CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT

DATE: **OCTOBER 8, 2018**

TO: **DANA POINT PLANNING COMMISSION**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**
MATT SCHNEIDER, ACTING DIRECTOR OF COMM DEV
SEAN NICHOLAS, AICP, SENIOR PLANNER

SUBJECT: **COASTAL DEVELOPMENT PERMIT CDP18-0008, CONDITIONAL USE PERMIT CUP18-0007, AND SITE DEVELOPMENT PERMIT SDP18-0015 TO DEMOLISH AN EXISTING CHEVRON STATION, AND CONSTRUCT A NEW CHEVRON SERVICE STATION AND CONVIENIENCE STORE WITH ALCOHOL SALES, AND SIGN PROGRAM AT 34306 PACIFIC COAST HIGHWAY**

RECOMMENDATION: That the Planning Commission adopt the attached draft resolution approving Coastal Development Permit CDP18-0008, Conditional Use Permit CUP18-0007, and Site Development Permit SDP18-0015 (Action Document 1).

OWNER: Barry Berkett, Best California Gas, Ltd.

APPLICANT: Gary Semling, Architect, Stantec

REQUEST: A request to demolish an existing Chevron service station, and develop a new Chevron facility including gas canopy, convenience store with alcohol sales, and sign package.

LOCATION: 34306 Pacific Coast Highway (APN: 682-163-04 and 682-163-03)

NOTICE: Public Hearing notices were mailed to property owners within 500 feet, and to occupants within 100 feet of the site on September 20, 2018. The same notice was published in the Dana Point News on September 20, 2018, and notices were posted on October 5, 2018, at Dana Point City Hall, the Dana Point Post Office, the Capistrano Beach Post Office, and the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 – New Construction) California Code of Regulations. Class 3(c) of the CEQA Guidelines stipulates that projects that are consistent with the applicable General Plan and zoning regulations, and a commercial development less than 10,000 square feet are categorically exempt from CEQA.

ISSUES:

1. Is the proposal consistent with the City's adopted Dana Point Specific Plan/Local Coastal Program?

2. Is the proposal compatible with and an enhancement to the surrounding neighborhood and City?

3. Does the project satisfy all the findings required for approving a Coastal Development Permit, Conditional Use Permit, and Site Development Permit?

BACKGROUND: The subject site is a 27,511 square foot developed commercial lot located within the non-appealable area of the coastal zone. The existing Chevron facility was developed in 1966. The project will result in the site being demolished except the site walls. The existing underground tanks and soil remediation equipment will also be removed. The site is surrounded by development on all sides including: an apartment complex to the north; a gas company facility to the east; Del Obispo, Denny's, and South Cove to the south; and Pacific Coast Highway and the entrance into the Dana Point Harbor and Dohney State Beach Campground to the west.

The site is located within the Coastal Development District of the Dana Point Specific Plan (DPSP)/Local Coastal Program (LCP), which remains as the applicable Local Coastal Program for properties on this portion of Pacific Coast Highway. The site is designated as Coastal Couplet Commercial (C-CPC) on the Coastal Land Use Regulations Map and is not located within the appeals area of the Coastal Development District of the DPSP/LCP. In accordance with Implementing Actions Program (Chapter III (B)(2)(b)) of the DPSP/LCP, the Orange County Zoning Code (OCZC) is auxiliary to the DPSP, and for any item or issue not included in the DPSP land use regulations, the OCZC shall apply.

DISCUSSION:

COASTAL DEVELOPMENT PERMIT:
Pursuant to DPSP/LCP Coastal Land Use District Regulations section 5(b)(2)(o) a Coastal Development Permit is required for the development of a new service station.

The new convenience store is proposed to be 3,084 square feet and the new gas canopy with four gas pumps (same as existing) is proposed to be 2,520 square feet. The site plan for the project utilizes both parcels owned by the owner. The parcels will be merged through an administrative lot line adjustment prior to issuance of any permits. The applicant is proposing to move the convenience store towards the rear of the lot adjacent to the Gas Company parcel. This layout allows for an increased setback of the gas pumps and canopy from Pacific Coast Highway from 10 feet to 22 feet. The proposed design allows for better on-site circulation of both vehicles and delivery trucks to avoid traffic impacts on Pacific Coast Highway. Consistent with the OCZC parking requirements, site

frontages that are not curb cuts must have a landscape planter at least 10 feet in depth. The corner of Pacific Coast Highway and Del Obispo will meet this requirement with a new landscaped planter approximately 566 square feet (preliminary landscape plan included as part of Supporting Document 4).

The proposed project provides all required parking stalls on-site in addition to vehicles parked at the pumps. Due to the proximity to the Dana Point Harbor and Doheny State Beach campground the applicant is proposing two oversized parking stalls on-site to facilitate use by visitors to the harbor and campground

Staff has evaluated the requirements set forth in both the DPSP/LCP and the OCZC, and determined the proposed development is consistent with all applicable development standards as shown in Table 1 below:

Table 1: Compliance with DPSC/LCP and OCZC Requirements

Development Standard	DPSP/LCP or OCZC Requirement	Proposed	Compliant
Lot Coverage	100% maximum	15.67%	Yes
Street Setback	17 feet minimum	22 feet (PCH) 26 feet (Del Obispo)	Yes Yes
Residential Side Setback	20 feet minimum	32 feet	Yes
Non-residential Rear Setback	0 feet minimum	3 ft-6in	Yes
Building Height	35 feet maximum	Convenience Store: 21ft-6in Gas Canopy: 21ft	Yes Yes
Parking	11 spaces minimum	11 spaces (Includes ADA, and 2 oversized spaces to support RVs and Boats)	Yes

Architecture

The new proposed gas canopy and convenience store are designed in the Spanish Colonial Revival architectural style. The applicant proposes a true arch for the entrance with full size columns, and lights scaled and designed to complement the architecture. Smaller decorative lights are utilized on elevations visible from the public right-of-way. The building is proposed to have smooth white stucco, Catalina accent tiles below the windows, and an earth tone color wainscot.

The proposed outdoor equipment and trash enclosures have been designed to complement the Spanish Colonial Revival architectural design of the building and canopy with smooth white stucco and wood trellis cover to screen the areas from surrounding uses.

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.*

The required findings are articulated in the attached draft Resolution identified as Action Document 1.

CONDITIONAL USE PERMIT:
Pursuant to the requirements of the OCZC a Conditional Use Permit is required for the ancillary sale of beer and wine at a service station. The applicant is requesting the sale of beer and wine for off-site consumption for limited hours. Staff has conditioned the sale of beer and wine to be limited from 6:00am until 10:00pm daily.

Based on concerns raised by the public regarding alcohol sales on-site, staff has included a condition of approval to prohibit the sale of single serve containers. Staff has also brought this concern to the applicant's attention. The Planning Commission may wish to add more specificity to this condition (COA 12), such as prescribing the minimum number of alcoholic beverages which can be sold at one time based on comments received at the hearing.

Section 9.65.060 of the DPZC stipulates a minimum of four (4) findings to approve a Conditional Use Permit, requiring that the project:

1. *The use will not jeopardize, adversely affect, endanger, or otherwise constitute a menace to the public health, safety, or general welfare, or be materially detrimental to the property of other persons located in the vicinity of such use.*

2. *That the proposed conditional use is consistent with the General Plan.*

3. *That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely or be materially detrimental to the adjacent uses, buildings, or structures.*

4. *That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in this code and required by the Commission or Council in order to integrate the use with existing and planned uses in the vicinity.*

The required findings are articulated in the attached draft Resolution identified as Action Document 1.

SITE DEVELOPMENT PERMIT:

Section 7-9-144.3 of the OCZC requires approval of a Site Development Permit for new master sign programs. The applicant has proposed a sign program below the maximum sign area permitted. The main signs proposed are: a new monument sign/gasoline price sign at the corner of Pacific Coast Highway and Del Obispo, a new wall sign above the entry into the convenience store, and signs on the gasoline pump canopy. Except for the monument sign, which will be internally illuminated, all of the illuminated signs will have halo illumination. Table two provides information on all of the proposed signs, and consistency with the OCZC.

Table 2: Proposed Signs and Compliance with OCZC

Sign	Requirement	Proposed	Compliance
Monument Sign	Sign Height: 4 ft. maximum Sign Area: 30 sq. ft. maximum	Sign Height: 4 ft. Sign Area: 29 sq. ft.	Yes Yes
Convenience Store Wall Sign	Sign Area: 100 sq. ft. maximum	Sign Area: 26 sq. ft.	Yes
Canopy Signs	Sign Area: 100 sq. ft. maximum	Chevron (2 signs): 21 sq. ft. each Chevron logo: 5 sq. ft.	Yes Yes
Spanner Signs	Sign Area: 100 sq. ft. maximum	Chevron logo (12 signs): 14 sq. ft. total	Yes
Total Area	**300 sq. ft. maximum**	**111 sq. ft.**	**Yes**

Section 9.71.050 of the DPZC stipulates a minimum of four (4) findings to approve a Site Development Permit, requiring that the project:

1. *The signs are compliant with the site design and development standards of the Code.*

2. *The signs are suitable for the site and the proposed use and development.*

3. *The signs are compliant with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines.*

4. *The sign design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture.*

The required findings are articulated in the attached draft Resolution identified as Action Document 1.

PUBLIC CORRESPONDENCE: Staff received one written comment (Supporting Document 4) on the proposed fuel canopy being too tall. The proposed fuel canopy has a clearance of 16.5 feet, and a maximum height of 21 feet. This is 14 feet below the maximum height (35 feet) allowed in this zoning district. The fuel canopy complies with all provisions of the DPSP/LCP.

CONCLUSION: Based on the above analysis, staff determines that the required findings can be made and recommends that the Planning Commission adopt the draft resolution approving Coastal Development Permit CDP18-0008, Conditional Use Permit CUP18-0007, and Site Development Permit SDP18-0015 allowing demolition of the existing service station and construction of a new Chevron service station.

Sean Nicholas, AICP
Senior Planner

Matt Schneider
Acting Director of Community Development

ACTION DOCUMENT:

1. Draft Planning Commission Resolution 18-10-08-XX

SUPPORTING DOCUMENTS:

2. Vicinity Map
3. Draft CEQA Exemption
4. Public Correspondence
5. Proposed Plans

ACTION DOCUMENT 1 Draft Planning Commission Resolution 18-10-08-XX

RESOLUTION NO. 18-10-08-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP18-0008, CONDITIONAL USE PERMIT CUP18-0007, AND SITE DEVELOPMENT PERMIT SDP18-0015 TO DEMOLISH AN EXISTING CHEVRON SERVICE STATION, AND CONSTRUCT A NEW CHEVRON SERVICE STATION AND CONVENIENCE STORE WITH ALCOHOL SALES, AND SIGN PROGRAM AT 34306 PACIFIC COAST HIGHWAY

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

WHEREAS, Barry Berkett, Best California Gas, Ltd. (the "Owner"), owns the real property commonly referred to as 34306 Pacific Coast Highway (APNs: 682-163-04 and 682-163-03) (the "Property"); and

WHEREAS, the Owners authorized Gary Semling, AIA (the "Applicant") and the Applicant caused to be filed a verified application for a Coastal Development Permit, Conditional Use Permit, and Site Development Permit to demolish an existing Chevron service station, and construct a new Chevron service station and convenience store with alcohol sales, and sign program at the subject property; and

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

WHEREAS, the Planning Commission did, on the 8th day of October, 2018, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3-New Construction); 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 CDP18-0008, Conditional Use Permit CUP18-0007, and Site Development Permit SDP18-0015.

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

A) The above recitations are true and correct and are incorporated herein by this reference.

Findings:

B) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Coastal

Development Permit CDP18-0008, subject to conditions:

1) That the proposed development is in conformity with the certified Local Coastal Program (LCP) as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 California Code of Regulations/13096) **in that, the proposed project is designed in conformance with the requirements of the Coastal Couplet Commercial (C-CPC) District of the DPSP/LCP and will implement requirements contained therein related to the use of the site, development of new structures, and new sign programs.**

2) That if the proposed development is located between the nearest public roadway and the sea or shoreline of any body of water, is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act **in that, the proposed development is not located between the first public roadway and the shoreline, but the project's incorporation of two oversized parking spaces will make it easier for visitors to both the Dana Point Harbor and Doheny State Beach Campground and day use area to access and utilize the site.**

3) That the proposed development conforms with Public Resources Code Section 21000 (the California Environmental Quality Act) **in that, the project is Categorically Exempt per Section 15303 of the California Code of Regulations (Class 3 –New Construction). Class 3(c) of the CEQA Guidelines stipulates that projects that are consistent with the applicable General Plan and zoning regulations, is a commercial development less than 10,000 square feet, and has all public services and facilities available is categorically exempt from CEQA.**

4) That the proposed development will 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 **in that, the new site layout utilizes both parcels and the gas canopy and convenience store are located further away from Pacific Coast Highway then the existing condition. The landscape improvements will improve the streetscape for this portion of PCH.**

5) That the proposed development will minimize the alterations of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards **in that, the project site will be required to complete a full geotechnical and soils report, and provide detailed plans on how the project will be constructed without impacting any public improvements or surrounding developments. All required building and fire codes will be met and incorporated into the final design.**

6) That the proposed development will be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas **in that, the site has not been improved since 1966, and the new architecture is consistent with recent projects on PCH.**

7) That the proposed development will conform with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or other applicable adopted plans and programs **in that, the subject project has been reviewed by the Planning and Building/Safety Division staffs, and the City's Public Works & Engineering Department, and conforms with the applicable policies and requirements of the DPSP/LCP and the auxiliary Orange County Zoning Code (OCZC), does not require any variances, provides for a service station use consistent the Coastal Couplet zoning subject to the approval of a CDP, and will support the nearby Tourist Recreational/Commercial land uses located in the Dana Point Harbor and Doheny State Beach.**

C) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Conditional Use Permit CUP18-0007 to allow the ancillary sale of alcohol (beer and wine only) for a service station, subject to conditions:

1) The use will not jeopardize, adversely affect, endanger, or otherwise constitute a menace to the public health, safety, or general welfare, or be materially detrimental to the property of other persons located in the vicinity of such use **in that, all proposed development standards have been met and all required engineering, building, and fire codes will be verified and checked again during construction document review if the entitlements are approved. The proposed use is consistent with the Dana Point Specific**

Plan/LCP requirements and uses for the site, and conditions of approval 10-19 address on-site operations to avoid impacts from the alcohol sale use.

2) That the proposed conditional use is consistent with the General Plan **in that, this area is identified in the DPSP/LCP General Plan as Community Commercial and uses in this General Plan designation typically serve residents and visitors traveling on Pacific Coast Highway. The proposed new service station is consistent with that General Plan designation and will continue the existing use. Conditions of approval 10-19 address on-site operations to avoid impacts from the alcohol sale use.**

3) That the nature, condition, and development of adjacent uses, buildings, and structures have been considered, and the proposed conditional use will not adversely or be materially detrimental to the adjacent uses, buildings, or structures **in that, the site has been utilized as a service station since the mid-1960s. The proposed use is consistent with the Dana Point Specific Plan/LCP requirements and uses for the site, and conditions of approval 10-19 address on-site operations to avoid impacts from the alcohol sale use.**

4) That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other land use development features prescribed in this code and required by the Commission or Council in order to integrate the use with existing and planned uses in the vicinity **in that, the proposed service station and convenience store meets all applicable development standards, including landscaping. The proposed use is consistent with the Dana Point Specific Plan/LCP requirements and uses for the site, and conditions of approval 10-19 address on-site operations to avoid potential impacts from the alcohol sale use.**

D) Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves Site Development Permit SDP18-0015, subject to conditions:

1) The signs are compliant with the site design and development

standards of the Code **in that, the signs are proposed compliant with the OCZC requirements for signage, and uses halo illumination for all wall or canopy mounted signs.**

2) The signs are suitable for the site and the proposed use and development **in that, all required price and brand identification signs are included on-site, and the applicant has designed the signs to be scaled for the areas which they are located.**

3) The signs are compliant with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines **in that, the signs will allow for identification of the use, while not impacting any surrounding uses. The use of halo illumination will reduce potential excess light glare.**

4) The sign design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture **in that, the state required signage is provided, and all of the additional signs have been located and scaled to the feature that they are attached to. The use of halo illumination will reduce potential light glare.**

Conditions:

A. General:

1. Approval of this application is to allow the demolition of an existing Chevron service station, and the construction of a new Chevron service station with a convenience store with limited hours of beer and wine sales, new fuel canopy, and new master sign program. 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, the Dana Point Specific Plan (DPSP)/Local Coastal Program (LCP) and the Dana Point Subdivision Code.

2. This discretionary permit(s) will become void two (2) years following the effective date of the approval if the privileges authorized are not implemented or utilized or, if construction work is involved and such work is not commenced within such two (2) year time period or; the Director of Community Development or the Planning Commission, as

applicable, grants an extension of time. Such time extensions shall be requested in writing by the applicant or authorized agent prior to the expiration of the initial two-year approval period, or any subsequently approved time extensions and in accordance with the appropriate sections of the Orange County Zoning Code and the Dana Point Subdivision Code.

3. The application is approved for the location and design of the uses, structures, features, and materials, shown on the approved plans. 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 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 of Community Development determines that the proposed change complies with the provisions and the spirit and intent of this approval action, and that the action would have been the same for the amendment as for the approved plans, the Director may approve the amendment without requiring a new public hearing.

4. 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's 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's 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.

5. The applicant and applicant's 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 applicant and applicant's successors in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions.

7. The project shall comply with all General Provisions of the DPSP/LCP.

8. After issuance of a certificate of use and occupancy for the building, deliveries to the site shall only occur between the hours of 7 a.m. to 8 p.m.

9. The sale of beer and wine shall only occur between the hours of 6:00am until 10:00pm daily.

10. There shall be no advertisement of any beer or wine product outdoors, in windows, or at the front of the store. Similarly, beer and wine shall not be displayed outdoors, in any windows, nor towards the front of the store.

11. No alcohol containers less than 12 oz for beer or 750 ml for wine can be sold. Beer containers (bottle or can) shall not be sold individually.

12. Any employee selling beer and wine shall be 21 years of age or over and complete a Licensee Education on Alcohol and Drugs (LEAD) training program and receive a certificate prior to selling alcohol.

13. 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.

14. The City shall maintain the option to reconsider the Conditional Use Permit (and conditions contained herein), at any time if the Community Development Director and/or Chief of Police Services finds it necessary to re-evaluate impacts of the use on the surrounding community.

15. Prior to the issuance of any demolition, grading, or building permits, a "No Trespass letter" with 24 hour designated responsible party shall be filed with OCSD personnel at the City of Dana Point.

16. Prior to certificate of occupancy, a security camera system shall be installed for areas that may be prone to trespassing, loitering, or illegal camping with a data retention of at least 2 weeks.

17. The service station shall maintain, post, and enforce the current "Do Not Sell List" provided by the Orange County Sheriff Department.

18. Service station employees shall be required to promptly report any suspected criminal activity (shop lifting, loitering, public drunkenness, etc.) to the Orange County Sheriff Department.

19. The applicant shall submit a separate Landscape Plan, in compliance with City standards, for review and approval by the Director of Public Works/City Engineer and Director of Community Development Director or their designee. The Landscape plan shall be in accordance with the approved grading plan, City of Dana Point Municipal Code, the City of Dana Point Grading Manual, the City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements. The plan shall be prepared by a State licensed landscape architect and shall include all proposed and existing plant materials (location, type, size, quantity), an irrigation plan, note wall/fence locations, a grading plan, an approved site plan and a copy of the entitlement conditions of approval. Landscaping and the corresponding Landscape Documentation Package shall comply with Chapter 9.55 (Water Efficient Landscape Standards and Requirements) of the Dana Point Zoning Code and the associated Submittal Requirements and Guidelines referenced therein.

    The Landscape Plan shall specify screening and/or decorative finishes for all above grade walls, utilities and other structures to the satisfaction of the Director of Public Works/City Engineer and the Community Development Director.

    All landscaping (including planting, irrigation, decorative features, etc.) within the City right-of-way surrounding the development shall also be a part of the landscape plan and shall be maintained by the applicant.

    The landscape plan shall address design measures for the rear corner containing the healy tank and behind the building to avoid

potential illegal overnight camping on-site.

20. The applicant shall remove the maroon painted stripe on the front elevation of the convenience store on the plan prior to issuance of building permits.

21. The applicant shall note on the plans that the decorative parapet cornice shall be the same color as the fuel canopy prior to issuance of building permits.

22. All stucco shall be smooth stucco with bull nosed edges. The white color shall be integral to the stucco and painted. The final white color shall be approved by the Director of Community Development or their designee.

23. The applicant shall use a terra cotta color two piece clay roof tile, utilizing mortar packing for 100% of the roof tiles along the front, edges, and ridges, and 25% mortar random mortar packing shall be used throughout the field of the roof tiles. Mortar packing shall be utilized for all bird stops.

24. All wall and canopy mounted signs, except for the monument sign, shall be individually pin mounted channel letters and utilize only halo illumination. Spanners and the brand identification on the gas pumps cannot be individually illuminated.

25. The final Catalina tile design to be utilized for the project shall be approved by the Director of Community Development or their designee.

26. The trash and equipment enclosures shall be stuccoed to match the convenience store, and covered to prevent visibility from above the site.

27. All control joints on the front elevation and other elevations visible to the public shall be caulked or filled with an expandable substance to allow them to function and be painted to match the rest of the building.

28. No outdoor storage is allowed on-site. Any accessory storage shed, canopy or any other proposed structure not shown on the approved plans must be reviewed and approved by the Community Development Department and in accordance with the provisions of the adopted Local Coastal Program.

29. After issuance of building permits and prior to issuance of a certificate of use and occupancy, approval of the proposed building finishes shall be completed on site. All proposed finished materials, colors, and detail elements shall be reviewed and approved by the Community Development Department or their designee prior to installation.

30. Prior to issuance of any permit, the applicant shall complete the required administrative lot line adjustment to merge the two lots together.

31. Applicant shall obtain written approval for any work proposed on adjoining property.

32. The applicant shall be responsible for coordination with SDG&E, AT&T California, SCWD, Southern California Gas Company, and Cox Communication Services for the provision of all utility services.

33. All proposed utilities within the project shall be installed underground.

34. Building materials, unlicensed vehicles, construction equipment, portable toilets, and related items shall not be placed in the public right-of-way.

35. Any approved Signs or other private improvements within the public right-of-way shall require an encroachment permit and Removal and Maintenance Agreement.

36. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation or dust. The applicant shall provide erosion control measures and temporary desiltation/detention basins as required, and use water or other measures to control dust. The applicant shall maintain erosion control devices until final approval of all permits.

37. A Water Quality Management Plan (WQMP) is required as a part of this project. Applicant shall meet all current NPDES Permit requirements.

38. The applicant shall submit a haul route plan for any proposed trucking in the City of Dana Point. The applicant shall secure City Engineer approval and a separate Encroachment permit before any trucking commences on the Project. The City Engineer may restrict the number of daily trucks allowed to avoid traffic impacts. Further, the applicant shall only truck during weekday, non-peak hour traffic periods, excluding weekends and holidays, in the City of Dana Point.

