



# CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

June 27, 2024  
Agenda Item No. 2

**SUBJECT:** Three-Year Construction Time Limit Extension in Accordance with Newport Beach Municipal Code (NBMC) 15.02.095 (Addition of Sections 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2

**PERMITS:** X2018-3856 and XR2023-0561

**SITE LOCATION:** 515 36<sup>th</sup> Street

**APPLICANT:** Bill Chow

**PROPERTY OWNER:** 777 Seaview Island LLC

**BUILDING INSPECTOR:** Chad Shelton, Building Inspector II

**PREPARED BY:** Tonee Thai, Chief Building Official - 949-718-1867, [tthai@newportbeachca.gov](mailto:tthai@newportbeachca.gov)

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## **PROJECT SUMMARY**

The scope of work for the project is to construct new 4,082 sq. ft. duplex with attached 422 sq. ft. garage.

## **BUILDING PERMIT HISTORY**

This project first started with Permit X2018-3856 issued on June 12, 2020. Currently, only referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of June 12, 2023.

Permit XR2023-0561 is a supplement permit to X2018-3856 to document a change of contractor for the permit.

- The first inspection for a Pre-Grade Meeting was on November 08, 2021.
- The last inspection for Roof Framing, Sheathing was on May 14, 2024.
- Please refer to Attachment 1 for detailed permit history.
- Notice of pending Three-Year Construction Limit expiration were sent on April 11, 2024.
- Please refer to Attachment 2 for detailed notice activities.

## **BUILDING OFFICIAL EXTENSION**

The chief building official granted an extension for a three-year construction time limit on March 13, 2023, with expiration date of June 11, 2024. (Attachment 3)

## **RECOMMENDATION**

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment;
- 3) The hearing officer may grant, or conditionally grant, up to a 180-calendar day extension, per application for extension, if the officer finds special circumstances warrant an extension of time, or the failure to meet the time limit was caused by circumstances beyond the property owner, applicant, or the contractor's control. If the officer makes the findings to grant an extension, then the officer shall consider whether conditions are necessary to ensure the timely completion of the project in a manner that limits impacts to the surrounding property owners. The hearing officer shall deny the application if they cannot make the findings set forth in Newport Beach Municipal Code Section 15.02.095 (Addition of Sections 105.3.3, 105.3.4, and 105.3.5).

## **PUBLIC NOTICE**

Notice of this hearing 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 meeting, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

## **ATTACHMENTS**

- Attachment No. 1 – Building Permit History
- Attachment No. 2 – Three-Year Construction Limit Notice Activities
- Attachment No. 3 – Building Official Extension

# **Attachment No. 1**

Building Inspection History



# LINKED PERMIT INSPECTION HISTORY REPORT (2975-2018) FOR CITY OF NEWPORT BEACH

Permit Type: Plan Check	Application Date: 12/20/2018	Owner:
Work Class: New	Issue Date: 06/12/2020	Parcel: 423 081 07
Status: Approved	Expiration Date: 07/01/2020	Address: 515 36TH ST NEWPORT BEACH, CA
IVR Number: 160535		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
<b>Inspection Location: 515 36TH ST</b>							
<b>Permit: E2020-0284</b>							
11/17/2020	11/17/2020	Other - MISC	E2020-0284-A0027 64306	Approved	Walter Jones	No	Complete
12/08/2020	12/08/2020	Other - MISC	E2020-0284-A0027 71835	Approved	Walter Jones	No	Complete
10/14/2021	10/14/2021	Other - Electrical	E2020-0284-A0028 96100	Partial Pass		No	Incomplete
03/15/2022	03/15/2022	Other - MISC	E2020-0284-A0029 57432	Approved		No	Complete
04/11/2022	04/11/2022	Other - Electrical	E2020-0284-A0029 70532	Partial Pass		No	Incomplete
<b>Permit: E2022-0735</b>							
10/12/2022	10/12/2022	Final Electrical	iBLD-012202-2022	Approved	Walter Jones	No	Complete
<b>Permit: X2018-3856</b>							
11/17/2020	11/17/2020	Other - MISC	X2018-3856-A0027 64311	Approved	Walter Jones	No	Complete
12/07/2020	12/07/2020	Other - MISC	X2018-3856-A0027 71315	Approved	Walter Jones	No	Complete
10/14/2021	10/14/2021	Other Building	X2018-3856-A0028 96105	Partial Pass		No	Incomplete
11/08/2021	11/08/2021	Call Inspector for Pre-Grade Meeting	X2018-3856-A0029 06669	Partial Pass		No	Incomplete
03/15/2022	03/15/2022	Other - MISC	X2018-3856-A0029 57433	Approved		No	Complete
04/11/2022	04/11/2022	Other Building	X2018-3856-A0029 70527	Partial Pass		No	Incomplete
05/19/2022	05/19/2022	Call Inspector for Pre-Grade Meeting	X2018-3856-A0029 86858	Approved		No	Complete
06/20/2022	06/20/2022	Legacy Inspection	X2018-3856-A0030 00233	Partial Pass		No	Incomplete
	06/20/2022	Rough Grade Approval	X2018-3856-A0029 99750	Approved		No	Complete
<b>Permit: X2020-1370</b>							
11/17/2020	11/17/2020	Other - MISC	X2020-1370-A0027 64309	Approved	Walter Jones	No	Complete
12/07/2020	12/07/2020	Other - MISC	X2020-1370-A0027 71314	Approved	Walter Jones	No	Complete
05/06/2021	05/06/2021	Other Building	X2020-1370-A0028 28052	Cancelled	Walter Jones	No	Complete
10/14/2021							

# LINKED PERMIT INSPECTION HISTORY REPORT (2975-2018)

Permit Type: Plan Check	Application Date: 12/20/2018	Owner:
Work Class: New	Issue Date: 06/12/2020	Parcel: 423 081 07
Status: Approved	Expiration Date: 07/01/2020	Address: 515 36TH ST NEWPORT BEACH, CA
IVR Number: 160535		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	10/14/2021	Other Building	X2020-1370-A0028 96098	Partial Pass		No	Incomplete
03/15/2022	03/15/2022	Other - MISC	X2020-1370-A0029 57434	Approved		No	Complete
04/11/2022	04/11/2022	Other Building	X2020-1370-A0029 70530	Partial Pass		No	Incomplete
06/20/2022	06/20/2022	Final Building	X2020-1370-A0029 99749	Approved		No	Complete

### Permit: X2022-1748

10/12/2022	10/12/2022	Erection Pads	iBLD-012204-2022	Not Ready for Inspection	Walter Jones	Yes	Complete
02/23/2023	02/23/2023	Sewer	iBLD-006900-2023	Approved	Jason Rudenick	No	Complete
	02/23/2023	Soil Pipe	iBLD-006901-2023	Cancelled	Jason Rudenick	Yes	Complete
03/01/2023	03/01/2023	Soil Pipe	iBLD-007298-2023	Approved	Jason Rudenick	No	Complete
<b>Reinspection of iBLD-006901-2023</b>							
05/15/2023	05/15/2023	Footings and Foundation	iBLD-017714-2023	Approved	Jason Rudenick	No	Complete
	05/15/2023	Rough Grade Approval	iBLD-017840-2023	Approved	Jason Rudenick	No	Complete
	05/15/2023	Setbacks or Line & Grade	iBLD-017712-2023	Approved	Jason Rudenick	No	Complete
	05/15/2023	Slab On Grade	iBLD-017842-2023	Approved	Jason Rudenick	No	Complete
05/16/2023	05/16/2023	Ufer Ground	iBLD-017601-2023	Approved	Jason Rudenick	No	Complete
10/31/2023	10/31/2023	Floor Framing & Sheathing	iBLD-041733-2023	Correction	Chad Shelton	Yes	Complete

### Permit: XR2022-3004

06/15/2023	06/15/2023	Footings and Foundation	iBLD-022132-2023	Approved	Jason Rudenick	No	Complete
	06/15/2023	Masonry Pre-Grout/Wall Steel	iBLD-022462-2023	Approved	Jason Rudenick	No	Complete
06/26/2023	06/26/2023	Final Building	iBLD-023778-2023	Correction	Jason Rudenick	Yes	Complete
07/11/2023	07/11/2023	Final Building	iBLD-025824-2023	Approved	Jason Rudenick	No	Complete
<b>Reinspection of iBLD-023778-2023</b>							

### Permit: XR2023-0561

10/09/2023	10/09/2023	WQ-Best Management Practices	iBLD-038954-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
11/02/2023	11/02/2023	Complete Framing	iBLD-042352-2023	Cancelled	Chad Shelton	Yes	Complete
	11/02/2023	Floor Framing & Sheathing	iBLD-042351-2023	Partial Pass	Chad Shelton	Yes	Incomplete
03/19/2024	03/19/2024	Floor Framing & Sheathing	iBLD-009945-2024	Correction	Chad Shelton	Yes	Complete
<b>Reinspection of iBLD-042351-2023</b>							

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Permit Type: Plan Check	Application Date: 12/20/2018	Owner:
Work Class: New	Issue Date: 06/12/2020	Parcel: 423 081 07
Status: Approved	Expiration Date: 07/01/2020	Address: 515 36TH ST NEWPORT BEACH, CA
IVR Number: 160535		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
04/02/2024	04/02/2024	Floor Framing & Sheathing	iBLD-012213-2024	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-009945-2024				
04/23/2024	04/23/2024	Roof Framing, Sheathing & Bldg Height	iBLD-015445-2024	Cancelled	Chad Shelton	Yes	Complete
05/14/2024	05/14/2024	Roof Framing, Sheathing & Bldg Height	iBLD-017855-2024	Correction	Chad Shelton	Yes	Complete
			Reinspection of iBLD-015445-2024				



**City of Newport Beach**

Community Development Department - Building Division  
100 Civic Center Drive, Newport Beach, CA 92660  
Permit Counter Phone: (949) 644-3288  
Inspection Requests Phone: (949) 644-3255  
newportbeachca.gov/inspections  
Combination Type - SFP  
Work Class - Other



XR20230561

FEMA

**COMB Permit : XR2023-0561**

Plan Check No :  
Issued Date : 06/22/2022  
Inspection Area : 1

INSPECTOR

**PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION, BUT NO LATER THAN 3 YEARS FROM ORIGINAL ISSUANCE DATE**  
NO CONSTRUCTION RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS AND NO WORK ON SUNDAY AND HOLIDAYS IN ALL AREAS

**Job Address :** 515 36TH ST  
**Description :** NEW DUPLEX & GARAGE 4082/422 SF \*CHANGE OF CONTRACTOR\*  
**Legal Desc :** A TR CANAL SECTION BLK 536 LOT 8 CANAL SECTION LOT 8 BLK 536 (AND NELY1/2 LOT 7 BLK

**Owner :** TJ MERCURY INC  
**Address :** 18555 FIELDBROOK ST  
ROWLAND HEIGHTS, CA 91748  
**Phone :**

**Contractor :** LEOKEY CONSTRUCTION INC  
**Address :** 19745 COLIMA RD, 128  
ROWLAND HEIGHTS, CA 91748  
**Phone :** (626) 833-2188  
**Con State Lic :** 1066388  
**Lic Expire :** 06/30/2024  
**Bus Lic :** BT30080039  
**Bus Lic Expire :** 11/30/2023

**Architect :**  
**Address :**  
**Phone :**  
**State Lic :**

**Applicant :** LEOKEY CONSTRUCTION INC  
**Address :** 19745 COLIMA RD, 128  
ROWLAND HEIGHTS, CA 91748  
**Phone :** (626) 833-2188

**Engineer :** AFZAL BEHZAD  
**Address :** 4000 BARRANCA PKWY #250  
IRVINE, CA 92604  
**Phone :** (949) 836-8298

**Owner/Builder :**  
**Address :**  
**Phone :**

**Workers' Compensation Insurance**  
**Carrier :**  
**Policy No :** EXEMPT  
**W. C. Expire :**

**Code Edition :** 2016  
**Type of Construction :** V-B  
**Occupancy Groups :** U,R-3  
**Bldg Height :**  
**Building Setbacks :** Front: 5, Front: 30, Side: 4, Side: 4  
**Flood Zone :** AE, 8 FT; X  
**Use Zone :** R-2 - Two-Unit Residential

**Fire Sprinklers :** NO  
**Fire Hazard Zone :** NO  
**No of Units :** 2  
**No of Stories :** 3

**Construction Valuation :**  
**Added/New/TI sq. ft. Bldg :** 0  
**Alteration sq. ft. Bldg :**  
**Added/New sq. ft. Garage :** 0  
**TOTAL sq. ft. :** 0

PROCESSED BY :

B5

SPECIAL CONDITIONS: CHANGE OF CONTRACTOR TO PERMIT X2022-1748

NO CONSTRUCTION NOISE

ON THE WEEKEND

A

# PLATINUM COAST MANAGEMENT CORP.

17870 CASTLETON ST. SUITE 255  
CITY OF INDUSTRY, CA 91748

(TEL): 626-810-8099  
(Email): lzhao@platinumcoastus.com

February 28, 2023

City of Newport Beach, Building Department  
Newport Beach City Council Chambers  
100 Civic Center Drive  
Newport Beach, CA 92660  
TEL: (949) 644-3275

Re: **LETTER OF AUTHORIZATION - CHANGE OF GENERAL CONTRACTOR**  
**Project Address: 515 36th St. Newport Beach, CA 92663**  
**Permit No. X2022-1748**

Dear Building Division,

Platinum Coast Management Corp. (hereinafter as "Platinum") is the manager of 777 Seaview Island, LLC, the owner of the Construction Project, located at the address of: 515 36th St. Newport Beach, CA 92663.


Platinum hereby agrees and authorizes the appointment of its new general subcontractor for the '515 Newport' project. The previous designated general contractor reflected in the permit was Top Star Construction. The new general contractor moving forward shall be **Leokey Construction, Inc. (Lic. #1066388)**. Leokey shall assume all responsibilities as to the scope of work for the project moving forward.

### **BUSINESS INFORMATION**

Leokey Construction (Lic No. 1066388)  
19745 Colima Road, Ste 128  
Rowland Heights, CA 91748  
Business Phone Number: (626) 833-2188  
**License Issue Date: 06/19/2020**  
**License Expiration Date: 06/30/2024**  
**Classification: "B" General Building**

Bill Chow shall be the designated new & current general contractor contact for the '515 Construction' project. He can be reached at the number above. Please take all necessary actions to effectuate this change.

Yours Sincerely,

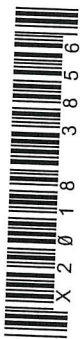
  
MENG ZHANG, CEO  
Platinum Coast Management Corp.

PLATINUM COAST MANAGEMENT CORP.

ADDRESS: 17870 CASTLETON ST. SUITE 352, CITY OF INDUSTRY, CA 91748



**City of Newport Beach - Building Division**  
 100 Civic Center Drive, Newport Beach, CA 92660  
 Permit Counter Phone (949)644-3288  
 Inspection Requests Phone (949)644-3255  
 Combination Type - MFP ELEC MECH PLUM GRAD



**COMB Permit : X2018-3856**  
 Project No : 2975-2018

Issued Date : 06/12/2020  
 Inspection Area : 1

**INSPECTOR**

**PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 06/13/2023 OR PERMIT WILL BE INVALID**  
**Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays**  
**FEMA ELEVATION CERTIFICATE**

**REQUIRED FOR FINAL**

**ON SATURDAYS**

**NO CONSTRUCTION NOISE**

**Date:** \_\_\_\_\_  
**Contractor:** OWNER/BLDR AUTH AGENT: ROGER JEN  
**Address:** 18535 FIELDBROOK ST ROWLAND HEIGHTS, CA 91768  
**Phone:** \_\_\_\_\_  
**Con State Lic:** O/B  
**Lic Expire:** \_\_\_\_\_  
**Bus Lic:** \_\_\_\_\_  
**Lic Exp Date:** \_\_\_\_\_  
**Worker's Compensation Insurance Carrier:** \_\_\_\_\_  
**Policy No:** \_\_\_\_\_  
**Expire:** \_\_\_\_\_  
**Building Setbacks:** Rear: 30 Front: 5 Left: 4 Right: 4  
**Use Zone:** R-2 **Parking Spaces:** 0 **Fire Hazard Zone:** N

**If applicable:**

**Architect:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_  
**Engineer:** AEZAL BEHZAD  
**Address:** 4000 BARRANCA PKWY #250 IRVINE CA 92604  
**Phone:** 949-836-8298 **State Lic:** C-079628

**CANCELLED**  
**EXPIRED**

**Construction Valuation:** \$770,000.00  
**Building Permit Fee:** \$5,677.00  
**Plan Check Fee:** \$4,244.00  
**Overtime Plan Ck:** \$0.00  
**Investigation Fee:** \$0.00  
**Record Management:** \$138.00  
**Energy Compliance:** \$294.00  
**CA Seismic Safety:** \$100.10  
**Disabled Access:** \$0.00  
**Hazardous Mat:** \$0.00  
**Building Green Fee:** \$31.00  
**Excise Tax:** \$945.84  
**Additional Fee:** \$2,335.00  
**Grading Bonds Fee:** \$0.00  
**Grading PC Consultant:** \$1,548.16  
**Grading Permit Fee:** \$904.00  
**Grading PC Fee:** \$339.84  
**WG Insp. Fee:** \$108.00  
**Electrical %:** \_\_\_\_\_  
**Mechanical %:** \_\_\_\_\_  
**Plumbing %:** \_\_\_\_\_

**Scan plan**  
**Disposal plan**  
**Fire Hazard Zone: N**

**Planning Department - work started)**  
**Plan check Fee:** \$432.00  
**Fair Share:** \$1,865.00  
**SJH Trans:** \$0.00  
**In-lieu-Housing Fee:** \$0.00  
**Public Works Department - Insp. initiation**  
**Park Dedication:** \$0.00  
**P/W Plan Check:** \$382.50  
**San Dist:** \$2,715.00  
**NMUSD Fee:** \$3,567.76  
**Fire Department**  
**Fire Inspection:** \$0.00  
**Fire Plan Rev:** \$0.00  
**Demolition Fee:** \$0.00  
**Building Dept Adm:** \$0.00  
**General Service:** \$0.00  
**Refund Deposit:** \$0.00  
**Grading Bond:** \$0.00

**TOTAL FEE : \$27,557.38**

**Plan Check Fee : \$5,440.00** **Fee Due at Permit Issuance : \$22,117.38**

**PROCESSED BY:** SOM  
**ZONING APPROVAL:** MICU  
**GRADING APPROVAL:** SRG

**PUBLIC WORKS APPROVAL:** DIC  
**PLAN CHECK BY:** MIZH  
**APPROVAL TO ISSUE:** SOM



**CITY OF NEWPORT BEACH**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**BUILDING DIVISION**

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

**OWNER-BUILDER ACKNOWLEDGEMENT AND INFORMATION VERIFICATION**  
**(HSC 19825)**

**NOTICE TO PROPERTY OWNER**

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 515 26th ST. Newport Beach, CA, 92663. We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder.

**We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated.** An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

**OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION**

*DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.*

- W 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
- W 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.
- W 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.
- W 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.
- W 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.
- W 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.
- W 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.
- W 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

6/ 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

6/ 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: \_\_\_\_\_

6/ 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

6/ 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

**Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the City of Newport Beach, Building Division, for issuing the permit.**

**Note: A copy of the property owner's driver's license or form notarization is required to be presented when the permit is issued to verify the property owner's signature.**

Print name of property owner: Jianhua Jin

Property Owner's Signature: [Signature] Date: 5/28/2020

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

### AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work):

New Construction

Project Location or Address: 515. 26th ST. Newport Beach, CA. 92663

Name of Authorized Agent: Roger Jen Tel No (562) 338-9555

Address of Authorized Agent: \_\_\_\_\_

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Property Owner's Signature: [Signature] Date: 5/28/2020

Note: A copy of the owner's driver's license or form notarization is required to be presented when the permit is issued to verify the property owner's signature.

RECORDING REQUESTED BY  
WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO:

American Exotic Car Club LLC, a California Limited Liability Company  
700 N Haven Ave  
Ontario, CA 91764

Title Order # O-SA-6192651

Above space is for recorder's use  
Escrow # 7635-JC

**GRANT DEED**

Documentary Transfer Tax is: \$ 3,157.00\*

- computed on full value of interest or property conveyed, or
- full value less value of liens or encumbrances remaining at the time of sale
- City of Newport Beach  County of Orange

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jack Guo and Hong Li, husband and wife as Joint Tenants

hereby GRANTS to TJ Mercury Inc., a Delaware Corporation

The land hereinafter referred to is situated in the City of Newport Beach, County of Orange, State of California, and is described as follows:

See attached Exhibit "A" for Legal Description

APN: 423-081-07

Commonly known as: 515 36th St, Newport Beach, CA 92663

Dated: 5-14-2020

Grantor:

Jack Guo

Hong Li

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF Los Angeles SS.

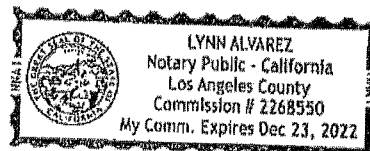
On May 14, 2020 before me, Lynn Alvarez, Notary Public, personally appeared Jack Guo and Hong Li, who proved to me on the basis of satisfactory evidence to the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]





**Secretary of State  
Statement of Information**  
(California Stock, Agricultural  
Cooperative and Foreign Corporations)

SI-550

145

**FILED**  
**Secretary of State**  
**State of California**

JUN 25 2018

See Secretary of State's  
records for exact entity name.

*This Space For Office Use Only*

2. 7-Digit Secretary of State File Number

C3933770

**IMPORTANT** — Read instructions **before** completing this form.

**Fees (Filing plus Disclosure) – \$25.00;**

**Copy Fees** – First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00 plus copy fees

1. **Corporation Name** (Enter the **exact** name of the corporation as it is recorded with the California Secretary of State. Note: If you registered in California using an assumed name, see instructions.)  
TJ MERCURY

**3. Business Addresses**

a. Street Address of Principal Executive Office - Do not list a P.O. Box 17700 CASTLETON ST. #266	City (no abbreviations) CITY OF INDUSTRY	State CA	Zip Code 91748
b. Mailing Address of Corporation, if different than Item 3a	City (no abbreviations)	State	Zip Code
c. Street Address of Principal California Office, if any and if different than Item 3a - Do not list a P.O. Box	City (no abbreviations)	State CA	Zip Code

**4. Officers**

The Corporation is required to list all three of the officers set forth below. An additional title for the Chief Executive Officer and Chief Financial Officer may be added; however, the preprinted titles on this form must not be altered.

a. Chief Executive Officer/ JIANHUA	First Name	Middle Name	Last Name JIN	Suffix
Address 17700 CASTLETON ST., SUITE 266			City (no abbreviations) CITY OF INDUSTRY	State CA Zip Code 91748
b. Secretary JIANHUA	First Name	Middle Name	Last Name JIN	Suffix
Address 17700 CASTLETON ST., SUITE 266			City (no abbreviations) CITY OF INDUSTRY	State CA Zip Code 91748
c. Chief Financial Officer/ JIANHUA	First Name	Middle Name	Last Name JIN	Suffix
Address 17700 CASTLETON ST., SUITE 266			City (no abbreviations) CITY OF INDUSTRY	State CA Zip Code 91748

**5. Director(s)**

California Stock and Agricultural Cooperative Corporations ONLY: Item 5a: At least one name and address must be listed. If the Corporation has additional directors, enter the name(s) and addresses on Form SI-550A (see instructions).

a. First Name JIANHUA	Middle Name	Last Name JIN	Suffix
Address 17700 CASTLETON ST., SUITE 266			City (no abbreviations) CITY OF INDUSTRY State CA Zip Code 91748
b. Number of Vacancies on the Board of Directors, if any			

**6. Service of Process** (Must provide either Individual OR Corporation.)

**INDIVIDUAL** – Complete Items 6a and 6b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) JIANHUA	Middle Name	Last Name JIN	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 17700 CASTLETON ST., #266			City (no abbreviations) CITY OF INDUSTRY State CA Zip Code 91748

**CORPORATION** – Complete Item 6c only. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 6a or 6b			
---	--	--	--

**7. Type of Business**

Describe the type of business or services of the Corporation  
INVESTMENT

**8. The Information contained herein, including in any attachments, is true and correct.**

06/15/2018

JIANHUA JIN

CEO

Date

Type or Print Name of Person Completing the Form

Title

Signature

2014 California Secretary of State  
www.sos.ca.gov/business/be

**EXHIBIT "A"**

Real property in the City of Newport Beach, County of Orange, State of California, described as follows:

LOT 8 AND THE NORTHEASTERLY ONE-HALF OF LOT 7 IN BLOCK 536 OF CANAL SECTION OF NEWPORT BEACH, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 98 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 27, 2018, AS INSTRUMENT NO. 2018-353359, OF OFFICIAL RECORDS.

APN: 423-081-07

**Tuman, Bill**

---

**From:** c bill <billc@platinumcoastus.com>  
**Sent:** Friday, December 4, 2020 11:02 AM  
**To:** Tuman, Bill  
**Subject:** 515 36th Street

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Bill

515 36 TH ST.

It was nice speaking with you yesterday. As per our conversation, please extend the expiration date for six (6) months. I appreciated your assistance in this matter greatly. I'm looking forward to working with you in the very near future.

