROUPS THEN CONTINUE ON TO THEIR VARIOUS TRAINING ACTIVITIES ON THE BEACH OR IN THE WATER NEAR THE FACILITY. THE PROGRAM ALSO HOSTS A VARIETY OF OTHER JUNIOR LIFEGUARD PHYSICAL EVENTS, THOUGH THEY MAY BE COMPETITIVE, THE PROGRAM STRESSES PARTICIPATION AND TEAM UNITY. BEN CARLSON DAY, THE GRAY LUNDE IRONMAN AND THE MONSTER MILE ARE MARQUE EVENTS THAT ARE A COMBINATION OF RUNNING AND SWIMMING ALONG THE SHORE LINE THAT ARE PROGRESSIVELY MORE CHALLENGING.

THE LIFEGUARD STAFF ALSO EXPECT TO CONTINUE UTILIZING THE JG FACILITIES FOR COMMUNITY OUTREACH AND EDUCATION. LOCAL AND NON-LOCAL GROUPS ARE ABLE TO LEARN ABOUT THE HISTORY OF THE LOCAL INDIGENOUS PEOPLE, THE NATURAL FORMATION OF THE HARBOR AND BEACH GEOGRAPHY, BEACH AND MARINE WILDLIFE, AND PERSONAL OCEAN SAFETY.

THE RECREATION DEPARTMENT WILL ALSO MANAGE THIS FACILITY THE OTHER MONTHS WHEN IT IS NOT BEING USED FOR THE JUNIOR LIFEGUARD PROGRAM. POTENTIAL PROGRAM OFFERINGS INCLUDE FITNESS CLASSES, ADULT ED AND OTHER RELATED RECREATION DEPARTMENT PROGRAMMING. THE BUILDING WILL FUNCTION AS A SPACE FOR CLASSES, SUCH AS ENRICHMENT AND FITNESS, OFFERED TO SERVE THE COMMUNITY (RESIDENT AND NON-RESIDENT). THE BUILDING WILL ALSO BE UTILIZED FOR LOWER-COST PRIVATE RENTALS (WEDDINGS, SHOWERS, BIRTHDAY PARTIES, MEETINGS, FAMILY REUNIONS AND CITY EVENTS) MIRRORING THE SUCCESS AND DEMAND FOR USE OF MARINA PARK FACILITY (EST. 2015) SERVING RESIDENTS THROUGHOUT CALIFORNIA. EXTERIOR RESTROOMS WILL BE AVAILABLE FOR USE BY THE GENERAL PUBLIC AND NOT DEPENDENT ON BEING ENROLLED IN A SCHEDULED ACTIVITY. RECREATION PROGRAMING WILL PRIMARILY BE SCHEDULED WEEKDAY MORNINGS AND AFTERNOONS. RENTALS WILL BE PRIMARILY SCHEDULED WEEKNIGHTS AND WEEKENDS FROM 8:00 A.M. TO 10:00 P.M.

FURTHERMORE, THE CITY FEELS THERE IS POTENTIAL TO OFFER ADDITIONAL SERVES BY HOSTING MOVIES NIGHTS AND CONCERTS IN THE PARK UTILIZING THE FACILITY AND ADJACENT PENINSULA PARK THAT WILL OPEN TO THE PUBLIC AND FREE OF CHARGE. SUFFICIENT PARKING IS AVAILABLE DURING THE MONTHS OF SEPTEMBER-APRIL IN THE ADJACENT PARKING LOTS. LIKEWISE, ADJACENT BIKE/WALKING TRAIL AND BIKE PARKING IS ALSO AVAILABLE AS WELL AS A NEARBY BUS STOP.

B1

T-2

PROJECT DESCRIPTION

N.T.S.



PROJECT:

CITY OF
NEWPORT BEACH
JUNIOR LIFEGUARD
BUILDING

901 EAST OCEAN FRONT
NEWPORT BEACH, CA



Description:	Date:
CDP SUBMITTAL	06/01/21
COASTAL DEVELOPMENT PERMIT RESUBMITTAL	11/17/21

Project Number:	181104
Approved By:	Approver
Checked By:	Checker
Drawn By:	Author

Sheet Title:

TITLE SHEET

SHEET NUMBER:

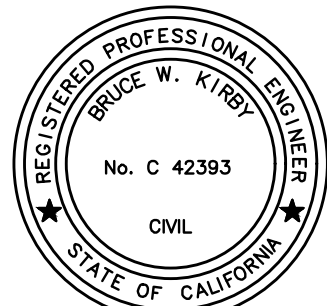
T-2



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE VI, 2017.50 DATUM ADJUSTMENT. GPS DERIVED BETWEEN OCS POINTS 6093R1 AND 6183R1.

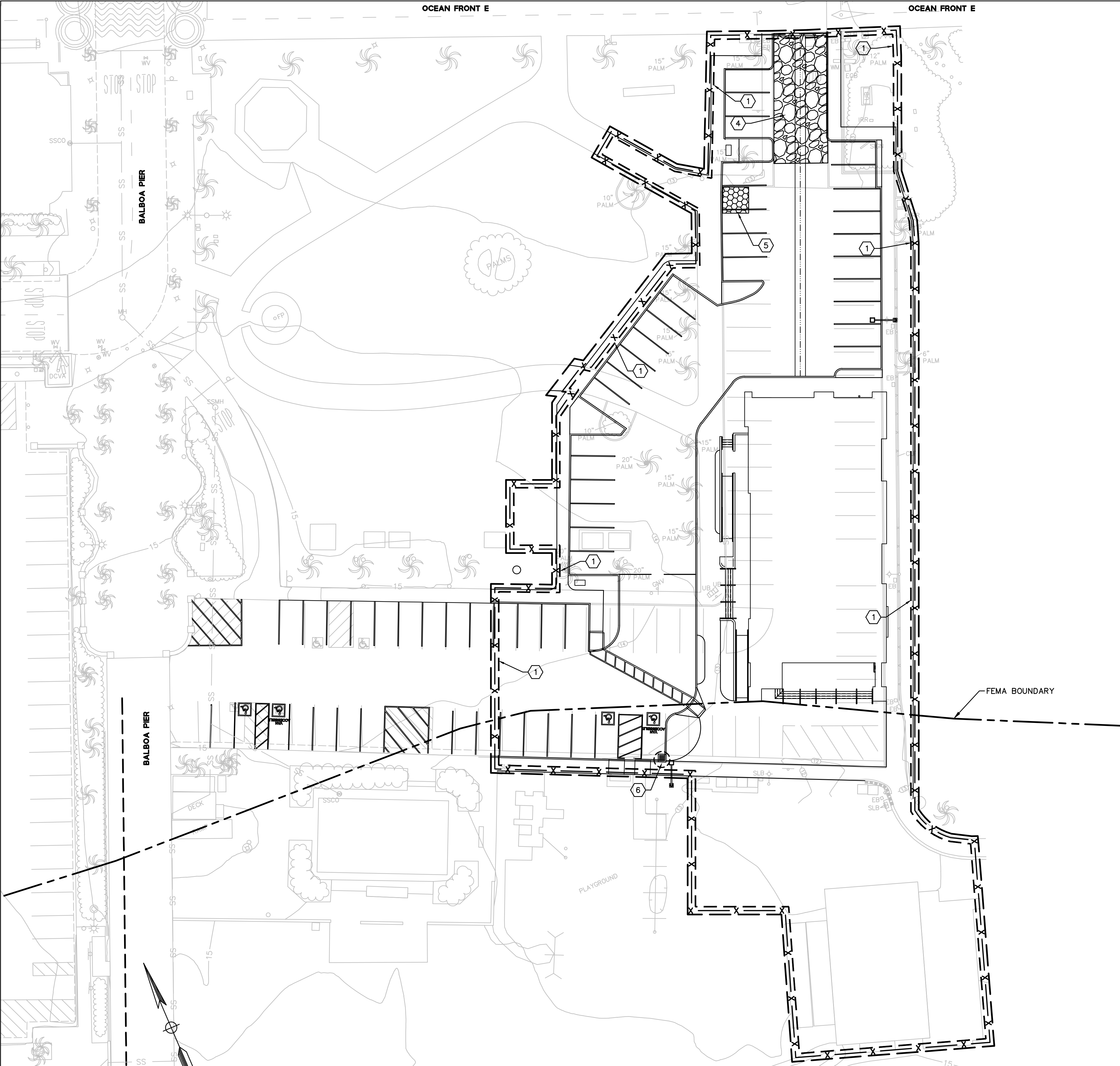
BENCHMARK:
Designation: 1E-116-99
FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1E-116-99". SET IN THE NORTHWEST CORNER OF A 5.0 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF PALM STREET, 110 FT. NORTHERLY OF THE CENTERLINE OF BAY AVENUE AND 21 FT. WEST OF THE CENTERLINE OF PALM STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION = 7.587 FEET, NAVD88, LEVELED 2015.

NO.	DATE	DESCRIPTION OF REVISIONS



REVIEWED:	
BRUCE KIRBY, RCE 42393 SENIOR PROJECT MANAGER	
DESIGNED: XX	DRAWN: XX
CHECKED: XX	DATE: XX

EXISTING CONDITIONS JUNIOR LIFEGUARD BUILDING PROJECT	
CITY OF NEWPORT BEACH PUBLIC WORKS DEPARTMENT	
X-XXXX-X	SHEET OF



- EROSION CONTROL NOTES:**
- IN CASE OF EMERGENCY, CALL OWNER AT _____. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
 - EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
 - GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS 2 FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
 - THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
 - STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IS REQUESTED BY THE BUILDING OFFICIAL.
 - EVERY EFFORT SHALL BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITE AT ALL TIMES.
 - ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
 - STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
 - FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
 - EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
 - DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMP'S ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 40% CHANCE OF QUARTER INCH OR MORE OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECKLIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
 - TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
 - SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
 - ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
 - HOME OWNER TO ROUTINELY CLEAN ALL CATCH BASINS AND DRAIN LINES OF DEBRIS.
 - ADDITIONAL BMP'S WILL BE IMPLEMENTED AS DEEMED NECESSARY BY CITY INSPECTORS.

- BMP FACTS SHEET:**
- WM-1 MATERIAL DELIVERY AND STORAGE**
PROVIDE A MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT AND/OR WEATHER PROTECTION. NOTE THE MAINTENANCE PRACTICES AND SCHEDULE PROPOSED FOR THIS AREA.
- WM-2 MATERIAL USE**
HAZARDOUS MATERIALS, FERTILIZERS, PESTICIDES, PLASTERS, SOLVENTS, PAINTS, AND OTHER COMPOUNDS MUST BE PROPERLY HANDLED IN ORDER TO REDUCE THE RISK OF POLLUTION OR CONTAMINATION. TRAINING AND INFORMATION ON PROCEDURES FOR THE PROPER USE OF ALL MATERIALS MUST BE AVAILABLE TO THE EMPLOYEES THAT APPLY SUCH MATERIALS.
- WM-4 SPILL PREVENTION AND CONTROL**
IDENTIFY SPILL PREVENTION AND CONTROL MEASURES THAT WILL BE TAKEN FOR ALL PROPOSED MATERIALS. IDENTIFY THE METHODS, BY WHICH ACCIDENTAL SPILLS WILL BE CLEANED AND PROPERLY DISPOSED OF.
- WM-5 SOLID WASTE MANAGEMENT**
PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR DISPOSAL. PROVIDE COVERED STORAGE WITH SECONDARY CONTAINMENT. CONTAINERS ARE REQUIRED TO PROTECT WASTE FROM RAIN TO PREVENT WATER POLLUTION AND PREVENT WIND DISPERSAL.
- WM-6 HAZARDOUS WASTE MANAGEMENT**
HAZARDOUS MATERIALS MUST BE DISPOSED OF I ACCORDANCE WITH STATE AND FEDERAL REGULATIONS. IDENTIFY THE PROPOSED METHODS OF DISPOSAL AND ANY SPECIAL HANDLING CONTRACTS THAT MAY BE APPLICABLE.
- WM-7 CONTAMINATED SOIL MANAGEMENT**
PREVENT OR REDUCE THE DISCHARGE OR POLLUTANTS TO STORMWATER FROM CONTAMINATED SOIL AN HIGHLY ACIDIC OR ALKALINE SOILS BY CONDUCTING PRE-CONSTRUCTION SURVEYS, INSPECTING EXCAVATIONS REGULARLY, AND REMEDIATING CONTAMINATED SOIL PROMPTLY.
- WM-8 CONCRETE WASTE MANAGEMENT**
STONE DRY AND WET MATERIALS UNDER COVER. AVOID ON-SITE WASHOUT EXCEPT IN DESIGNATED AREAS AWAY FROM DRAINS, DITCHES, STREETS, AND STREAMS. CONCRETE WASTE DEPOSITED ON-SITE SHALL SET UP, BE BROKEN APART, AND DISPOSED OF PROPERLY. CONTAINMENT AND PROPER DISPOSAL IS REQUIRED FOR ALL CONCRETE WASTE.
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT**
UNTREATED RAW WASTEWATER IS NOT TO BE DISCHARGED OR BURIED. SANITARY SEWER FACILITIES ON-SITE ARE REQUIRED TO BE IN COMPLIANCE WITH LOCAL HEALTH AGENCY REQUIREMENTS. SANITARY OR SEPTIC WASTES MUST BE TREATED OR DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- TC-1 STABILIZED CONSTRUCTION ENTRANCE**
A STABILIZED ENTRANCE IS REQUIRED FOR ALL CONSTRUCTION SITES TO ENSURE THAT DIRT AND DEBRIS ARE INTO TRACKED ONTO THE ROAD OR ADJACENT PROPERTY. MAINTENANCE OF SUCH A SYSTEM IS REQUIRED FOR THE DURATION OF THE PROJECT. SUCH STABILIZATION MAY BE OF ROCK OR PAVED.
- SE-1 SILT FENCE**
- SE-3 SEDIMENT TRAP**
- SE-5 FIBER ROLLS**
- SE-8 GRAVEL BAGS**
ERODED SEDIMENTS MUST BE RETAINED ON-SITE AND NOT PERMITTED TO ENTER THE DRAINAGE SYSTEM. REQUIREMENT MAY BE WAIVED AT THE SOLE DISCRETION OF THE CITY INSPECTOR IS OTHER EROSION CONTROL BMP'S ARE DEEMED SUFFICIENT.

- EROSION & SEDIMENT CONTROL CONSTRUCTION NOTES:**
- 1 CONSTRUCT FIBER ROLL EROSION CONTROL ALONG PROPERTY LINES EXCEPT DRIVEWAY APPROACHES. SEE DETAIL D/SHEET 2
 - 2 CONSTRUCT SANITARY WASTE MANAGEMENT AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-9
 - 3 CONSTRUCT MATERIALS STORAGE AREA IN ACCORDANCE WITH BMP FACTS SHEET #WM-1
 - 4 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL C/SHEET 2 AND IN ACCORDANCE WITH BMP FACT SHEET #TC-1
 - 5 CONSTRUCT CONCRETE WASHOUT PIT PER DETAIL B/SHEET 2
 - 6 STORM DRAIN INLET PROTECTION PER DETAIL A/SHEET 2

EROSION CONTROL LEGEND:

--- x --- x --- FIBER ROLL (SE-5) PER DETAIL...

--- x --- x --- *CONSTRUCTION FENCE TO BE PLACED BY CONTRACTOR

○ STORM DRAIN INLET PROTECTION (SE-10) PER DETAIL...

STABILIZED CONSTRUCTION ENTRANCE (TC-1) PER DETAIL... LOCATION VARIES BY CONTRACTOR.

CONCRETE WASHOUT PIT (NS-8) PER DETAIL... LOCATION VARIES BY CONTRACTOR.

*NOTE:
CONSTRUCTION FENCE PLACEMENT TO COINCIDE WITH SEPARATE PROJECT PHASES. FENCING TO BE DISMANTLED AFTER COMPLETION OF PHASE 1 AND ERECTION OF NEW FENCING TO BE PLACED AROUND PHASE 2 AREA ONLY. FENCE AREA TO BE MODIFIED DURING VARIOUS PHASES TO MINIMIZE IMPACT AND MAXIMIZE PUBLIC ACCESS. REFERENCE ARCHITECTURAL SHEETS A1.1 - A1.5 FOR PROJECT PHASES & STAGING AREAS.

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE VI, 2017.50 DATUM ADJUSTMENT. GPS DERIVED BETWEEN OCS POINTS 6093R1 AND 6183R1.

BENCHMARK:

Designation: 1E-116-99
FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1E-116-99". SET IN THE NORTHWEST CORNER OF A 5.0 FT. BY 5.0 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF PALM STREET, 110 FT. NORTHERLY OF THE CENTERLINE OF BAY AVENUE AND 21 FT. WEST OF THE CENTERLINE OF PALM STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION = 7.587 FEET, NAVD88, LEVELED 2015.

NO.	DATE	DESCRIPTION OF REVISIONS

REGISTERED PROFESSIONAL ENGINEER

BRUCE W. KIRBY

No. C 42393

CIVIL

STATE OF CALIFORNIA

REVIEWED:

