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

**DATE:** AUGUST 26, 2019

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

MATT SCHNEIDER, DIRECTOR OF COMMUNITY DEVELOPMENT

**JOHN CIAMPA, SENIOR PLANNER** 

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP19-0010 AND MINOR SITE

DEVELOPMENT PERMIT 19-0018 TO ALLOW THE CONSTRUCTION OF A NEW, TWO-STORY, SINGLE-FAMILY DWELLING WITH AN ATTACHED THREE-VEHICLE GARAGE AND TO ALLOW THE MEASUREMENT OF THE STRUCTURE FROM ATOP A MAXIMUM OF 30 INCHES OF FILL TO CREATE POSITIVE DRAINAGE TO THE STREET ON A VACANT COASTAL BLUFF LOT AT 35485 CAMINO

**CAPISTRANO** 

**RECOMMENDATION**: That the Planning Commission adopt the attached resolution

approving Coastal Development Permit CDP19-0010 and

Minor Site Development Permit 19-0018.

**APPLICANT/OWNER:** Mr. and Mrs. Terry Walker

OWNER'S AGENT: Jack Garland

**REQUEST**: Approval of a Coastal Development Permit to construct a two-

story, 3,250 square foot, single-family dwelling with an attached, 866 square foot garage and to allow the measurement of the structure from atop a maximum of 30 inches of fill to create positive drainage to the street on a

coastal bluff lot.

**LOCATION**: 35485 Camino Capistrano (APN 691-192-20)

**NOTICE**: Notices of the Public Hearing were mailed to property owners

within a 500-foot radius and occupants within a 100-foot radius on August 15, 2019, published within a newspaper of general circulation on August 15, 2019, and posted on August 15, 2019 at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana

Point Library.

**ENVIRONMENTAL**: Pursuant to the California Environmental Quality Act (CEQA),

the project is found to be Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures) in that it proposes construction of one new single-family dwelling with an attached garage in a residential zone.

#### **ISSUES**:

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

**BACKGROUND**: The subject property is an 8,025 square foot vacant coastal bluff lot located in the Capistrano Beach community (Supporting Document 2). The topography of the property is generally flat within the buildable pad area and then descends steeply toward Pacific Coast Highway. The site is surrounded by similar sized one and two-story single-family dwellings (Supporting Document 3).

Pursuant to the DPZC, the property is in the Residential Single Family (RSF-3) Zoning District and located within the City's Coastal Overlay District (the California Coastal Zone) as well as the Appeals Jurisdiction of the California Coastal Commission.

<u>DISCUSSION</u>: The proposed project would construct a 3,250 square foot house and 866 square foot attached garage. The 1,513 square foot first-floor living area would include the kitchen, living, dining and laundry rooms. The 1,404 square foot second floor includes four bedrooms and bathrooms, elevator, and decks off the master bedroom and over the garage at the front of the house.

Table 1 summarizes the applicable RSF-3 Zoning District development standards and the project's conformance with those requirements:

Table 1: Compliance with RSF-3 Development Standards

Development Standard	Requirement	Proposed	Compliant with Standard
Front Setback	10 feet minimum	24.5 feet	Yes
Garage Setback	20 feet minimum	24.5 feet	Yes
Side Setbacks	4.33 feet minimum	5.33 feet (north) 5 feet (south)	Yes
Bluff Setback	25-28 feet minimum*	25-28 feet	Yes
Height	24 feet max (flat roof)**	24 feet (flat roof)	Yes
	26 feet Max (3:12 roof	26 feet Max (3:12	Yes
	pitch)**	roof pitch)	
	2 stories	2 stories	
Lot Coverage	45% maximum	31%	Yes
Landscape	25% minimum	53%	Yes
Coverage			
Parking Required	2 garage parking	3 garage parking	Yes
	spaces	spaces	

<sup>\*</sup>Bluff setback deviation recommended to be reduced from 40 feet to 25-28 feet per Geologist recommendation and City approval.

The neighborhood consists of one and two-story houses with varied architectural styles throughout the area. The project proposes a two-story house with a modern design. To convey the modern design, the architectural elements include a mostly flat roof with varied roof elevations and large eaves to break up the massing of the structure and provide architectural interest to ensure compatibility with neighboring properties. The dwelling's modern design would utilize a variety of materials throughout its façade, including stucco and tile clad walls and a standing seam metal roof.

A preliminary landscape plan illustrates drought-tolerant native plants throughout the site with no irrigation system proposed due to the site's location on a coastal bluff lot. New landscaping would be subject to compliance with DPZC Chapter 9.55 for Water Efficiency Landscape Requirements.

#### Coastal Development Permit CDP19-0010

Per Section 9.69.040 (b)(1) of the Dana Point Zoning Code, a Coastal Development Permit (CDP) is required for all new development on coastal bluff lots located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires approval of a Coastal Development Permit (CDP).

<sup>\*\*</sup> Height of structure is proposed to be measured from atop 26 inches of fill with the approval of a Minor Site Development Permit.

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#### Coastal Bluff

The subject property's location on a coastal bluff lot requires the submittal of a geotechnical report to determine the location of the edge of the coastal bluff (the point at which the site alters from generally flat to begin its topographic descent to the Pacific Ocean below), historic and projected future erosion of the site, as well as general site stability. The geotechnical analysis supports a deviation from the property's established 40 foot setback to a minimum of 25-28 feet, permitted by Section 9.27.030(c) of the DPZC. The proposed structure would be set back (at its closest point) a minimum of 25-28 feet from the delineated edge of the coastal bluff. The first and second-floor decks off the back of the house are cantilevered a maximum of 2.5 feet beyond the 25 foot bluff setback which is allowed per Section 9.05.080 for the DPZC because no foundations are in the required bluff setback. The conclusions contained in the project's geotechnical report and the project's overall foundation design were reviewed and corroborated by the City's Geotechnical and Structural Engineers.

Development within the coastal bluff setback is strictly limited to California native and drought tolerant landscaping, low-level walls and hardscape without deepened structural footings. Moreover, no irrigation is proposed or permitted within the area of the setback. The subject project complies with these and all requirements as they pertain to the property's coastal bluff.

Section 9.69.070 stipulates a minimum of seven findings to approve a CDP, requiring that the project:

- 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).
- (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 that 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 will 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.

Staff's recommended findings to approve the CDP request are enumerated in the project's draft resolution (Supporting Document 1).

#### Minor Site Development Permit SDP19-0018(M)

Per Section 9.05.110(a)(3) of the DPZC, lots with unique topographical conditions where it is difficult to create positive drainage to the street can allow a structure to be measured from atop a maximum of 30 inches of fill, with the approval of a SDP(M). The condition of the undeveloped lot results in the sheet flow of water towards the back of the lot and down the coastal bluff, which results in erosion of the coastal bluff. To create positive drainage to the street and reduce erosion of the coastal bluff the project is requesting to measure the structure atop 26 inches of fill (2.17 feet). Public Works and Planning staff evaluated the site conditions and confirmed the requested 26 inches of fill is the minimum amount necessary to create positive drainage from the developed portion of the lot to the street. The existing and proposed elevations for the project are provided in Table 2.

**Table 2: Height Analysis** 

Existing grade low point	127.75 ft
Pad Elevation	129.92 ft
Fill mount	2.17 ft
Top of roof	155.17 ft (3/12 roof pitch)
	153.17 (flat roof)
Height from top of fill	25.25 ft (3/12 roof pitch)
	23.25 ft (flat roof)
Total height (w. flat &	25.42 ft (flat)
3/12 roof pitch) from	27.42 ft (3/12)
Existing Grade	

Section 9.71.050 of the DPZC stipulates a minimum of four findings for approval for the requested Minor Site Development Permits:

1. Compliance of the site design with development standards of this Code.

- 2. Suitability of the site for the proposed use and development.
- Compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines.
- 4. Site and structural design which is appropriate for the site and function of the proposed use(s), without requiring a particular style or type of architecture.

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

<u>CORRESPONDENCE</u>: To date, no correspondence has been received concerning the subject project.).

<u>CONCLUSION</u>: Staff finds that the subject project is consistent with the policies, provisions and standards of the Dana Point General Plan and Zoning Code – the latter adopted and certified as the Local Coastal Program for this portion of the City. As the project has been found to comply with all standards of development, staff recommends the Planning Commission adopt the attached resolution, approving CDP19-0010 and SDP19-0018(M) subject to findings and conditions of approval.

John Ciampa Senior Planner Matt Schneider, Director Community Development Department

## <u>ATTACHMENTS:</u>

### Action Documents

1. Draft Planning Commission Resolution No. 19-8-26-xx

## Supporting Documents

- 2. Vicinity Map
- 3. Site Photos and Material Board
- 4. Project Plans

Action Document 1: Draft Planning Commission Resolution No. 19-08-26-XX

#### **RESOLUTION NO. 19-08-26-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA APPROVING COASTAL DEVELOPMENT PERMIT CDP19-0010 AND MINOR SITE DEVELOPMENT PERMIT SDP19-0018(M) TO ALLOW THE CONSTRUCTION OF A NEW, TWO-STORY, SINGLE-FAMILY DWELLING WITH AN ATTACHED THREE-VEHICLE GARAGE AND TO ALLOW THE MEASUREMENT OF THE STRUCTURE OF FROM ATOP A MAXIMUM OF 30 INCHES OF FILL TO CREATE POSITIVE DRAINAGE TO THE STREET ON A VACANT COASTAL BLUFF LOT AT 35485 CAMINO CAPISTRANO

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

WHEREAS, Mr. and Mrs. Terry Walker (the "Applicant") are the owner of real property commonly referred to as 35485 Camino Capistrano (APN 691-192-20) (the "Property"); and

WHEREAS, the Applicant filed a verified application for a Coastal Development Permit to allow the construction of a new, two-story, single-family dwelling with an attached three-vehicle garage measured from atop up to 30 inches of fill to create positive drainage to the street on a vacant coastal bluff lot at 35485 Camino Capistrano; and

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

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (a) (Class 3 – New Construction or Conversion of Small Structures) in that it proposes the construction of one new single-family dwelling and attached garage; and

WHEREAS, the Planning Commission did, on the 26<sup>th</sup> day of August, 2019 hold a duly noticed public hearing as prescribed by law to consider said requests; and

WHEREAS, at said public hearing, upon considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP19-0010 and Minor Site Development Permit SDP19-0018(M).

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 incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP19-0010 and SDP19-0018(M) subject to conditions:

#### Findings:

#### Coastal Development Permit CDP19-0010

- 1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) in that the site and architectural design of proposed improvements are found to comply with all applicable development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program for the property) and; that the project will further General Plan Urban Design Element Goal No. 2, which states that development should "preserve the individual positive character and identity of the City's communities" by the new, aesthetically pleasing development of the subject property that is compatible and complementary to surrounding structures.
- 2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) in that the project is not located between the first public roadway and the sea or shoreline, that the property is located on land that does not contain public accessways or areas of recreation. Moreover, adequate public access to the coast or areas of recreation exist nearby at City, County and State beaches and parks; therefore, the project will conform to the public access and recreation policies of Chapter Three of the California Coastal Act.
- 3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) in that the project qualifies as Categorically Exempt from review under CEQA pursuant to Section 15303 (a) (Class 3 New Construction or Conversion of Small Structures) for the construction of one new single-family dwelling with the attached garage.
- 4. That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources in that the subject property is a parcel

containing no environmentally sensitive habitat area (ESHA) and therefore the proposed improvements would not result in adverse impacts.

