CITY OF DANA POINT PLANNING COMMISSION AGENDA REPORT

DATE: MAY 10, 2021

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

BRENDA WISNESKI, DIRECTOR

DANNY GIOMETTI, ASSOCIATE PLANNER

SUBJECT: COASTAL DEVELOPMENT PERMIT CDP19-0014 AUTHORIZING THE

DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW, TWO-STORY SINGLE-FAMILY DWELLING WITH TWO ATTACHED GARAGES ON A COASTAL BLUFF LOT, WITH MINOR SITE DEVELOPMENT PERMIT SDP19-0023(M) REQUESTED TO MEASURE BUILDING HEIGHT FROM NOT MORE THAN THIRTY (30) INCHES OF FILL IN ORDER TO ACHIEVE POSITIVE DRAINAGE TO THE STREET LOCATED AT 35491 CAMINO

CAPISTRANO.

RECOMMENDATION: That the Planning Commission adopt the attached Resolution

approving Coastal Development Permit CDP19-0014 and Minor Site Development Permit SDP19-0023(M) (Action

Document 1).

APPLICANT: FoxLin Architects

OWNERS: KYL Construction

REQUEST: A request authorizing the demolition of an existing single-family

dwelling (SFD) and the construction of a new, two-story SFD with two attached garages on a coastal bluff lot, with a minor Site Development Permit request to measure building height from not more than thirty (30) inches of fill in order to achieve positive drainage to Camino Capistrano, in accordance with

Dana Point Zoning Code Section 9.05.110(a)(3).

LOCATION: 35491 Camino Capistrano (APN 691-083-33)

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

within a 500-foot radius and occupants within a 100-foot radius on April 30, 2021, published within a newspaper of eneral circulation on April 30, 2021, and posted on April 30, 2021 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 categorically exempt per Section 15303 of the CEQA Guidelines (Class 3 – New Construction or Conversion of Small Structures) because the project includes the construction of a SFD in a residential zone.

ISSUES:

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

BACKGROUND: The subject site is located on a coastal bluff in Capistrano Beach, along Camino Capistrano, near the City's southern border (Supporting Document 2 – Vicinity Map). The 17,859 square foot coastal bluff lot is bordered by similarly developed coastal bluff lots to the northwest and southeast, and single-family development across Camino Capistrano to the northeast. To the south, is the coastal bluff face at the base of which is Coast Highway. The lot is zoned Residential Single Family 3 DU/AC (RSF 3) and is designated Residential 0 - 3.5 D.U./AC in the City's General Plan Land Use Element.

Existing site improvements include a non-conforming single-story, 2,544 square foot single family dwelling (SFD) with an attached two-car garage, a pool and spa located within the interior courtyard of the SFD, and a variety of hardscaping (some located on the bluff) and landscaping is also scattered throughout the site. The original SFD, garage, pool and spa were constructed in the 1950's prior to Cityhood and the California Coastal Act, with the County of Orange and City approving various deferred maintenance type permits through the 1980's and 1990's. The rear portion of the existing structure is constructed on what is now defined as a coastal bluff face under the City's certified Local Coastal Program (LCP), which was originally cut during grading operations and improved with retaining walls to accommodate the lower level of the existing dwelling. With the implementation of the California Coastal Act through the City's Local Coastal Program (LCP), the existing portions of the SFD and related improvements located on the coastal bluff face and in the coastal bluff edge setback are prohibited and are now nonconforming (Supporting Document 3 – Site Photos).

The site is also located within both the City's Coastal Overly District and the Appeals Jurisdiction of the California Coastal Commission (CCC). Due to the scope of the proposed project and the site's location on a coastal bluff and in the Coastal Appeals Jurisdiction of the CCC, a coastal development is required. Additionally, a minor Site Development Permit [SDP(M)] is also necessary to measure the new building's height from not more than thirty (30) inches of fill in order to achieve positive drainage to the street.