BRUCE KIRBY, RCE 42393
SENIOR PROJECT MANAGER

DESIGNED: XX DRAWN: XX

CHECKED: XX DATE: XX

CITY OF NEWPORT BEACH

PUBLIC WORKS DEPARTMENT

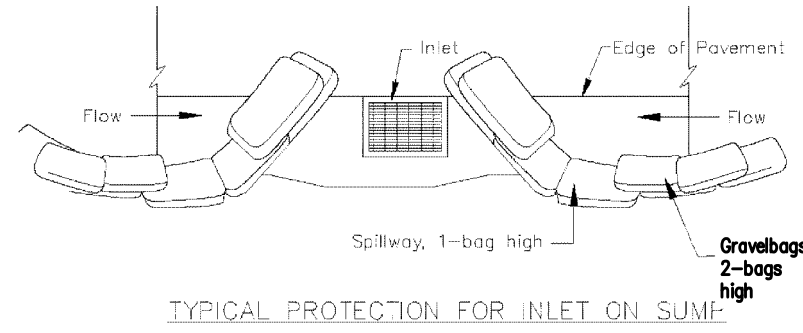
C-2

CPPP EROSION CONTROL PLAN

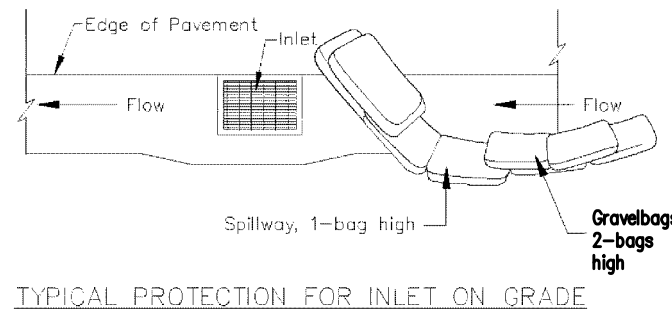
JUNIOR LIFEGUARD BUILDING PROJECT

X-XXXX-X

SHEET OF



TYPICAL PROTECTION FOR INLET ON SUM

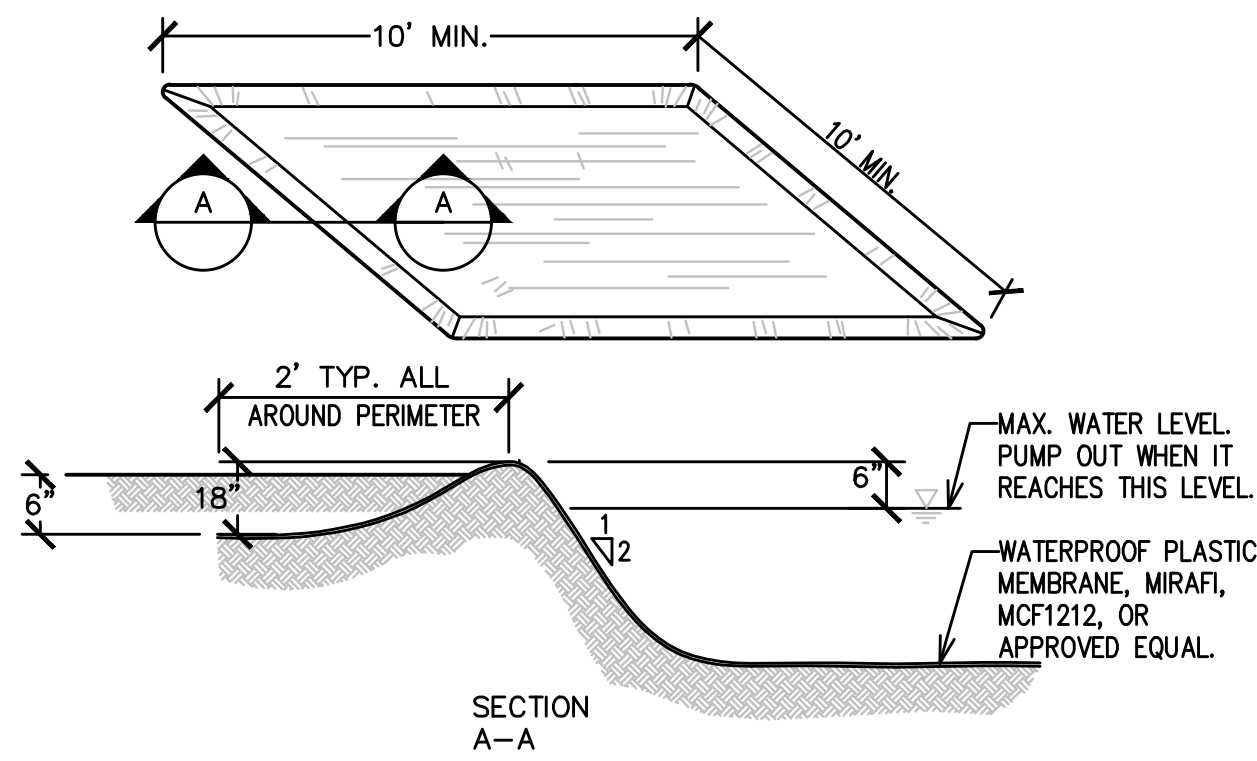


TYPICAL PROTECTION FOR INLET ON GRADE

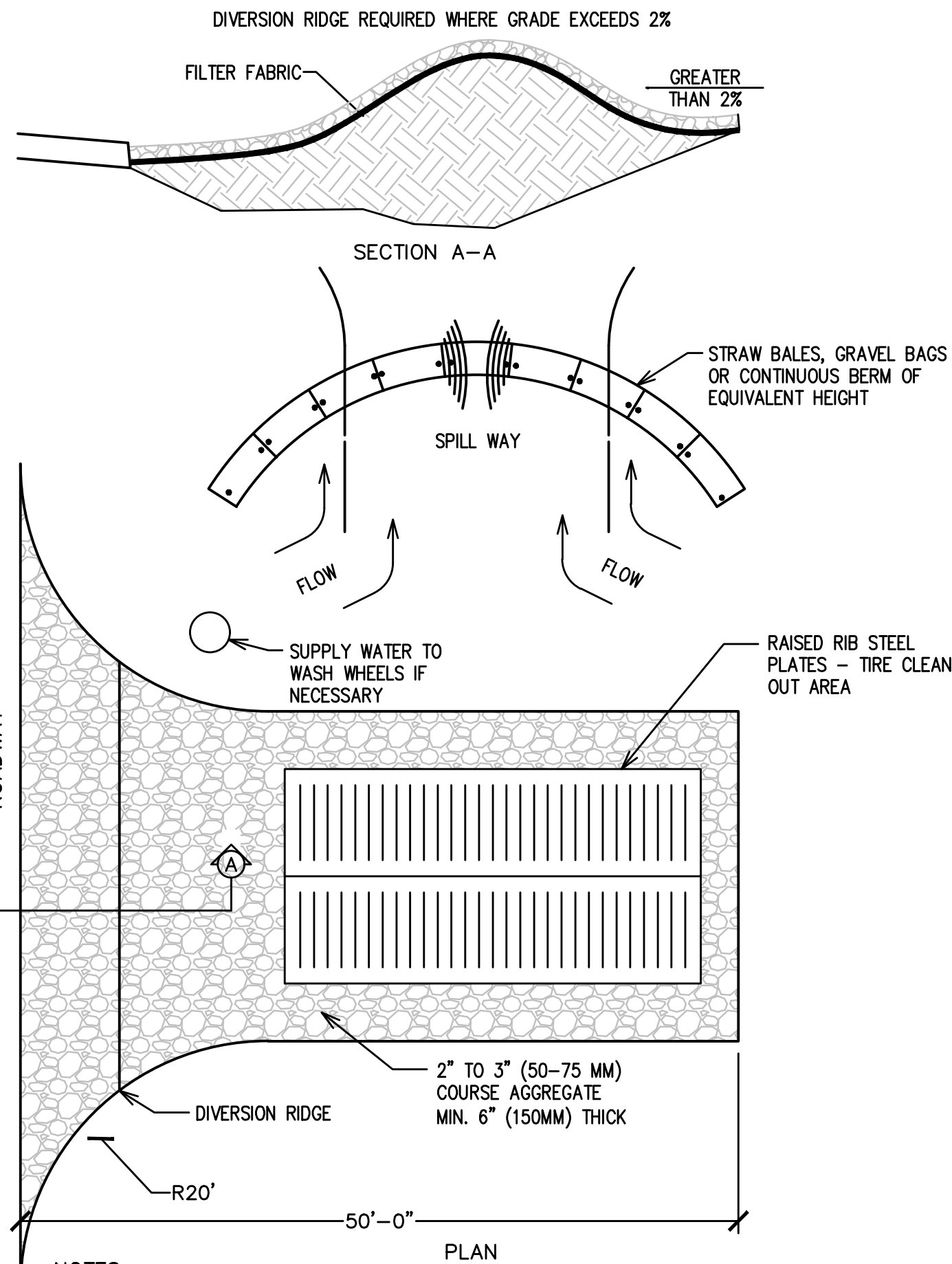
- NOTES:
1. Intended for short-term use.
 2. Use to inhibit non-storm water flow.
 3. Allow for proper maintenance and cleanup.
 4. Bags must be removed after adjacent operation is completed.
 5. Not applicable in areas with high hills and dyes without filter fabric.
- DI PROTECTION TYPE 3
NOT TO SCALE

ADDITIONAL NOTE:
CONTRACTOR SHALL USE DI PROTECTION TYPE 1 AND 2
AS REQUIRED PER CURRENT PHASE OF CONSTRUCTION.

A STORM DRAIN INLET PROTECTION
SCALE: N.T.S.

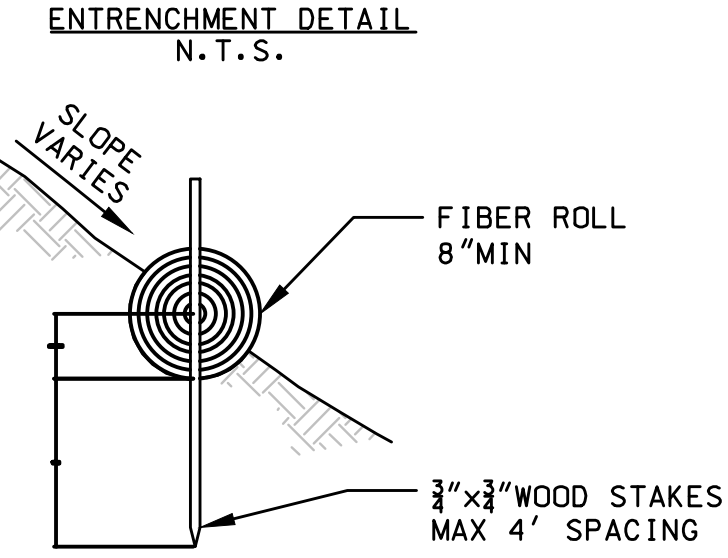
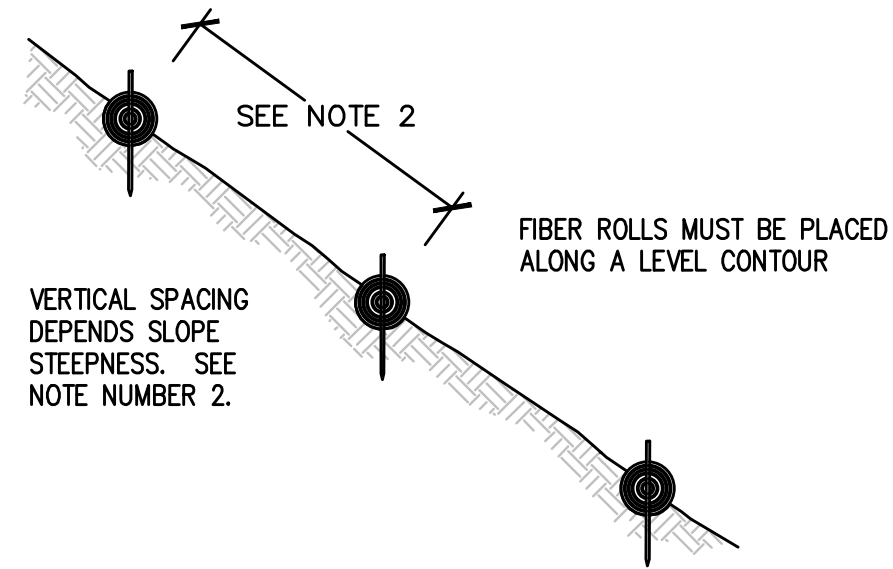


B CONCRETE WASHOUT PIT
SCALE: N.T.S.

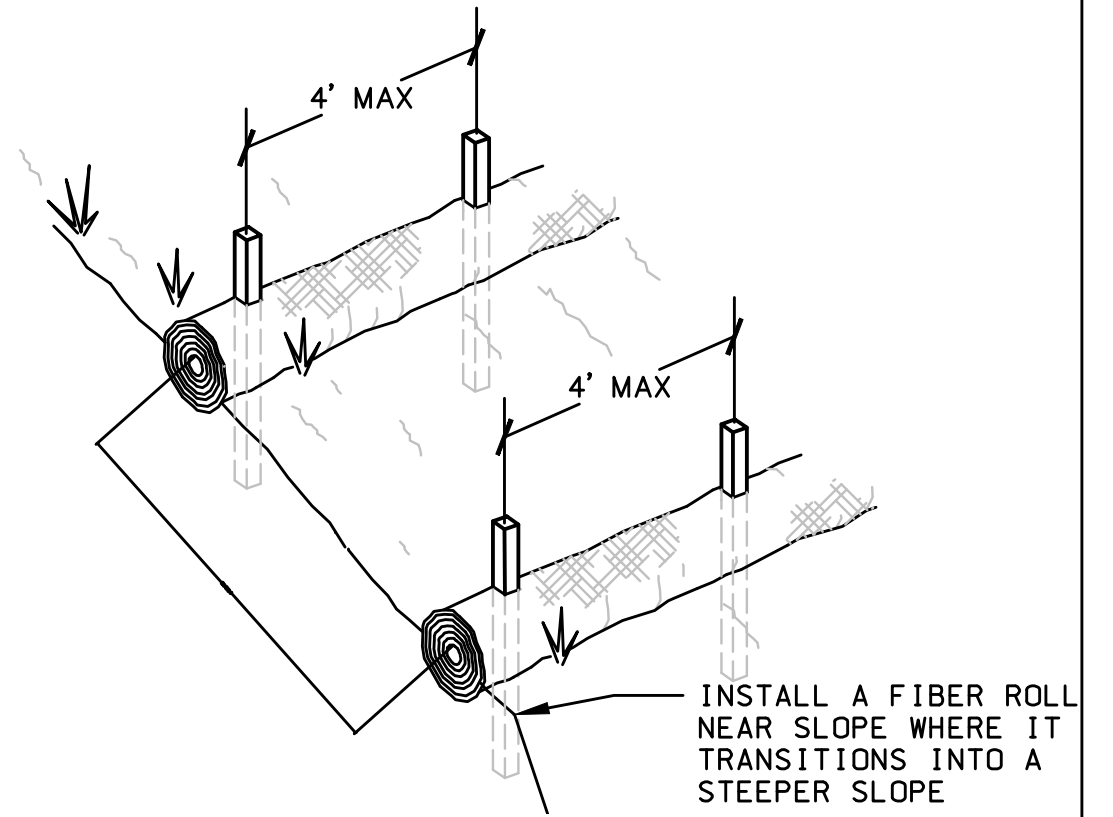


- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAYS. THIS MAY REQUIRED TOP DRESSING, REPAIR AND / OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ONTO AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

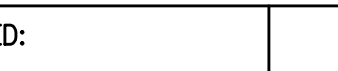
C STABILIZED CONSTRUCTION ENTRANCE
SCALE: N.T.S.

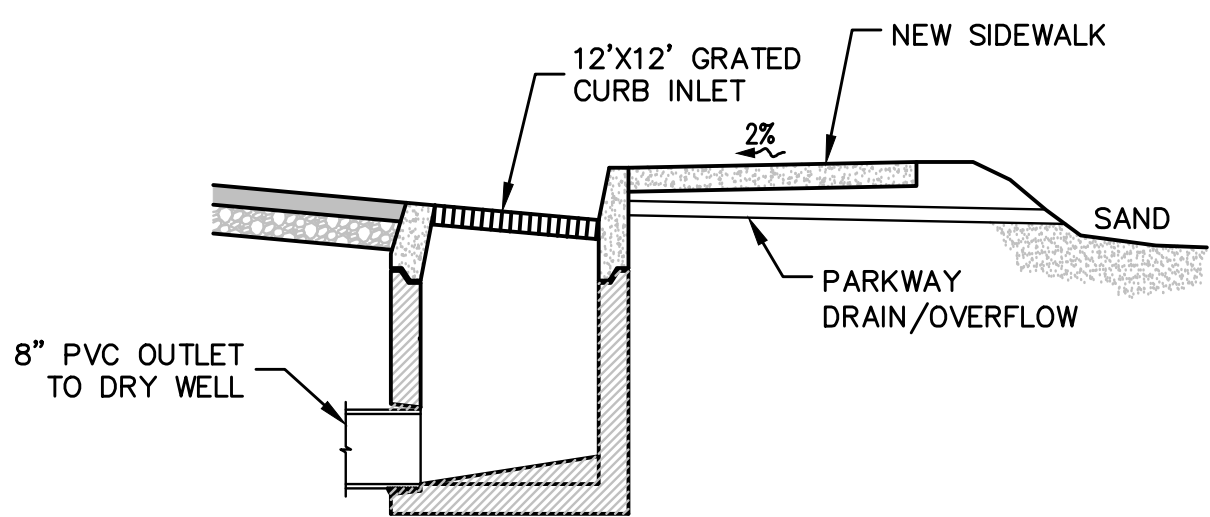
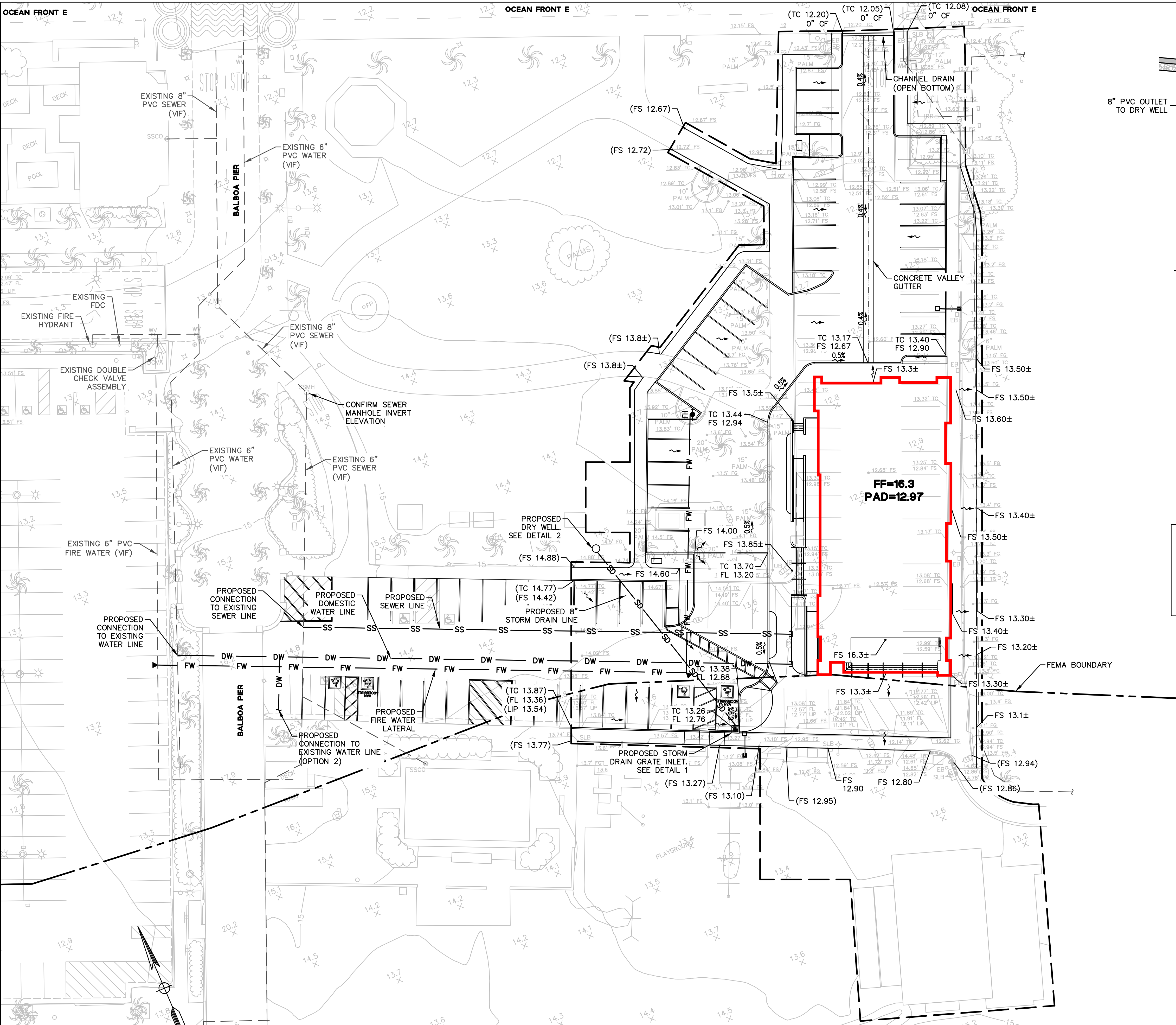


D FIBER ROLL
SCALE: N.T.S.

