

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: February 27, 2017

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
URSULA LUNA-REYNOSA, DIRECTOR
JOHN CIAMPA, SENIOR PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP16-0020 TO ALLOW THE DEMOLITION OF A SINGLE-FAMILY DWELLING AND THE INSTALLATION OF A SIX FOOT TALL WOOD FENCE AND LANDSCAPING IN THE RESIDENTIAL SINGLE-FAMILY 4 (RSF-4) ZONING DISTRICT AND PLANNED RESIDENTIAL DEVELOPMENT 4 (PRD-4) AT 2 RITZ COVE

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP16-0020

PROJECT APPLICANT: Jessica Toohey, Huitt-Zollars

PROPERTY OWNERS: Scott Blum

REQUEST: Approval of a Coastal Development Permit to allow the demolition of a single-family dwelling and the installation of a new six foot tall fence and landscaping located in the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

LOCATION: 2 Ritz Cove (APN 672-461-16)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on February 16, 2017, published within a newspaper of general circulation on February 16, 2017, and posted on February 16, 2017 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15301 (Class 1 – Existing Facilities) in that the project proposes the demolition of a single-family dwelling in an urbanized area.

ISSUES:

- Project consistency with the Dana Point General Plan, Zoning Code (DPZC) and Local Coastal Program (LCP).
- Project satisfaction of all findings required pursuant to the LCP and DPZC for approval of a Coastal Development Permit (CDP).
- Project compatibility with and enhancement of the site and surrounding neighborhood.

BACKGROUND: The project site is a 9,000 square-foot lot in the Ritz Cove Homeowners Association (HOA), which is a neighborhood comprised of single-family residences with only a few remaining vacant lots. The site is improved with a 3,665 square-foot single-family residence and attached garage, which are proposed to be demolished.

The property is zoned "Residential Single-Family 4" (RSF-4) within the Planned Residential Development 4 (PRD-4), and is located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

DISCUSSION: The project proposes to demolish the residence, pool, and hardscape improvements on the site. Upon completion of the demolition, the building pad area would be covered with decomposed granite and additional drought tolerant landscaping would be added to the front yard area. To secure the property, a six foot tall wood fence would be installed 20 feet back from the front property line.

The property owner also owns the adjacent parcel (3 Ritz Cove) and has future plans to demolish the structure to construct one large house over both lots. The property owner is proposing to demolish the house at 2 Ritz Cove at this time because the house is vacant and was recently vandalized. The property owner anticipates submitting plans for the demolition of the house at 3 Ritz Cove and the development of a new residence utilizing both lots in the next one to two years.

The project was reviewed by staff to ensure the vacant site would comply with the applicable City and State standards. Water quality was as significant component of the review to ensure the project design complies with City and State water quality standards. The landscape design was also reviewed to ensure drought tolerant landscaping is proposed to comply with the City's Water Efficient Landscape Ordinance.

The Ritz Cove HOA approved the request for the demolition of the house and the installation of the fence and landscaping.

Coastal Development Permit CDP16-0020

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, demolition of a single-family dwelling on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires approval of a CDP.

Section 9.69.070 of the DPZC stipulates a minimum of seven (7) findings to approve a Coastal Development Permit, requiring that the project:

1. *Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).*
2. *If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).*
3. *Conform with Public Resources Code Section 21000 and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).*
4. *Be sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.*
5. *Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.*
6. *Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.*
7. *Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.*

Recommended approval findings for the Coastal Development Permit have been included in the attached draft Resolution (Attachment 1).

CORRESPONDENCE: To date, the only correspondence received for this project has been a letter of project approval from the Ritz Cove Homeowners Association.

CONCLUSION: Staff finds that the subject project is consistent with the policies and provisions of the City of Dana Point General Plan, Zoning Ordinance and Local Coastal Program. As the project has been found to comply with all standards of development,

staff recommends the Planning Commission adopt the attached Resolution, approving Coastal Development Permit 16-0020, subject to findings and conditions of approval.



John Ciampa, Senior Planner



Ursula Luna-Reynosa, Director
Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 17-02-27-xx

Supporting Documents

2. Vicinity Map
3. Homeowners Association Approval Letter and Plan
4. Site Photos
5. Project Plans

RESOLUTION NO. 17-02-27-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP16-0020 TO ALLOW THE DEMOLITION OF A SINGLE-FAMILY DWELLING AND THE INSTALLATION OF A NEW SIX FOOT TALL FENCE AND LANDSCAPING IN THE RESIDENTIAL SINGLE-FAMILY 4 (RSF-4) PLANNED RESIDENTIAL DEVELOPMENT 4 (PRD-4) ZONING DISTRICT AT 2 RITZ COVE

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Jessica Toohey (the “Applicant”) has filed an application on behalf of the owner Scott Blum (the “Owner”), of real property commonly referred to as 2 Ritz Cove (APN 672-461-16) (the “Property”); and

WHEREAS, the Applicant filed an application for a Coastal Development Permit to allow the demolition of an existing single-family dwelling and the construction of a new six foot tall wood fence and landscaping at the property; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15301 (Class 1 – Existing Facilities); and

WHEREAS, the Planning Commission did, on the 27th day of February, 2017, held a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP16-0020.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A. That the above recitations are true and correct and incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP16-0020 subject to the following conditions of approval:

ACTION DOCUMENT #1

Findings:

Coastal Development Permit CDP16-0020

1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) **in that the site and architectural design of proposed improvements are found to comply with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program for the property) and will further General Plan Urban Design Element Goal No. 2, which states that development should “*preserve the individual positive character and identity of the City’s communities*” by incorporating a drought tolerant landscape design and a six foot tall wood fence that is compatible and complimentary to surrounding structures and neighborhood.**
2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) **in that while the project is located between the nearest public roadway and the sea or shoreline, the property is an improved lot zoned for residential use, located within a private, gated community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches and accordingly, the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.**
3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act - CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) **in that the project is qualified as Categorically Exempt from review under CEQA pursuant to Section 15301 (Class 1 – Existing Facility) in that it proposes the demolition of a single-family dwelling and the installation of additional landscaping and a six foot tall wood fence that is located behind the front yard setback. All landscape and water quality designs were reviewed to ensure compliance with applicable standards and requirements.**
4. That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in

adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources **in that the subject property is a developed parcel containing no environmentally sensitive habitat area (ESHA) and accordingly, the proposed project would not result in adverse impacts.**

5. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that the subject site is an already developed property located within an established area of residential uses with little to no natural landforms present and; in that the proposed demolition of the house will be completed in conformance with applicable regulations for flood and fire, minimizing undue risks from these or other hazards.**
6. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that the proposed project is for the demolition of a single-family dwelling and the installation of a new fence and landscaping that conform to the development and design standards of the Dana Point Zoning Code and so resulting in improvements to the property in a manner that is complementary to surrounding development.**
7. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs **in that the subject project was reviewed by Planning and Building/Safety Division staffs as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program for the subject property). There are no adopted specific plans that apply to the subject property.**

Conditions:

General:

1. Approval of this application permits demolition of all existing site improvements and the construction of a new fence and landscaping at 2 Ritz Cove in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program and Zoning Code.

Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.

2. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.
3. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
4. This Resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.
5. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its offers, employees, or agents arising out of or resulting from the negligence of the Applicant or the Applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses

incurred concerning the claim, action, or proceeding. The Applicant shall also reimburse the City for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

The Applicant and owner, and their successors in interest, shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

6. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
7. The applicant shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The applicant is responsible to coordinate any potential conflicts or existing easements.
8. The applicant shall exercise special care during the demolition phase of this project to prevent any off-site siltation. The applicant shall provide erosion and sediment control measures at all times. The applicant shall maintain the erosion and sediment control devices until the final approval of all permits.
9. The applicant, property owner or successor in interest shall submit a standard Waste Reduction and Recycling Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The standard Waste Reduction and Recycling Plan shall be reviewed and approved and deposit posted prior to issuance of any permits.

Prior to issuance of a Building Permit:

10. The applicant shall submit a demolition plan in compliance with all City of Dana Point standards for review and approval. The demolition plan shall show all drainage from proposed improvements being directed to an approved outlet.
11. A separate erosion control plan shall be included in the project plans. The erosion control plan shall address the potential erosion and sediment loss for the proposed development.

Prior to final approval of all permits:

12. Public Works final approval will be required for all permits.

13. All structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
14. The City of Dana Point shall be provided with a 24hr contact for the continued maintenance and implementation of all erosion and sediment control. The contact shall be authorized by the owner to respond as needed to rain event and weather related issues at the property.
15. The owner shall coordinate with the Planning Division to schedule a final site inspection to ensure the project was constructed per plan and all conditions of approval have been satisfied.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 27th day of February, 2017 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eric A. Nelson
Planning Commission

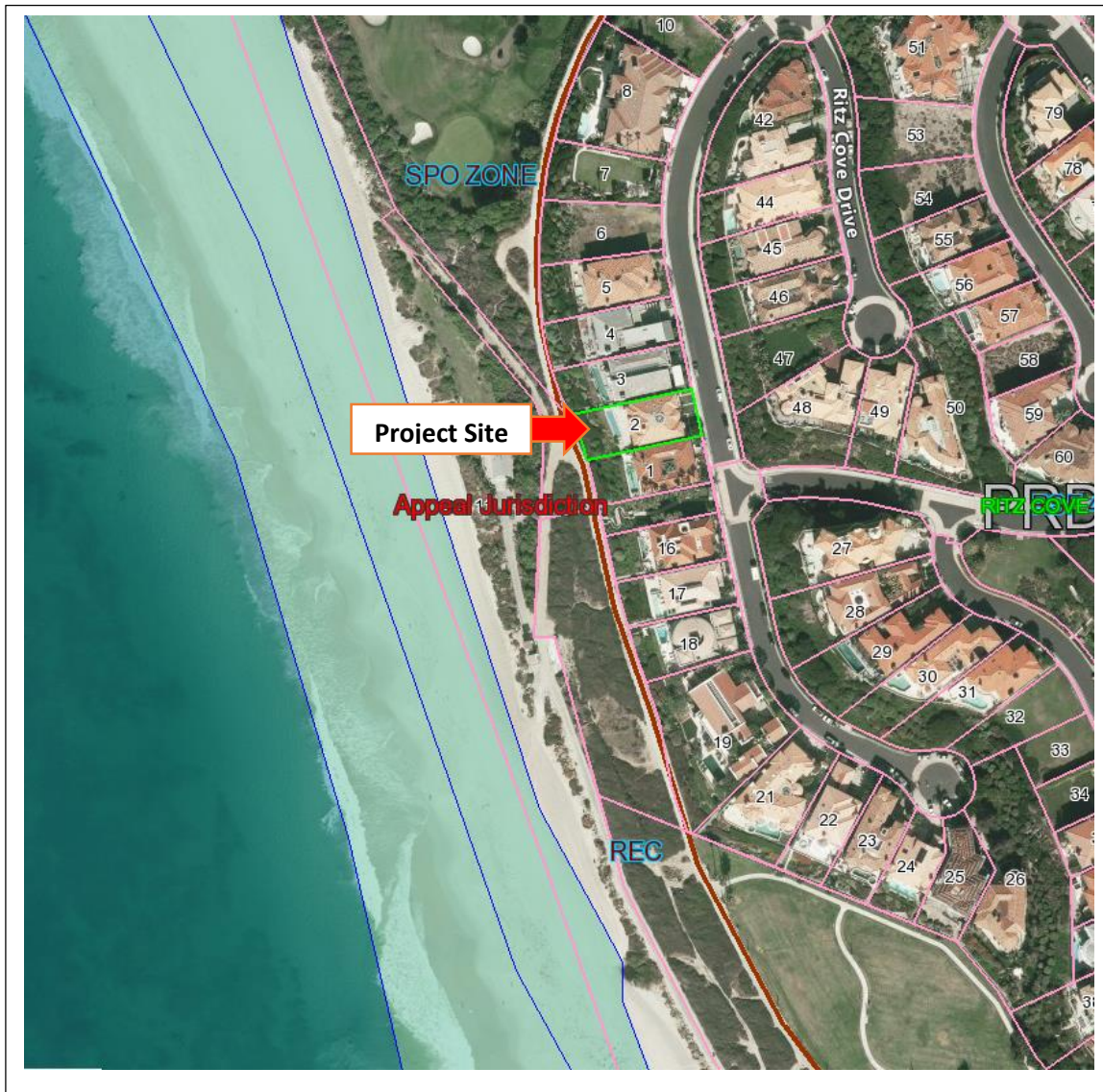
ATTEST:

Ursula Luna-Reynosa, Director
Community Development Department

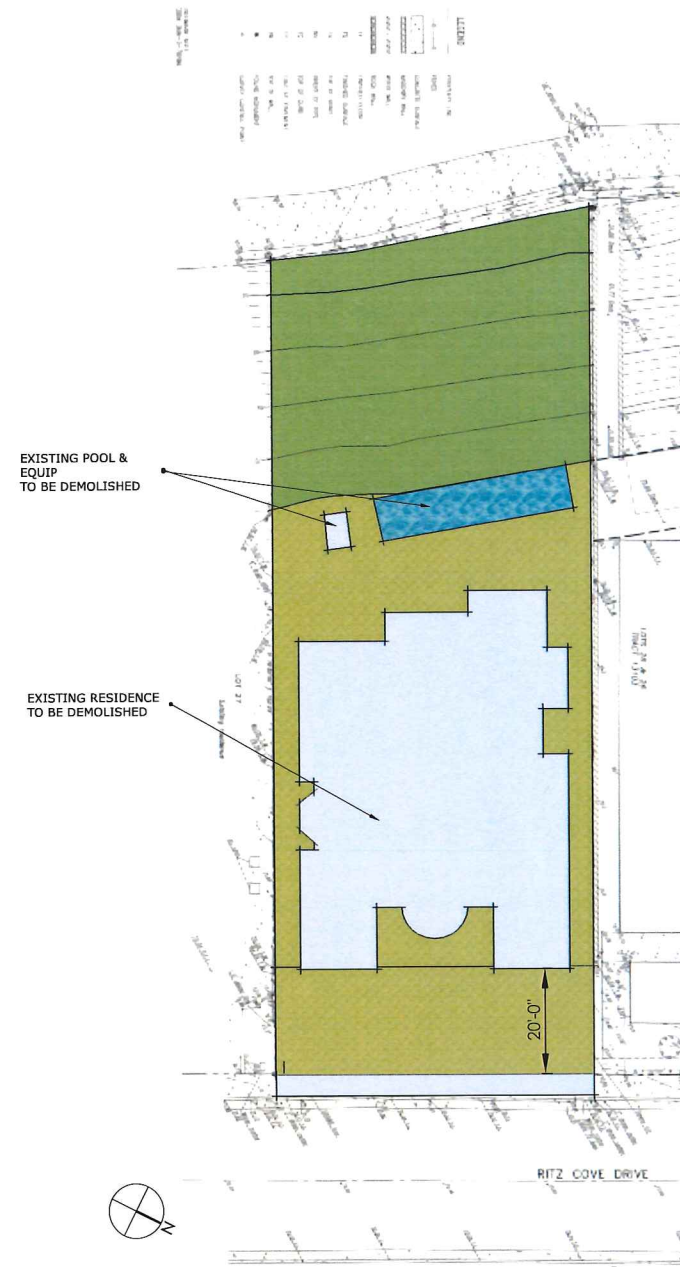


Vicinity Map

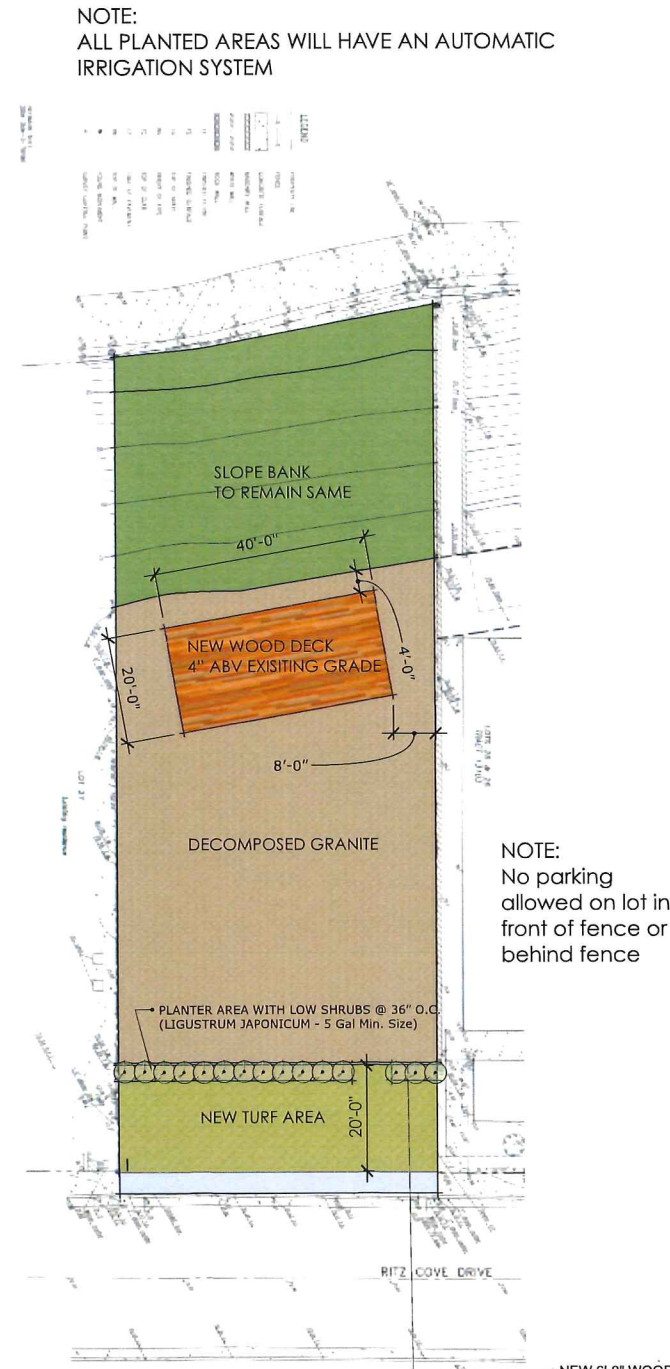
2 Ritz Cove, CDP 16-0020



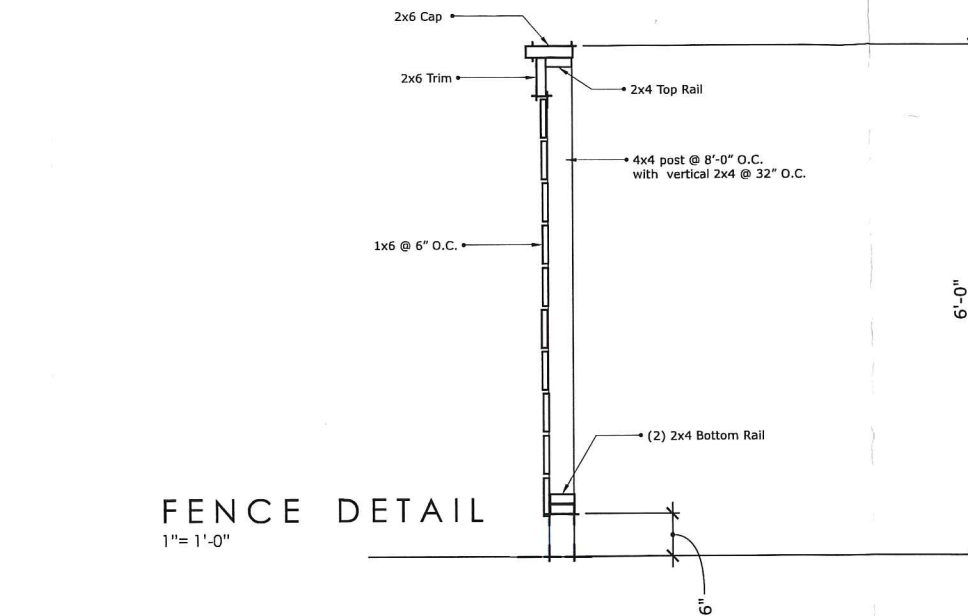
SUPPORTING DOCUMENT #2



EXISTING SITE PLAN



PROPOSED SITE PLAN
AFTER DEMOLITION



FENCE DETAIL
1" = 1'-0"

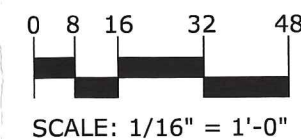


PROPOSED STREET VIEW
AFTER DEMOLITION

DEMOLITION PLAN

BLUM RESIDENCE
2 RITZ COVE
DANA POINT, CALIFORNIA

MODERN DEVELOPMENT LLC



ERIC ZUZIAK, AIA
10-5-2016
revised 10-31-2016



August 2, 2016

Blum Residence
2 Ritz Cove
Monarch Beach, CA 92629

RE: RITZ COVE HOA ARCHITECTURAL REQUEST SUBMITTAL

Dear Homeowner(s),

Your request for the demolition of an existing home and landscape and fence the vacant lot in preparation for a new home application within the next 12 months has been reviewed by the Architectural Control Committee at their July 21, 2016 meeting. The landscape and fence improvements were approved subject to the following conditions. Please provide a resubmittal that addresses the conditions.

The submitted plan indicates by the color and note that the now vacant pad will have turf installed in front of the fence and behind the fence. Please confirm.

Please add a note to the plans that all landscape will include automatic irrigation.

Please add shrubs for at least 50% of the length of the fence on the street side of the fence. The installed size of the shrubs should be 5 gallon, and the species should have a growth habit to at least 5 feet. It was recommended that a Privet hedge be installed (*Ligustrum japonicum*).

Please provide a detail/cross section of the fence, delineating the materials and construction. The fence is to be maintained in a like new condition.

The color of the fence is to match the grey color of #3 Ritz Cove. Please provide the paint manufacturer, color name and color number.