39. Any damage to existing public or adjacent private property facilities shall be repaired or replaced to the satisfaction of the City Engineer, and per City Standards.

40. The applicant shall limit all construction noise and construction traffic in accordance with the City of Dana Point Municipal Code. This shall include construction hours, grading activities, and weekend/holiday limits all directed by the Municipal Code.

41. The applicant shall process an Address Assignment, as needed, for the proposed development, prior to all applications. The Address Assignment shall establish the address for the development.

42. The applicant shall process a Lot Line Adjustment (or Lot Merger), as needed, for the proposed development, prior to all applications.

43. The proposed development shall be constructed in accordance with all requirements of commercial and fuel stations within the flood zone. City studies have determined that the Base Flood Elevation of the site is 20.5.

44. Del Obispo was recently paved by the City of Dana Point and is under the street moratorium, Municipal Code Section 14.01.540. All street work associated with the development shall not include disturbance of the asphalt. Any disturbance of asphalt will result in additional paving requirements.

45. Building(s) shall comply with the 2016 editions of the Building Code with all local amendments.

46. Building plan check submittal shall include the following construction documents:
    - Building Plans (4 sets)
    - Electrical/Plumbing/Mechanical plans by a Registered Design Professional
    - Structural Calculations (2 sets)
    - Soils/Geology Report (3 sets)
    - Drainage Plan

    All documents prepared by a registered-design-professional shall be wet-stamped & signed.

47. Project "*Condition of Approval*" shall appear on the submitted drawings.

48. Fire Department review is required. Submit plans directly to the Orange County Fire Authority for their review and approval.

49. Undergrounding of all onsite utilities is required. An Approved SDG&E Work Order and Undergrounding Plan is required prior to permit issuance.

50. Minimum roofing classification is Class "A".

51. Fire sprinkler system is required.

52. Plans should clearly show compliance with CBC Chapter 11B Accessibility to Public Buildings, Public Accommodations, Commercial Buildings and Public Housing). A Certified Access Specialist (CASp) report is recommended.

53. Soils Report (1803): Submit a foundation and soils investigation report by a Registered Design Professional and conducted in conformance with CBC Section 1803.3 through 1803.5. The report shall comply with CBC Section 1803.6.

54. Foundation system to provide for expansive soils and soils containing sulfates unless a soils report can justify otherwise. Use Type V cement, w/c ratio of 0.45, f'c of 4500 psi.

55. Green Building: Plans shall show compliance & indicate method of verification of compliance with all CALGreen requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures.

56. Separate review, approval, and permits are required for:
    - Separate Structures
    - Retaining Walls
    - Site Walls over 3 ft.
    - Fire Sprinklers
    - Demolition of Structures
    - Signs

B. Prior to issuance of a Precise Grading Permit:

57. Approval from Orange County Health Department for all removal and/or revisions to the existing remediation system and groundwater monitoring shall be submitted to the City of Dana Point.

58. Approval from Orange County Fire Authority for all removal of existing fuel tanks and any additional remediation required shall be submitted to the City of Dana Point.

59. The applicant shall apply for a Precise Grading Permit. The application will include a grading plan and soils report, in compliance with City standards, for review and approval by the Director of Public Works and City Engineer. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies. All grading work must be in compliance with the approved plan and completed to the satisfaction of the Director of Public Works.

60. The applicant shall prepare all needed reports and implement all required actions to meet current water quality regulations including, but not limited to, a Water Quality Management Plan, a Storm Water Pollution Prevention Program, and all other required reports/actions for NPDES Permit compliance.

61. A WQMP shall be submitted for review and approval. The application shall be in compliance with City standards, for review and approval by the Director of Public Works and City Engineer. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies.

62. The WQMP submittal for permit issuance shall include The Trash Enclosure Standard B057-TRASH, or approved alternative, should be included on plans and schematic of the flow regime through detention to BMP will be required.

63. A separate Operations and Maintenance (O&M) Plan shall be submitted as a separate, stand-alone document, with site plan and all manufacturer's maintenance instructions for review and approval.

64. The applicant shall submit a geotechnical study for review and approval. The geotechnical study shall be in compliance with City standards.

65. The geotechnical study shall include, on the geologic cross-sections, please also show a) existing and proposed topography, and b) the temporary slopes and/or shoring associated with the grading for the proposed service station structure and canopy. The cross-section shall provide notes as necessary to address the backcuts and/or necessary to perform the remedial excavations for the structure and

canopy, especially where these excavations are near property boundaries.

66. The geotechnical study shall include, clarification of the remedial grading recommendations (depth and limits of removal, etc.) for areas supporting the proposed site walls associated with the proposed project, including site screen walls beyond the northern side of the proposed station for trash enclosure and mechanical enclosure.

67. The geotechnical study shall include, recommendations for footings (minimum depth of embedment, minimum reinforcing, etc.) for the supports for the site walls, and any other improvements, including site screen walls beyond the northern side of the proposed station for trash enclosure and mechanical enclosure.

68. The geotechnical study shall include, addressing the potential impact of the dewatering that will reportedly be necessary to install the proposed UST's, and provide recommendations as necessary to mitigate adverse impacts of the dewatering on existing adjacent off-site structures, improvements, and the public streets/utilities (Pacific Coast Highway and Del Obispo Street). Section 7.1.5 of the report discusses the use of well point for dewatering, and that the dewatering may cause settlement in the surrounding area. The response provided indicated dewatering was necessary only within the UST cavities. Please provide additional description and detail on the contemplated dewatering system and how the dewatering will be confined to the UST and canopy excavations only.

69. The geotechnical study shall include recommendations for the proposed remedial grading for the site that extends into the groundwater, including the proposed canopy area.

70. Provide a summary list of the geotechnical observations/testing services that should be performed during the construction of this service station facility and associated improvements, including geotechnical related observation of shoring, dewatering, temporary slopes, footing excavations, and pavement/hardscape subgrade.

71. Provide details for the proposed fuel area drainage sump. This facility should be described and included in the project WQMP along with O&M requirements. Provide sizing calculations and any proposed safety mechanisms to ensure that facility will not overflow.

72. A drainage study is required and must be submitted with the application for a grading permit.

73. All storm water shall be discharged through the face of curb by a standard County of Orange parkway culvert.

74. Provide documentation, as available, from the San Diego Regional Water Quality Control Board (SDRWQCB) indicating closure with respect to the soil and groundwater remediation at the site.

75. Surety to guarantee the completion of the project precise grading and drainage improvements, including erosion control, up to 100% of the approved Engineer's cost estimate shall be posted to the satisfaction of the City Engineer and the City Attorney.

C. Prior to Building Plan Check Submittal:

76. The applicant shall obtain a Precise Grading Permit.

77. The applicant shall record a Lot Line Adjustment (or Lot Merger), as needed, for the proposed development.

78. The applicant shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan.

79. A licensed land surveyor shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project.

80. The applicant shall submit a geotechnical rough grade certification for review and approval by the City Engineer by separate submittal. The certification shall state that grading of the site as being completed in conformance with the recommendations of the preliminary geotechnical report.

81. An as graded geotechnical report shall be prepared by the project geotechnical consultant following grading of the subject site. The report should include the results of all field density testing, depth of reprocessing and recompaction, as well as a map depicting the limits

of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site.

82. Approval from Orange County Health Department, Orange County Fire Authority or other, for all removal and/or revisions to the existing remediation system and groundwater monitoring.

83. The cover sheet of the building construction documents shall contain the City's conditions of approval and it shall be attached to each set of plans submitted for City approval or shall be printed on the title sheet verbatim.

84. Verification of all conditions of approval is required by all City Departments.

85. Approvals are required from:
    - Planning Department
    - Public Works
    - Obtain Orange County Fire Authority Approval
    - Obtain Health Department approval
    - Obtain "*Will Serve*" letter from Water District
    - Provide an SDG&E service work order

86. Verification of all conditions of approval is required by all City Departments.

87. All approvals from outside Departments and Agencies is/are required.

88. "***Rough Grade/Pad Certification***" or "***Grading Release Form***" is required from City Engineer.

89. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.

D. Prior to Issuance of Certificate of Occupancy:

90. Prior to commencement of framing, the applicant shall submit a setback certification, by survey that the structure will be constructed in compliance with the dimensions shown on plans approved by the

Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP18-0008. The City's standard "Setback & Grade Certification" form shall be prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval.

91. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structures and any encroachments above the height limit are in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP18-0008. The City's standard "Height Certification" form shall be prepared by a licensed civil engineer/surveyor and be delivered to the City of Dana Point Building and Planning Divisions for review and approval before release of final roof sheathing is granted.

92. An Exterior Lighting Plan for the proposed project shall be submitted to the Director of Community Development for review and approval. The lighting plan shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The Lighting Plan shall include a photometric study that demonstrates that all exterior lighting has been designed and located so that all direct rays are confined to the property. All lighting shall be designed to accommodate the possibility of any required adjustments to the lighting to mitigate unforeseen impacts to properties and public rights-of-ways surrounding the subject property.

93. All landscaping and irrigation shall be installed per the approved final landscape and irrigation plan. A State licensed landscape architect shall certify that all plant and irrigation materials have been installed in accordance with the specifications of the final plan and shall submit said certification in writing to the Director of Community Development. The Community Development Department shall inspect the site to ensure that the landscaping has been installed in accordance with the approved plans.

94. Any ground mounted utility and mechanical equipment shall be screened and sound buffered to the satisfaction of the Director of Community Development and the Director of Public Works & Engineering.

95. The applicant shall schedule a final inspection with the Community Development Department at the site that shall include a review of, among other things, landscaping, finish architecture/materials,

approved through this discretionary action, and compliance with any outstanding project conditions of approval.

96. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.

97. A written certification per City standards and approval by the Geotechnical Engineer approving the precise grading as being substantially in conformance with the approved precise grading plan.

98. A written certification per City standards and approval by the Civil Engineer approving the precise grading as being substantially in conformance with the approved precise grading plan and which specifically approves construction of line and grade for all engineered drainage devices, utility work, retaining walls, and all other improvements.

99. All work in the right-of-way shall be completed in conformance with the Encroachment Permit and the Encroachment Permit Conditions, to the satisfaction of the City Engineer.

100. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.

101. Any and all outstanding fees associated with any part of the entire project shall be paid.

102. The applicant shall complete all of the landscaping and irrigation work per the approved Landscape Plans, including work on both public and private property.

103. A Final WQMP shall be submitted for review and approval. The Final WQMP submittal for permit issuance shall include the manufacturer of the Modular Wetland System shall review project and confirm sizing and design.

104. The Final WQMP submittal for permit issuance shall include The Trash Enclosure Standard B057-TRASH, or approved alternative, should be included on plans and schematic of the flow regime through detention to BMP will be required.

105. A separate Operations and Maintenance (O&M) Plan shall be submitted as a separate, stand-alone document, with site plan, as-builts, manufacturer's maintenance instructions, etc.

106. The applicant shall provide a full WQMP which:

a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.

b. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.

c. Certification from the project Civil Engineer or Landscape Architect of Record that all BMPs and WQMP elements have been constructed and installed as designed with the approved plans and WQMP.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 8th day of October, 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Danni Murphy, Chairman
Planning Commission

ATTEST:

_____
Matt Schneider, Acting Director
Community Development Department

SUPPORTING DOCUMENT 2 Vicinity Map

VICINITY MAP

Project *: CDP18-0008/CUP18-0007/CDP18-0015*

Project Applicant: *Gary Semling, Stantec, Architect*

Location: *34306 Pacific Coast Highway*

N
W E
S

SUPPORTING DOCUMENT 3 Draft CEQA Exemption

CITY OF DANA POINT
NOTICE OF EXEMPTION

Date: October 8, 2018

To: County Clerk-Recorder
County of Orange
12 Civic Center Plaza, Room 106
P.O. Box 238
Santa Ana, CA 92702
Attn: EIR Clerk

From: City of Dana Point
Community Development Department
33282 Golden Lantern, Suite No. 209
Dana Point, California 92629

Project Title: **Coastal Development Permit CDP18-0008/Conditional Use Permit CUP18-0007/Site Development Permit SDP18-0015**

Project Location:
The project is located at 34306 Pacific Coast Highway, within the Coastal Couplet (C-CPC) zoning designation of the Dana Point Specific Plan. Assessor's Parcel Numbers 682-163-04 and 682-163-03.

Description of Nature, Purpose, and Beneficiaries of Project:
A request to demolish an existing Chevron service station, and develop a new Chevron facility including gas canopy, convenience store with alcohol sales, and sign package.

Name of Public Agency Approving Project: City of Dana Point

Project Applicant: Gary Semling, 1383 N. McDowell Blvd, Suite 250, Petaluma, CA, (707) 658-4717

Exempt Status: (Check One)
Statutory Exemption
___Section:
___Ministerial (Sec. 21080(b)(1); 15268):
___Declared Emergency (Sec. 21080(b)(3); 15269(a))
___Emergency Project (Sec. 21080(b)(4);15269(b)(c))
_X_Categorical Exemption: Class: 3 Section: 15303
___Exempt: Sections:

Reason Why Project is Exempt:
The project includes a new service station and convenience store commercial facility less than 10,000 square feet, is consistent with the General Plan and Zoning Regulations/LCP of the Dana Point Specific Plan, and has all public services and facilities available.

Lead Agency Contact Person:
Sean Nicholas, AICP, Senior Planner (949) 248-3588
City of Dana Point
32282 Golden Lantern
Dana Point, CA, 92629

Signature: _____ Date: _____ Title: _____
___ Signed by Lead Agency ___ Signed by Applicant

SUPPORTING DOCUMENT 4 Public Correspondence

Sean Nicholas

From: jody.payne <jody.payne@cox.net>
Sent: Monday, October 01, 2018 12:34 PM
To: Sean Nicholas
Subject: Re: Canopy Height
Attachments: 20180929_102441_resized.jpg; 20180929_101745_resized.jpg; 20180929_101619_resized.jpg; 20180929_101121_resized.jpg; 20180929_100310_resized.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sean,
Here are my photos of local stations. I was not able to get Arco. The tallest is the Chevron by Browne's Flowers with a 14' clearance. Costco in SJC has a 13' 6" clearance and gets plenty of boats. The Union 76 by Big 5 has a 13' 2" clearance. Even the bridge by the Doubletree has only a 14' 8" clearance. The request for a 16' 5" clearance is out of character for the entryway to our city and is unnecessary. A clearance like Costco at 13' 6" should improve the station and is all that is necessary.

Thanks,
Jody

Sent from my Verizon, Samsung Galaxy smartphone

Sean Nicholas

From: jody.payne <jody.payne@cox.net>
Sent: Monday, October 01, 2018 2:05 PM
To: Sean Nicholas
Subject: Re: Canopy Height
Attachments: 20181001_132804.jpg; 20181001_132311.jpg

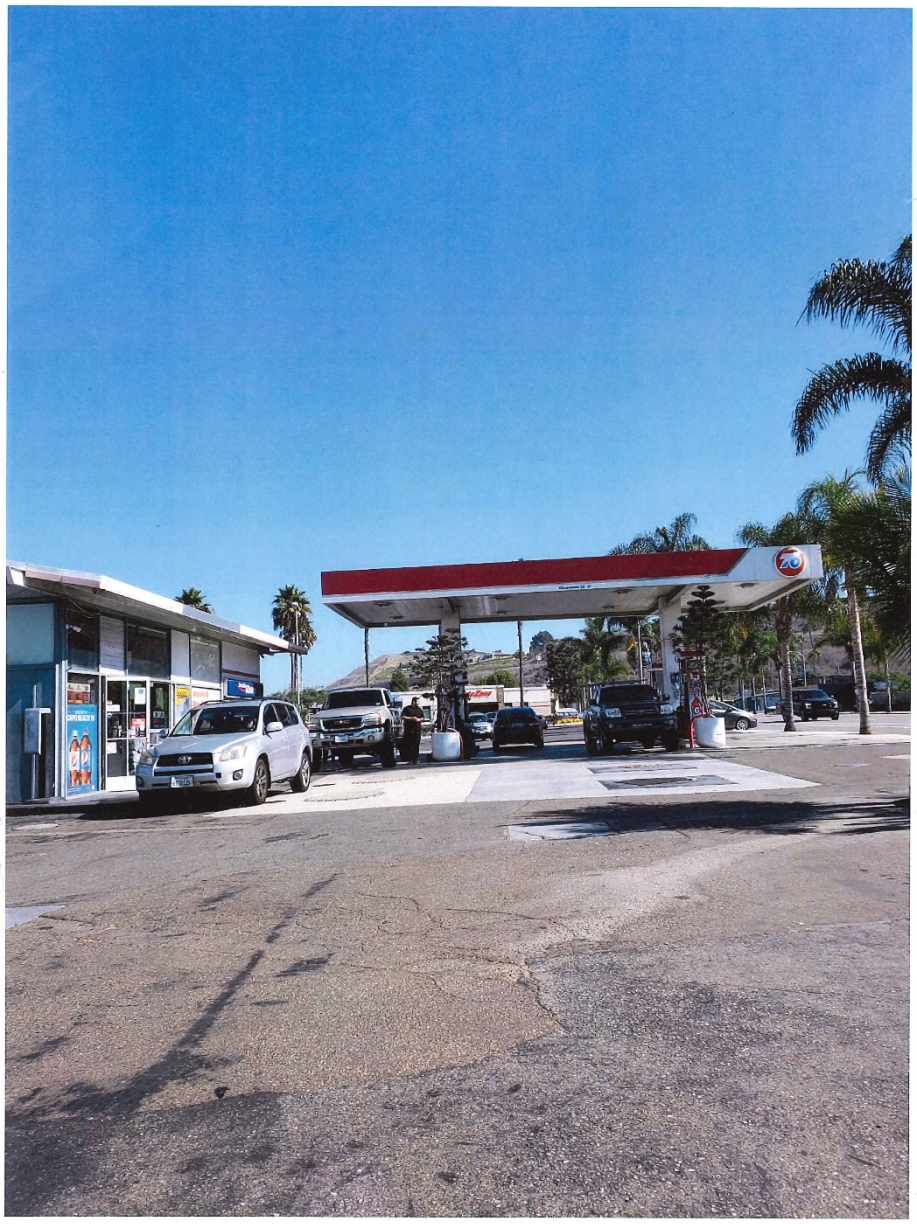
Hi Sean,
Here are two more: the Arco on PCH is 13' clearance, the Chevron at Albertsons is also 13' clearance. I think the only one I have missed is the stations up in Monarch Beach.

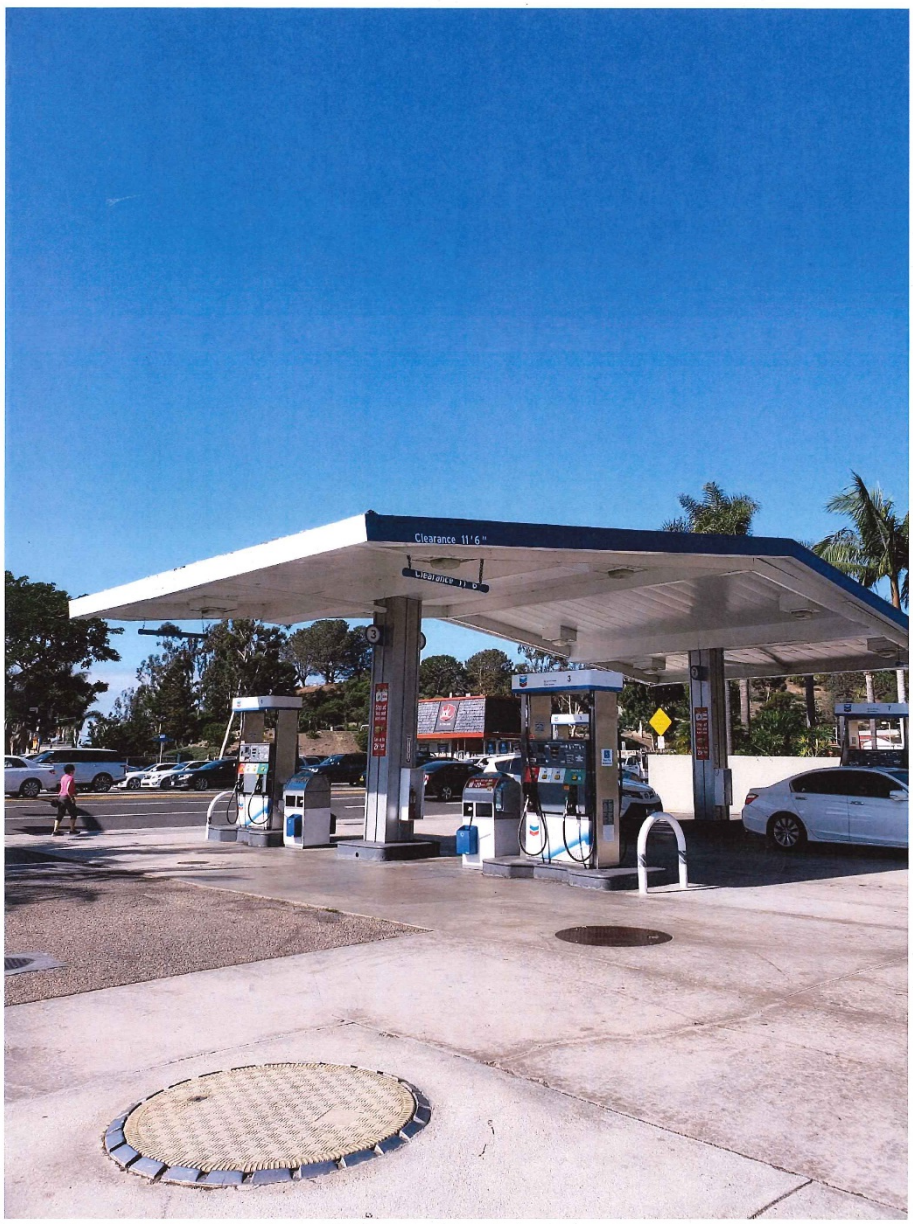
Jody

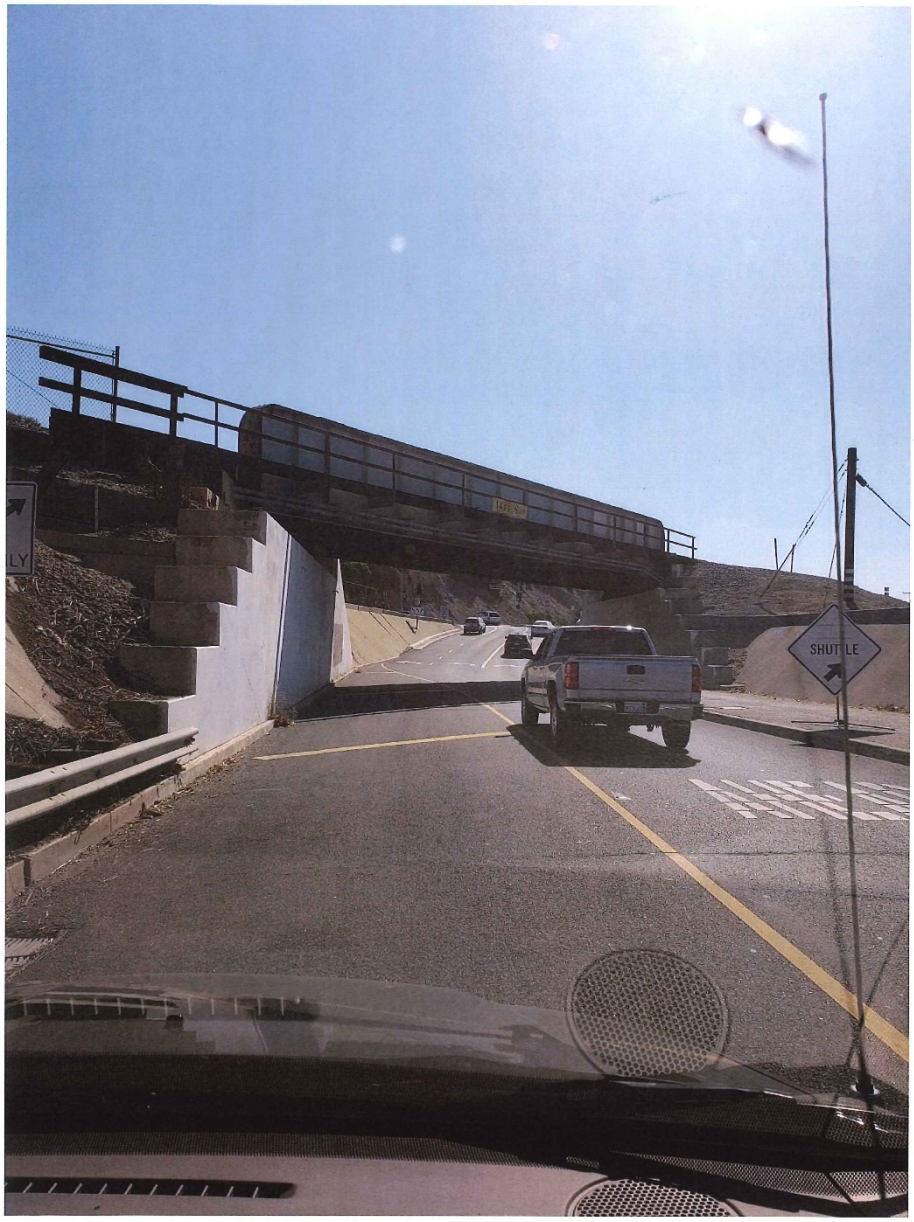
Sent from my Verizon, Samsung Galaxy smartphone

COSTCO

Clearance 14'
Self
ExtraMile
BETTER MILEAGE!