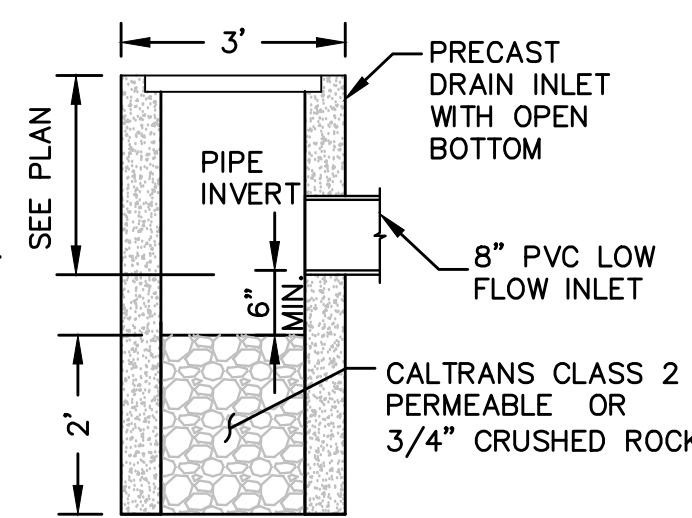


- NOTES:
1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, $\frac{1}{4}$ TO $\frac{1}{3}$ OF THE THICKNESS OF THE ROLL. 2" MIN
 2. VERTICAL SPACING FOR SLOPE INSTALLATIONS:
SLOPE OF 2:1 OR GREATER = 10' APART
SLOPE BETWEEN 4:1 AND 2:1 = 15' APART
SLOPE OF 4:1 OR FLATTER = 20' APART
 3. INSTALL FIBER ROLL ALONG A LEVEL CONTOUR.
 4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

<u>BASIS OF BEARINGS:</u> THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE VI, 2017.50 DATUM ADJUSTMENT. GPS DERIVED BETWEEN OCS POINTS 6093R1 AND 6183R1.		<u>BENCHMARK:</u> Designation: 1E-116-99 FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1E-116-99". SET IN THE NORTHWEST CORNER OF A 5.0 FT. BY 5.0 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF PALM STREET, 110 FT. NORTHERLY OF THE CENTERLINE OF BAY AVENUE AND 21 FT. WEST OF THE CENTERLINE OF PALM STREET. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION = 7.587 FEET, NAVD88, LEVELED 2015.			<table><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td>NO.</td><td>DATE</td><td>DESCRIPTION OF REVISIONS</td></tr></table>																		NO.	DATE	DESCRIPTION OF REVISIONS			<table><tr><td colspan="2">REVIEWED:</td></tr><tr><td colspan="2">BRUCE KIRBY, RCE 42393 SENIOR PROJECT MANAGER</td></tr><tr><td>DESIGNED: XX</td><td>DRAWN: XX</td></tr><tr><td>CHECKED: XX</td><td>DATE: XX</td></tr></table>		REVIEWED:		BRUCE KIRBY, RCE 42393 SENIOR PROJECT MANAGER		DESIGNED: XX	DRAWN: XX	CHECKED: XX	DATE: XX	<table><tr><td colspan="2">CPPP EROSION CONTROL PLAN JUNIOR LIFEGUARD BUILDING PROJECT</td></tr><tr><td colspan="2">CITY OF NEWPORT BEACH PUBLIC WORKS DEPARTMENT</td></tr><tr><td>X-XXXX-X</td><td>SHEET OF</td></tr></table>		CPPP EROSION CONTROL PLAN JUNIOR LIFEGUARD BUILDING PROJECT		CITY OF NEWPORT BEACH PUBLIC WORKS DEPARTMENT		X-XXXX-X	SHEET OF
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X-XXXX-X	SHEET OF																																												



STORM DRAIN GRATE INLET

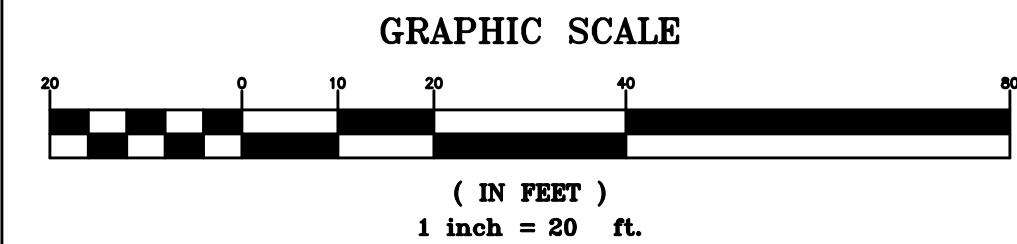


DRY WELL

PROPOSED GRADING QUANTITIES	
CUT	600 CUBIC YARDS
FILL	900 CUBIC YARDS
TOTAL: +300 CUBIC YARDS	

LEGEND:

EXTENT OF MAT FOUNDATION.
FINAL FOUNDATION DESIGN TO BE
DEVELOPED AS PART OF
CONSTRUCTION DOCUMENTS



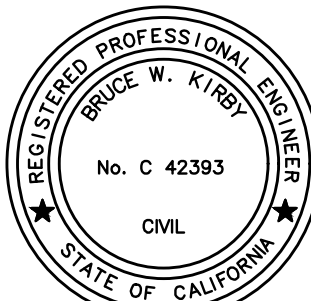
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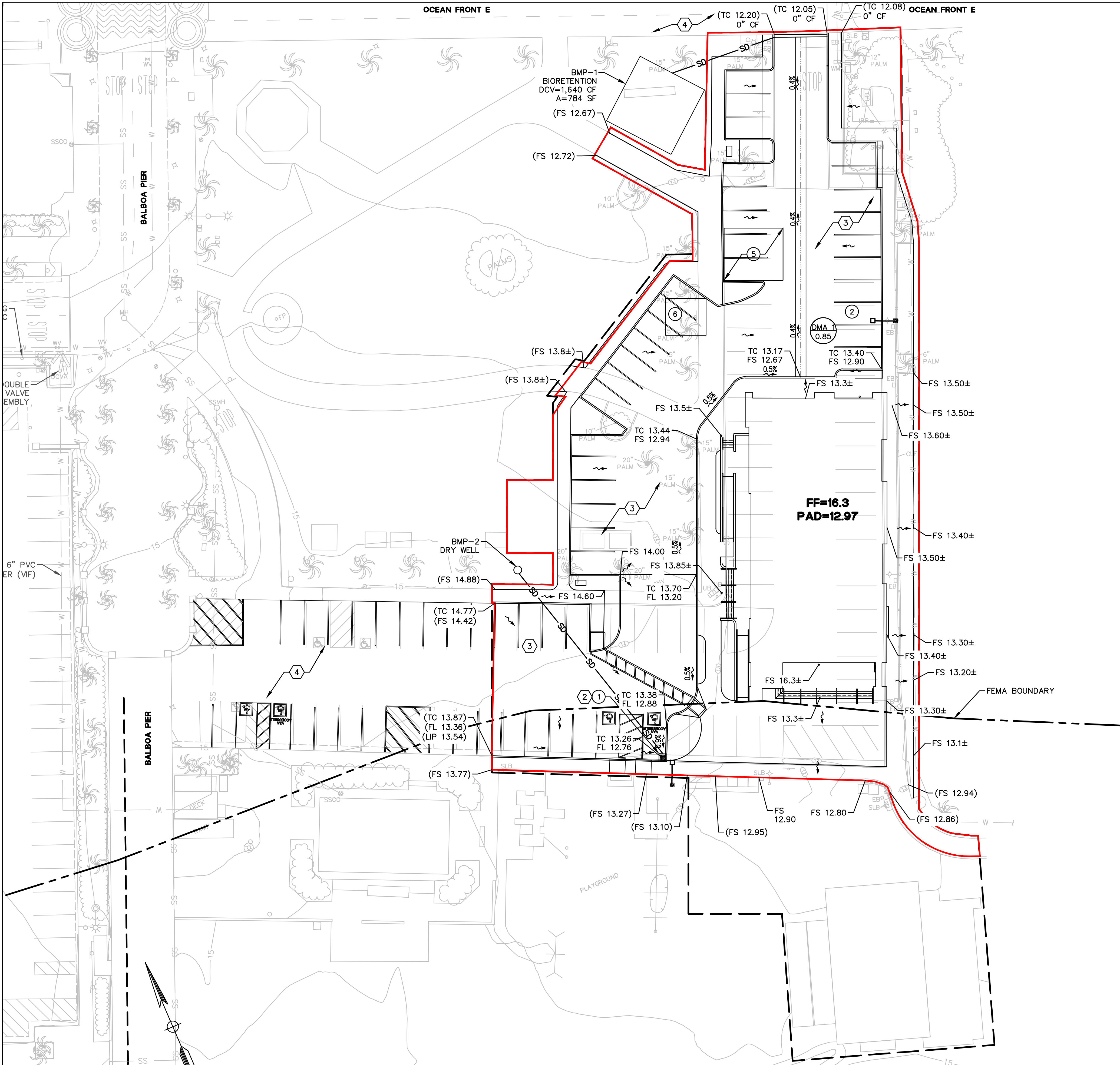
BRUCE KIRBY, RCE 42393
SENIOR PROJECT MANAGER

DESIGNED: XX	DRAWN: XX
CHECKED: XX	DATE: XX

GRADING & UTILITY PLAN
JUNIOR LIFEGUARD BUILDING PROJECT

CITY OF NEWPORT BEACH
PUBLIC WORKS DEPARTMENT

X-XXXX-X
SHEET OF



NON-STRUCTURAL BMP'S:

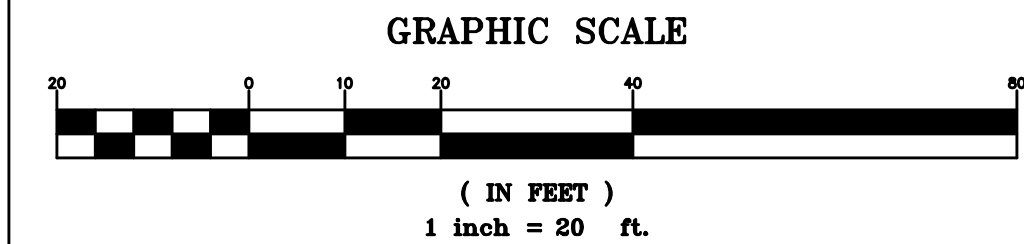
- 1 N3 - COMMON AREA LANDSCAPE MANAGEMENT
- 2 N14 - COMMON AREA CATCH BASIN INSPECTION
- 3 N11 - COMMON AREA LITTER CONTROL
- 4 N15 - STREET SWEEPING OF PUBLIC STREETS & PARKING LOTS

STRUCTURAL BMP'S:

- 1 S1 - PROVIDE STORM DRAIN STENCILING & SIGNAGE
- 2 S2 - DESIGN AND CONSTRUCT OUTDOOR MATERIAL STORAGE AREAS TO REDUCE POLLUTION INTRODUCTION
- 3 S3 - DESIGN AND CONSTRUCT TRASH AND WASTE STORAGE AREAS TO REDUCE POLLUTION
- 4 S4 - USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPE DESIGN, WATER CONSERVATION, SMART CONTROLLERS, AND SOURCE CONTROL
- 5 S9 - OUTDOOR PROCESSING AREAS
- 6 S10 - EQUIPMENT WASH AREAS

LEGEND:

- DMA BOUNDARY
- PROPERTY LINE
- CMU SCREEN WALL
- STORM DRAIN PIPING
- FLOW ARROWS
- CONCRETE PAVEMENT
- LANDSCAPING
- DRAINAGE SUB-AREA LABEL
- DRAINAGE SUB-AREA SIZE (ACRES)
- 12X12 STORM DRAIN INLET



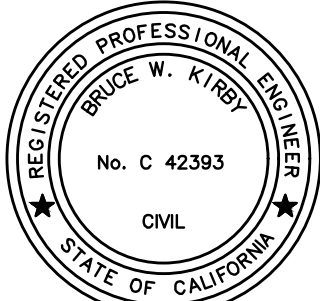
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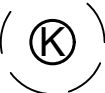





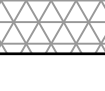
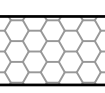

BRUCE KIRBY, RCE 42393 SENIOR PROJECT MANAGER	
DESIGNED: XX	DRAWN: CC
CHECKED: XX	DATE: 10/16/19

WQMP SITE PLAN
JUNIOR LIFEGUARD BUILDING PROJECT

CITY OF NEWPORT BEACH
PUBLIC WORKS DEPARTMENT

X-XXXX-X
SHEET 1 OF 1

LANDSCAPE IMPROVEMENT LEGEND

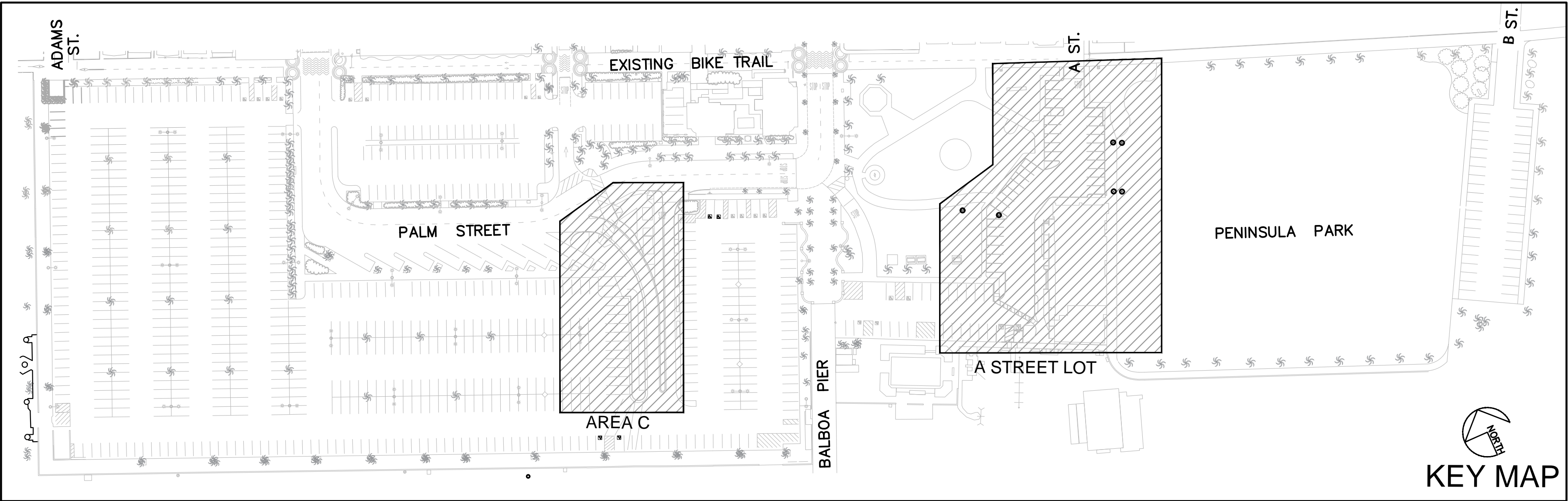
SYMBOL	CATEGORY/DESCRIPTION
	EXISTING PALM TO REMAIN AND PROTECTED IN PLACE
	EXISTING PALM TO BE REMOVED
	EXISTING KING PALM BOXED AND REPLANTED ONSITE
	EXISTING MEDITERREAN FAN PALM BOXED AND REPLANTED IN ONSITE
	NEW WINDMILL PALM, 8'-10' BROWN TRUNK HEIGHT
	EXISTING SHRUBS TO BE REMAIN AND PROTECTED IN PLACE
	EXISTING SHRUBS/GROUNDCOVERS TO BE REMOVED
	EXISTING SHRUB SUCCULENTS TO BE SALVAGED, PLACED IN CONTAINERS AND REPLANTED ON SITE
	NEW SHURB SUCCULENTS SUCH AS: AOENIUM KALANCHOE AGAVE SEDUM ALOE SENECIO CRASSULA CALANDRINIA AND/OR EXISTING SALVAGED SUCCULENTS
	APPROXIMATE LIMITS OF EXISTING TURF AND IRRIGATION REPAIR DUE TO CONSTRUCTION ACTIVITIES
	AREA OF WORK

GENERAL NOTES

- ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE LANDSCAPING STANDARDS OF THE CITY OF NEWPORT BEACH.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. THE IRRIGATION SYSTEM WILL INCLUDE A COMBINATION OF DRIP AND OVERHEAD SPRAY SYSTEMS.

ALL PLANTED AREAS WILL BE IRRIGATED USING LOW PRECIPITATION SPRINKLERS, WATER MONITORING DEVICES, CHECK VALVES AND APPROPRIATE WATER CONSERVING EQUIPMENT.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CITY. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- IRRIGATION DESIGN:
ALL IRRIGATION SYSTEMS WILL BE DESIGNED TO AVOID RUNOFF, SEEPAGE, LOW HEAD DRAINAGE, OVER-SPRAY OR OTHER SIMILAR CONDITIONS ONTO NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES. OVERHEAD IRRIGATION WILL NOT BE PERMITTED WITHIN 24 INCHES OF AN IMPERMEABLE SURFACE.

THE IRRIGATION SYSTEMS WILL BE AUTOMATIC AND INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLANS. LOW PRECIPITATION EQUIPMENT WILL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM OF WATER LOSS DUE TO RUN-OFF. IRRIGATION SYSTEMS WILL USE HIGH QUALITY AUTOMATIC CONTROL VALVES, CONTROLLERS, DRIP TUBING, SPRINKLER HEADS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL DRIP SYSTEMS WILL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. IRRIGATION COMPONENTS WILL BE OF NON-CORROSIVE MATERIALS. ALL IRRIGATION IMPROVEMENTS WILL CONFORM WITH THE CITY OF NEWPORT BEACH WATER EFFICIENT LANDSCAPE ORDINANCE AND STANDARD DETAILS FOR INSTALLATION



PARTERRE
SITE PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE
1221 HAYES AVENUE
SAN DIEGO, CALIFORNIA 92103
PHONE: (619) 296-3713

PROJECT:



Description: Date:

CDP SUBMITTAL 06/01/21

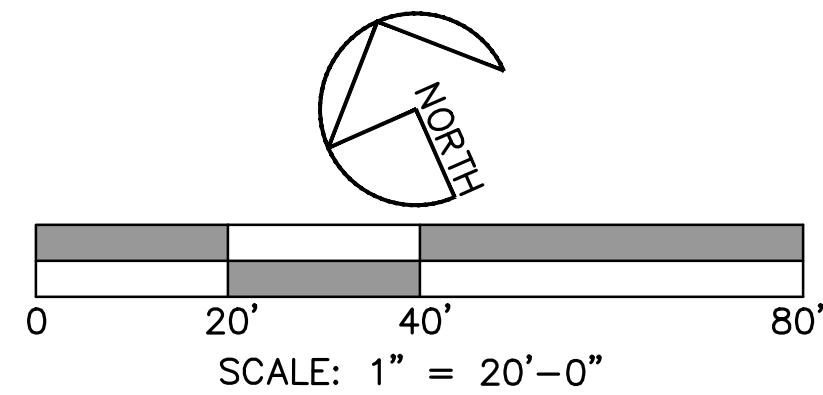
COASTAL DEVELOPMENT PERMIT RESUBMITTAL 11/17/21

Project Number: 29015
Approved By: LO
Checked By: LO
Drawn By: PO

Sheet Title:
**LANDSCAPE
CONCEPT
PLAN**

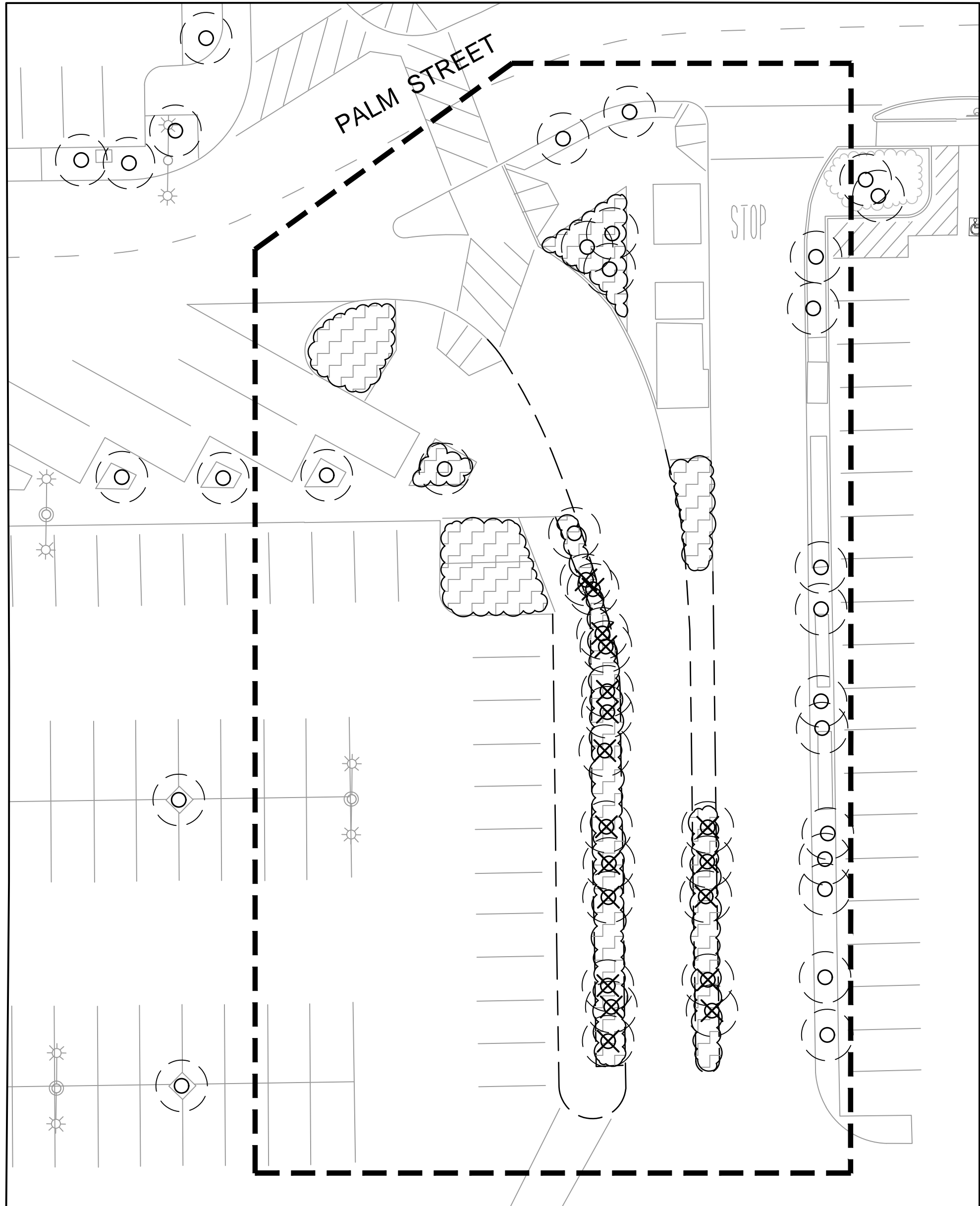
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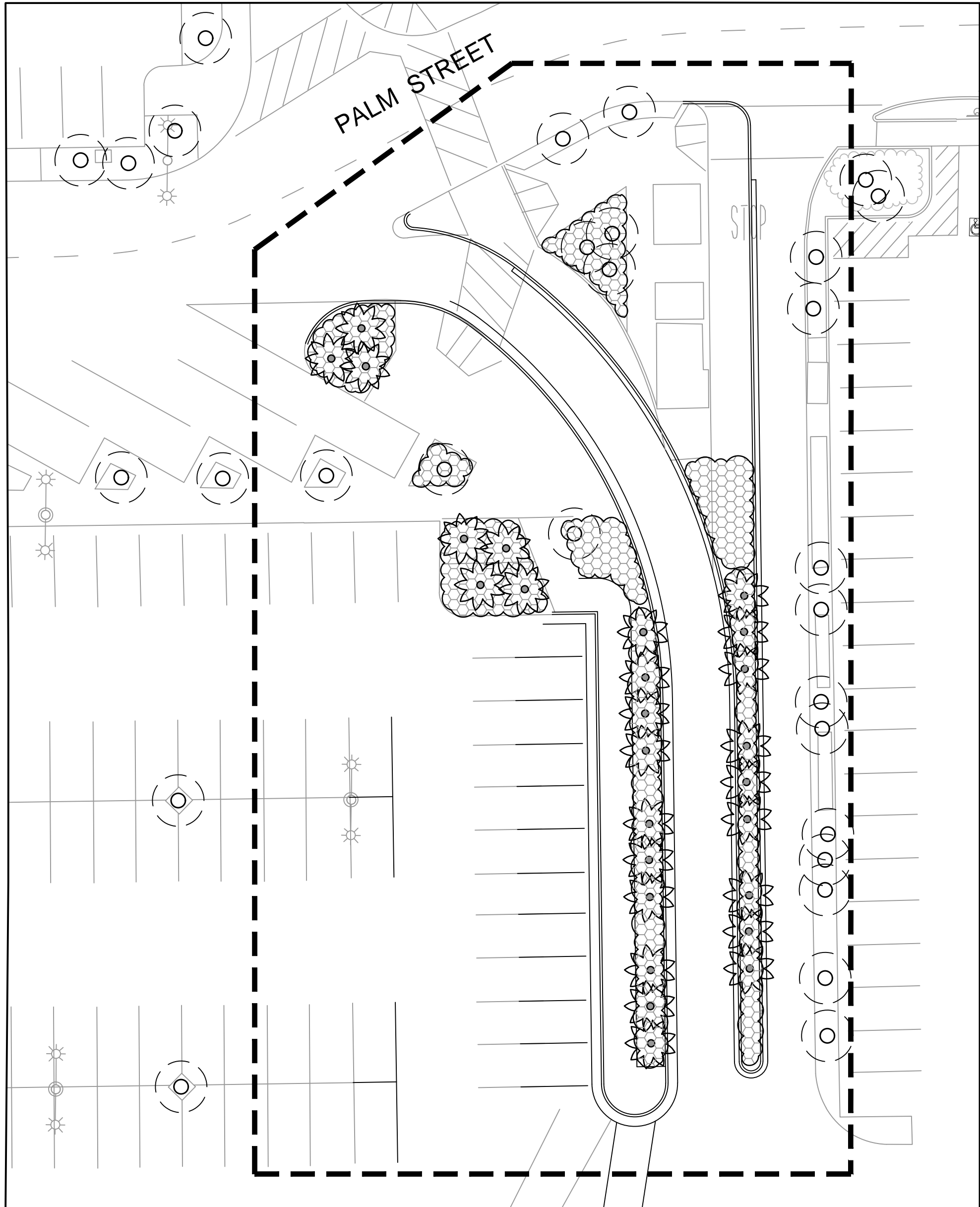