<u>DISCUSSION:</u> The proposed project_includes the demolition of the existing nonconforming SFD and garage and the construction of a new, two-story SFD with two attached two (2) car garages, a pool, spa, and associated hardscape and landscape improvements on a coastal bluff lot. These improvements are considered "coastal development" pursuant to the DPZC definition in Section 9.75.040. Consequently, the proposed project necessitates a coastal development permit (CDP). Although the grading of the site and any fill dirt used to facilitate drainage away from the coastal bluff edge is a compulsory requirement for coastal bluff top development and included as part of the requested CDP, the use of fill from which to commence the measurement of building height also prompts the need for the aforementioned SDP(M).

COASTAL DEVELOPMENT PERMIT

The project proposes the demolition of the existing SFD and all other associated improvements on the site, and the construction of a two-story, 9,000 square foot SFD with 1,131 square feet of attached garage area, a pool, spa and associated hardscaping and landscaping (Supporting Document 4 – Architectural Plans, Grading Plans, Landscape Plans and Renderings). The SFD includes five (5) bedrooms, seven (7) bathrooms, a home theater, a gym, office, a kitchen and great room and two (2) attached oversized garages at either side of the proposed entry courtyard. The floor plan also features a courtyard at the center of the SFD that extends to both stories and is accessed from the main entry. A playroom located on the second floor, but not fully partitioned, will include a wet-bar style sink and countertop (having no cooking facilities), a closet and access to bedroom and bathroom three (3). Two balconies run along the back of the second floor of the SFD, accessible via openings from all seaward facing rooms. The SFD is proposed with a flat roof at a total height of 23'-9", measured from structure low point (top of new finished pad – 30 inches above lowest existing grade) to top of roof, where the maximum allowable height is 24 feet for structures with a roof pitch of 0-3:12.

The exterior proposes a modern architectural style, incorporating a combination of white and dark smooth stucco exterior walls, stone veneer, metal louvers, and metal fascia and overhangs. Openings include frameless windows and doors and metal paneling roll-up garage doors. Exterior site improvements include a proposed pool and spa located at the rear of the SFD and landward of the coastal bluff edge setback. Additionally, exterior improvements associated with the courtyard and associated entry wall and gate, landscape planters, assorted pavers, and drought tolerant landscaping are also included as part of the project on the subject site or within the Camino Capistrano right-of-way (hardscape and landscape improvements only). (Supporting Document 4 – Architectural Plans, Grading Plans, Landscape Plans and Renderings).

The project complies with all applicable development standards, including yard setbacks, the coastal bluff edge setback, lot coverage, and building height. Table 1 below summarizes the RSF 3 and General Development Standards (Chapter 9.05 DPZC) applicable to the proposed development.

Table 1: Compliance with RSF 3 and General Development Standards

Development Standard	Requirement	Proposed	Compliant with Standard
Maximum Lot Coverage	35% max.	28%	Yes
Maximum Height (above 30 inches of fill) *	24 feet (0-3:12 roof)	23'-9"	Yes
Minimum Front Yard Setback	10 feet	10 feet	Yes
Minimum Side Yard Setback	8 feet	8 feet	Yes
Minimum Rear Yard Setback	25 feet from coastal bluff edge	25 feet	Yes
Minimum Landscape Coverage	25% min.	46%	Yes
Parking Required	2 stalls in a garage	4 stalls in a garage	Yes

^{*}See Minor Site Development Permit Discussion below related to building height measure from 30" of fill.

The coastal bluff edge setback is established on the City's adopted Zoning Map, and the Draft Dana Point General Plan Coastal Erosion Technical Report dated July 11, 1990. As identified in these documents, the subject site is in an area requiring a 40-foot coastal bluff edge setback. A deviation from this setback is permitted in accordance with DPZC Section 9.27.030(c)(4) subject to the review and approval of a geotechnical and soils report explaining the proposed deviation. Justification was provided in the site-specific geotechnical report based on bluff stability calculations and coupled with an assessment of 50 years of bluff erosion for the site. The report also recommends a conventional spread, shallow foundation system and footings. The City's Geotechnical Engineer has reviewed the provided geotechnical report and concurred that both the requested setback deviation from 40 to 25-feet, and foundation system with conventional footings are appropriate for the site and consistent with the City's LCP.

Additionally, the geotechnical report includes recommendations to return areas on the bluff face and within the bluff edge setback to a predeveloped, natural, condition after demolition of the existing SFD and associated retaining walls located therein. The recontoured bluff face would facilitate a more natural appearance to the coastal bluff and result in improved site drainage by directing it away from the coastal bluff with a subsurface drainage system and a sump pump to facilitate runoff withing the coastal bluff edge setback to the street and thereby reducing bluff erosion.