- 5. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards in that the subject site is a flat vacant lot that will would require minimal grading or other landform alteration/disturbance for the structure given the condition of the lot and no grading will be allowed within the 25-28 foot coastal bluff setback. Prior to the commencement of construction, the project will be conditioned to obtain a building permit, adherence to which will minimize undue risk to the property from future erosion, property slippage, geologic instability, as well as flood and fire hazards.
- 6. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas in that the project would construct a new two story single-family dwelling of similar height, story-count and overall massing as others in the vicinity, utilizing aesthetically pleasing colors and materials. Implementation of the subject project would result in new development that is visually compatible with surrounding structures and constitute an overall enhancement of the neighborhood.
- 7. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs in that the subject project was reviewed by the Planning and Building/Safety Divisions as well as the Public Works/Engineering Department and conforms with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program for the subject property). There are no adopted specific plans that apply to the subject property.

#### Site Development Permit SDP19-0018(M)

 That the site design is in compliance with the development standards of the Dana Point Zoning Code the single-family residence complies with all of the setback, lot coverage, and landscape standards for the RSF-3 zoning district. The topography of the site gradually slopes to the back of the lot which creates a need for the structure to be measured from atop a maximum of 30 inches of fill to create positive drainage to the street.

- 2. That the site is suitable for the proposed use and development in that the proposed single-family residence complies with the allowed density, setbacks, lot coverage, and landscape standards for the RSF-3 zoning district. The size and scale of the development is consistent and compatible with the neighborhood. The request to measure the structure from atop 30 inches of fill is necessary to ensure the site provides controlled positive drainage to the street to avoid further erosion of the coastal bluff.
- 3. That the project is in compliance with all elements of the General Plan and all applicable provision of the Urban Design Guidelines in that, the modern design of the single-family residence is in character and scale with the neighborhood. The use of balconies and horizontal and vertical wall plane breaks, and decks reduces the structure's bulk to comply with Section II.C Architectural Character of the City's Design Guidelines. The proposed fill credit of 30 inches will comply with all standards of development from the Zoning Ordinance to improve the site's drainage and would not be in conflict with any of the City's Urban Design Guidelines.
- 4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style in that the single-family residence is a modern design that is consistent with the mix of architectural styles in the neighborhood. The design of the project complies with the density and setback requirements of the Zoning Ordinance and General Plan. The decks, wall plane breaks, and roof lines of the structure reduce the massing and create private outdoor living areas to improve the design of the residence without impacting the privacy of the adjacent properties. The measurement of the structure atop up to 30 inches of fill is necessary to address the drainage challenges associated with the topography of the lot is necessary to provide controlled positive drainage to the street. Approval of the request will allow the development of the site in a manner that complies with code, while simultaneously improving safety and stability of the property.

#### Conditions:

#### A. General:

 Approval of this application permits the construction of a two-story, 3,250 square foot, single-family dwelling with an attached, three-car garage at 35485 Camino Capistrano. 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 and Zoning Code.

- Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
- 3. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location 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 plot plan, he may approve the amendment without requiring a new public hearing.
- 4. 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.
- 5. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney's fees, costs and expenses incurred concerning the claim, action, or proceeding.
- 6. 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.

- 7. The Applicant and their successors in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
- 8. 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.
- The project shall meet all water quality requirements, including those for implementation of Low Impact Development (LID).
- An Encroachment Permit shall be obtained from Public Works-Engineering prior to any work within the City Right-of-Way.
- 11. A grading permit shall be obtained prior to any work, including demolition of existing structures.
- 12. The Applicant shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, telephone and cable/internet television services.
- 13. The Applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The Applicant shall provide erosion control measures of a type, size and location as approved by the Director of Public Works. Erosion control measures shall be shown and specified on the grading plan and constructed to the satisfaction of the Director of Public Works prior to the start of any other grading operations. The Applicant shall maintain all erosion control devices until final approval of all permits.
- 14. The applicant, property owner or successor in interest shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. The Waste Management Plan shall indicate the estimated quantities of material to be recycled and the locations where the material is to be taken for recycling.

- 15. The applicant shall submit an application for separate structures, including retaining walls. Retaining walls and other structures no supported by the building foundation require a separate submittal for review and approval to the Building Department. A separate permit submittal shall be made to the Building Department in accordance with the current submittal requirements.
- 16. Separate review, approval, and permits are required for:
  - Retaining walls
  - Shoring walls
  - Fire sprinklers
  - Demolition of structures
  - Site walls over three feet
  - Pool and spa
- 17. The applicant shall limit all construction activities within the coastal bluff-top setback area. The coastal bluff shall be protected at all times from potential erosion and construction activity. During all construction activities the approved bluff edge shall be staked by the project surveyor and delineated on-site. The approved bluff edge shall remain delineated during all phases of construction activity and inspections.
- 18. This Resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.
- 19. Per Municipal Code Section 9.27.030, no new structure foundations or improvements requiring a building permit will be allowed within the Total Bluff Setback. Our review of the "Geotechnical Engineering Report..." report prepared by NOVA (dated July 31, 2018) and associated addenda (dated November 30, 2018, April 15, 2019, and May 16, 2019) suggests that both the line representing the 25' setback from the bluff edge and line representing the FS=1.6 plus the estimated 50-year future bluff retreat locally demonstrate the "Total Bluff Setback" (as the line representing the FS=1.6 plus the estimated 50-year future bluff retreat is locally located landward of the 25' setback line within the northern portion of the lot and thus represents the Total Bluff Setback at this location). The Total Bluff Setback ranges from approximately 25 to 28' landward of the indicated bluff edge. Improvements located seaward of the Total Bluff Setback shall be limited to non-permitted items.

 The 25' to 28' bluff edge setback deviation ("Total Bluff Setback"), as justified by the submitted geotechnical documents, shall be clearly shown on all plans submitted for review and approval.

#### B. Prior to Issuance of a Grading Permit

- A Boundary/Record of Survey shall be completed for the project site and recorded at the County of Orange prior to issuance of a Grading Permit.
- 22. A performance bond shall be required for all grading activities up to 100% of the proposed improvements. A separate performance bond may be required for shoring activities to ensure completion of grading activities and protection of adjoining improvements.
- 23. The applicant shall submit an application for a grading permit. The grading permit application, in compliance with City standards, submitted for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements.
- 24. The Applicant shall submit a geotechnical report in compliance with all the City of Dana Point standards for review and approval.
- 25. All plans submitted shall reflect the determined bluff edge and all associated setbacks as shown on the submitted "Response to Third Geotechnical Review by City of Dana Point," 35485 Camino Capistrano, Dana Point, California, by NOVA Services, dated May 16, 2019 and submitted May 17, 2019.

#### C. Prior to Issuance of a Building Permit:

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

- All documents prepared by a registered-design-professional shall be wet-stamped & signed.
- 27. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of three (3) separate sets of building plans directly to the Orange County Fire Authority for review and approval. A fire sprinkler system or waiver is required from the Fire Chief.
- 28. Undergrounding of all onsite utilities is required. An Approved SDG&E Work Order and Undergrounding Plan is required prior to permit issuance.
- 29. Minimum roofing classification is Class "A".
- 30. Fire sprinkler system is required.
- 31. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.
- 32. The Applicant shall submit for review and approval by the Planning and (if applicable) Building/Safety Divisions, a Final Landscaping Plan that complies with the standards of the Dana Point Zoning Code, preliminary plans approved by the Planning Commission, as well as the following:
  - All proposed plantings within the 25' to 28' of the edge of the property's coastal bluff shall be of a variety that is both CA native and drought tolerant.
  - Any existing irrigation within 25' to 28' of the edge of the property's coastal bluff shall be removed and; no new irrigation is permitted within the area of the setback from edge of bluff.
- 33. The Applicant shall execute the City's standard deed restriction and submit to the City and through City staff, the City Attorney, for review and approval. The deed restriction shall stipulate the following:
  - That the Applicant understands that the subject site is subject to bluff retreat and that the owner(s) assumes the liability from these hazards;
  - That the Applicant unconditionally waives any claim of liability on the part of the City or any other public agency

from any damage from such hazards;

- That the Applicant assumes all liability for damages incurred as a result of any required off-site grading.
- 34. The applicant shall submit a Landscape Plan, in compliance with City standards, for review and approval by the Director of Public Works. The Landscape plan shall include the bluff top setback area and be in accordance with the approved grading plan and City of Dana Point Municipal Code for improvements allowed within the 25' to 28' bluff edge setback.
- 35. The applicant shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports.
- 36. The applicant shall submit a rough grade certification from the Civil Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the Civil Engineer (standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades (to the nearest 0.1') to the satisfaction of the City Engineer. 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.
- 37. The applicant shall submit a rough grade certification from the Geotechnical Engineer/Engineering Geologist of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical engineer (standard Geotechnical Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the recommendation of the project geotechnical report approved grading plan from a geotechnical standpoint.
- 38. 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, geologic mapping, caisson drilling, as well as a geotechnical map depicting the limits of grading, geologic mapping/caisson drilling, locations of all density testing, 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. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report and addenda.

- 39. Building Code Analysis: Provide building code analysis showing conformance to the Chapter 3 and 5 of the CBC. Specify occupancy group(s), type(s) of construction, including fire sprinklers, location on property, actual and allowable floor area, building height, number of stories, and conforming exiting.
- Soils Report (1803): Unless waived, 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.
- 41. 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.

#### D. Following Issuance of a Building Permit:

- 42. Prior to commencement of framing, the Applicant shall submit a foundation 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 CDP18-0002. The City's standard "Setback Verification Certification" form shall be obtained at time of permit issuance, prepared by a licensed civil engineer/surveyor and delivered to the City of Dana Point Building and Planning Divisions for review and approval.
- 43. Prior to release of the roof sheathing inspection, the Applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP18-0002. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of permit issuance, 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.

#### E. Prior to Issuance of a Certificate of Occupancy

- 44. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
- 45. A written approval (Geotechnical Engineer/Geologist Certification of Final (Precise) Grading) by the Geotechnical Engineer of Record approving the grading as being in conformance with the approved grading plan from a geotechnical standpoint.
- 46. A written approval (Civil Engineer's Certification of Final (Precise) Grading) by the Civil Engineer of Record approving the grading as being in conformance with the approved grading plan and which specifically approves construction of line and grade for all engineered drainage devices and retaining walls.
- An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.
- 48. All landscaping and/or structural best management practices (BMPs) shall be constructed and installed in conformance with approved plans and specifications.
- 49. The final condition of the bluff edge setback shall be in accordance with Municipal Code Section 9.27.030 and approved geotechnical reports, with no new structure foundations or improvements requiring a building permit within the determined Total Bluff Setback (see condition of approval #19 above).
- 50. The Geotechnical Engineer of Record shall provide written certification of all grading as being in conformance with the approved grading plan.
- All project landscaping within all yards shall be installed prior to scheduling of a final inspection of the project by the Planning Division.
- 52. Prior to scheduling a final inspection, the Applicant shall submit to the Project Planner, a written, wet-stamped and signed certification from a California-licensed landscape architect that all plantings within the property's approved setback from edge of bluff were installed in conformance with the project's approved Final Landscaping Plan.

PLANNING COMM	ISSION RESOLUT	TON NO. 19-0	8-26-xx
CDP19-0010 and S	DP19-0018(M)		
PAGE 13	, .		