Clearance 11'6"


SHUTTLE

ARCO
13' 0"
MAISON
CAFE • MARKET
MORGANS BAIT & TACKLE
Cosmo Prof
KAMEAPOKE
SELF

AMERICAN
PLUMBING
499-2401

SUPPORTING DOCUMENT 5 Proposed Plans

ATTACHMENT

Chevron

SHEET INDEX

CVR	COVER SHEET
0	ALTA SURVEY
C1	PRELIMINARY GRADING PLAN
C2	PRELIMINARY GRADING PLAN DETAILS
0.1	DEMOLITION SITE PLAN
1	PROPOSED SITE PLAN
1.1	TRUCK PATH PLAN
1.2	SITE AND TRASH ENCLOSURE DETAILS
2	FLOOR PLAN
3	EXTERIOR ELEVATIONS
3.1	EXTERIOR ELEVATIONS
4	CANOPY ELEVATIONS
5	PRELIMINARY LANDSCAPE PLAN
6	SIGNAGE PLAN
6.1	SIGNAGE DETAILS
7	PHOTOMETRIC PLAN

SITE INFORMATION

ZONED: COASTAL COUPLET COMMERCIAL (C–CPC) DISTRICT OF THE DANA POINT SPECIFIC PLAN

EXISTING BUILDING = 1,141 S.F.

PROPOSED BUILDING = 3,084 S.F

EXISTING CANOPY = 1,427 S.F.

PROPOSED CANOPY = 2,520 S.F.

AERIAL OF SURROUNDING IMPROVEMENTS

PROJECT DATA

PROJECT ADDRESS:	34306 PACIFIC COAST HIGHWAY DANA POINT, CA 92104
OWNER'S NAME:	CHEVRON PRODUCTS COMPANY
DEVELOPMENT STANDARDS:	DANA POINT SPECIFIC PLAN (D.P.S.P.) COUNTY OF ORANGE ZONING ORDINANCE (C.O.Z.D.)
LOT AREA	27,511 SQ. FT.

LANDSCAPE SQUARE FOOTAGE:	REQUIRED 5% (MIN.)	PROVIDED
	1,376 SQ. FT.	4,310 SQ. FT.

LOT COVERAGE: 15.67%

PARKING:

SITE 27,511 SQ. FT.
BUILDING 3,084 SQ. FT.
CANOPY 2,520 SQ. FT.

DPSP/COZO (7–9–145.6(B)) 1/300 = 11 (INCLUDES 1 ACCESSIBLE SPACE)

TOTAL REQUIRED: 11

PROVIDED = 11 (INCLUDES 1 ACCESSIBLE SPACE)

	C–STORE	CANOPY
CONSTRUCTION TYPE:	VB NON–SPRINKLERED	IIB NON–SPRINKLERED

BUILDING DATA:

ALLOWABLE HEIGHT: PER 2016 CBC CHAPTER 5, TABLE 503, ALLOWABLE HEIGH FOR TYPE VB BUILDING, GROUP M = 1 STORY (40'–0"). GROUP B = 2 STORIES

PROPOSED HEIGHT: C–STORE 25'–3" CANOPY 26'–10"

ALLOWABLE AREA: PER 2016 CBC CHAPTER 5, TABLE 503, ALLOWABLE AREA FOR TYPE VB BUILDING, GROUP M AND GROUP B = 9,000 S.F.

PROPOSED AREA: C–STORE NEW 3,084 SQ. FT. CANOPY NEW 2,520 SQ. FT.

OCCUPANCY LOAD:

MERCH. & CASHIER AREA	1797 sf.	@ 1/30	= 60
COOLER	361 sf.	@ 1/300	= 2
STORAGE	172 sf.	@1/300	= 1
OFFICE	65 sf.	@1/100	= 1
SALES UTILITY	328 sf.	@1/300	= 2
ANCILLARY AREA	361 sf.		
TOTAL:	3,084 sf		= 66 OCCUPANTS

2 EXITS REQUIRED, 2 EXITS PROVIDED PER CBC TABLE 1021.1

NOTE: FLOOR AREA ALLOWANCES SHOWN ARE PER CBC TABLE 1004.1.1

EXITING REQUIREMENTS	SEE SHEET 2 FOR CALCULATIONS
ZONING:	COASTAL COUPLET COMMERCIAL (C–CPC) DISTRICT OF THE DANA POINT SPECIFIC PLAN
BLDG. OCCUPANCY:	C–STORE M / CANOPY M
NATURE OF BUSINESS:	GASOLINE SALES & CONVENIENCE STORE
ASSESSOR'S PARCEL NO.:	682–163–03 AND 682–163–04

BUILDING CODES:

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA GREEN BUILDING CODE (CGBC)
2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
CITY OF DANA POINT MUNICIPAL CODE

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 60 AND 61 OF TRACT NO. 932, AS PER MAP RECORDED IN **BOOK 29, PAGES 18 AND 19** OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE RANCHO BOCA DE LA PLAYA, AS PER MAP RECORDED IN **BOOK 4, PAGES 118 AND 119** OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 60 OF SAID TRACT NO. 932, SAID POINT BEING ON THE NORTHEASTERLY LINE OF DEL OBISPO STREET (FORMERLY MC KINLEY AVENUE) AS SHOWN ON THE MAP OF SAID TRACT NO. 932; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 42° 35'34" EAST 100.00 FEET; THENCE NORTH 47° 24'26" WEST 110.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 37'07" AN ARC DISTANCE OF 51.32 FEET; THENCE NORTH 42° 35'34" EAST 165.00 FEET; THENCE NORTH 47° 24'26" WEST 175.00 FEET; THENCE SOUTH 26° 18'38" WEST 361.66 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT NO. 932; THENCE EASTERLY ALONG SAID NORTHEASTERLY LINE SOUTH 72° 04'00" EAST 125.00 FEET TO AN ANGLE POINT ON SAID LINE; THENCE NORTH 42° 35'34" EAST 20.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 60; THENCE SOUTH 47° 24'26" EAST 120.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED APRIL 12, 1965 IN **BOOK 7479, PAGE 13** OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

ALSO EXCEPT ALL MINERALS, OIL, GAS, ASPHALT AND OTHER HYDROCARBON SUBSTANCES, NOW OR HEREAFTER IN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND DESCRIBED IN DEED RECORDED APRIL 12, 1965 IN **BOOK 7479, PAGE 13** OF OFFICIAL RECORDS, OR WHICH MAY BE PRODUCED THEREFROM, AND ALL RIGHTS IN RELATION THERETO, INCLUDING THE RIGHT TO EXTRACT SAME BY ANY MEANS, BUT WITH NO RIGHT OF ENTRY UPON SAID LAND, EXCEPTING BELOW A DEPTH OF 500 FEET, AS RESERVED IN THE DEED FROM GULF OIL CORPORATION OF CALIFORNIA, A DELAWARE CORPORATION, RECORDED APRIL 12, 1965 IN **BOOK 7479, PAGE 13** OF OFFICIAL RECORDS.

SAID LAND IS SHOWN AS PARCEL 1 ON A MAP FILED FOR RECORD IN **BOOK 83, PAGE 19** OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN(S): 682–163–03 AND 682–163–04

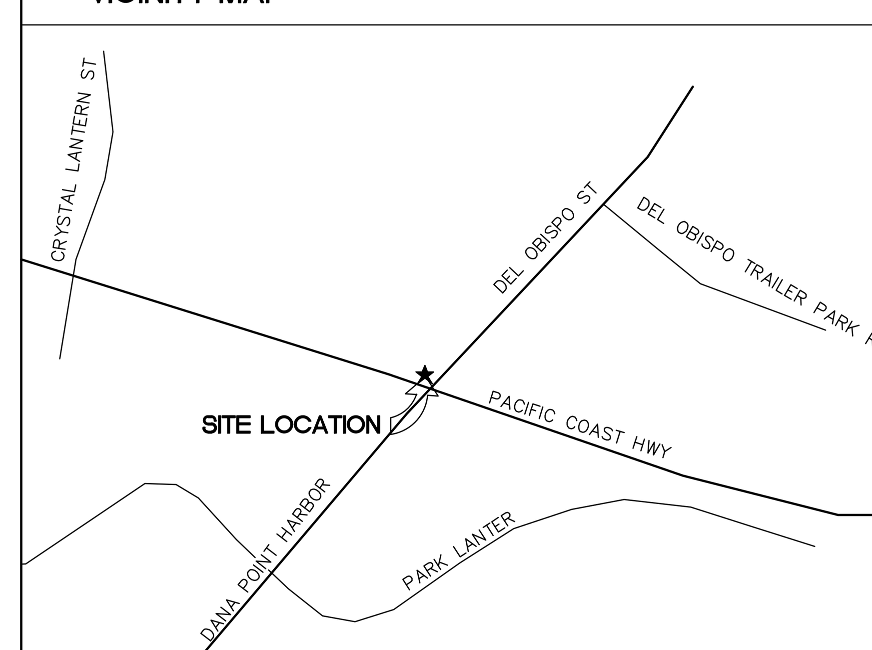
PROJECT DESCRIPTION

CHEVRON SERVICE STATION IS LOCATED AT THE NORTHEAST CORNER OF PACIFIC COAST HIGHWAY AND DEL OBISPO ST. IN THE CITY OF DANA POINT, CA. THE EXISTING ZONING TO THIS SITE IS COASTAL COUPLET COMMERCIAL (C–CPC) DISTRICT OF THE DANA POINT SPECIFIC PLAN.
THIS PROJECT PROPOSES TO DEMOLISH, IN ITS ENTIRETY, THE EXISTING FUELING STATION INCLUDING THE CONVENIENCE STORE, THE FUELING CANOPY, THREE UNDERGROUND FUEL TANKS AND LINES, ALL LANDSCAPING MATERIAL, MONUMENT SIGN, REMOVE REMEDIATION COMPOUND, FENCES, CONCRETE SLAB AND ASPHALT PAVING. REMOVE PORTIONS OF THE EXISTING SIDEWALK AND (2) CURB CUTS ALONG DEL OBISPO ST. THE EXISTING PERIMETER CMU FENCE ALONG THE NORTH AND EAST PROPERTY LINES TO REMAIN.

THE NEW CHEVRON SERVICE STATION WILL BE A NEW 3,084 SQ. FT. CONVENIENCE STORE, A NEW 2,520 SQ. FT. CANOPY WITH (4) FOUR MULTI–PRODUCT, TANDEM CONFIGURATION FUELING DISPENSERS FOR SELF–SERVICE GASOLINE & DIESEL SALES.

THE PROPOSED STATION ALSO INCLUDES THE INSTALLATION OF (3) THREE NEW UNDERGROUND STORAGE TANKS AND LINES, A TRASH ENCLOSURE FACILITY, (1) ONE NEW MONUMENT SIGN, NEW LANDSCAPE AREAS, (11) ELEVEN PARKING SPACES INCLUDING (1) ONE VAN ACCESSIBLE STALL, (2) NEW WATER & AIR STATION AND (4) FOUR BIKE RACKS. INSTALL NEW SIDEWALK AND (1) CURB CUT ALONG DEL OBISPO ST. REPAIR AS NEEDED AND PAINT THE EXISTING PERIMETER CMU FENCE ALONG THE NORTH AND EAST PROPERTY LINES. THE INSTALLATION OF NEW STORM WATER DETENTION PIPES AND TREATMENT UNIT.

VICINITY MAP



FACILITY OWNER

CHEVRON PRODUCTS CO.
6001 BOLLINGER CANYON RD.
SAN RAMON, CA 95483
ATTN: DARIN O'KELLEY
925–842–1822

PROPERTY OWNER

BEST CALIFORNIA GAS, LTD
13116 IMPERIAL HWY
SANTA FE SPRINGS, CA 90670
ATTN: BARRY BURKETT
562–921–3581

PROJECT APPLICANT/ARCHITECT

STANTEC ARCHITECTURE INC.
GARY SEMLING, ARCHITECT
1383 NORTH McDOWELL BLVD. SUITE 250
PETALUMA, CA 94954
PHONE: (707) 765–1660
CELL: (707) 333–5074
GARY.SEMLING@STANTEC.COM

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X IS THE CURRENT DRAWING SET REVISION NUMBER

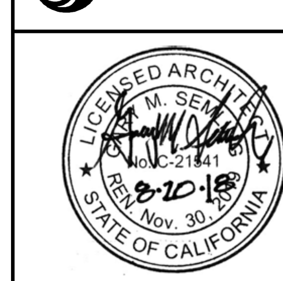
MARK	DATE	REVISIONS	INITIAL	MARK	DATE	REVISIONS	INITIAL
	07/20/2018	PLANNING RESUBMITTAL #2	GMS				
	06/04/2018	PLANNING RESUBMITTAL	GMS				
	03/29/2018	ISSUED FOR PLANNING	GMS				

Chevron

34306 PACIFIC COAST HIGHWAY
DANA POINT, CALIFORNIA

Stantec
1383 North McDowell Blvd., Suite 250
Petaluma, CA 94954
TEL. 707.765.1660
www.stantec.com

COVER SHEET



MILESTONES

PROJECT PHASE	DATE	INITIALS
ISSUED FOR PRE-APPLICATION SUBMITTAL	9–8–2017	–
ISSUED FOR PLANNING	3–29–2018	–
ISSUED FOR PERMIT	–	–
ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION Do not use drawing for construction unless initialed	–	–

SS# 35–9500
JOB# 2014737013
SCALE: AS NOTED

SHEET
CVR

C:\program files\adsk_common\temp\AcPublish_6156\2014737013 Cvr.dwg Dimscale:1 LTScale:0.7 Plot:[Time: Aug20,2018–12:50pm Login: rmaddock]
Pre–plot:[JUN 16, 2006 07:06–Rop] Xrefs: "x2014737013_tb Images: "xGoogle.jpg""GMS_CA_Stamp.jpg"

CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS (NONE) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION.

DATE: June 6, 2018

WILLIAM E. EADSON L.S. 6154

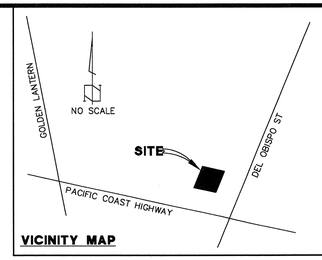
LICENSED LAND SURVEYOR WILLIAM E. EADSON No. 6154 Exp: 3-31-20 STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF PACIFIC COAST HIGHWAY BEING NORTH 72°04'00" WEST AS SHOWN ON A RECORD OF SURVEY, RECORDED IN BOOK 83, PAGE 19 OF RECORD OF SURVEYS

BENCHMARK

ORANGE COUNTY – OC PUBLIC WORKS
DESIGNATION: 3P-24-68
DESCRIPTION: DESCRIBED BY OCS 2003–FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3P-24-68", SET IN THE SOUTHWESTERLY CORNER OF A 4 FT. BY 4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF DEL OBISPO DRIVE AND PACIFIC COAST HIGHWAY, 38.1 FT. EASTERLY OF THE CENTERLINE OF DEL OBISPO AND 245.1 FT. NORTHERLY OF THE CENTERLINE OF PCH. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEVATION=15.945 (NAVD88)



VICINITY MAP

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 60 AND 61 OF TRACT NO. 932, AS PER MAP RECORDED IN BOOK 29, PAGES 18 AND 19 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THAT PORTION OF THE RANCHO BOCA DE LA PLAYA, AS PER MAP RECORDED IN BOOK 4, PAGE 118 AND 119 OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 60 OF TRACT NO. 932, SAID POINT BEING ON THE NORTHEASTERLY LINE OF DEL OBISPO STREET (FORMERLY MC KINLEY AVENUE) AS SHOWN ON THE MAP OF SAID TRACT NO. 932; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 42°35'34" EAST 100.00 FEET; THENCE NORTH 47°24'26" WEST 110.00 TO THE BEGINNING OF A TANGENT CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 130.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°37'07" AN ARC DISTANCE OF 51.32 FEET; THENCE NORTH 42°35'34" EAST 165.00 FEET; THENCE NORTH 47°24'26" WEST 175.00; THENCE SOUTH 26°18'38" WEST 361.66 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID TRACT NO. 932; THENCE EASTERLY ALONG SAID NORTHEASTERLY LINE SOUTH 72°04'00" EAST 125.00 FEET TO AN ANGLE POINT ON SAID LINE; THENCE NORTH 42°35'34" EAST 20.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 60; THENCE SOUTH 47°24'26" EAST 120.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND CONVEYED TO SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, A CORPORATION, BY DEED RECORDED APRIL 12, 1965 IN BOOK 7479, PAGE 13 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY.

ALSO EXCEPT ALL MINERALS, OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES, NOW OR HEREAFTER IN AND UNDER THAT PORTION OF SAID LAND INCLUDED WITHIN THE LAND DESCRIBED IN DEED RECORDED APRIL 12, 1965 IN BOOK 7479, PAGE 13 OF OFFICIAL RECORDS, OR WHICH MAY BE PRODUCED THEREFROM, AND ALL RIGHTS IN RELATION THERETO, INCLUDING THE RIGHT TO EXTRACT SAME BY ANY MEANS, BUT WITH NO RIGHT OF ENTRY UPON SAID LAND, EXCEPTING BELOW A DEPTH OF 500 FEET, AS RESERVED IN THE DEED FROM GULF OIL CORPORATION OF CALIFORNIA, A DELAWARE CORPORATION, RECORDED APRIL 12, 1965 IN BOOK 7479, PAGE 13 OF OFFICIAL RECORDS.