The two Permits we have for the property is:

X2020-1370

X2020-3856

18

Respectfully,

Bill Chow  
Project Manager  
(626)833-2188



City of Newport Beach - Building Division

100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone (949)644-3288
Inspection Requests Phone (949)644-3255
Combination Type - MFP

\*X2022~1748\*

COMB Permit : X2022-1748

Project No : 2975-2018

Issued Date :

Inspection Area : 1

INSPECTOR

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY OR PERMIT WILL BE INVALID
Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays
Job Address: 515 36TH ST NB
Description: NEW DUPLEX & GARAGE 4082/422 SF Change of Contractor
Legal Desc.: CANAL SECTION LOT 8 BLK 536(AND NELY1/2 LOT 7 BLK 536)

Owner: TJ MERCURY INC
Address: 18535 FIELDBROOK ST
ROWLAND HEIGHTS, CA 91768
Phone: 949-322-7922

Applicant: HUDGINS SCOTT
Address: 1107 S COAST HWY
LAGUNA BEACH CA 92651
Phone: 949-322-7922

Code Edit : 2016
Type of Construction: V-B-SPR
Occupancy Group: R3/U
Added /New sq.ft. Bldg: 4082
Added /New sq. ft. Garage: 422
No of Stories: 3
No of Units : 2
Bldg Height: 0
Bldg Sprinklers: Y
Flood Zone: AE8

Contractor: TOP STAR USA CONSTRUCTION INC
Address: 4127 WALNUT GROVE APT A
ROSEMEAD, CA 91770
Phone: 626-200-7598

Engineer: AFZAL BEHZAD 100% refund
Address: 4000 BARRANCA PKWY #250
IRVINE CA 92604
Phone: 949-836-8298
State Lic: C-079628

Carrier: STATE COMP
Policy No: 9279884
Expire: 07/11/2022
Lic Exp Date: 03/31/2023

Building Setbacks: Rear: 30, Front: 5, Left: 4, Right: 4
Use Zone: R-2
Parking Spaces: 0

Special Conditions: CHANGE OF CONTRACTOR TO: X2018-3856

Construction Valuation: \$0.00

Building Permit Fee: \$0.00
Plan Check Fee: \$0.00
Overtime Plan Ck: \$0.00
Investigation Fee: \$0.00
Record Management: \$0.00
Energy Compliance: \$0.00
CA Seismic Safety: \$0.00
Disabled Access: \$0.00
Hazardous Mat: \$0.00
Building Green Fee: \$0.00

Excise Tax: \$0.00
Additional Fee: \$38.00
Grading Bonds Fee: \$0.00
Grading PC Consultant: \$1,548.16
Grading Permit Fee: \$0.00
Grading PC-Fee: \$339.84
WQ Insp. Fee: \$0.00
Electrical %: \$0.00
Mechanical %: \$0.00
Plumbing %: \$0.00

Planning Department (no work started)
Plan check Fee: \$0.00
Fair Share: \$0.00
SJJ Trans: \$0.00
In-lieu Housing Fee: \$0.00
Public Works Department - Insp. Initials: \$0.00
Park Dedication: \$0.00
PW Plan Check: \$0.00
San Dist: \$0.00
NMUSD Fee: \$0.00
Fire Department: \$0.00
Fire Inspection: \$0.00
Fire Plan Rev: \$0.00
Demolition Fee: \$0.00
Building Depr Adm: \$0.00
General Service: \$0.00
Refund Deposit: \$0.00
Grading Bond: \$0.00

TOTAL FEE : \$38.00

Plan Check Fee : \$0.00
Fee Due at Permit Issuance : \$38.00

PROCESSED BY: BS

ZONING APPROVAL:

GRADING APPROVAL:

PUBLIC WORKS APPROVAL:

PLAN CHECK BY:

APPROVAL TO ISSUE:



June 22, 2022

**City of Newport Beach, Building Division**  
**Building Department**  
100 Civic Center Drive  
Newport Beach, CA 92660  
TEL: (949) 644-3275

Re: **LETTER OF AUTHORIZATION**  
**WORK CONSTRUCTION PROJECT AT:**  
**515 36<sup>th</sup> St. Newport Beach, CA 92663**

Dear Building Division,

Platinum Coast Management Corporation (hereinafter as "Platinum") is the managing member for 777 Seaview Island LLC (hereinafter as "Seaview"). Seaview is the current building permit holder under the Construction Project, located at the address of: **515 36<sup>th</sup> St. Newport Beach, CA 92663.**

Platinum, on behalf of Seaview, hereby agrees and authorizes the transfer of the building permit for the above-referenced construction project from the current building permit holder, **Seaview Island, LLC** to the new general contractor for the construction project, **Top Star USA Construction, Inc. (Lic. #1067089).**

**BUSINESS INFORMATION**

Top Star USA Construction, Inc. (Lic. #1067089)  
4127 Walnut Grove, Apt A  
Rosemead, CA 91770

Business Phone Number: (626) 200-7598

**License Issue Date: 07/20/2020**

**License Expiration Date: 07/31/2022**

**Classification: "B" General Building License**

As CEO of Top Star USA Construction, Zhao Xian Song shall be the new and current holder of the general contractor license for the construction project.

Please take all necessary actions to effectuate this change.

Yours Sincerely,

  
**MENG ZHANG, CEO**  
Platinum Coast Management Corp.

**PLATINUM COAST MANAGEMENT CORPORATION**

PHONE 626.658.0566 ADDRESS: 17870 Castleton St. Suite 255, City of Industry, CA 91748



# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

### PRE-GRADE MEETING AGREEMENT

DATE: 5-19-22 JOB ADDRESS: 515 36<sup>th</sup> St

1. The grading plan check number for this site is X2018-3856 and will be referred to in all reports, certifications and correspondence.
2. **STOP ORDERS** Whenever any work is being done contrary to the provisions of the City Codes, the Chief Building Official or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done and any such persons shall forthwith stop such work until authorized by the Chief Building Official to proceed with the work.
3. The stamped set of approved plans shall be on the job site at all times.
4. **NOTIFICATION OF NONCOMPLIANCE** If, in the course of fulfilling their responsibilities, the civil engineer, surveyor, the soils engineer, the engineering geologist or the testing agent 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 Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
5. When import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
6. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
7. All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTM test method 1557 and approved by the soils engineer. Compaction tests shall be performed according to the preliminary soils report.
8. All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
9. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.
10. Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.
11. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

SHEET 1 OF 1  
DATE OF SURVEY: APRIL 25, 2022  
SCALE: 1" = 30'

# RECORD OF SURVEY NO. 2022-1063

## IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SURVEY OF LOT 8 AND THE NORTHEAST HALF OF LOT 7, BLOCK 536, MAP OF CANAL SECTION, NEWPORT BEACH, AS SHOWN ON A MAP THEREOF, FILED IN BOOK 4, PAGE 98, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, CALIFORNIA.  
ROBIN B. HAMERS & ASSOC., INC. MICHAEL BENESH, L.S. 5649

ACCEPTED AND FILED AT THE  
REQUEST OF  
THE ORANGE COUNTY SURVEYOR'S OFFICE  
DATE: December 6, 2022  
TIME: 3:24 PM FEE \$ 81  
INSTRUMENT NO. 2022000289379  
BOOK 380 PAGE 36 R-15

HUGH NGUYEN  
COUNTY CLERK-RECORDER  
BY: [Signature]  
DEPUTY

### REFERENCES:

- ( ) INDICATES RECORD OR CALC'D PER NOTED REFERENCE
- R1 INDICATES RECORD OR CALC'D PER MAP OF CANAL SECTION, NEWPORT BEACH, MM 4/98
- R2 INDICATES RECORD OR CALC'D PER PM NO. 2009-117, PMB 370/48-49
- R3 INDICATES RECORD OR CALC'D PER RS NO. 2013-1103, RSB 268/29
- R4 INDICATES RECORD OR CALC'D PER CR 2017-3100
- R5 INDICATES RECORD OR CALC'D PER UNFILED RECORD OF SURVEY NO. 2019-1162
- R6 INDICATES RECORD OR CALC'D PER UNFILED CR 2019-0805
- R7 INDICATES RECORD OR CALC'D PER UNFILED CR 2019-0805
- R8 INDICATES RECORD OR CALC'D PER CR 2005-1493
- R9 INDICATES RECORD OR CALC'D PER RS 2012-1009, RSB 257/8
- R10 INDICATES RECORD OR CALC'D PER RS 2005-1192, RSB 289/42
- R11 INDICATED RECORD OR CALC'D PER RS NO. 2021-0164, RSB 325/40
- R12 INDICATED RECORD OR CALC'D PER CR 2013-2852
- M & R INDICATES MEASURED AND RECORD PER REFERENCE NOTED

### MONUMENT NOTES:

- FOUND MONUMENT AS NOTED
- SET EPOXIED TAG STAMPED "LS 5649" ON CONCRETE WALL.
- SET LEAD, TACK & TAG STAMPED "LS 5649" 1.00' ON PL PROD.
- ① FOUND NAIL AND WASHER ILLEGIBLE, FLUSH, ACCEPTED AS NAIL & TAG "LS 4125" PER R3 CENTERLINE INTERSECTION OF FINELY AVENUE & 36TH STREET.
- ② FOUND SPIKE AND WASHER STAMPED "LS 8133" FLUSH. NO REFERENCE. FITS TIES PER R6. ACCEPTED AS CENTERLINE INTERSECTION OF 36TH STREET & SHORT STREET.
- ③ FOUND SPIKE AND WASHER STAMPED "LS 8133" FLUSH. NO REFERENCE. FITS TIES PER R6. ACCEPTED AS CENTERLINE INTERSECTION OF SHORT STREET & ALLEY.
- ④ FOUND SPIKE AND WASHER STAMPED "LS 8133" FLUSH. NO REFERENCE. FITS TIES PER R7. ACCEPTED AS CENTERLINE INTERSECTION OF 35TH STREET & SHORT STREET.
- ⑤ FOUND GEAR SPIKE AND WASHER STAMPED "LS 4184" FLUSH, PER R8. ACCEPTED AS CENTERLINE INTERSECTION OF 35TH STREET & FINELY STREET.
- ⑥ FOUND SPIKE & WASHER STAMPED "LS 4184", FLUSH, PER R8. ACCEPTED AS CENTERLINE INTERSECTION OF FINELY AVENUE & ALLEY.
- ⑦ FOUND LEAD, TACK AND TAG STAMPED "LS 6921", FLUSH IN CONCRETE IN LIEU OF EPOXIED TAG STAMPED "LS 6921" PER R11.
- ⑧ FOUND LEAD, TACK AND TAG STAMPED "LS 6921", FLUSH IN CONCRETE AT 4.75' PL PROD PER R11.
- ⑨ FOUND LEAD, TACK AND TAG STAMPED "PLS 8516" FLUSH ON SIDEWALK, PER R5. ACCEPTED AS S37°14'08"E, 1.00' OFFSET FROM THE MOST SOUTHERLY CORNER OF LOT 6, BLOCK 536 OF R1 PER R5.
- ⑩ FOUND LEAD, TACK AND TAG STAMPED "PLS 8516" FLUSH ON SIDEWALK, PER R5. ACCEPTED AS S37°14'10"E, 1.00' OFFSET MEASURED ALONG THE PROPERTY LINE PROJECTED FROM THE NORTHEASTERLY CORNER OF THE SOUTHEASTERLY HALF OF LOT 7, BLOCK 536 OF R1 PER R5.
- ⑪ FOUND TAG STAMPED "LS 8516" EPOXIED FLUSH IN SIDEWALK, IN LIEU OF LEAD, TACK AND TAG, STAMPED "LS 8516" PER R4. ACCEPTED AS SOUTHWESTERLY CORNER OF LOT 10, BLOCK 536 OF R1 PER R4.
- ⑫ FOUND LEAD, TACK AND TAG STAMPED "PLS 8516" ON TOP OF WALL PER R4. ACCEPTED AS N28°26'37"W 0.51' OFFSET FROM THE NORTHEASTERLY CORNER OF LOT 10, BLOCK 536 OF R1 PER R4.
- ⑬ FOUND LEAD, TACK AND TAG STAMPED "PLS 8516" ON TOP OF WALL PER R4. ACCEPTED AS N12°08'55"E 0.81' (N07°48'36"E 0.71' R4) OFFSET FROM THE NORTHWESTERLY CORNER OF LOT 10, BLOCK 536 OF R1 PER R4.

### STATEMENT OF PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH AND RE-MONUMENT THE PROPERTY LINES OF LOT 8 AND THE NORTHEAST HALF OF LOT 7, BLOCK 536, MAP OF CANAL SECTION, NEWPORT BEACH, AS SHOWN ON A MAP THEREOF, FILED IN BOOK 4, PAGE 98, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, CALIFORNIA.

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 36TH STREET, HAVING A BEARING OF NORTH 52°45'57" EAST, AS PER R3.

### SURVEYOR'S NOTE:

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

### ESTABLISHMENT NOTES:

- (A) ESTABLISHED THE CENTERLINE INTERSECTION OF FINELY AVENUE AND THE RIGHT-OF-WAY LINE OF THE RIALTO CHANNEL, 100 FEET WIDE, BY HOLDING RECORD BEARING DISTANCE ALONG THE CENTERLINE OF FINELY AVENUE FROM THE CENTERLINE INTERSECTION OF FINELY AVENUE AND 36TH STREET PER MONUMENT NO.1. CENTERLINE OF FINELY AVENUE ESTABLISHED BY MONUMENT NOS.1, 5 & 6.
- (B) SEARCHED FOUND NOTHING. CORNER ESTABLISHED AT RECORD DISTANCE PER R11.
- (C) SEARCHED FOUND NOTHING. MONUMENT LOST AFTER NEW STUCCO FINISH ON WALL CORNER ESTABLISHED AT RECORD DISTANCE PER R11.
- (D) SEARCHED FOUND NOTHING. MONUMENT LOST DURING CONSTRUCTION. ESTABLISHED AT 15 FEET FROM THE NORTHWESTERLY CORNER OF LOT 8 PER R1.
- (E) SEARCHED FOUND NOTHING. ESTABLISHED AT RECORD DISTANCE 60.00 FEET FROM THE MOST NORTHERLY CORNER OF LOT 10 PER R1.
- (F) ESTABLISHED THE CENTERLINE INTERSECTION OF SHORT STREET AND RIGHT-OF-WAY LINE OF THE RIALTO CHANNEL, 100 FEET WIDE, BY HOLDING RECORD BEARING AND DISTANCE ALONG THE CENTERLINE OF SHORT STREET FROM THE CENTERLINE INTERSECTION OF SHORT STREET AND 36TH STREET PER MONUMENT NO. 2. CENTERLINE OF SHORT STREET ESTABLISHED BY MONUMENT NO. 2 & 3.
- (G) SEARCHED FOUND NOTHING. ESTABLISHED AT RECORD DISTANCE 45.00 FEET FROM THE MOST EASTERLY CORNER OF THE SOUTHWEST HALF OF LOT 7, BLOCK 536 OF R1 PER R5.

### LINE DIMENSION TABLE:

- L1 N37°13'21"W 230.28' M & R2, R8, R11 (230.00' R1)(230.30' R4, R5, R9, R10)
- L2 N37°13'21"W 115.16' M & R3, R9, R11 (115.00' R1)(115.14' R2, R8)(115.08' R10)
- L3 N37°13'21"W 115.12' M & R3, R10, R11 (115.00' R1)(115.14' R2, R8, R9)
- L4 N62°45'57"E 15.00' M & R4, R5, R11
- L5 N52°45'57"E 30.01' M & R11 (30.00' R1)
- L6 N52°45'57"E 30.00' M & R1
- L7 N52°45'57"E 30.00' M & R1, R11 (30.01' R4)
- L8 N52°45'57"E 29.95' M & R11 (30.00' R1 & R4)
- L9 N52°45'57"E 30.01' (30.00' R1)
- L10 N37°13'04"W 230.12' M & R11 (230.09' R2, R5, R8)
- L11 N37°13'04"W 115.10' (115.00' R1)(115.05' R2)(115.08' R6)(115.06' R12)
- L12 N37°13'04"W 115.02' (115.00' R1)(115.04' R2, R8)

### SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SEAVIEW ISLAND LLC, IN APRIL, 2022.

[Signature]  
MICHAEL BENESH  
L.S. 5649  
11/18/2022  
DATE

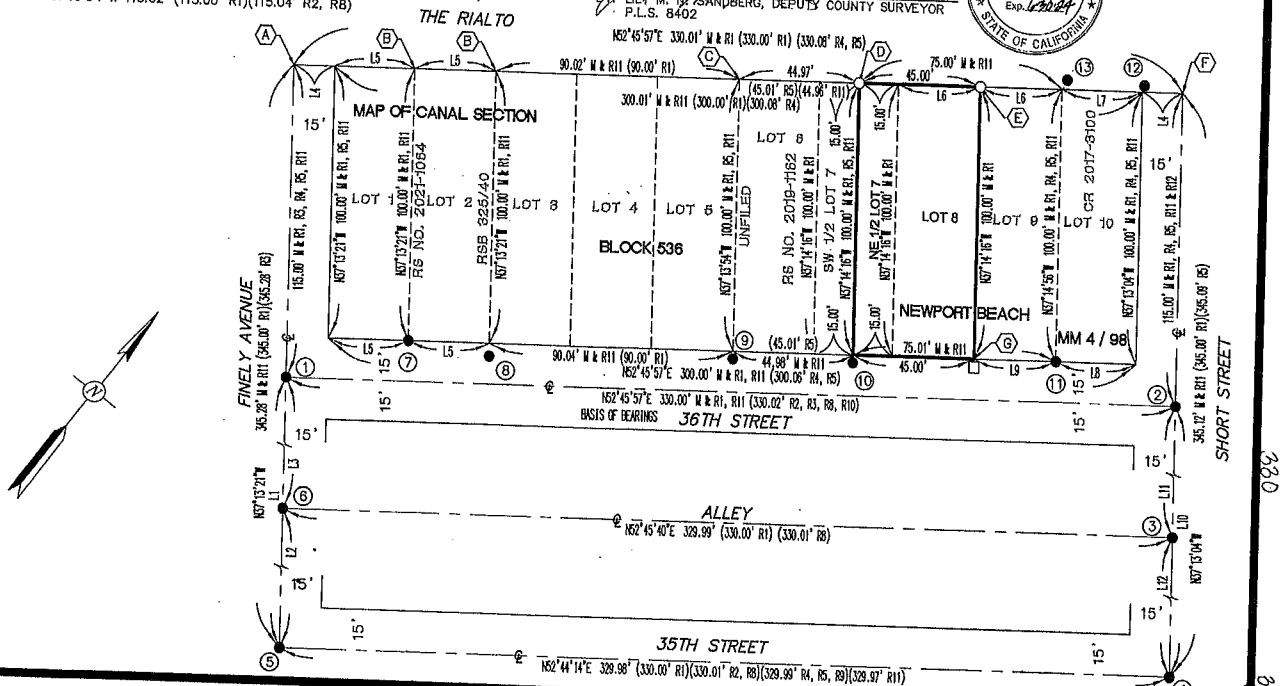


### COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 22 DAY OF NOVEMBER, 2022.

KEVIN R. HILLS, COUNTY SURVEYOR  
L.S. 6617

[Signature]  
LILY M. SANDBERG, DEPUTY COUNTY SURVEYOR  
P.L.S. 8402





# County of Orange

OC Public Works

Main Office  
601 North Ross Street  
Santa Ana, CA, 92701  
714-607-8888

## Submission Summary

### Project

**Project OCID :** OC22-32723  
**Project Name :** 515 26th Street, Newport Beach  
**Project Description :** Boundary Survey

### Map Application

#### SRS.20220071:Record of Survey

**Enter Issued RS Number :** 2022-1063  
**Legal Description :** CANAL SECTION LOT 8 BLK 536(AND NELY1/2 LOT 7 BLK 536 TR 164  
**Jurisdiction :** Cities  
**Record Of Survey Type :** Monument Preservation/ Replacement  
**Cities :** Newport Beach  
**Type :** Record of Survey Processing  
**Number of Sheets :** 1  
**Application Comments :**

### Location

515 36TH ST, NEWPORT BEACH

### Contact

Name	Phone	Email	Address	Type	FRP
Dawn Saidi	949-548-1192	dsaidi@robhamers.com	234 E. 17th St. Suite 205 Costa Mesa CA 92627	Applicant	No
777 Seaview Island LLC	(626) 810-2307	liliana@lancerusa.com	17870 Castleton St., Suite 255 City of Industry CA 91748	Owner	Yes
Michael Benesh	(949) 548-1192	mlbenesh@robhamers.com	235 e. 17th street, suite 205 Costa Mesa CA 92627	Surveyor/Engineer	No

### Attachment



# County of Orange

OC Public Works

Main Office  
601 North Ross Street  
Santa Ana, CA, 92701  
714-607-8888

Name	File Name
1st Reference Maps	Reference Maps 2022-1063.pdf
1st Submittal Record of Survey	RS 2022-1063.pdf
1st GPS Horizontal Control Data Sheets	
1st Traverse Closures	CLOSURES RS 2022.txt
Digital Submittal (AutoCAD)	
1st All Other documents – Combined as single research package	

## Declaration

By submitting this application, I agree:

1. To the best of my knowledge that the information I have presented on this form and attached materials is true and correct and the County of Orange makes no representations regarding such information; and
2. To indemnify, defend and hold harmless the County of Orange, its officers, employees and representatives from any claim or litigation arising from or related to the submission of this application or any actions taken on the basis of this application; and
3. That I am subject to the fees, deposits, and charges as identified in the County's current fee schedules as approved by the County of Orange Board of Supervisors; including, any Road Fee Program annual rate adjustments due at the time of permit issuance as authorized per Resolution #14-053.
4. Applicant shall, at its own expense, defend, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Subdivision Committee, Director of OC Public Works, or Deputy Director of OC Development Services concerning this application. The County may, at its sole discretion, participate in the defense of any action, at the applicant's expense, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required to pay as a result of such action.

If litigation is filed challenging the Project, the County may, at its sole discretion, require the Applicant to post a bond, enter into an escrow agreement, obtain an irrevocable letter of credit from a qualified financial institution, or provide other security, to the satisfaction of the County, in anticipation of litigation and possible attorney's fee awards. The County shall promptly notify the applicant of any such claim, action or proceeding.

Name : Michael Benesh



# County of Orange

OC Public Works

Main Office  
601 North Ross Street  
Santa Ana, CA, 92701  
714-607-8888

Date : 05/10/2022

SHEET 1 OF 1  
DATE OF SURVEY: APRIL 25, 2022  
SCALE: 1" = 30'

## RECORD OF SURVEY NO. 2022-1063 IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SURVEY OF LOT 8 AND A PORTION OF LOT 7, BLOCK 536, MAP OF CANAL SECTION, NEWPORT BEACH, AS SHOWN ON A MAP THEREOF, FILED IN BOOK 4, PAGE 98, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, CALIFORNIA.

ROBIN B. HAMERS & ASSOC., INC. MICHAEL BENESH, L.S. 6649

ACCEPTED AND FILED AT THE  
REQUEST OF  
THE ORANGE COUNTY SURVEYOR'S OFFICE

DATE: \_\_\_\_\_  
TIME: \_\_\_\_\_ FEE \$ \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
HUGH NGUYEN  
COUNTY CLERK-RECORDER

### REFERENCES:

- ( ) INDICATES RECORD OR CALC'D PER NOTED REFERENCE
- R1 INDICATES RECORD OR CALC'D PER MAP OF CANAL SECTION, NEWPORT BEACH, MM 4/98
- R2 INDICATES RECORD OR CALC'D PER PM NO. 2009-117, PMB 370/48
- R3 INDICATES RECORD OR CALC'D PER RS NO. 2013-1103, RSB 268/29
- R4 INDICATES RECORD OR CALC'D PER CR 2017-3100
- R5 INDICATES RECORD OR CALC'D PER RS NO. 2019-1162, NOT YET FILED
- R6 INDICATES RECORD OR CALC'D PER CR 2019-0805, NOT YET FILED
- R7 INDICATES RECORD OR CALC'D PER CR 2019-0806, NOT YET FILED
- R8 INDICATES RECORD OR CALC'D PER CR 2005-1493
- R9 INDICATES RECORD OR CALC'D PER RS 2012-1009, RSB 257/8
- R10 INDICATES RECORD OR CALC'D PER RS 2005-1192, RSB 289/42
- R11 INDICATED RECORD OR CALC'D PER RS NO. 2021-0164, NOT YET FILED
- R12 INDICATED RECORD OR CALC'D PER CR 2013-2852

### MONUMENT NOTES:

- FOUND MONUMENT AS NOTED
- SET EPXIED TAG STAMPED "LS 5649" ON CONCRETE WALL
- SET LEAD, TACK & TAG STAMPED "LS 5649" 1.00" ON PL PROD.
- ① FOUND NAIL AND WASHER ILLEGIBLE, FLUSH, ACCEPTED AS NAIL & TAG "LS 4125" PER R3 CENTERLINE INTERSECTION OF FINELY AVENUE & 36TH STREET
- ② FOUND SPIKE AND WASHER STAMPED "LS 8133" FLUSH, FITS TIES PER R6. ACCEPTED AS CENTERLINE INTERSECTION OF 36TH STREET & SHORT STREET
- ③ FOUND SPIKE AND WASHER STAMPED "LS 8133" FLUSH, FITS TIES PER R6. ACCEPTED AS CENTERLINE INTERSECTION OF SHORT STREET AND ALLEY
- ④ FOUND SPIKE AND WASHER STAMPED "LS 8133" FLUSH, FITS TIES PER R7. ACCEPTED AS CENTERLINE INTERSECTION OF 35TH STREET & SHORT STREET
- ⑤ FOUND GEAR SPIKE AND WASHER STAMPED "LS 4184" FLUSH, PER R8. ACCEPTED AS CENTERLINE INTERSECTION OF 35TH STREET & FINELY STREET
- ⑥ FOUND SPIKE & WASHER STAMPED "LS 4184", FLUSH, PER R8. ACCEPTED AS CENTERLINE INTERSECTION OF FINELY AVENUE & ALLEY
- ⑦ FOUND LEAD, TACK AND TAG STAMPED "LS 6921", FLUSH IN CONCRETE PER R11.
- ⑧ FOUND LEAD, TACK AND TAG STAMPED "LS 6921", FLUSH IN CONCRETE AT 4.75" PL PROD PER R11.
- ⑨ FOUND LEAD, TACK AND TAG STAMPED "PLS 85169" FLUSH ON SIDEWALK, PER R5. ACCEPTED AS S3714'08"E, 1.00" OFFSET FROM THE MOST SOUTHERLY CORNER OF LOT 6, BLOCK 536 OF R1 PER R5.
- ⑩ FOUND LEAD, TACK AND TAG STAMPED "PLS 85169" FLUSH ON SIDEWALK, PER R5. ACCEPTED AS S3714'30"E, 1.00" OFFSET MEASURED ALONG THE PROPERTY LINE PROJECTED FROM THE NORTHEASTERLY CORNER OF THE SOUTHEASTERLY HALF OF LOT 7, BLOCK 536 OF R1 PER R5.
- ⑪ FOUND TAG STAMPED "LS 8516" EPOXIED FLUSH IN SIDEWALK, PER R4. ACCEPTED AS SOUTHWESTERLY CORNER OF LOT 10, BLOCK 536 OF R1 PER R4.
- ⑫ FOUND LEAD, TACK AND TAG STAMPED "PLS 8516" ON TOP OF WALL PER R4. ACCEPTED AS N282'6"57"W 0.51" OFFSET FROM THE NORTHEASTERLY CORNER OF LOT 10, BLOCK 536 OF R1 PER R4.
- ⑬ FOUND LEAD, TACK AND TAG STAMPED "PLS 8516" ON TOP OF WALL PER R4. ACCEPTED AS N12'08'55"E 0.81" OFFSET FROM THE NORTHWESTERLY CORNER OF LOT 10, BLOCK 536 OF R1 PER R4.

### STATEMENT OF PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO RE-ESTABLISH AND RE-MONUMENT THE PROPERTY LINES OF LOT 8 AND A PORTION OF LOT 7, BLOCK 536, MAP OF CANAL SECTION, NEWPORT BEACH, AS SHOWN ON A MAP THEREOF, FILED IN BOOK 4, PAGE 98, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, CALIFORNIA.

### BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 36TH STREET, HAVING A BEARING OF NORTH 52°45'57" EAST, AS PER R2.

### SURVEYOR'S NOTE:

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

### ESTABLISHMENT NOTES:

- (A) ESTABLISHED THE CENTERLINE INTERSECTION OF FINELY AVENUE AND THE RIGHT-OF-WAY LINE OF THE RIALTO BY HOLDING RECORD BEARING DISTANCE ALONG THE CENTERLINE OF FINELY AVENUE FROM THE CENTERLINE INTERSECTION OF FINELY AVENUE AND 36TH STREET PER MONUMENT NO. 1. CENTERLINE OF FINELY AVENUE ESTABLISHED BY MONUMENT NOS. 1, 4 & 10.
- (B) ESTABLISHED THE CENTERLINE INTERSECTION OF SHORT STREET AND RIGHT-OF-WAY LINE OF THE RIALTO BY HOLDING RECORD BEARING AND DISTANCE ALONG THE CENTERLINE OF SHORT STREET FROM THE CENTERLINE INTERSECTION OF SHORT STREET AND 36TH STREET PER MONUMENT NO. 2. CENTERLINE OF SHORT STREET ESTABLISHED BY MONUMENT NO. 2 & 3.
- (C) SEARCHED FOUND NOTHING. ESTABLISHED AT RECORD DISTANCE PER R11.
- (D) SEARCHED FOUND NOTHING. ESTABLISHED AT RECORD DISTANCE 45.00' FROM THE MOST NORTHERLY CORNER OF THE SOUTHWEST HALF OF LOT 7, BLOCK 536 OF R1 PER R5.
- (E) SEARCHED FOUND NOTHING. ESTABLISHED AT RECORD DISTANCE 45.00' FROM THE MOST SOUTHERLY CORNER OF THE SOUTHWEST HALF OF LOT 7, BLOCK 536 OF R1 PER R5.

### SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF \_\_\_\_\_ IN MAY, 2022.

### LINE DIMENSION TABLE:

L1	N37°13'21"W	230.28'	(M, R2, R8, R11)	(230.00' R1)	(230.30' R4)	(R5, R10)	(230.31' R9)
L2	N37°13'21"W	115.16'	(M, R3, R9, R11)	(115.00' R1)	(115.14' R2, R8)	(115.08' R10)	
L3	N37°13'21"W	115.12'	(M, R3, R10, R11)	(115.00' R1)	(115.14' R2, R8, R9)		
L4	N52°45'57"E	15.00'	(M, R3, R4, R5, R11)				
L5	N52°45'57"E	30.01'	(M, R11)	(30.00' R1)			
L6	N52°45'57"E	30.00'	(M, R1)				
L7	N52°45'57"E	30.00'	(M, R1, R11)	(30.01' R4)			
L8	N52°45'57"E	29.95'	(M, R11)	(30.00' R1&R4)			
L9	N52°45'57"E	30.01'	(30.00' R1)				
L10	N37°13'04"W	230.12'	(M, R11)	(230.09' R2, R5, R8)			
L11	N37°13'04"W	115.10'	(115.00' R1)	(115.05' R2)	(115.08' R6)	(115.08' R12)	
L12	N37°13'04"W	115.02'	(115.00' R1)	(115.04' R2)			

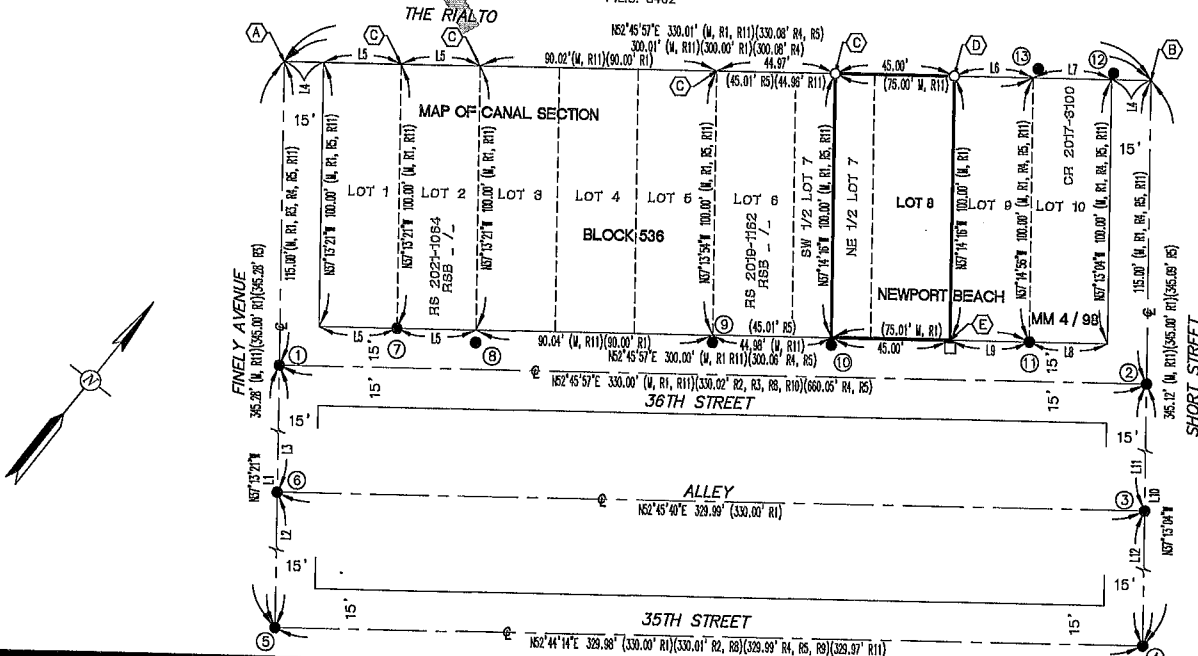
MICHAEL BENESH  
L.S. 6649  
DATE 5/09/2022

### COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

KEVIN R. HILLS, COUNTY SURVEYOR  
L.S. 6617

BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR  
P.L.S. 8402



**PROFESSIONAL ENGINEERS CONSULTING, Inc.**

**GEOTECHNICAL**

**ENVIRONMENTAL**

**CIVIL**

**INSPECTION**

25422 Trabuco Rd. #105

Lake Forest CA 92630

Phone 949-768-3693

pecigeo@gmail.com

**COMPACTION  
REPORT**

**SITE:**

**515 36th Street  
Newport Beach, CA 92663**

**DATE:**

**June 9, 2022**

**Project Number:**

**SS0522**

**PREPARED FOR:**

**Mr. Sam Safai  
515 36th Street  
Newport Beach, CA 92663**

**PROFESSIONAL ENGINEERS CONSULTING, Inc.**

**GEOTECHNICAL ENVIRONMENTAL**  
25422 Trabuco Rd. #105 Lake Forest, CA 92630

**CIVIL**

**INSPECTION**  
Phone 949-768-3693 pecigeo@gmail.com

June 9, 2022

Mr. Sam Safai  
515 36th Street  
Newport Beach, CA 92663

Dear Mr. Safai:

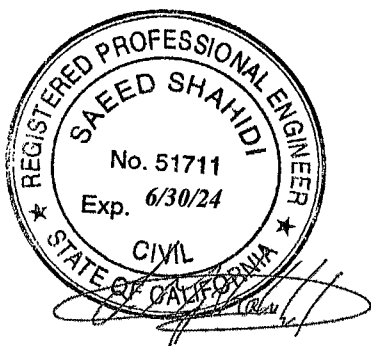
Professional Engineers Consulting, Inc. is pleased to present you this compaction report for your project at 515 36th Street, Newport Beach, CA 92663.

Based on the actual site condition, laboratory analyses, and our field observations, we are providing you a summary of geotechnical studies. All compaction tests passed at the minimum of 90% Maximum Dry Density.

This opportunity to be of professional service is greatly appreciated.

Respectfully Submitted,

Professional Engineers Consulting, Inc.



Saeed Shahidi  
Registered Civil Engineer

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ANALYSIS	

**PROFESSIONAL ENGINEERS CONSULTING, Inc.**

*Compaction Report  
515 36th Street  
Newport Beach, CA 92663  
Project Number: SS0512*

Page 1 of 6

## **INTRODUCTION**

Professional Engineers Consulting, Inc, prepared this report to provide geotechnical inspection, grading observation, and field testing with respect to the earthwork that was performed within the property at 515 36th Street, Newport Beach, CA 92663.

## **SITE LOCATION & DESCRIPTION**

The subject lot is within the City of Newport Beach. The subject property is located at 515 36th Street, Newport Beach, CA 92663, on the north of Balboa Peninsula and south of Pacific Coast Highway.

The area in general is developed with residential structures. Currently, the site is vacant and the old building structure is demolished and removed.

## **PROPOSED DEVELOPMENT**

The purpose of this development is to construct a two story single resident home. Surface drainage will be controlled by sloped concrete flatwork earth swales and area drains will be designed to carry surface water to drain inside the property.

Should details involved in final design vary from those outlined above, this firm should be notified for review and possible revision of our recommendations. Otherwise we can not take any responsibility.

## **EARTHWORK AND GROUND PREPARATION**

All earthworks, including grading and site clearing were performed in accordance with all applicable requirements of the Grading Code of the City of Newport Beach, California.

**PROFESSIONAL ENGINEERS CONSULTING, Inc.**

*Compaction Report  
515 36th Street  
Newport Beach, CA 92663  
Project Number: SS0512*

Page 2 of 6

Prior to the placement of compacted fill, the site was stripped and cleared of excess vegetation, debris, and other deleterious materials. The vegetation debris and trees cleared from the site were disposed of outside of the project limits.

The construction area was over excavated to 3.5 feet below grade.

Prior to the excavation, shorings were placed on the north and south property lines

Due to the shallow groundwater which was encountered at the bottom of the cavity, precautions are made to reinforce the subgrade by placing Geofabric (Tensar) at the bottom, followed by placing one foot of crushed rock gravel. The gravel then was covered by geotextile, followed by placing onsite soil for backfilling.

Prior to the placement of onsite soil,  $\pm 7\%$  cement was added to the soil and thoroughly mixed.

A registered Civil Engineer from this firm evaluated all removals, mixing and compactions.

### **COMPACTION PROCEDURES**

Onsite removed soil mixed with cement was placed in lifts varying from 6 to 8 inches in thickness. Moisture content of the soils was brought to at least optimum moisture or  $\pm 3\%$  greater. The materials were then compacted to a minimum of 90% of maximum dry density as determined in accordance with ASTM.

### **FIELD TESTING**

Compacted fills were tested at the time of placement to verify that the specified moisture content and relative density had been achieved by continuous monitoring

**PROFESSIONAL ENGINEERS CONSULTING, Inc.**

*Compaction Report  
515 36th Street  
Newport Beach, CA 92663  
Project Number: SS0512*

Page 3 of 6

and probing and by performing Field density tests. At least one in-place density test was taken for the compacted fill placed in every 1.5 feet in vertical height of backfilling. The actual number of tests taken per day varied with the project conditions, such as the number of equipments, availability of room for placing fill and compaction, and weather condition.

Between testing, water conditioning, mixing and placements our Registered Civil Engineer observed and periodically inspected the backfills to ensure a uniform compaction. When field density tests produced results less than our minimal standard (90 percent of maximum density or below optimum moisture content), or seemed below standard by inspection and probing, the approximate limits of the substandard fill were established. The substandard area was reworked, moisture conditioned and recompacted as necessary or they were removed, moisture conditioned and replaced as properly compacted fill.

### **LABORATORY TESTING**

Laboratory testing were performed during and immediately following grading to evaluate the moisture density relation of soils and to evaluate other soil characteristics for deign and construction. These laboratory tests included the following:

- Laboratory Maximum dry density and optimum moisture (ASTM D-1557)
- Field Density Tests

### **LABORATORY COMPACTION CHARACTERS**

This test method covers laboratory compaction procedures to determine the relationship between water content and dry unit weight of soils (ASTM Method D1557). A soil at a selected water content displaced in five layers into a mold of given dimensions, with each layer compacted by twenty five blows of a 10-lbf rammer dropped from a distance of 18 inch. The resulting unit weight is determined.

**PROFESSIONAL ENGINEERS CONSULTING, Inc.**

*Compaction Report  
515 36th Street  
Newport Beach, CA 92663  
Project Number: SS0512*

Page 4 of 6

The procedure is repeated for a sufficient number of water contents to establish a relationship between the dry unit weight and the water content of the soil. This data, when plotted, presents a curvilinear relationship known as the compaction curve. The values of optimum water content and modified maximum dry unit weight are determined from the compaction curve.

**REPORTING**

Our Registered Civil Engineer prepared daily field reports for the project, including density testing, job conditions for each day, and work areas within the site. A summary of all density tests taken for this project to date is presented in Density Test Summary Table.

**CONCLUSIONS & RECOMMENDATIONS**

Based on our field observations combined with the laboratory results, the fill placement and compaction of the pad incorporated all recommendations contained in our soil reports and also city of Newport Beach grading requirements.

Based on our professional opinion, all graded areas have been compacted to an indicated minimum 90% relative compaction.

**ALLOWABLE FOUNDATION PRESSURE**

The allowable foundation pressure value is 1,500 psf for footings having a minimum width and depth of 12 inches.

The above values are based on footings placed directly against compacted fill. In the case where footing sides are formed, all backfill against footings should be compacted to at least 90 percent of maximum dry density.

**PROFESSIONAL ENGINEERS CONSULTING, Inc.**

*Compaction Report  
515 36th Street  
Newport Beach, CA 92663  
Project Number: SS0512*

Page 5 of 6

**LATERAL RESISTANCE**

A passive earth pressure of 150 pounds per square foot per foot of depth may be used to determine lateral bearing resistance for footings. Lateral sliding resistance coefficient should be 0.25. The above values are based on footings placed directly against bedrock or compacted fill. In the case where footing sides are formed, all backfill against footings should be compacted to at least 90 percent of maximum dry density.

**SETTLEMENT**

The majority of total and differential settlements are expected to occur during construction or shortly thereafter as building loads are applied. The proposed design calls for mat slab which will reduce the settlement. The cement treatment of the soil and placement of gravel, tensar, and Geofabric reduced the settlement significantly. However, due to the liquefaction character of the soil which is common in the area, in case of any ground shaking, some small seismically induced settlements may be occurred. We recommended conservative design value to be provided by the structural engineer.

**GEOTECHNICAL OBSERVATION & TESTING**

Typically, several observations and testing are recommended throughout the construction, we cannot accept any responsibility unless we are given the opportunity to inspect and make proper recommendations and certification. Usual inspections are as follow:

1. Footing trenches excavation
2. Detention basin installation
3. When any unusual soil conditions are encountered during any operation subsequent to this report or requested by the city

**PROFESSIONAL ENGINEERS CONSULTING, Inc.**

*Compaction Report  
515 36th Street  
Newport Beach, CA 92663  
Project Number: SS0512*

Page 6 of 6

**LIMITATIONS**

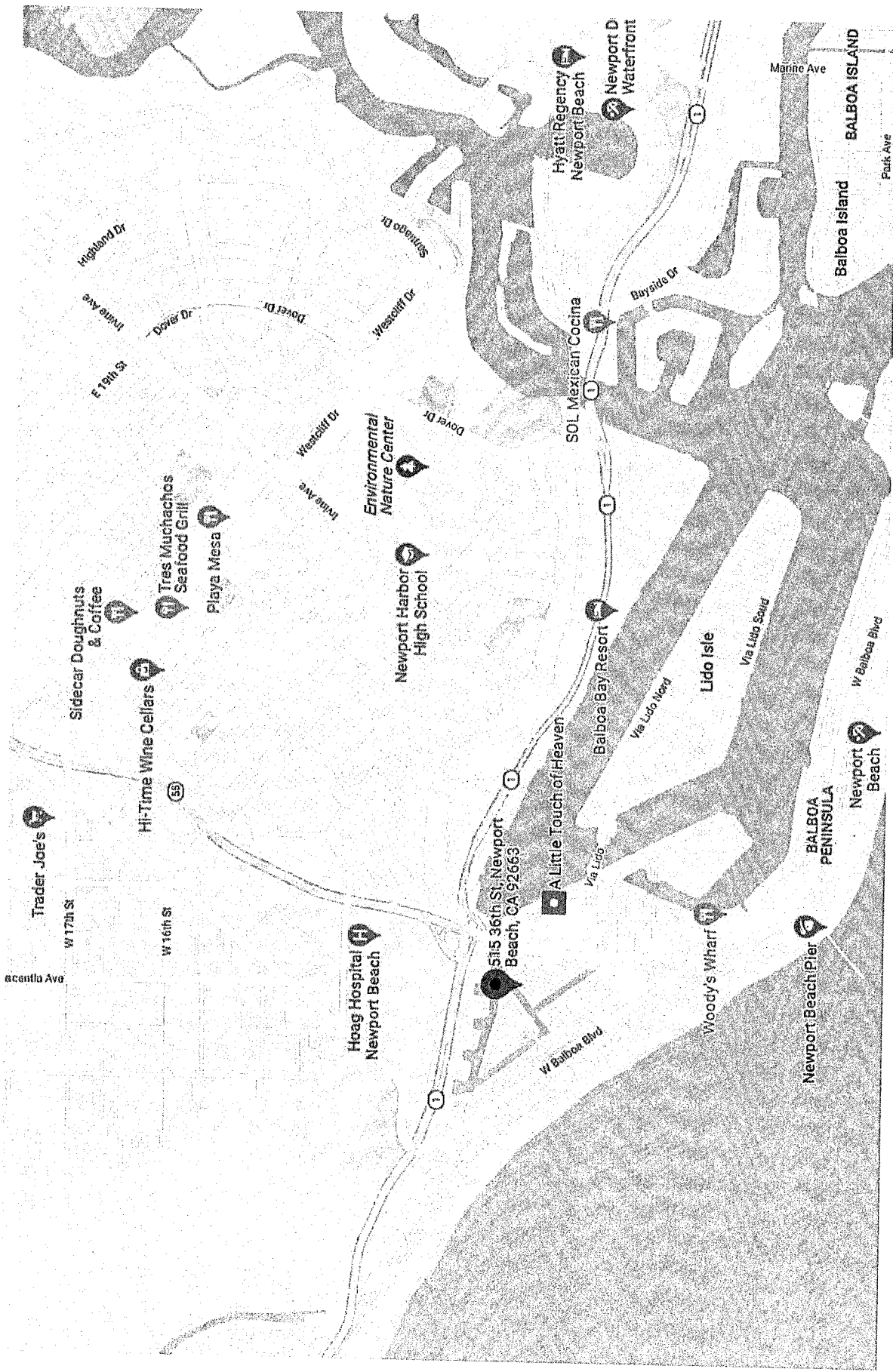
The geotechnical assessment activities presented in this report have been conducted in accordance with current practice and the standard of care exercised by geotechnical consultants performing similar tasks in this area.

No warranty, expressed or implied, is made regarding the conclusions, professional opinions, and recommendations expressed in this report. The conclusions are based solely upon an analysis of the conditions as observed by our personnel and as reported to use by regulatory agencies and other named sources and also based on surface and subsurface conditions present and our present state of geotechnical knowledge. They are not meant to imply a control of nature. If actual conditions differ from those described in this report, our office should be notified.

The usage of this report in any independent form cannot be approved unless specific, written verification of the applicability of the recommendations is obtained from our firm.

The services provided in this report are only to provide geotechnical characteristics of the subsurface, based on our field data and observations only and also the actual public documents that are available by the city of Newport Beach and following the ASTM standards. By accepting this report, client will agree that we are not responsible for reviewing any private investigation that may have been performed at the site or surroundings and not released to public agencies, particularly by the Homeowner association or leading property management company. We take no responsibility for any matter that is not disclosed to us prior or during our studies.

**APPENDIX "A"**  
**FIGURES & MAPS**



**SITE VICINITY MAP**

**515 36th Street, Newport Beach, CA 92663**

**Project No.: SS0522**

**FIGURE 1**



**PROFESSIONAL ENGINEERS CONSULTING, Inc.**



**SITE LOCATION**

515 36th Street, Newport Beach, CA 92663

Project No.: SS0522

FIGURE 2



PROFESSIONAL ENGINEERS CONSULTING, Inc.



## **APPENDIX "B"**

### **FIELD AND LABORATORY DATA**

PROFESSIONAL ENGINEERS CONSULTING, Inc.

COMPACTION TEST

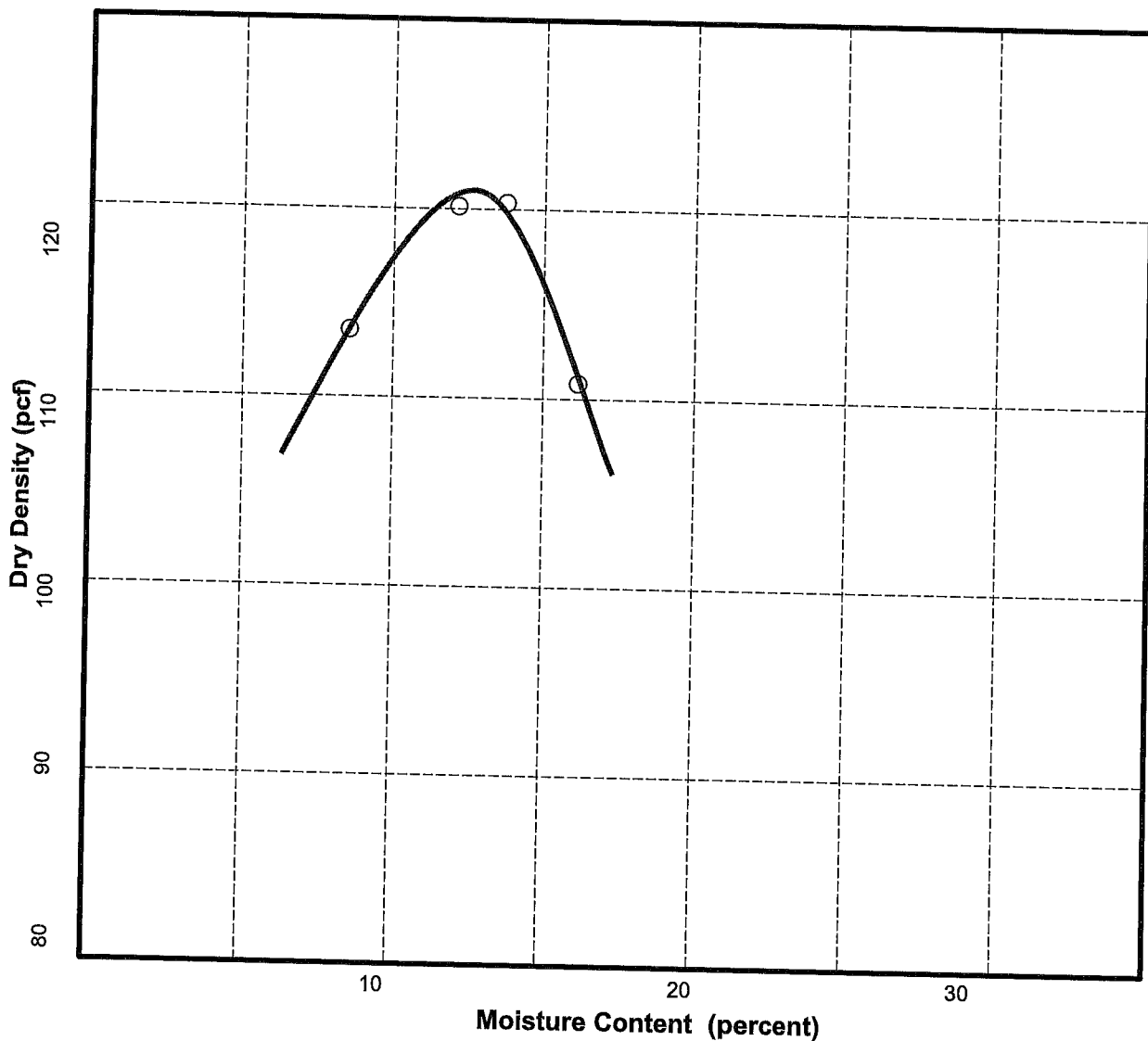
PROJECT NUMBER:SS0522

SITE:515 36th Street, Newport Beach, CA 92663

SAMPLE: GS-1

DEPTH: 0-3.5 ft

Maximum Dry Density	121.6 pcf
Optimum Moisture Content	12.9 %
Soil Description	Light brown sand



PROFESSIONAL ENGINEERS CONSULTING, Inc.

COMPACTION TEST

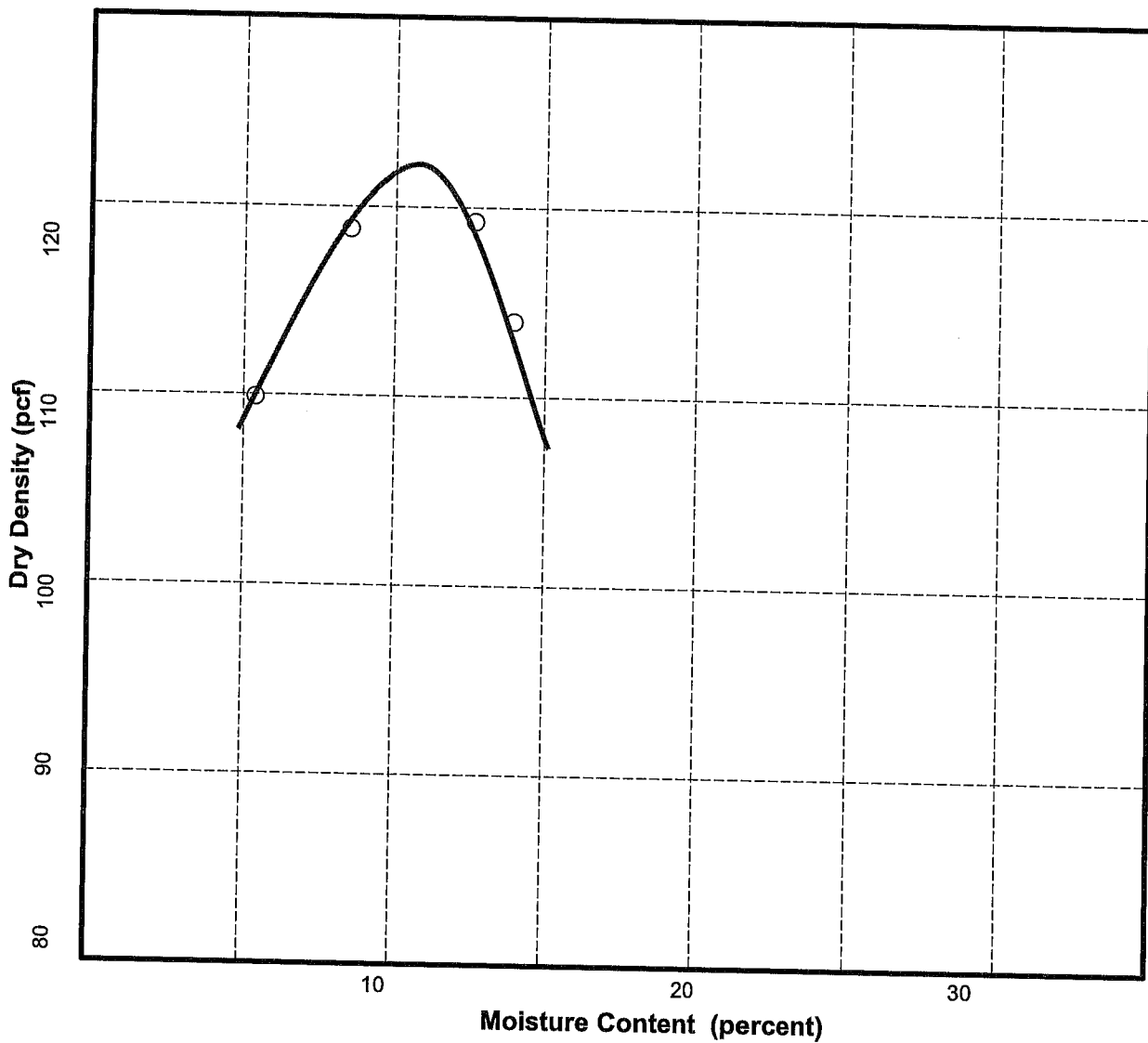
PROJECT NUMBER:SS0522

SITE:515 36th Street, Newport Beach, CA 92663

SAMPLE: GS-2

DEPTH: 0-3 ft

Maximum Dry Density	123.1 pcf
Optimum Moisture Content	11.3 %
Soil Description	Light brown sand



PROFESSIONAL ENGINEERS CONSULTING, Inc.