There is to be no parking on the lot, in front or behind the fence.

Please provide a copy of the City issued demolition permit.

SUPPORTING DOCUMENT #3

Please note the following standard conditions:

No Approval is granted by Ritz Cove Homeowners Association until the Final Plans are stamped approved by Ritz Cove Homeowners Association on each sheet of the submittal. Ritz Cove Homeowners Association does not issue approvals by letter only.

Ritz Cove Homeowners Association review/approval does not constitute waiver of any requirements required by applicable governmental agencies and does not constitute acceptance of any technical or engineering specifications. Owner is responsible for obtaining any necessary building permits and inspections from the applicable governmental agencies.

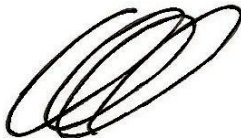
All work must be done per the approved Final Plans. Any work that deviates from the Approved Final Plans cannot be approved by the Inspector. This is true for all parts of the project: the building and its details; the windows, doors and garage door(s); materials and colors; the landscaping and the hardscape. If a change during construction is required, please resubmit to the ACC for approval prior to the change. All resubmittals must be made to the management company. Submittals made directly to the reviewing architect without a management company transmittal will not be accepted.

Thank you for submitting your plans in accordance with the Association's Architectural Guidelines. ¹ Please retain this approval with your other Association-related documents.

If you have any questions regarding this matter, please call me.

Sincerely,

AT THE DIRECTION OF THE ARCHITECTURAL CONTROL COMMITTEE
RITZ COVE HOA

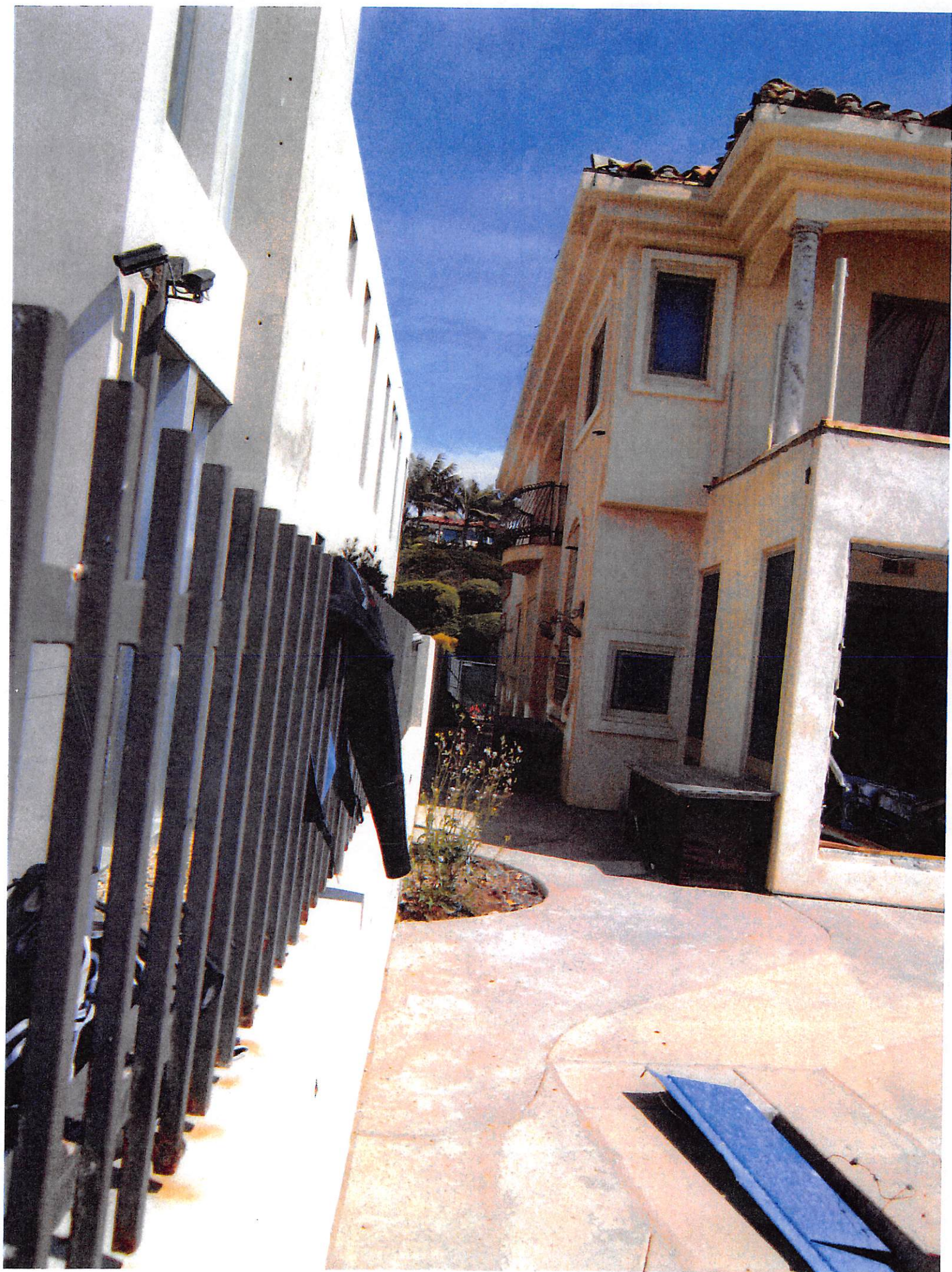
A handwritten signature in black ink, appearing to read "George E. Gustave", written over a horizontal line.

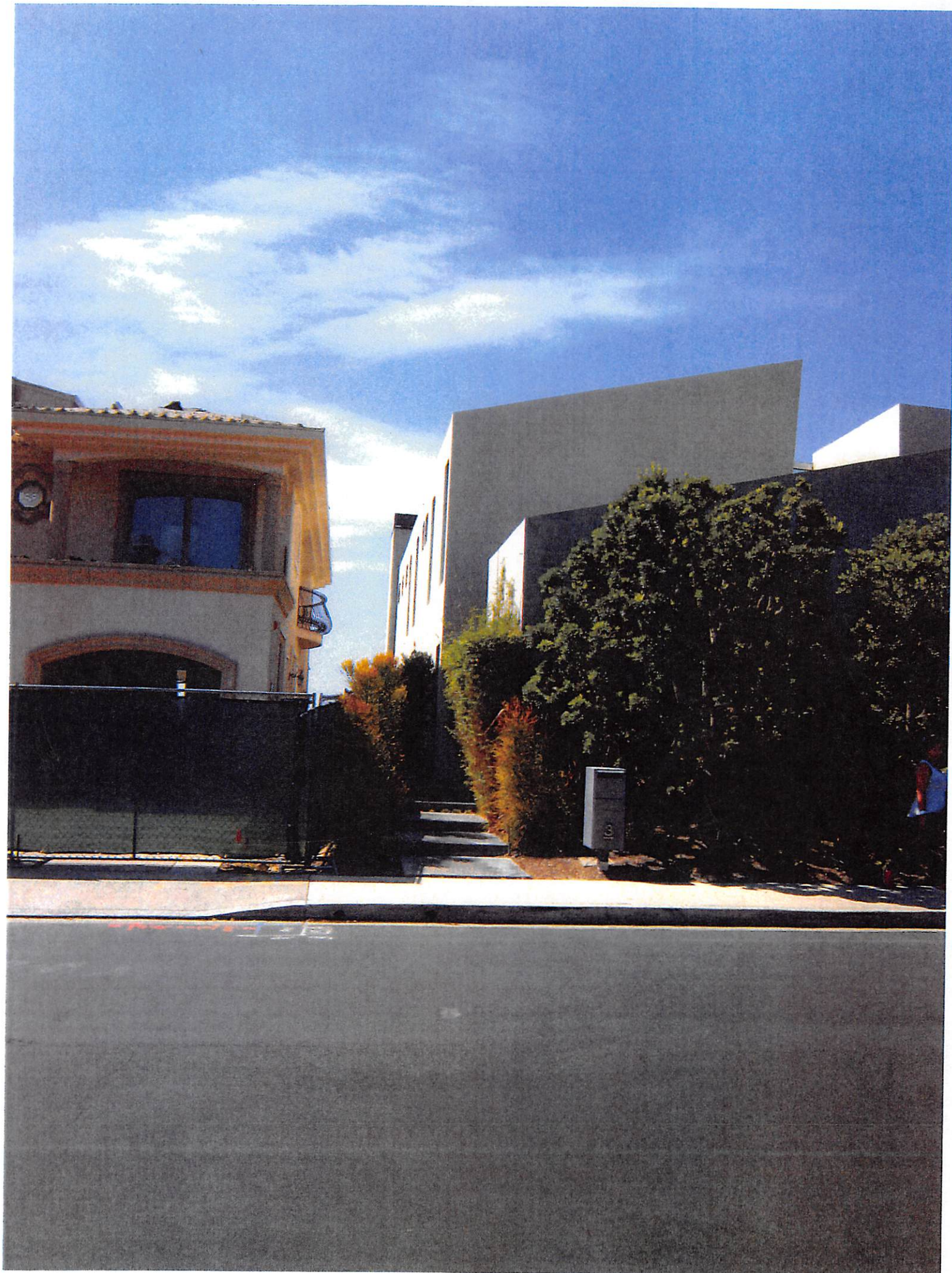
George E. Gustave
Account Executive

¹The approval by the Architectural Control Committee of any plans and specifications for an Improvement to any given Lot shall not be deemed to constitute a waiver by the Architectural Control Committee of its right to object to any features or elements embodied in such plans and specifications in the event said features or elements are embodied in subsequent plans and specifications submitted to the Architectural Control Committee for approval for use on any other Lot. (Art. VIII, Sec. 16)