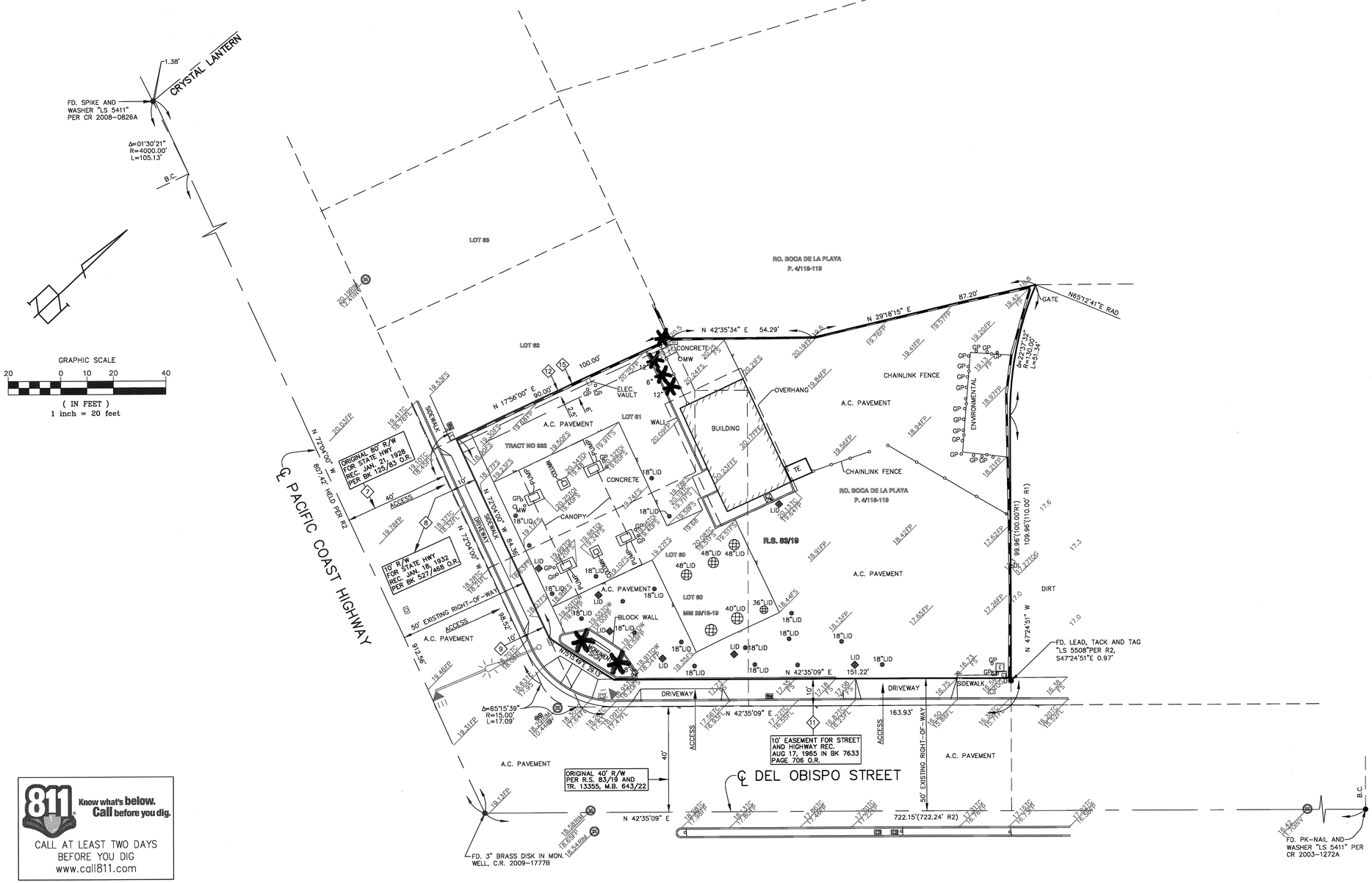
SAID LAND IS SHOWN AS PARCEL 1 ON A MAP FILED FOR RECORD IN BOOK 83, PAGE 19 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 682-163-04 AND 682-163-03

TITLE REPORT REVIEW

THE FOLLOWING IS AN ITEM-BY-ITEM REVIEW OF EXCEPTIONS AND EXCLUSIONS AS LISTED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER ORDER NO. NCS-715366-SA1, DATED FEBRUARY 6, 2018. **PLEASE SEE DOCUMENT FOR PARTICULARS.**

1-4 TAX STATEMENTS
5 ANCHORAGE EASEMENT IN FAVOR OF SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY **(EXACT LOCATION NOT PLOTTABLE FROM RECORD DOCUMENT)**
6 UNDERGROUND PIPE LINE EASEMENT RECORDED AS BOOK 682 PAGE 246 OF DEEDS **(EXACT LOCATION NOT LOCATEBLE FROM RECORD, NOT PLOTTED HEREON)**
7 THE RIGHT TO EXTEND EXCAVATION AND EMBANKMENT SLOPES AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 21, 1928 IN BOOK 125 PAGE 83 OF OFFICIAL RECORDS
8 STATE HIGHWAY EASEMENT RECORDED AS BOOK 527 PAGE 468 OF OFFICIAL RECORDS **(PLOTTED HEREON)**
9 UNDERGROUND SEWER LINES AND/OR MAINS EASEMENT RECORDED JUNE 15, 1958 AS BOOK 4316 PAGE 402 OF OFFICIAL RECORDS **(NOT PLOTTED HEREON)**
10 THE EFFECT OF A MAP FILED AS MAP BOOK 83 PAGE 19 OF RECORD OF SURVEYS
11 STREET AND HIGHWAY EASEMENT IN FAVOR OF THE COUNTY OF ORANGE RECORDED AUGUST 17, 1965 AS BOOK 7633 PAGE 706 OF OFFICIAL RECORDS **(PLOTTED HEREON)**
12 AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES EASEMENT RECORDED MARCH 11, 1986 AS BOOK 7866 PAGE 801 OF OFFICIAL RECORDS **(PLOTTED HEREON)**
13 A LEASE RECORDED JUNE 3, 1993 AS INSTRUMENT NO. 93-371526 OF OFFICIAL RECORDS, AN ASSIGNMENT RECORDED APRIL 8, 1997 AS INSTRUMENT NO. 97-160815 OF OFFICIAL RECORDS.
14 NOTICE OF NON-CONFORMING SIGN AMORTIZATION RECORDED APRIL 22, 1997 AS INSTRUMENT NO. 1997-182783 OF OFFICIAL RECORDS
15 UNDERGROUND FACILITIES EASEMENT IN FAVOR OF SAN DIEGO GAS ELECTRIC COMPANY RECORDED SEPTEMBER 24, 2010 AS INSTRUMENT NO. 2010000475875 OF OFFICIAL RECORDS **(PLOTTED HEREON)**
16 TERMS AND CONDITIONS CONTAINED IN AN "ASSIGNMENT OF LEASE" RECORDED NOVEMBER 12, 2009 AS INSTRUMENT NO. 2009000612711 OF OFFICIAL RECORDS
17 TERMS AND CONDITIONS CONTAINED IN A "LEASEHOLD ACCESS EASEMENT" RECORDED NOVEMBER 12, 2009 AS INSTRUMENT NO. 2009000612712 OF OFFICIAL RECORDS. **(NOT PLOTTABLE)**
18 RIGHTS OF PARTIES IN POSSESSION



R1– INDICATES RECORD DATA PER RECORD OF SURVEY R.S. 83/19
R2– INDICATES RECORD DATA PER TRACT NO. 13355, MM 643/21-28

811 Know what's below. Call before you dig.
CALL AT LEAST TWO DAYS BEFORE YOU DIG
www.call811.com

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

NEW JOB NO. 18-1638

DATE	REVISIONS	CHK'D
5/31/18	UPDATED SURVEY PER NEW TITLE REPORT. REVISED BOUNDARY.	
6/06/18	CORRECTED ERROR ON ITEM #8 (PAGE NUMBER)	

EADSON & ASSOCIATES, INC.
Surveying & Mapping Consultants
CALIFORNIA
14125 TELEPHONE AVE. – STE 3
CHINO, CA. 91710
(909) 364-1781 FAX
(909) 364-1785
OFFICE@EADSON.COM
LICENSED IN:
ARIZONA
CALIFORNIA
NEVADA

TITLE: **ALTA/ACSM LAND TITLE SURVEY**

LOCATION: **34306 PACIFIC COASY HIGHWAY DANA POINT, CALIFORNIA**

CLIENT: **STANTEC**

DATE
AUGUST 3, 2011

DRAWN BY
KM

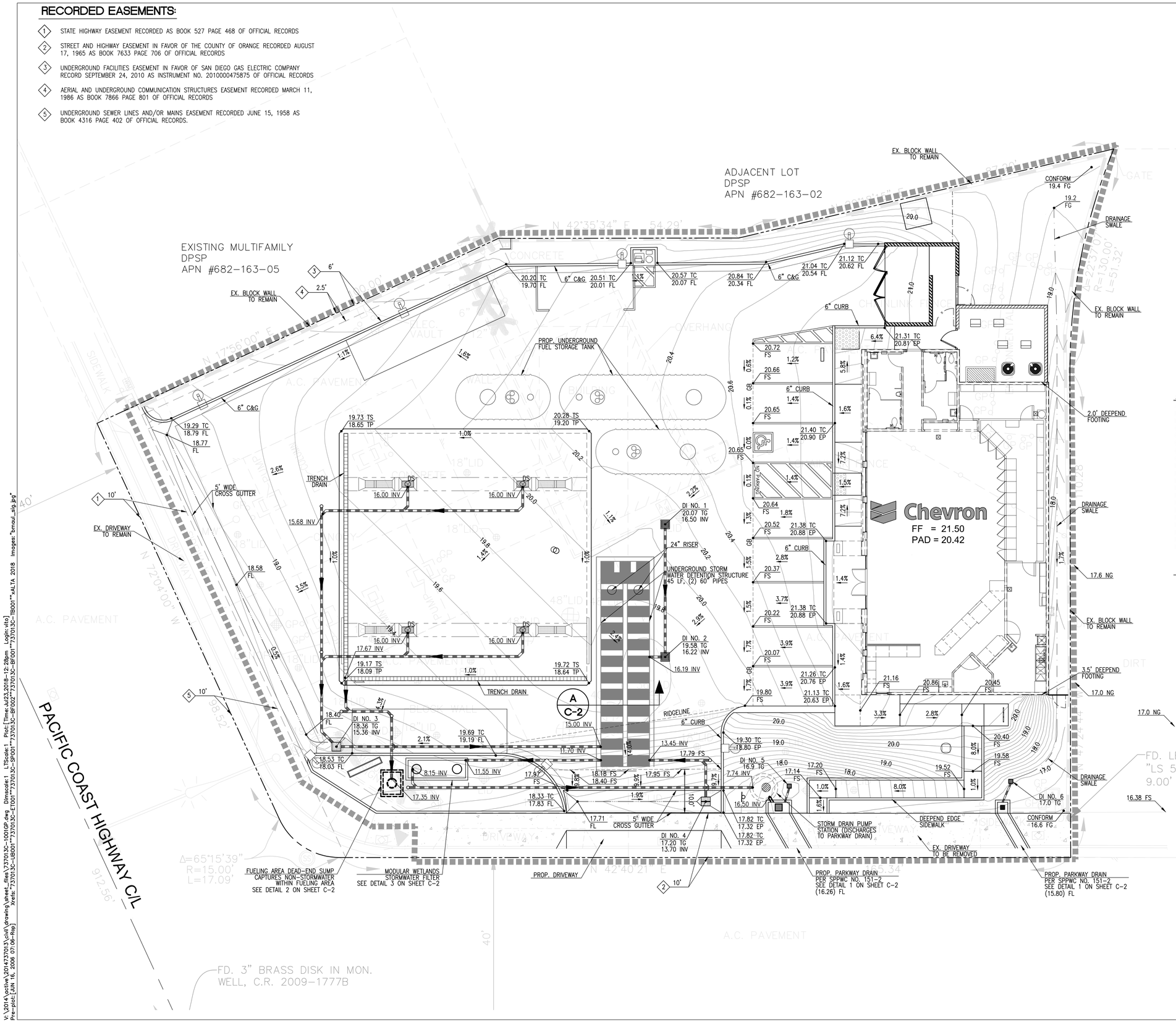
CHECKED BY
WEE

SHEET NO.
0
OF 1 SHEETS

JOB NO. 11-1304

RECORDED EASEMENTS:

1. STATE HIGHWAY EASEMENT RECORDED AS BOOK 527 PAGE 468 OF OFFICIAL RECORDS
2. STREET AND HIGHWAY EASEMENT IN FAVOR OF THE COUNTY OF ORANGE RECORDED AUGUST 17, 1965 AS BOOK 7633 PAGE 706 OF OFFICIAL RECORDS
3. UNDERGROUND FACILITIES EASEMENT IN FAVOR OF SAN DIEGO GAS ELECTRIC COMPANY RECORD SEPTEMBER 24, 2010 AS INSTRUMENT NO. 2010000475875 OF OFFICIAL RECORDS
4. AERIAL AND UNDERGROUND COMMUNICATION STRUCTURES EASEMENT RECORDED MARCH 11, 1986 AS BOOK 7866 PAGE 801 OF OFFICIAL RECORDS
5. UNDERGROUND SEWER LINES AND/OR MAINS EASEMENT RECORDED JUNE 15, 1958 AS BOOK 4316 PAGE 402 OF OFFICIAL RECORDS.



GRADING LEGEND

	LIMITS OF PERMIT		POWER POLE (PP)
	PROPERTY LINE/RIGHT OF WAY		GAS VALVE (GV)
	EXISTING EASEMENT		WATER VALVE (WV)
	PROPERTY LINE/RIGHT OF WAY	WM	WATER METER (WM)
508.0 FS	PROPOSED ELEVATION		SEWER CLEAN OUT (SCO)
	PROPOSED YARD LIGHT		FIRE HYDRANT (FH)
	GRATE INLET		YARD LIGHT (YL)
	AIR CONDITIONER		ROAD SIGN
	TRENCH DRAIN		TRAFFIC SIGNAL (TS)
	STORM PIPE AND DIRECTION OF FLOW		TRAFFIC SIGNAL PULL BOX
	STORM DRAIN CLEAN OUT		STREET LIGHT PULL BOX
	BLOCK WALL		PAYPHONE
	DIRECTION OF FLOW	ICB	IRRIGATION CONTROL BOX
	GRADE BREAK/RIDGELINE	T	TELEPHONE PULL BOX (TPB)
	PROPOSED UNDERGROUND FUEL STORAGE TANK		CHAIN LINK FENCE (CLF)
	6' HIGH SCREEN WALL		HVAC UNITS
		DS	DOWNSPOUT

ABBREVIATIONS

AC	ASPHALT CONCRETE	FS	FINISHED SURFACE	PCC	PORTLAND CEMENT CONCRETE	TG	TOP OF GRATE
BC	BEGINNING OF CURVE	FT	FEET	PROP	PROPOSED	TP	TOP OF PAD
BW	BACK OF WALK	GB	GRADE BREAK	PT	POINT OF TANGENT	TS	TOP OF SLAB
C&G	CURB & GUTTER	HP	HIGH POINT	R	RADIUS	TYP	TYPICAL
CF	CURB FACE	INT	INTERSECTION	RT	RIGHT	UTL	UTILITY
℄	CENTER LINE	INV	INVERT	R/W	RIGHT OF WAY	W	WIDTH
CB	CATCH BASIN	IRRIG	IRRIGATION	RW	RECYCLED WATER		
CONC	CONCRETE	LF	LINEAR FEET	S	SLOPE		
DIA	DIAMETER	LIP	LIP OF CURB	SCE	SOUTHERN CALIFORNIA EDISON		
DF	DEEPENED FOOTING	LT	LEFT	SD-MH	STORM DRAIN MANHOLE		
DS	ROOF DOWN SPOUT	MH	MANHOLE	SHT	SHEET		
EC	END OF CURVE	MAX	MAXIMUM	SIP	STREET IMPROVEMENT PLAN		
EG	EXISTING GROUND	MIN	MINIMUM	S'LY	SOUTHERLY		
ELEC	ELECTRICAL	N.A.I.	NOT A PART	ST	STREET		
ELEV	ELEVATION	NO.	NUMBER	STA	STATION		
EX	EXISTING	N.T.S.	NOT TO SCALE	STD	STANDARD		
FH	FIRE HYDRANT	N'LY	NORTHERLY	TC	TOP OF CURB		
FF	FINISHED FLOOR	P.A.	PLANTING AREA				
FG	FINISHED GRADE	ℙ	PROPERTY LINE				
FL	FLOW LINE						

NOTES

1. PAD ELEVATIONS SHOWN FOR THE CONVENIENCE STORE AND FUELING AREA ARE ESTIMATED AND MAY BE REFINED DURING FINAL ENGINEERING PHASE.

FLOOD ZONE:

FLOOD "X" DESIGNATION FOR THIS SITE IS DEFINED AS: "AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILES; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD.

DIGALERT
DIAL TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

0 5' 10' 20'
SCALE: 1"=10'
CONTOUR INTERVAL: 0.2'

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X	IS THE CURRENT DRAWING SET REVISION NUMBER						
MARK	DATE	REVISIONS	INITIAL	MARK	DATE	REVISIONS	INITIAL

Chevron

34306 PACIFIC COAST HIGHWAY
DANA POINT, CALIFORNIA

Stantec
38 Technology Drive Suite 100
Irvine, CA 92618
TEL. 949.923.6000
www.stantec.com

PRELIMINARY GRADING PLAN

REGISTERED PROFESSIONAL ENGINEER
BRIAN JOHN [illegible]
No. 42549
Exp. 3/31/20
CIVIL
STATE OF CALIFORNIA

MILESTONES

PROJECT PHASE	DATE	INITIALS
ISSUED FOR PRE-APPLICATION SUBMITTAL	–	–
ISSUED FOR PLANNING	6-4-2018	–
ISSUED FOR PERMIT	–	–
ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION Do not use drawing for construction unless initialed	–	–

SS# 35-9500
JOB# 2014737013
SCALE: AS NOTED

SHEET
C-1

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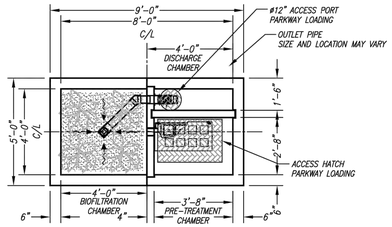
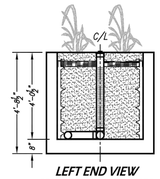
SITE SPECIFIC DATA*	
PROJECT NAME	
PROJECT LOCATION	
STRUCTURE ID	

PERFORMANCE DATA	
TREATMENT FLOW (CFS)	
TREATMENT HGL (FT)	
BYPASS FLOW RATE (CFS)	DEPENDANT ON PIPE SIZE

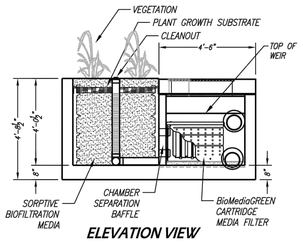
PROJECT PARAMETERS			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1		PVC	10"
OUTLET PIPE		PVC	10"
RIM ELEVATION			
SURFACE LOADING REQUIREMENT		PARKWAY	
FRAME & COVER	PRETREATMENT	BIOFILTRATION	DISCHARGE
	24"X36"	OPEN PLANTER	12"
WETLANDMEDIA VOLUME (CY)			
MEDIA DELIVERED	TBD		
ORIFICE SIZE (DIA)			
MAX PICK WEIGHT (LBS)	TBD		
NOTES: *PER ENGINEER OF RECORD			



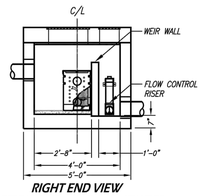
PLAN VIEW



LEFT END VIEW
BIOFILTRATION CHAMBER



ELEVATION VIEW



RIGHT END VIEW
PRETREATMENT/DISCHARGE CHAMBER

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. MANUFACTURER RECOMMENDS A MINIMUM 6"LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH).
4. INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR.
5. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
6. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
7. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.

GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.

MWS UNIT DESIGN DATA	
TREATMENT CAPACITY (CFS)	0.116
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	2.0
WETLAND LOADING RATE (GPM/SF)	1.0

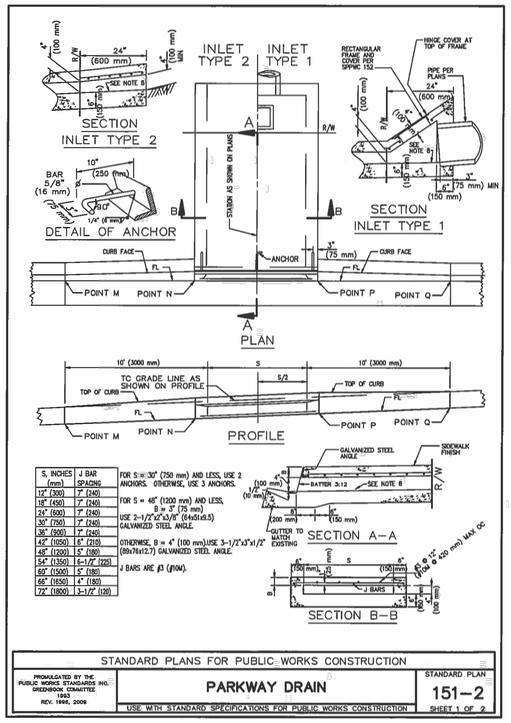
THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,425,262; 7,470,362; 7,674,378; 8,303,816; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING

PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF MODULAR WETLANDS SYSTEMS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF MODULAR WETLANDS SYSTEMS IS PROHIBITED.

MODULAR WETLANDS

MWS-L-4-8
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

MODULAR WETLANDS SYSTEM — 3
NOT TO SCALE

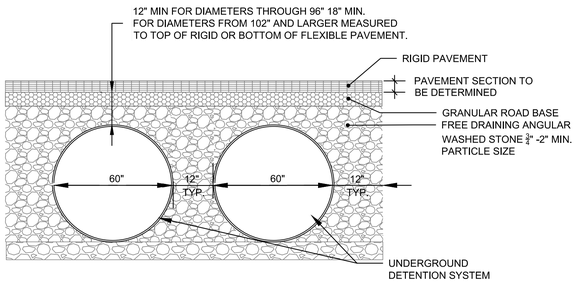


NOTES

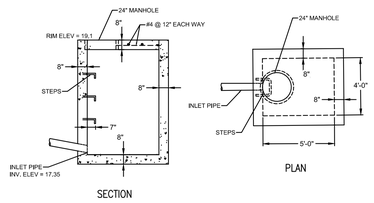
1. FLOOR OF BOX SHALL BE TROWELED SMOOTH.
2. IF THE TOE OF SLOPE IS ALLOWED WITHIN THE R/W, INLET TYPE 1 BEGINS AT THE TOE RATHER THAN AT THE R/W LINE.
3. FOR OPEN DITCH (TYPE 2), THE 24" (600 mm) EXTENSION BEYOND THE R/W LINE IS NOT REQUIRED WHEN BACK OF WALK IS 24" (600 mm) OR MORE FROM THE R/W LINE; HOWEVER, THE PIPE SHALL EXTEND TO THE R/W LINE IN ANY EVENT.
4. TOP OF INLET STRUCTURE (TYPE 1 & 2) SHALL BE FLUSH WITH ADJACENT SURFACE WHERE PRACTICAL.
5. A HEADED STEEL STUD 5/8" x 6-3/8" WITH A 1" HEAD (16 x 160 mm, 25 mm HEAD) ATTACHED BY A FULL PENETRATION BUTT WELD MAY BE USED AS AN ALTERNATE ANCHOR.
6. NORMAL CURB FACE AT POINT M AND Q. CURB FACE IS B + 5" (125 mm) AT POINT N AND P.
7. THE 3" (75 mm) LEG OF THE 5/8" (16 mm) DIA ANCHORS SHALL BE PARALLEL TO THE TOP OF SIDEWALK.
8. SLOPE ≅ 2.0%

STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
PARKWAY DRAIN
STANDARD PLAN 151-2
SHEET 2 OF 2

PARKWAY DRAIN DETAIL — 1
NOT TO SCALE



SECTION A / C-2
NOT TO SCALE



DEAD-END SUMP DETAIL — 2
NOT TO SCALE

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⚠ IS THE CURRENT DRAWING SET REVISION NUMBER

MARK	DATE	REVISIONS	INITIAL	MARK	DATE	REVISIONS	INITIAL

Chevron

34306 PACIFIC COAST HIGHWAY
DANA POINT, CALIFORNIA

Stantec
38 Technology Drive Suite 100
Irvine, CA 92618
TEL. 949.923.6000
www.stantec.com

PRELIMINARY GRADING PLAN DETAILS

REGISTERED PROFESSIONAL ENGINEER — JOHN W. HELM — No. 42549 — Exp. 3/31/20 — CIVIL — STATE OF CALIFORNIA

MILESTONES

PROJECT PHASE	DATE	INITIALS
ISSUED FOR PRE-APPLICATION SUBMITTAL	–	–
ISSUED FOR PLANNING	6-4-2018	–
ISSUED FOR PERMIT	–	–
ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION	–	–

