



Niguel Shores Community Association  
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**NSCA Street Maintenance Project – January/February 2024**  
(Weather Permitting)

December 2023

Dear Niguel Shores Resident,

Attached please find the detailed schedule and a map for the 2024 street maintenance project in your area and areas that may impact you. Please proceed with caution in the affected areas during this work.

Niguel Shores Drive (From Stonehill Dr. to the Bridge over PCH), Brisbane Bay, Garibaldi Entrance. Montego Bay, Perth Bay, Sidney Bay, Tampico Bay, Verrazanno Bay area are scheduled as follows:

- **Friday, January 5, 2024: Concrete removal and replacement - Montego Bay, Sidney Bay, Perth Bay & Verrazanno Bay**
- **Phase 1 - Monday January 8, 2024 at 7:30AM to Wednesday January 10, 2024 at 12PM - Montego Bay, Tampico Bay and Verrazanno Bay**
- **Phase 2 - Monday January 15, 2024 at 7:30AM to Wednesday January 17, 2024 at 12PM - Niguel Shores Dr. from ½ Capstan Dr. entrance to Stonehill Gate and Perth Bay**
- **Phase 3 - Monday January 22, 2024 at 7:30AM to Wednesday January 24, 2024 at 12PM - Niguel Shores Dr. from ½ Capstan Dr. entrance to ½ Windjammer Dr. entrance & Sidney Bay**
- **Phase 4 - Monday January 29, 2024 at 7:30AM to Wednesday January 31, 2024 at 12PM - Niguel Shores Dr. from ½ Windjammer Dr. entrance to ½ Atlantic Dr/Ave entrances & Brisbane Bay**
- **Phase 5 - Friday February 2, 2024 at 7:30AM - 5PM & Monday February 5, 2024 at 7:30AM to Tuesday February 6, 2024 at 7:30AM - Niguel Shores Dr. from ½ Atlantic Dr/Ave entrances to the PCH Bridge & Garibaldi Gate entrance/exit to near the entrance to Vista Grande**

**This work may directly impact access to your street and driveway**

During this phase of the project affected streets will be closed as necessary to complete this work.

Please notify any contractors or service personnel that they will not have access to the affected areas during the street closures. Cure time could potentially be longer and will be determined by the Street Engineer and Paving Contractor.

If cones are in place after the work is done that indicates that indicates the area is not ready to drive-on. Do not remove cones.

It is recommended to park on streets that are not part of the street work if the work is close to your home. No parking citations will be issued.

**Details on Phase 4 - Monday January 29, 2024 at 7:30AM to Wednesday January 31, 2024 at 12PM**

- During this phase access will be closed to Mariner Dr.
- Guests & Service Providers will be directed to the Selva or Cabrillo vehicle entrances.
- The Clubhouse and Amenities will be open to foot traffic only.

We look forward to having improved aesthetics on your street for all to enjoy with the completion of this project.

Thank you for your patience and anticipated cooperation. If you have any questions please contact the NSCA Office.