53. 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 discretionary action, and compliance with any outstanding project conditions of approval.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 26<sup>th</sup> day of August, 2019, by the following vote, to wit:

	AYES:		
	NOES:		
	ABSENT:		
	ABSTAIN:		
		) \	Day Dahaa
			Roy Dohner Planning Commission
ATTEST:			
Matt Schneid	der, Director Development Depar	rtment	
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**Supporting Document 2:** 

Vicinity Map



## **Vicinity Map**

35485 Camino Capistrano CDP19-0010 & SDP19-0018(M)



**Supporting Document 3:** 

Site Photos and Material Board

















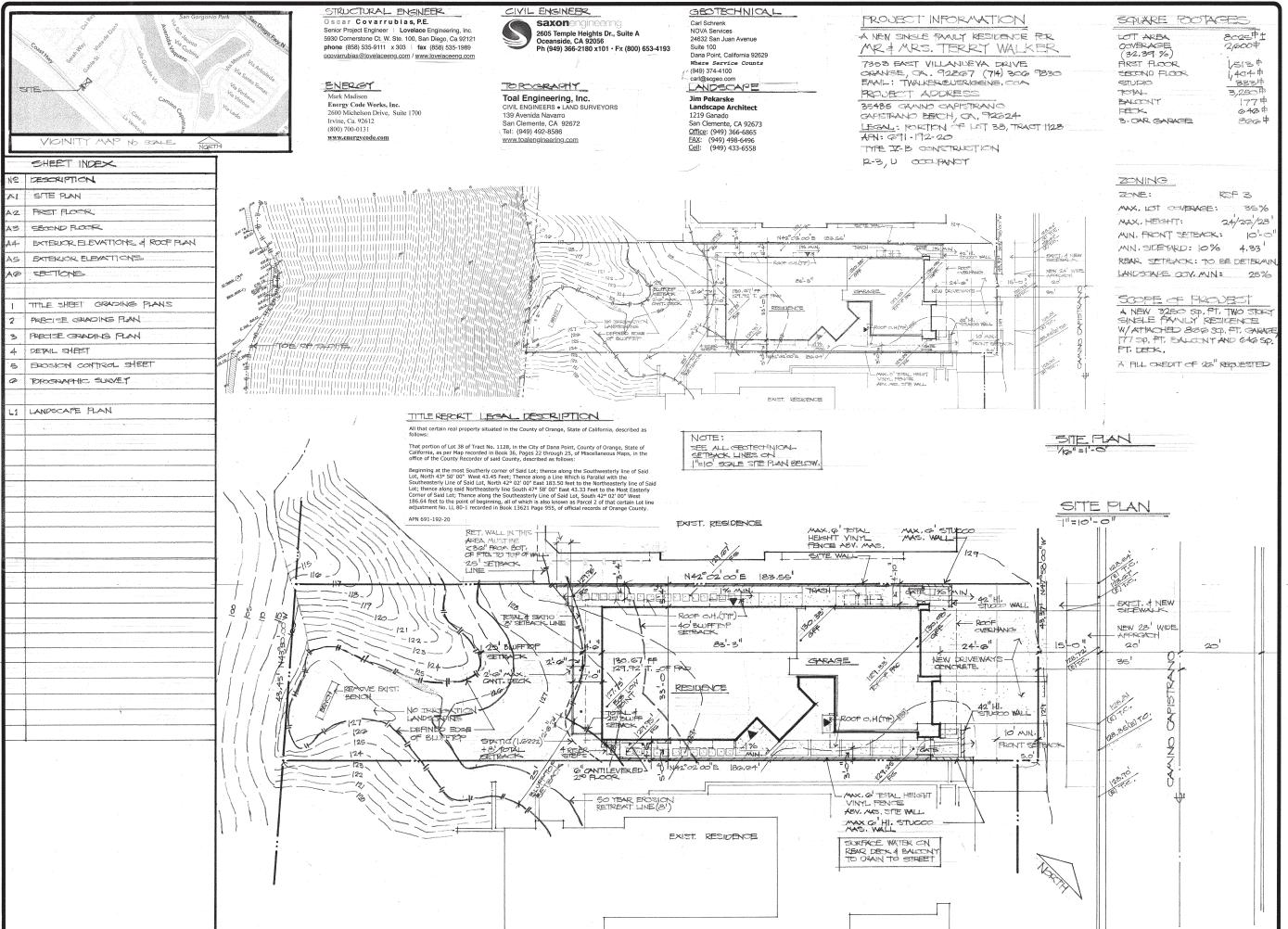




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Supporting Document 4: Project Plans

ATTACHMENT



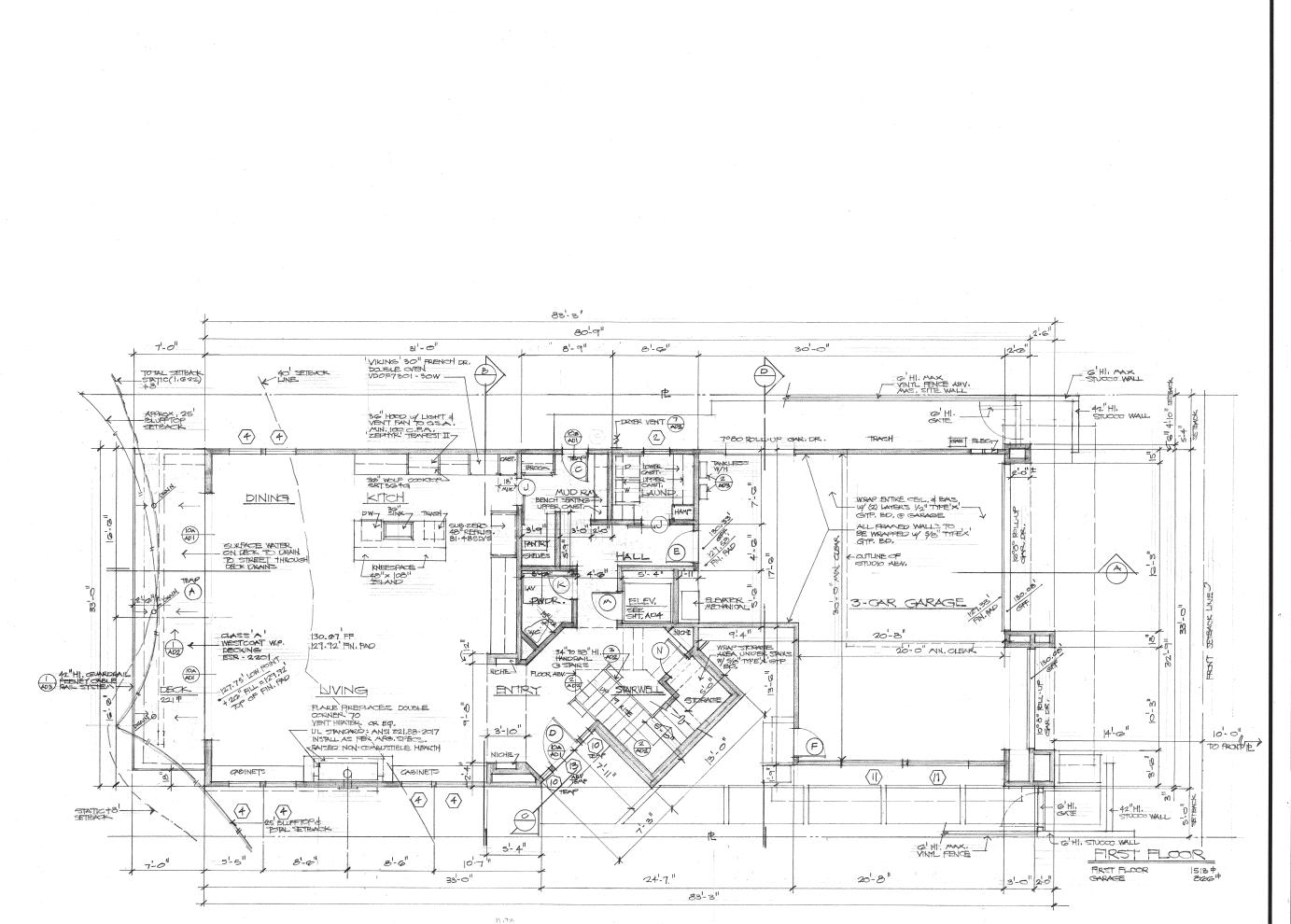
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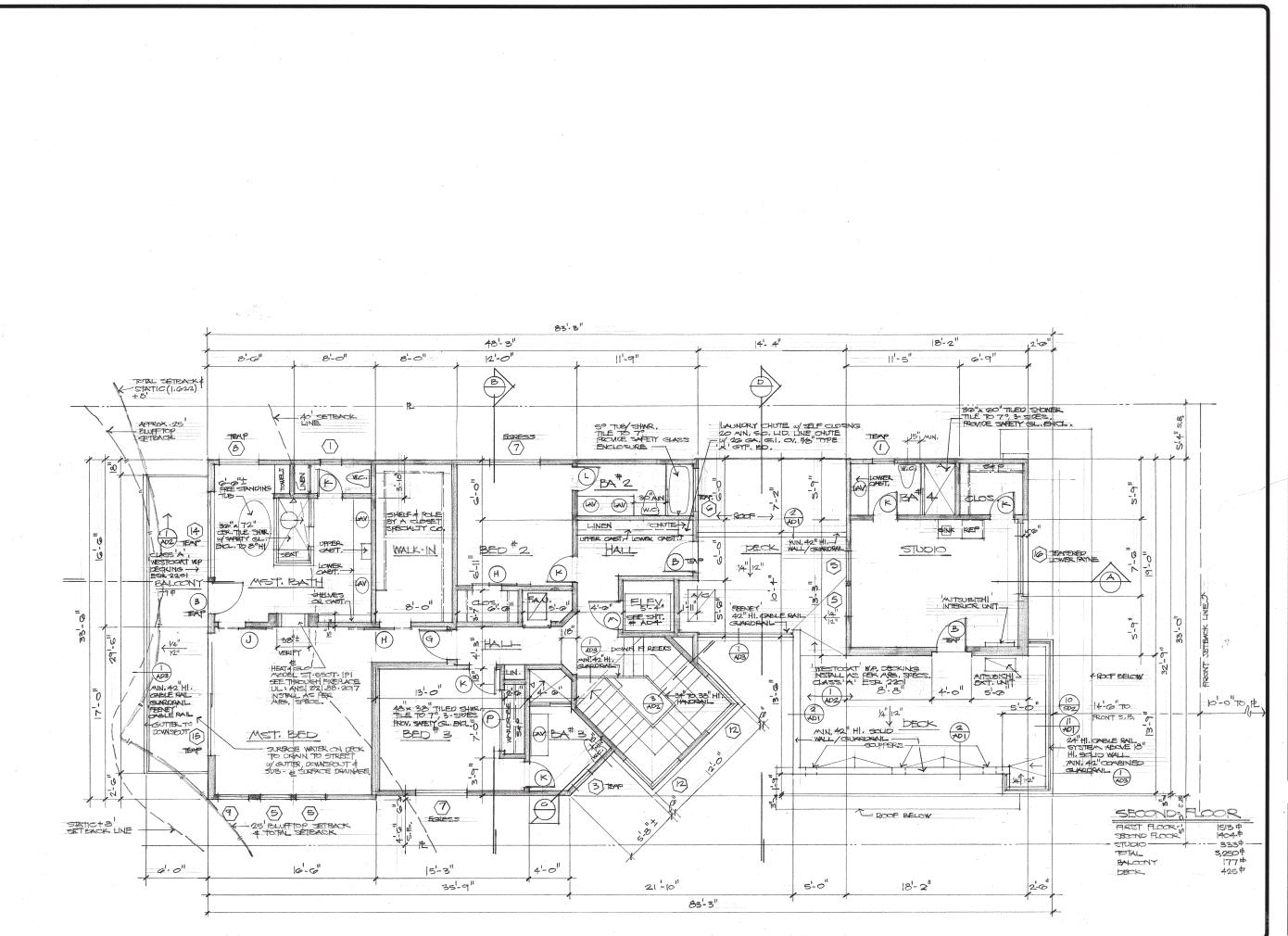