Do not use drawing for construction unless initialed

SS# 35-9500
JOB# 2014737013
SCALE: AS NOTED

SHEET C-2

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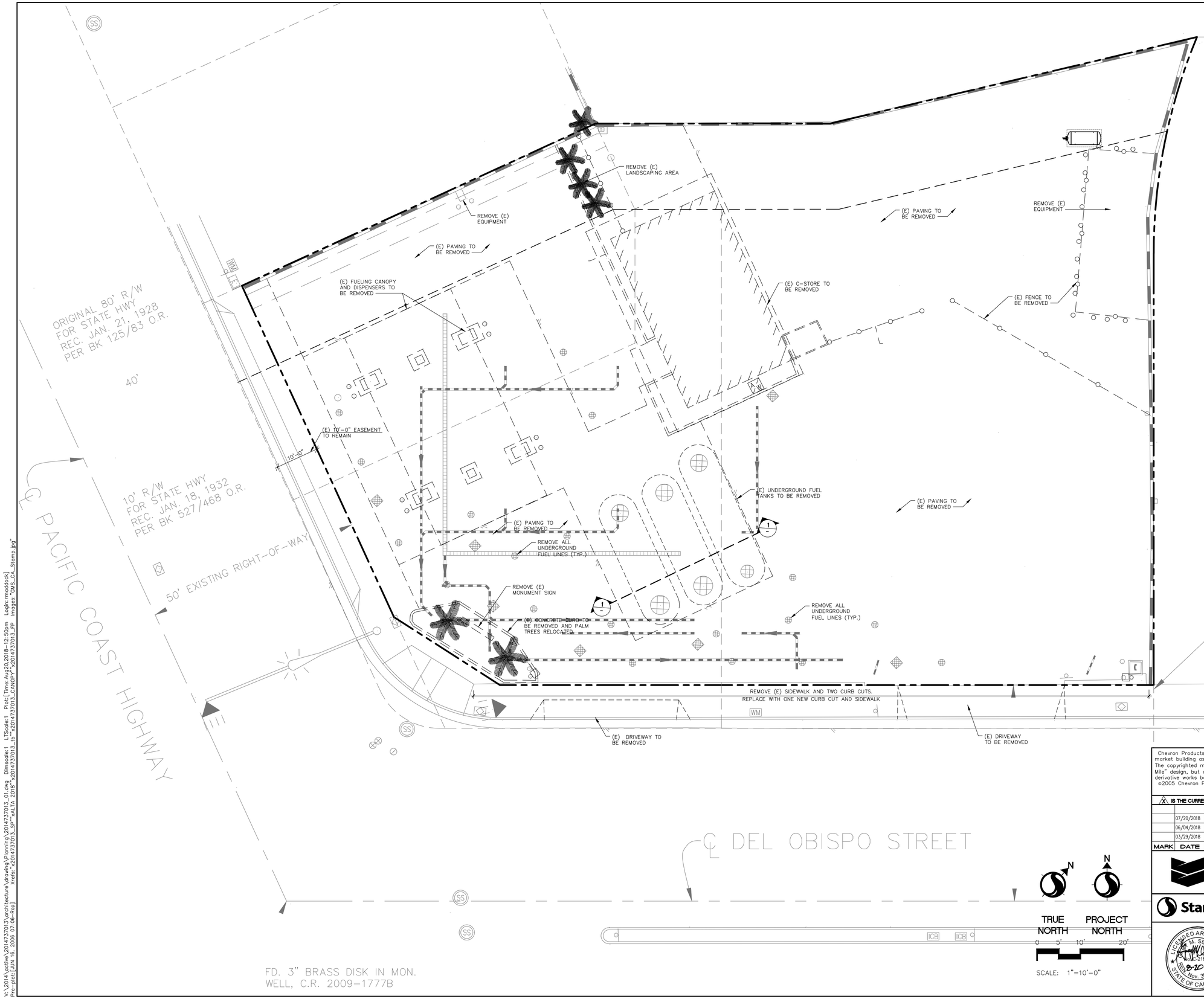

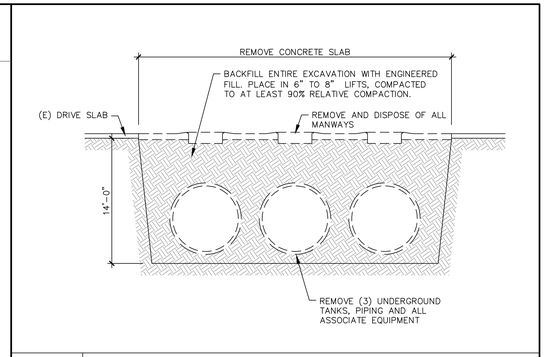

1 SECTION AT TANK REMOVAL

1/8"=1'-0"

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IS THE CURRENT DRAWING SET REVISION NUMBER

MARK	DATE	REVISIONS	INITIAL	MARK	DATE	REVISIONS	INITIAL
	07/20/2018	PLANNING RESUBMITTAL #2	GMS				
	06/04/2018	PLANNING RESUBMITTAL	GMS				
	03/29/2018	ISSUED FOR PLANNING	GMS				

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DEMOLITION SITE PLAN

LICENSED ARCHITECT GARY M. SEAL C-21841 REN. NOV. 30, 2018 STATE OF CALIFORNIA
8-20-18

MILESTONES

PROJECT PHASE	DATE	INITIALS
ISSUED FOR PRE-APPLICATION SUBMITTAL	9-8-2017	–
ISSUED FOR PLANNING	3-29-2018	–
ISSUED FOR PERMIT	–	–
ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION Do not use drawing for construction unless initialed	–	–

SS# 35-9500
JOB# 2014737013
SCALE: AS NOTED

SHEET 0.1

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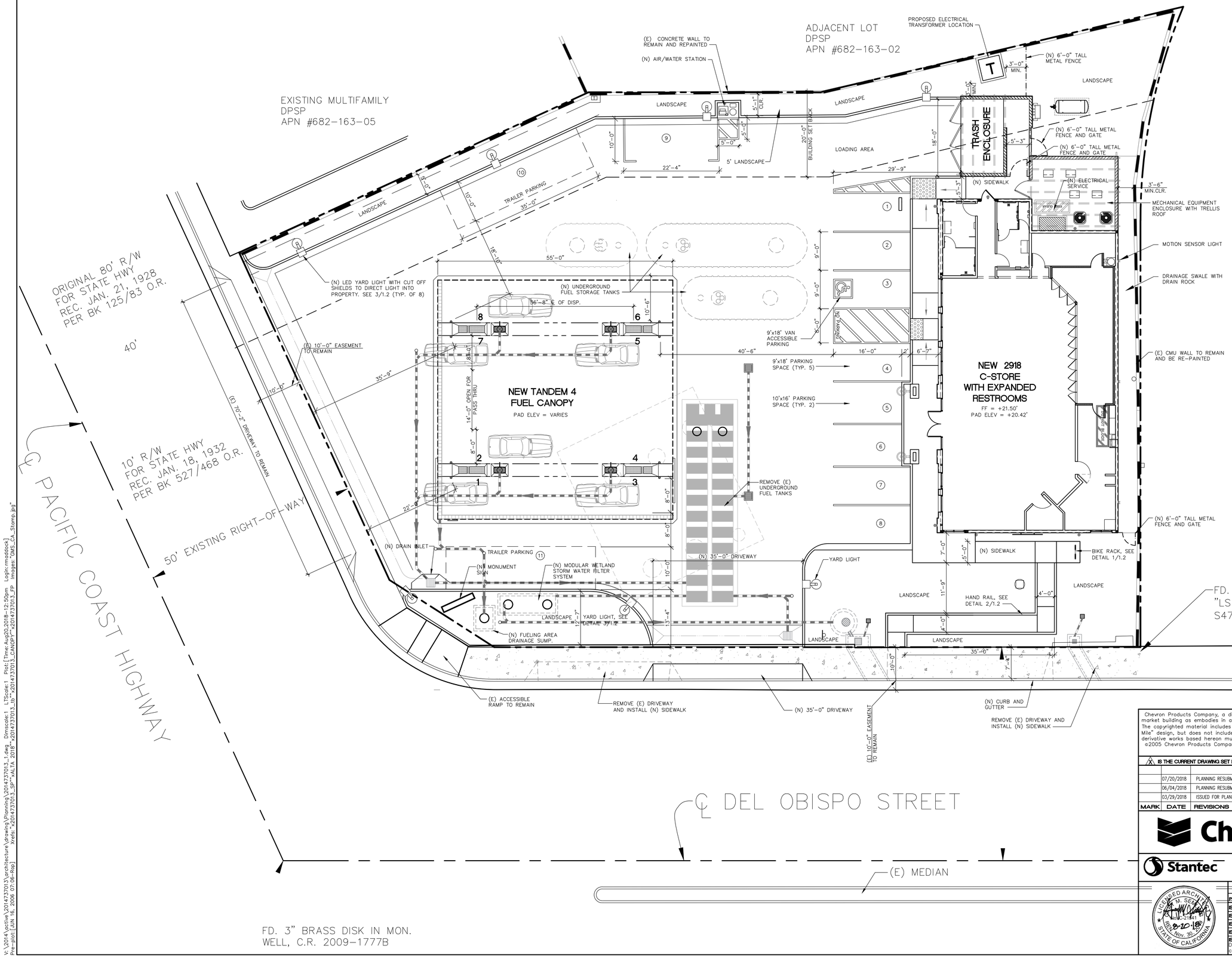

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	06/04/2018	PLANNING RESUBMITTAL	GMS
	03/29/2018	ISSUED FOR PLANNING	GMS

MARK	DATE	REVISIONS	INITIAL

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LICENSED ARCHITECT — KEITH M. SEELY — REG. NO. C-21841 — REG. Nov. 30, 2018 — STATE OF CALIFORNIA — 8-20-18

MILESTONES

PROJECT PHASE	DATE	INITIALS
ISSUED FOR PRE-APPLICATION SUBMITTAL	9-8-2017	–
ISSUED FOR PLANNING	3-29-2018	–
ISSUED FOR PERMIT	–	–
ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION Do not use drawing for construction unless initialed	–	–

PRELIMINARY SITE PLAN

SS# 35-9500
JOB# 2014737013
SCALE: AS NOTED

SHEET 1

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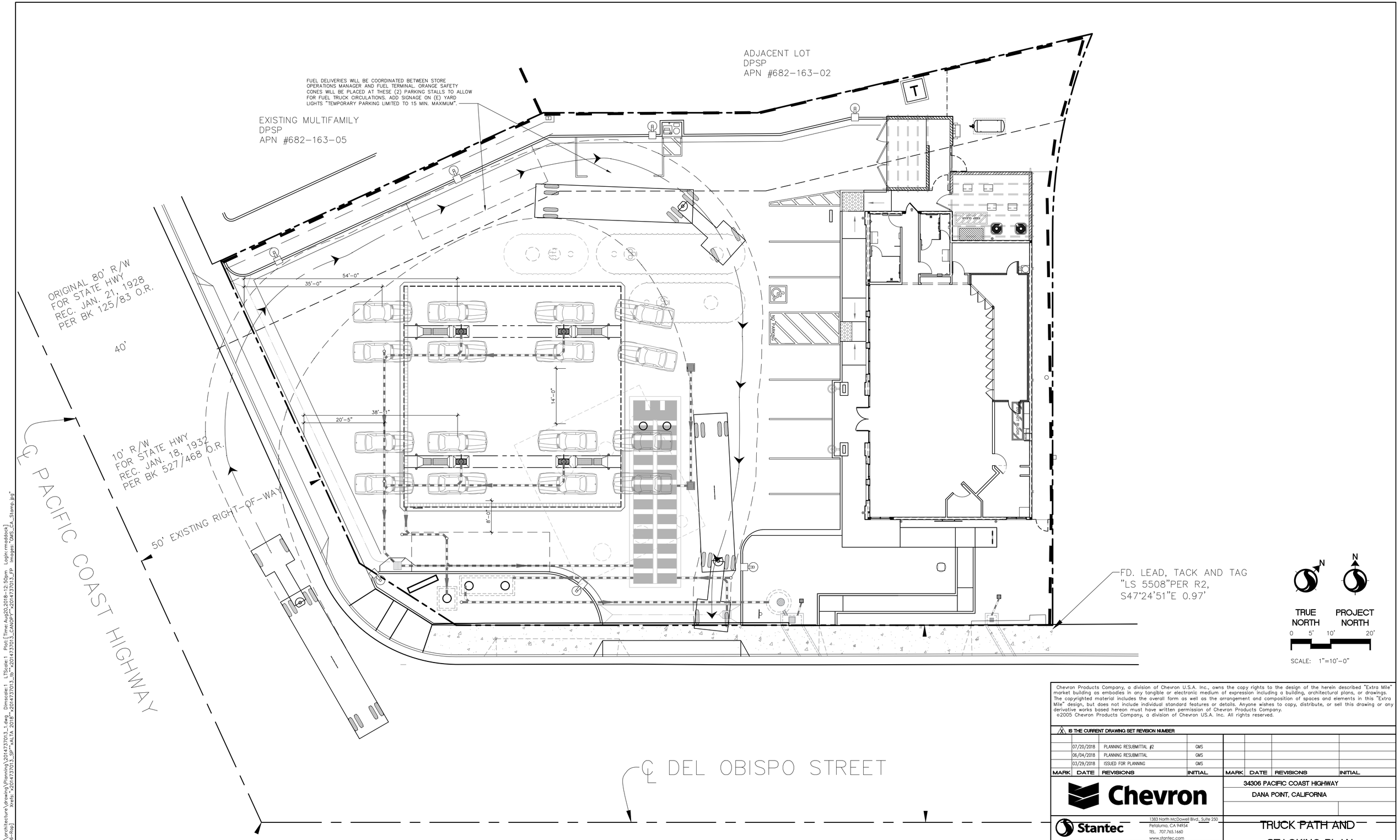

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	03/29/2018	ISSUED FOR PLANNING	GMS				

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LICENSED ARCHITECT
GREG M. SEE
C-21141
REN. Nov. 30, 2018
STATE OF CALIFORNIA
8-20-18

MILESTONES

PROJECT PHASE	DATE	INITIALS
ISSUED FOR PRE-APPLICATION SUBMITTAL	9-8-2017	–
ISSUED FOR PLANNING	3-29-2018	–
ISSUED FOR PERMIT	–	–
ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION Do not use drawing for construction unless initialed	–	–

TRUCK PATH AND STACKING PLAN

SS# 35-9500
JOB# 2014737013
SCALE: AS NOTED
SHEET 1.1

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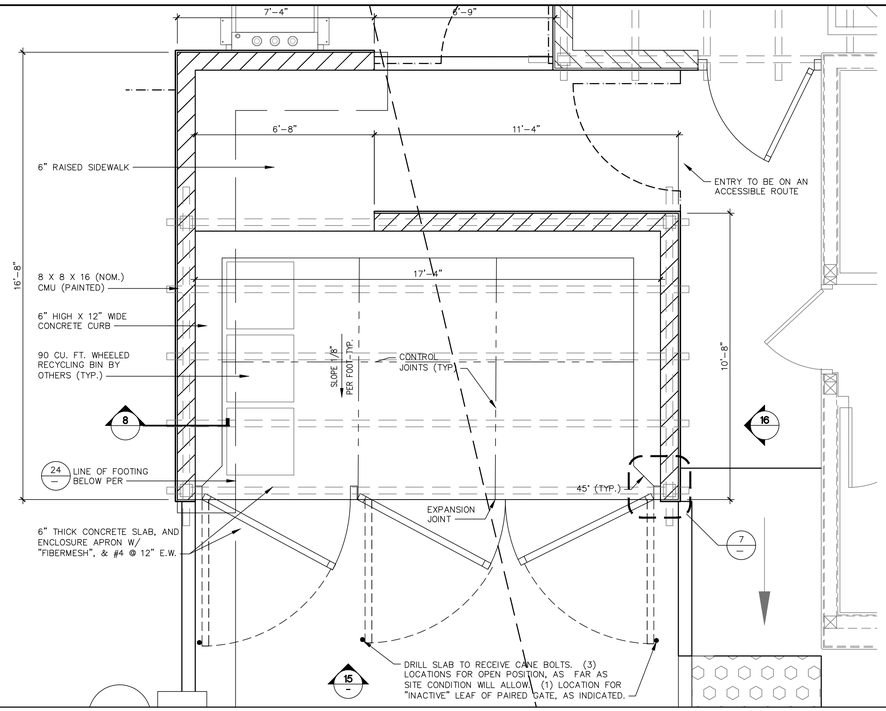
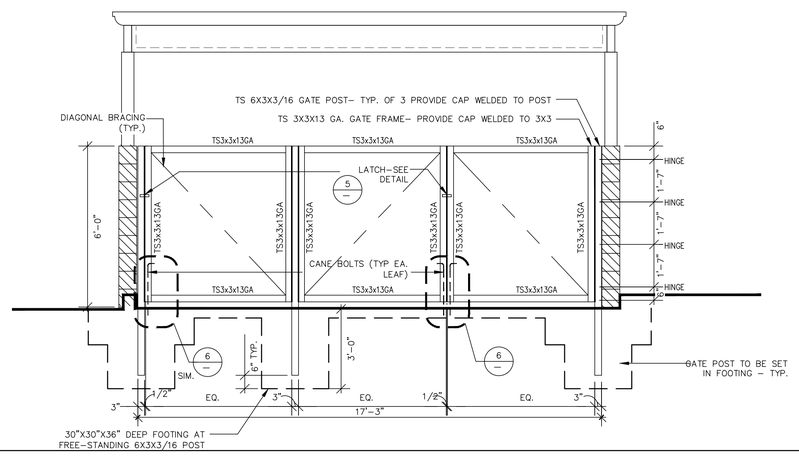


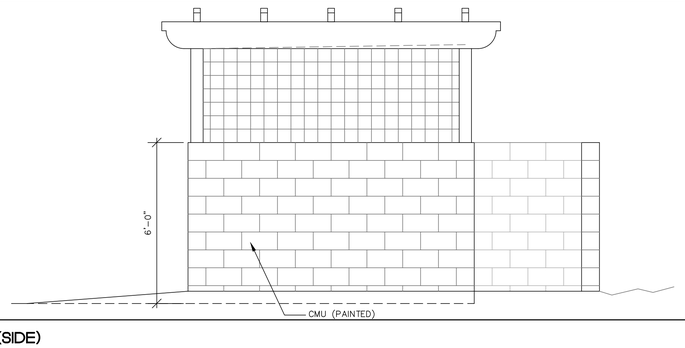
14 TRASH ENCLOSURE PLAN

3/8"=1'-0"



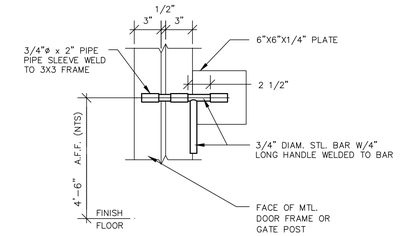
15 TRASH ENCLOSURE ELEVATION (FRONT)

3/8"=1'-0"



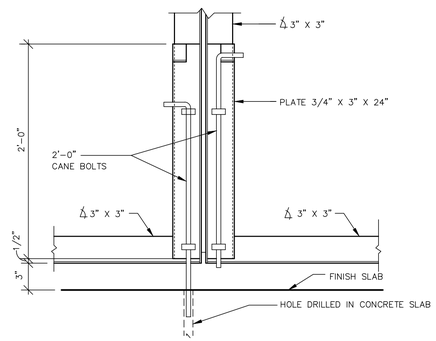
16 TRASH ENCLOSURE ELEVATION (SIDE)

3/8"=1'-0"



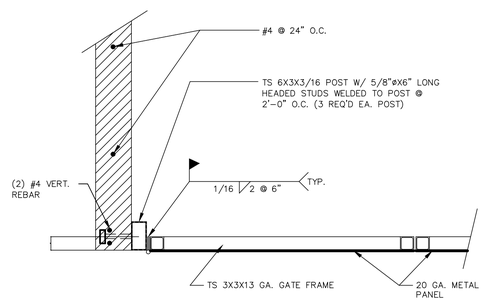
5 LATCH DETAIL

3/4"=1'-0"



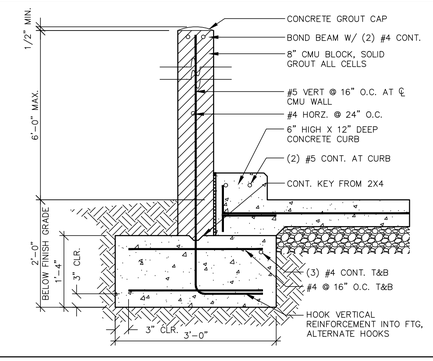
6 CANE BOLT DETAIL

3/4"=1'-0"



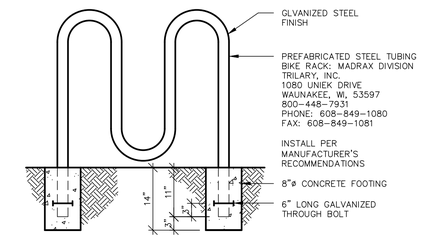
7 GATE DETAIL

3/4"=1'-0"



8 TRASH ENCLOSURE - SECTION

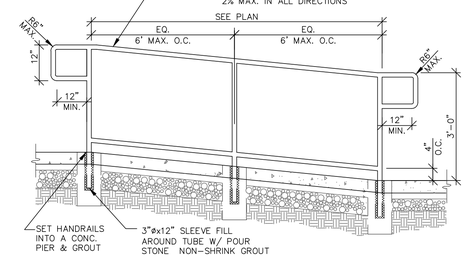
3/4"=1'-0"



NOTE: HOLDS 4 BIKES

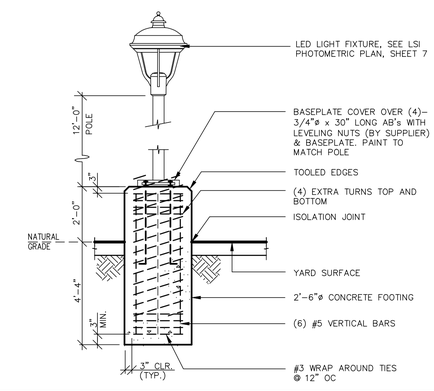
1 BIKE RACK

3/4"=1'-0"



2 HAND RAIL

3/8"=1'-0"



3 YARD LIGHT

3/8"=1'-0"

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	03/29/2018	ISSUED FOR PLANNING	GMS				

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LICENSED ARCHITECT — REG. NO. C-21841 — REG. EXP. Nov. 30, 2018 — STATE OF CALIFORNIA — 8-20-18

MILESTONES

PROJECT PHASE	DATE	INITIALS
ISSUED FOR PRE-APPLICATION SUBMITTAL	9-8-2017	–
ISSUED FOR PLANNING	3-29-2018	–
ISSUED FOR PERMIT	–	–
ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION	–	–
Do not use drawing for construction unless initialed		