LANDSCAPE IMPROVEMENT LEGEND

SYMBOL	CATEGORY/DESCRIPTION
	EXISTING PALM TO REMAIN AND PROTECTED IN PLACE
	EXISTING PALM TO BE REMOVED
	EXISTING KING PALM BOXED AND REPLANTED ONSITE
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	EXISTING SHRUB SUCCULENTS TO BE SALVAGED, PLACED IN CONTAINERS AND REPLANTED ON SITE
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	APPROXIMATE LIMITS OF EXISTING TURF AND IRRIGATION REPAIR DUE TO CONSTRUCTION ACTIVITIES
	AREA OF WORK



MAIN PARKING LOT - AREA C - EXISTING PLANT MATERIAL TO REMOVE



MAIN PARKING LOT - AREA C - NEW PLANT MATERIAL



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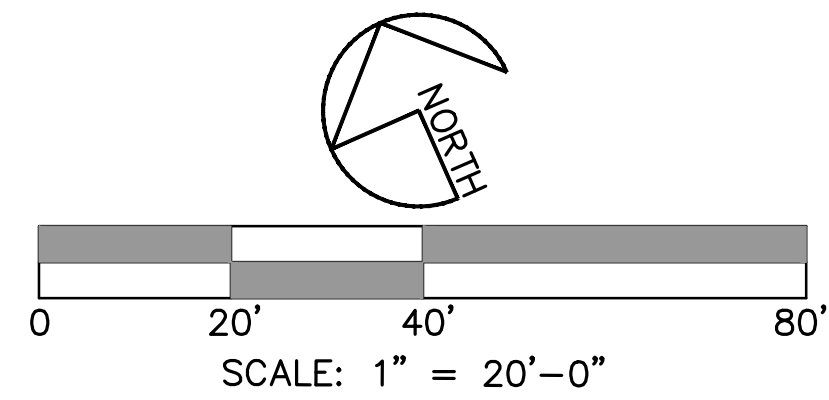
COASTAL DEVELOPMENT PERMIT RESUBMITTAL 11/17/21

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CONCEPT
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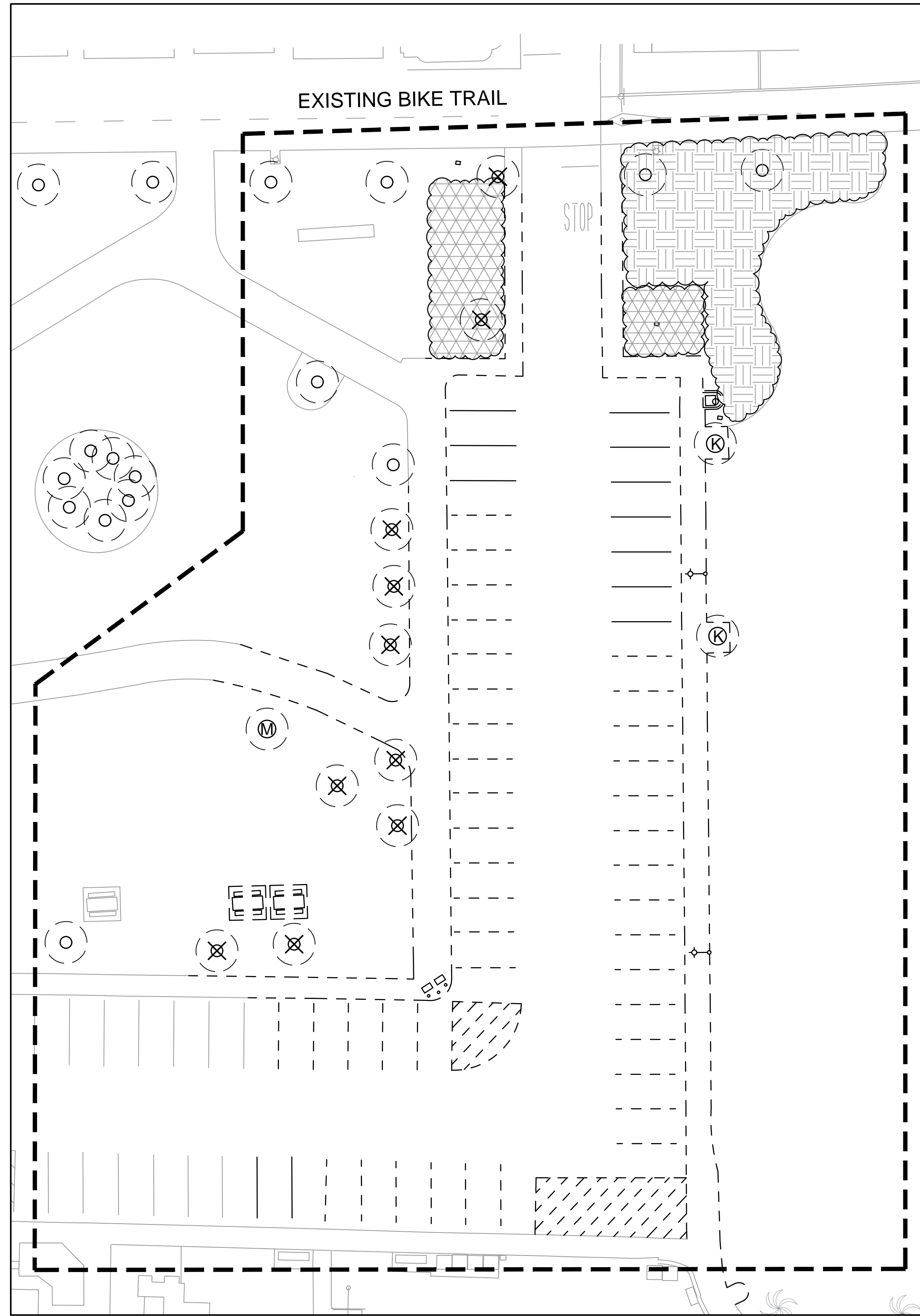
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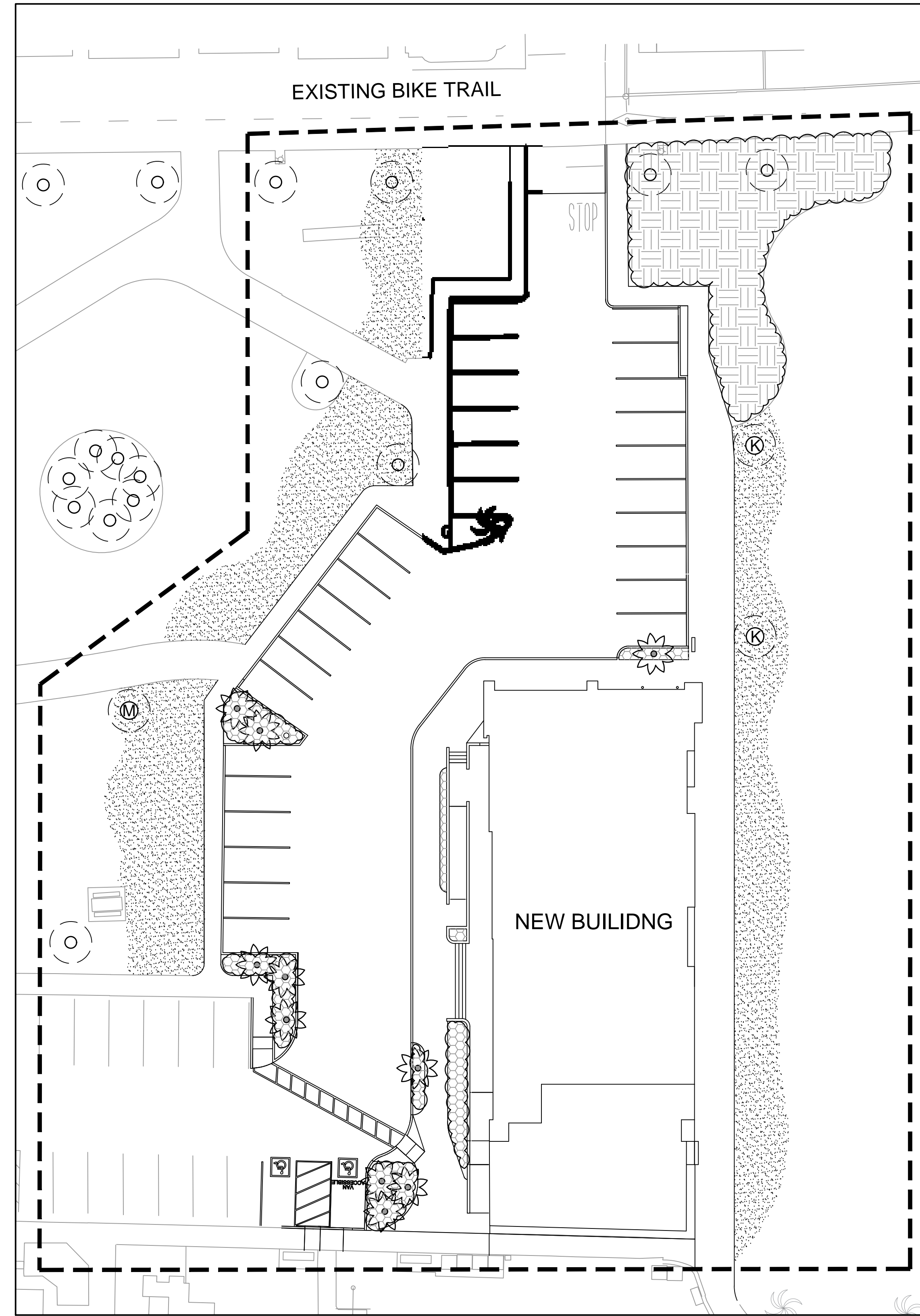


LANDSCAPE IMPROVEMENT LEGEND

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	APPROXIMATE LIMITS OF EXISTING TURF AND IRRIGATION REPAIR DUE TO CONSTRUCTION ACTIVITIES
	AREA OF WORK



A STREET PARKING LOT - EXISTING PLANT MATERIAL TO REMOVE



A STREET PARKING LOT - NEW PLANT MATERIAL



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URBAN DESIGN
LANDSCAPE ARCHITECTURE
1221 HAYES AVENUE
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PHONE: (619) 296-3713

PROJECT:

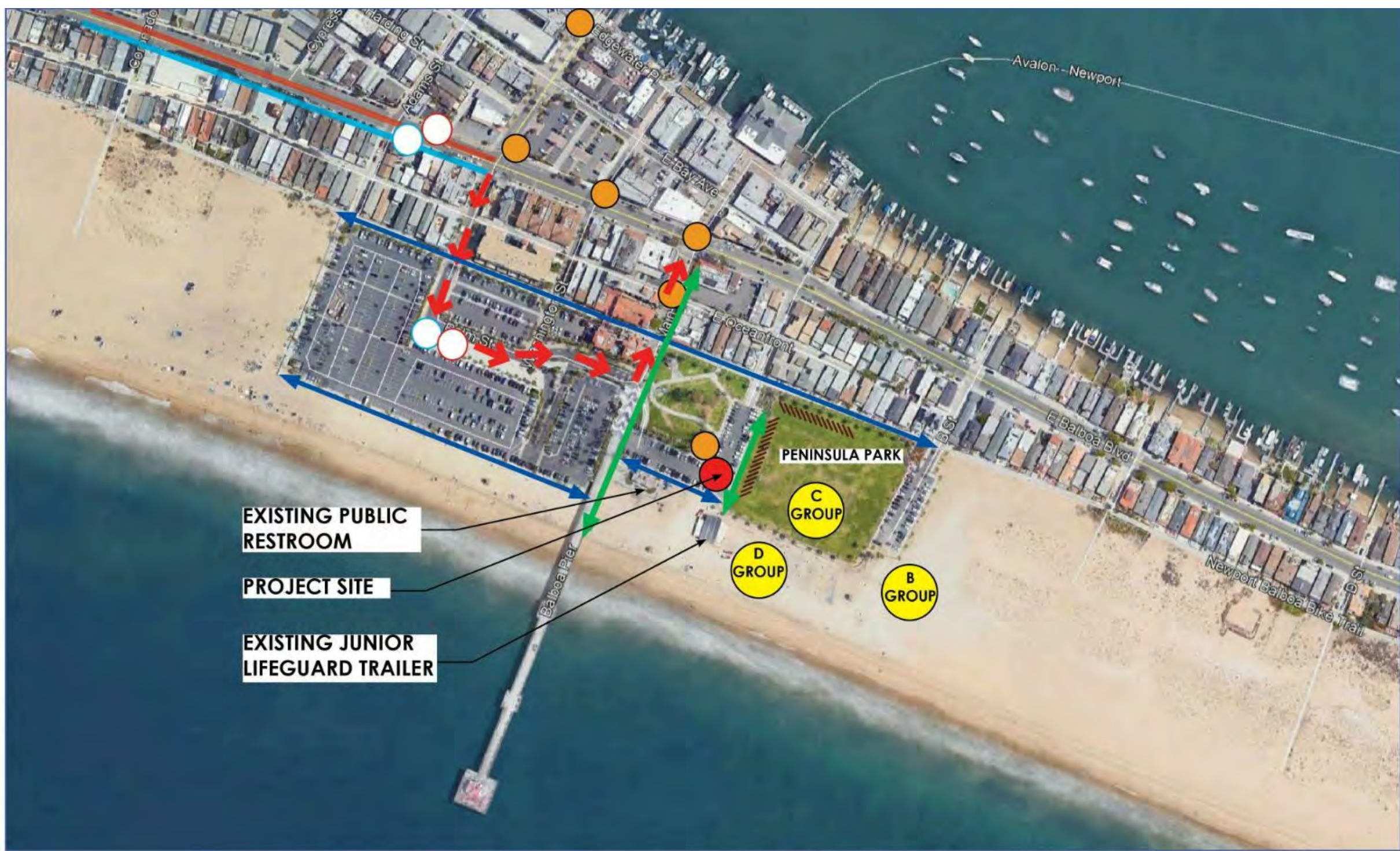


Description:	Date:
CDP SUBMITTAL	06/01/21
COASTAL DEVELOPMENT PERMIT RESUBMITTAL	11/17/21

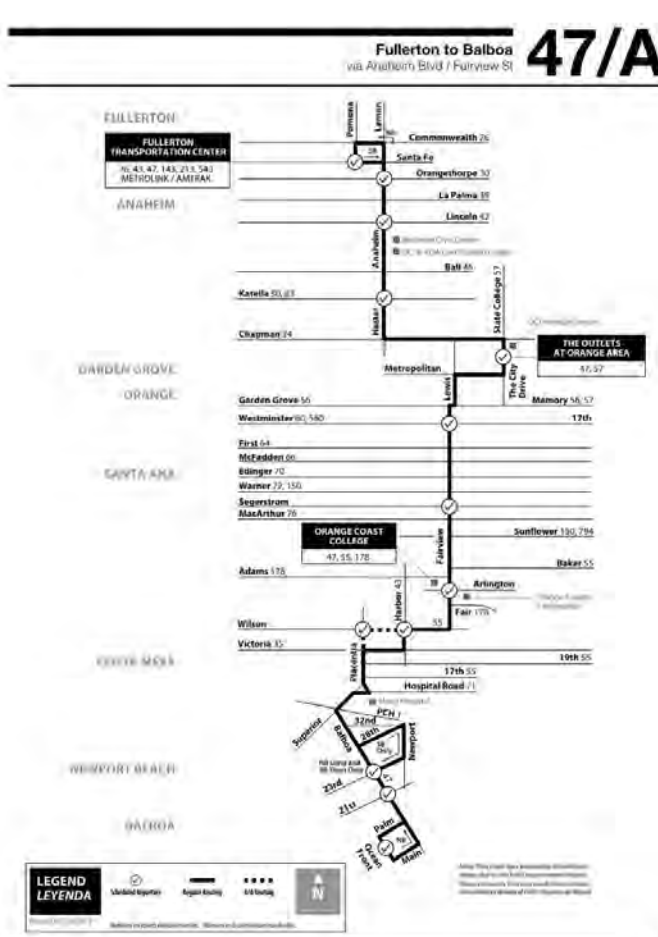
Project Number: 29015
Approved By: LO
Checked By: LO
Drawn By: PO

Sheet Title:
LANDSCAPE CONCEPT PLAN

SHEET NUMBER:
L-3



B1
A1.0 ENLARGED SITE AREA ACCESS
SCALE: 1/8" = 1'-0"

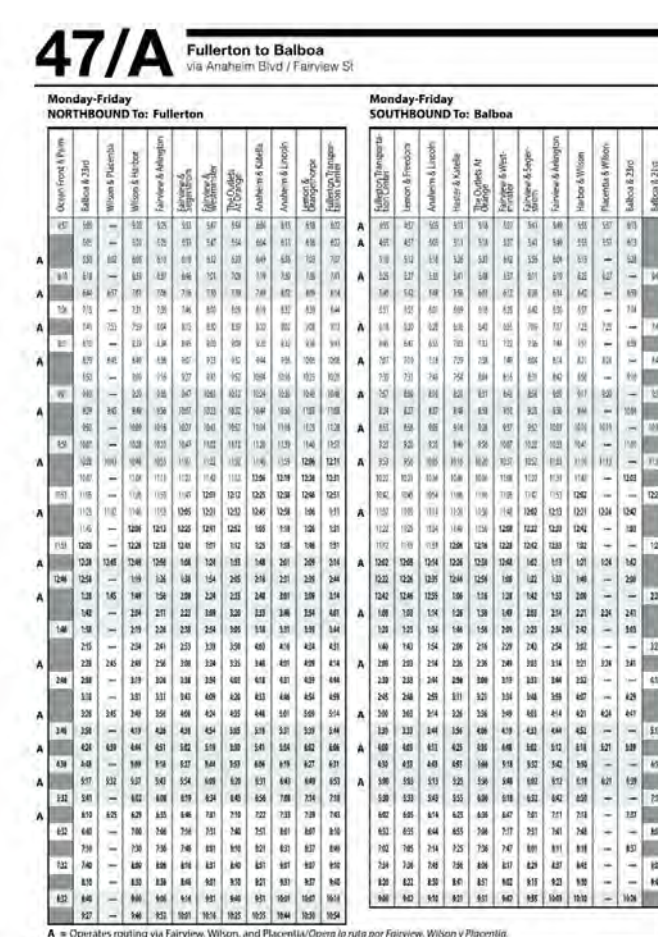


A3
A1.0 BUS 47/A OPERATION
SCALE: 1/8" = 1'-0"

BALBOA PENINSULA TROLLEY

- OPERATIONS – SATURDAYS, SUNDAYS & HOLIDAYS – TYPICALLY MEMORIAL DAY WEEKEND THROUGH LABOR DAY WEEKEND - 10 A.M. TO 9:30 PM
- SEASON - SUMMERS
- SPONSORS – NONE
- CAPACITY – 5 TROLLEYS
- UNRESTRICTED CAPACITY OF 30 = 20 SEATED + 10 STANDING
- HOW HAS IT HELPED – REDUCE TRAFFIC CONGESTION & PARKING DEMANDS ON PENINSULA WITH FREE TROLLEY & FREE TROLLEY PARKING AT AVON LOT

B3
A1.0 BALBOA PENINSULA TROLLEY OPERATION
SCALE: 1/8" = 1'-0"



B4
A1.0 JUNIOR LIFEGUARD DAILY PROGRAM OVERVIEW
SCALE: 1/8" = 1'-0"

AT THE BEGINNING OF EACH SESSION, JG'S MEET IN FRONT OF THE DECK AND SIT ON THE SAND. AFTER A 10 TO 15 MINUTE ANNOUNCEMENT, THE JG'S DISPERSE TO THEIR INSTRUCTOR GROUP LOCATIONS. EACH AGE GROUP HEADS TO A DIFFERENT AREA. THE B AGE GROUP IS LARGELY LOCATED BY TOWER 8 ON THE EAST SIDE OF THE TRAILER. THE C AGE GROUP MEETS ON THE GRASSY AREA NEAR THE TRAILER (PENINSULA PARK), AND THE D INSTRUCTOR GROUPS ARE SET-UP NEAR THE TRAILER ON THE SAND.