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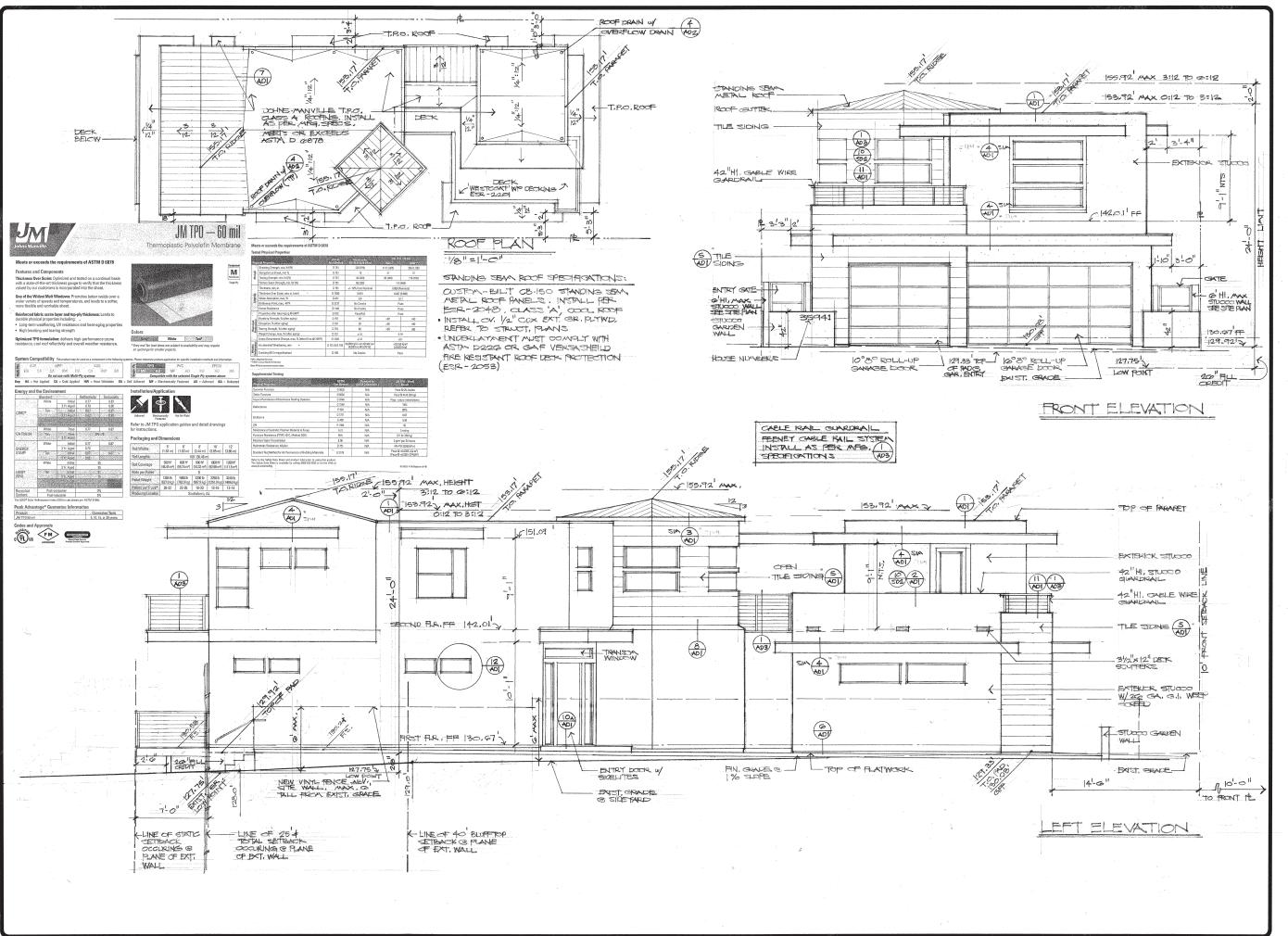






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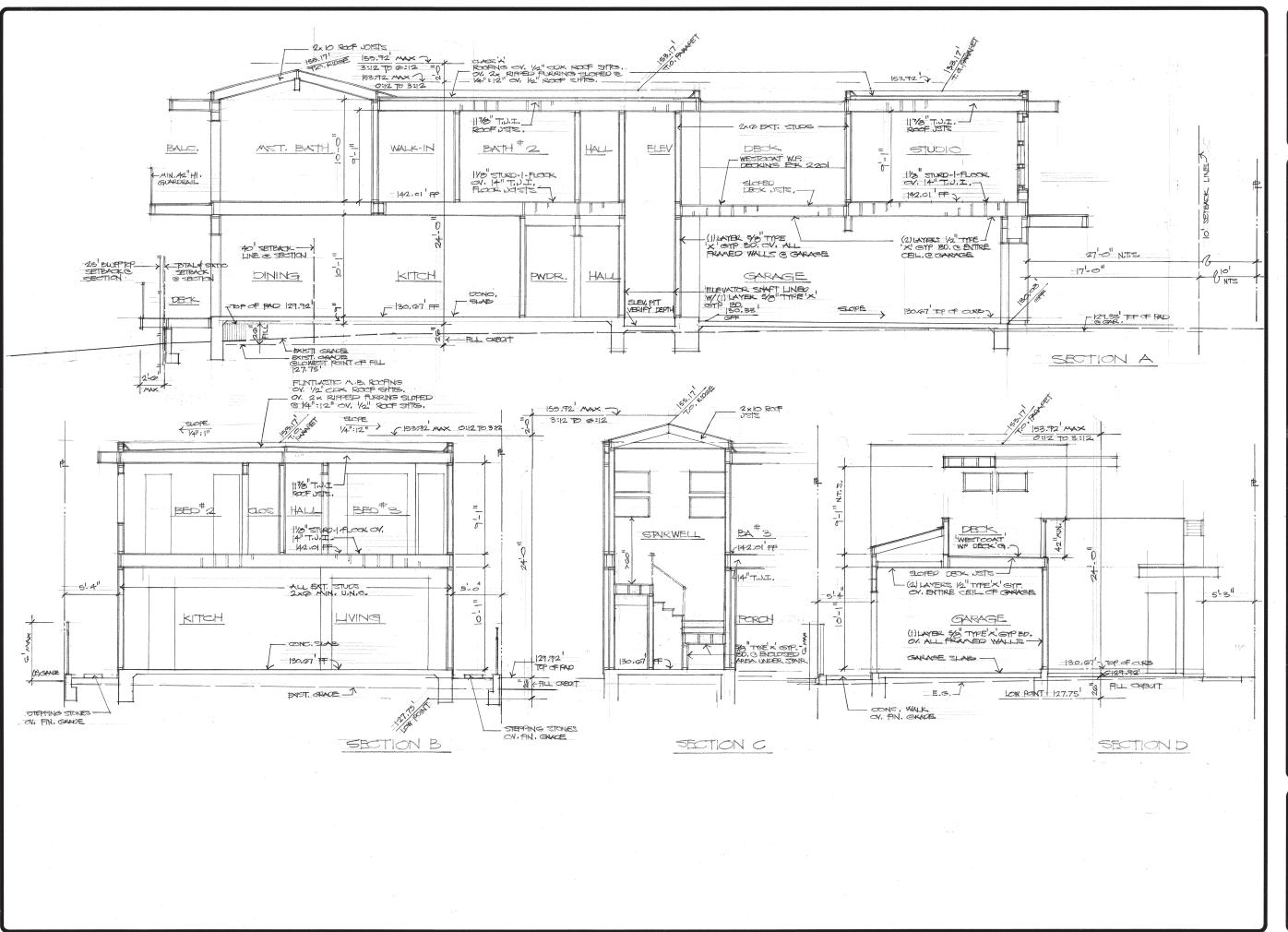
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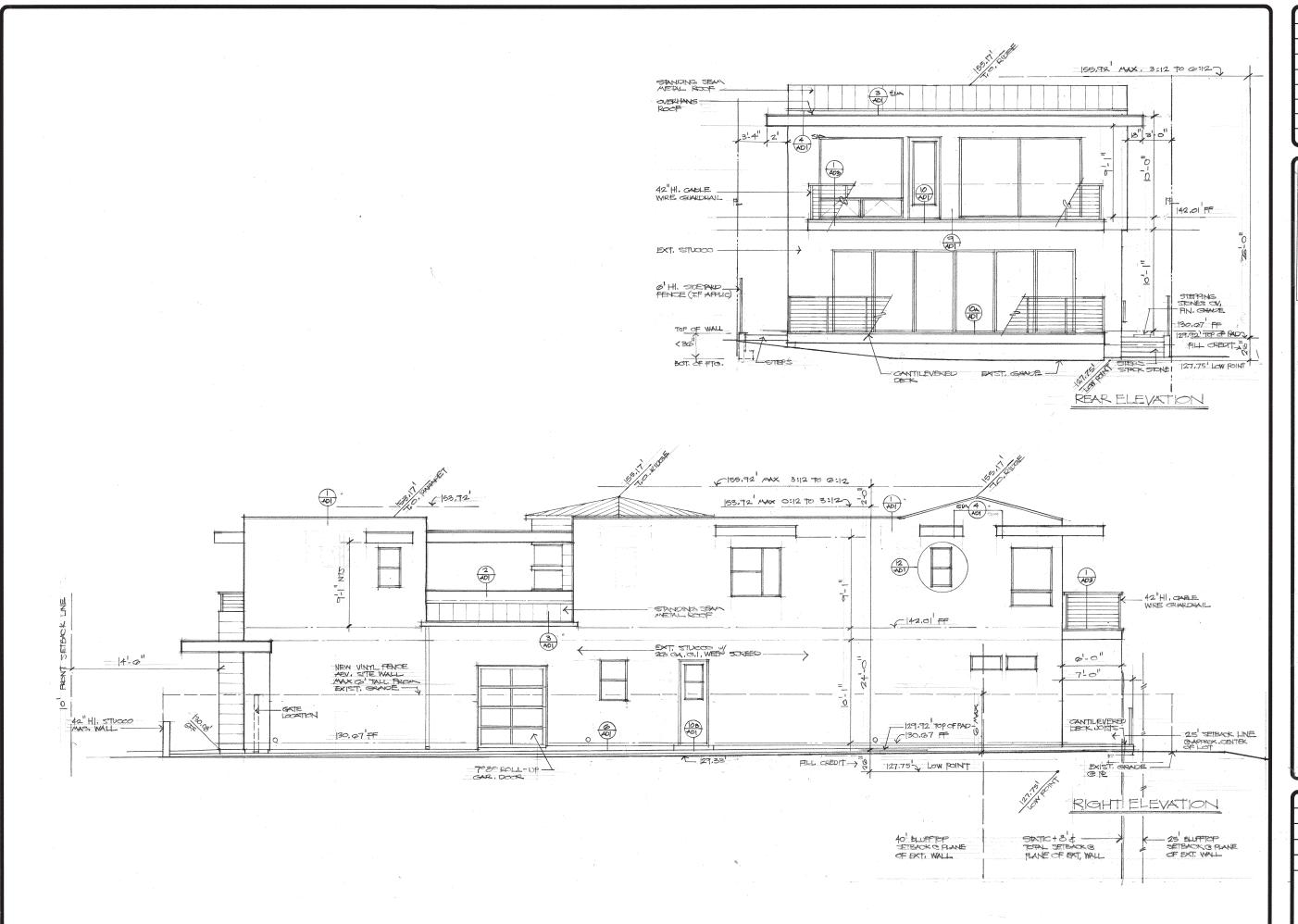


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(714) 300-1930 EMAIL: tWORKER-USTIGGING COV

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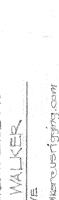
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MR. MRS. TERRY WALK
TASS BAST VILLANDEVA DRIVE
SRANSE, CA. 12897
(714) 508, 1830 EMAIL: TUBIROTOUS

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SCALE II

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- GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING FOPCHE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SICL ENGINEER, SICL ENGINEER, SICL STARTED GEOLOGIST, CITY GRADING INSPECTOR AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONITOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE
- ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
- RETAINING WALLS/BLOCK WALLS REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.
- THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
- PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE PUBLIC WORKS DEPARTMENT, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SLIFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
- THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
- FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER ORANGE COUNTY RDMD STANDARD
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYON, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURED WATER OR SPRING LOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL
- SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN
- AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO PLACING FILL.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO 39
- FILS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION.
  AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% 40.

  THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE
  RELATIVE COMPACTION. MAXIMUM DENSITY BY UNIFORM BUILDING CODE STANDARD NO.

  TO RAPPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO.

  TO BE LEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WINESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE
  PAD BLEEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WINESS STAKE SET AT THE
  DRAINAGE SCHELLENT AND THE HIGH POINT ELEVATION FOR PRELIMINARY

  DRAINAGE SCHELLENT AND THE HIGH POINT ELEVATION FOR PRELIMINARY
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE
- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING ECOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBBIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE 43. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTION AND SUBMIT A COMPLETE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL WHERE, SUPPORT OF BUT HESSING OF COLL AND NATURAL SLOPES IS DETERMINED TO BE RECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER. THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE SECTION 8.01.420.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
- APPROVED BY ORANGE COUNTY HEALTH CARE AGENCY (714-433-6287 OR 714-433-6288). A PERMIT IS REQUIRED.
- STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO EXCAVATION.
- 26. EXPORT SOIL MUST BE TRANSPORTED TO A CERTIFIED RECYCLING FACILITY OR TO A PERMITTED SITE IN ACCORDANCE WITH THE CITY'S CONSTRUCTION AND DEMOLITION (C&D) ORDINANCE (MUNICIPAL CODE SECTION 6.12). A VALID C&D APPLICATION MUST APPROVED AND ON FILE WITH THE PUBLIC WORKS AND ENGINEERING DEPARTMENT.
- THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS (SECTION 8.01.280 OF THE GRADING CODE)

THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.

#### UNDERGROUND SERVICE ALERT Call:Toll FREE 1-800 422-4133

Nr. Remember that the USA Center s only those utilities belonging to nter. There could be other utilitie t at the work site. The center wi



29. THE PERMITTEE SHALL GIVE RESPONSIBLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY

- 30. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEBUED UNICCESSARY BY SOLUBLE SULPHATE—CONTENT TESTS COMDUCTED BY THE SOIL ENGINEER.
- SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED BRIGHT OF STEIM, UNLESS OTHERMISE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE
- ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORMMATER ARE APPROVED AND FUNCTIONAL; HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS. SHOULD GERMINATION OF HYDROSSEEDED SLOPES FAIL TO PROVIDE EFFECTIVE COVERAGE (90%)
   OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH
   STRAW.
- 33. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- 34. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- . APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.

GRADING AND EQUIPMENT OPERATIONS WITHIN ONE-HALF MILE OF A STRUCTURE FOR HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWENT THE HOURS OF SO, OP PM. AND 7:00 AM. NOR ON SATURDAYS, SUNDAYS AND CITY OF DANA POINT RECOGNIZED HOLIDAYS.

a. ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000 FEET OF A DWELLING SHALL BE COUPPED WITH PROPERLY OPERATION AND MAINTAINED

- MUFFLERS.

  b. ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6
- (NOISE CONTROL).

  C. STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OF GRADING PERMIT.

GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AIR QUALITY MANAGEMENT DISTRICT (AQMD) MEASURE F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUICH AS SANTA ANA MIND CONDITIONS.

ASPHALT SECTIONS MUST BE PER CODE: PARKING LOTS = 3 A/C OVER 10" (COMM.) 12"

- (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE CITY GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON 'R' VALUE ANALYSIS OF THE SUB-GRADE SOILS, AND EXPECTED TRAFFIC INDICES.
- THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE 37. ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY AND SHOWN ON AS-GRADED PLANS.
  - AGGREGATE BASE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMD STANDARD NO. 1804.
  - . ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. ROOF GUTTERS SHALL BE DIRECTED TOWARDS VEGETATED AREAS WHERE FEASIBLE.

  - ROUGH GRADE CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR PRIOR TO ROUGH GRADE RELEASE. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.
  - PRIOR TO FINAL APPROVAL, THE CIVL ENGINEER SHALL CERTIFY TO THE CITY ENGINEER OR HIS DESIGNEE THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.

  - THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
  - THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE THE COMPACTION REPORT AND APPROVAL FROM IN 150 SOIL ENGINEER STALL INDUCATE THE LIFE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
  - PRIOR TO FINAL INSPECTION OR FINAL APPROVAL FINAL GRADING CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.
- 47. IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL . ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED. SUBMITTED AND APPROVED BY HCA/ENVIRONMENTAL HEALTH AND
- ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPUANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF THE CITY SULDING INSPECTOR.

  48. SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8871 OF THE BUSINESS AND PROFESSIONAL CODE.

#### **EROSION CONTROL**

- IN THE CASE EMERGENCY WORK IS REQUIRED, CONTACT TERRY WALKER
  AT PHONE NUMBER 714-306-9830
- ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAY'S ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING REGROOK, OR CONSTRUCT DRAINGE FACULITES TO THE SATISFACTION OF THE CITY OF DANA POINT THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING REGROOK.
- TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
- MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY
- AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE CITY OF DANA POINT BETWEEN OCTOBER 1 AND APRIL 3 PPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE
- OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES. CATCH BASINS, DESILTING BASINS, STORM DRAIN SYSTEMS AND ANY OTHER REQUIRED BEST
- MANAGEMENT PRACTICES (BMPS), SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF

691-192-20 KMS

OCSBM 3B-52-68

APPROVED BY THE CITY OF DANA POINT PLANNING DEPARTMENT HIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND ME THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE: BENCHMARK

TOAL ENGINEERING, INC. 139 AVENIDA NAVARRO, SAN CLEMENTE, CA 92672 TEL. NO.: 949-492-8586

#### **STORMWATER PROTECTION NOTES:**

- DURING THE RAINY SEASON, THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION AND SEDIMENTATION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE CITY OF DANA POINT. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE SAND/GRAVEL BAGS, CATCH BASINS AND THE DESLITHING BASINS AND OTHER BURS, AND KEEP THESE FACILITIES CLEAN AND FREE FOR THE CONTROL AND FREE OF SLIT AND SAND AS DIRECTED BY THE CITY OF DANA POINT. THE DEVELOPER SHALL REPAIR WAS ADDRESSED AND STREET OF SLIT AND SAND AS DIRECTED BY THE CITY OF DANA POINT. THE DEVELOPER SHALL REPAIR WAS ADDRESSED AND STREET OF SLIT AND SAND AS DIRECTED BY THE CITY OF DANA POINT.
  - NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE TOTY OF DANA POINT'S SATISFACTION THAT ADEQUATE ERISION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADE FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNITL ADEQUATE LONG—TERM PROTECTIONS ARE INSTALLED, HIS DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBED DAYS ANY IN ACTIVE AND SEDIMENT CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE
  - 3. THE PROPERTY OWNER IS OBLIGATED TO ENSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER THE PROTECTION OF THE BURS (BEST MANAGEMENT PRACTICES) THAT THAT BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIAL THE PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE INSTALLATION AND MAINTENANCE OF THE BMPS IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPS MAY RESULT IN ENFORCEMENT ACTION BY THE CITY OF DANA POINT OR OTHERS. IF INSTALLED BMPS FALL THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
  - ON PROJECTS OF GREATER THAN 1 ACRE, ADD THE FOLLOWING NOTE: A NOTICE OF INTENT (NOI) HA BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND A STORMWATER POLLUTION PREVENTION PLAN (SWPP) HAS BEEN OR WILL BE PREPARED IN ACCORDAN WITH THE RECURREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CASOOOOO2) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS THE WASTE DISCHARGE IDENTIFICATION (WDID) NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS [WDID##] [ALTERNATIVE: NOT YET ASSIGNED, BÙT WILL BE PROVIDED BEFORE A PERMIT IS ISSUED], THE PÈRMITTËË SHALL KEEP A COPY OF AN UP-TO-DATE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY CITY.

#### 5 BONDED FIBER MATRIX (BEM)

THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RINGET. THE BASINS SHALL BE WAINTAINED AND CLEARED TO DESIGN CONTOURS AFTER EVERY RINGED PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL-ESTABLISHED ON ALL ERODIGLE SLOPES. SEDIMENT BASINS MUST BE DESIGNED IN ACCORDANCE WITH SECTION A OF THE STATE OF CALIFORNIA MEDISC SCHEMEL PERMIT FOR THE USE OF BFM IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS:

- A APPLICATION RATES SHALL BE 3,500 POUNDS PER ACRE MINIMUM FOR 2:1 OR SHALLOWER SLOPES AND 4,000 POUNDS PER ACRE FOR SLOPES STEEPER THAN 2:1.
  B. BPM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL.
- THE SITE MUST BE PROTECTED WITH BROW DITCHES AND/OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE.
- DIRECT FLAVE FROM THE FACE OF THE SLOPE.

  DEM SHALE & PAPILED TO PROVIDE TOOK COVERAGE (I.E., APPLICATION FROM MULTIPLE ANGLES).

  E. FOR PERMANENT EROSION CONTROL PURPOSES, BPM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VECETATION.
- EROSION CONTROL VEGETATION.

  F. A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFYING THAT THE APPROVED APPLICATION RATES AND COVERAGE REQUIREMENTS SHALL BE SUBMITTED TO THE CITY INSPECTOR FOR APPROVAL.
- A. SFM MAY BE USED FOR TEMPORARY EROSION CONTROL FOR DISTURBED AREAS WITH A SLOPE RATIO OF 1 VERTICAL TO 2 HORIZONTAL OR SHALLOWER, INCLUDING PAD AND SEPTIC FIELD AREAS.

  B. THE SFM SHALL BE APPLIED AT ILEAT 24 HOURS BEFORE OR AFTER RAINFALL AND SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E., APPLIED FORM MULTIPLE DIRECTIONS AND ANGLES).

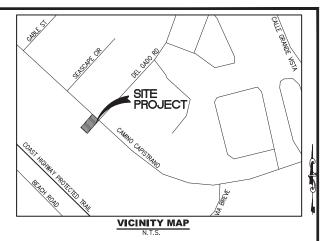
  C. THE APPLICATION AREA MUST BE PROTECTED BY BROW DITCHES AND/OR DIVERSION BERMS AT THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE PROTECTED SLOPE.

- OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE PROTECTED SLOPE.

  D. FOR PERMANENT EROSION CONTRO, PURPOSES, SPM MUST BE INSTALLED IN CONJUNCTION WITH SEEDED EROSION CONTROL VECETATION OR HAND PLANTING. AS WITH ALL OTHER APPLICATIONS, SPM MILL NOT BE CONSIDERED PERMANENT UNIT, 70% VEGETATION ESTABLEMENT.