SITE AND TRASH ENCLOSURE DETAILS

SS# 35-9500
JOB# 2014737013
SCALE: AS NOTED
SHEET 1.2

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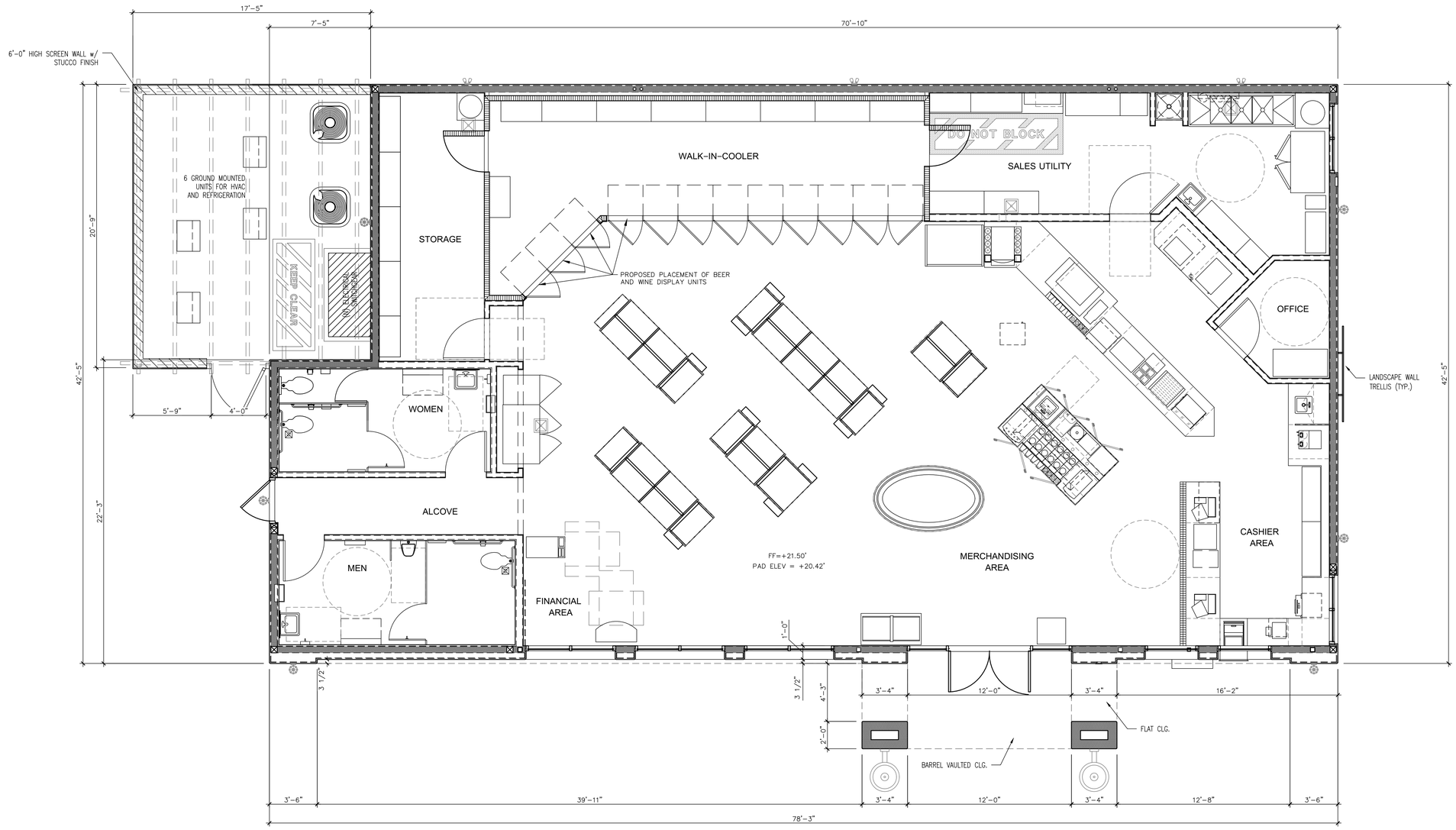

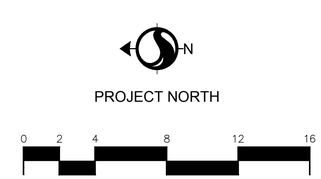

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LICENSED ARCHITECT
JAMES M. SEELY
REN. Nov. 30, 2018
STATE OF CALIFORNIA
8-20-18

MILESTONES

PROJECT PHASE	DATE	INITIALS
ISSUED FOR PRE-APPLICATION SUBMITTAL	9-8-2017	–
ISSUED FOR PLANNING	3-29-2018	–
ISSUED FOR PERMIT	–	–
ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION Do not use drawing for construction unless initialed	–	–

FLOOR PLAN

SS# 35-9500
JOB# 2014737013
SCALE: AS NOTED

SHEET
2

V:\2014\active\201473703\architecture\drawing\Planning\201473703_2.dwg Dimscale:1 LTScale:1 Plot [Time:Aug20,2018-12:50pm Login:rmaddock]
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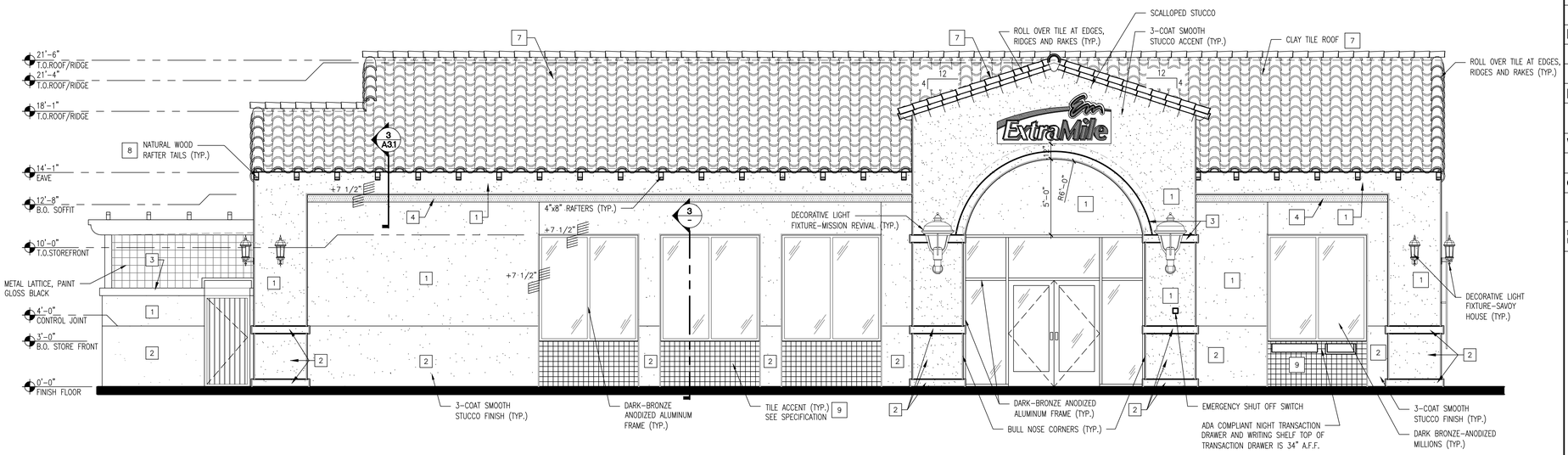
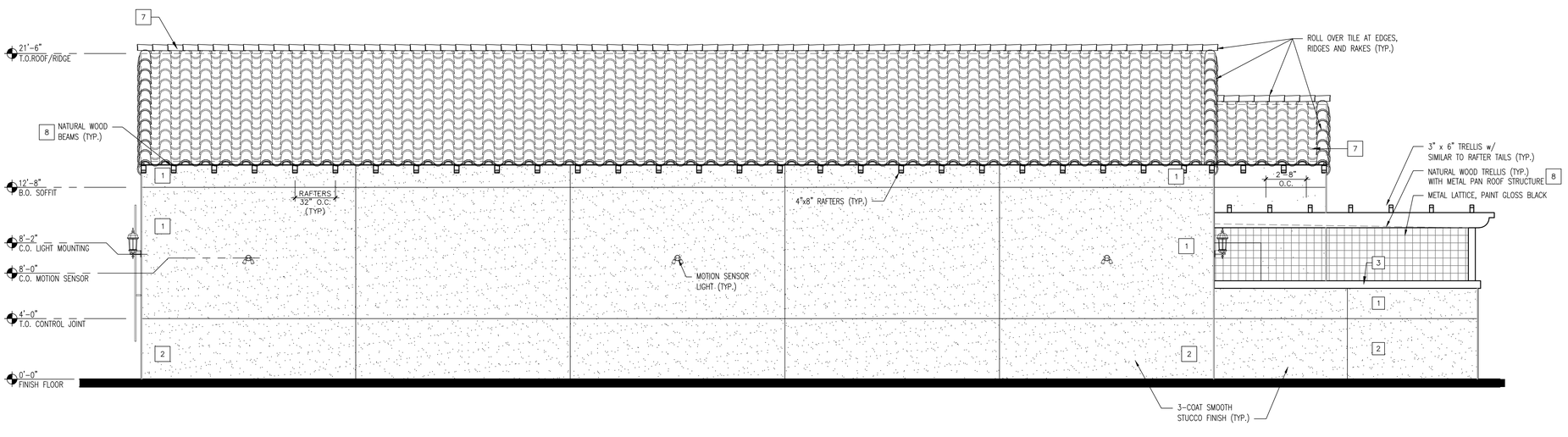


1 FRONT ELEVATION

1/4"=1'-0"



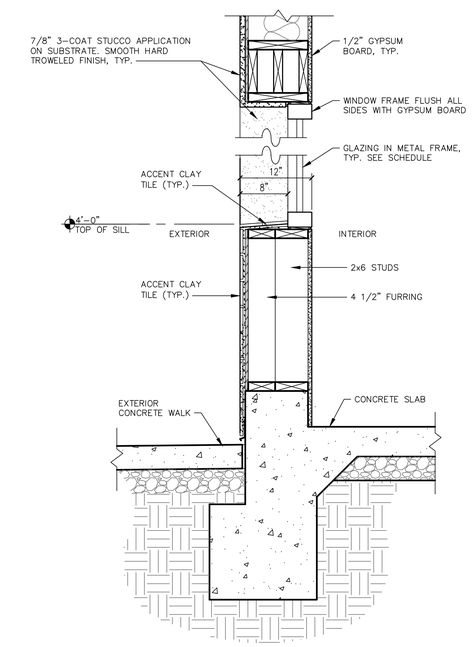
2 REAR ELEVATION

1/4"=1'-0"

COLOR LEGEND

MARK	COLOR	DESCRIPTION AND ITEM CODE
BUILDING		
1	WHITE	PPG SEMI-GLOSS URETHANE #1024-1
2	NUTMEG	JONES-BLAIR SEMI-GLOSS URETHANE #A4W-D80070
3	MOCHA	JONES-BLAIR SEMI-GLOSS URETHANE #A4N-D10101
4	CHILLED WINE	JONES-BLAIR SEMI-GLOSS URETHANE #A4N-D80071
FUEL CANOPY		
5	IR BLUE	3M BRISTOL BLUE
6	WHITE	3M REFLECTIVE WHITE 680-10
ROOF		
7	CLAY TILE WITH MORTAR INSTALLATION TERRACOTA BLEND 4311 BY "REDLAND"	W/ CEMENT PACKED BIRD STOPS AT RIDGE LINE
WOOD ELEMENTS		
8	MISSION WALL COLOR	EXTERIOR SEMI-TRANSPARENT STAIN- SHERWIN-WILLIAMS SW 3502 MISSION WALL
COLUMN TILE		
9	ACCENT CLAY TILE	MISSION TILE WEST COLLECTION SIZE: 4X4 TYPE: "PADRE VIEJO 3101"

NOTE:
FOR BUILDING COLORS USED AT CANOPY AN ACRYLITHANE TYPE IS TO BE USED IN LIEU OF SEMI-GLOSS



3 RECESSED WINDOW DETAIL

1/4"=1'-0"

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	03/29/2018	ISSUED FOR PLANNING	GMS				

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LICENSED ARCHITECT — GARY M. SEELIG — No. C-21841 — REG. Nov. 30, 2018 — STATE OF CALIFORNIA — 8-20-18

MILESTONES

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ISSUED FOR PERMIT	–	–
ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION Do not use drawing for construction unless initialed	–	–

SS# 35-9500
JOB# 2014737013
SCALE: AS NOTED

EXTERIOR ELEVATIONS

SHEET 3

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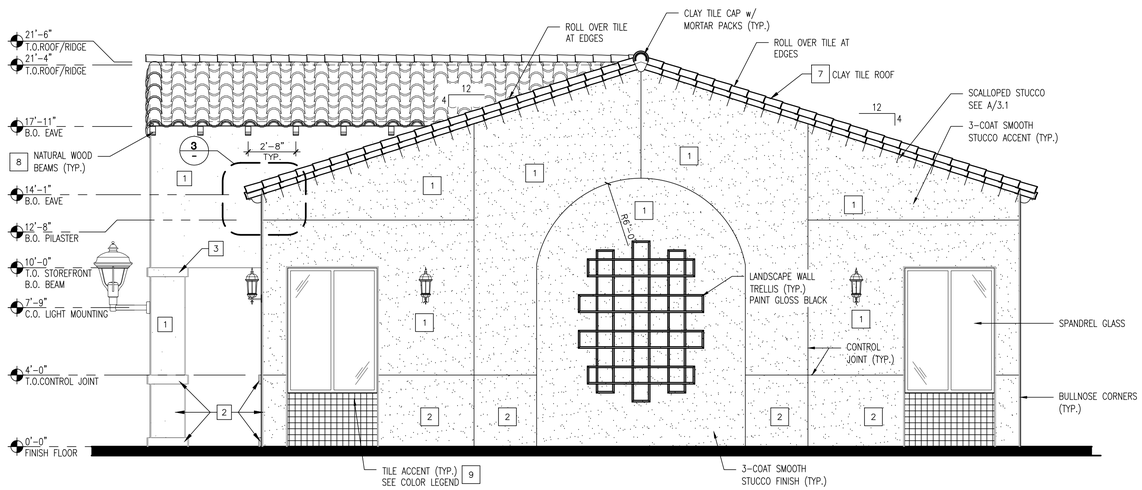
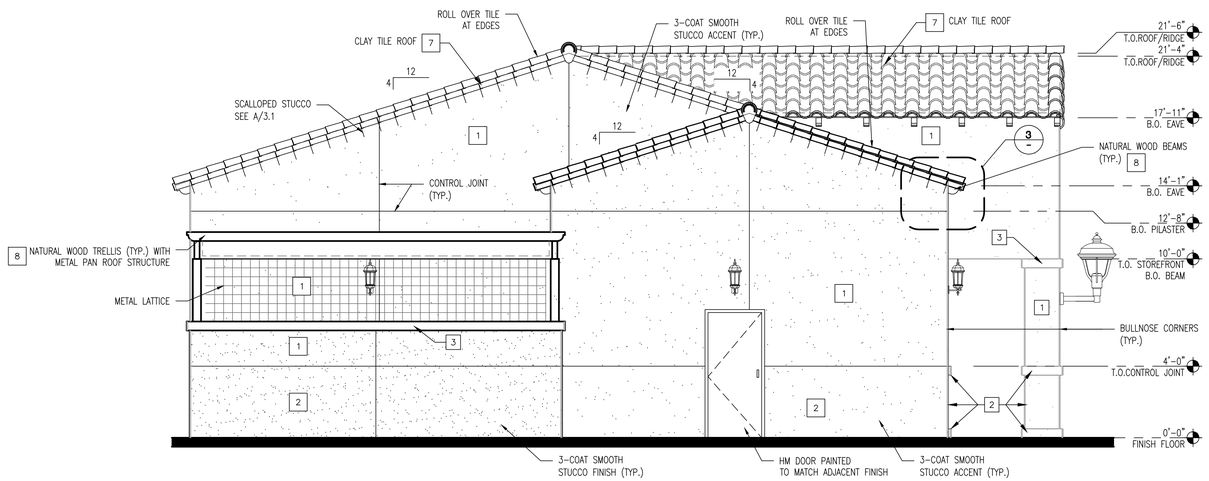


1 RIGHT SIDE ELEVATION

1/4"=1'-0"

A SCALLOPED STUCCO IMAGES



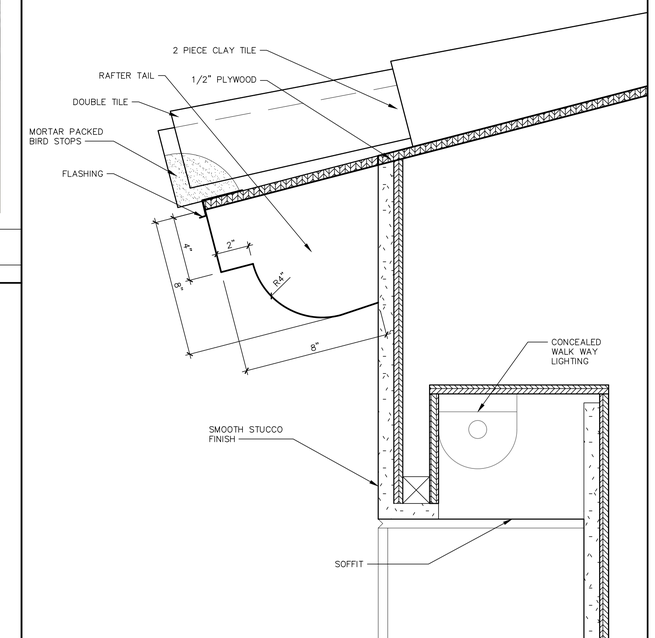
2 LEFT SIDE ELEVATION

1/4"=1'-0"

COLOR LEGEND

MARK	COLOR	DESCRIPTION AND ITEM CODE
BUILDING		
1	WHITE	PPG SEMI-GLOSS URETHANE #1024-1
2	NUTMEG	JONES-BLAIR SEMI-GLOSS URETHANE #A4W-D80070
3	MOCHA	JONES-BLAIR SEMI-GLOSS URETHANE #A4N-D10101
4	CHILLED WINE	JONES-BLAIR SEMI-GLOSS URETHANE #A4N-D80071
FUEL CANOPY		
5	IR BLUE	3M BRISTOL BLUE
6	WHITE	3M REFLECTIVE WHITE 680-10
ROOF		
7	CLAY TILE WITH MORTAR INSTALLATION TERRACOTA BLEND 4311 BY "REDLAND"	W/ CEMENT PACKED BIRD STOPS AT RIDGE LINE
WOOD ELEMENTS		
8	MISSION WALL COLOR	EXTERIOR SEMI-TRANSPARENT STAIN- SHERWIN-WILLIAMS SW 3502 MISSION WALL
COLUMN TILE		
9	ACCENT CLAY TILE	MISSION TILE WEST COLLECTION SIZE: 4X4 TYPE: "PADRE VIEJO 3101"

NOTE:
FOR BUILDING COLORS USED AT CANOPY AN ACRYLITHANE TYPE IS TO BE USED IN LIEU OF SEMI-GLOSS



3 OVERHANG SOFFIT/FASCIA DETAIL

1/4"=1'-0"

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IS THE CURRENT DRAWING SET REVISION NUMBER

MARK	DATE	REVISIONS	INITIAL	MARK	DATE	REVISIONS	INITIAL
	07/20/2018	PLANNING RESUBMITTAL #2	GMS				
	06/04/2018	PLANNING RESUBMITTAL	GMS				
	03/29/2018	ISSUED FOR PLANNING	GMS				

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LICENSED ARCHITECT
GARY M. SEAL
No. C-21841
REN. Nov. 30, 2018
STATE OF CALIFORNIA
8-20-18

MILESTONES

PROJECT PHASE	DATE	INITIALS
ISSUED FOR PRE-APPLICATION SUBMITTAL	9-8-2017	–
ISSUED FOR PLANNING	3-29-2018	–
ISSUED FOR PERMIT	–	–
ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION Do not use drawing for construction unless initialed	–	–

EXTERIOR ELEVATIONS

SS# 35-9500
JOB# 2014737013
SCALE: AS NOTED

SHEET 3.1

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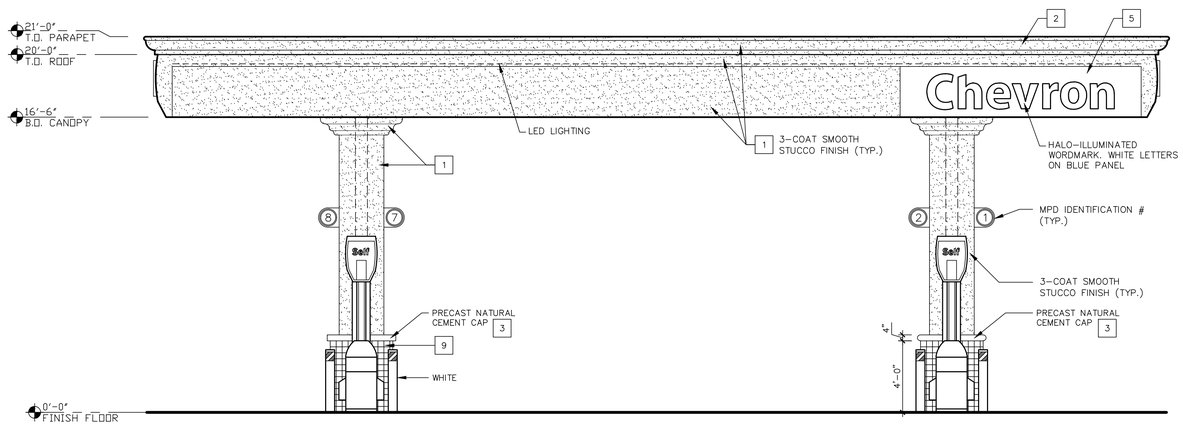
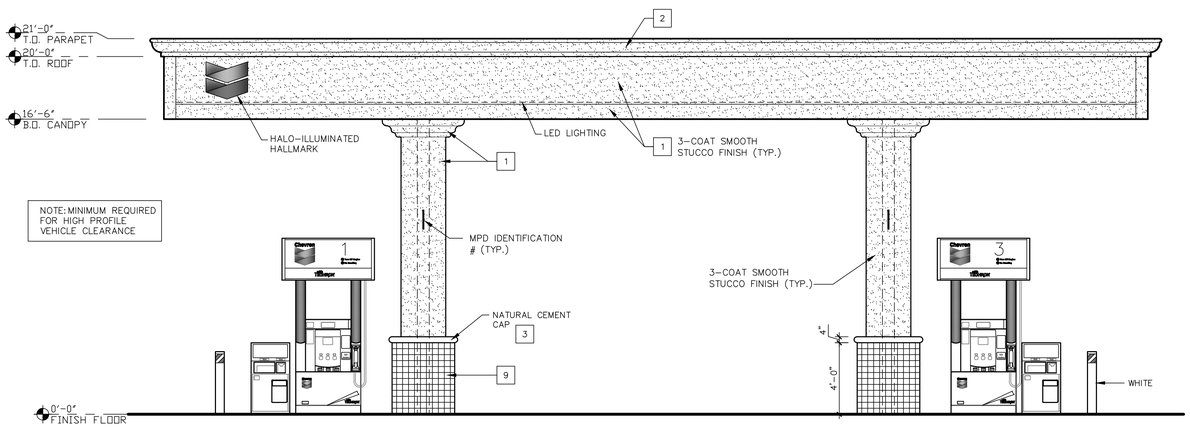


1 FRONT ELEVATION

1/4"=1'-0"



2 SIDE ELEVATION

1/4"=1'-0"