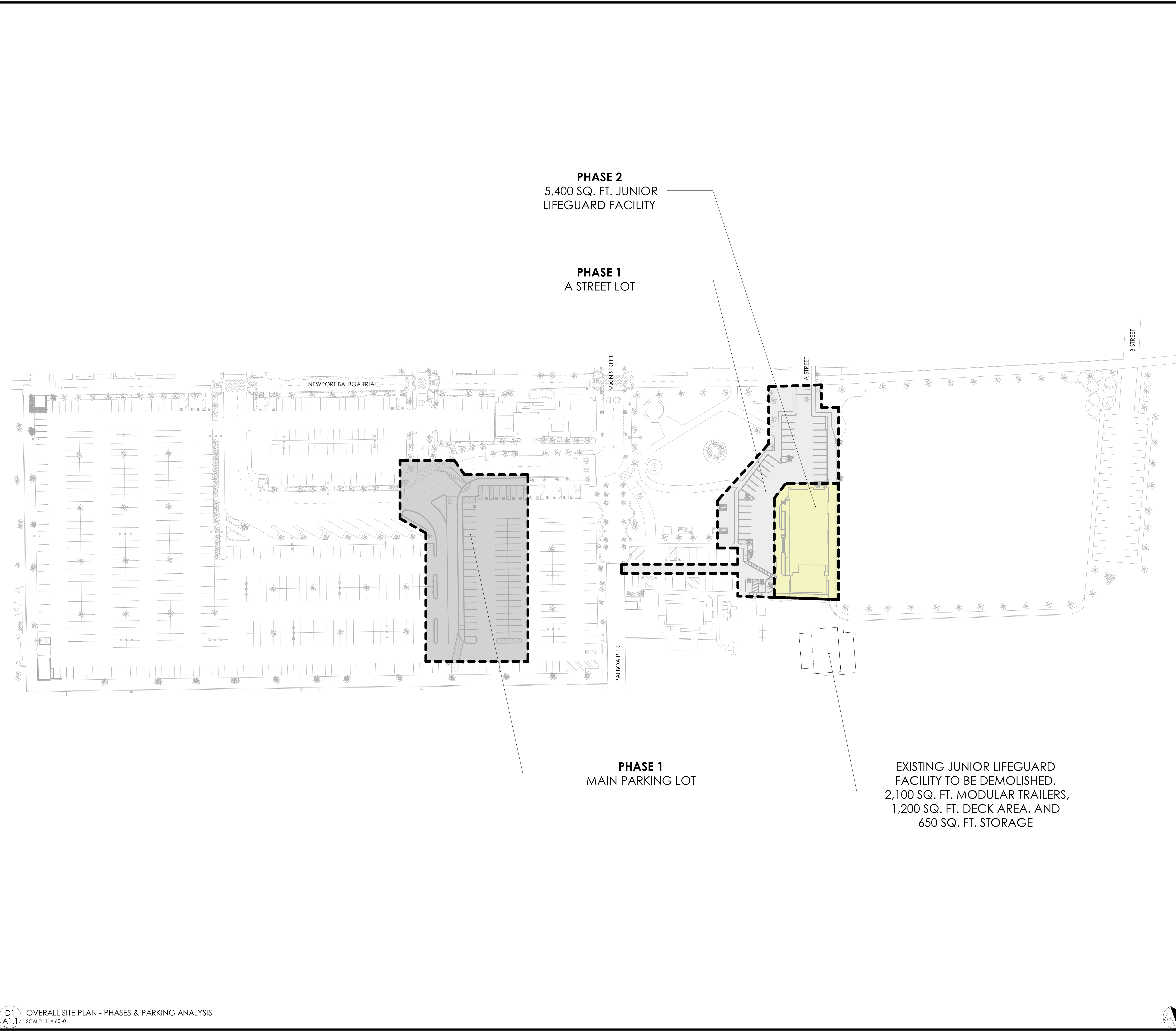
THEY MEET FOR ROLL-CALL AND RECEIVE AN EXPLANATION OF WHAT THEIR INSTRUCTOR GROUP PLANS TO DO THAT DAY. THEN THE INSTRUCTOR GROUPS DISPERSE UP TO ONE MILE TO THE EAST AND WEST OF THE JG TRAILER. GROUPS ARE CAREFUL TO SPREAD OUT IN SUCH A WAY AS TO NOT INTERFERE WITH BEACH GOERS AND NOT OVERTAKE ONE LARGE AREA OF THE BEACH.

AT THE END OF THE SESSION THEY RETURN TO THEIR INSTRUCTOR FLAGS FOR FINAL ROLL-CALL AND WRAP UP AND THEN ARE DISMISSED FOR THE DAY.



D1
A1.0 OVERALL SITE AREA ACCESS
SCALE: 1/8" = 1'-0"

LEGEND	
	PROJECT SITE
	CROSSING GUARD LOCATIONS
	JUNIOR LIFEGUARD GROUP LOCATIONS
	JUNIOR LIFEGUARDS DROP-OFF/PICK-UP ROUTE
	BALBOA ISLAND JUNIOR LIFEGUARDS BIKE ROUTE
	BALBOA ISLAND JUNIOR LIFEGUARDS CAR ROUTE
	PEDESTRIAN/BICYCLE LATERAL ACCESS
	PEDESTRIAN/BICYCLE VERTICAL ACCESS
	BICYCLE STAGING AREA
	OCTA BUS 47/A ROUTE & STOPS
	BALBOA PENINSULA TROLLEY ROUTE & STOPS
	BEN CARLSON DAY RUN START & FINISH
	MONSTER MILE RUN START & FINISH



OVERALL PARKING ANALYSIS		
A STREET LOT:	REMOVED PARKING:	43
	ADDED PARKING:	19
MAIN LOT:	REMOVED PARKING:	33
	ADDED PARKING:	63
TOTAL ADDED: (NET POSITIVE OF 6 PARKING SPACES)		82



PROJECT:

CITY OF
NEWPORT BEACH
JUNIOR LIFEGUARD
BUILDING

901 EAST OCEAN FRONT
NEWPORT BEACH, CA



Description: Date:

CDP SUBMITTAL 06/01/21

COASTAL DEVELOPMENT PERMIT RESUBMITTAL 11/17/21

Project Number: 181104

Approved By: JK

Checked By: MK

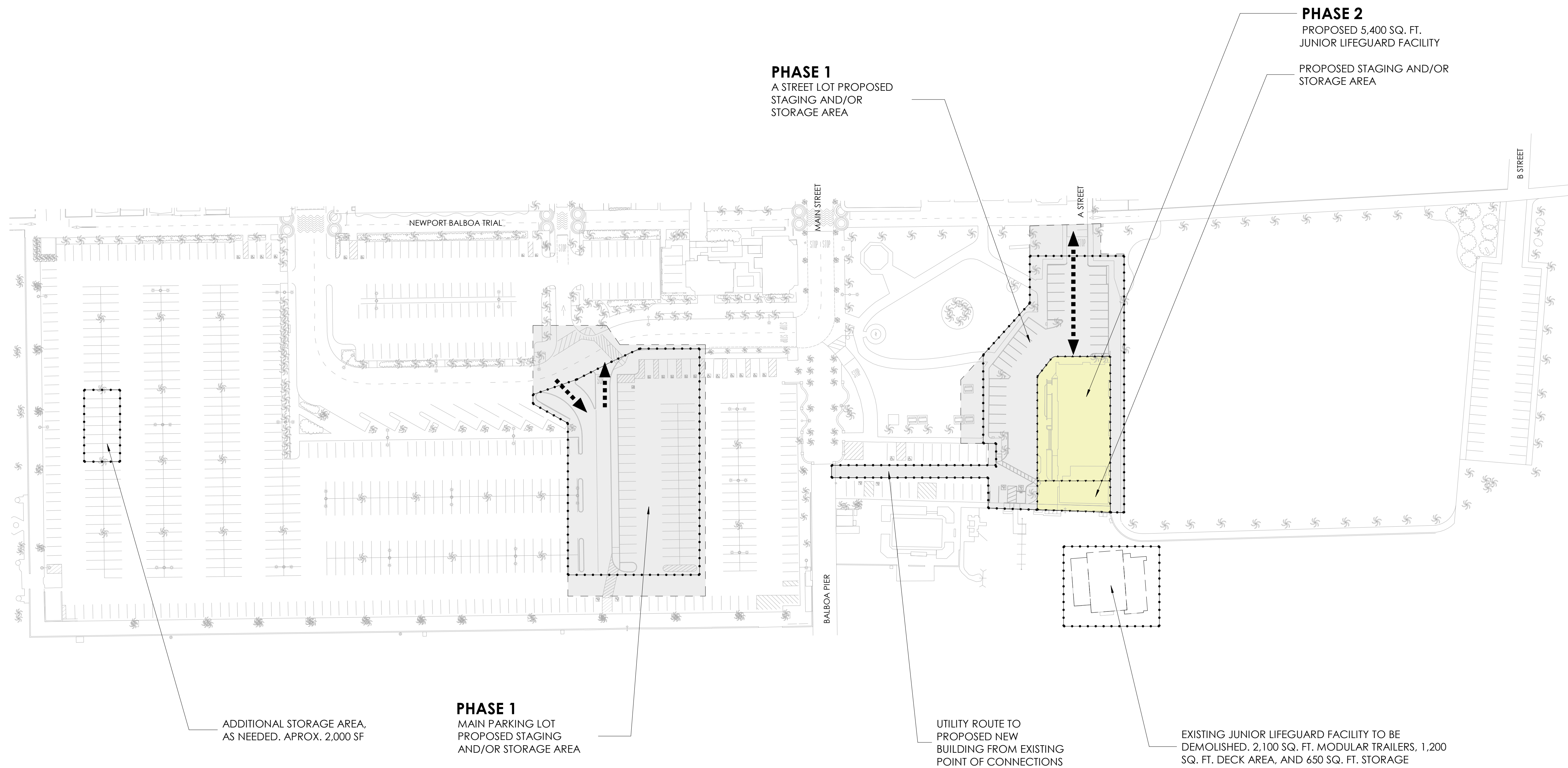
Drawn By: AS

Sheet Title:

OVERALL SITE
PLAN - PHASES
& PARKING
ANALYSIS

SHEET NUMBER:

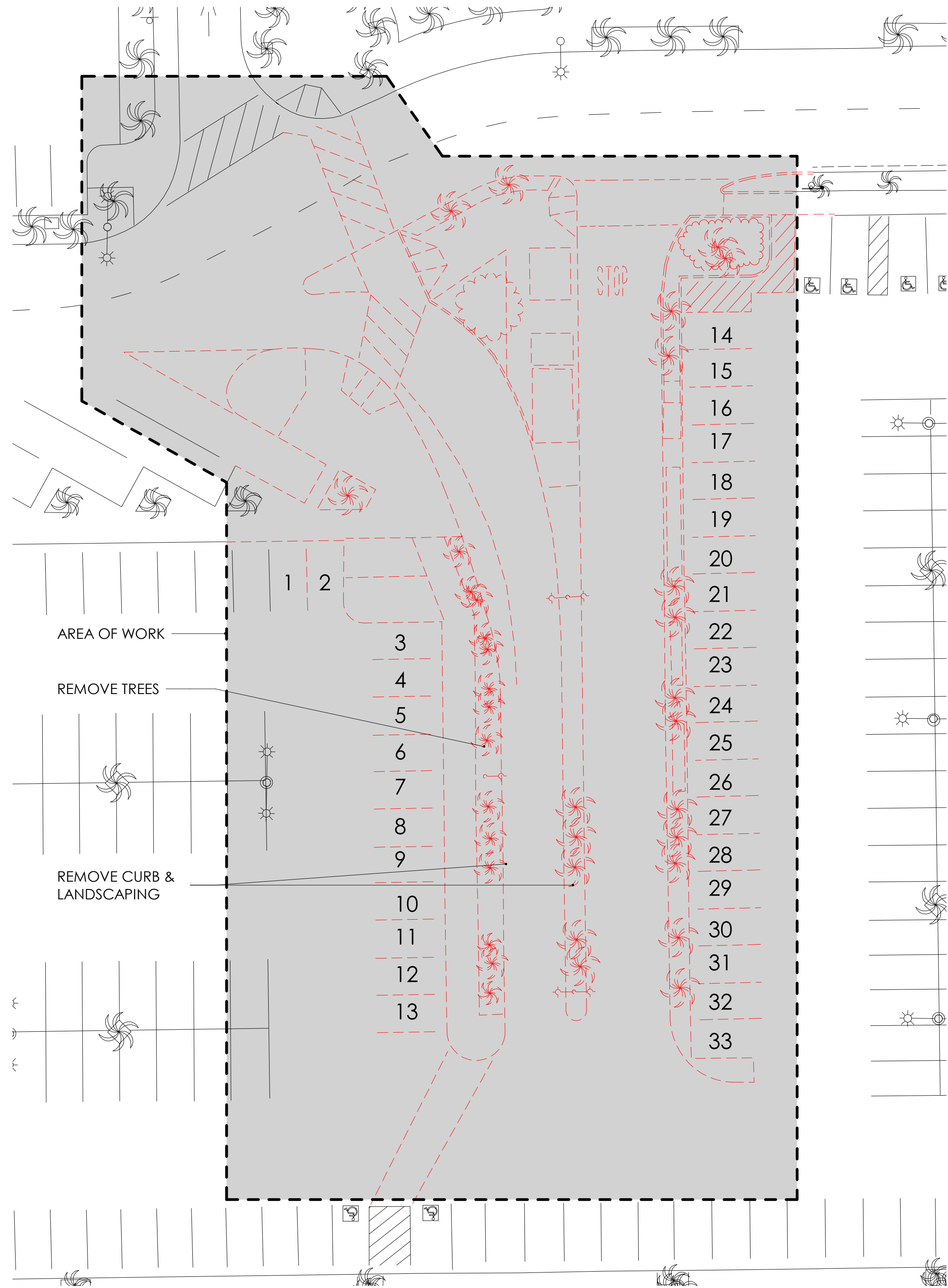
A1.1



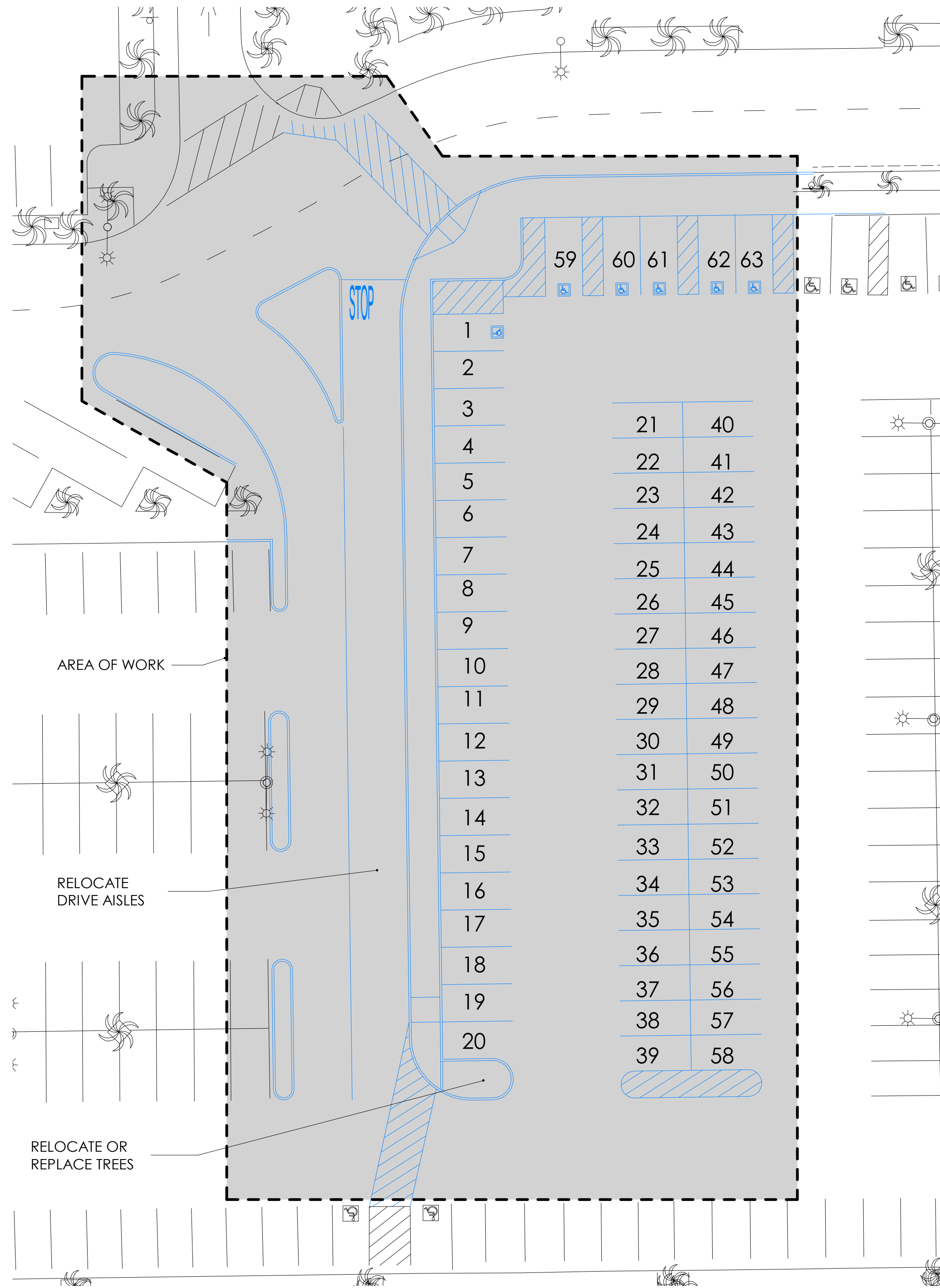
NOTE:
CONSTRUCTION FENCE PLACEMENT TO COINCIDE WITH SEPARATE PROJECT PHASES. FENCING TO BE DISMANTLED AFTER COMPLETION OF PHASE 1 AND ERECTION OF NEW FENCING TO BE PLACED AROUND PHASE 2 AREA ONLY. FENCE AREA TO BE MODIFIED DURING VARIOUS PHASES TO MINIMIZE IMPACT AND MAXIMIZE PUBLIC ACCESS.