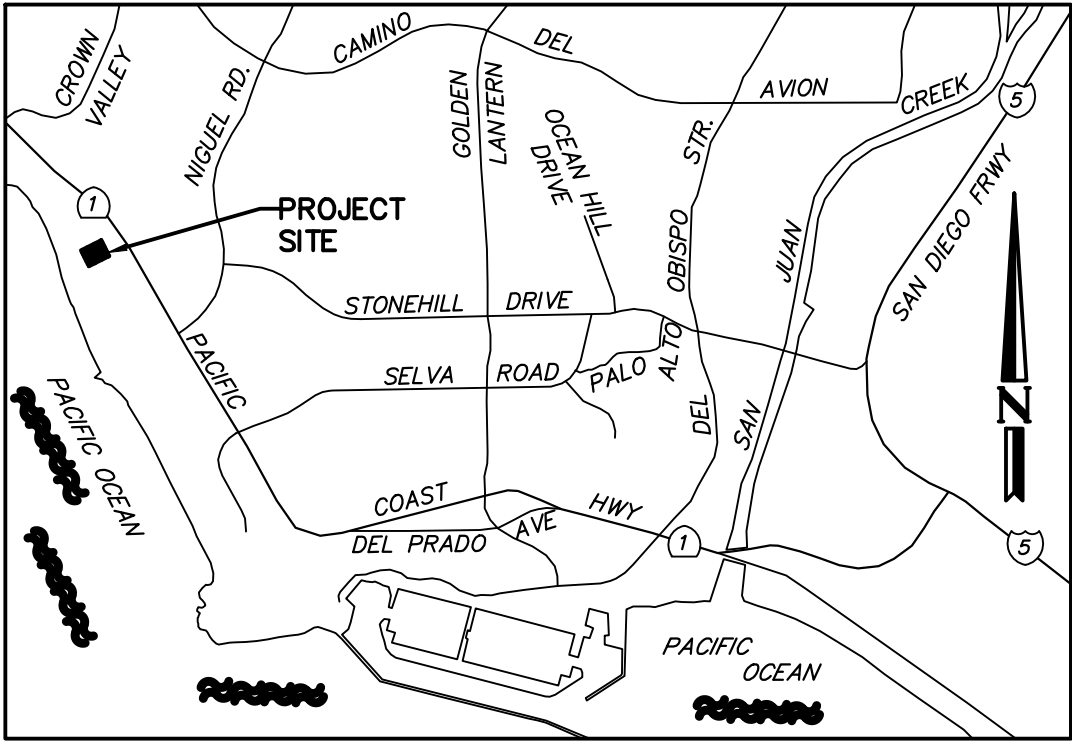
Supporting Document #4











VICINITY MAP
NTS

EROSION CONTROL NOTES

1. IN THE CASE EMERGENCY WORK IS REQUIRED, CONTACT RICH HOLT AT 24-HOUR PHONE NUMBER 949-678-1919
2. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE CITY OF DANA POINT THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
3. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
4. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY
5. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE CITY OF DANA POINT BETWEEN OCTOBER 1 AND APRIL 30. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
6. CATCH BASINS, DESILTING BASINS, STORM DRAIN SYSTEMS AND ANY OTHER REQUIRED BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF DANA POINT.
7. SAND OR GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE CITY OF DANA POINT IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE CITY OF DANA POINT.
8. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION AND SEDIMENTATION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE CITY OF DANA POINT. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND/GRAVEL BAGS, CATCH BASINS AND THE DESILTING BASINS AND OTHER BMPs, AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE CITY OF DANA POINT. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE CITY OF DANA POINT.
9. BMPs SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
11. ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH ¾ INCH MINIMUM AGGREGATE, CLEAN AND FREE OF CLAY, ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL.
12. SHOULD GERMINATION OF HYDROSEEDS SLOPES FAIL TO PROVIDE EFFECTIVE COVERAGE (90%) OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW.
13. PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.

SILTATION AND SEDIMENT CONTROL MEASURES:

1. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHOULD BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE.
2. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS WITH A TOP ELEVATION TWO SANDBAGS BELOW THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GRADED SURFACE BUT NOT TO EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET
3. AFTER SEWER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON FEE CENTERLINE OF A CROWNED STREET.
4. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.
5. PROVIDE EFFECTIVE INLET PROTECTION BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
6. SAND/GRAVEL BAGS AND FILL MATERIAL, AND OTHER BMP MATERIALS SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
7. ALL EROSION AND SEDIMENTATION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
8. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE CITY AGENCIES.
9. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO ENSURE THAT ON-SITE SEDIMENT IS NOT TRANSPORTED OFF SITE.

SITE & DEMOLITION PLAN FOR 2 RITZ COVE

COASTAL DEVELOPMENT PERMITTING DANA POINT ORANGE COUNTY, CALIFORNIA

STORMWATER PROTECTION NOTES:

1. DURING THE RAINY SEASON, THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
2. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE CITY OF DANA POINT'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION, SILTATION AND SEDIMENT CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
3. THE PROPERTY OWNER IS OBLIGATED TO ENSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPs (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS ON THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE INSTALLATION AND MAINTENANCE OF THE BMPs IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN ENFORCEMENT ACTION BY THE CITY OF DANA POINT OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
4. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTE FROM PAINTS, STAINS, SEALANTS, GLUES, LIME, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS. PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN SUCH A CONDITION THAT POLLUTANTS ARE NOT CARRIED OFF THE SITE.
5. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
6. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
7. CATCH BASINS SHALL BE MARKED WITH A STENCIL, CONCRETE STAMP, OR CERAMIC TILE TO INDICATE THAT NO DUMPING IS ALLOWED IN THE STORM DRAINAGE FACILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE CITY STREET MANAGER, RICK RUDEMETER, AT (949) 248-3589 ON THE METHOD, TYPE OF MARKING, AND PLACEMENT OF THE STORM DRAIN MARKINGS. STENCILING OR LABELING MAY ALSO BE REQUIRED IN SPANISH.

NPDES NOTES

1. IN THE CASE OF EMERGENCY, CALL RICH HOLT, CONSTRUCTION MANAGER, AT 24-HOUR PHONE # 949-678-1919.
2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
4. APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORM WATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
9. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
10. DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
18. APPROPRIATE BMPs FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

ENGINEER'S NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THIS PLAN. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES. THE ESTIMATED QUANTITIES HEREON ARE ONLY FOR THE PURPOSE OF OBTAINING THE NECESSARY PERMITS, AND HUITT-ZOLLARS CIVIL ENGINEERS DOES NOT GUARANTEE THE ACCURACY OF THE ESTIMATED QUANTITIES. THE CONTRACTOR SHALL PERFORM HIS OWN QUANTITY TAKEOFF BEFORE SUBMITTING A BID FOR ANY PORTION OF THE IMPROVEMENTS COVERED BY THESE PLANS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL ADHERE TO REGULATIONS REGARDING THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE NO. 403.

ALL WORK SHALL CONFORM TO THE:

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES)
CITY OF DANA POINT REGULATIONS AND ORDINANCES

PROJECT SCOPE:

1. DEMOLITION OF BUILDING, POOL, AND STRUCTURES AT 2 RITZ COVE.
2. CAPPING OF UTILITY LINES
3. STABILIZATION OF SITE WITH EROSION CONTROL.

SOIL REQUIREMENTS:

90% COMPACTION
BACKFILL WITH SAND (TYPE SE25), OR DIRT (COMPACTED TO 90%), OR GRAVEL
(3/4" CRUSHED ROCK AGGREGATE)

BENCHMARK:

OCSBM 3MM-5-78R86
ELEV=169.256
NAVD88 DATUM, 1991 ADJ.

LEGAL DESCRIPTION:

APN # 672-461-16

PROPERTY INFORMATION:

JOB ADDRESS:	2 RITZ COVE DANA POINT, CA 92629
SITE LOCATION (NEAREST CROSS STREETS):	PACIFIC COAST HWY / RITZ-CARLTON DR
HOME OWNERS ASSOCIATION:	MONARCH BEACH
BUILDING AREA:	3,665 SF
TYPE OF CONSTRUCTION:	RESIDENTIAL
ZONING:	SF 40U/AC
LOT AREA:	9777 SF
APN#	672-461-16

SURVEY DISCLAIMER:

IN CONDUCTING SURVEY FOR THE SITE, TOTAL ENGINEERING DID NOT FIND ALL PROPERTY CORNERS. THE PLAT SHOWN ON THIS TOPOGRAPHIC SURVEY REPRESENTS A BEST FIT OF THE RECORD BOUNDARY TO THE FOUND MONUMENTS AND LINES OF OCCUPATION. IT SHALL NOT BE CONSIDERED THE FINAL BOUNDARY. IF PROPOSED IMPROVEMENTS WILL BE DESIGNED TO THE BOUNDARY LINES OR MINIMUM SETBACKS, WE HIGHLY RECOMMEND A RECORD OF SURVEY TO PROPERLY ESTABLISH THE FINAL BOUNDARY. THIS SHOULD BE DONE PRIOR TO FINAL DESIGN. SEPARATELY, UN-PLOTTED EASEMENTS MAY EXIST ON SUBJECT PROPERTY. IF EASEMENTS NEED TO BE PLOTTED, PLEASE PROVIDE A CURRENT TITLE REPORT.

THE DISCHARGE OF POLLUTANTS IS PROHIBITED:

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTE WATER GENERATED ON CONSTRUCTION SITE OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

SHEET INDEX

TITLE SHEET	1
SITE PLAN & QUANTITIES	2
DEMOLITION PLAN	3
EROSION CONTROL PLAN	4
CONCEPTUAL LANDSCAPING AND IRRIGATION PLAN	5

DISCLAIMER

THESE DOCUMENTS HAVE BEEN PREPARED FOR A SPECIFIC PROJECT AND SHALL NEITHER BE ALTERED NOR REUSED FOR ANY OTHER PURPOSE. ALSO, THESE DOCUMENTS DO NOT REPRESENT AS-BUILT CONDITIONS. IF THESE DOCUMENTS ARE ALTERED INTENTIONALLY OR UNINTENTIONALLY, OR REUSED WITHOUT THE DESIGN ENGINEERS' WRITTEN APPROVAL, IT WILL BE AT THE SOLE RISK AND RESPONSIBILITY OF THE USER. THE ACT OF ALTERING OR REUSING IS CONSTRUED AS INDEMNIFYING AND HOLDING THE DESIGN ENGINEERING FIRM AND ITS EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, AND EXPENSES, INCLUDING ATTORNEY FEES, ARISING OUT OF SUCH ACT.

QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMIT PURPOSES ONLY. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY ESTIMATE FOR BIDDING, AND SHALL BID A COMPLETE JOB.



IMPORTANT NOTICE

SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT
TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG



		CITY OF DANA POINT	
2	1/27/17	SECOND PLAN CHECK NO. PA16-0118 — CDP16-0020	
1	11/16/16	PLAN CHECK NO. PA16-0118 — CDP16-0020	
NO.	DATE	REVISIONS	APP.