The approval of this project will remove all structures and hardscape improvements located on the bluff face and within the approved 25-foot bluff edge setback deviation, and complete minor correctional recontouring (return-to-natural) of the existing bluff face where it was previously graded to accommodate existing improvements implemented prior to both the enactment of the California Coastal Act and City incorporation. The recontouring will only occur on the bluff face in the location of the demolished SFD, retaining walls, and associated improvements which were used to create habitable areas and structural support

of the existing SFD. Once recontoured, only minor development consistent with DPZC Section 9.27.030(c)(5) is proposed between the defined coastal bluff edge and the approved 25-foot bluff-edge setback deviation. The proposed new SFD will be constructed in compliance with all other development standards related to Development Adjacent to Coastal Bluffs [DPZC Section 9.25.030(c)].

Pursuant to Section 9.69.070 "Basis for Action on Coastal Development Permit Applications" of the DPZC, every Coastal Development Permit requires the following findings:

- 1. That the proposed development is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code; and,
- 2. That the proposed development, if 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; and,
- 3. That the proposed development conforms 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; and,
- That the proposed development 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; and,
- 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; and,
- That the proposed development be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas; and
- 7. That the proposed development conforms to the General Plan, Local Coastal Program and Zoning Code.

Staff finds the proposed project is consistent with the basis of approval for a CDP as outlined in Section 9.69.070 of the DPZC. Responses supporting approval of the project based on the above quoted findings are detailed in the attached draft Planning Commission Resolution.

MINOR SITE DEVELOPMENT PERMIT (SDP19-0023(M))

DPZC Section 9.05.110(a)(3) permits residential building height to be measured from the top of not more than thirty (30) inches of fill if the fill is required to create positive drainage

flow (via gravity) to the street. Current site conditions allow runoff from the existing structure and impervious improvements to sheet flow towards the coastal bluff, and irrigation to percolate into the subsurface soils.

Because the existing site drainage conditions allow runoff to flow towards the coastal bluff face, compacted dirt fill is proposed to be placed along the rear portion of the lot, but not into the coastal bluff setback, to facilitate positive site drainage flow to the street. Therefore, the proposed 30 inches of fill will be measured from the lowest existing grade at a vertical elevation of 124-11". From this lowest existing grade, the 30 inches of fill establishes a finished pad elevation of 127'-5" for the proposed SFD. Therefore, the total height of the SFD as measured from the top of not more than thirty (30) inches of fill to the top of the parapet is 23'-9" (Supporting Document 4 – Architectural and Grading Plans).

The applicant has detailed the proposed site drainage on the preliminary grading plan, and addressed the fill in the geotechnical report, and accounted for the use of fill illustratively on the architectural sections and elevation drawings of the plan set demonstrating compliance with the measurement of building height for the proposed SFD. Areas seaward of the coastal bluff edge setback and outside the areas of proposed fill, will direct runoff into a new subsurface drainage system, and then diverted via gravity to a sump pump system that will collect and pump the runoff back to the street.

The proposed use of fill must meet the criteria outlined in Section 9.05.110(a)(3) that states; (A) the proposed fill is only to create positive drainage flow (via gravity) to the street or to correct an existing drainage problem; (B) the proposed fill is necessary to create a minimum percentage grade for drainage flow consistent with a gravity flow drainage pattern; and (C) the amount of fill proposed is the minimum amount necessary to create the desired drainage pattern. Public Works & Engineering Services has reviewed the drainage system on the preliminary grading plan, confirming the proposed fill is utilized to correct a drainage problem on the site that slopes downward from the street, that the amount of fill is the minimum necessary to create gravity flow drainage to the street from the seaward edge of the proposed SFD towards the street, and the fill is the minimum necessary to divert the drainage over that portion of the site landward of the coastal bluff edge setback and over the portion of the lit with impervious improvements associated with development of the new SFD.