COLOR LEGEND

MARK	COLOR	DESCRIPTION AND ITEM CODE
BUILDING		
1	WHITE	PPG SEMI-GLOSS URETHANE #1024-1
2	NUTMEG	JONES-BLAIR SEMI-GLOSS URETHANE #A4W-D80070
3	MOCHA	JONES-BLAIR SEMI-GLOSS URETHANE #A4N-D10101
4	CHILLED WINE	JONES-BLAIR SEMI-GLOSS URETHANE #A4N-D80071
FUEL CANOPY		
5	IR BLUE	3M BRISTOL BLUE
6	WHITE	3M REFLECTIVE WHITE 680-10
ROOF		
7	CLAY TILE WITH MORTAR INSTALLATION TERRACOTA BLEND 4311 BY "REDLAND"	W/ CEMENT PACKED BIRD STOPS AT RIDGE LINE
WOOD ELEMENTS		
8	MISSION WALL COLOR	EXTERIOR SEMI-TRANSPARENT STAIN- SHERWIN-WILLIAMS SW 3502 MISSION WALL
COLUMN TILE		
9	ACCENT CLAY TILE	MISSION TILE WEST COLLECTION SIZE: 4X4 TYPE: "PADRE VIEJO 3101"

NOTE:
FOR BUILDING COLORS USED AT CANOPY AN ACRYLITHANE TYPE IS TO BE USED IN LIEU OF SEMI-GLOSS

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LICENSED ARCHITECT
M. SEELY
NO. C-21841
REG. Nov. 30, 2018
8-20-18
STATE OF CALIFORNIA

CANOPY ELEVATIONS

MILESTONES

PROJECT PHASE	DATE	INITIALS
ISSUED FOR PRE-APPLICATION SUBMITTAL	9-8-2017	–
ISSUED FOR PLANNING	3-29-2018	–
ISSUED FOR PERMIT	–	–
ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION Do not use drawing for construction unless initialed	–	–

SS# 35-9500

JOB# 2014737013

SCALE: AS NOTED

SHEET 4

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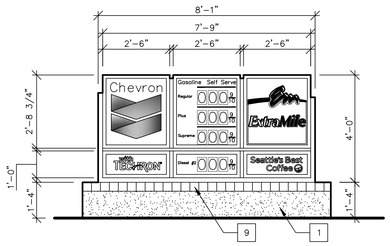
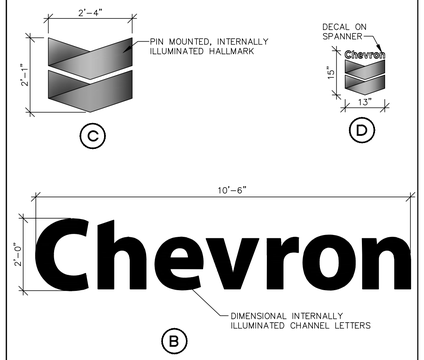


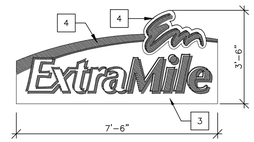
1 C30 MONUMENT SIGN (29.2 S.F.) (A)

3/8"=1'-0"



2 CANOPY SIGNS (B) (C) (D)

1/2"=1'-0"



3 BUILDING MAIN ENTRY "ExtraMile" SIGN (E)

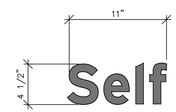
3/8"=1'-0"

4 NOT USED

–

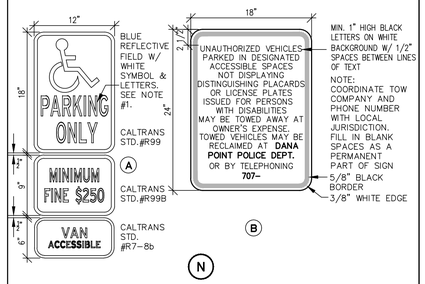
5 NOT USED

–



8 DIRECTIONAL SIGNS

1 1/2"=1'-0"



10 ACCESSIBILITY INFORMATIONAL SIGN

NTS

COLOR LEGEND

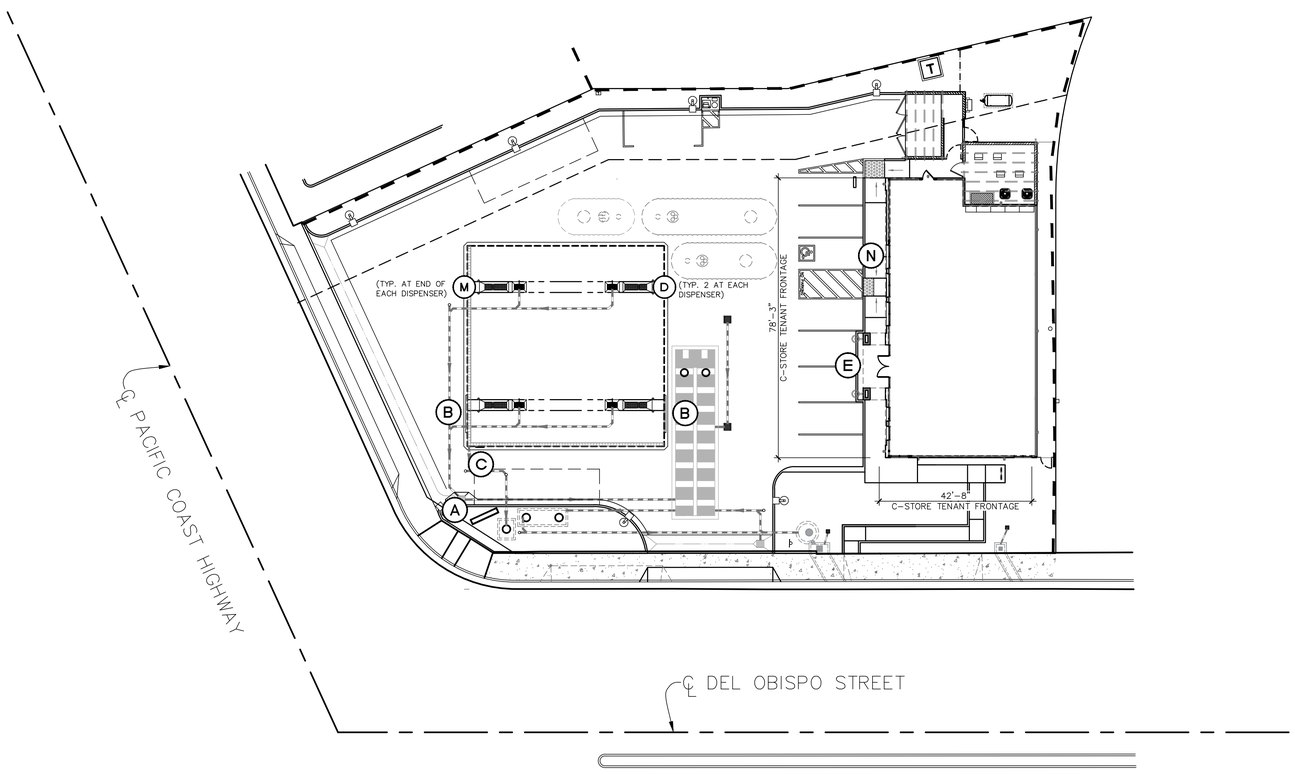
1	MOCHA (SEMI GLOSS)	NCS-104-PPG
2	CAFE AU LAIT (SEMI GLOSS)	NCS-101-PPG
3	CHILLED WINE	(438-7)
4	BUTTERSCOTCH	(PMS 137)
5		
6	RETAIL OUTDOOR BLUE	PMS 293
7	CVX WHITE (WH-835-S)	ARLON WHITE #2
8	BLACK	(BK-10)
9	ACCENT CLAY TILE	MISSION TILE WEST COLLECTION SIZE: 4X4 TYPE: "PADRE VIEJO 3101"

ALL PAINT TO BE V.O.C. COMPLIANT URETHANE.

SIGN AREA TABLE

KEY	SIGN TYPE	SIGN AREA SQ. FT.	ILLUM-INATION	HT.	QTY.	EXEMPTED	(E) OR (N)	TOTAL AREA PROPOSED
	I.D. SIGN					Y or N		
A	CHEVRON I.D- MONUMENT.	6.82	INT	–	1	N	–	6.82
	Extra Mile SIGN	6.82	INT		1	N	–	6.82
	PRICE SIGN	6.82	INT		1	Y	–	–
	Seattle's Best	2.5	INT		1	N	–	2.5
	A.P.C. W/TECHRON	2.5	INT		1	N	–	2.5
	DIESEL PRICE SIGN	2.5	INT		1	Y	–	–
	TOTAL I.D. SIGNAGE	27.96			NET TOTAL I.D. SIGNAGE			18.64
	CANOPY IDENTIFYING SIGNS							
B	"Chevron" ON CANOPY	21	INT	–	2	N	–	42
C	CHEVRON LOGO ON CANOPY	4.9	INT	–	1	N	–	4.9
D	CHEVRON LOGO ON SPANNER	1.2	INT	–	12	N	–	14.4
	BUILDING ACCESSORY SIGNS							
E	"ExtraMile" ON BLDG. FASCIA	26.1	INT	–	1	N	–	26.1
	DIRECTIONAL AND INFORMATIONAL SIGNS							
M	"Self" (ON SPANNER)	.34	INT	–	6	Y	–	–
N	ACCESSIBILITY SIGN	3.0	–	–	3	Y	–	–
							BUILDING TOTAL-	106.04

TENANT FRONTAGE	S.F. (SIGNS)
PACIFIC COAST HWY FRONTAGE:	76'-3" L.F.
DEL OBISPO ST FRONTAGE:	42'-8" L.F.
	119 S.F. ALLOWED



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M. SEAL
C-21441
8-20-18
REN. NOV. 30, 2019
STATE OF CALIFORNIA

MILESTONES

PROJECT PHASE	DATE	INITIALS
ISSUED FOR PRE-APPLICATION SUBMITTAL	9-8-2017	–
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ISSUED FOR PERMIT	–	–
ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION Do not use drawing for construction unless initialed	–	–

SS# 35-9500
JOB# 2014737013
SCALE: AS NOTED

SIGNAGE SHEET

SHEET 6

NORTH

0 10 20 40 60 80
SCALE: 1"=20'-0"

V:\2014\active\2014737013\architecture\drawing\Planning\2014737013_6.DWG Dimscale:12 LTScale:0.7 Plot:[Time:Aug20,2018-12:50pm Login:rmoddock]
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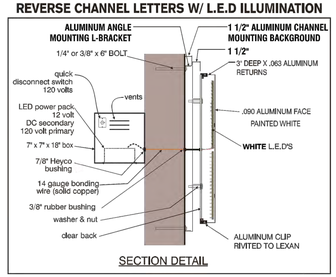
CANOPY LOGOMARK

Halo Illuminated Letter Set

REVERSE CHANNEL LETTERS W/ L.E.D ILLUMINATION



SECTION DETAIL

Design # 93716A
Scale 1/2" = 1'-0" Date 5-18-2018
Drawn by: S. Hawke

CUMMINGS
Customer creation through brand innovation.

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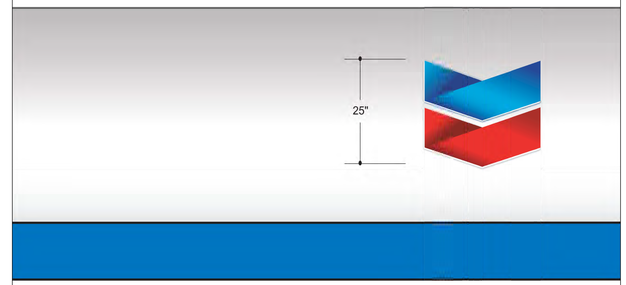
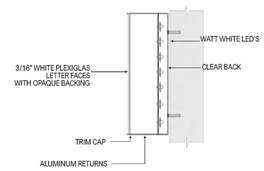
CANOPY FASCIA SIGNAGE



Halo illuminated channel letters



Design # 93716B
Scale noted Date 5-18-2018
Drawn by: S. Hawke

CUMMINGS
Customer creation through brand innovation.

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DOUBLE FACE INTERNALLY ILLUMINATED
C-30 MONUMENT SIGN (CUSTOM GRAPHICS ELEVATION)

HALLMARK
Opaque (aluminum) background with push-thru acrylic letters & logo.
3/4" Letters & logo to be edge-lit, opaque face.
Logo flags to use silkscreened gradient film (with sheen) - opaque face - edge-lit..

APC
Opaque (aluminum) background with 3/4" push-thru acrylic letters.
Blue background (opaque) with white copy & border (edge-lit).
Dark Blue PMS 2935
White

LPS
Opaque background decorated blue.

Divider line - flat (no embossment)
Replaceable numerals with Interstate Bold font
LPS copy & numerals to be illuminated.
Dark Blue PMS 2935
White

LPS/APC
Opaque background decorated green.
Replaceable numerals with Interstate Bold font
LPS copy & numerals to be illuminated.
PMS 3415
White

EXTRA MILE FACE
Opaque (aluminum) background decorated with edge-lit 3/4" push-thru acrylic copy.
Opaque face on push-thru copy.
PMS 4755 PMS 209 PMS 7408 WHITE
OPAQUE BEIGE LACRYL LS-9358 (BACKGROUND)

SEATTLE'S BEST FACE
Opaque (aluminum) background decorated with 3/4" edge-lit push-thru acrylic copy.
Opaque face on push-thru copy.
PMS 1797C RED
WHITE
PMS 430C GRAY
OPAQUE BEIGE LACRYL LS-9358 (BACKGROUND)

Design # 93716C
Scale 3/4" = 1'-0" Date 5-18-2018
Created for the approval of: Chevron
Drawn by: S. Hawke

CUMMINGS
Customer creation through brand innovation.

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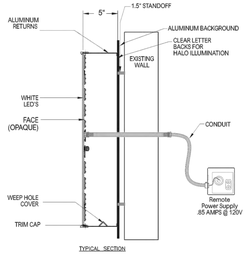
CHANNEL LETTER SET ON ALUMINUM BACKGROUND.

PMS 209 PMS 7408 WHITE

NIGHT VIEW



TYPICAL SECTION

Design # 93716D
Scale noted Date 5-18-2018
Drawn by: S. Hawke

CUMMINGS
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LICENSED ARCHITECT
GREGORY M. SEITZ
No. 21841
REN. Nov. 30, 2018
8-20-18
STATE OF CALIFORNIA

SIGNAGE DETAILS

MILESTONES

PROJECT PHASE	DATE	INITIALS
ISSUED FOR PRE-APPLICATION SUBMITTAL	9-8-2017	–
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ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION	–	–
Do not use drawing for construction unless initialed		

SS# 35-9500
JOB# 2014737013
SCALE: AS NOTED

SHEET 6.1

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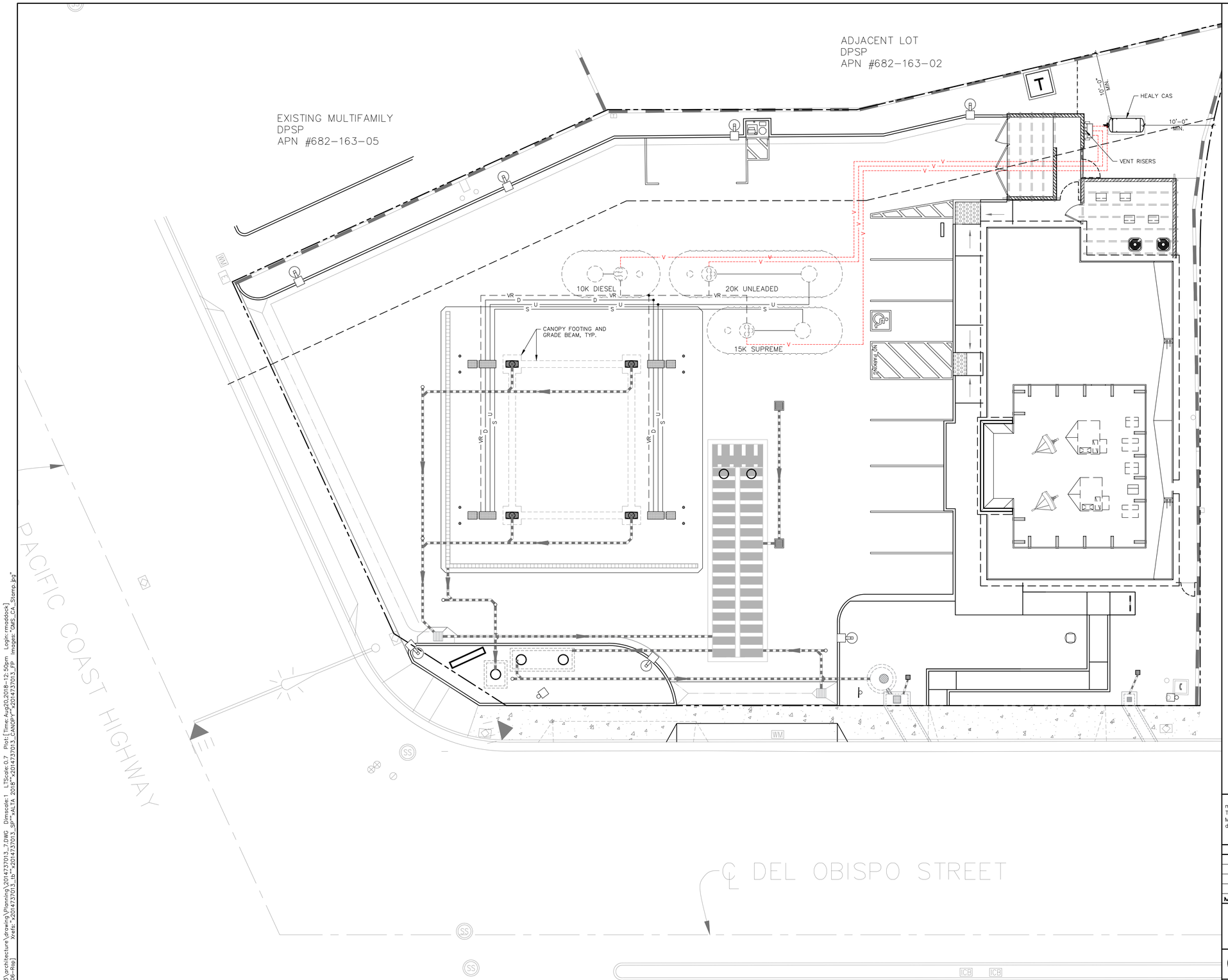

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FUEL PIPING PLAN

LICENSED ARCHITECT
KURT M. SEIFERT
No. C-21841
REN. NOV. 30, 19
STATE OF CALIFORNIA
8-20-18

MILESTONES

PROJECT PHASE	DATE	INITIALS
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ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION Do not use drawing for construction unless initialed	–	–

SS# 35-9500
JOB# 2014737013
SCALE: AS NOTED

SHEET 7

V:\2014\active\201473703\architecture\drawing\Planning\201473703_7.DWG Dimscale:1 LTScale:0.7 Plot:[Time:Aug20,2018-12:50pm Login:rmaddock]
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Front Elevation

Right Elevation

Color Legend:

PPG #1001-1
"White"

Jones Blair #A3W8006
"Nutmeg"

Jones Blair #A3ND10101
"Chilled Wine"

Jones Blair #A3N7002
"Mocha"

Redland #4311
Terracota Blend

Sherwin Williams SW3502
"Mission Wall"

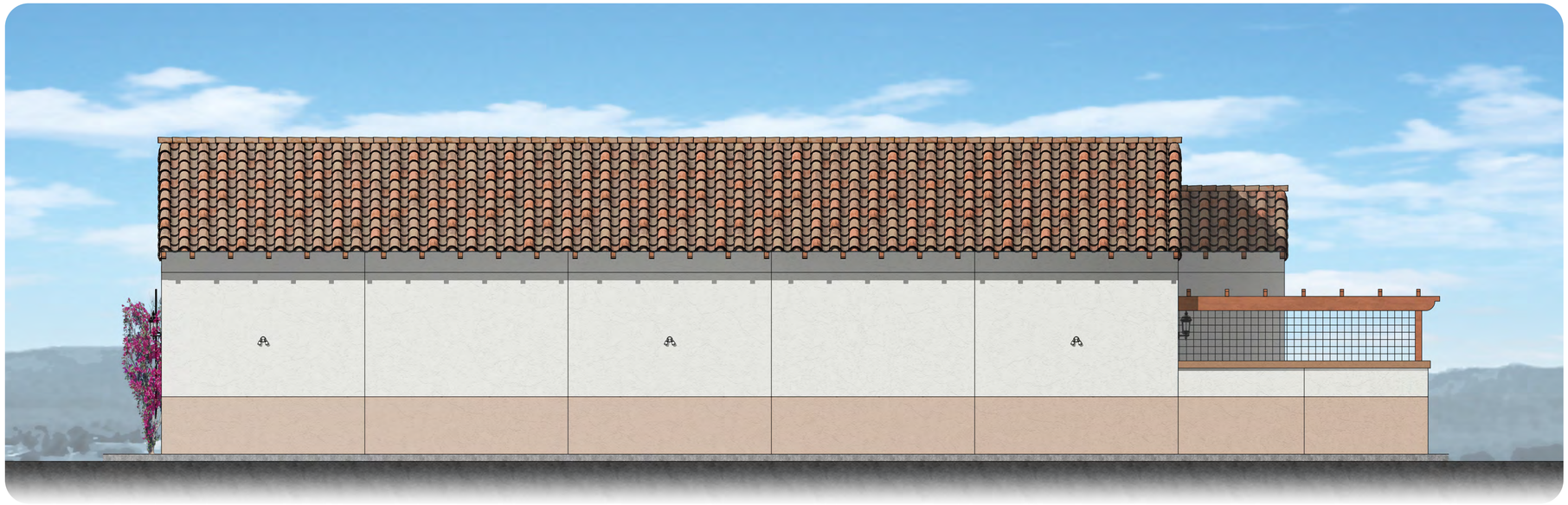
Mission Tile West
Mex Pavers "Padre Viejo" 3101