LEGEND

- PHASE 1
- PHASE 1 - FENCING/STAGING AREA
- PHASE 2
- PHASE 2 - FENCING/STAGING AREA
- ACCESS ROUTES
- EXISTING JUNIOR LIFEGUARD FACILITY TO BE DEMOLISHED



- LOSS OF 33 TOTAL PARKING SPACES
- LOSS OF 35 TOTAL TREES



- ADD 63 TOTAL PARKING SPACES (NET +30)
- ADD BACK 35 TOTAL TREES

LEGEND

- AREA OF WORK
- EXISTING
- DENOTES AREA OF DEMO WORK
- DENOTES AREA OF NEW WORK

PROJECT:

CITY OF
NEWPORT BEACH
JUNIOR LIFEGUARD
BUILDING
901 EAST OCEAN FRONT
NEWPORT BEACH, CA



Description: Date:

CDP SUBMITTAL 06/01/21

COASTAL
DEVELOPMENT
PERMIT
RESUBMITTAL 11/17/21

Project Number: 181104

Approved By: JK

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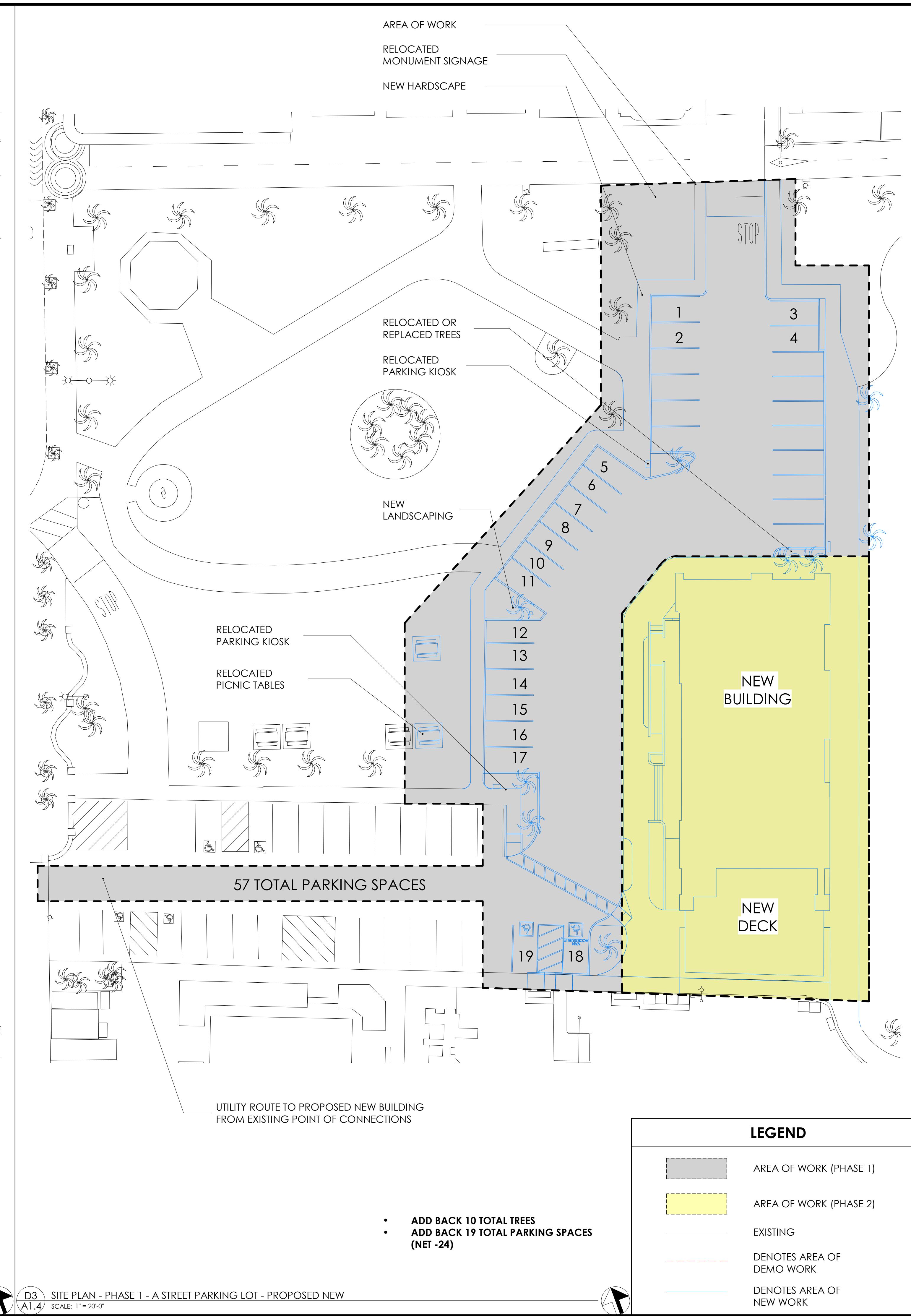
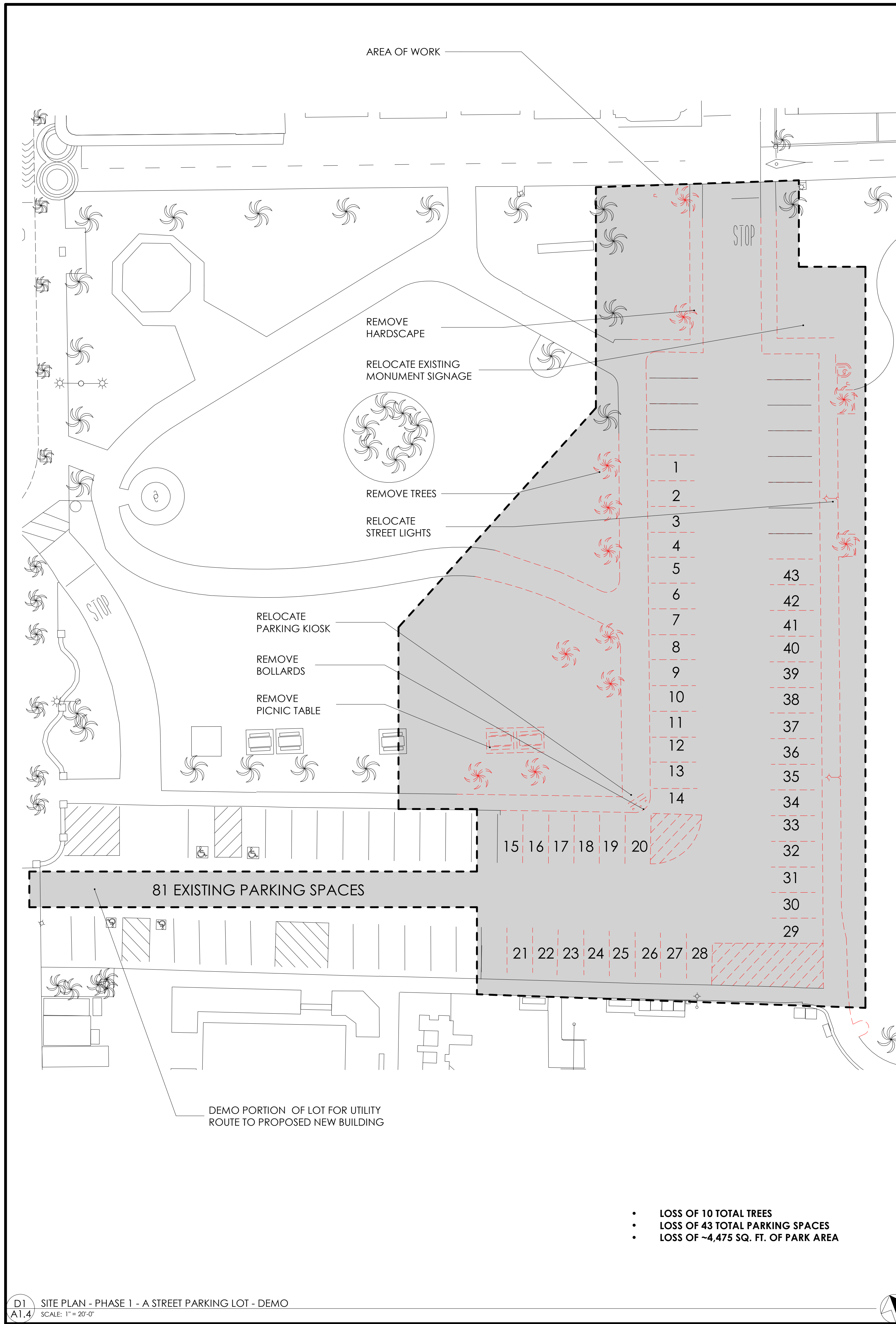
Drawn By: AS

Sheet Title:

SITE PLAN -
PHASE 1
PARKING
ANALYSIS

SHEET NUMBER:

A1.3



LEGEND	
	AREA OF WORK (PHASE 1)
	AREA OF WORK (PHASE 2)
	EXISTING
	DENOTES AREA OF DEMO WORK
	DENOTES AREA OF NEW WORK

JKA
jeff katz
ARCHITECTURE
6353 DEL CERRO BLVD., SAN DIEGO, CA 92120
619.698.9177 | www.jeffkatzarchitecture.com

PROJECT:

CITY OF
NEWPORT BEACH
JUNIOR LIFEGUARD
BUILDING

901 EAST OCEAN FRONT
NEWPORT BEACH, CA

Description: Date:

CDP SUBMITTAL 06/01/21

COASTAL DEVELOPMENT PERMIT RESUBMITTAL 11/17/21

Project Number: 181104

Approved By: JK

Checked By: MK

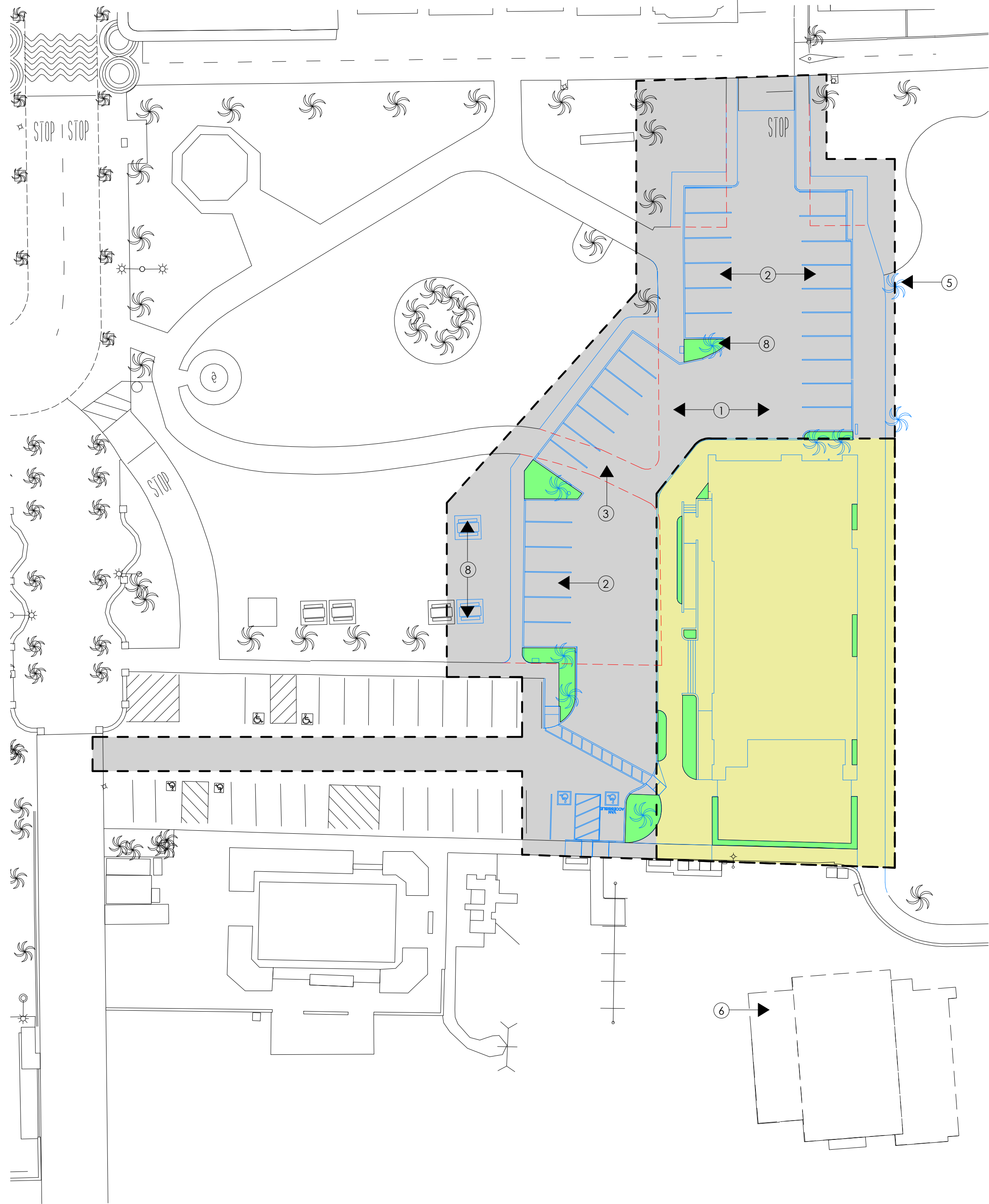
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Sheet Title:

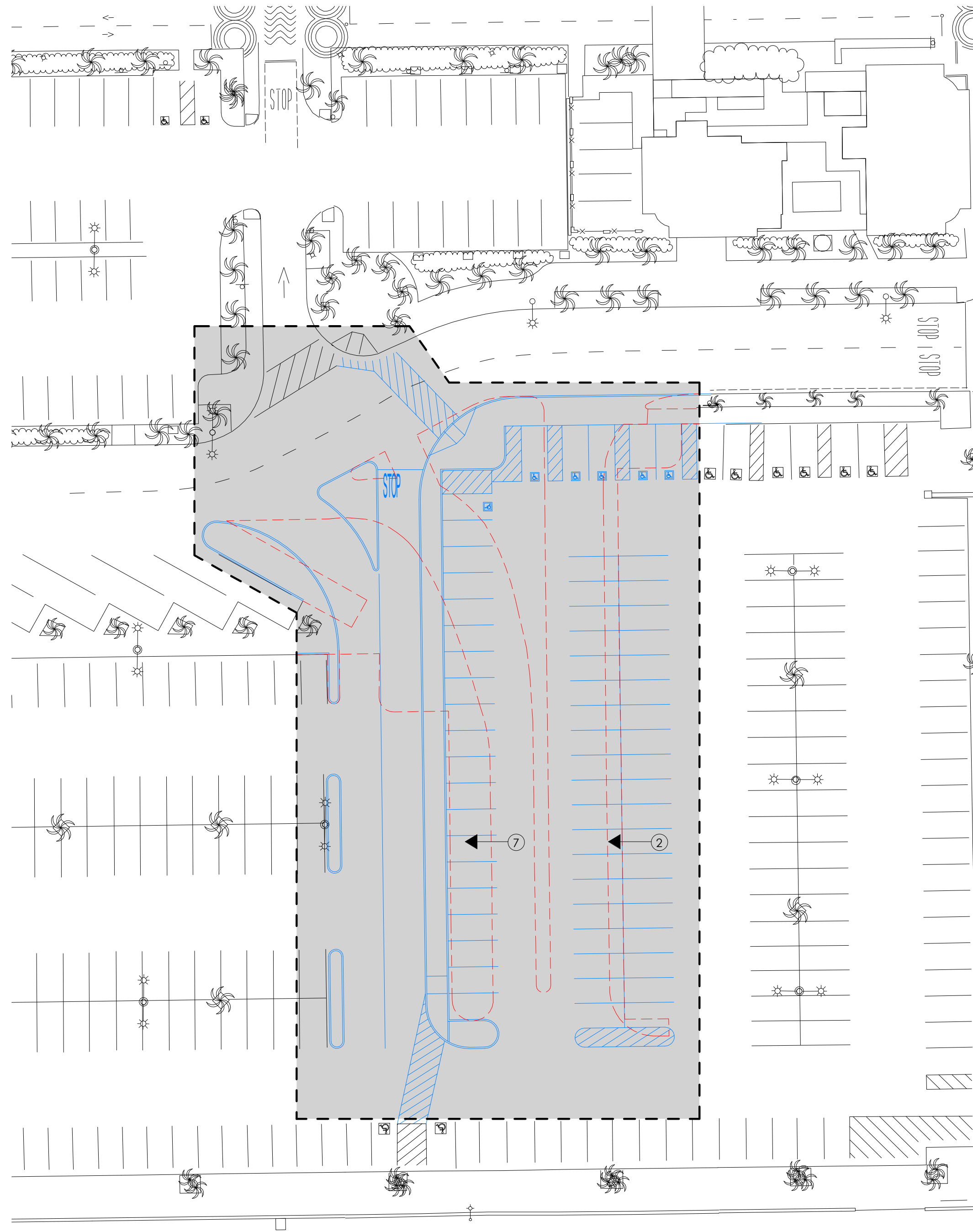
SITE PLAN -
PHASE 1
PARKING
ANALYSIS

SHEET NUMBER:

A1.4



D1 SITE PLAN - PHASE 1 & 2 - A STREET PARKING LOT - ANALYSIS
A1.5 SCALE: 1" = 30'-0"



D3 SITE PLAN - PHASE 1 MAIN PARKING LOT - ANALYSIS
A1.5 SCALE: 1" = 30'-0"

OVERALL AREA ANALYSIS

1	REMOVED PARKING:	76
2	ADDED PARKING:	82
3	REMOVED PARK SPACE:	5,200 SQ. FT.
4	REMOVED TREES:	45
5	ADDED TREES:	45
6	REGAINED PUBLIC BEACH AREA:	3,950 SQ. FT.
7	REMOVED LANDSCAPING:	2,950 SQ. FT.
8	ADDED LANDSCAPING:	1,230 SQ. FT.
9	RELOCATED TABLES & BENCHES:	2

LEGEND

	AREA OF WORK (PHASE 1)
	AREA OF WORK (PHASE 2)
	EXISTING
	DENOTES AREA OF DEMO WORK
	DENOTES AREA OF NEW WORK



PROJECT:

CITY OF
NEWPORT BEACH
JUNIOR LIFEGUARD
BUILDING
901 EAST OCEAN FRONT
NEWPORT BEACH, CA



Description: Date:

CDP SUBMITTAL 06/01/21

COASTAL DEVELOPMENT PERMIT RESUBMITTAL 11/17/21

Project Number: 181104

Approved By: JK

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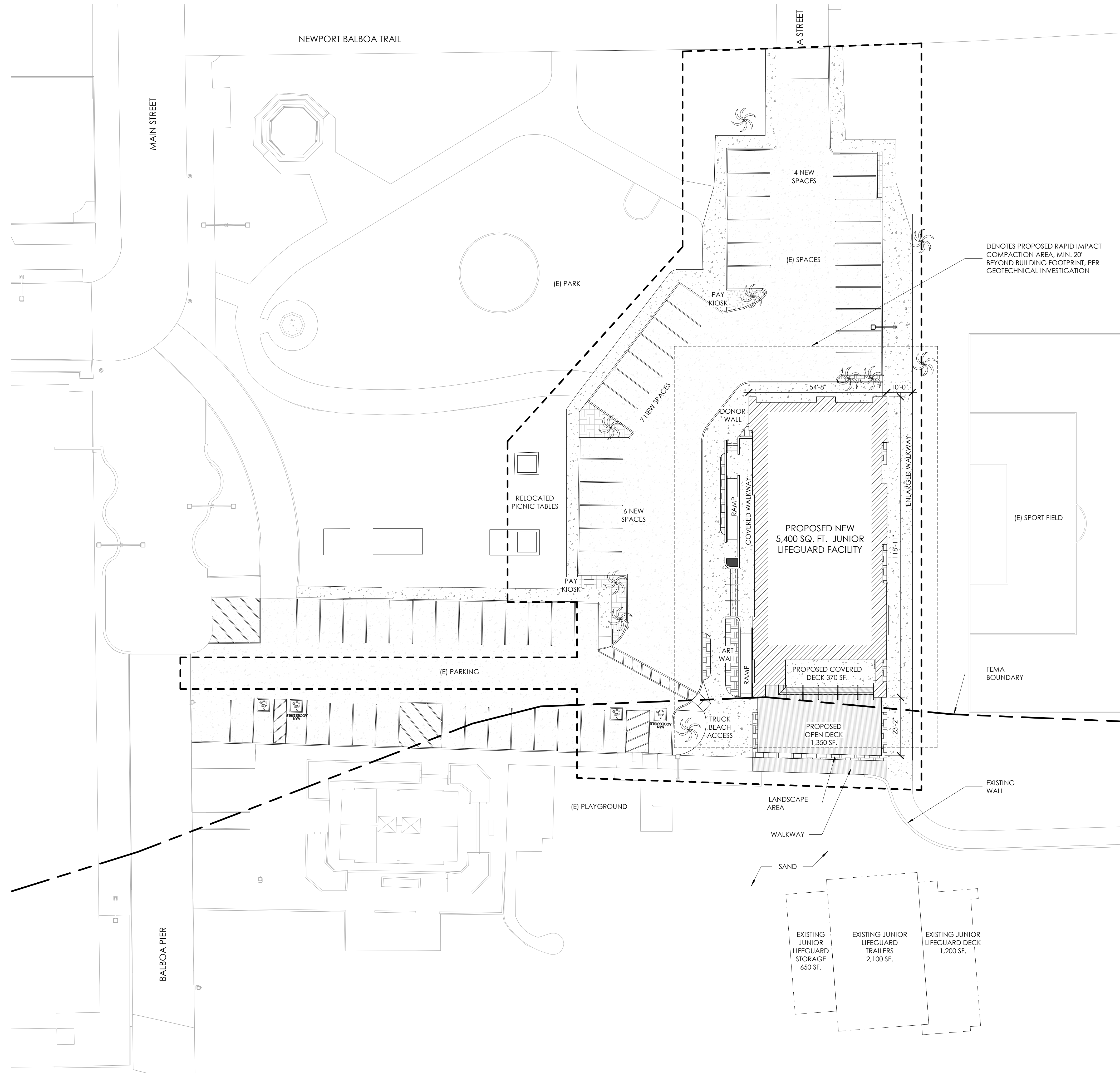
Drawn By: AS

Sheet Title:

OVERALL SITE ANALYSIS

SHEET NUMBER:

A1.5



LEGEND

- AREA OF WORK
- EXISTING
- DENOTES EXISTING LIFEGUARD BUILDING TO BE DEMOLISHED
- FEMA BOUNDARY
- PROPOSED LANDSCAPE AREA

PROJECT:

CITY OF
NEWPORT BEACH
JUNIOR LIFEGUARD
BUILDING
901 EAST OCEAN FRONT
NEWPORT BEACH, CA



Description: Date:
CDP SUBMITTAL 06/01/21

COASTAL DEVELOPMENT PERMIT RESUBMITTAL 11/17/21

Project Number: 181104
Approved By: JK
Checked By: MK
Drawn By: AS

Sheet Title:
CONCEPT SITE
PLAN - PHASE 2

SHEET NUMBER:

A1.7

1



PIER PERSPECTIVE - EXISTING



PIER PERSPECTIVE - NEW

2



BEACH PERSPECTIVE - EXISTING



BEACH PERSPECTIVE - NEW

3



B STREET LOT PERSPECTIVE - EXISTING



B STREET LOT PERSPECTIVE - NEW

PROJECT:

CITY OF
NEWPORT BEACH
JUNIOR LIFEGUARD
BUILDING
901 EAST OCEAN FRONT
NEWPORT BEACH, CA



Description: Date:

CDP SUBMITTAL 06/01/21

COASTAL
DEVELOPMENT
PERMIT
RESUBMITTAL 11/17/21

LEGEND



Project Number: 181104
Approved By: JK
Checked By: MK
Drawn By: AS

Sheet Title:
**SITE VISIBILITY
STUDIES**

SHEET NUMBER:

A1.8



BIKE LANE PERSPECTIVE - EXISTING



BIKE LANE PERSPECTIVE - NEW



MAIN LOT PERSPECTIVE - EXISTING

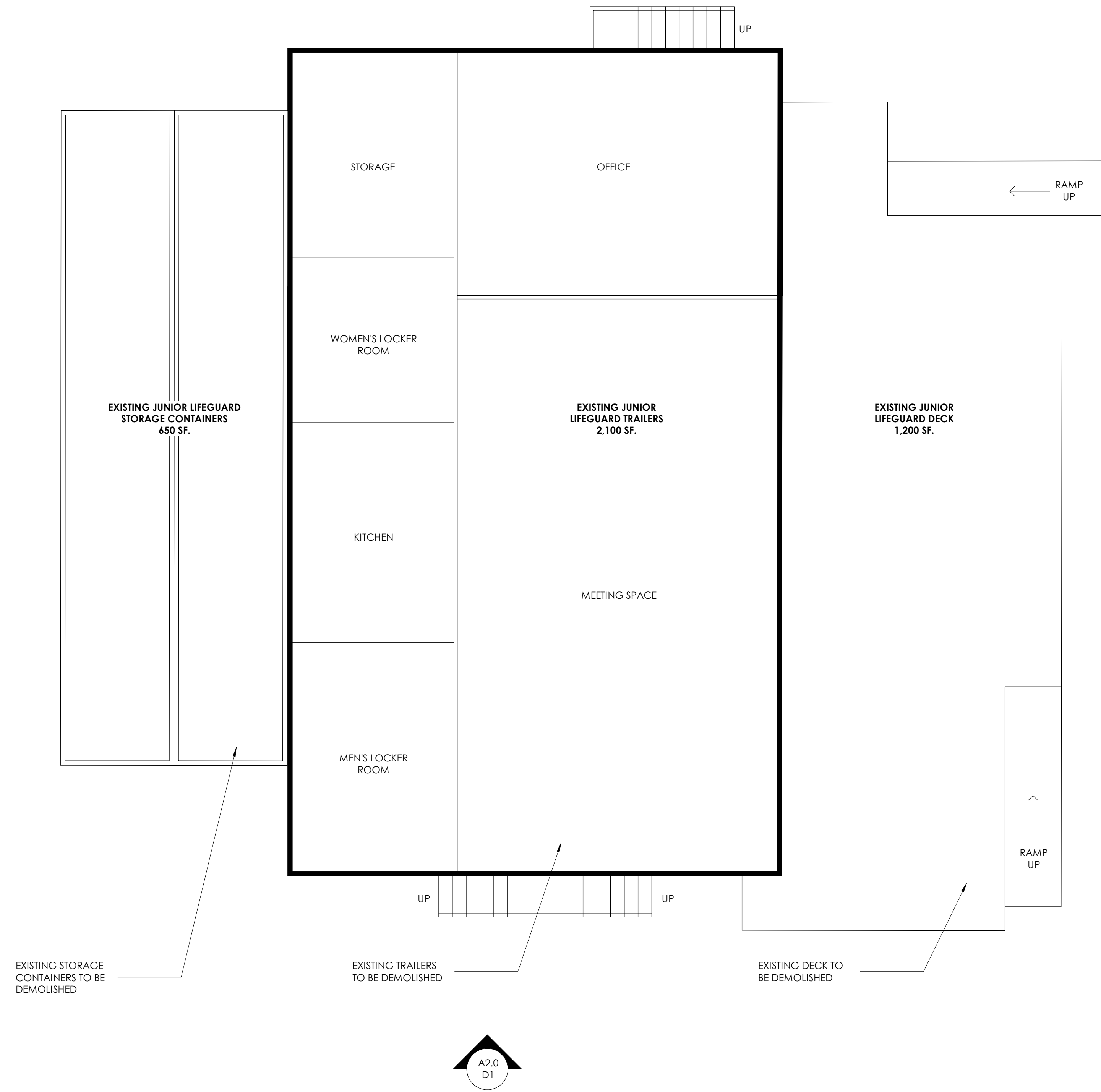


MAIN LOT PERSPECTIVE - NEW

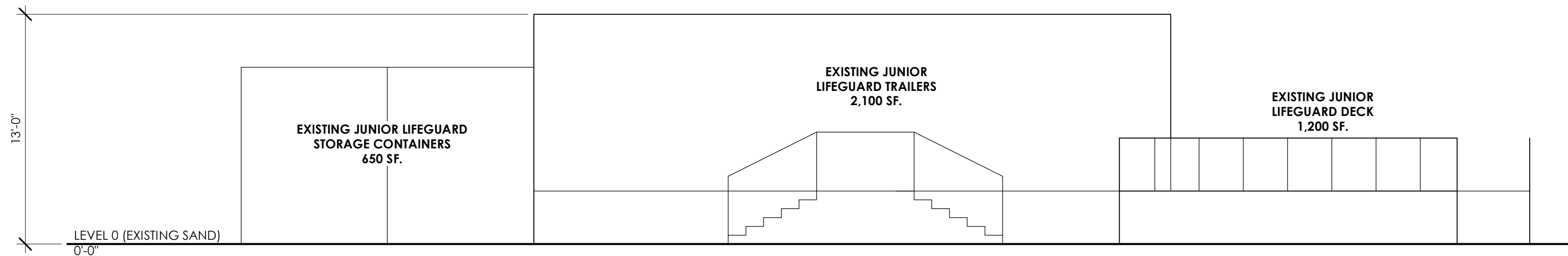
LEGEND



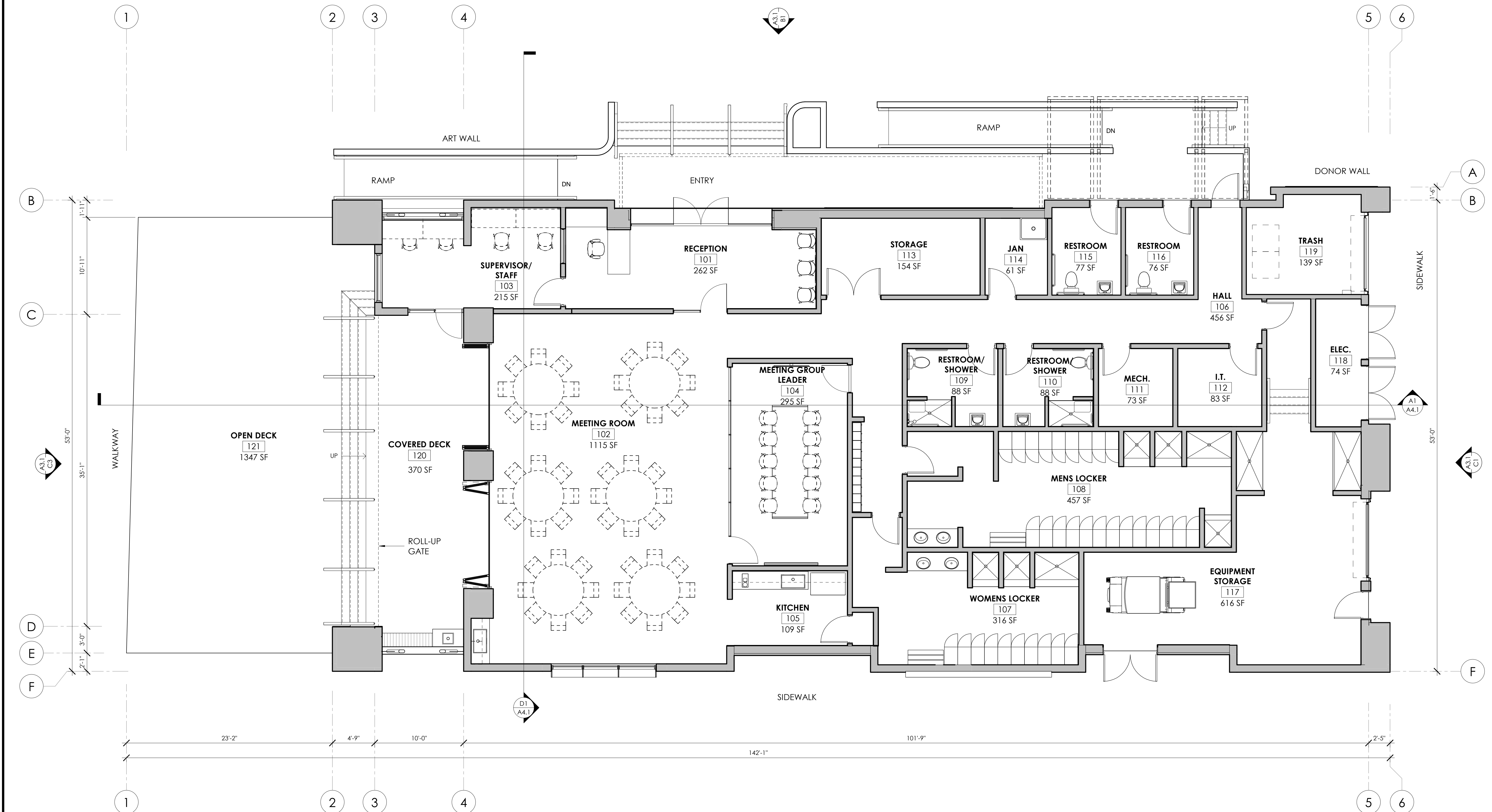




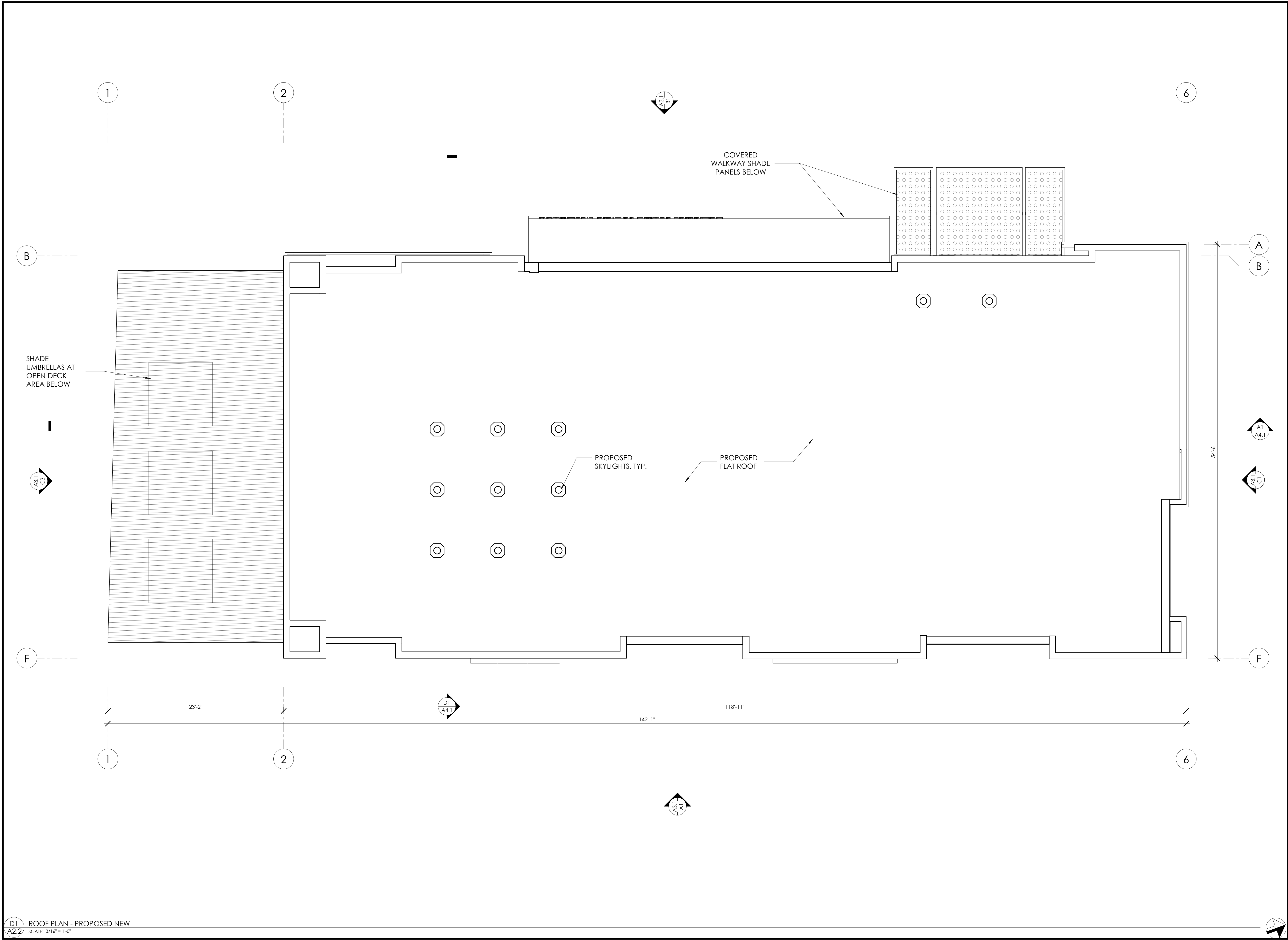
C1
A2.0
EXISTING JUNIOR LIFEGUARD FACILITY - FLOOR PLAN
SCALE: 3/16" = 1'-0"



D1
A2.0
EXISTING JUNIOR LIFEGUARD FACILITY - ELEVATION
SCALE: 3/16" = 1'-0"

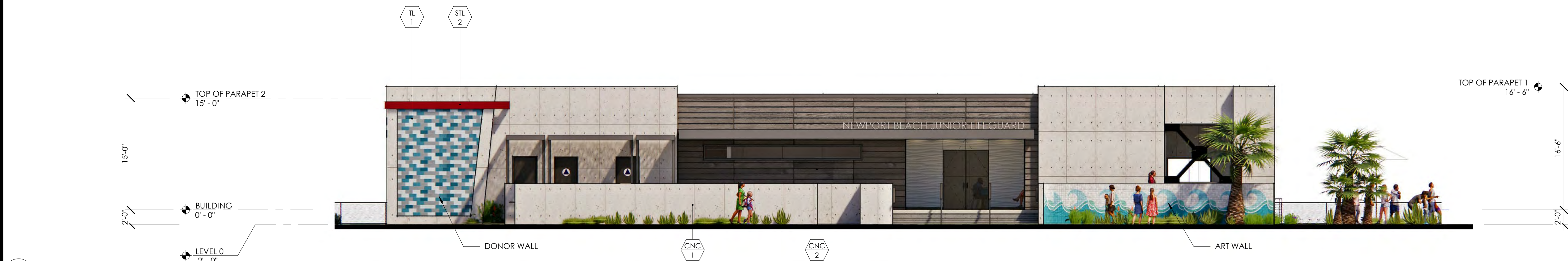


NOTE:
PROPOSED BUILDING FOUNDATION DESIGN TO BE FOUNDED ON A
STRUCTURAL MAT FOUNDATION. DETAILED DESIGN TO BE
DEVELOPED DURING CONSTRUCTION DOCUMENT PHASE IN
COORDINATION WITH COASTAL HAZARD ANALYSIS,
GEOTECHNICAL REPORT, AND STRUCTURAL ENGINEERING.