PREPARED FOR OWNER:
SCOTT BLUM
MODERN DEVELOPMENT, LLC
2 RITZ COVE
DANA POINT, CA
(949) 734-5400

CONTRACTOR:
RICH HOLT
R.B. HOLT, INC.
1420 NANDINA AVE.
SAN JUAN CAPISTRANO, CA
(949) 678-1919

PREPARED UNDER THE RESPONSIBLE CHARGE OF:
HUITT-ZOLLARS
Huitt-Zollars, Inc.
2603 Main Street, Suite 400
Irvine, California 92614
Phone (949) 988-5815 Fax (949) 988-5820
R.C.E. 77517 06/30/17
CIVIL ENGINEER REMI CANDALEE LICENSE NO. EXP. DATE

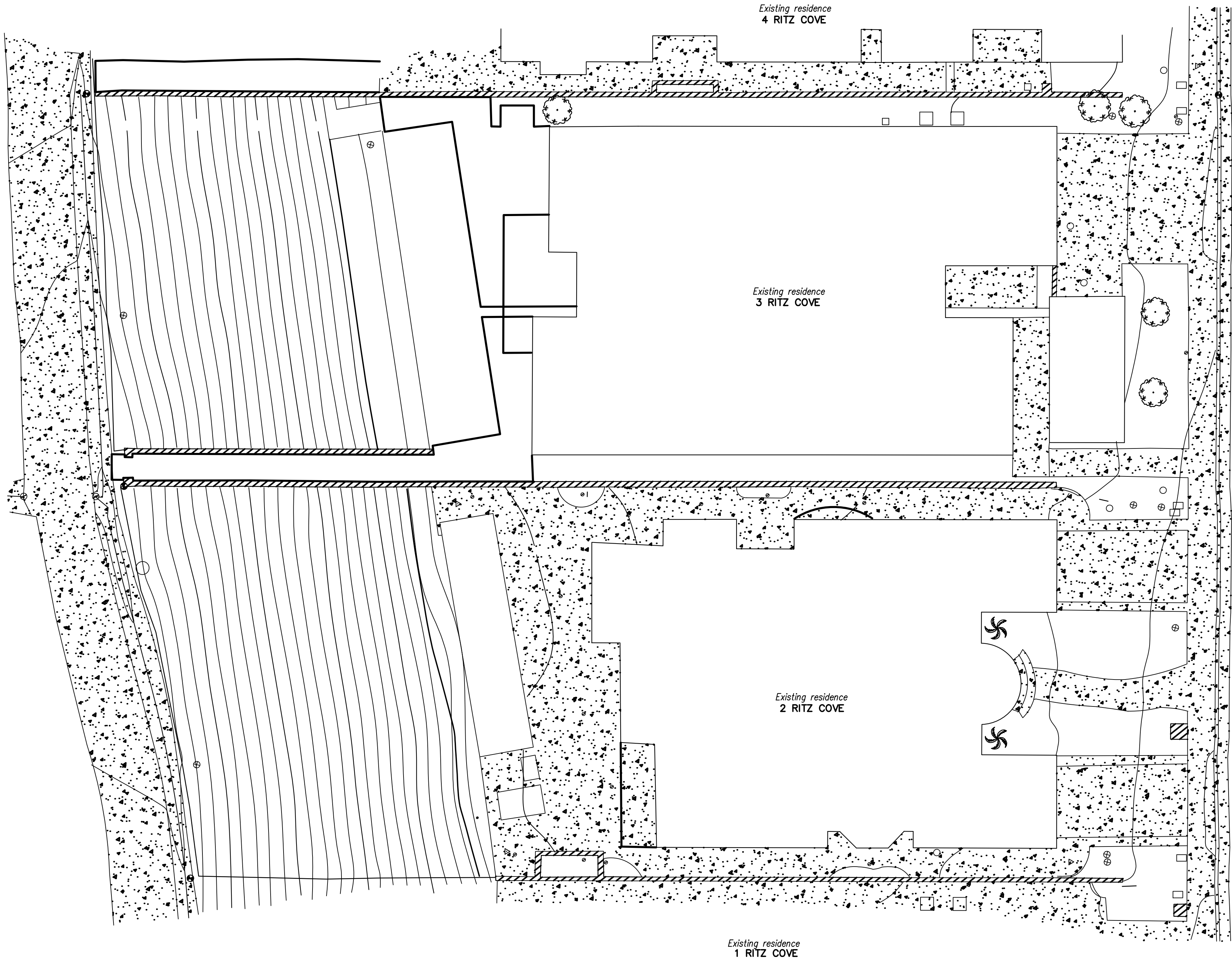
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SCALE:	AS SHOWN

2 RITZ COVE, DANA POINT
COASTAL DEVELOPMENT PERMITTING
TITLE SHEET

CITY OF DANA POINT
COMMUNITY DEVELOPMENT

JOB NO.
R306731.01

SHEET NUMBER
1 OF **5**



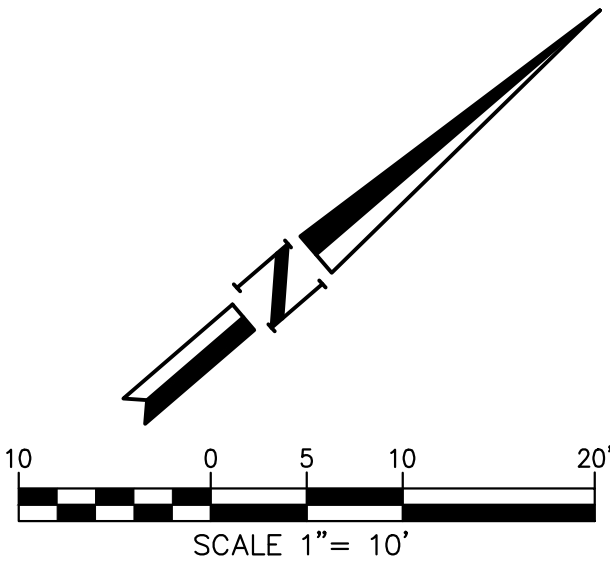
DEMOLITION NOTES		QTY.	UNIT
1	PROTECT IN PLACE (AS NOTED).	--	--
2	DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENT (AS NOTED).	--	--
3	REMOVE EXISTING UTILITY (AS NOTED).	--	--
4	SAWCUT AND REMOVE ALL EXISTING PAVEMENT (AS NOTED).	--	--
5	TRIM TREE AND REMOVE STUMP	--	--
6	DEMOLISH AND REMOVE POOL PER POOL DEMOLITION REQUIREMENTS BELOW	--	--
7	DEMOLISH AND REMOVE POOL PLUMBING AND ELECTRICAL EQUIPMENT PER POOL DEMOLITION REQUIREMENTS.	--	--
8	DEMOLISH AND REMOVE PLANTER.	--	--
9	CAP EXISTING WATER LINE	--	--
10	CAP EXISTING SEWER LINE	--	--
11	CAP EXISTING CABLE TV LINE	--	--
12	CAP EXISTING SDGE LINE	--	--
13	REMOVE SD INLET	--	--
14	CAP EXISTING GAS LINE	--	--
15	CAP EXISTING STORM DRAIN LINE	--	--
16	REMOVE ALL BURIED STORM DRAIN LINES WITHIN THE DEMOLITION LIMITS (AS NOTED).	--	--
17	REMOVE ALL BURIED SEWER LINES WITHIN THE DEMOLITION LIMITS (AS NOTED).	--	--
EROSION CONTROL NOTES		QTY.	UNIT
100	INSTALL GRAVEL BAG EROSION CONTROL AROUND AREA DRAIN (PER CASQA BMP SE-10)	EA	14
101	INSTALL GRAVEL BAG BERM (CASQA BMP SE-6).	LF	250
102	MATERIAL DELIVERY, STORAGE AND USE (CASQA BMP WM-1, WM-2).	LS	1
103	STOCKPILE MANAGEMENT (CASQA BMP WM-3).	LS	1
104	SPILL PREVENTION AND CONTROL (CASQA BMP WM-4).	LS	1
105	INSTALL TEMPORARY TRASH FACILITIES (CASQA BMP WM-5).	LS	1
106	SANITARY SEPTIC WASTE MANAGEMENT (CASQA BMP WM-9).	LS	1
107	INSTALL PERIMETER FENCE	LF	150
108	INSTALL DECOMPOSED GRANITE (CASQA BMP EC-16)	SF	5345
109	WIND EROSION CONTROL (CASQA BMP WE-1).	SF	6575
110	INSTALL SMWD-APPROVED ALTERNATIVE TURFGRASS AND SHRUBS PER CONCEPTUAL LANDSCAPING AND IRRIGATION PLAN	SF	1200

ABBREVIATIONS

AC	ASPHALT CONCRETE	HP	HIGH POINT
AB	AGGREGATE BASE	INV	INVERT
BW	BACK OF WALK	LP	LOW POINT
CB	CATCH BASIN	MH	MANHOLE
C&G	CURB & GUTTER	NTS	NOT TO SCALE
CF	CURB FACE	PE	PAD ELEVATION
CO	CLEAN OUT	R/W	RIGHT OF WAY
CL	CENTERLINE	SDWK	SIDEWALK
FF	FINISHED FLOOR	TB	TOP OF BERM
FG	FINISHED GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TF	TOP OF FOOTING
FL	FLOW LINE	TG	TOP OF GRATE
FS	FINISHED SURFACE	TW	TOP OF WALL
GB	GRADE BREAK	WM	WATER METER
GM	GAS METER	WV	WATER VALVE

SYMBOLS

---	LOT BOUNDARY
— X —	PERIMETER FENCE LINE
○○○○○○○○○○	GRAVEL BAG BERM
----	GRADING LIMITS



CITY OF DANA POINT	
NO.	DATE
2	1/27/17
1	11/16/16

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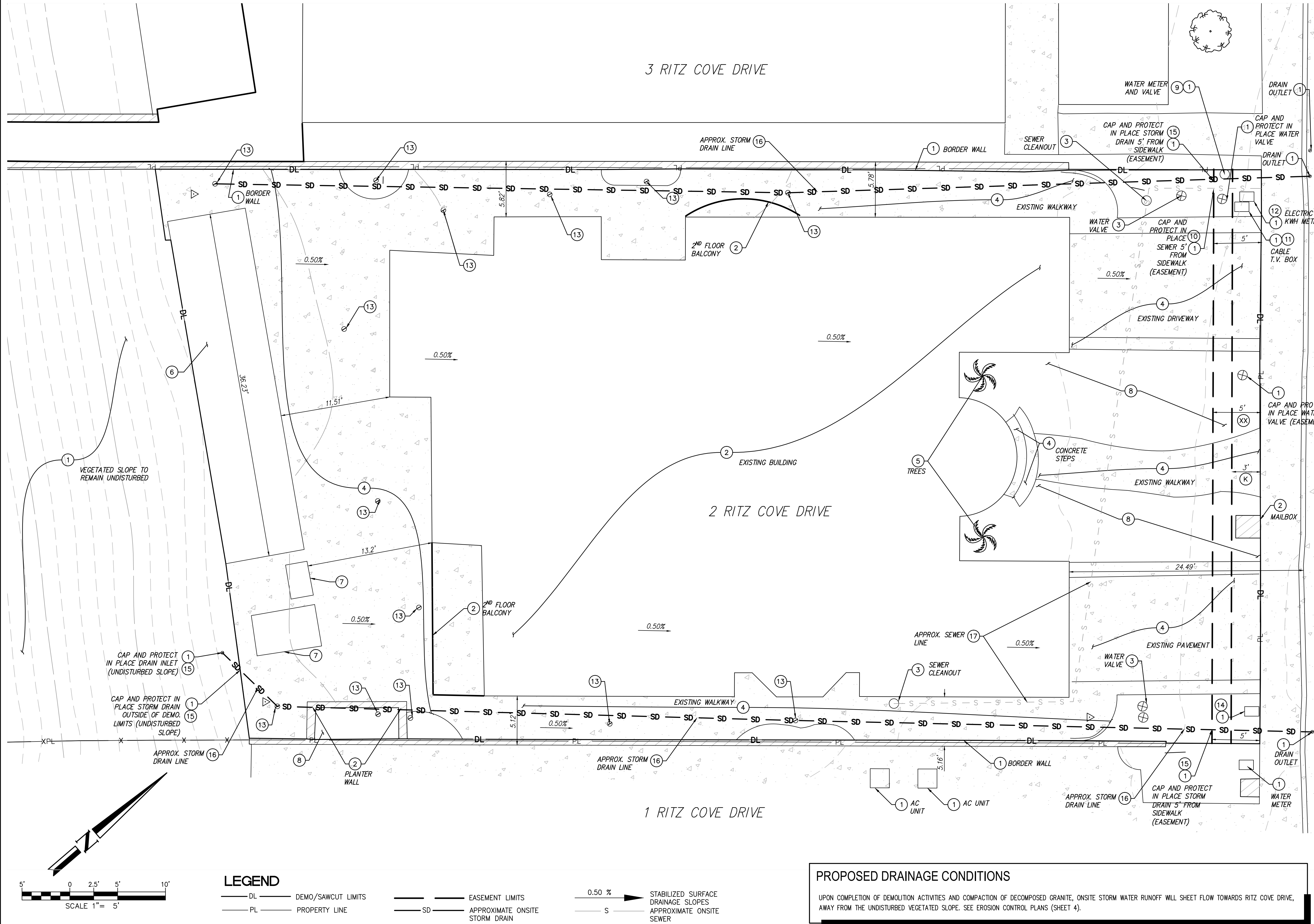
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2 RITZ COVE, DANA POINT
COASTAL DEVELOPMENT PERMITTING
SITE PLAN & QUANTITIES