COMPACTION TEST

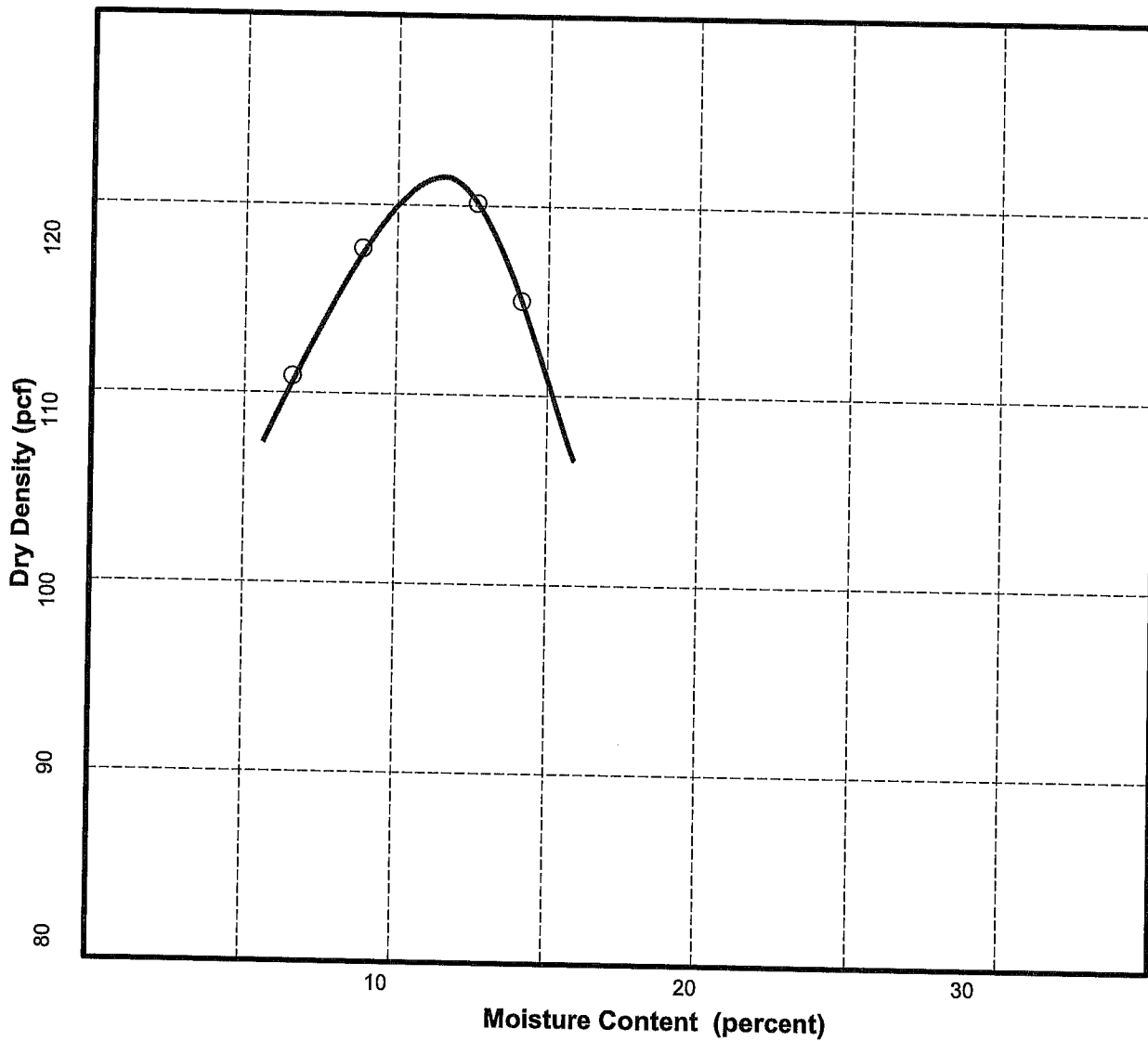
PROJECT NUMBER:SS0522

SITE:515 36th Street, Newport Beach, CA 92663

SAMPLE: Import

DEPTH: 0-1 ft

Maximum Dry Density	122.3 pcf
Optimum Moisture Content	11.7 %
Soil Description	Light brown silty sand



## SUMMARY OF DENSITY TEST RESULTS

515 36th Street, Newport Beach, CA 92663

Soil Description	Field Moisture	Field Density	Opt. Moisture	Max. Dry	Compaction level	Depth/ft	Test ID	Area	Soil ID
	%	pcf	%	pcf	%				
Light brown sand	14.0	111.4	12.9	121.6	91.6	2.0	D 1	Pad	GI
Light brown sand	14.5	110.9	12.9	121.6	91.2	2.0	D 2	Pad	GI
Light brown sand	15.5	112.2	12.9	121.6	92.3	2.0	D 3	Pad	GI
Light brown sand	13.2	113.3	11.3	123.1	92.0	1.5	D 4	Pad	G2
Light brown sand	13.0	113.0	11.3	123.1	91.8	1.5	D 5	Pad	G2
Light brown sand	14.1	113.9	11.3	123.1	92.5	1.0	D 6	Pad	G2
Light brown sand	13.7	112.5	11.3	123.1	91.4	1.0	D 7	Pad	G2
Light brown silty sand	13.4	113.1	11.7	122.3	92.5	1.0	D 8	Pad	IMP
Light brown silty sand	13.9	113.4	11.7	122.3	92.7	0.5	D 9	Pad	IMP



# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
www.newportbeachca.gov | (949) 644-3200

### CIVIL ENGINEER'S CERTIFICATION FORM

From: Robin B. Hamers & Associates, Inc

Date:

3100 Airway Avenue, Suite 124

6/15/22

Costa Mesa, CA

**ATTENTION: GRADING ENGINEER, BUILDING DIVISION**

GPC No.: \_\_\_\_\_ Tract/Subdivision/Lot No.: \_\_\_\_\_ Rough: X Final: \_\_\_\_\_

Project Names: 515 36th Street

Owner/Developer: Jack Guo

**Type of Project:**

Tract: \_\_\_\_\_  Drainage  
 Commercial  Other  
 Industrial

Notes: Pad Grade Certification  
\_\_\_\_\_  
\_\_\_\_\_

**Yardage for Project:**

Cut: \_\_\_\_\_  Borrow:  
 Fill: \_\_\_\_\_  Export:

Notes: Pad is elevation 6.8 instead of 8.09 shown on plan due to 24" mat slab  
\_\_\_\_\_  
\_\_\_\_\_

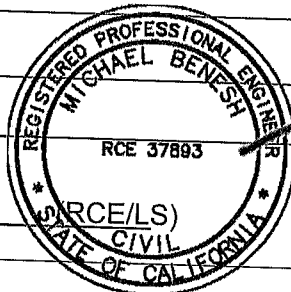
I hereby approve the grading for this project in accordance with my responsibilities under the City Grading Code. I have inspected the project and hereby certify that all areas exhibit positive surface flow to public ways or City approved drainage devices. The grading has been completed: \_\_\_\_\_ in conformance with, XX with the following changes to the approved grading plan.

Description of Changes: Pad grade was changed to 6.8 to accommodate 24" thick mat slab shown on the structural plans.  
\_\_\_\_\_  
\_\_\_\_\_

Company: \_\_\_\_\_

Name: Michael Benesh  
(print) \_\_\_\_\_ (sign)

License No.: RCE 37893





# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT

### BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588915

[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

## SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

The purpose of this certificate is to insure that the structure is located properly on site per the approved drawings. This certificate also verifies the top of slab/floor elevation noted on the approved drawings.

After the top of slab/floor elevation is verified to match the elevation specified on the approved drawings, the contractor and inspector can measure the height of the structure to the top of slab/floor to verify that it is equal or less than the dimension shown on building sections and elevations.

This form must be filled out by a registered surveyor or civil engineer authorized to perform surveys. The survey must be done after the concrete forms are in place or preferable after the concrete slab is poured or raised floor is built, but prior to starting wall framing.

Engineer/Surveyor's Name Michael Benesh License # LS 5649

Engineer/Surveyor's Address 3100 Airway Avenue, Suite 124, Costa MEsa, CA 92626

Job Address 515 36th Street

Setbacks: Sketch a site plan and specify surveyed setbacks (use back page).

\* Top of slab/floor elevation: 9.16

\* If slab/floor elevation varies, sketch a plan or section through slab on the back page and specify the elevations. Use same datum used in the survey of record.

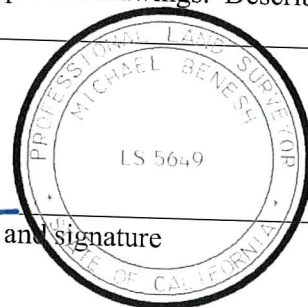
I certify that the setbacks are , are not , per City approved plans. Describe any deviations from plans: \_\_\_\_\_

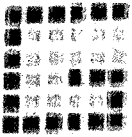
I certify that top of slab/floor elevation(s) is , is not , per City approved drawings. Describe any deviations from plans: \_\_\_\_\_

4/24/23

Date

Engineer/Surveyor's stamp and signature





**GUIDA**  
SURVEYING INC.

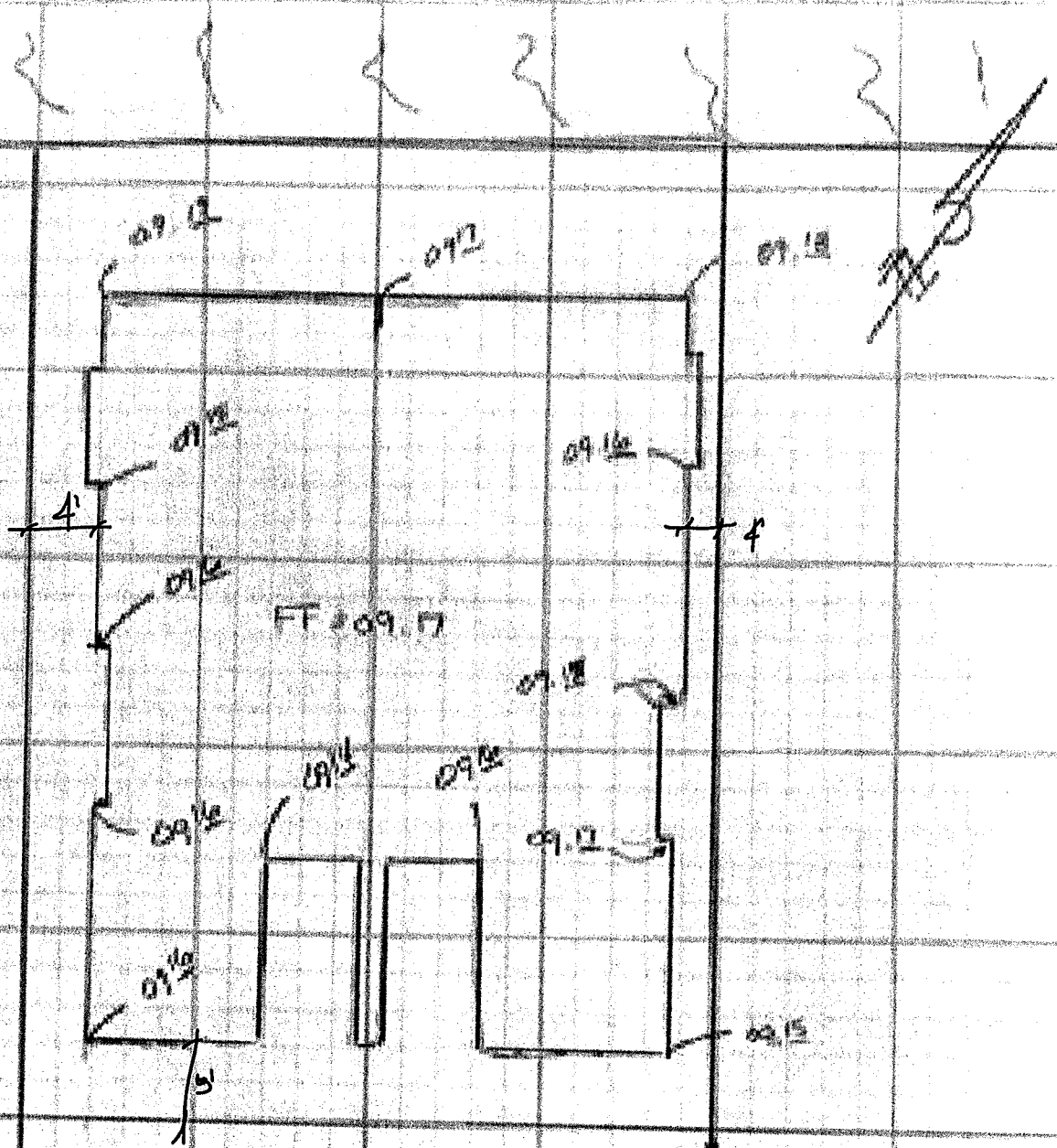
CREW: Cook, Wagoner

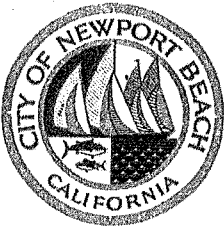
PAGE 1 of 1

GUIDA JOB NUMBER: 2420

DATE: 09-21-2023

JOB DESCRIPTIONS: Floor Plan 515 36" x 51" NEWPORT





# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

### Structural Observation Report

Project Address: 515 36th STREET	Report Date: 5-11-2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): BEHZAD AFZAL	SO E-mail Address: baengg@hotmail.com	SO Telephone #: 949-836-8298	SO License / Reg. #: C79628

**PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)**

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	MAT SLAB SIZE , REBARS. ANCHOR BOLTS, HOLD-DOWNS, COLUMN BASES, SLAB.	
<input checked="" type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

**ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

**OBSERVED DEFICIENCIES AND COMMENTS:**

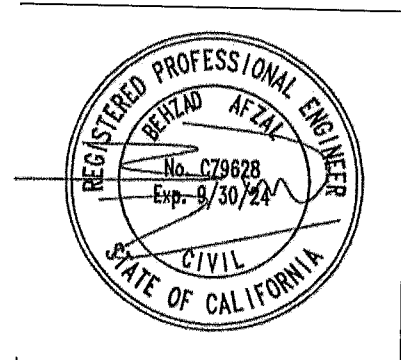
REPORT CONTINUED ON ATTACHED PAGES.

**FINAL STRUCTURAL OBSERVATION REPORT:**

**The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.**

I declare that the following statements are true to the best of my knowledge:

1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.



SIGNATURE OF STRUCTURAL OBSERVER OF RECORD \_\_\_\_\_

DATE \_\_\_\_\_

STAMP OF STRUCTURAL OBSERVER

**STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.**



# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

### Structural Observation Report

Project Address: 515 36TH STREET	Report Date: 03/06/23	CNB Inspector Name:	CNB Permit #:
Building Owner Name: 777 SEAVIEW ISLAND LLC	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): PLAMEN PETROV, P.E.	SO E-mail Address: CONSULTING@PMA-BG.COM	SO Telephone #: (714) 717-7542	SO License / Reg. #: C 66947

**PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)**

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES.

**FINAL STRUCTURAL OBSERVATION REPORT** FOR THE SEAWALL PROJECT:

**The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.**

I declare that the following statements are true to the best of my knowledge:

1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.

*[Handwritten Signature]*

03/06/23

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



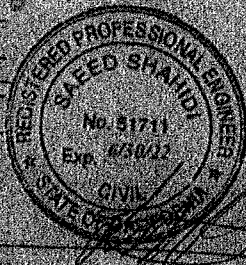
STAMP OF STRUCTURAL OBSERVER

STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

DAILY FIELD MEMO

PROJECT: RESIDENTIAL CLIENT: SAM SAFAI  
 SITE LOCATION: 515 36th STREET, NEW YORK BEACH  
 SUBJECT: GROUND

Date/Time	Activity
5/27/22	THE BOTTOM OF EXCAVATION WAS EXPOSED AT 3 FEET BELOW GRADE.
	THE BOTTOM WAS SATURATED BY GROUNDWATER AS EVIDENT.
	THE CONDITION IS SUBJECT TO THE LIQUEFACTION & WE RECOMMEND THE FOLLOWING:
	(A) EXCAVATE TO 3.5 FEET (3 TO 3.5 FEET).
	(B) PLACE GEOTEXT AT THE BOTTOM.
	(C) PLACE A MINIMUM OF ONE FOOT OF CRUSHED ROCK (3/4").
	(D) PLACE GEOTEXT ABOVE THE GRAVEL.
	(E) BACKFILL WITH ON-SITE SOIL MIXED WITH 7% CEMENT, PROPERLY MIXED TO COMPACT TO OVER 90% MAX DRY DENSITY.
	(F) PLACEMENT OF SHORINGS ON THE SIDE(S) WHERE OBSERVED.
	APPROVED BY US

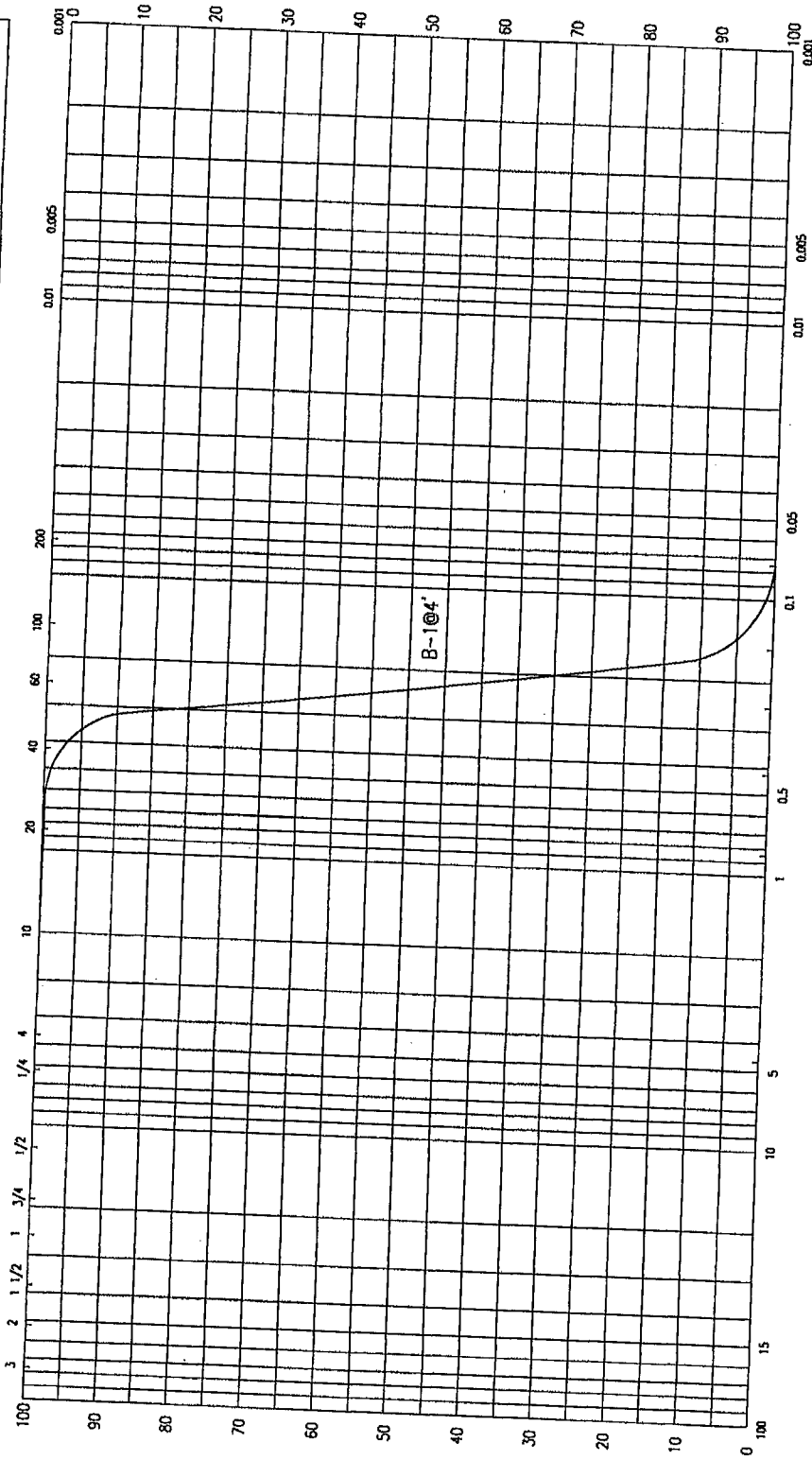


FIELD ENGINEER: SAIED SHAHIDI

These plans are in accordance with generally accepted practice in engineering & geology field. They are based on the actual conditions and subsurface conditions, on present state of geotechnical/geologic knowledge, and approved plans provided by the client. No further warranty is offered or implied. Further inspection may be needed for city requirements. Should there be any changes, our firm will be notified immediately or we take no responsibility.