Pursuant to Section 9.71.050 "Basis of Approval, Conditional Approval, or Denial of a Site Development Permit" of the DPZC, the Planning Commission shall make the following findings:

- That the site design is in compliance with the development standards of the Dana Point Zoning Code; and
- 2. That the site is suitable of the site for the proposed use and development; and
- 3. That the project is in compliance with all elements of the General Plan and all applicable provisions of the Urban Design Guidelines; and

- 4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture; and
- That the requirements of the California Environmental Quality Act have been satisfied in that the project qualifies as a Class 1 (Section 15301) exemption pursuant to the applicable provisions of the California Environmental Quality Act (CEQA).

Staff finds the proposed thirty (30) inch fill credit request consistent with the basis of approval of a SDP(M) as outlined in Section 9.71.050 of the DPZC. Responses supporting the above-mentioned findings are detailed in the attached draft Planning Commission Resolution.

CORRESPONDENCE:

To date, no correspondence has been received.

CONCLUSION:

Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. As justifications can be made supporting the requested discretionary actions, staff recommends the Planning Commission adopt the attached draft Resolution, approving CDP19-0014 and SDP19-0023(M) subject to the findings and conditions of approval contained therein.

Danny Giometti, Associate Planner

Brenda Wisneski, Director Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 21-05-10-XX

Supporting Documents

- 2. Vicinity Map
- 3. Site Photos
- 4. Architectural Plans, Grading Plans, Landscape Plans and Renderings

ACTION DOCUMENT 1: Draft Planning Commission Resolution No. 21-05-10-XX

RESOLUTION NO. 21-05-10-XX

COASTAL DEVELOPMENT PERMIT CDP19-0014 AUTHORIZING THE DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND THE CONSTRUCTION OF A NEW, TWO-STORY SINGLE-FAMILY DWELLING WITH TWO ATTACHED GARAGES, LOCATED ON A COASTAL BLUFF LOT, WITH MINOR SITE DEVELOPMENT PERMIT SDP19-0023(M) REQUESTED TO MEASURE BUILDING HEIGHT FROM NOT MORE THAN THIRTY (30) INCHES OF FILL IN ORDER TO ACHIEVE POSITIVE DRAINAGE TO THE STREET, IN ACCORDANCE WITH DANA POINT ZONING CODE SECTION 9.05.110(A)(3) LOCATED AT 35491 CAMINO CAPISTRANO.

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

WHEREAS, KYL Construction, (the "Owners") are the owners of real property commonly referred to as 35491 Camino Capistrano (APN 691-083-33) (the "Property"); and

WHEREAS, the Owners authorized FoxLin Architects (the "Applicant") and the Applicant caused to be filed a verified application for a Coastal Development Permit authorizing the demolition of an existing single-family dwelling (SFD) and the construction of a new SFD located on a coastal bluff lot, and a Minor Site Development Permit request to measure building height from not more than thirty (30) inches of fill; and

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

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt per Section(s) 15303 (Class 3 – New Construction or Conversion of Small Structures and Minor Land Alterations) because the project includes the construction of a SFD, respectively; and

WHEREAS, the Planning Commission did, on the 10th day of May, 2021, 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 CDP19-0014 and minor Site Development Permit SDP19-0023(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.

Findings:

- B) Based on the evidence presented, the Planning Commission adopts the following findings and approves Coastal Development Permit CDP19-0014, subject to conditions:
 - 1. That the proposed development is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code in that complying with all standards of the Residential Single Family 3 (RSF-3) Zoning District and Section 9.27.030(c) (Development Adjacent to Coastal Bluffs), the proposed 25foot bluff-edge setback deviation for the new SFD, redesigned lot drainage and minor bluff face recontouring (return-tonatural), results in a design which removes multiple nonconforming improvements and is in conformity with all elements of the certified Local Coastal Program. Additionally, the proposed development furthers the Conservation/Open Space Policy 2.11 of the General Plan "Preserve Dana Point's bluffs as a natural and scenic resource and avoid risk to life and property though responsible and sensitive bluff top development, including but not limited to, the provision of drainage which directs runoff away from the bluff edge and towards the street, where feasible, and restricting irrigation and use of water—intensive landscaping with the setback area to prevent buff erosion," by redeveloping the site with proposed improvements in compliance with coastal bluff edge setback requirements and the limitations for development adjacent to coastal bluffs including the use of fill and sump pumping mechanisms directing drainage away from the coastal bluff and to the street while removing armoring-type improvements and returning portions of the bluff face to a predevelopment condition. The proposed development will utilize conventional spread footings and a standard building pad, resulting in development sensitive to the natural character of the coastal bluff.
 - 2. That the proposed development, if 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 does not alter existing public access and public recreation areas in the vicinity.
 - 3. That the proposed development conforms 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 in that the project is qualified as Categorically Exempt from review under CEQA pursuant to Section 15303 (Class 3 - New Construction or Conversion of Small Structures), in that the project includes the construction of a SFD in a residential zone on a previously developed lot.