CITY OF DANA POINT
COMMUNITY DEVELOPMENT

JOB NO.
R306731.01

SHEET NUMBER
2 OF 5



DEMOLITION NOTES

- 1 PROTECT IN PLACE (AS NOTED).
- 2 DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENT (AS NOTED).
- 3 REMOVE EXISTING UTILITY (AS NOTED).
- 4 SAWCUT AND REMOVE ALL EXISTING PAVEMENT (AS NOTED).
- 5 TRIM TREE AND REMOVE STUMP
- 6 DEMOLISH AND REMOVE POOL PER POOL DEMOLITION REQUIREMENTS BELOW
- 7 DEMOLISH AND REMOVE POOL PLUMBING AND ELECTRICAL EQUIPMENT PER POOL DEMOLITION REQUIREMENTS.
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- 9 CAP EXISTING WATER LINE
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- 11 CAP EXISTING CABLE TV LINE
- 12 CAP EXISTING SDGE LINE
- 13 REMOVE SD INLET
- 14 CAP EXISTING GAS LINE
- 15 CAP EXISTING STORM DRAIN LINE
- 16 REMOVE ALL BURIED STORM DRAIN LINES WITHIN THE DEMOLITION LIMITS (AS NOTED).
- 17 REMOVE ALL BURIED SEWER LINES WITHIN THE DEMOLITION LIMITS (AS NOTED).

EASEMENT NOTES

- A 3' WIDE EASEMENT FOR SEWER & WATER PURPOSES IN FAVOR OF SOUTH COAST WATER DISTRICT RECORDED 1/27/1988 PER INSTRUMENT No. 88-038941 O.R. (DENOTED AS 'K' ON TRACT No. 13103 (M.M. 586/42-50).
- A 3' WIDE EASEMENT FOR COMMUNICATION PURPOSES IN FAVOR OF PACIFIC BELL RECORDED 5/26/1988 PER INSTRUMENT No. 88-246991 O.R. (DENOTED AS 'K' ON TRACT No. 13103 (M.M. 586/42-50).
- A 3' WIDE EASEMENT FOR GAS PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY RECORDED 6/15/1988 PER INSTRUMENT No. 88-283507 O.R. (DENOTED AS 'K' ON TRACT No. 13103 (M.M. 586/42-50).
- A 5' WIDE EASEMENT FOR ELECTRICAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY RECORDED 6/15/1988 PER INSTRUMENT No. 88-283507 O.R. (DENOTED AS 'K' ON TRACT No. 13103 (M.M. 586/42-50).

APPLICABLE POOL DEMOLITION REQUIREMENTS

1. THE BOTTOM SHALL BE REMOVED OR SHALL HAVE SEVERAL HOLES PUNCHED THROUGH THE BOTTOM FOR DRAINAGE. A SITE INSPECTION OF THE REMOVAL OR HOLES IS REQUIRED PRIOR TO ANY BACKFILL.
2. THE POOL COPING SHALL BE REMOVED TO A MINIMUM DEPTH OF 18" BELOW THE FINISHED GRADE.
3. WHEN THE COMPLETE POOL SHELL IS REMOVED, AND THE FILL IS OVER 25 YARDS, A SEPARATE GRADING PERMIT IS REQUIRED. THE STOCKPILING OF THE DEMOLITION OR FILL MATERIALS IN THE CITY RIGHT OF WAY IS PROHIBITED. ANY WORK WITHIN THE CITY RIGHT OF WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
4. REMOVAL OF ANY ABOVE GROUND POOL PLUMBING INCLUDING PUMPS AND HEATERS IS REQUIRED.
5. WHEN THE ELECTRICAL SUB-PANEL IS REMOVED, THE ELECTRICAL SUB-FEED CONDUCTORS SHALL BE REMOVED BACK TO THE ELECTRIC SERVICE SUPPLY LOCATION.
6. THE POOL/SPA SHALL BE FILLED IN WITH ONE OF THE FOLLOWING MATERIALS: SAND (TYPE SE25), DIRT (COMPACTED TO 90%), OR GRAVEL (¾ CRUSH).
7. ALL APPLICABLE "BEST MANAGEMENT PRACTICES" PROVISIONS ARE REQUIRED TO PREVENT ANY MATERIALS OR RUNOFF ONTO CITY RIGHT OF WAY OR STORM DRAINAGE SYSTEM.
8. THE DISCHARGE OF POLLUTANT TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

PROPOSED DRAINAGE CONDITIONS

UPON COMPLETION OF DEMOLITION ACTIVITIES AND COMPACTION OF DECOMPOSED GRANITE, ONSITE STORM WATER RUNOFF WILL SHEET FLOW TOWARDS RITZ COVE DRIVE, AWAY FROM THE UNDISTURBED VEGETATED SLOPE. SEE EROSION CONTROL PLANS (SHEET 4).



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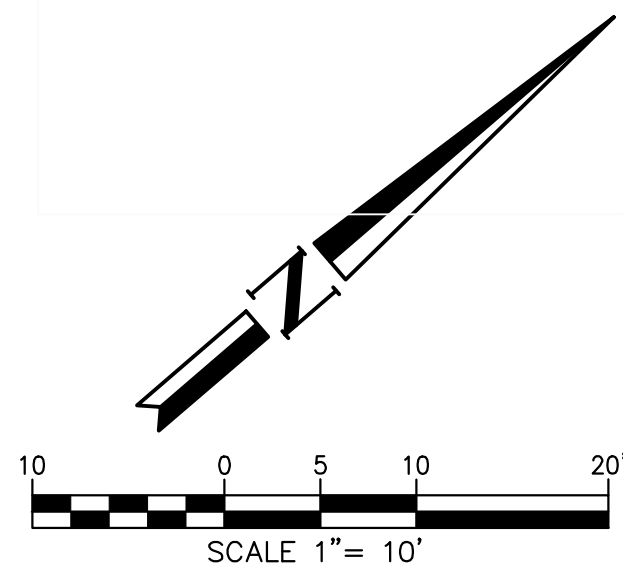
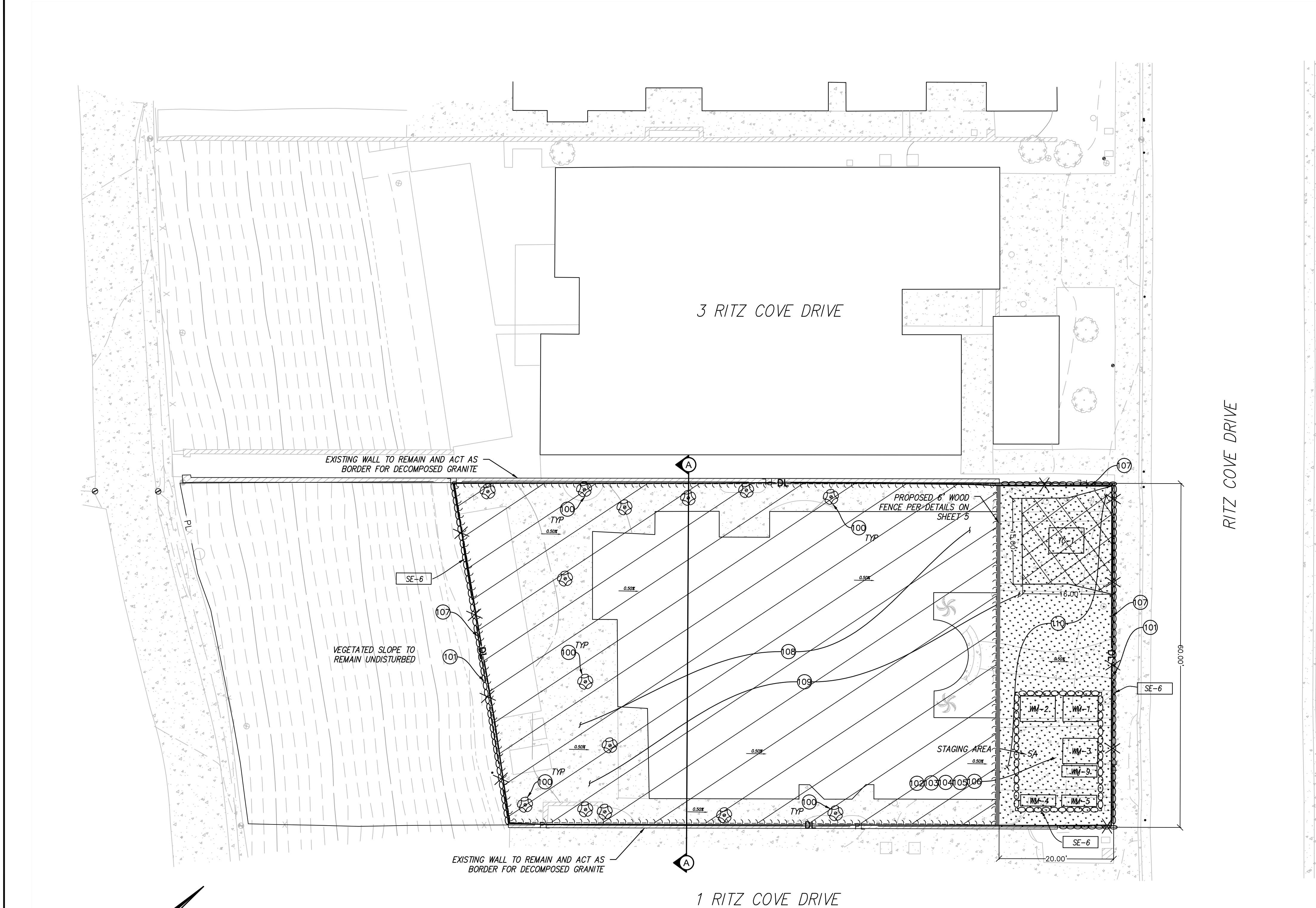
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2 RITZ COVE, DANA POINT
COASTAL DEVELOPMENT PERMITTING
DEMOLITION PLAN