# GRADATION CURVE

PERCENT COARSER BY WEIGHT



PERCENT FINER BY WEIGHT

HYDROMETER ANALYSIS

SIEVE ANALYSIS

GRAIN SIZE IN MM

U.S. STANDARD SIEVE NUMBERS

SIZE OF OPENING IN INCHES

GRAIN SIZE IN MILLIMETERS

SILT or CLAY

GRAVEL  
Coarse      Fine

SAND  
Coarse      Medium      Fine

Curve No.	Boring No.	Depth (ft)	Soil Classification		
			LL	PL	PI

**PROJECT LOCATION:**

515 36th St  
Newport Beach, California

**PROJECT No.:** 1660-S

**PLATE** 48A-6

**PACIFIC GEOTECH, INC.**

15038 Clark Ave, Hacienda Heights, CA 91745

# GRADATION CURVE

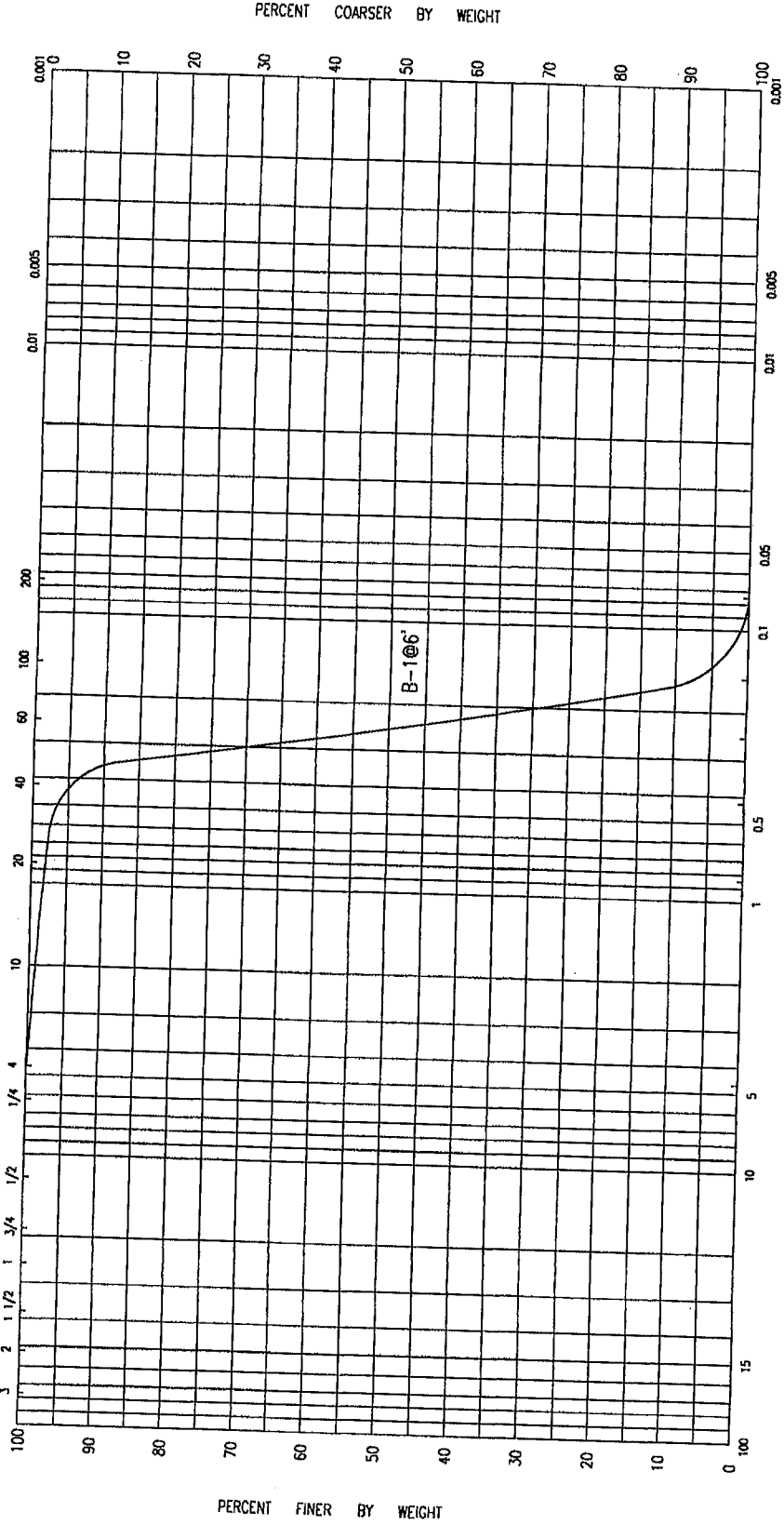
HYDROMETER ANALYSIS

SIEVE ANALYSIS

GRAIN SIZE IN MM

U.S. STANDARD SIEVE NUMBERS

SIZE OF OPENING IN INCHES



PERCENT COARSER BY WEIGHT

PERCENT FINER BY WEIGHT

GRAIN SIZE IN MILLIMETERS

GRAVEL	SAND	SILT or CLAY
Coarse	Fine	
Course	Medium	
	Fine	

Curve No.	Boring No.	Depth (ft)	Soil Classification	LL	PL	PI

**PROJECT LOCATION:**

515 36th St  
Newport Beach, California

**PROJECT No.:** 1660-S

**PLATE** 49 **A-7**

**PACIFIC GEOTECH, INC.**

15038 Clark Ave, Hacienda Heights, CA 91745

# GRADATION CURVE

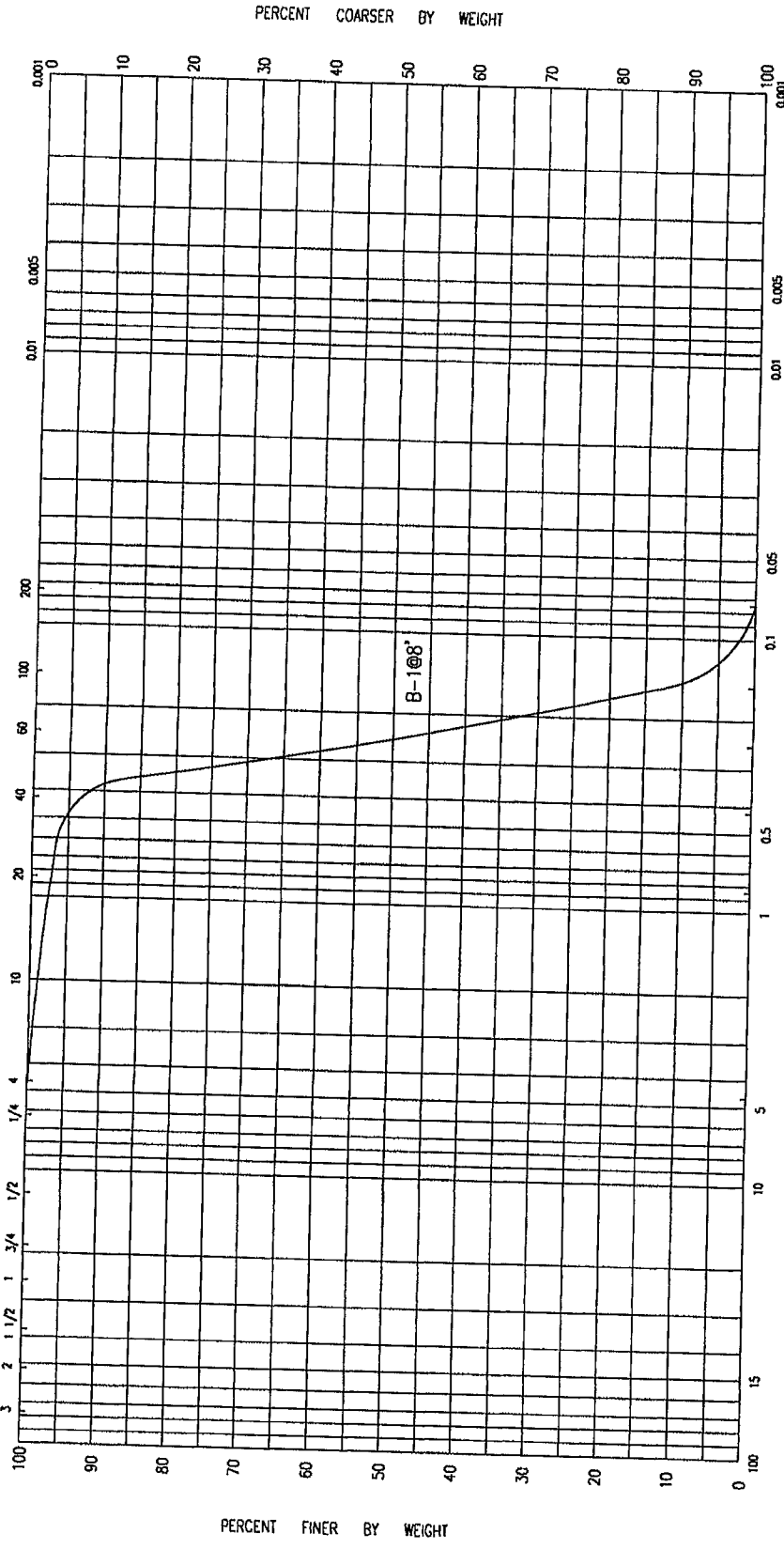
HYDROMETER ANALYSIS

SIEVE ANALYSIS

GRAIN SIZE IN MM

U.S. STANDARD SIEVE NUMBERS

SIZE OF OPENING IN INCHES



GRAIN SIZE IN MILLIMETERS

GRAVEL	SAND	SILT or CLAY
Coarse	Medium Fine	

Curve No.	Boring No.	Depth (ft)	Soil Classification	LL	PL	PI

**PROJECT LOCATION:** 515 36th St  
Newport Beach, California

**PROJECT No.:** 1660-S

**PLATE** 50 **A-8**

# GRADATION CURVE

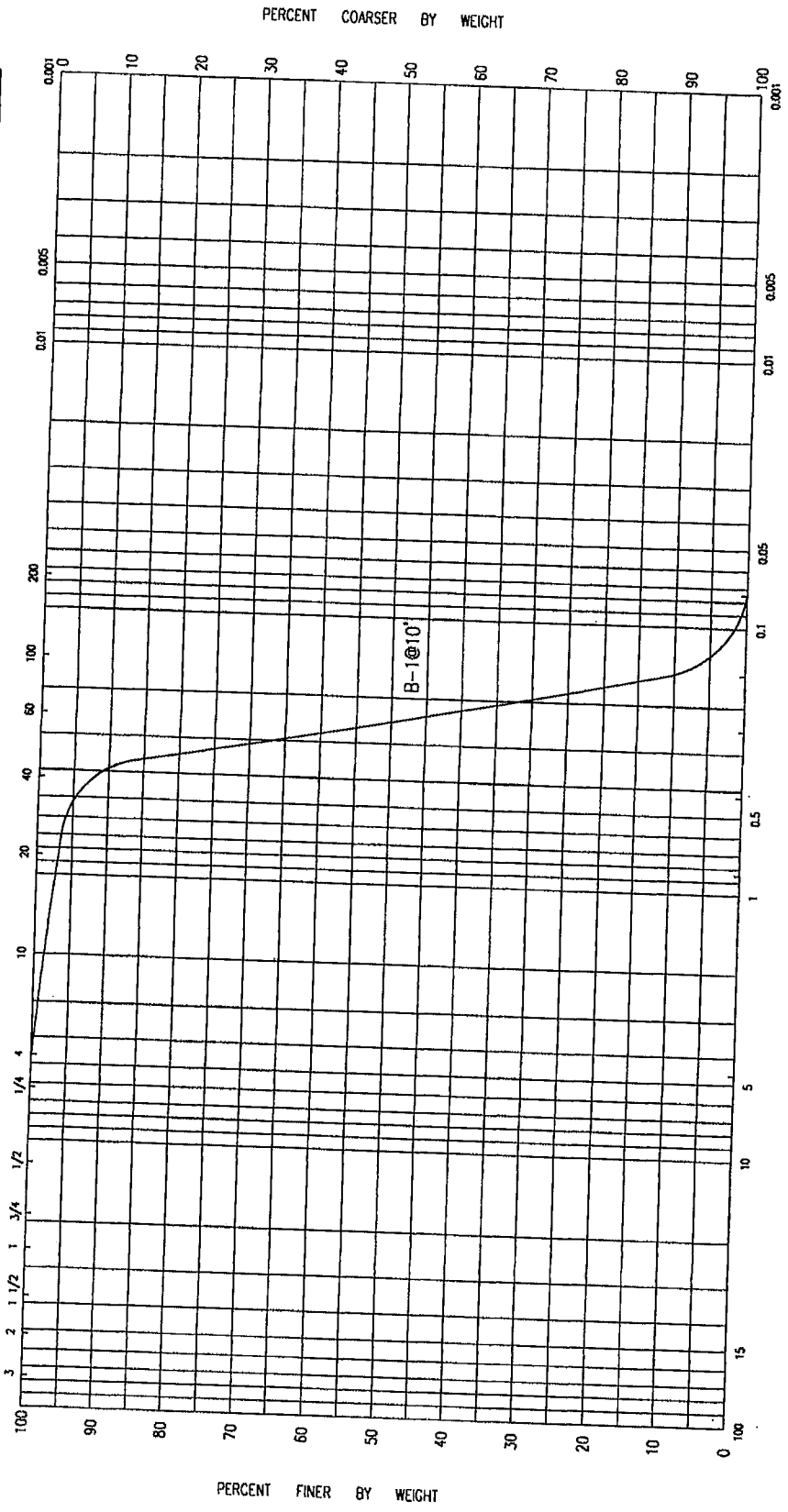
HYDROMETER ANALYSIS

SIEVE ANALYSIS

SIZE OF OPENING IN INCHES

U.S. STANDARD SIEVE NUMBERS

GRAIN SIZE IN MM



GRAVEL	SAND	SILT or CLAY
Coarse	Medium	
Fine	Fine	

Curve No.	Boring No.	Depth (ft)	Soil Classification		
			LL	PL	PI

**PROJECT LOCATION:** 515 36th St  
Newport Beach, California

**PROJECT No.:** 1660-S

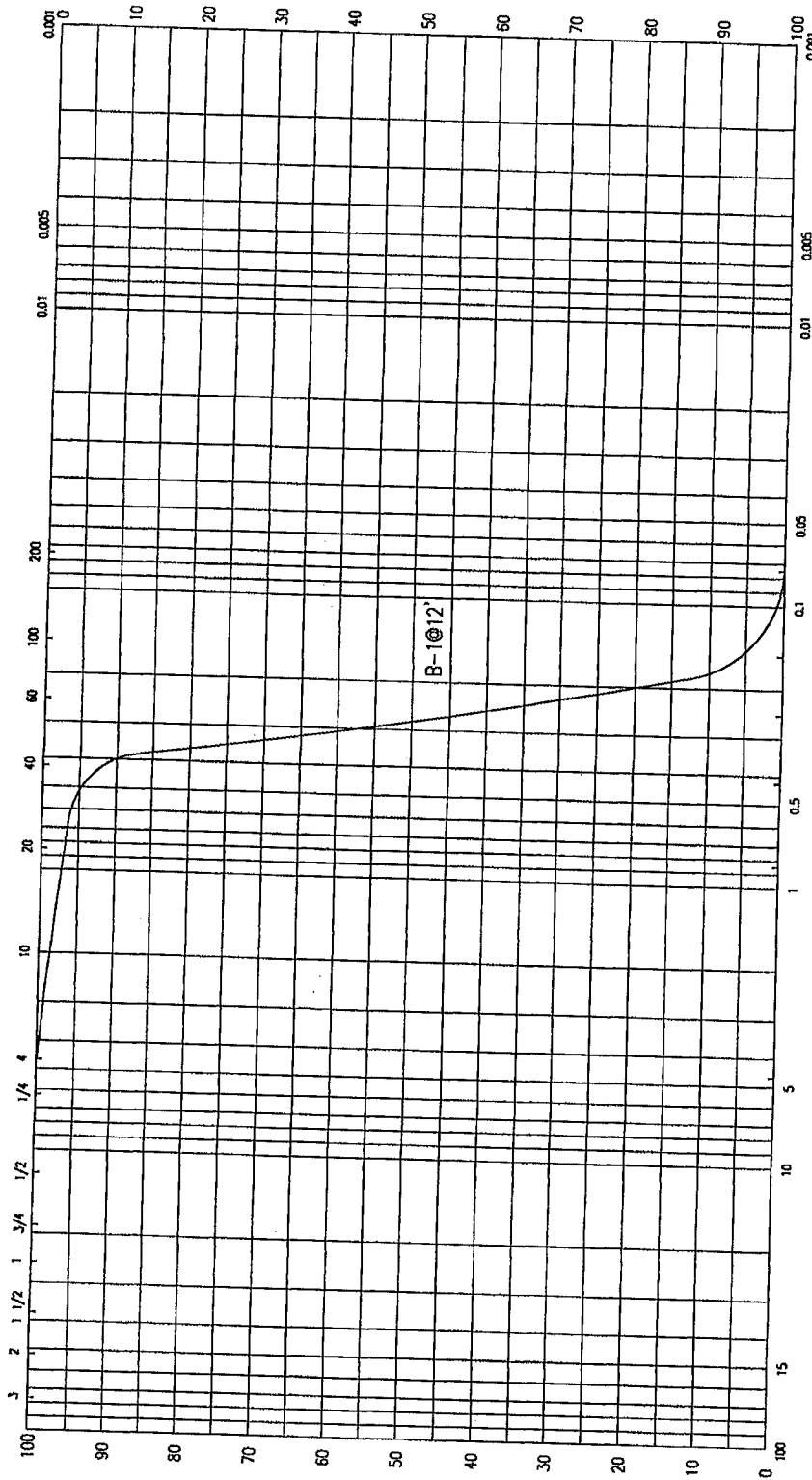
**PLATE** A-9

PACIFIC GEOTECH, INC.

15038 Clark Ave, Hacienda Heights, CA 91745

# GRADATION CURVE

PERCENT COARSER BY WEIGHT



PERCENT FINER BY WEIGHT

HYDROMETER ANALYSIS

GRAIN SIZE IN MM

SIEVE ANALYSIS

U.S. STANDARD SIEVE NUMBERS

SIZE OF OPENING IN INCHES

GRAIN SIZE IN MILLIMETERS

GRAVEL		SAND		SILT or CLAY	
Coarse	Fine	Coarse	Medium	Fine	

Curve No.	Boring No.	Depth (ft)	Soil Classification		
			LL	PL	PI

**PROJECT LOCATION:**

515 36th St  
Newport Beach, California

**PROJECT No.:**

1660-S

**PLATE** 52 **A-10**

**PACIFIC GEOTECH, INC.**

15038 Clark Ave, Hacienda Heights, CA 91745

# APPENDIX B

## SEISMIC DESIGN MAPS SUMMARY REPORT

# USGS Design Maps Summary Report

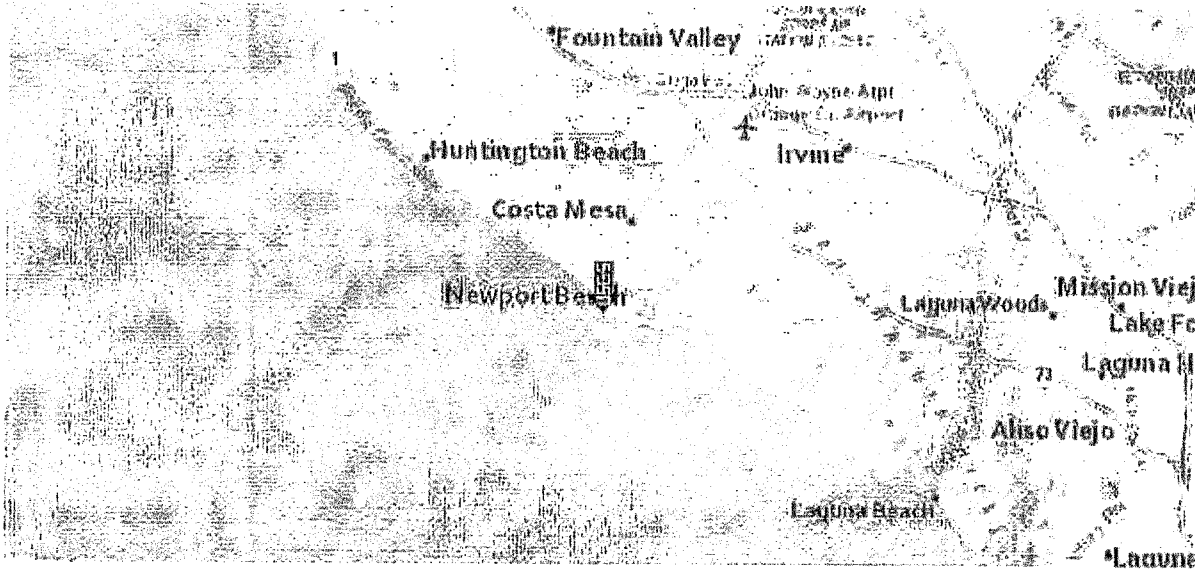
## User-Specified Input

**Building Code Reference Document** ASCE 7-10 Standard  
(which utilizes USGS hazard data available in 2008)

**Site Coordinates** 33.6186°N, 117.9313°W

**Site Soil Classification** Site Class D – “Stiff Soil”

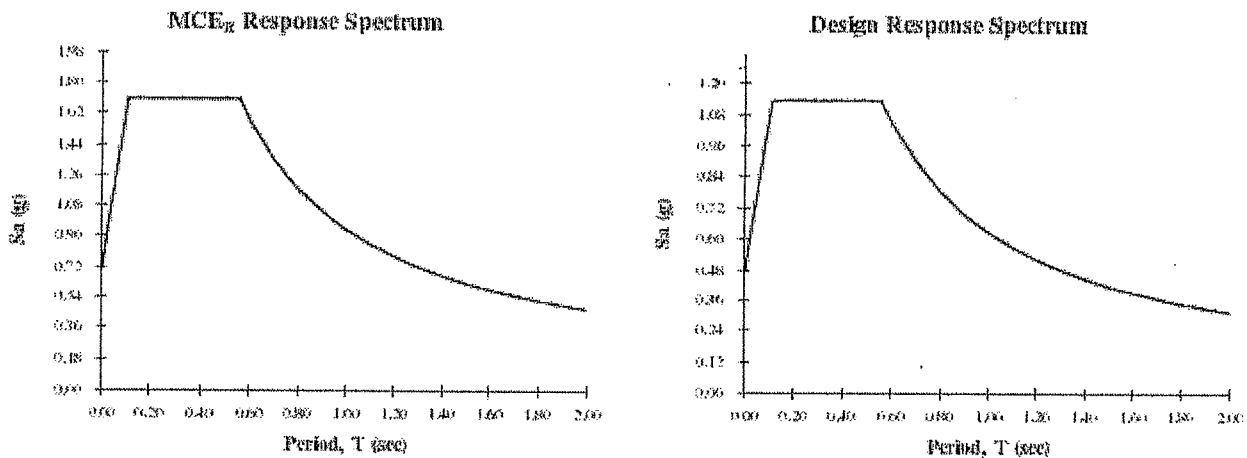
**Risk Category** I/II/III



## USGS-Provided Output

$S_s = 1.701 \text{ g}$	$S_{MS} = 1.701 \text{ g}$	$S_{DS} = 1.134 \text{ g}$
$S_1 = 0.629 \text{ g}$	$S_{M1} = 0.943 \text{ g}$	$S_{D1} = 0.629 \text{ g}$

For information on how the  $S_s$  and  $S_1$  values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the “2009 NEHRP” building code reference document.



For  $PGA_M$ ,  $T_L$ ,  $C_{RS}$ , and  $C_{R1}$  values, please [view the detailed report](#).

Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

Section 11.4.1 — Mapped Acceleration Parameters

Note: Ground motion values provided below are for the direction of maximum horizontal spectral response acceleration. They have been converted from corresponding geometric mean ground motions computed by the USGS by applying factors of 1.1 (to obtain  $S_s$ ) and 1.3 (to obtain  $S_1$ ). Maps in the 2010 ASCE-7 Standard are provided for Site Class B. Adjustments for other Site Classes are made, as needed, in Section 11.4.3.

From **Figure 22-1** <sup>[1]</sup>

$$S_s = 1.701 \text{ g}$$

From **Figure 22-2** <sup>[2]</sup>

$$S_1 = 0.629 \text{ g}$$

Section 11.4.2 — Site Class

The authority having jurisdiction (not the USGS), site-specific geotechnical data, and/or the default has classified the site as Site Class D, based on the site soil properties in accordance with Chapter 20.

Table 20.3-1 Site Classification

Site Class	$\bar{v}_s$	$\bar{N}$ or $\bar{N}_{ch}$	$\bar{s}_u$
A. Hard Rock	>5,000 ft/s	N/A	N/A
B. Rock	2,500 to 5,000 ft/s	N/A	N/A
C. Very dense soil and soft rock	1,200 to 2,500 ft/s	>50	>2,000 psf
D. Stiff Soil	600 to 1,200 ft/s	15 to 50	1,000 to 2,000 psf
E. Soft clay soil	<600 ft/s	<15	<1,000 psf
Any profile with more than 10 ft of soil having the characteristics: <ul style="list-style-type: none"> <li>• Plasticity index <math>PI &gt; 20</math>,</li> <li>• Moisture content <math>w \geq 40\%</math>, and</li> <li>• Undrained shear strength <math>\bar{s}_u &lt; 500</math> psf</li> </ul>			
F. Soils requiring site response analysis in accordance with Section 21.1	See Section 20.3.1		

For SI: 1ft/s = 0.3048 m/s 1lb/ft<sup>2</sup> = 0.0479 kN/m<sup>2</sup>

Section 11.4.3 — Site Coefficients and Risk-Targeted Maximum Considered Earthquake ( $MCE_R$ ) Spectral Response Acceleration Parameters

Table 11.4-1: Site Coefficient  $F_a$

Site Class	Mapped $MCE_R$ Spectral Response Acceleration Parameter at Short Period				
	$S_s \leq 0.25$	$S_s = 0.50$	$S_s = 0.75$	$S_s = 1.00$	$S_s \geq 1.25$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of  $S_s$

For Site Class = D and  $S_s = 1.701$  g,  $F_a = 1.000$

Table 11.4-2: Site Coefficient  $F_v$

Site Class	Mapped $MCE_R$ Spectral Response Acceleration Parameter at 1-s Period				
	$S_1 \leq 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \geq 0.50$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
E	3.5	3.2	2.8	2.4	2.4
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of  $S_1$

For Site Class = D and  $S_1 = 0.629$  g,  $F_v = 1.500$

Equation (11.4-1):

$$S_{MS} = F_a S_s = 1.000 \times 1.701 = 1.701 \text{ g}$$

Equation (11.4-2):

$$S_{M1} = F_v S_1 = 1.500 \times 0.629 = 0.943 \text{ g}$$

### Section 11.4.4 — Design Spectral Acceleration Parameters

Equation (11.4-3):

$$S_{DS} = \frac{2}{3} S_{MS} = \frac{2}{3} \times 1.701 = 1.134 \text{ g}$$

Equation (11.4-4):

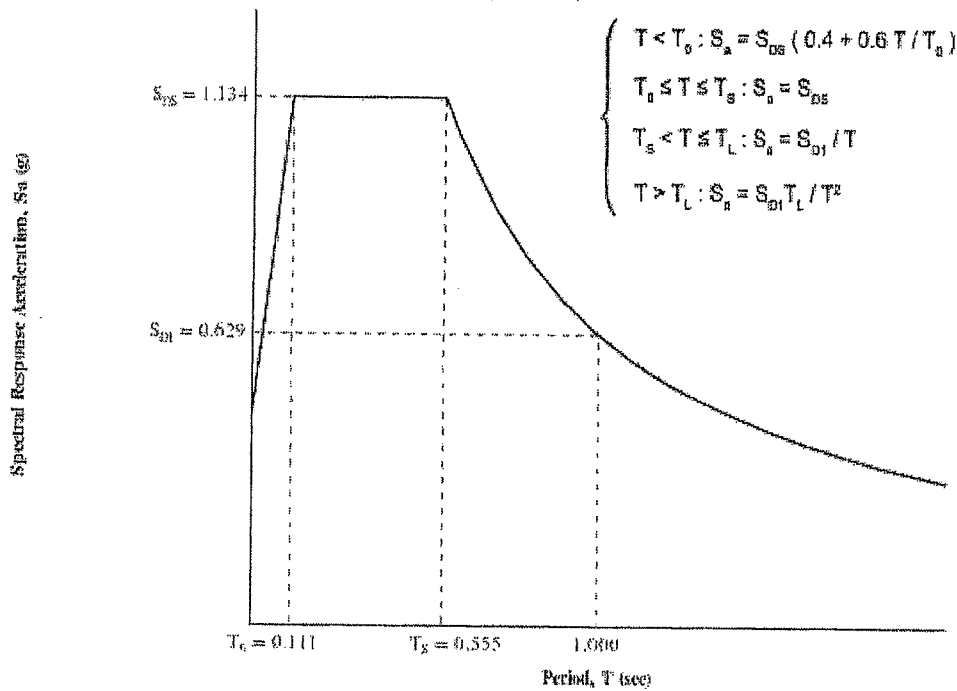
$$S_{D1} = \frac{2}{3} S_{M1} = \frac{2}{3} \times 0.943 = 0.629 \text{ g}$$

### Section 11.4.5 — Design Response Spectrum

From Figure 22-12 <sup>[3]</sup>

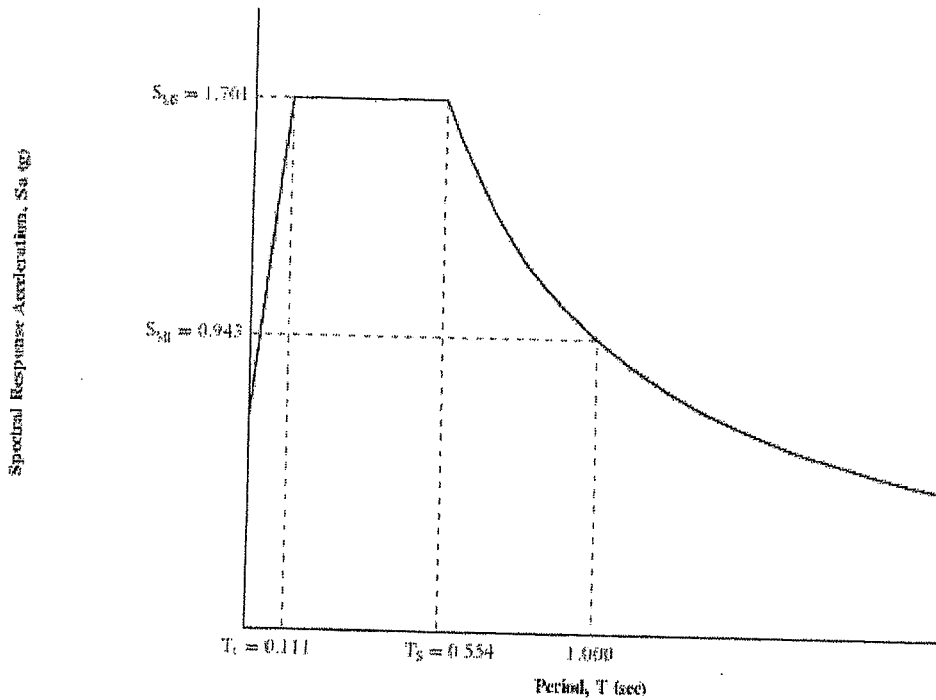
$$T_L = 8 \text{ seconds}$$

Figure 11.4-1: Design Response Spectrum



# Section 11.4.6 — Risk-Targeted Maximum Considered Earthquake (MCE<sub>R</sub>) Response Spectrum

The MCE<sub>R</sub> Response Spectrum is determined by multiplying the design response spectrum above by 1.5.



Section 11.8.3 — Additional Geotechnical Investigation Report Requirements for Seismic Design Categories D through F

From **Figure 22-7** <sup>[4]</sup>

$$PGA = 0.697$$

**Equation (11.8-1):**

$$PGA_M = F_{PGA}PGA = 1.000 \times 0.697 = 0.697 \text{ g}$$

Table 11.8-1: Site Coefficient  $F_{PGA}$

Site Class	Mapped MCE Geometric Mean Peak Ground Acceleration, PGA				
	PGA ≤ 0.10	PGA = 0.20	PGA = 0.30	PGA = 0.40	PGA ≥ 0.50
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of PGA

**For Site Class = D and PGA = 0.697 g,  $F_{PGA} = 1.000$**

Section 21.2.1.1 — Method 1 (from Chapter 21 – Site-Specific Ground Motion Procedures for Seismic Design)

From **Figure 22-17** <sup>[5]</sup>

$$C_{RS} = 0.902$$

From **Figure 22-18** <sup>[6]</sup>

$$C_{R1} = 0.919$$

## Section 11.6 — Seismic Design Category

Table 11.6-1 Seismic Design Category Based on Short Period Response Acceleration Parameter

VALUE OF $S_{DS}$	RISK CATEGORY		
	I or II	III	IV
$S_{DS} < 0.167g$	A	A	A
$0.167g \leq S_{DS} < 0.33g$	B	B	C
$0.33g \leq S_{DS} < 0.50g$	C	C	D
$0.50g \leq S_{DS}$	D	D	D

For Risk Category = I and  $S_{DS} = 1.134 g$ , Seismic Design Category = D

Table 11.6-2 Seismic Design Category Based on 1-S Period Response Acceleration Parameter

VALUE OF $S_{D1}$	RISK CATEGORY		
	I or II	III	IV
$S_{D1} < 0.067g$	A	A	A
$0.067g \leq S_{D1} < 0.133g$	B	B	C
$0.133g \leq S_{D1} < 0.20g$	C	C	D
$0.20g \leq S_{D1}$	D	D	D

For Risk Category = I and  $S_{D1} = 0.629 g$ , Seismic Design Category = D

Note: When  $S_1$  is greater than or equal to 0.75g, the Seismic Design Category is **E** for buildings in Risk Categories I, II, and III, and **F** for those in Risk Category IV, irrespective of the above.