  E. COVERAGE AND CONCENTRATION: FOR EACH ACRE COVERED, THE MINIMUM APPLICATION VOLUME SHALL BE 10 GALLONS NON-TOXIC WATER-PERMEABLE SOIL-STRAILIZING LIQUID EMUSION WITH 3,000 LBS. OF HYDRAULIC MULCH. THE EMULSION MUST BE DESIGNED TO PROTECT SOIL, PREVENT EROSION, AND FLLOCOLLATE (CLUMP) SEMBLENT.

  F. A LETTER FROM THE HYDROSEED CONTRACTOR CERTIFFING THE SPM WAS INSTALLED IN ACCORDANCE WITH APPROVED APPLICATION RATICS, COVERAGE, AND MANUFACTURER'S DILUTION RATIO SHALL BE SUBMITTED TO THE CITY OF DANA POINT INSPECTOR FOR APPROVAL
- IF DISTURBED AREA IS GREATER THAN 1 ACRE. ADD THE FOILOWING NOTE: FLAT AREAS OF LESS THAN 5%
- IF DISTURBED AREA IS GREATER THAN I ACRE, ADD THE FOLLOWING NOTE: FLAT AREAS OF LESS THAN 5% (ILKE BULDING PADS, PARKING AREAS, LEACH FILEDS) SHALL HAVE 100% PROTECTION USING GEOTEXTILES, MATS (SS-7 OR ESC20), OR OTHER MATERIAL APPROVED BY THE CITY OF DANA POINT FOR STABILIZING KOPES, OR USING TRACKING AND SOIL STABILIZIES/(BINDERS (SS-6), THE CITY OF DANA POINT GS-4), MULCH/WOOD CHIPS (SS-3, SS-5, SS-8), OR JUTE MATTING (SS-7). THE CITY OF DANA POINT MAY REDUCE THIS REQUIREMENT FOR FLAT AREAS PROVIDED FULL SERIMENT CONTROL IS PROVIDED THROUGH CONSTRUCTED AND MAINTAINED DESILITATION BASINS (SC-2) AT ALL PROJECT DISCHARGE POINTS.
- 8 STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFE, VEHICLE TRACKING, OR WIN
- APPROPRIATE BMPS FOR CONSTRUCTION—RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND, VEHICLE TRACKING OR RUNOFFF.
- RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED ON CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENT AND OTHER POLLUTANTS.
- 11. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL, MATERIAL SUPPLIERS, LESSOR AND THE PROPERTY OWNER ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT STIE AND DAY ASSOCIATED CONSTRUCTION STAGNG AREAS.
- AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERTY DISPOSED IN TRASH OR RECYCLE BINS.
- 13. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS: WASTI ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS. PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN SUCH A CONDITION THAT POLLUTAINTS ARE NOT CARRED OFF THE SITE.
- 14. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- 15. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS WA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER GUILATE. OUR TOUR DEPORT OF THE PROMISED FROM THE RESPECTIVE STATE REGIONAL WATER GUILATE.
- 16. CATCH BASINS SHALL BE MARKED WITH A STENCIL, CONCRETE STAMP, OR CERAMIC TILE TO INDICATE THAT NO DUMPING IS ALLOWED IN THE STORM DRAINAGE FACULITES. THE CONTRACTOR SHALL COORDINATE WITH THE CITY STREET MANAGER, RICK RUDOMETKIN, AT (949) 248-3589 ON THE METHOD, TYPE OF MARKING, AND PLACEMENT OF THE STORM DRAIN MARKINGS. STENCILING OR LABELING MAY ALSO BE REQUIRED IN



#### DECLARATION OF RESPONSIBLE CHARGE FOR THE ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF DANA POINT DOES NOT RELIEVE ME, AS THE ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

EXP. 6/30/21

Kut M. See

KURT M. SAXON RCE# 44180 SAXON ENGINEERING SERVICES 2605 TEMPLE HEIGHTS DRIVE, SUITE A,

OCEANSIDE, CA 92056 TEL. NO. (949) 366-2180

#### DECLARATION OF RESPONSIBLE CHARGE FOR THE SOILS ENGINEER:

I HEREBY DECLARE THAT I AM THE SOILS ENGINEER FOR THIS PROJECT, THAT I HAVE REVIEWED THE GRADING PLANS AND FIND THEM IN CONFORMANCE WITH THE PRELIMINARY SOILS REPORT ENTITLED:

GEOTECHNICAL ENGINEERING REPORT, WALKER RESIDENCE, 35941 CAMINO CAPISTRANO BEACH, CA 92624 I UNDERSTAND THAT THE CHECK OF THE SOILS REPORT, PLANS AND SPECIFICATIONS BY THE CITY OF DANA POINT IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF MY RESPONSIBILITY FOR PROJECT SOILS AND GEOTECHNICAL DESIGN.

NOVA SERVICES

BY: CARL D. SCHRENK, CEG 900 EXP: 10/31/2020 DATE: MAY 16, 2019 JESSE D. BEARFIELD, RCE 84335 EXP: 09/30/2019 DATE: MAY 16, 2019

#### NOTICE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS THE EXISTENCE AND COLOMING OF ANY INDERESTORY OF INFERENCE STORY OF THESE POWS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOW, AND ANY OTHER UNES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO, THESE LINES OR STRUCTURES.

#### OWNER'S STATEMENT:

I HAVE VERIFIED THE SUBJECT PROPERTY'S GRANT DEED AND TITLE REPORT AND HAVE FOUND NO EXISTING EASEMENT IN CONFLICT WITH THE PROPOSED CONSTRUCTION. I ACKNOWLEDGE THAT I AM RESPONSIBLE FOR CONFLICTS WITH EXISTING EASEMENTS AND THE PROPOSED CONSTRUCTION.

SIGNATURE

#### **OWNER INFORMATION**

TERRY WALKER 7358 EAST VILLANUEVA DRIVE ORANGE, CA 92867 TEL. NO.: (714) 306-9830

#### **EARTHWORK QUANTITIES**

CUT:	25 0.1.		
FILL:	74 C.Y.	SHEET	INDEX
IMPORT:	49 C.Y.	SHEET 1	TITLE SHEE
OVEREXCAVATION:	534 C.Y.	SHEET 2-3 SHEET 4	PRECISE GF DETAIL SHE
Quantities shown are for bio	SHEET 5	EROSION C	
	accuracy of quantities shown lude Footing or Utility Excavations	SHEET 6	TOPOGRAPH

CITY OF DANA POINT TITLE SHEET

> WALKER RESIDENCE 35485 CAMINO CAPISTRANO, DANA POINT, CA 92624

LAN CHECK N

1 of 6 sheets

AS SHOWN KMS SC ACAD FILE N Kut M. See-DATE 44180 170137-

**saxon**engineering

NAVD88 DATUM, 1989 ADJ.

LEGAL DESCRIPTION TOPOGRAPHIC SURVEY

SAND OR GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE CITY OF DANA POINT IN UNIFACED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE CITY OF DAMA POINT.

BMPS SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.

11. ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH % INCH MINIMUM AGGREGATE, CLEAN AND FREE OF CLAY, ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL.

13. PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT. CAUSE OF CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD. CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS

SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND

STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES (GENERAL PERMIT), WHEN APPLICABLE. FOR PROJECTS NOT SUBJECT TO THE GENERAL PERMIT, SIZING SHALL BE IN

SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL

SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHOULD BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE.

ALL LITHLITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW

ALL UILDIT TREMOTES STALL BE BLOCALD AT THE PRESCRIBED INTERVALS WITH A UDUBLE RUY OF SANDBAGS WITH A TOP LECKTION TWO SANDBAGS BELOW THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH LAPPED COURSES. THE MITERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUNDS SURFACE BUT NOT

25 FFFT AFTER SEWER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SUGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON FEE CENTERLINE OF A CROWNED STREET.

PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.

ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS

INTERVALS BETWEEN CHECK DAMS

25 FEET

PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS

PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREET AREAS ACCORDING TO RECOMMENDED CRITERIA INDICATED ON THE ENCLOSED GRAPH ENTITLED "SANDBAG BARRIER SPACING FOR EROSION CONTROL IN GRADED STREETS" VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF SANDBAGS, GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY CITY ENORIERE, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RICH

ANGLES TO THE CENTERLINE VELOCITY CHECK DAMS. MAY ALSO SERVE AS SEDIMENT TRAPS.

SAND/GRAVEL BAGS AND FILL MATERIAL, AND OTHER BMP MATERIALS SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.

PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOW THAT MAY BE ANTICIPATED FROM DENUDED SLOPES, OR FROM IMPERVIOUS SURFACES.

INED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE

PROVIDE EFFECTIVE INLET PROTECTION BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT

ALL EROSION AND SEDIMENTATION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE

13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL

14. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO ENSURE THAT ON-SITE SEDIMENT IS NOT TRANSPORTED OFF SITE.

CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.

**ARCHITECTS INFORMATION** 

**SOILS ENGINEER INFORMATION** 

JACK GARLAND 2036 CAPISTRANO BEACH, CA 92624 TEL. NO.: 949-493-3045

CARL SCHRENK NOVA SERVICES

DANA POINT, CA 92629 TEL. NO.: 949-374-4100

PORTION OF LOT 38, TRACT 1128

ACCORDANCE WITH THE CITY'S GRADING AND EXCAVATION CONTROL ORDINANCE.

ANY FRODED SLOPES AS DIRECTED BY THE CITY OF DANA POINT.