A1 EAST
A3.1 SCALE: 1/8" = 1'-0"



B1 WEST
A3.1 SCALE: 1/8" = 1'-0"

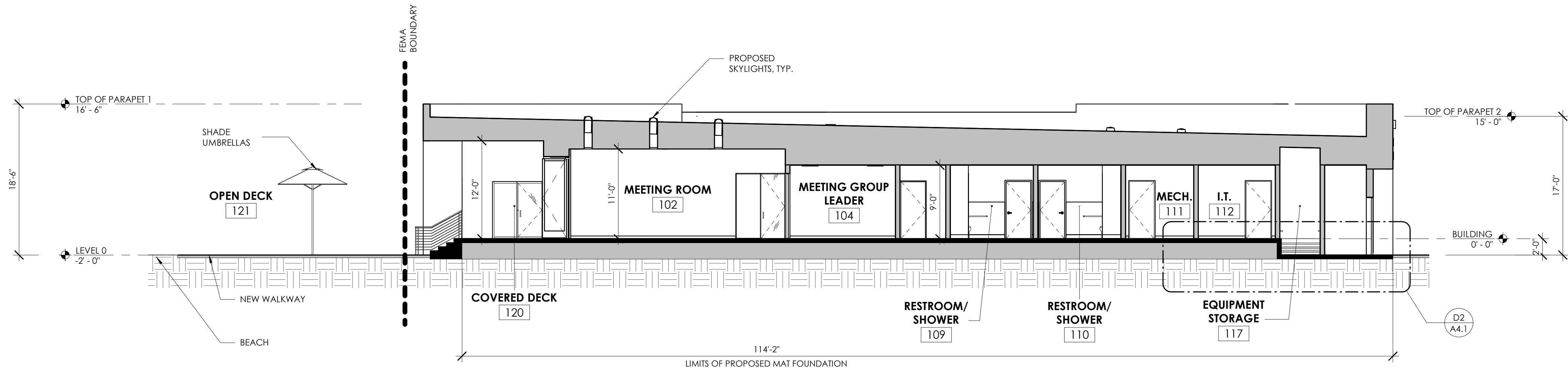


C1 NORTH
A3.1 SCALE: 1/8" = 1'-0"

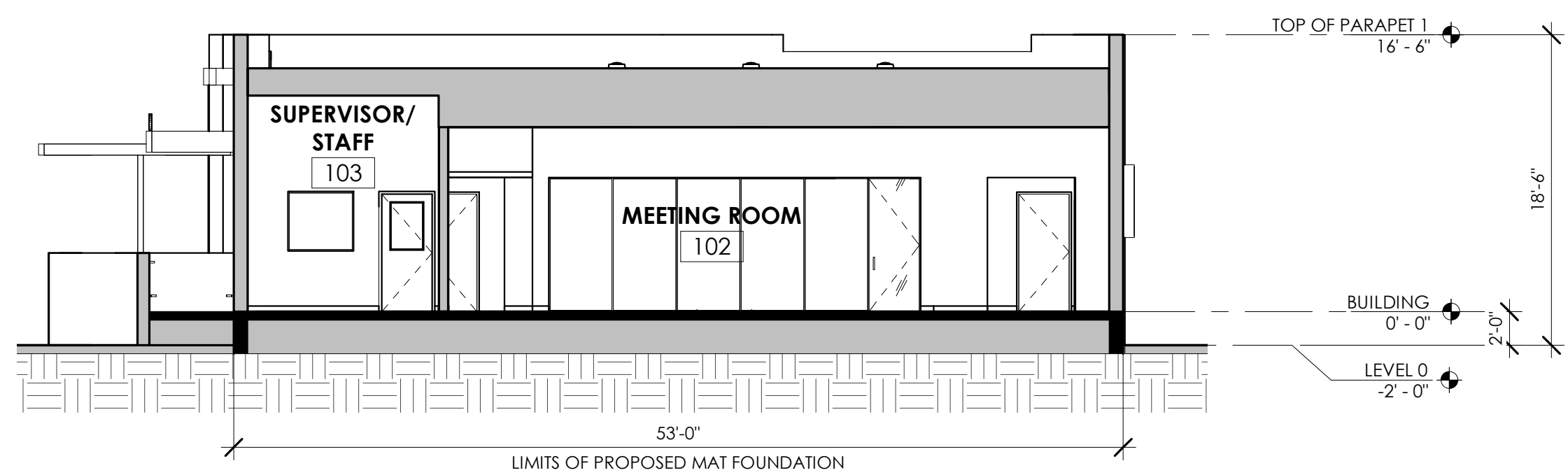


C3 SOUTH
A3.1 SCALE: 1/8" = 1'-0"

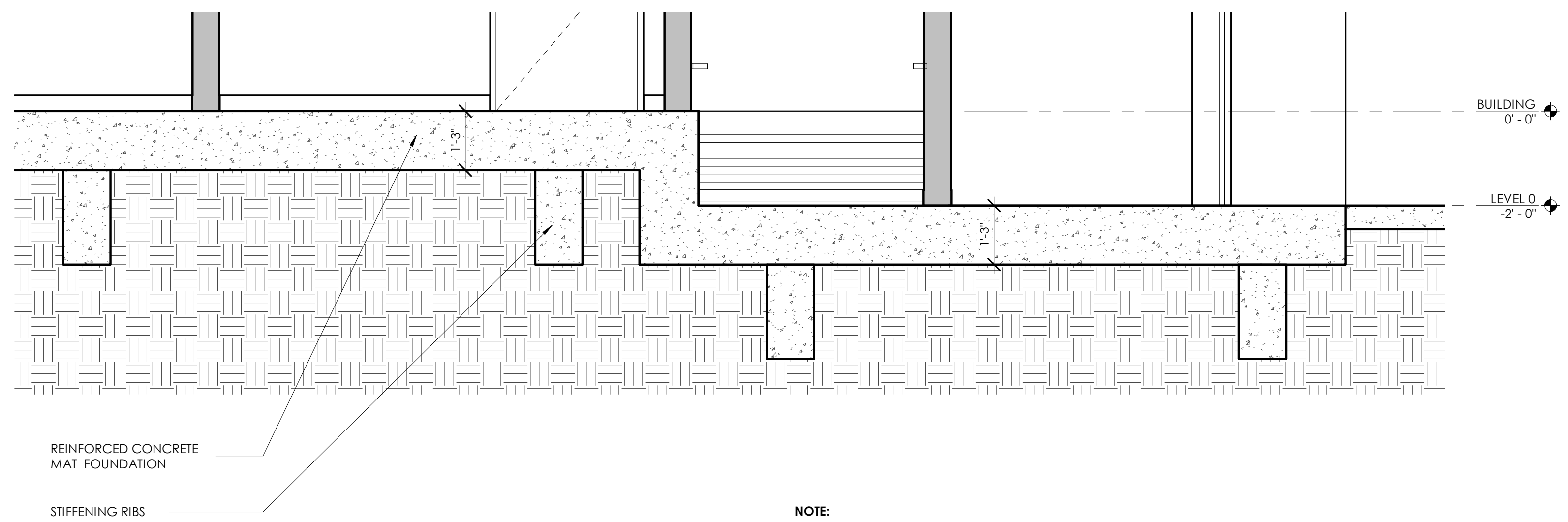
CONCEPT FINISH SCHEDULE						
MATERIAL	TYPE	DESCRIPTION				LOCATION
		NAME	MANUFACTURER	STYLE	COLOR	
CNC	1	CONCRETE		SMOOTH	STANDARD GRAY	
CNC	2	CONCRETE		BOARD FORM	DARK GRAY	
STL	1	STEEL		GALVANIZED	GRAY	EXTERIOR - COVERED WALKWAY
STL	2	STEEL		GALVANIZED	RED	EXTERIOR - RIBBION
TL	1	TILE	TBD	ETCHED		DONOR WALL



A1
A4.1 CONCEPT - BUILDING SECTION
SCALE: 1/8" = 1'-0"



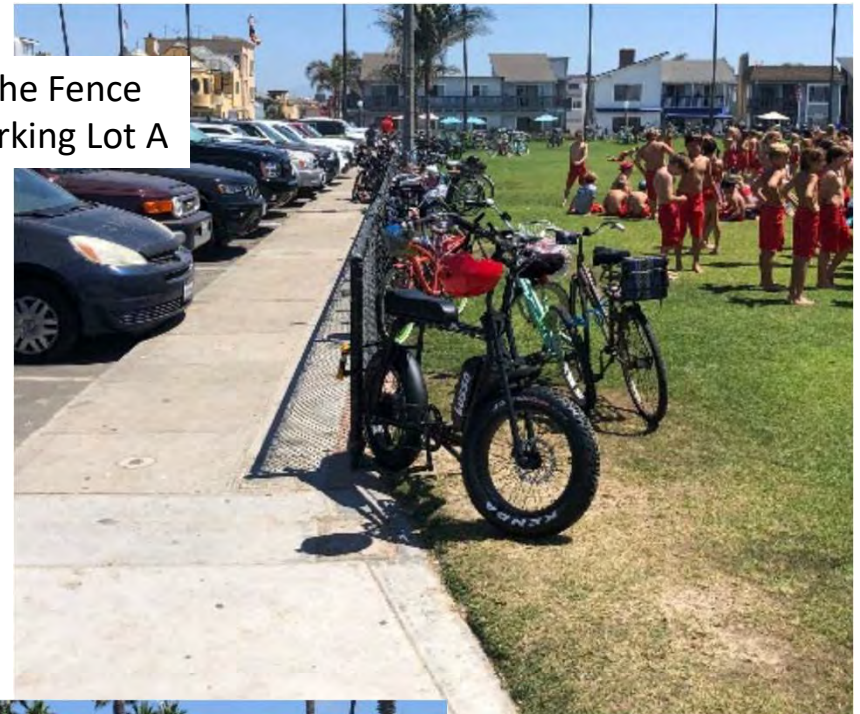
D1
A4.1 BUILDING SECTION 2
SCALE: 1/8" = 1'-0"



D2
A4.1 CONCEPT FOUNDATION
SCALE: 1/2" = 1'-0"



Bike Parking Along the Fence
Peninsula Park & Parking Lot A



Bike Parking at Balboa Pier

Newport Beach Junior Lifeguard Financial Aid Proposal

Program Overview

The Newport Beach Junior Lifeguard Program is an ocean-based program for youth ages 9 to 15. The Program focuses on educating participants to recognize potentially hazardous conditions associated with an ever-changing aquatic environment. Activities will center on ocean skill building, physical fitness, and lifeguarding skills.

Lessons, skills, and events JGs accomplish each summer include:

- Learning and exemplifying the 3 R's...Respect, Represent, Responsible
- Entering and exiting the water safely
- Negotiating the surf and shorebreak
- Buoy swims
- Long distance ocean swims
- Paddling
- Body surfing
- Long distance runs
- Identifying and swimming out of a rip current
- Lifeguard safety and skills
- Basic first aid and personal safety
- Team building, good sportsmanship and leadership

Each week staff teach Junior Guards (JGs) new skills to build their ocean abilities and prepare them for the activities that take place throughout the program.

At the end of summer, Junior Lifeguards will be tested on the skills and knowledge they've learned throughout the program.

The Newport Beach Junior Lifeguard Foundation

Newport Beach Junior Lifeguard Foundation is a 100-percent volunteer non-profit 501c (3) corporation whose sole purpose is support, preserve and enhance the Newport Beach Junior Lifeguard program. Incorporated in 2012, the foundation serves as the non-profit fund-raising auxiliary of the Newport Beach Junior Lifeguards.

The Newport Beach Junior Lifeguard Foundation (NBJG Foundation) has partnered with the City of Newport Beach to raises funds and build a permanent training facility that is safe, sanitary and functional for the Junior Lifeguard and community.

Scholarship Funding - Newport Beach Junior Lifeguards

With funding goals met for the proposed construction of the Junior Lifeguard Building, the NBJG Foundation will continue to promote and accept donations on behalf of the program.

In recent months the City lifeguard staff have developed funding relationships in addition to the NBJG Foundation to support the Junior Lifeguard program, and specifically scholarships for underserved families who may wish to participate in the Program. The Exchange Club of Newport Beach and the Newport Beach Chamber of Commerce have been past donors and have expressed willingness to be annual donors.

In addition, Spirit Run, a City of Newport Beach sponsored event, is a road race and expo event celebrating its 38th year on March 27, 2022. Spirit Run will donate a portion of its net proceeds to the NBJG Program, including a percentage of the registration fees paid by NBJG families and other registrants who credit their registrations to NBJGs.

Spirit Run began in 1983 with a 5k and a single kid dash to raise funds for three Newport Beach schools. Over the next thirty-eight years, it grew to add a 10k, multiple youth mile races, and Youth 5k.

To learn more about Spirit Run and NMSRI, visit its website at www.newportspiritrun.org. Click on the links at the top right of the home page for details about Spirit Run's youth, adult, and family events, registration, the event expo and other event weekend details, NMSRI's accomplishments, and Participating Youth Causes.

Below is a recent email sent out to roughly 5,500 NB Junior Lifeguard families to start the campaign to promote the fundraising:



The NBJG team promotes and supports a healthy balanced lifestyle and is encouraging Junior Lifeguards and their families to participate in this 2022 Spirit Run. By participating in Spirit Run, families not only get to participate in a fun, community event, but they will also be supporting the Newport Beach Junior Lifeguard Program.

How? As a participating youth sports program, Spirit Run will donate a portion of its net proceeds to the NBJG Program, including a percentage of the registration fees paid by NBJG candidates and other registrants who credit their registrations to NBJGs.

The NBJG Program plans to use Spirit Run's donations to support the establishment of a scholarship fund and to support future program enhancements. [Sign up today](#) to participate in Spirit Run and support the NBJG Program!

Have an epic rest of your week and we look forward to seeing everyone soon!

Financial Aid Scholarship Application & Qualification

The Newport Beach Fire and Lifeguard Department are committed to offering the highest quality Junior Lifeguard program in the nation. The purpose of the Financial Aid program is to encourage the participation of young people with limited access or opportunity by assisting applicants with program tuition fees. Program staff are comfortable projecting two to six JG scholarship positions will be available the first year. Depending on popularity and community response that number may be adjusted in following years.

Families would apply through a link on the NBJG website, and qualify using verification as a current National School Lunch Program (NSLP) participant. The NSLP is federally vetted income verification for school age youth, widely used in the community and would streamline the application process. Those not participating in the NSLP program could be considered using the US Department of Agriculture, Income Eligibility

Guidelines shown below. Individuals with extenuating circumstances would also be considered.

United States Department of Agriculture (USDA) INCOME ELIGIBILITY GUIDELINES

Effective July 1, 2021 through June 30, 2022



HOUSEHOLD SIZE	Income Eligibility Guidelines for 48 Contiguous States, District of Columbia, Guam and Territories <small>* Note: Income Eligibility Guidelines for Alaska & Hawaii not shown here</small>				
	Year	Month	Twice Per Month	Every Two Weeks	Weekly
1	23,828	1,986	993	917	459
2	32,227	2,686	1,343	1,240	620
3	40,626	3,386	1,693	1,563	782
4	49,025	4,086	2,043	1,886	943
5	57,424	4,786	2,393	2,209	1,105
6	65,823	5,486	2,743	2,532	1,266
7	74,222	6,186	3,093	2,855	1,428
8	82,621	6,886	3,443	3,178	1,589
Each Additional Member Add	8,399	700	350	324	162

Have the eligibility guidelines changed from last school year?

Yes, the eligibility guidelines have changed and you do need to fill out a new application if you feel you still qualify for the meal benefits.

INCOME CONVERSION:

- **Weekly Income x 52 = Yearly income**
- **Every 2 Weeks Income (Every other week, Bi-weekly) x 26 = Yearly income**
- **Twice a Month Income (Bi-monthly) x 24 = Yearly income**

THIS CHART IS TO BE USED BY INSTITUTIONS, SCHOOLS, CENTERS AND SPONSORING ORGANIZATIONS TO APPROVE AND CATEGORIZE COMPLETE APPLICATIONS FOR FREE AND REDUCED PRICED MEALS.



APPLICATION FOR FINANCIAL AID
NEWPORT BEACH JUNIOR LIFEGUARDS

(Application due by May 18, 2022)

The purpose of this application is to assist children who have passed the prerequisite requirements and need financial aid in order to participate in the Junior Lifeguard Program.

JG's Last Name: _____ JG's First Name: _____ MI: _____

Guardian Last Name: _____ Guardian First Name: _____

Address: _____

Home Phone Number: _____ Cell: _____

Age: _____ Sex: Male _____ Female _____

Have you been enrolled in the Junior Lifeguard Program previously? _____ If so, how many years did you complete? _____

I understand that if I do not complete this course, all monies shall be returned to the Newport Beach Junior Lifeguards and I will not be eligible for any other financial aid from the Newport Beach Junior Lifeguard Foundation.

JG's Signature: _____

Parent Signature: _____

Finances:

Total Gross Income of Household (both parents if applicable): \$ _____

Number of Children: _____

Other Assistance: \$ _____

Other Children in Program: _____

PLEASE ATTACH THE FRONT PAGE OF YOUR INCOME TAX RETURN TO THIS APPLICATION. MAKE SURE TO BLANK OUT YOUR SOCIAL SECURITY NUMBER.

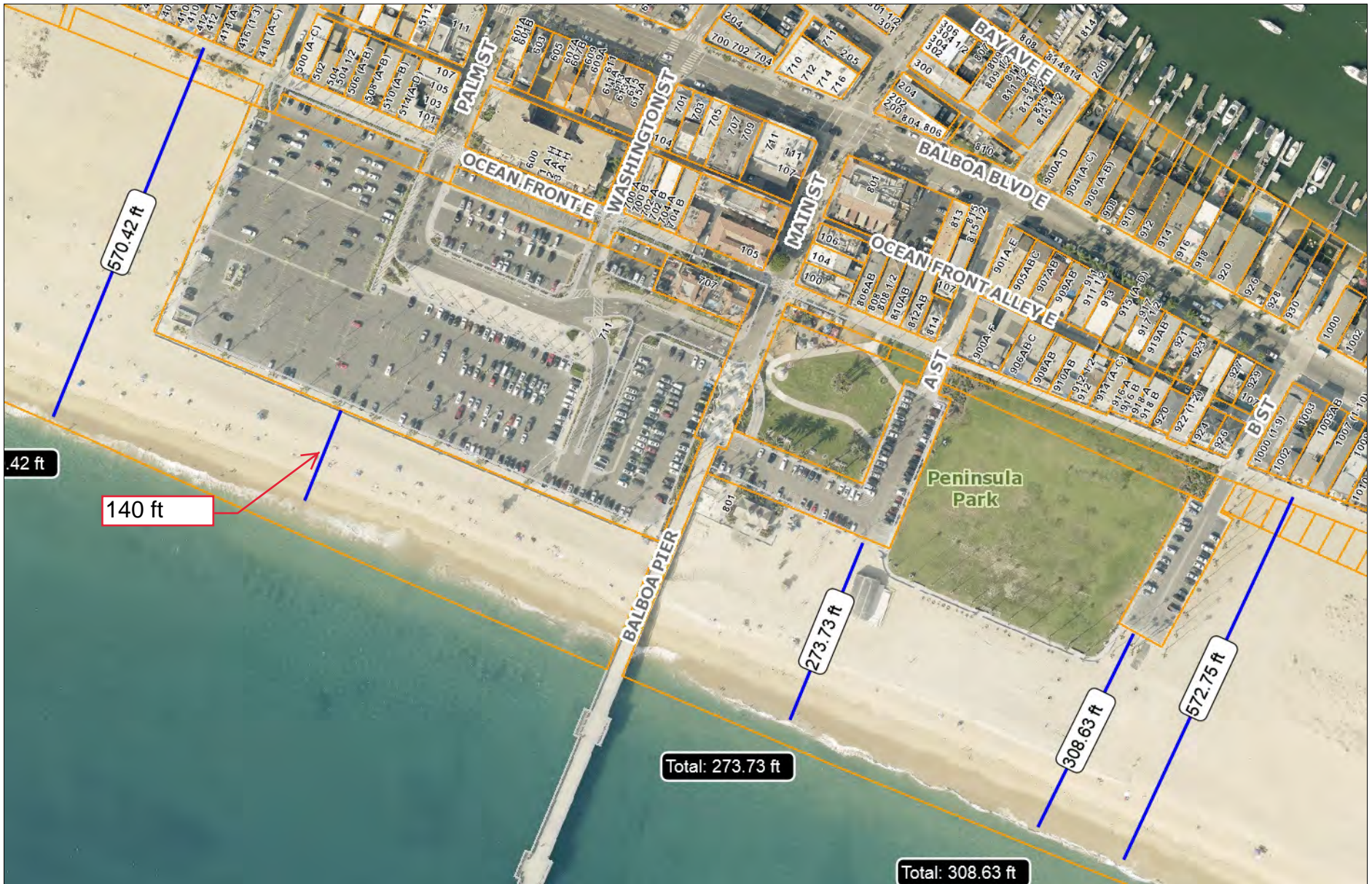
Briefly state your reasons for applying for financial aid from NBJG Foundation. (Use the back of application.)

Signature of Parent or Guardian _____ Date _____

Personal Statement (Reason for applying for financial aid)

Please include any hardships that COVID-19 has caused your family as applicable.

SAMPLE



NBGiS
NEWPORT BEACH



0 200 400
Feet

Disclaimer:
Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

2/14/2022



CITY OF NEWPORT BEACH

100 Civic Center Drive
Newport Beach, California 92660
949 644-3311 | 949 644-3308 FAX
newportbeachca.gov/publicworks

November 17, 2021

Meg Vaughn, Staff Analyst
California Coastal Commission
South Coast District Office
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

**RE: City of Newport Beach Response Coastal Development Permit Application
No. 5-21-0391 Junior Lifeguard Building Project- Shoreline Protection**

Dear Ms. Vaughn:

On behalf of the City of Newport Beach and in response to your request, this project as currently proposed shall not include a sheetpile wall or any shoreline protective devices. Furthermore, in the event the structure becomes irrevocably threatened the City proposes removing the structure.

Should you have any questions or comments regarding this application please do not hesitate to contact us.

Sincerely,

Peter Tauscher, P.E.
Project Manager

CC:

Jim Houlihan, Deputy Director Department of Public Works, City of Newport Beach
Makana Nova, Senior Planner of Community Development Department, City of Newport Beach
Jeff Katz, Project Architect