Seismic Design Category  $\equiv$  "the more severe design category in accordance with Table 11.6-1 or 11.6-2" = D

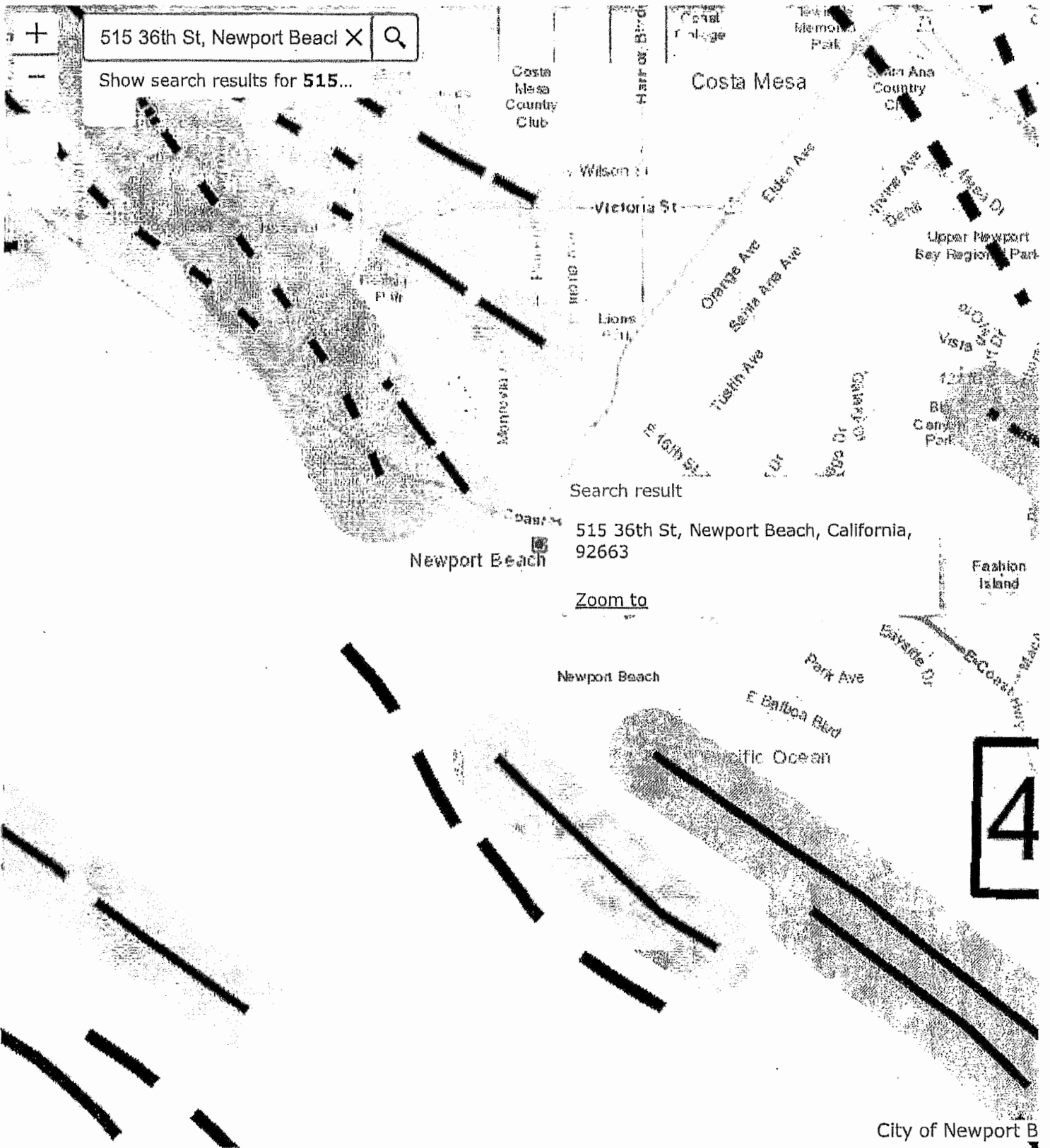
Note: See Section 11.6 for alternative approaches to calculating Seismic Design Category.

### References

1. Figure 22-1: [https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010\\_ASCE-7\\_Figure\\_22-1.pdf](https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-1.pdf)
2. Figure 22-2: [https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010\\_ASCE-7\\_Figure\\_22-2.pdf](https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-2.pdf)
3. Figure 22-12: [https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010\\_ASCE-7\\_Figure\\_22-12.pdf](https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-12.pdf)
4. Figure 22-7: [https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010\\_ASCE-7\\_Figure\\_22-7.pdf](https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-7.pdf)
5. Figure 22-17: [https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010\\_ASCE-7\\_Figure\\_22-17.pdf](https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-17.pdf)
6. Figure 22-18: [https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010\\_ASCE-7\\_Figure\\_22-18.pdf](https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-18.pdf)



# Fault Activity Map of California (2010)

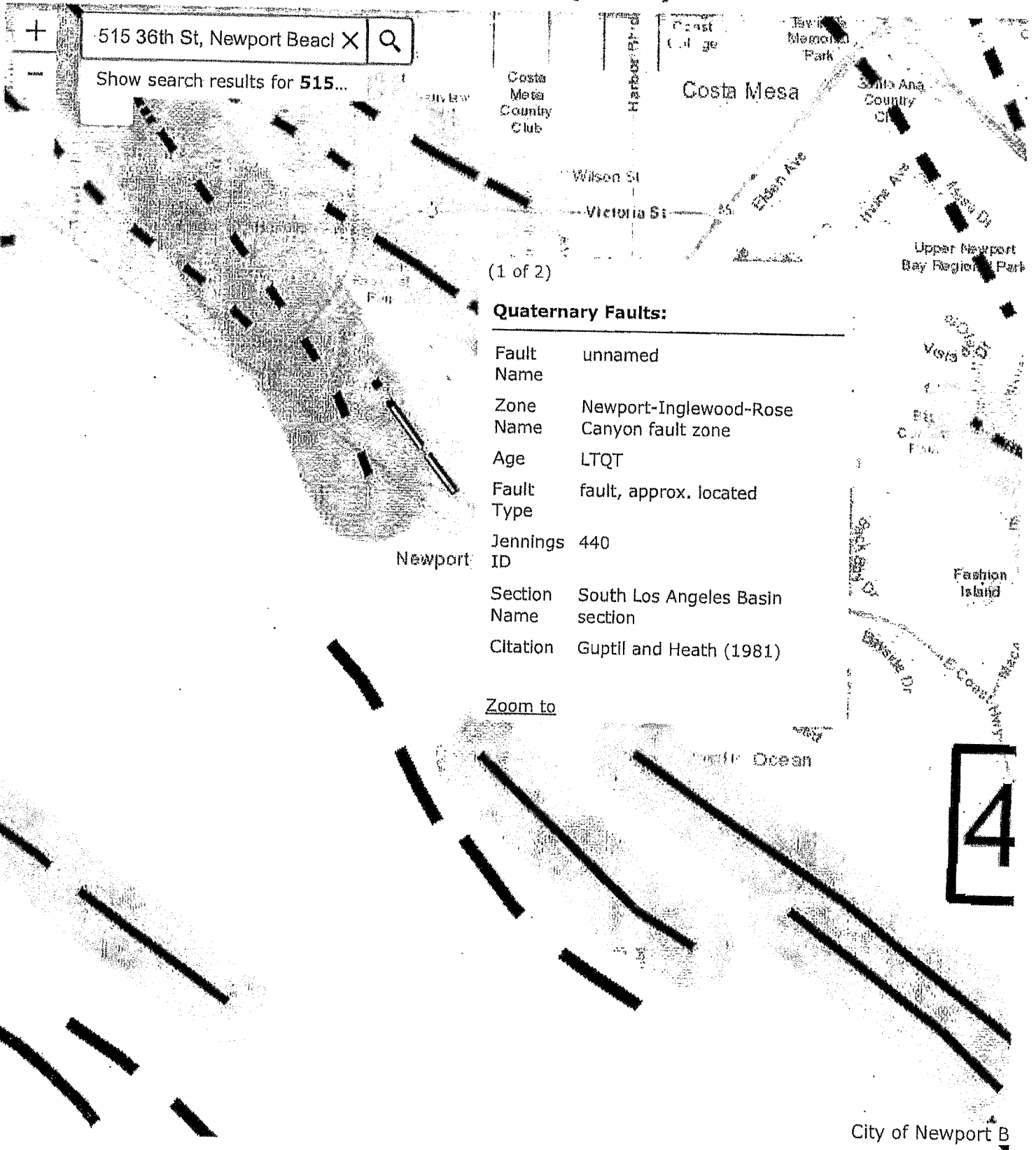


1mi

33.640 -117.929 Degrees



# Fault Activity Map of California (2010)



It is the responsibility of the property owner and the contractor to review the recommendations herein, and to inform Pacific Geotech of the starting date of construction, the pre-construction conference, and anticipated period during which testing and/or observations by Pacific Geotech will be needed.

The report is subject to review by controlling public agencies having jurisdiction.

## **10. GRADING SPECIFICATIONS**

The following guidelines may be used in preparation of the grading plan and job specifications.

- 1) All site grading operations should conform to the local building and safety codes and to the rules and regulations of those governmental agencies having jurisdiction over the subject construction.
- 2) The grading contractor is responsible to notify governmental agencies, as required, and the Soils Engineer prior to initiating grading operations and any time grading is resumed after an interruption.
- 3) A diligent search for septic tanks, cesspools or underground lines should be performed during grading operations. Any abandoned water or oil wells encountered should be properly capped and treated in accordance with best accepted practices.
- 4) The on-site soils are suitable for use in compacted fills provided all trash, vegetation and other deleterious materials are removed prior to placement.
- 5) Where import materials are required for use on site, the Soils Engineer should be notified at least 48 hours in advance of importing in order to sample and test materials from proposed borrow sites. No import materials should be delivered for use on site without prior sampling and testing by the Soils Engineer.

- 6) All new fill shall consist of approved clean on-site or similar earth material, free of trash or debris, roots, vegetation or other deleterious material and shall be placed in thin horizontal lifts not exceeding 8 inches in loose thickness prior to compaction. Each lift should be watered or dried as needed, thoroughly blended to achieve near optimum moisture conditions then thoroughly compacted by mechanical methods.
- 7) No rock over 3 inches in greatest dimension shall be used in fill unless otherwise approved by the Soils Engineer.
- 8) No fill materials should be placed, spread or rolled during unfavorable weather conditions. When work is interrupted by heavy rains, fill operations should not be resumed until the field tests by the Soils Engineer indicate that the moisture content and density of the fill are as previously specified.
- 9) No jetting or water tamping of fill soils shall be permitted.
- 10) Unless otherwise specified, all other fills and backfills should be compacted to at least 90 percent of maximum laboratory density.
- 11) The compaction characteristics of all fill soils shall be determined by ASTM D-1557 standard. The field density and degree of compaction shall be determined by ASTM D-1556, or by other ASTM standard methods that are acceptable to the governing public agency. Field density tests should be taken at every two vertical feet or for every 500 cubic yards of fill placed, whichever is more restrictive.
- 12) Observation and testing of all compaction shall be under the direction of the Soils Engineer. The Soils Engineer shall advise the owner and grading contractor immediately if any unsatisfactory soils related conditions exist and shall have the authority to reject the compacted fill ground until such time as corrective measures necessary are taken to comply with the specifications.
- 13) The Soils Engineer should be notified at least 2 days in advance of the start of grading. A joint meeting between a representative of the client, the contractor, and the Soils Engineer is recommended prior to grading to discuss specific procedures and scheduling.

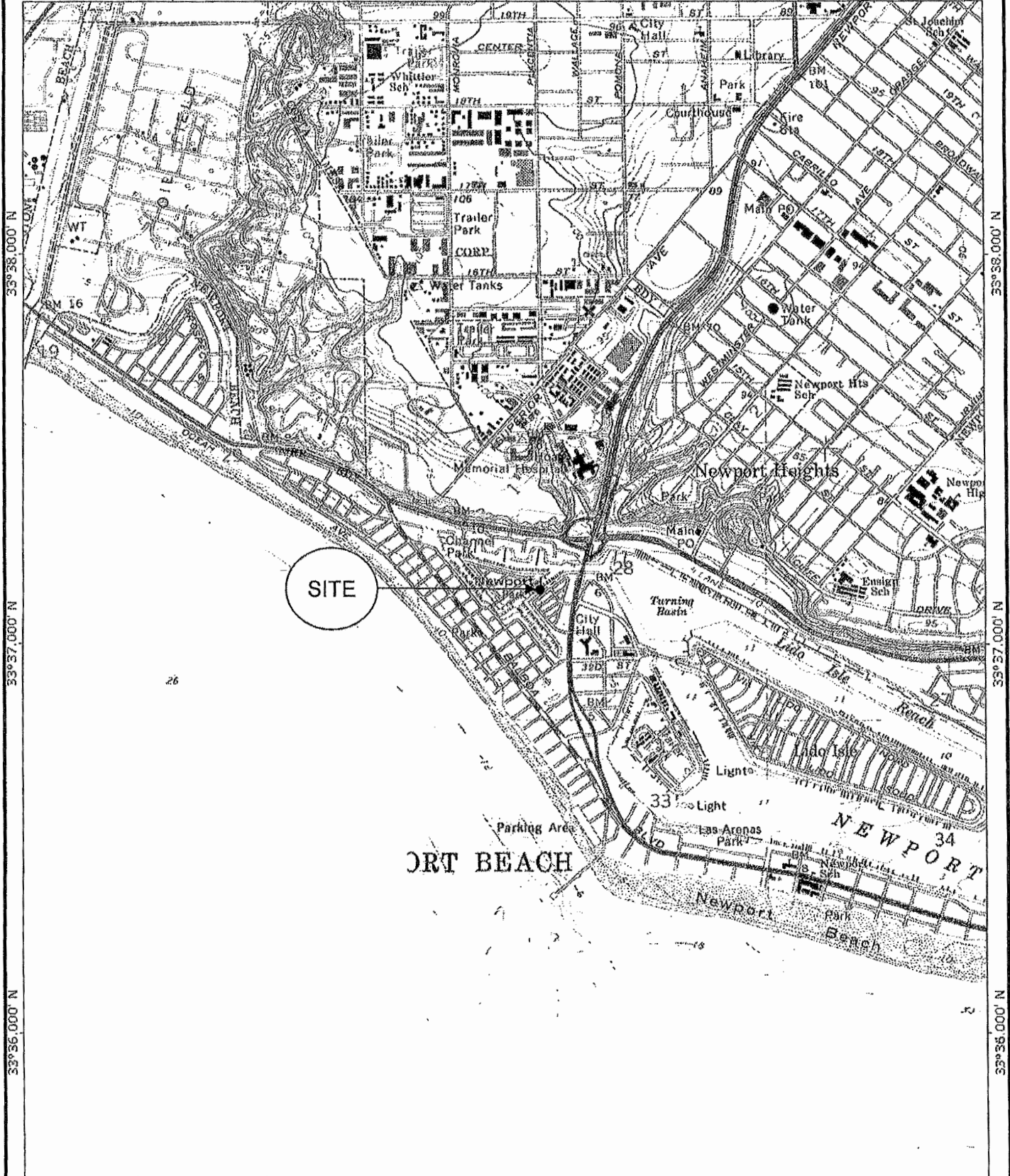
# VICINITY MAP

TOPO! map printed on 01/30/15 from "LA.tpo" and "Untitled.tpg"

117°57.000' W

117°56.000' W

WGS84 117°55.000' W



SITE

PORT BEACH

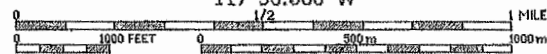
NEWPORT

117°57.000' W

117°56.000' W

WGS84 117°55.000' W

13°



Printed from TOPO! 6:3901 National Geographic Holdings (www.topo.com)

**PROJECT LOCATION**

515 36th St  
Newport Beach, California

**PROJECT No.**

1660-S

**PLATE**

1

# VOLUMETRIC STRAIN CHART

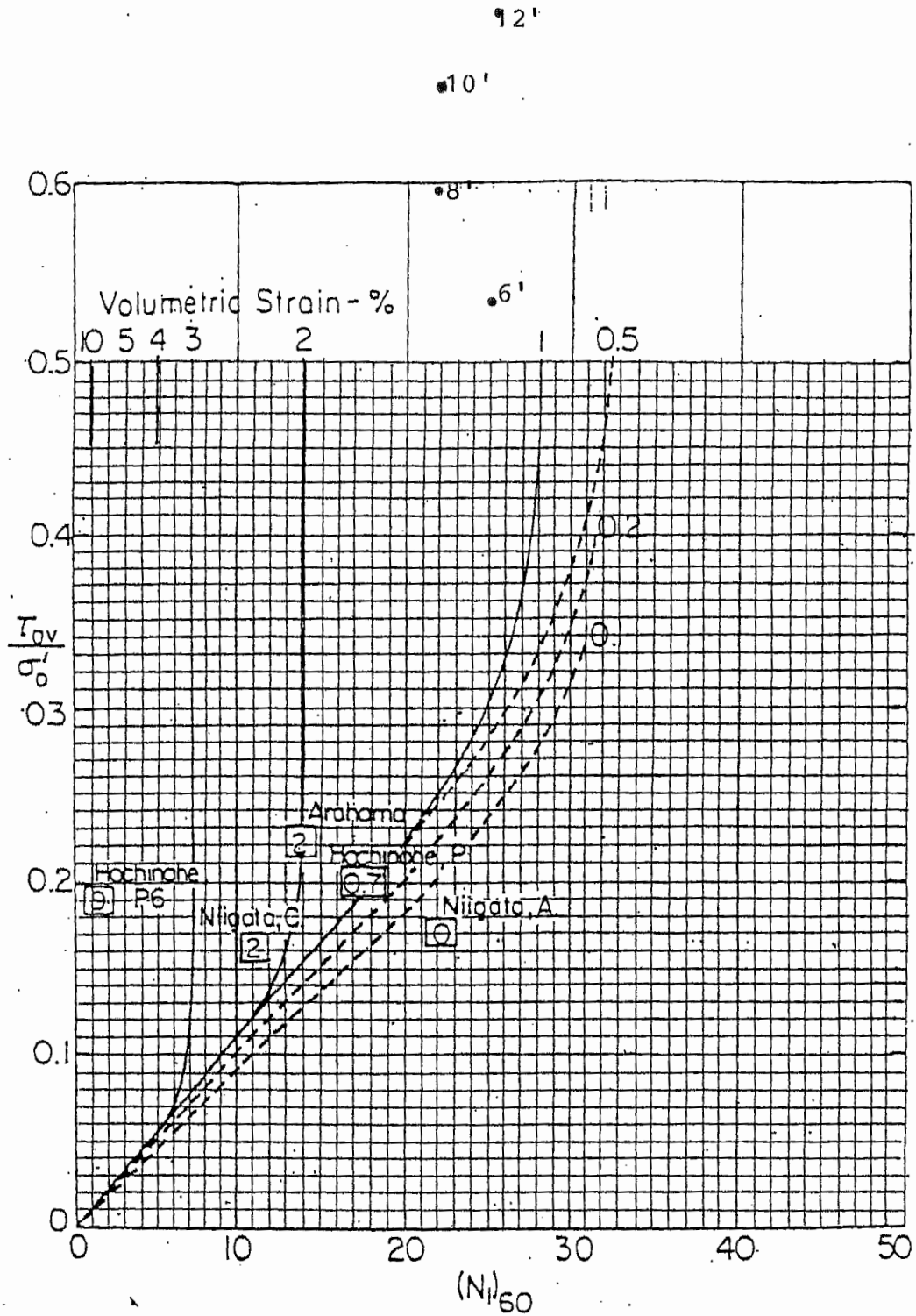

















Chart for Determination of Volumetric Strain From Blow Count and Cyclic Stress Ratio (Tokimatsu and Seed, 1987).

<b>PROJECT LOCATION:</b>	515 36th St Newport Beach, California	<b>PROJECT No.:</b>	1660-S	<b>PLATE</b>	2
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# APPENDIX A

LOG OF TEST BORING  
LABORATORY TEST

# UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		GROUP SYMBOLS	TYPICAL NAMES
<b>COARSE GRAINED SOILS</b>  (More than 50% of material is LARGER than No. 200 sieve size)	<b>GRAVELS</b> (More than 50% of coarse fraction is LARGER than the No. 4 sieve size)	<b>CLEAN GRAVELS</b> (Little or no fines)	 GW Well-graded gravels or gravel-sand mixtures, little or no fines.
		<b>GRAVELS WITH FINES</b> (Appreciable amt. of fines)	 GP Poorly-graded gravels or gravel-sand mixtures, little or no fines.
			 GM Silty gravels, gravel-sand-silt mixtures.
		 GC Clayey gravels, gravel-sand-clay mixtures.	
	<b>SANDS</b> (More than 50% of coarse fraction is SMALLER than the No. 4 sieve size)	<b>CLEAN SANDS</b> (Little or no fines)	 SW Well-graded sands or gravelly sands, little or no fines.
		<b>SANDS WITH FINES</b> (Appreciable amt. of fines)	 SP Poorly-graded sands or gravelly sands, little or no fines.
			 SM Silty sands, sand-silt mixtures.
		 SC Clayey sands, sand-clay mixtures.	
<b>FINE GRAINED SOILS</b>  (More than 50% of material is SMALLER than No. 200 sieve size)	<b>SILTS AND CLAYS</b> (Liquid limit LESS than 50)	 ML Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.	
		 CL Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.	
		 OL Organic silts and organic silt-clays of low plasticity.	
	<b>SILTS AND CLAYS</b> (Liquid limit GREATER than 50)	 MH Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.	
		 CH Inorganic clays of high plasticity, fat clays.	
		 OH Organic clays of medium to high plasticity, organic silts.	
<b>HIGHLY ORGANIC SOILS</b>		 Pt Peat and other highly organic soils.	

**BOUNDARY CLASSIFICATIONS:** Soils possessing characteristics of two groups are designated by combinations of group symbols.

Reference: The Unified Soil Classification System,  
 Corps of Engineers, U.S. Army Technical Memorandum  
 No. 3-357, Vol. 1, March, 1953 (Revised April, 1960)

<b>PROJECT LOCATION:</b>	515 36th St Newport Beach, California	<b>PROJECT No.:</b>	1660-S	<b>PLATE</b>	A
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# LOG OF TEST BORING

BORING No. 1

Sample Type

- R: Ring Sample
- S: SPT Sample
- B: Bulk Sample

Date Drilled: 3/1/18

Drilling Equipment: Hand Auger

Driving Weight: 140 lbs

Ground Surface Elevation:

Depth in Feet	Sample		Moisture Content (% of Dry Weight)	Dry Unit Weight (lbs./cu.ft.)	USCS Symbol	Description of Material	Color	Consistency	Moisture
	Sample Type	Blow/12"							
	R	18	4.6	99.4	SW ALLUVIUM	fine to medium, clean	light brown to grayish brown	dense	moist
	S	13							
	R	19	5.3	97.3					
	S	16							
5	R	15	36.3	87.5					
	S	12							
	R	16	38.5	89.7		fine to coarse, clean w/ crushed shells			
	S	11							
	R	18	39.1	87.1					
10	S	12							
	R	20	42.2	89.2					
12	S	15							

End of Boring @ 12 ft

Groundwater @ 4 ft



**PROJECT LOCATION:**

515 36th St  
Newport Beach, California

**PROJECT No.:** 1660-S

**PLATE** A-1

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# LOG OF TEST BORING

BORING No. 2

Sample Type

R: Ring Sample

S: SPT Sample

B: Bulk Sample

Date Drilled: 3/1/18

Drilling Equipment: Hand Auger

Driving Weight: 35 lbs

Ground Surface Elevation:

Depth in Feet	Sample		Moisture Content (% of Dry Weight)	Dry Unit Weight (lbs./cu.ft.)	USCS Symbol	Description of Material	Color	Consistency	Moisture
	Sample Type	Blow/12"							
2	R	20	4.1	100.1	SW SAND	fine to medium, clean	light brown to grayish brown	dense	moist
5	R	24	4.8	99.8		▽ water			
8	R	23	35.9	88.9		fine to coarse, clean w/ crushed shells			
10	R	20	37.5	87.3					

End of Boring @ 10 ft

Groundwater @ 4 ft

**PROJECT LOCATION:**

515 36th St  
Newport Beach, California

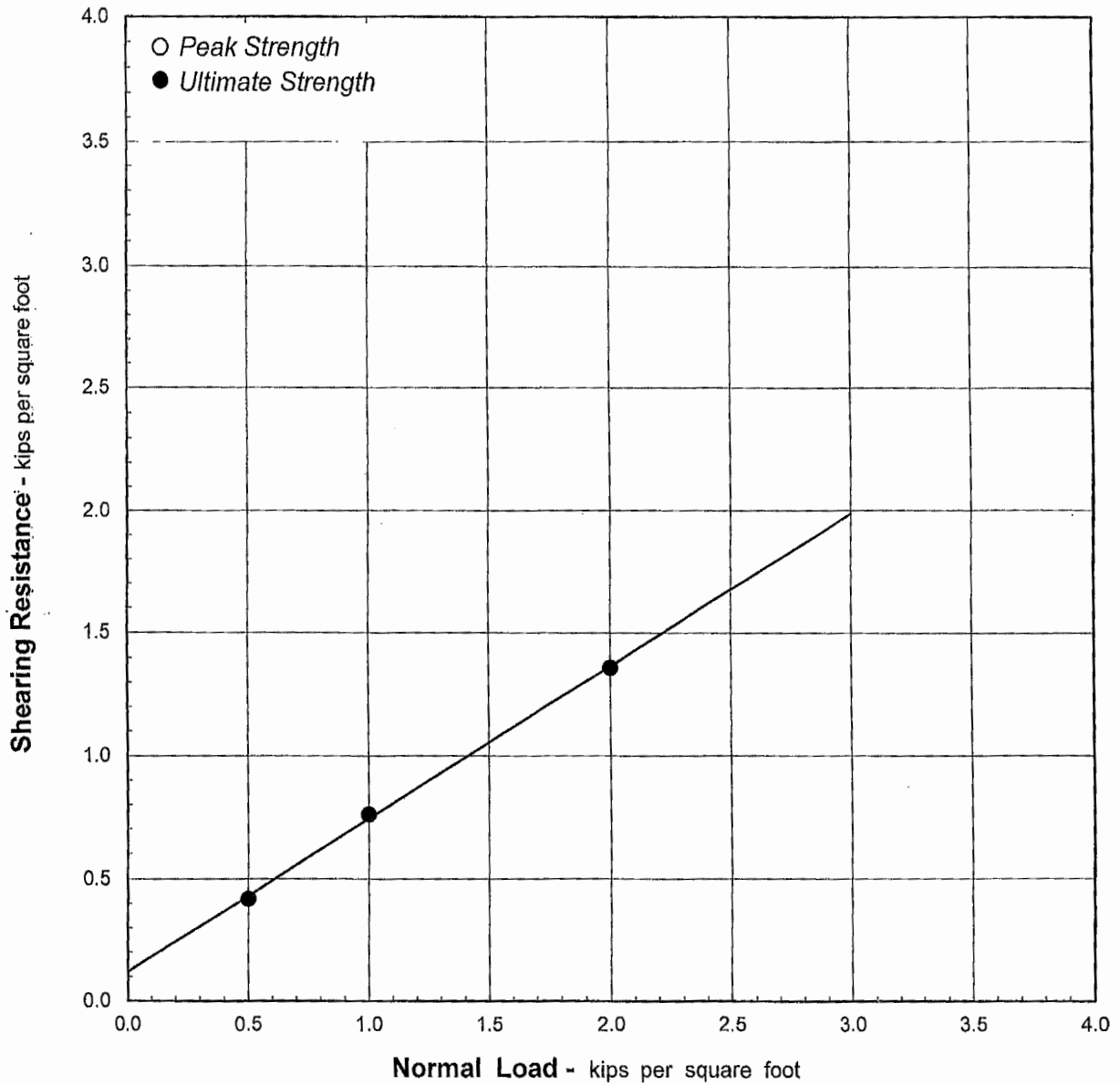
**PROJECT No.:**

1660-S

**PLATE**

A-2

# DIRECT SHEAR TEST



Symbol	Boring No.	Depth (feet)	USCS Symbol	Initial Moisture Content (% of dry wt.)	Saturated Moisture Content (% of dry wt.)	Dry Unit Weight (lbs./cu.ft.)	Cohesion (lbs./sq.ft.)	Angle of Friction (degree)
●	1	4	SW	5.3	26.6	97.3	120	32

Samples were tested under saturated and drained conditions.