SILTATION AND SEDIMENT

CONTROL MEASURES

GRADE OF THE STREET LESS THAN 2% 2% TO 4% 4% TO 10%

GRADE OF CHANNEL

LESS THAN 3% 3% TO 6%

OVER 10%

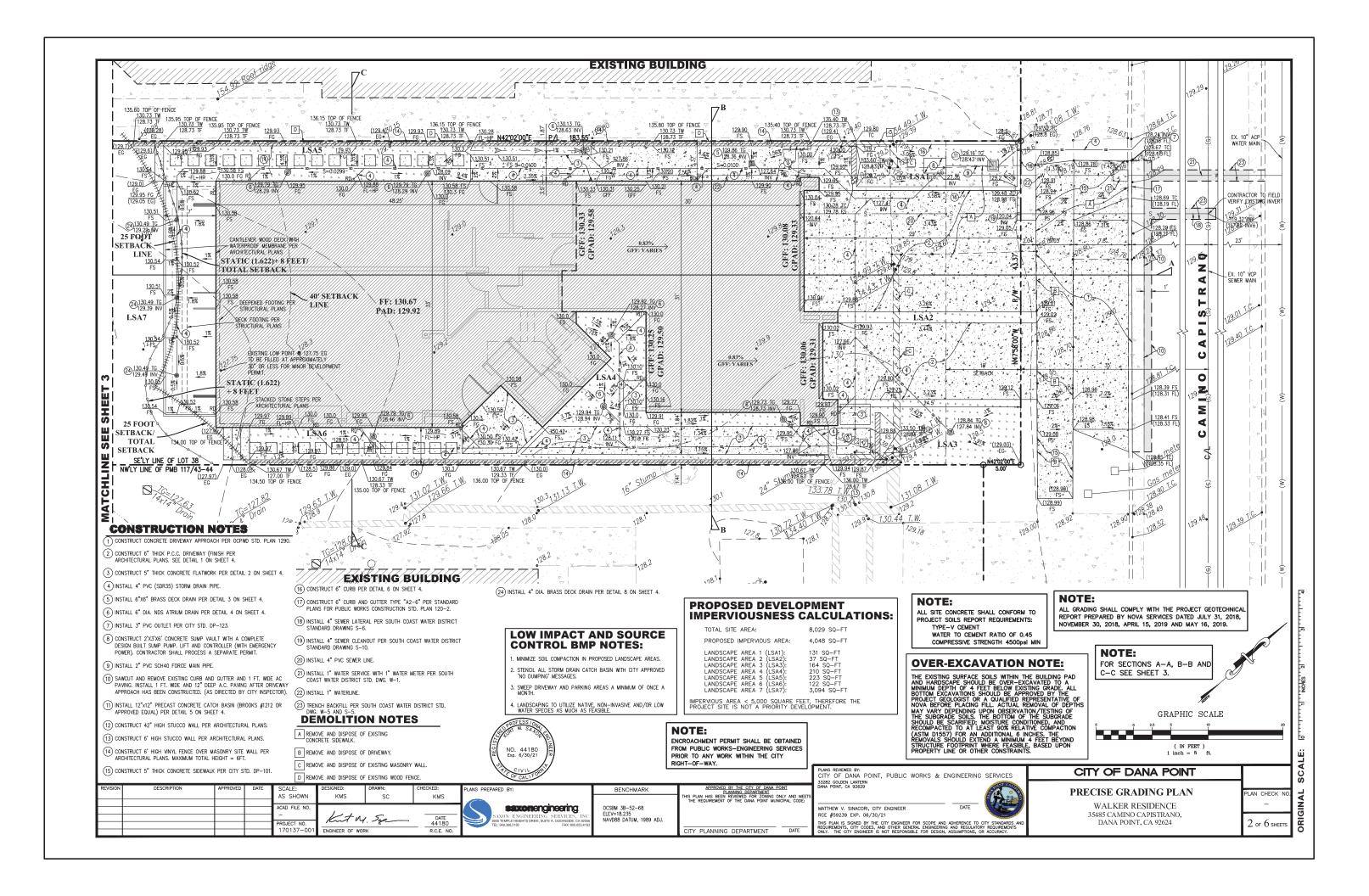
ITY PLANNING DEPARTMENT

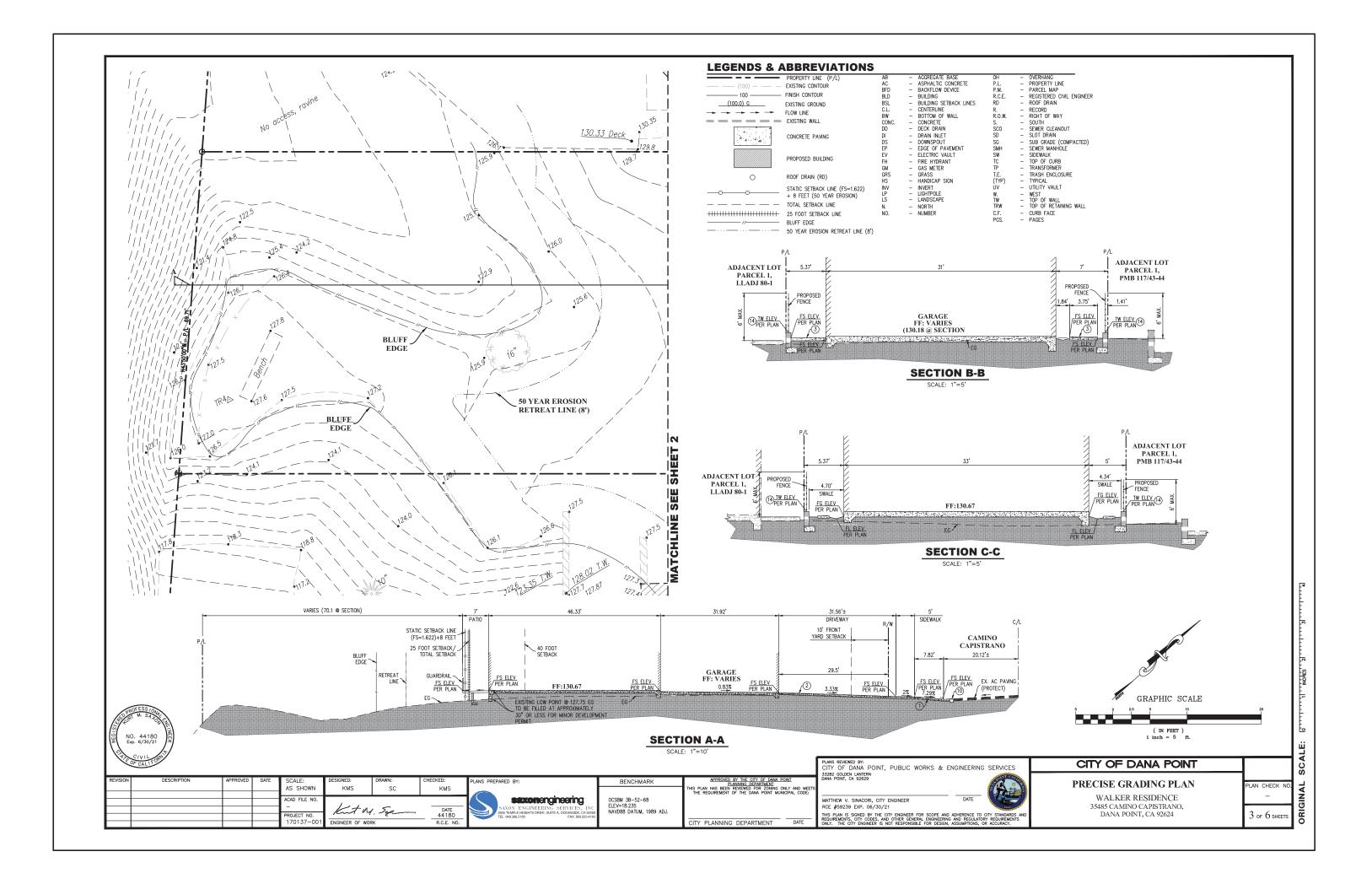
THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND REGU ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, ASSUMPTION DATE

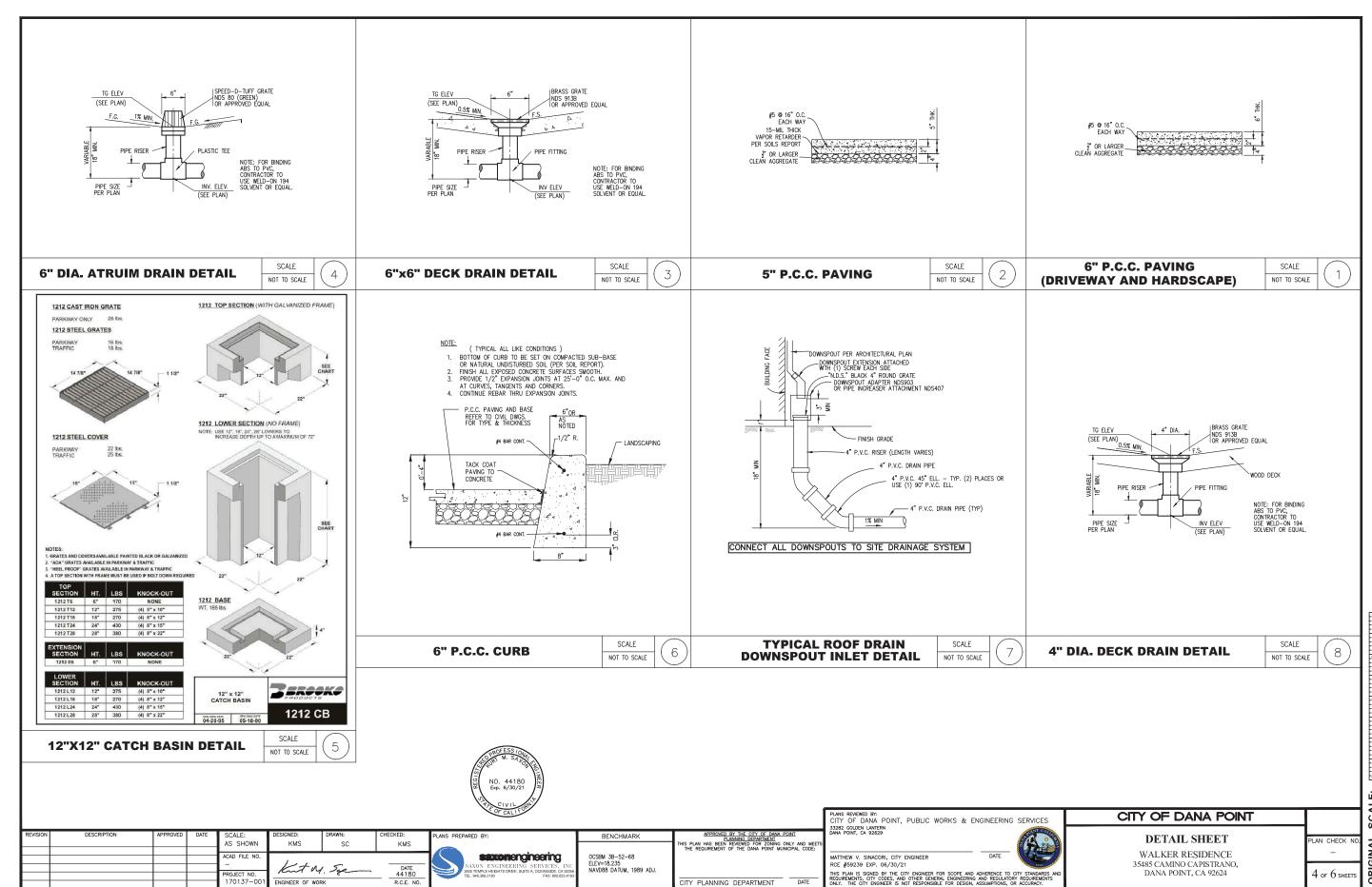
MATTHEW V SINACORI CITY ENGINEER RCE #59239 EXP. 06/30/21

ANS REVIEWED BY:

ITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES



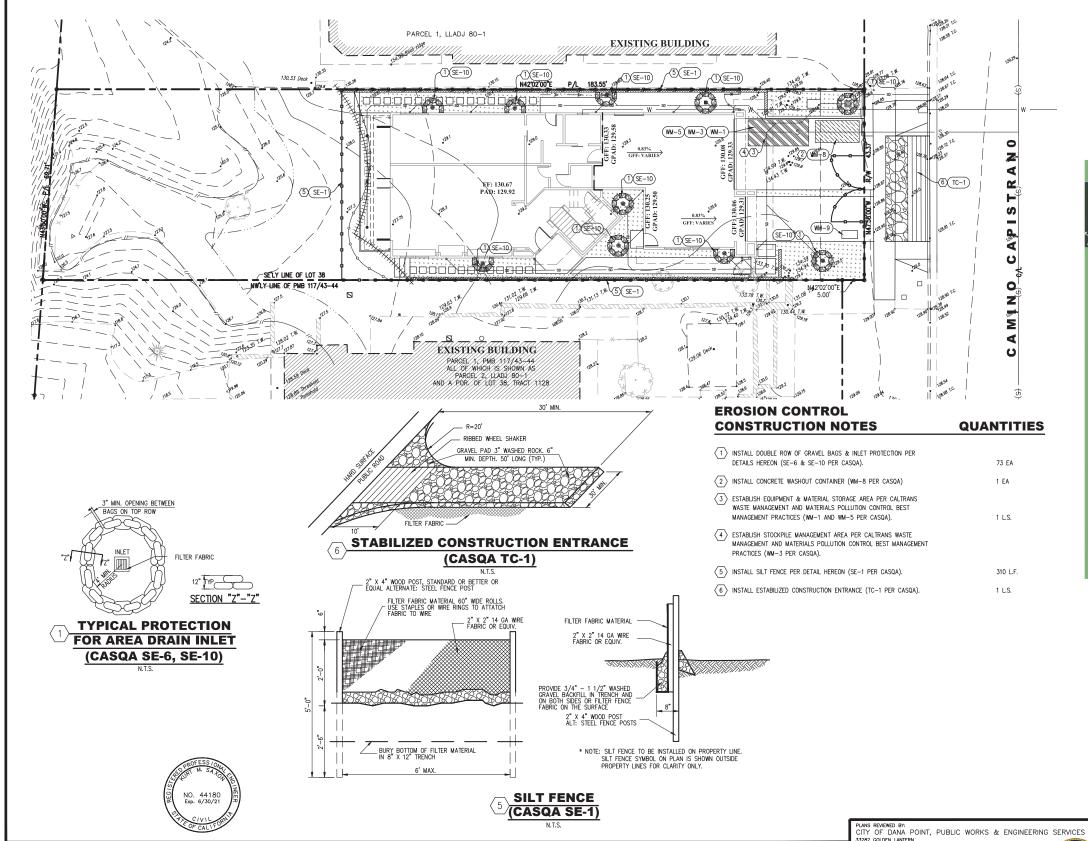




CITY PLANNING DEPARTMENT

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4 of 6 sheets



#### **LEGEND:**

GRAVEL BAGS (CASQA SE-6, SE-10) SILT FENCE (CASQA SE-1)