Chevron

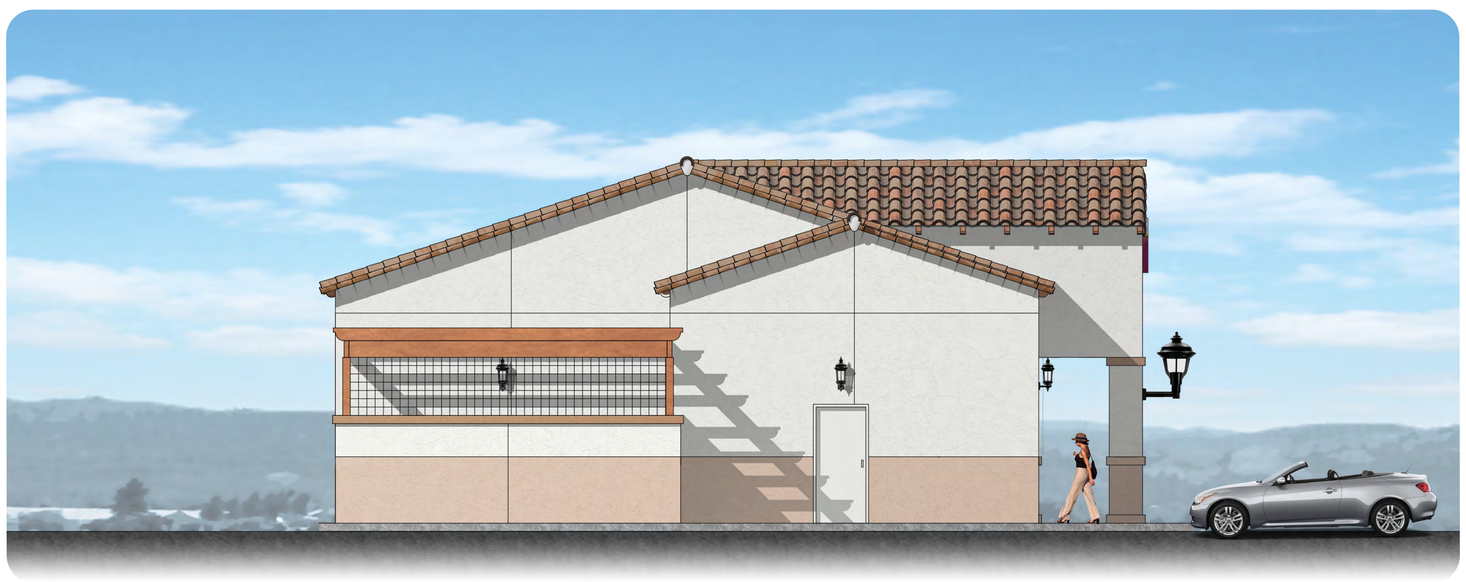
Chevron
34306 Pacific Coast Hwy
Dana Point, CA

Design Visualization
Version 7-19-18

Stantec



Rear Elevation



Left Elevation

Color Legend:

PPG #1001-1
"White"

Jones Blair #A3W8006
"Nutmeg"

Jones Blair #A3ND10101
"Chilled Wine"

Jones Blair #A3N7002
"Mocha"

Redland #4311
Terracota Blend

Sherwin Williams SW3502
"Mission Wall"

Mission Tile West
Mex Pavers "Padre Viejo" 3101

Design Visualization
Version 7-19-18

Stantec

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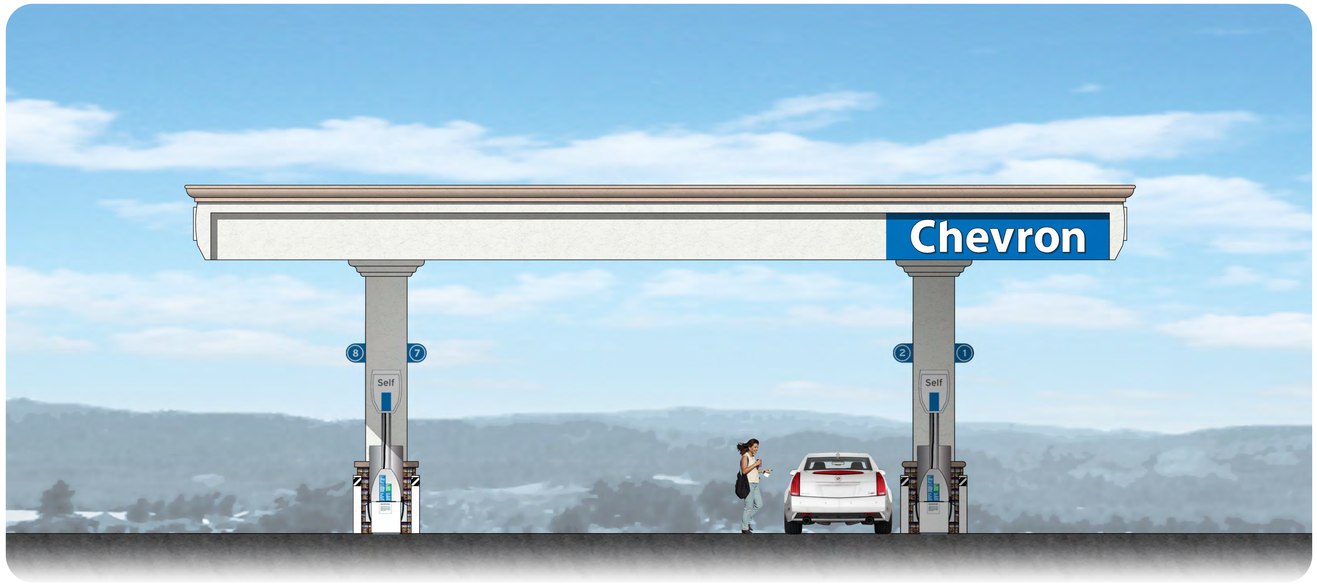
34306 Pacific Coast Hwy
Dana Point, CA



Front Elevation

Side Elevation

Color Legend:

PPG #1001-1
"White"

Jones Blair #A3W8006
"Nutmeg"

Jones Blair #A3ND10101
"Chilled Wine"

Jones Blair #A3N7002
"Mocha"

Redland #4311
Terracota Blend

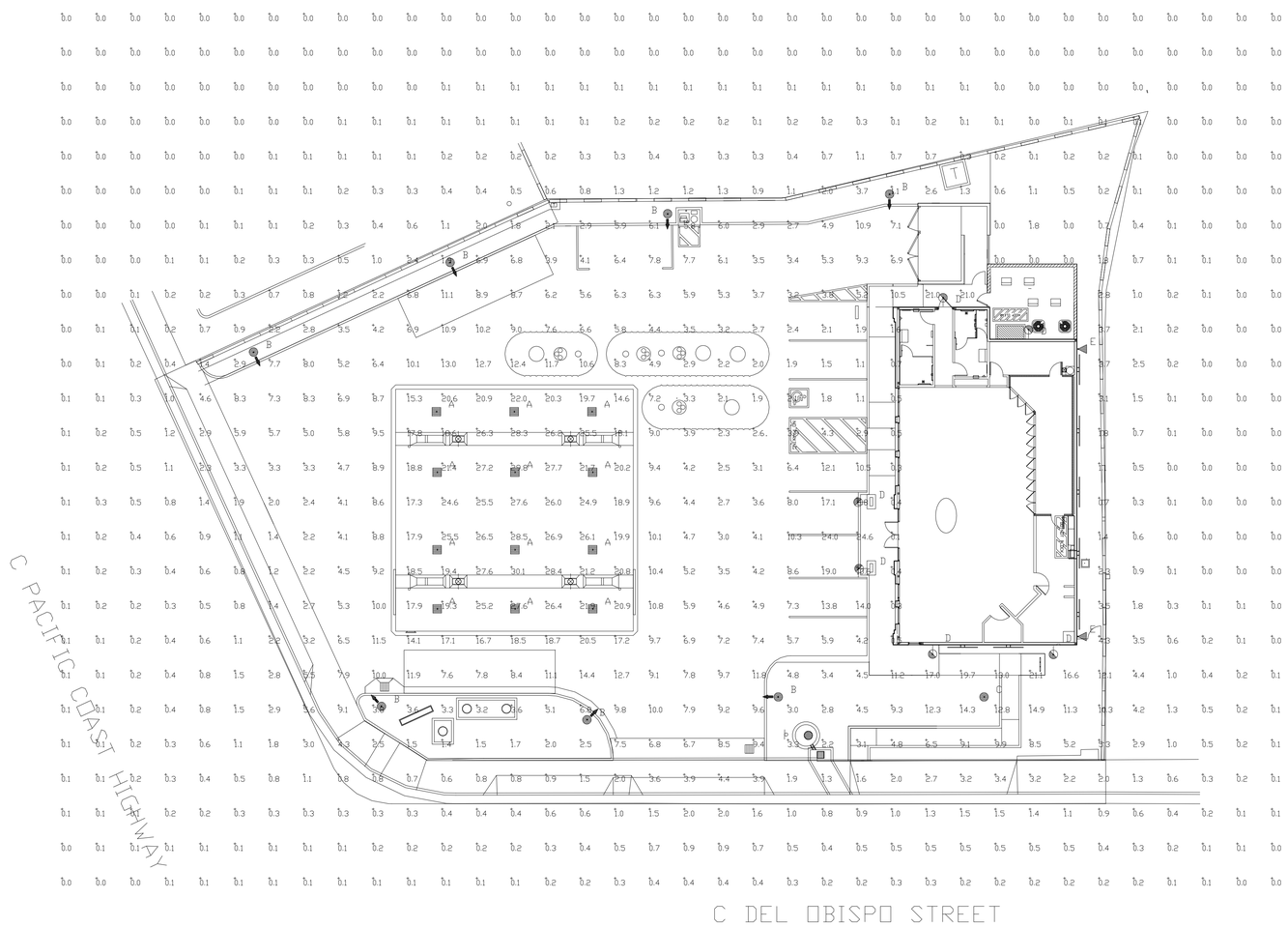
Sherwin Williams SW3502
"Mission Wall"

Mission Tile West
Mex Pavers "Padre Viejo" 3101

Design Visualization
Version 7-19-18

Stantec

Chevron
34306 Pacific Coast Hwy
Dana Point, CA



Click image to enable slide show & use tool bar to navigate

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	12	A	SINGLE	CRUS-SC-LED-VLW-50 MTD @ 15'	1.000	N.A.	9055	60.9
	7	B	SINGLE	XLXM3-PT-FT-LED-HO-CW-SINGLE-12'POLE+2'BASE	1.000	N.A.	8271	107
	1	C	SINGLE	XLXM3-PT-5-LED-HO-CW-SINGLE-12'POLE+2'BASE	1.000	N.A.	7510	108
	6	D	SINGLE	XLXM3-PT-FT-LED-HO-CW WALL MTD @ 10'	1.000	N.A.	8271	107
	2	E	SINGLE	XWM-2-LED-03-50 MTD @ 10'	1.000	N.A.	3455	28.2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	Fc	3.60	30.1	0.0	N.A.	N.A.
CANOPY	Illuminance	Fc	22.23	30.1	14.1	1.58	2.13
INSIDE CURB	Illuminance	Fc	6.93	24.6	1.1	6.30	22.36

Total Project Watts
Total Watts = 2286.2

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

10000 ALLIANCE RD CINCINNATI OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-6023

LIGHTING PROPOSAL LD-127035-8

CHEVRON
34306 PACIFIC COAST HWY
DANA POINT,CA

BY:MVE	DATE:4-15-15	REV:5-29-18	SHEET 1 OF 1

SCALE: 1'=16' 0 16

PPG #1001–1
WHITE

JONES BLAIR
#A3N7002
"MOCHA"

MISSION TILE WEST
MEX PAVERS
"PADRE VIEJO" 3101

JONES BLAIR
#A3W8006
"NUTMEG"

REDLAND #4311
TERRA COTTA BLEND

JONES BLAIR
#A3ND10101
"CHILLED WINE"

SHERWIN WILLIAMS
SW3502
"MISSION WALL"
WOOD STAIN

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2018/07/18 11:11 AM By: Maddock, Rick

ORIGINAL SHEET – ANSI B

7–18–2018
2014737013

Stantec
Architecture Inc.
1383 North McDowell Blvd. Suite 250
Petaluma, CA 94954
TEL. 707.765.1660
www.stantec.com

Client/Project
CHEVRON
34306 PACIFIC COAST HWY.
DANA POINT, CA

Figure No.
1.0

Title
MATERIAL BOARD

LANTANA 'WHITE LIGHNING'

CALLISTEMON CITRINUS

NANDINA 'FIREPOWER'

YUCCA GLORIOSA 'BRIGHT STAR'

APTENIA CORDIFOLIA

TRICHOSTEMA LANATUM

NASELLA PULCHRA

CITY MODIFIED EWAU

$$EAWU = \frac{(ETO\ WET \times KL \times LA \times 0.015)}{IE}$$

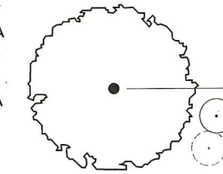
$$EAWU = \frac{(2.75 \times .15 \times 4210 \times .015)}{.90}$$

EAWU=29

CALCULATIONS:

17% OF THE TOTAL SITE AREA OF 27,511 SF IS LANDSCAPED.

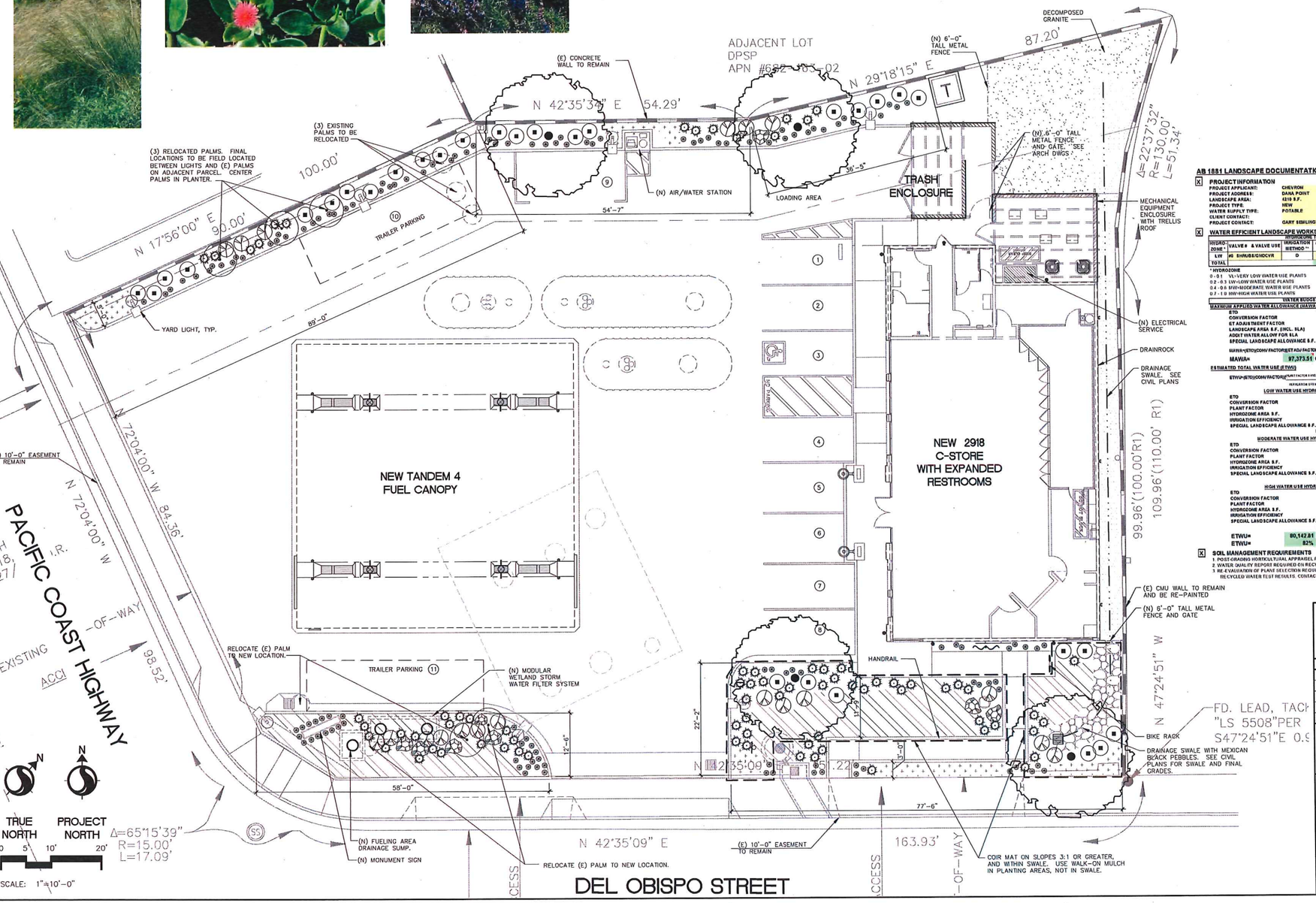
588 SF OR 25% OF THE 2343 SF OF PARKING STALL AREA IS LANDSCAPED



PLANTING LEGEND

SYMBOL	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	WATER REQMT* H, L, M HIGH, LOW, MEDIUM	COMMON NAME
TREES						
	15 GAL.	4	25'	CALLISTEMON CITRINUS STD.	L	LEMON BOTTLEBRUSH
	–	5	–	FINAL LOCATIONS FOR RELOCATED EXISTING PALMS	–	–
	–	5	–	EXISTING LOCATIONS FOR EXISTING PALMS TO BE RELOCATED	–	–
SHRUBS						
	5 GAL.	19	8'	YUCCA GLORIOSA 'BRIGHT STAR'	L	SOFT TIP YUCCA
	5 GAL.	75	30"	NASELLA PULCHRA	L	PURPLE NEEDLE GRASS
	1 GAL.	126	12"	NANDINA 'FIREPOWER'	L	DWARF HEAVENLY BAMBOO
	5 GAL.	30	4'	TRICHOSTEMA LANATUM	L	WOOLY BLUE CURLS
GROUNDCOVERS/ MASS PLANTINGS**						
	1 GAL. 42" O.C.	248 S.F.	18"	LANTANA 'WHITE LIGHNING'	L	LANTANA
NOT SHOWN	–	±2400	–	DECOMPOSED GRANITE AS THE MULCH/TOPDRESSING IN ALL PLANTERS EXCEPT AS NOTED. COLOR TBD		
	1 GAL. 32" O.C.	867 S.F.	3"	APTENIA CORDIFOLIA	L	–
SITE FEATURES – TYPICAL						
		8		ROCKS, 3' DIA. AS LOCALLY AVAILABLE		
	NOT SHOWN			ROOT BARRIER: INSTALL AT TREES (EXCEPT PALMS) PLANTED 4' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. HOWARD WIRE CLOTH COMPANY, HAYWARD, CA. (510)887–8787 OR 24" LINEAR PLASTIC PANEL FROM DEEP ROOT OR EQUAL.		
	–	150 S.F.		SWALE: BLACK MEXICAN PEBBLES 2" –3" DIA SET IN PLANTER OVER MIRAFI FW700 (PERMEABLE) LANDSCAPE FABRIC		
	–	500 S.F.		SWALE DRAIN ROCK: 3/4" GREY DRAIN ROCK SET OVER MIRAFI FW700 (PERMEABLE) LANDSCAPE FABRIC		

TOTAL LANDSCAPED AREA: 4,210 S.F.



AB 1881 LANDSCAPE DOCUMENTATION - NEW PLANTS

PROJECT INFORMATION

PROJECT APPLICANT: CHEVRON
PROJECT ADDRESS: DANA POINT
LANDSCAPE AREA: 4210 S.F.
PROJECT TYPE: NEW
WATER SUPPLY TYPE: POTABLE
CLIENT CONTACT:
PROJECT CONTACT: GARY SEMLING, STANTEC

WATER EFFICIENT LANDSCAPE WORKSHEET

HYDROZONE TABLE

HYDRO-ZONE #	VALVE # & VALVE USE	IRRIGATION METHOD **	AREA S.F.	% OF LNDSCP AREA	PLANT FACTOR (K)(COLS)
LW	#3 SHRUBS/GNDCVR	D	4210	100%	0.30
TOTAL			4210	100.0%	

* HYDROZONE
0 - 0.1 VL=VERY LOW WATER USE PLANTS
0.2 - 0.3 LW=LOW WATER USE PLANTS
0.4 - 0.6 MW=MODERATE WATER USE PLANTS
0.7 - 1.0 HW=HIGH WATER USE PLANTS

** IRRIGATION METHOD
MS = MICROSPRAY B=BUBBLER
S=SPRAY D=DRIP
H=HOSE O=OTHER

WATER BUDGET CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETO	52.9
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.45
LANDSCAPE AREA S.F. (INCL. SLA)	4210
ADDIT WATER ALLOW FOR SLA	0.3
SPECIAL LANDSCAPE ALLOWANCE S.F.	0

MAWA=(ETO)(CONV FACTOR)(ET ADJ FACTOR)(LSCAPE S.F.)+(ADDIT W TR ADJ X SLA S.F.))

MAWA= 97,373.51 Gal/Yr

ESTIMATED TOTAL WATER USE (ETWU)

ETWU=(ETO)(CONV FACTOR)(PLANT FACTOR X HYDROZONE AREA) + (SPECIAL LSCAPE ALLOWANCE S.F.))

HYDROZONE AREA S.F.

LOW WATER USE HYDROZONES

ETO	52.9
CONVERSION FACTOR	0.62
PLANT FACTOR	0.3
HYDROZONE AREA S.F.	4210
IRRIGATION EFFICIENCY	0.81
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	80,142.81 Gal/Yr

MODERATE WATER USE HYDROZONES

ETO	52.9
CONVERSION FACTOR	0.62
PLANT FACTOR	0.5
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.81
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	0.00 Gal/Yr

HIGH WATER USE HYDROZONES

ETO	52.9
CONVERSION FACTOR	0.62
PLANT FACTOR	0.8
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.75
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	0.00 Gal/Yr

ETWU= 80,142.81 Gal/Yr
ETWU= 82% MAWA

SOIL MANAGEMENT REQUIREMENTS
1. POST-GRADING HORTICULTURAL APPRAISEL REQUIRED
2. WATER QUALITY REPORT REQUIRED ON RECYCLED WATER
3. RE-EVALUATION OF PLANT SELECTION REQUIRED WITH RECYCLED WATER TEST RESULTS. CONTACT LANDSCAPE ARCHITECT

ALL PLANTS ARE IN ONE LOW WATER USE HYDROZONE

GENERAL NOTES

1. ALL PLANTING AREAS SHALL BE MULCHED WITH 3/4" MINUS CRUSHED ROCK OR DECOMPOSED GRANITE, TO A MIN. DEPTH OF 3". COLOR: TBD
2. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
3. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING :
   - BETWEEN STREET TREES = 30 FT.
   - DRIVEWAY CUTS AND FIRE HYDRANTS = 7 FT.
   - UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS = 5 FT.
4. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
5. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
6. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS.

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IS THE CURRENT DRAWING SET REVISION NUMBER

MARK	DATE	REVISIONS	INITIAL
	07/20/2018	PLANNING RESUBMITTAL #2	CMS
	06/04/2018	PLANNING RESUBMITTAL	CMS
	03/29/2018	ISSUED FOR PLANNING	CMS

Chevron

34306 PACIFIC COAST HIGHWAY
DANA POINT, CALIFORNIA

Stantec
1383 North McDowell Blvd., Suite 250
Petaluma, CA 94954
TEL. 707.765.1660
www.stantec.com

REGISTERED LANDSCAPE ARCHITECT — KATHA RUTH — SIGNATURE — DATE — REGISTRATION DATE — STATE OF CALIFORNIA

MILESTONES

PROJECT PHASE	DATE	INITIALS
ISSUED FOR PRE-APPLICATION SUBMITTAL	9-8-2017	–
ISSUED FOR PLANNING	3-29-2018	–
ISSUED FOR PERMIT	–	–
ISSUED FOR BID	–	–
ISSUED FOR CONSTRUCTION Do not use drawing for construction unless initialed	–	–

PRELIMINARY LANDSCAPE PLAN

SS# 35-9500
JOB# 2014737013
SCALE: AS NOTED
SHEET 5

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