**PROJECT LOCATION**

515 36th St  
Newport Beach, California

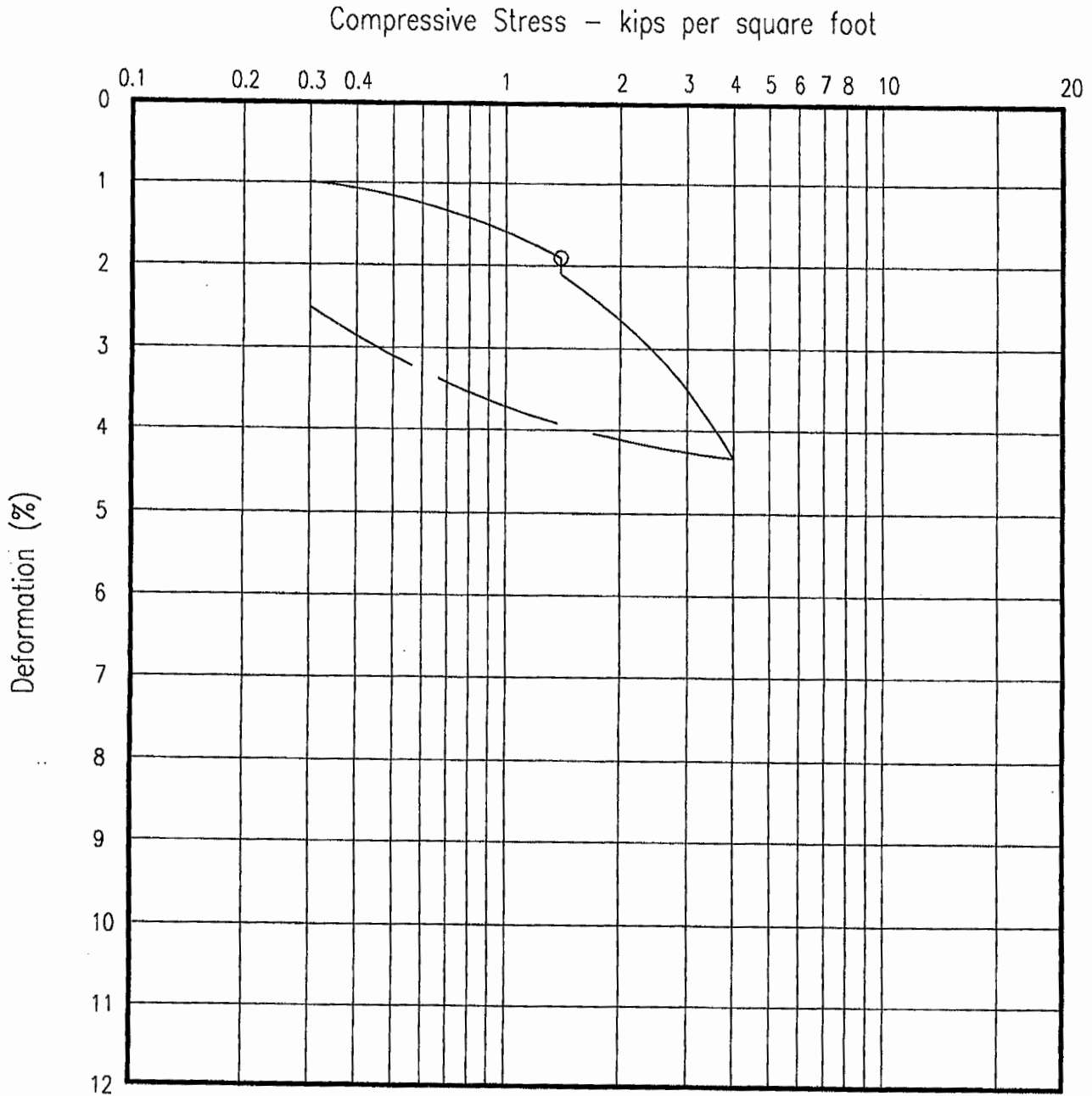
**PROJECT No.** 1660-S

**PLATE** A-3

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# CONSOLIDATION TEST

Boring No. : 1  
Depth: 7 feet  
Soil Type: fine to coarse clean SAND



○ Water added to Test Sample

PROJECT LOCATION

515 36th St  
Newport Beach, California

PROJECT No.

1660-S

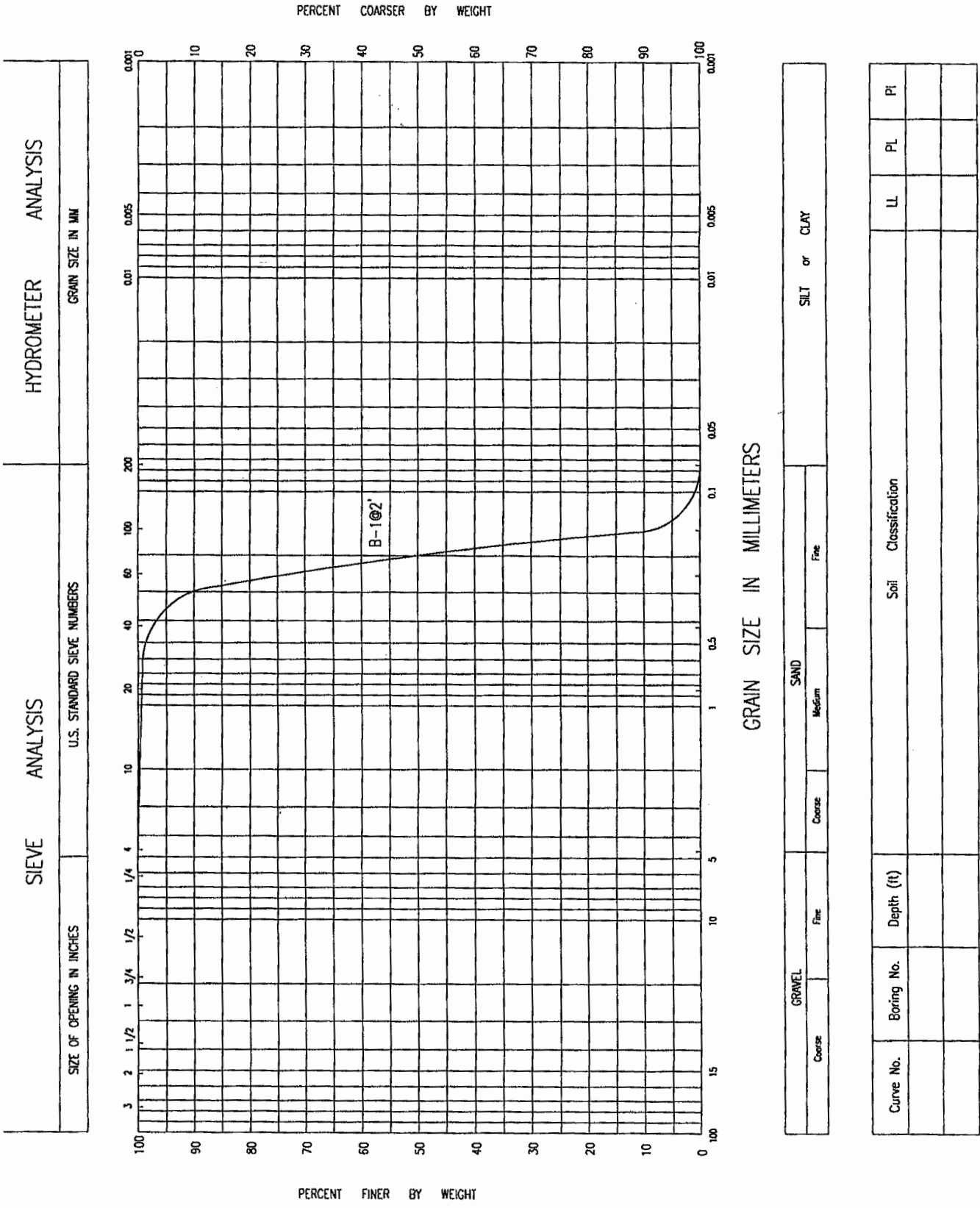
PLATE

A-4

PACIFIC GEOTECH, INC.

15038 Clark Ave, Hacienda Heights, CA 91745

# GRADATION CURVE



SIEVE ANALYSIS	HYDROMETER ANALYSIS
SIZE OF OPENING IN INCHES	GRAIN SIZE IN MM
U.S. STANDARD SIEVE NUMBERS	

	SAND	SILT or CLAY
GRAVEL	Medium	
Coarse	Fine	

	Soil Classification		
Curve No.	Depth (ft)	LL	PI

<b>PROJECT LOCATION:</b> 515 36th St Newport Beach, California	<b>PROJECT No.:</b> 1660-S	<b>PLATE</b> A-5
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REPORT  
GEOTECHNICAL ENGINEERING INVESTIGATION

Proposed Single Family Residence  
515 36<sup>th</sup> St  
Newport Beach, CA

for

Jack Guo  
1519 Chapman Ave, suite 319  
Fullerton, CA 92831

Project No.: 1660-S  
April 13, 2018



**PACIFIC GEOTECH, INC.**  
GEOTECHNICAL ENGINEERING CONSULTANT

15038 CLARK AVE, HACIENDA HEIGHTS, CA 91745 • TEL 626-333-8507 • FAX 626-333-5056

E-mail: [info@PGIsoil.com](mailto:info@PGIsoil.com)

April 13, 2018  
Project No.: 1660-S

Jack Guo  
1519 Chapman Ave, suite 319  
Fullerton, CA 92831

SUBJECT: Geotechnical Engineering Investigation  
Proposed Single Family Residence  
515 36<sup>th</sup> St, Newport Beach, CA

Dear Mr. Guo,

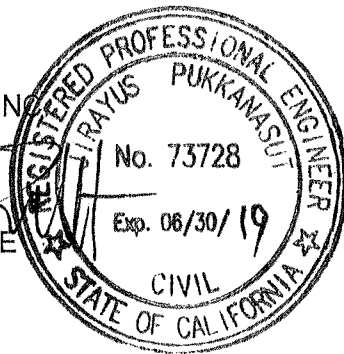
In accordance with your request and authorization, a Geotechnical Engineering Investigation has been conducted for the above-referenced project. The accompanying report presents the findings of our study, and our conclusions and recommendations pertaining to the geotechnical aspects of construction. Based on the results of our investigation, it is our opinion that the site can be developed as proposed, provided the recommendations of this report are followed and implemented during design and construction.

We appreciate the opportunity to be of service on this project. If you have questions regarding the content of this report or if we may be of additional assistance, please do not hesitate to call at any time.

Sincerely,

PACIFIC GEOTECH, INC.

Jirayus Pukkanasut, PE  
RCE No. 73728



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## 1. PURPOSE AND SCOPE

This report presents the results of a geotechnical engineering investigation for a proposed single family residence at the subject site. The location of the site relative to surrounding streets and landmarks is shown on the Vicinity Map, Plate 1. The purpose of the investigation is to evaluate subsurface soil conditions and, based on the conditions encountered, to provide conclusions and recommendations pertaining to the geotechnical aspects of design and construction.

The scope of services authorized for this project includes a visual site reconnaissance, subsurface exploration, field and laboratory testing, and geotechnical engineering analyses to provide criteria for preparing design of the building foundations.

Recommendations presented in this report are based on the information provided by the client. The design information shall be reviewed with actual building details and site plan details. We should be notified of discrepancies to evaluate the impact upon the geotechnical recommendations.

This report has been prepared for use in design of the described project. It may not contain sufficient information for other purposes. Our professional services have been performed in accordance with generally accepted engineering procedures under similar circumstances. No other warranty, expressed or implied, is made as to the professional advice included in this report.

## 2. PROJECT DESCRIPTION

The proposed project is to construct a single family residence. The proposed building will be two-story in height with slabs on grade.

## 3. SITE DESCRIPTION

The subject property is located on the west side of 36<sup>th</sup> St between Short St and Finley Ave in the city of Newport Beach, California. The site is bounded on the east side by 36<sup>th</sup> St, the west side by a channel and on the other two sides by a developed lots with single family residences.

The site is essentially flat and occupied by a two-story house which will be demolished for a new construction.

#### **4. SUBSURFACE EXPLORATION**

Field exploration for the subject site consists of two test borings drilled to depths of 10 and 12 feet by means of a hollow stem auger. The exploration was logged by our field engineer and undisturbed ring samples and disturbed SPT samples were obtained for laboratory testing and inspection. Logs of the test borings are enclosed in the APPENDIX.

#### **5. SUBSURFACE CONDITIONS**

##### **5.1 Soil Conditions**

The subsurface soils disclosed at the test borings consist generally of dense, light brown to grayish brown, fine to medium to coarse, clean sand to the depth explored of 12 feet.

##### **5.2 Groundwater**

Groundwater was encountered in all test borings at a depth of 4 feet below the existing grade.

#### **6. LABORATORY TESTING**

Laboratory testing was programmed following a review of the field investigation, and after considering the probable foundation system to be evaluated. Selected soil samples were tested for the following properties:

- Field Moisture and Unit Weight (ASTM D-2216)
- Shear Resistance (ASTM D-3080)
- Consolidation Characteristics (ASTM D-2435)
- Grain Size Analysis (ASTM D-1140)

The test results of moisture content and unit weight are tabulated in the Log of Boring, and shearing resistance and consolidation characteristics are plotted on Direct Shear, and Consolidation, respectively, in APPENDIX A.

## 7. EARTHQUAKE HAZARDS

### 7.1 Faulting

Based on criteria established by the California Geological Survey, faults may be categorized as active, potentially active, or inactive. Active faults are those that show evidence of surface displacement within the last 11,000 years. Potentially active faults are those that show evidence of last displacement within the last 1.6 million years. Faults showing no evidence of displacement within the last 1.6 million years may be considered inactive for most purposes, except for some critical structures.

In 1972, the Alquist-Priolo Earthquake Fault Zoning Act was enacted. The act defines active and potentially active faults essentially the same way as that used by the California Geological Survey. The site is not located within a designated Alquist-Priolo Earthquake Fault Zone. No active or potentially active faults are known to exist within the site. The probability of surface rupture at the site from faulting is considered to be very low.

According to the "2010 Fault Activity Map of California, Jennings & Bryant" provided by California Geological Survey, Department of Conservation, the site is located within approximately 0.3 miles of a known active fault, which is the unnamed fault in Newport-Inglewood-Rose Canyon fault zone. The proposed structure shall be designed in accordance with the Earthquake Regulations of the 2016 California Building Code and the seismic design parameters provided in this report.

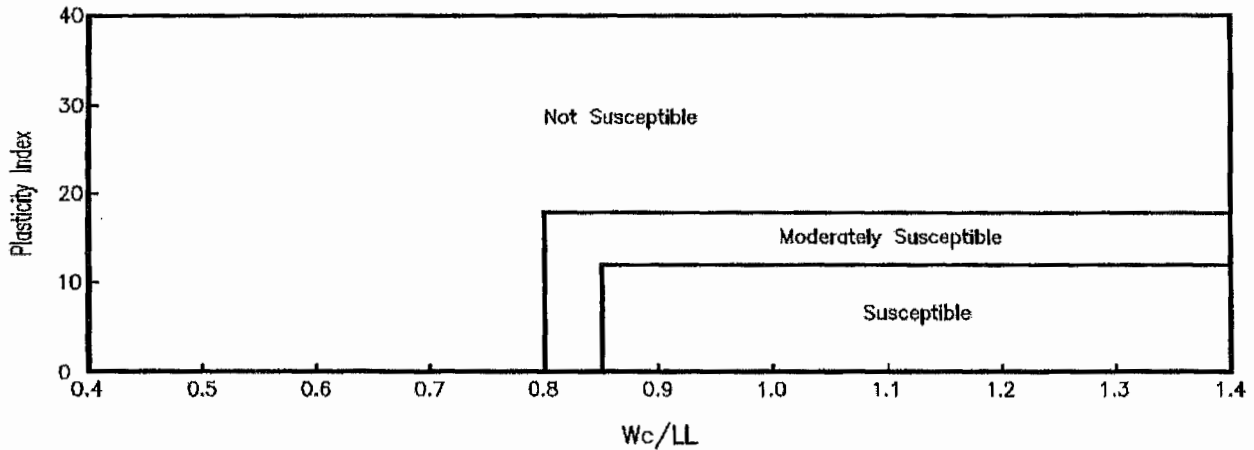
### 7.2 Soil Liquefaction

The site is located within a liquefaction zone as shown on the State of California "Seismic Hazard Zones" map.

Earthquake-induced liquefaction is a phenomenon in which loose to medium dense saturated cohesionless soils undergo extreme losses in shear strength due to earthquake shaking. The liquefaction potential is directly related to the groundwater conditions at the site, as well as to the characteristics of the underlying soil deposits. Loose to medium dense sands below groundwater level are generally considered to be susceptible to liquefaction under strong ground shaking conditions.

One exploratory boring was drilled to a depth of 12 feet by a hand auger. Drive sample SPT blow counts were measured at a two-foot interval from 0 to 12 feet, and undisturbed ring samples and disturbed SPT samples were obtained at the same depths as SPT blow counts. The log of boring and gradation curves are provided in APPENDIX A.

Figure. 1 Graphical Representation of Liquefaction Susceptible Criteria



Reference: Bray J. D. and Sancio R. B., 2006 "Assessment of the Liquefaction Susceptibility of Fine-grained Soils" *Journal of Geotechnical and Geoenvironmental Engineering*, ASCE, September 2006

Screening criteria were performed for the samples between 1 and 12 feet, utilizing plasticity index (PI) and saturated moisture content ( $w_{sat}$ ) in accordance with the procedure referenced in the Bray and Sancio paper. The soils having  $PI > 18$  and  $w_{sat} < 0.8LL$  were classified "non-liquefiable". The result of the screening assessment is summarized on Table 1. The graphical representation of liquefaction susceptible criteria is shown on Figure 1.

Per the Special Publication 117A, "Guidelines for Evaluating and Mitigating Seismic Hazards in California" and the 2016 California Building Code, PGA of 0.7g corresponding to the  $PGA_M$  with 2% probability of exceedance in 50 years and an earthquake magnitude of 7.1 were obtained from the USGS Interactive Deaggregation Web Site. Liquefaction analysis was performed for the soil layers from 1 to 12 feet utilizing the historically high groundwater table at the site of 4 feet published by the State of California, Department of Conservation, Division of Mines and Geology, Open-File Report 98-10, Seismic Hazard Evaluation of the Newport Beach Quad., and its result is provided on Table 1.

**TABLE 1. SUMMARY OF SOIL LIQUEFACTION EVALUATION**

(based on Boring-1)

Design Earthquake Magnitude 7.10  
 Maximum Ground Acceleration 0.70 g  
 Historic High Groundwater 4.0 feet bgs  
 Current Groundwater 4.0 feet bgs

Sample Depth (ft)	Soil Type	Layer	Thickness (ft)	Fines Content (<0.074mm) %	Liquid Limit %	Plastic Limit %	Plasticity Index %	Sat. Moisture Content %	Wet Unit Weight pcf	Total Overburden Pressure psf	Effective Over-burden Pressure psf	Measured N-value	Overburden Factor	N-Value Correction Factors	Normalized N-value	Fines Content Factor	Fines Content Factor	Corrected N-value	Depth Reduction Coefficient	Cyclic Resistance Ratio	Cyclic Stress Ratio	Magnitude Scaling Factor	Factor of Safety	Volumetric Strain	Settlement
D		H	H		LL	PL	PI	$W_{sat}$	$\gamma_t$	$\sigma_{vo}$	$\sigma_{vo}'$	$N_m$	$C_N$	$*C_E C_B C_R C_S$	$(N_1)_{60}$	$\alpha$	$\beta$	$(N_1)_{60CS}$	$r_d$	$CRR_{7.5}$	CSR	MSF	Eq (24)	%	(inch)
		0-1	1						105	105	105														
2	sand	1-3	2	0.0	NP	NP	NP	25.0	124.3	334	459	13	2.52	1.20	39.2	0	1.0	39.2	1.00	N/A	0.330	1.145	non-lique	N/A	-
4	sand	3-5	2	0.0	NP	NP	NP	26.4	123.0	582	582	16	1.91	1.20	36.6	0	1.0	36.6	1.00	N/A	0.455	1.145	non-lique	N/A	-
6	sand	5-7	2	0.0	NP	NP	NP	33.6	116.9	821	697	12	1.74	1.20	25.1	0	1.0	25.1	1.00	0.284	0.537	1.145	0.61	1.3	0.31
8	sand	7-9	2	0.0	NP	NP	NP	31.8	118.3	1057	807	11	1.62	1.20	21.4	0	1.0	21.4	1.00	0.232	0.596	1.145	0.45	1.5	0.36
10	sand	9-11	2	0.0	NP	NP	NP	33.9	116.6	1313	939	12	1.50	1.20	21.6	0	1.0	21.6	1.00	0.235	0.636	1.145	0.42	1.5	0.36
12	sand	11-12	1	0.0	NP	NP	NP	32.2	117.9	1548	1048	15	1.42	1.20	25.6	0	1.0	25.6	1.00	0.292	0.672	1.145	0.50	1.2	0.14
																						<b>Total</b>		1.18	

\*  $C_E=1.0$ ,  $C_B=1$ ,  $C_R=1$ ,  $C_S=1.2$  "non-lique" : if  $PI \geq 18$  or  $W_{sat} < 0.8LL$ , or  $(N_1)_{60CS} \geq 30$

**REFERENCE:**

"Proceeding of the NCEER Workshop on Evaluation of Liquefaction Resistance of Soils", Technical Report NCEER-97-0022, December 31, 1997

Potential seismic-induced settlement was computed for the soil layers from the existing grade and 12 feet having a safety factor less than 1.3 in accordance with City of Newport Beach, Building Code Policy and simplified method proposed by Kohji Tokimatsu and Seed, H.B. 1987, "Evaluation of Settlement in Sands due to Earthquake Shaking", Journal of the Geotechnical Engineering Division, ASCE, Vol. 113, No. 8, August, 1987. Volumetric strain chart is presented on Plate 2. Based on the result of the analysis, seismic-induced settlement for the soil layers from the existing grade and 12 feet will be on the order of 1.18 inch.

## **8. CONCLUSION AND RECOMMENDATIONS**

Based on our evaluation of the site conditions and findings of this investigation, it is concluded that the development of the subject property is feasible from the geotechnical engineering viewpoint provided the following conclusions and recommendations are incorporated into design criteria and project specifications and are implemented during construction.

The proposed building may be supported on a mat foundation due to liquefaction potential.

### **8.1 Soil Expansion**

The subsurface soils consist generally of clean sand. These soils will have no expansion potential. No special design is required to mitigate expansion potential.

### **8.2 Seismic Design Parameters**

The project site is classified as Site Class F. However, in accordance with the exception to Section 20.3.1, ASCE/SEI 7-10, as the proposed structure has fundamental periods of vibration less than 0.5 second, the site-response analysis is not required to determine spectral acceleration for liquefaction soils and a Site Class is permitted to be determined in accordance with Section 20.3 and the corresponding values of  $F_a$  and  $F_v$  from Table 11.4-1 and 11.4-2.

Based on 2016 California Building Code and site soil properties, the site is classified as Site Class D and the following seismic design parameters are applicable:

SEISMIC COEFFICIENTS (2016 California Building Code)		
Risk Category (Table 1604.5, CBC 2016)	II	
Importance Factors (Table 1.5-2 ASCE 7-10)	1.0	
	Short Period (0.2s)	One-Second Period
Earth Materials and Site Class (Table 20.3-1 ASCE 7-10)	Alluvium - S <sub>D</sub>	
Mapped Maximum Considered Earthquake (MCE) Spectral Response Acceleration (Figures 1613.3.1(1) through 1613.3.1(8))	S <sub>s</sub> = 1.701 (g)	S <sub>1</sub> = 0.629 (g)
Site Coefficients (Table 1613.3.3(1) and 1613.3.3(2))	F <sub>a</sub> = 1.0	F <sub>v</sub> = 1.5
Adjusted MCE Spectral Response Acceleration (Equations 16-37 and 16-38)	S <sub>MS</sub> = 1.701 (g)	S <sub>M1</sub> = 0.943 (g)
Design Acceleration (Equations 16-39 and 16-40)	S <sub>DS</sub> = 1.134 (g)	S <sub>D1</sub> = 0.629 (g)
Seismic Design Category (Table 1613.3.5(1) and 1613.3.5(2))	D	

### 8.3 Foundation Design

#### 8.3.1 Conventional Spread Footings

An allowable bearing value of 1,000 pounds per square foot is recommended for a mat foundation of at least 12 inch thick, placed at a depth of at least 12 inches below the lowest adjacent final grade, bearing in the existing natural soils.

For an elastic method of design, a modulus of subgrade reaction of 50 pounds per cubic inch may be used.

The bearing values are for dead plus live loads and may be increased by one-third for momentary wind or seismic loads.

#### 8.3.2 Lateral Design

Resistance to lateral loading may be provided by passive earth pressure within the soil and by friction acting at the base of foundations and slabs on grade. Passive earth pressure may be computed as an equivalent fluid having a density of 200 pounds per cubic foot to a maximum of 1,000 pounds per square foot.

Friction between the base of the footings and/or floor slabs and the underlying soil may be assumed to be 0.40 times the dead load. When combining passive pressure and friction for lateral resistance, the passive component should be reduced by one-third.