CITY OF DANA POINT
COMMUNITY DEVELOPMENT

JOB NO.
R306731.01

SHEET NUMBER
3 OF 5



DECOMPOSED GRANITE SPECIFICATIONS

DECOMPOSED GRANITE MUST BE CRUSHED GRANITE ROCK SCREENINGS GRADED FROM 3/8-INCH PARTICLES TO DUST. THE MATERIAL MUST COMPLY WITH THE FOLLOWING GRADATION:

SIEVE SIZE	PARTICLE PASSING
3/8 INCH	100
NO. 4	95-100
NO. 8	75-80
NO. 16	55-65
NO. 30	40-50
NO. 50	25-35
NO. 100	20-25
NO. 200	5-15

NOTE: GRADATION BASED UPON AASHTO T11-82 AND T27-82

EROSION CONTROL NOTES

- 100 INSTALL GRAVEL BAG EROSION CONTROL AROUND AREA DRAIN (PER CASQA BMP SE-10)
- 101 INSTALL GRAVEL BAG BERM (CASQA BMP SE-6).
- 102 MATERIAL DELIVERY, STORAGE AND USE (CASQA BMP WM-1, WM-2).
- 103 STOCKPILE MANAGEMENT (CASQA BMP WM-3).
- 104 SPILL PREVENTION AND CONTROL (CASQA BMP WM-4).
- 105 INSTALL TEMPORARY TRASH FACILITIES (CASQA BMP WM-5).
- 106 SANITARY SEPTIC WASTE MANAGEMENT (CASQA BMP WM-9).
- 107 INSTALL PERIMETER FENCE
- 108 INSTALL DECOMPOSED GRANITE (CASQA BMP EC-16)
- 109 WIND EROSION CONTROL (CASQA BMP WE-1).
- 110 INSTALL SMWD-APPROVED ALTERNATIVE TURFGRASS AND SHRUBS PER CONCEPTUAL LANDSCAPING AND IRRIGATION PLAN

LEGEND

- PL LOT BOUNDARY
- X PERIMETER FENCE LINE
- DL DEMO/GRADING LIMITS
- 0.50 % STABILIZED SURFACE DRAINAGE SLOPES
- PROPOSED 6' WOOD FENCE
- SA STAGING AREA
- EC-16 DECOMPOSED GRANITE
- INSTALL GRASS & SHRUBS PER HOA REQUIREMENT
- INSTALL STABILIZED CONSTRUCTION ENTRANCE (TC-1)

*NOTE:
EXISTING INLETS ON SITE ARE TO BE PROTECTED VIA GRAVEL BAG EROSION CONTROL BEFORE BEING REMOVED.

- LIST OF SEDIMENT AND EROSION CONTROL BMP'S (REFERENCE: "CALIFORNIA STORM WATER BMP HANDBOOK", [http:// www.cabmphandbooks.com/construction.asp](http://www.cabmphandbooks.com/construction.asp))
- TEMPORARY SOIL STABILIZATION (EROSION CONTROL)
- EC-1 SCHEDULING
 - EC-2 PRESERVATION OF EXISTING VEGETATION
 - EC-3 HYDRAULIC MULCH
 - EC-4 HYDROSEEDING
 - EC-5 SOIL BINDERS
 - EC-6 STRAW MULCH
 - EC-7 GEOTEXTILES AND MATS
 - EC-8 WOOD MULCHING
 - EC-9 EARTH DIKES AND DRAINAGE SWALES
 - EC-10 VELOCITY DISSIPATION DEVICES
 - EC-11 SLOPE DRAINS
 - EC-12 STEAMBANK STABILIZATION
 - EC-13 RESERVED
 - EC-14 COMPOSITE BLANKET
 - EC-15 SOIL PREPARATION/ROUGHENING
 - EC-16 NON-VEGETATIVE STABILIZATION

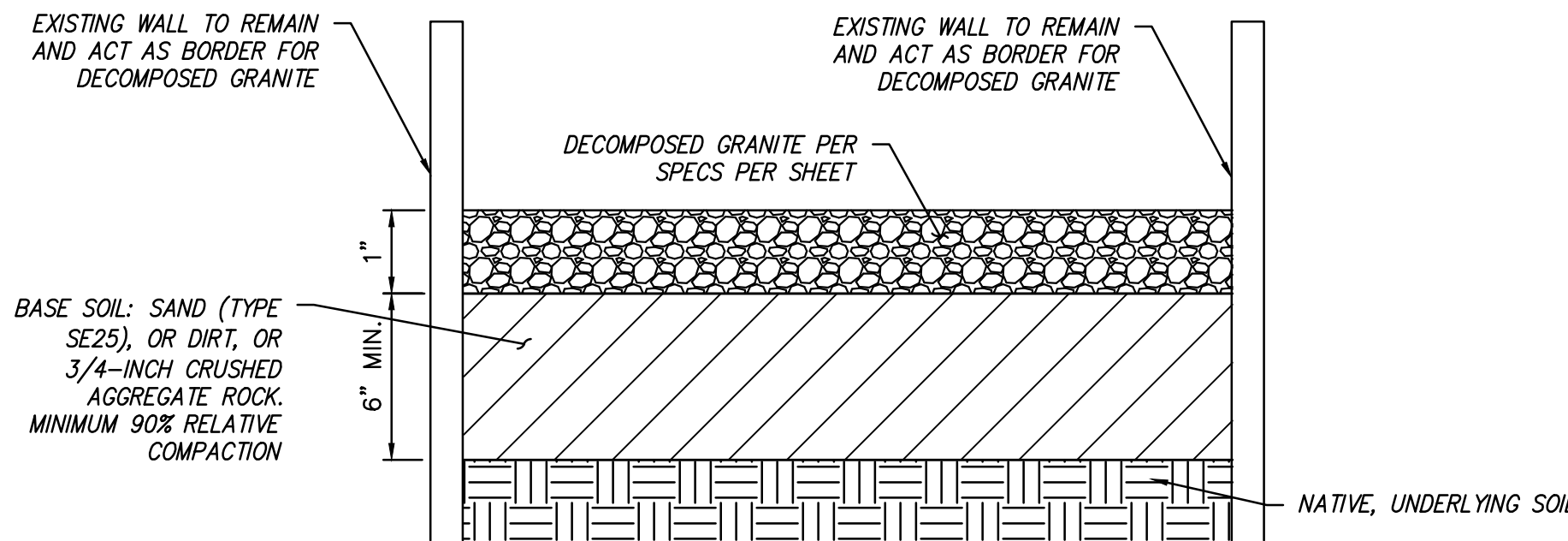
- TEMPORARY SEDIMENT CONTROL BMP'S
- SE-1 SILT FENCE
 - SE-2 SEDIMENT BASIN
 - SE-3 SEDIMENT TRAP
 - SE-4 CHECK DAM
 - SE-5 FIBER ROLL
 - SE-6 GRAVEL BAG BERM
 - SE-7 STREET SWEEPING AND VACUUMING
 - SE-8 SANDBAG BARRIER
 - SE-9 STRAW BALE BARRIER
 - SE-10 STORM DRAIN INLET PROTECTION
 - SE-11 ACTIVE TREATMENT SYSTEMS
 - SE-12 MANUFACTURED LINEAR SEDIMENT CONTROLS (MLSC)
 - SE-13 COMPOSITE SOCKS AND BERMS
 - SE-14 BIO-FILTER BAGS

- WIND EROSION CONTROL
- WE-1 WIND EROSION CONTROL

- NON-STORM WATER MANAGEMENT BMP'S
- NS-1 WATER CONSERVATION PRACTICES
 - NS-2 DE-WATERING OPERATIONS
 - NS-3 PAVING AND GRINDING OPERATIONS
 - NS-4 TEMPORARY STREAM CROSSING
 - NS-5 CLEAR WATER DIVERSION
 - NS-6 ILLICIT CONNECTION/DISCHARGE
 - NS-7 POTABLE WATER/IRRIGATION
 - NS-8 VEHICLE AND EQUIPMENT CLEANING
 - NS-9 VEHICLE AND EQUIPMENT FUELING
 - NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
 - NS-11 PILE DRIVING OPERATIONS
 - NS-12 CONCRETE CURING
 - NS-13 CONCRETE FINISHING
 - NS-14 MATERIAL OVER WATER
 - NS-15 DEMOLITION ADJACENT TO WATER
 - NS-16 TEMPORARY BATCH PLANTS

- WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMP'S
- WM-1 MATERIAL AND DELIVERY STORAGE
 - WM-2 MATERIAL USE
 - WM-3 STOCKPILE MANAGEMENT
 - WM-4 SPILL PREVENTION AND CONTROL
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-6 HAZARDOUS WASTE MANAGEMENT
 - WM-7 CONTAMINATED SOIL MANAGEMENT
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-9 SANITARY SEPTIC WASTE MANAGEMENT
 - WM-10 LIQUID WASTE MANAGEMENT

- TRACKING CONTROL BMP'S
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - TC-2 STABILIZED CONSTRUCTION ROADWAY
 - TC-3 ENTRANCE/OUTLET TIRE WASH



SECTION A-A
SCALE: NTS



CITY OF DANA POINT		PREPARED FOR OWNER:		CONTRACTOR:	
NO.	DATE	REVISIONS	APP.	DATE	
2	1/27/17	SECOND PLAN CHECK NO. PA16-0118 - CDP16-0020			
1	11/16/16	PLAN CHECK NO. PA16-0118 - CDP16-0020			