- 🖂

CONCRETE WASHOUT (CASQA WM-8)

EQUIPMENT & MATERIAL STORAGE AREA (CASQA WM-1) STABILIZED ENTRANCE (CASQA TC-1)

SANITARY/SEPTIC WASTE MANAGEMENT



#### Concrete Washout Containers

Concrete Washout Containers are the preferred method for containing concrete waste and chute rir These portable, watertight containers exceed SWPPP guidelines and offer contractors a very conveil alternative to constructing and maintaining below grade pits.

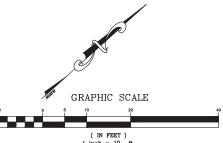
The standard concrete washout container is designed for mixer trucks only. It measures  $7 \text{\AA} \hat{c} \hat{a}_{,} - \hat{a}_{,c} \hat{c}$  (W)  $\times 17 \text{\AA} \hat{c} \hat{a}_{,-} - \hat{a}_{,c} \hat{c}$  (L).

easures 8Ă¢ā,¬ā,¢ (W) X 26Ā¢ā,¬ā,¢ (L)

Both containers will hold approximately 5.5 cubic yards of concrete. Capital Concrete Washout pro pumping service to remove excess water as needed.



#### **CONCRETE WASHOUT CONTAINER** (CASQA WM-8)



REVISION	DESCRIPTION	APPROVED	DATE	SCALE:	DESIGNED:	DRAWN:	CHECKED:
		igspace		AS SHOWN	KMS	SC	KMS
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					Kut M	1. 5ge	DATE
- 1	i .	1 1		PROJECT NO.			44180
				170137-001	ENGINEER OF WOR	:K	R.C.E. NO.

	PLANS PREPARED BY:					
	SEXOPERGINEERING SERVICES, INC.					
10.	SALON ENGINEERING SERVICES, INC. 2605 TEMER HEIGHTS DRIVE, SUITE A, OCEANSIDE, CA 92056 TEL: 949.366.2160 FAX: 800.653.4193					

BENCHMARK OCSBM 3B-52-68 ELEV=18.235 NAVD88 DATUM, 1989 ADJ. CITY PLANNING DEPARTMENT

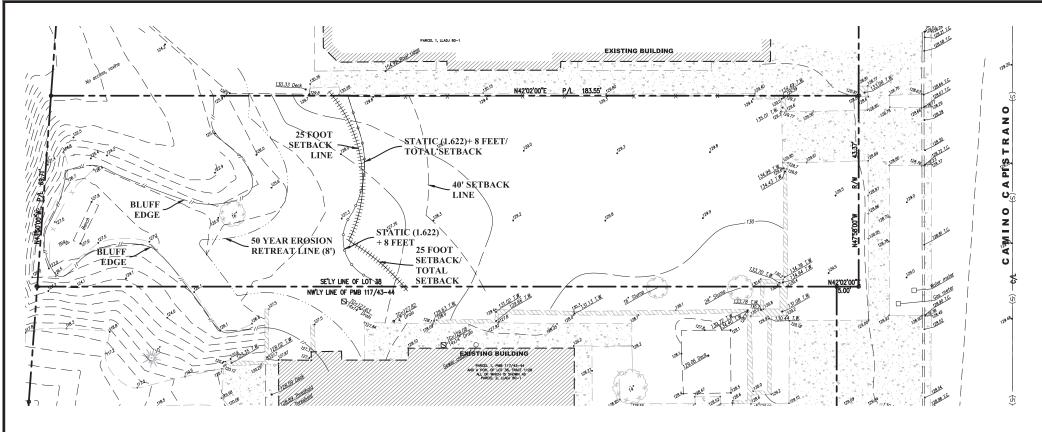
MATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/21 THIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND AE REQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING A ONLY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN, AS

EROSION CONTROL PLAN WALKER RESIDENCE

35485 CAMINO CAPISTRANO, DANA POINT, CA 92624

CITY OF DANA POINT

LAN CHECK NO 5 of 6 sheets



**ABBREVIATIONS** 

FLOW LINE

NOT TO SCALE TOP OF CURB

CENTERLINE PROPERTY LINE

NORTH

SOUTH/SEWER

EAST

WEST

GROUND SURFACE PUBLIC UTILITY EASEMENT

MAIL BOX

W S

XXX.XX

---- PROPERTY LINE

STATIC SETBACK LINE (FS=1.622) + 8 FEET (50 YEAR EROSION)

#### **LEGENDS**

WATER METER

SEWER MANHOLE

CONCRETE EXISTING ELEVATION

EXISTING BUILDING

EXISTING FENCE -- xxx -- EXISTING CONTOUR

----- CENTERLINE

---- TOTAL SETBACK LINE +++++++++++ 25 FOOT SETBACK LINE

BLUFF EDGE ---- 50 YEAR EROSION RETREAT LINE (8')



AS SHOWN KMS SC KMS ACAD FILE NO Kut M. Se-DATE 44180 R.C.E. NO.

**saxon**engineering

BENCHMARK OCSBM 3B-52-68 ELEV=18.235 NAVD88 DATUM, 1989 ADJ. CITY PLANNING DEPARTMENT

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PLANS REVIEWED BY:
CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES
33282 COLDEN LANTERN
DANA POINT, CA 92629

# SITE VICINITY MAP

#### **OWNER INFORMATION**

TERRY WALKER
7358 EAST VILLANUEVA DRIVE
ORANGE, CA 92867
TEL. NO.: (714) 306-9830

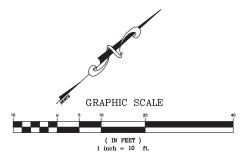
#### **LEGAL DESCRIPTION**

PORTION OF LOT 38, TRACT 1128

## APN 691-192-20

#### TOPOGRAPHIC SURVEY

TOAL ENGINEERING, INC. 139 AVENIDA NAVARRO, SAN CLEMENTE, CA 92672 TEL. NO.: 949-492-8586

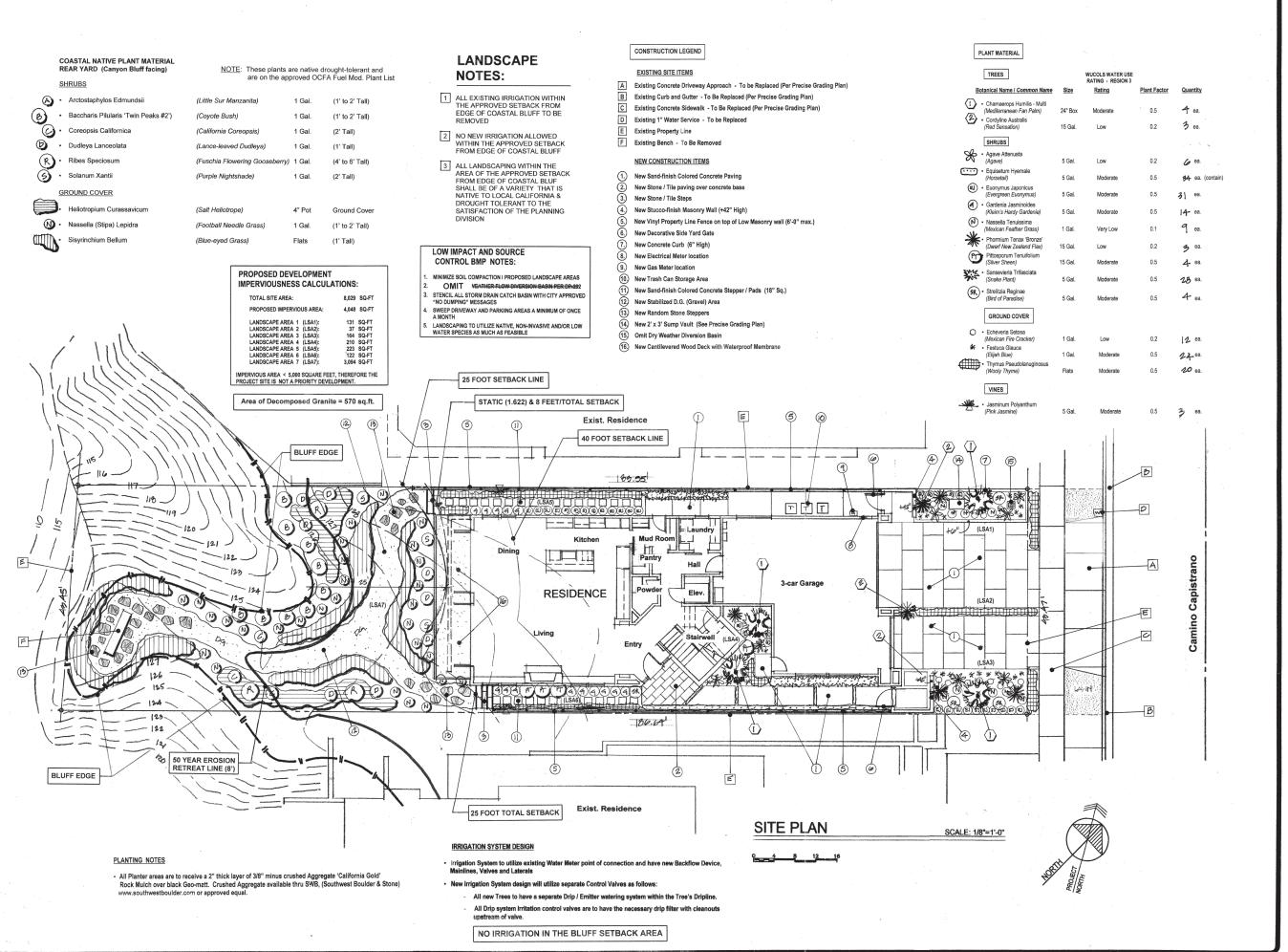


## CITY OF DANA POINT

TOPOGRAPHIC SURVEY

WALKER RESIDENCE 35485 CAMINO CAPISTRANO, DANA POINT, CA 92624 PLAN CHECK NO

6 of 6 sheets



NDSCAPE ARCHITEC JAMES PEKARSKE 1219 Ganado



WALKER RESIDENCE 35485 Camino Capistrano Capistrano Beach, CA 92624 Lot 38 Tract 1128

Landscape Plan

DRAWN JP	
CHECKED TW/JG	
6-25-2019	-
9CALE 1/8" = 1'-0"	
JOB NO. #218-015	
SHEET	
L-1	