### **8.3.3 Footing Reinforcement**

Continuous footings should be reinforced with at least four No. 4 bars; two near the top and two near the bottom of the footings. Reinforcement of isolated footings shall be utilized as deemed necessary by the Structural Engineer for the project.

### **8.3.4 Foundation Settlement**

The total static settlement of the foundations is estimated not to exceed three quarters of an inch. Differential settlement between adjacent footings is expected not to exceed half of an inch.

## **8.4 Slabs on Grade**

Mat foundation will serve as slab on grade.

### **8.4.1 Moisture Barrier**

The floor slab shall be underlain by a 4-inch thick layer of granular material. A minimum 10-mil synthetic sheet should be placed below the floor slab to serve as a vapor retarder where required to protect moisture sensitive floor coverings and to minimize moisture passing through the floor slab. The vapor retarder shall be in accordance with ASTM E 1745-97. The sheets of the vapor retarder material should be evaluated for holes and/or punctures prior to placement and the edges overlapped and taped. If materials underlying the vapor retarder contain sharp, angular particles, a layer of clean sand approximately 2 inches thick should be provided to protect it from puncture.

An additional 2-inch thick layer of clean sand may be needed between the slab and the vapor retarder to promote proper curing per ASTM E 1745-97. The clean sand layers above and below the vapor retarder may be used as a substitute for the granular material below the slab.

## **8.5 Site Grading**

A preconstruction conference shall be held at the site prior to the beginning of grading operations with the owner, contractor, civil engineer, and soil engineer in attendance. Special soil handling requirements can be discussed at that time. Earthwork shall be observed, and compacted fill tested by a representative of Pacific Geotech who shall also inspect and approve all excavations. Any questionable material encountered during grading should be brought immediately to the attention of Pacific Geotech.

Grading shall commence with the removal of all existing vegetation and existing improvements from the area to be graded. Wood, roots, asphalt, concrete and other debris shall be exported from the site and shall not be mixed with the fill soils. All existing underground improvements planned for removal shall be completely excavated and the resulting depressions shall be properly backfilled in accordance with the procedures described herein.

During the rainy season between November 1 and April 15, excavated areas shall be protected from rainwater. Temporary provisions should be made to adequately direct surface runoff to the street.

## **8.6 Drainage**

Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, 2-percent swales shall be provided to divert water away from the foundations.

It is important that drainage patterns established at the time of fine-grading are maintained throughout the life of the structures. Property owners should be aware that improperly designed and maintained irrigation systems for landscaping may cause distress to the foundation system and cracking of concrete slabs.

Where slabs or pavement are not feasible adjacent to the buildings, the ground surface should be provided with a minimum gradient of 2 percent away from the structures.

### **8.7 Trench Backfill**

Utility trenches shall be compacted to a minimum of 90 percent of the maximum dry density as determined by ASTM D-1557 standard density. Density testing, along with probing, should be performed by a Pacific Geotech representative, to verify proper compaction.

If utility contractors indicate that it is undesirable to use compaction equipment in proximity to a buried conduit, we recommend using a light weight mechanical equipment or covering the conduit with clean granular material prior to initiating mechanical compaction procedures.

Where utility trenches are proposed parallel to building footings (interior and/or exterior trenches), the bottom of the trench should not extend below a 1 horizontal to 1 vertical plane projection downward from the outside bottom edge of the adjacent footing. Where this condition occurs, the adjacent footing should be deepened.

## **9. GEOTECHNICAL INSPECTION**

This report presents recommendations based on the assumption that the subsurface conditions do not deviate appreciably from those found during our current site exploration. The possibility of different localized soil conditions cannot be discounted. It is the responsibility of the owner or his representative to bring any deviations or unexpected conditions observed during construction to the attention of Pacific Geotech. This way any required supplemental recommendations can be made with a minimum of delay to the project. Construction should be observed and/or tested at the following stages by Pacific Geotech.

- All footing excavations before placement of steel
- Trench backfills
- When any unusual conditions are encountered

If any of these inspections to verify site geotechnical conditions are not performed by Pacific Geotech, liability for the safety and stability of the project is limited only to the actual portions of the project approved by Pacific Geotech.



# CITY OF NEWPORT BEACH

## COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
[www.newportbeachca.gov](http://www.newportbeachca.gov) | (949) 644-3200

### Structural Observation Report

Project Address: 515 36th STREET	Report Date: 10-30-2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): BEHZAD AFZAL	SO E-mail Address: baengg@hotmail.com	SO Telephone #: 949-836-8298	SO License / Reg. #: C79628

**PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)**

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	1st floor sheathing/diaphragm only	10/30/23
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

**ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

**OBSERVED DEFICIENCIES AND COMMENTS:**

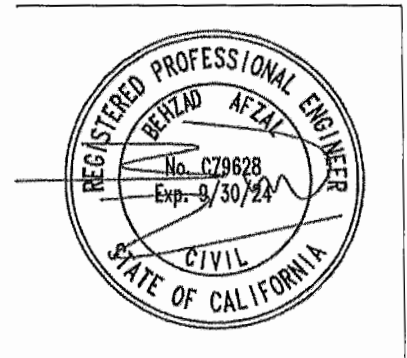
REPORT CONTINUED ON ATTACHED PAGES.

**FINAL STRUCTURAL OBSERVATION REPORT:**

**The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.**

I declare that the following statements are true to the best of my knowledge:

- I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
- I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
- I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD \_\_\_\_\_

DATE \_\_\_\_\_

**STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.**



# **Attachment No. 2**

Three-Year Construction Limit Notice Activities



## PERMIT ACTIVITY REPORT (X2018-3856) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
<b>02/02/2024</b>					
	EXPIRED - PERMIT REPLACED				Chad Shelton
<b>03/13/2023</b>					
	Generic Activity	EXTENSION APPROVED	ACT-000353-2023	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 06/11/2024 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
	Generic Activity	APPLICATION SUBMITTE	ACT-000352-2023	3-YEAR DEADLINE EXTENSION REQUEST SUBMITTED ON 03/02/2023.	Tonee Thai
<b>05/17/2024</b>					
	Generic Activity	HEARING APPLICATION SUBMITTED	ACT-002069-2024	HEARING APPLICATION SUBMITTED. SEE PERMIT XR2023-0561	Tonee Thai
<b>07/31/2023</b>					
	LOCKSTEP PERMIT WORK IN PROGRESS			Lockstep XR2023-0561	Jason Rudenick



## PERMIT ACTIVITY REPORT (XR2023-0561) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
<b>04/11/2024</b>					
	Generic Activity		ACT-001525-2024	Posted three year letter at jobsite	Chad Shelton
	Generic Activity		ACT-001533-2024	emailed extension form to gc and attempted to call to explain further. no answer.	Chad Shelton
<b>04/22/2024</b>					
	Generic Activity		ACT-001677-2024	continued email chain with contractor for what is required on 3 year app to accept it. Awaiting a response. Let GC know to call me to discuss this afternoon.	Chad Shelton
<b>04/23/2024</b>					
	Generic Activity		ACT-001706-2024	spoke again with gc over phone. reminded him again of requirements for turning in 3 year application.	Chad Shelton
<b>05/01/2024</b>					
	Generic Activity		ACT-001822-2024	more email correspondence with gc/owner. Still missing owner authorization letter authorizing Bill Chow to act on his behalf for the extension. Also, missing actual documentation for material delays as claimed. I will email back today and try to get this information.	Chad Shelton
<b>05/15/2024</b>					
	Generic Activity		ACT-002030-2024	spoke with GC bill over phone. confirmed he had received the email of the hearing officer app and will try to turn in to me tomorrow.	Chad Shelton
	Generic Activity		ACT-002015-2024	contractor had previously already been granted a 1 year extension. emailed him correct hearing officer app. waiting on response.	Chad Shelton
<b>05/16/2024</b>					
	Generic Activity		ACT-002053-2024	turned in hearing officer app to SL desk.	Chad Shelton
<b>05/17/2024</b>					
	Generic Activity	HEARING SCHEDULED	ACT-002070-2024	HEARING SCHEDULED FOR 06/27/2024 AT 9:15 A.M.	Tonee Thai

# **Attachment No. 3**

Building Official Extension



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION**

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915  
www.newportbeachca.gov | (949) 644-3200

RECEIVED BY  
COMMUNITY  
DEVELOPMENT

MAR 02 2023

CITY OF  
NEWPORT BEACH

Sec 24500

**Three Year Construction Time Limit Extension  
Building Official Application**

Project Address:	515 36 <sup>th</sup> St. NPB, CA 92663			Receipt No.:	13825-000
Permit No.:	X2022-1748	Original Permit Issued Date:	06-12-2020 06-22-2022	Extension Fee:	\$208
				Date Fee Paid:	3/2/23
PETITIONER/PROPERTY OWNER INFORMATION					
Name (Must be payor of fees):	JIANHUA JIN		Company Name:	777 Seaview Island LLC	
Street Address:	17870 Castleton St Ste 255	City:	City of Industry	State:	CA
				Zip Code:	91748
Email:	samf@platinumcoastus.com		Phone:	626-810-2307	
PROJECT INFORMATION					
Length of extension requested:	1 yr				
New end date if request is approved:	06-11-2024				
Previous Extension(s) Granted? (Y/N):	NA		If Yes, How Many?:		
Description of Work Under Permit:	New Duplex & Garage ORIGINAL-X2018-3856; RETAINING WALL-XR2022-3004				
Reason for Extension Request	(Attach Supporting Documents as Needed) Change of Ownership				
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.					
Petitioner's Signature:			Relationship to Property Owner:	owner	
				Date: 2/28/2023	
FOR STAFF USE ONLY					
Department Action:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied				
Conditions of Approval or Comments:	PERMITS SHALL EXPIRE ON 06-11-2024 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER. MAX 365 DAYS EXTENSION GRANTED BY BUILDING OFFICIAL				
Building Inspector Reviewed:	Name:	Jason Rudenk	Signature:		Date: 3/12/23
Building Official Approval:	Name:	TONGE THAI	Signature:		Date: 03/13/2023



March 1, 2023

**City of Newport Beach, Building Division**  
**Building Department**  
100 Civic Center Drive  
Newport Beach, CA 92660  
TEL: (949) 644-3275

Re: **REQUEST FOR PERMIT EXTENSION**  
**WORK CONSTRUCTION PROJECT AT:**  
**515 36<sup>th</sup> St. Newport Beach, CA 92663**  
**Permit No. X2022-1748**

Dear Building Division,

Platinum Coast Management Corporation (hereinafter as "Platinum") is the managing member for 777 Seaview Island LLC (hereinafter as "Seaview"). Seaview is the current building permit holder & owner under the "Construction Project", located at the address of: **515 36<sup>th</sup> St. Newport Beach, CA 92663**. The Permit No. is X2022-1748 and involves the construction of a new duplex and garage for the property.

**Platinum, on behalf of Seaview, is respectfully requesting a one (1) year extension to the aforementioned permit for the Construction Project.** The reason for this request is a change in ownership for the Construction Project. The owner of the Project was originally **TJ Mercury, Inc.**, but ownership has been transferred to Seaview. Currently, Seaview is in the process of continuing the work improvements and renovations for the property, but requires more time for completion.

Current Progress on the Construction Project:

Currently, Seaview has been making good progress on the project. Seaview is currently at the "foundation stage" of the project. At the current stage, Seaview has just passed the underground sewer inspection and has begun preliminary work on the foundation.

Estimated Time of Completion:

PLATINUM COAST MANAGEMENT CORPORATION

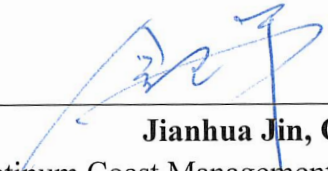
PHONE 626.658.0566 ADDRESS: 17870 Castleton St. Suite 255, City of Industry, CA 91748

A handwritten signature in black ink, appearing to be "tj", is located to the right of the signature line.

Seaview estimates that the Construction Project will be fully completed by one (1) year after the permit extension is granted.

As such, Seaview is respectfully requesting a permit extension of one (1) year to the aforementioned permit for the Construction Project, to facilitate the completion of work progress.

Yours Sincerely,



---

**Jianhua Jin, Owner**  
Platinum Coast Management Corp.



# City of Newport Beach

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## Community Development

TJ MERCURY INC  
18555 FIELDBROOK ST  
ROWLAND HEIGHTS, CA 91748  
**Subject: Notice of Expired Permit**

Address: 515 36TH ST NEWPORT BEACH, CA

Our records indicate that your permit **X2022-1748** issued on **06/22/2022** including any related permits, is expired based on limitations set forth in Newport Beach Municipal Code Section 15.02.100. A notice of pending permit expiration was previously mailed to your address.

Since work is in progress, you are currently in violation of Section 105.5 of the Newport Beach Administrative Code. A new permit will be required prior to resuming work to complete the project. Please obtain a new permit within 14 days as set forth from the above date. Otherwise code enforcement action by the Community Development Department Building Division may be necessary. This may include administrative citations until this matter is resolved.

Please contact the Building Inspector between 7:00 a.m. to 8:00 a.m. or 3:30 p.m. to 4:30 p.m. if you have questions or to inform us of your intentions.

Regards,

**Jason Rudenick**

Jason Rudenick, Building Inspector  
JRUDENICK@newportbeachca.gov  
Phone: 949-644-3262



City of Newport Beach - Building Division

100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone (949)644-3288
Inspection Requests Phone (949)644-3255

Combination Type - MFP ELEC MECH PLUM GRAD



INSPECTOR

COMB Permit : X2018-3856

Project No : 2975-2018

Issued Date : 06/12/2020

Inspection Area : 1

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 06/13/2023 OR PERMIT WILL BE INVALID
Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays

FEMA ELEVATION CERTIFICATE
REQUIRED FOR FINAL

Job Address: 515 36TH ST NB
Description: NEW DUPLEX & GARAGE 4082/422 SF
Legal Desc.: CANAL SECTION LOT 8 BLK 536(AND NELY1/2 LOT 7 BLK 536)

Owner: TJ MERCURY INC
Address: 18535 FIELDBROOK ST
ROWLAND HEIGHTS, CA 91768
Phone:

Contractor: OWNER/BLDR
Address: AUTH AGENT:
ROGER JEN
Phone:

Architect:
Address:
Phone: State Lic:

Applicant: HUDGINS SCOTT
Address: 1107 S COAST HWY
LAGUNA BEACH CA 92651
Phone: 949-322-7922

Con State Lic: O/B
Lic Expire:
Bus Lic:
Lic Exp Date:

Engineer: AFZAL BEHZAD
Address: 4000 BARRANCA PKWY #250
IRVINE CA 92604
Phone: 949-836-8298 State Lic:C-O79628

Code Edit : 2016
Type of Construction: V-B-SPR
Occupancy Group: R3/U
Added /New sq.ft. Bldg: 4082
Added /New sq. ft. Garage: 422
No of Stories: 3
No of Units : 2
Bldg Height: 0
Bldg Sprinklers: Y
Flood Zone: 02%

Worker's Compensation Insurance
Carrier:
Policy No:
Expire:

Building Setbacks Rear: 30
Front: 5
Left: 4
Right: 4

Use Zone: R-2 Parking Spaces: 0 Fire Hazard Zone : N

Designer:
Address:
Phone:
Special Conditions: O/B & LLC ATTACHED

CONSTRUCTION DAYS

NO CONSTRUCTION NOISE

Table with columns for various fees: Building Permit Fee, Plan Check Fee, Excise Tax, Additional Fee, Grading Bonds Fee, Grading PC Consultant, Grading Permit Fee, Grading PC Fee, WQ Insp. Fee, Electrical %, Mechanical %, Plumbing %, Planning Department - Plan check Fee, Fair Share, SJH Trans, In-lieu Housing Fee, Public Works Department - Park Dedication, P/W Plan Check, San Dist, NMUSD Fee, Fire Department - Fire Inspection, Fire Plan Rev, Demolition Fee, Building Dept Adm, General Service, Refund Deposit, Grading Bond. Includes a TOTAL FEE row.

PROCESSED BY: [Signature]
ZONING APPROVAL: [Signature]
GRADING APPROVAL: [Signature]

PUBLIC WORKS APPROVAL: [Signature]
PLAN CHECK BY: [Signature]
APPROVAL TO ISSUE: [Signature]



City of Newport Beach - Building Division

100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone (949)644-3288



HARBOR Permit : M2019-0035

Project No : 1056-2019

Inspection Requests Phone (949)644-3255

Job Address: 515 36TH ST Floor: Suite: Bldg: 0
Description of Work: RE-INFORCE (E) SEAWALL-UTILIZING DYWIDAG TIE-BACKS TO NEW CONCRETE DEADMEN

Inspector Area: 1
Legal Description: CANAL SECTION LOT 8 BLK 536(AND NELY1/2 LOT 7 BLK 536

Owner: GUO JACK Contractor: OWNER/BLDR Engineer: PETROV PLAMEN
Address: 50 W LEMON AV #23 Address: GUO JACK Address: 28161 CASITAS CT
MONROVIA CA 91016 Phone: 909-319-6888 Phone: 909-319-6888 Phone: 714-717-7542
State Lic: C-066947
Applicant: HUDGINS SCOTT Con State Lic: O/B Designer:
Address: 1107 S COAST HWY Lic Expire: Address:
LAGUNA BEACH CA 92651 Bus Lic: Phone:
Phone: 949-322-7922 Lic Exp Date:

NO CONSTRUCTION NOISE ON THE WEEKEND

Special Cond:

Issued Date 12/05/2019

Longshoremen's and Harbor Workers' Compensation Declaration -
Carrier:
Policy No:
Expire:

INSPECTOR

Table with columns for Valuation, Fees, and Plan Check Fee. Includes items like Inspection Fee, Plan Check Fee, Fire Inspection Fee, etc. Total Fee: \$677.00, Plan Check Fee: \$302.00, Fee Due at permit issuance: \$375.00

PROCESSED BY: [Signature]
PLAN CHECK BY: [Signature]

PUBLIC WORKS:
APPROVAL TO ISSUE:
OTHER DEPARTMENTS: CC
FINAL INSPECTION:

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION



**City of Newport Beach - Building Division**

100 Civic Center Drive, Newport Beach, CA 92660  
Permit Counter Phone (949)644-3288



**Electrical Permit : E2020-0284**

Project No : 2975-2018

Inspection Requests Phone (949)644-3255

# INSPECTOR

Job Address: 515 36TH ST Bldg: 1 Floor: Suite:

Description of Work: ELEC TEMP POWER POLE

Inspector Area: 1

Code Edit: 2019

Legal Description: CANAL SECTION LOT 8 BLK 536(AND NELY1/2 LOT 7 BLK 536

Owner: TJ MERCURY INC  
Address: 50 W LEMON AV #23  
MONROVIA CA 91016  
Phone: 909-319-6888

Contractor: OWNER/BLDR  
Address: AUTH AGENT: ROGER JEN  
Phone: 562-338-9555  
Con State Lic: O/B

Worker's Compensation Insurance  
Carrier :  
Policy No:  
Expire :

Issued Date:06/12/2020

Lic Expire:  
Bus Lic:  
Lic Exp Date:

Processed By: SOM

NO CONSTRUCTION NOISE  
ON SATURDAYS

New Construction		Receptacle/Switch/Outlets		FEES		Motors/Transformers (HP/KVA)			
<b>Residential</b>		Receptacles/Outlets:	0 \$0.00	0 to 1 HP/KW/KVA:	0 \$0.00	Temp Underground:	0 \$0.00		
Multi-Family:	0 \$0.00	Fixtures:	0 \$0.00	1 to 10 HP/KW/KVA:	0 \$0.00	Sub Panel:	0 \$0.00		
1-2 Family:	0 \$0.00	Sep Circuits:	0 \$0.00	10 to 50 HP/KW/KVA:	0 \$0.00	:	0 \$0.00		
<b>Service</b>		Low Voltage	0 \$0.00	50 to 100 HP/KW/KVA:	0 \$0.00	:	0 \$0.00		
0-600V up to 200A:	0 \$0.00	<b>Signs</b>		Over 100 HP/KW/KVA:	0 \$0.00	Record Mgmt Fee:	\$0.00		
0-600V over 200A:	0 \$0.00	Branch Circuit:	0 \$0.00	Piggy Back/Temp Power:	0 \$0.00	Plan Check Fee:	\$0.00		
Over 600V or 1000A:	0 \$0.00	Each Add Circuit:	0 \$0.00	Temp Power Pole:	1 \$39.00	Investigation Fee:	\$0.00		
O/H to U/G	0 \$0.00	Time Clocks:	0 \$0.00			Issuance Fee:	\$35.00		
		Additional Fee :	\$0.00			Supplemental Fee:	\$0.00		
<b>TOTAL Fee : \$74.00</b>				<b>Plan Check Fee :</b>	<b>\$0.00</b>	<b>Fee Due at Permit Issuance :</b>		<b>\$74.00</b>	

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION  
Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m.



88.00

\* \$ R 0 0 1 3 4 3 1 9 4 9 \$ \*

2021000771247 11:12 am 12/28/21

65 PP2A G02 3

0.00 0.00 0.00 0.00 6.00 0.00 0.000.0075.00 0.00

RECORDING REQUESTED BY:

*Fidelity*

WHEN RECORDED MAIL TO:

777 Seaview Island LLC  
17870 CASTLETON ST #255  
CITY OF INDUSTRY, CA, 91748

**GRANT DEED**

APN NO.:423-081-07

THE UNDERSIGNED GRANTOR(s) DECLARE(s)  
Documentary transfer tax is \$ 0  
City Tax is \$0.00

- computed on full value of property conveyed or
- computed on the full value less liens of encumbrances remaining at the time of sale.
- Unincorporated area: (X) City of NEWPORT BEACH

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged:

TJ MERCURY INC., A DELAWARE CORPORATION

hereby GRANT(s) to

777 SEAVIEW ISLAND LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

The following real property in the City of NEWPORT BEACH , County of ORANGE, State of California, described as: LEGALE DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

commonly known as: 515 36th Street Newport Beach, CA 92663

See Exhibit A

"The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportional interest in the property, R&T 11923(d)."

TJ Mercury Inc.

*[Signature]* \*a Delaware Corporation

JIANHUA JIN, PRESIDENT

Date: 12/22/2021

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

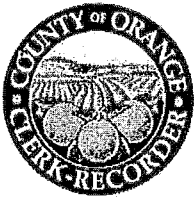
} ss.

On December 22, 2021 before me, Ernest Zuleta, Notary Public, personally appeared Jianhua Jin

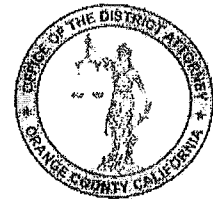
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

20211228077124742308107

TJ MERCURY INC  
18555 FIELDBROOK ST  
ROWLAND HEIGHTS, CA 91748



# COUNTY OF ORANGE



**HUGH NGUYEN**  
**CLERK-RECORDER**  
601 N. Ross Street  
Santa Ana, CA 92701  
(714) 834-2500

## COURTESY NOTICE

**TODD SPITZER**  
**DISTRICT ATTORNEY**  
300 N. Flower Street  
Santa Ana, CA 92703  
(714) 834-3600

TJ MERCURY INC  
18555 FIELDBROOK ST  
ROWLAND HEIGHTS, CA 91748

January 5, 2022

### **SUBJECT: PROPERTY RECORDING CONFIRMATION**

Dear Orange County Homeowner,

The Clerk-Recorder and the District Attorney of Orange County are working together to protect Orange County homeowners from potential fraudulent and illegal activities involving official property records.

This courtesy notice regarding a recent property recording transaction is being sent to you to ensure the legitimacy and accuracy of all records filed with the Clerk-Recorder.

**The Clerk-Recorder's records indicate that a document affecting the title to your real property was recently recorded. A copy of the first page of the document is enclosed for your reference.**

### **IF THE TRANSACTION IS CORRECT, NO ACTION IS REQUIRED ON YOUR PART.**

If you are unaware of this transaction, or suspect fraudulent or illegal activity, you may contact the Orange County District Attorney's Real Estate Fraud Unit by sending an email to [REFraud@da.ocgov.com](mailto:REFraud@da.ocgov.com) or by calling the Real Estate Fraud Hotline at (714) 664-3931. You may also fill out a Real Estate Fraud Complaint Form, which can be accessed at: [www.orangecountyda.org/howdoi/reportfraud.asp](http://www.orangecountyda.org/howdoi/reportfraud.asp). Click on the "Real Estate Fraud Report Form." Once you fill out the form, you will be able to submit it electronically by clicking "submit by email" at the bottom of the form. You will also have the option to print the form and mail it.

If you have any questions about real property records, please contact the Clerk-Recorder Department at (714) 834-2500. For more information regarding real property fraud, visit: [www.ocrecorder.com/services/documents/fraud](http://www.ocrecorder.com/services/documents/fraud).



**HUGH NGUYEN**  
**CLERK-RECORDER**  
 601 N. Ross Street  
 Santa Ana, CA 92701  
 (714) 834-2500

# CONDADO DE ORANGE

## AVISO DE CORTESIA



**TODD SPITZER**  
**DISTRICT ATTORNEY**  
 300 N. Flower Street  
 Santa Ana, CA 92703  
 (714) 834-3600

TJ MERCURY INC  
 18555 FIELDBROOK ST  
 ROWLAND HEIGHTS, CA 91748

January 5, 2022

### TEMA: CONFIRMACION DE REGISTRO DE PROPIEDAD DE BIENES RAICES

Querido Propietario de Bienes Raíces Dentro del Condado de Orange,

El Registro Civil del Condado (Clerk-Recorder) y el Fiscal del Condado de Orange (District Attorney) están trabajando juntos para proteger los propietarios de bienes raíces dentro del Condado de Orange de actividades potencialmente fraudulentas e ilegales involucrado los registros de propiedad de bienes raíces.

Este aviso de cortesía, con respecto a una transacción reciente de registro de propiedad de bienes raíces, se le está enviando para asegurar la legitimidad y la precisión de todos los registros archivados en la Oficina del Registro Civil del Condado de Orange.

**Los registros de la Oficina del Registro Civil indican que un documento afectando la titularidad de sus bienes raíces fue recientemente registrado. Una copia de la primera página del documento está incluida para su referencia.**

**SI ESTA TRANSACCION ESTA CORRECTA NINGUNA ACCION DE SU PARTE ESTA REQUERIDA.**

Si no está consciente de esta transacción, o sospecha actividades fraudulentas o ilegales, puede contactar la Unidad de Fraude de Bienes Raíces de la Fiscalía del Condado de Orange con un correo electrónico a [REFraud@da.ocgov.com](mailto:REFraud@da.ocgov.com) o llamando la Línea de Fraude de Bienes Raíces al (714) 664-3931. También puede completar el Formulario de Queja de Fraude de Bienes Raíces, que puede encontrar en la página web: [www.orangecountyda.org/howdoi/reportfraud.asp](http://www.orangecountyda.org/howdoi/reportfraud.asp). Presiona "Real Estate Fraud Report Form." Al terminar de completar el formulario, puede entregarlo electrónicamente presionando "submit by email" que aparece al final del formulario. También tiene la opción de imprimir el formulario y enviarlo por correo.

Si tiene alguna pregunta acerca de los registros de bienes raíces, favor de contactar al Registro del Condado al (714) 834-2500. Para más información acerca del fraude de bienes raíces, visite: [www.ocrecorder.com/services/documents/fraud](http://www.ocrecorder.com/services/documents/fraud).