SCOTT BLUM
MODERN DEVELOPMENT, LLC
2 RITZ COVE
DANA POINT, CA
(949) 734-5400

RICH HOLT
R.B. HOLT, INC.
1420 NANDINA AVE.
SAN JUAN CAPISTRANO, CA
(949) 678-1919

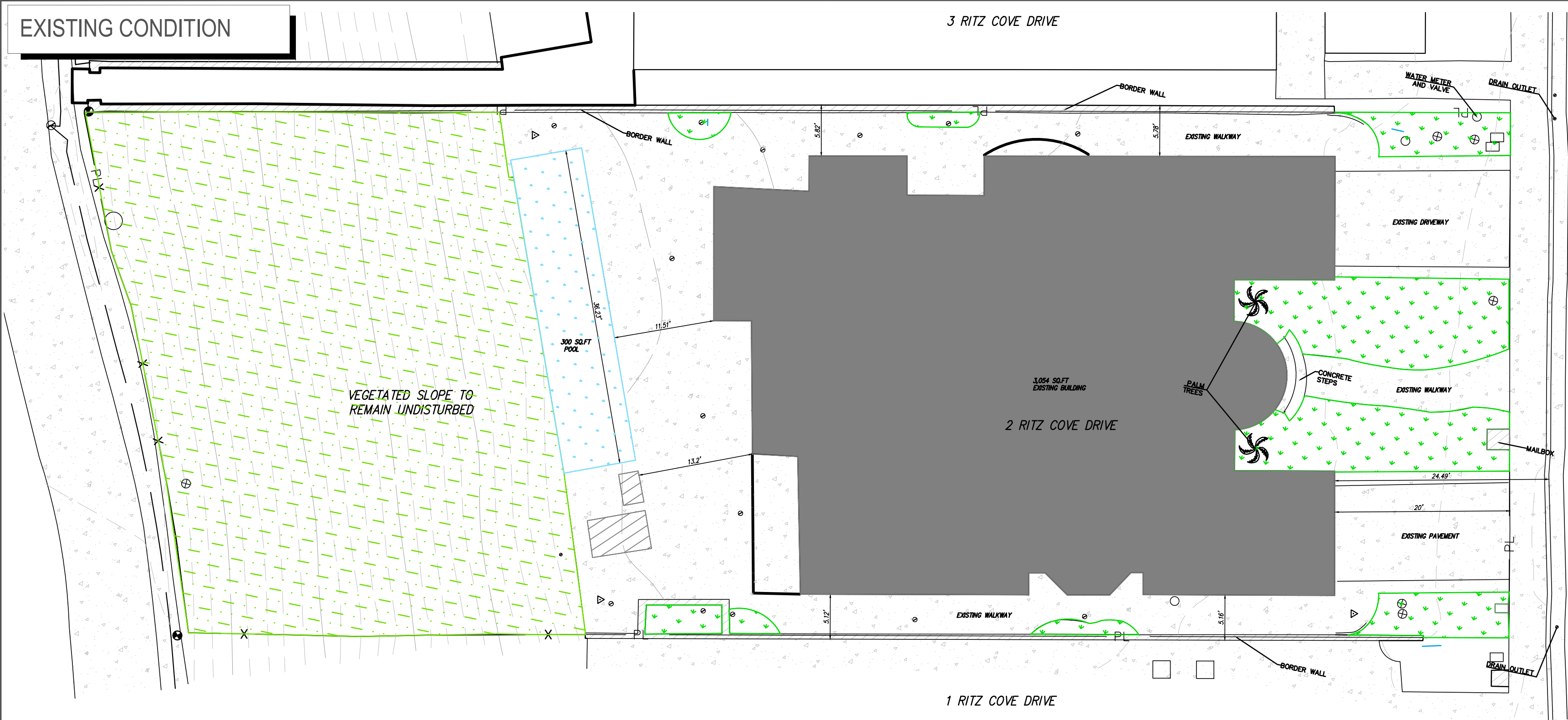
PREPARED UNDER THE RESPONSIBLE CHARGE OF:
HULT-ZOLLARS
Hult-Zollars, Inc.
2603 Main Street, Suite 400
Irvine, California 92614
Phone (949) 988-5815 Fax (949) 988-5820
R.C.E. 77517 06/30/17
CIVIL ENGINEER REMI CANDALEE LICENSE NO. EXP. DATE

DESIGNED BY: RC
DRAWN BY: RR
CHECKED BY: RC
PLOT DATE: 1/27/17
SCALE: AS SHOWN

2 RITZ COVE, DANA POINT
COASTAL DEVELOPMENT PERMITTING
EROSION CONTROL PLANS

CITY OF DANA POINT
COMMUNITY DEVELOPMENT

JOB NO.
R306731.01
SHEET NUMBER
4 OF 5

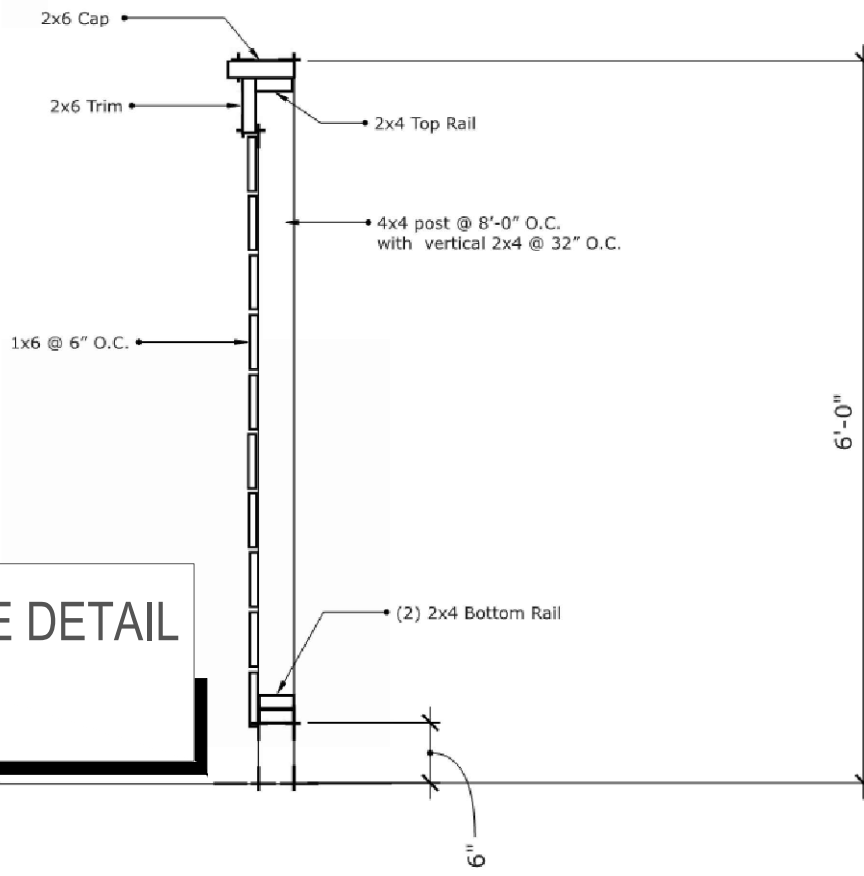


LEGEND	EXISTING CONDITION SURFACE	SQ.FT
HARDSCAPING		
	Existing Building	3054
	Concrete Hardscape	2680
	Pool	300
	Miscellaneous Hardscape (Mailbox, etc.)	46
TOTAL HARDSCAPING		6080
LANDSCAPING		
	Native Coastal Vegetation To Remain	2767
	Drought-Tolerant Shrubs	541
	Palm Trees (x2)	3
TOTAL LANDSCAPING		3311
TOTAL EXISTING LOT		9391

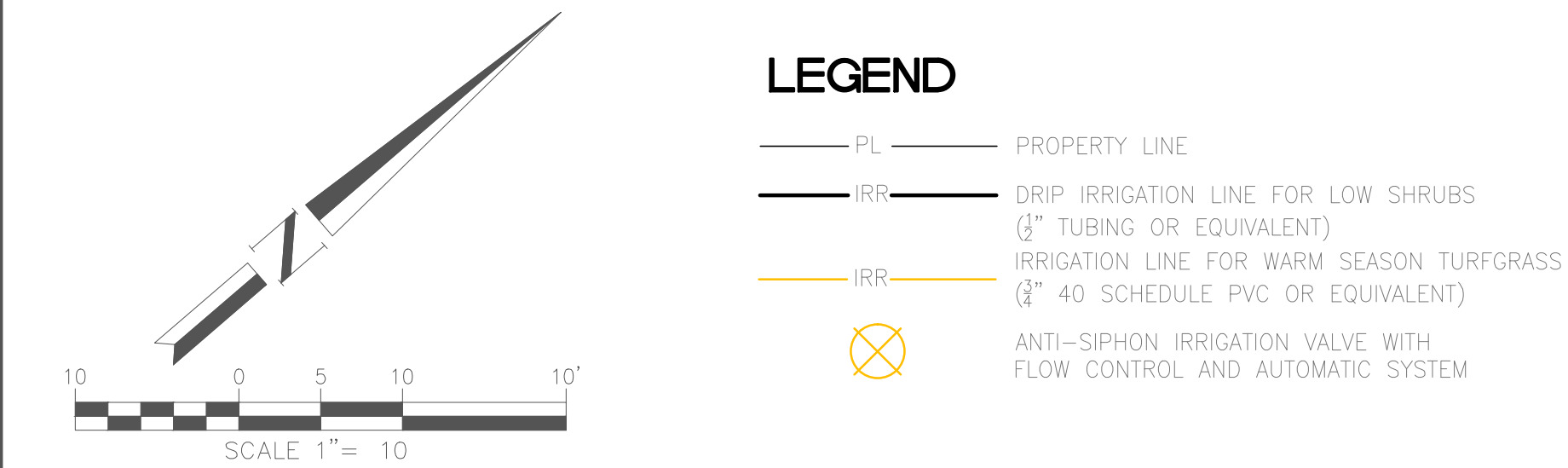


LEGEND	PROPOSED CONDITION SURFACE	SQ.FT
HARDSCAPING		
	1" Decomposed Granite	5345
	New Wood Fence	30
	Miscellaneous Existing Hardscape (Walls, etc.)	49
TOTAL HARDSCAPING		5424
LANDSCAPING		
	Native Coastal Vegetation To Remain	2767
	Alternative Lawn Type Approved by SMWD	1041
	Low Shrubs Planters	159
TOTAL LANDSCAPING		3967
TOTAL PROPOSED LOT		9391

PROPOSED FENCE DETAIL (NTS)



PROPOSED STREET VIEW AFTER DEMOLITION



NO PARKING REQUIREMENT

UPON STABILIZATION OF THE SITE, NO PARKING WILL BE ALLOWED ON LOT IN FRONT OF FENCE OR BEHIND THE FENCE.

WATER CONSERVATION

SELECTION OF DROUGHT-TOLERANT PLANTS AND CONSTRUCTION ACTIVITIES MUST BE CONSISTENT WITH CITY OF DANA POINT MUNICIPAL CODE SECTION 9.27.030. THE DESIGN SHALL EMPHASIZE WATER CONSERVATION THROUGH THE APPROPRIATE USE AND GROUPINGS OF PLANT MATERIALS THAT ARE WELL ADAPTED TO PARTICULAR SITES AND TO LOCAL, CLIMATIC, OR TOPOGRAPHIC CONDITIONS. NOTE: ALL PLANTED AREAS WILL HAVE AN AUTOMATIC IRRIGATION SYSTEM

	CITY OF DANA POINT		PREPARED FOR OWNER:	CONTRACTOR:	CIVIL ENGINEER:		DESIGNED BY:	RC	2 RITZ COVE, DANA POINT COASTAL DEVELOPMENT PERMITTING CONCEPTUAL LANDSCAPING AND IRRIGATION PLAN	JOB NO. R306731.01	
			SCOTT BLUM MODERN DEVELOPMENT, LLC	RICH HOLT R.B. HOLT, INC.	REMI CANDAELE		DRAWN BY:	RR			
			2 RITZ COVE DANA POINT, CA (949) 734-5400	1420 NANDINA AVE. SAN JUAN CAPISTRANO, CA (949) 678-1919		CHECKED BY:	RC	CITY OF DANA POINT COMMUNITY DEVELOPMENT			SHEET NUMBER 5 OF 5
						PLOT DATE:	1/27/17				
						SCALE:	AS SHOWN				