- 4. That the proposed development 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 proposed development is not immediately adjacent to a park or recreation area containing environmentally sensitive habitat or scenic resources, and the proposed development is sited and designed in compliance with required setbacks from the coastal bluff edge and proposes drought tolerant native vegetation.
- 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 although there is the use of fill on the site to facilitate positive drainage to the street and away from the coastal bluff edge. and recontouring on the bluff face to re-establish natural topography cut into by the pre-Coastal Act development of the site, the impacts of the grading have been assessed in the project geotechnical report and has been reviewed and approved by the City's staff geologist. Additionally, the inclusion of fire sprinklers for the SFD and new drainage improvements will decrease the risk of fire and/or flood damage while reducing the risk of bluff erosion and/or failures through the continued diversion of storm runoff through mechanical pumps to the street and away from the coastal bluff.
- 6. That the proposed development be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas in that proposed development removes and returns pre-Coastal Act development and grading located on the bluff-face to its natural state, therefore enhancing the visual quality of the scenic resource that is the coastal bluff. Additionally, the proposed development is located significantly landward of the coastal bluff edge with only minor improvements

proposed within the bluff edge setback, resulting in a new development which is visually compatible with similarly developed coastal bluff lots along Camino Capistrano.

- 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 proposed project conforms with all other City regulations regarding development of SFD's adjacent to coastal bluffs, the Residential Single Family 3 (RSF 3) Zoning District development standards, and the Residential 0-3.5 DU/AC designation in the City's General Plan, while the proposed development will specifically comply with requirements related to coastal bluff edge setbacks, site drainage, and the use of drought tolerant plants and all other applicable requirements as specified in the Local Coastal Program.
- C) Based on the evidence presented, the Planning Commission adopts the following findings and approves Site Development Permit SDP19-0023(M), subject to conditions:
 - 1. That the site design is in compliance with the development standards of the Dana Point Zoning Code in that pursuant to Section 9.05.110(3) of the DPZC, the subject site drains toward the coastal bluff edge, and the development proposes: (1) the minimum amount of fill necessary to create positive drainage flow (via gravity) to the street, (2) the minimum percentage grade necessary to create drainage flow consistent with a gravity flow drainage pattern as verified by the Director of Public Works and (3) utilizes the minimum amount of fill dirt necessary to create the desired drainage pattern towards the street; and therefore the site design is in compliance with the aforementioned DPZC regulations.
 - 2. That the site is suitable for the proposed use and development in that the proposed thirty (30) inches of fill credit is necessary to create a drainage pattern over a majority of the site that diverts runoff away from the coastal bluff edge in compliance with the requirements for development adjacent to coastal bluffs and in accordance with DPZC Section 9.27.030(c) and is therefore suitable for the proposed use and development.
 - 3. That the project is in compliance with all elements of the General

Plan and all applicable provisions of the Urban Design Guidelines in that adding fill dirt to accommodate positive drainage flow complies with Policy 2.11 of the to the street Conservation/Open Space Element of the General Plan which aims to "Preserve Dana Point's bluffs as a natural and scenic resource and avoid risk to life and property though responsible and sensitive bluff top development, including but not limited to, the provision of drainage which directs runoff away from the bluff edge and towards the street, where feasible, and restricting irrigation and use of water-intensive landscaping with the setback area to prevent buff erosion." The proposed fill credit also complies with Section 2 of the Urban Design Guidelines (Hillside Grading), incorporating enough fill to accommodate subsurface drains with enough positive (flow) to direct drainage away from the bluff edge and towards the street, preventing bluff erosion, therefore helping to preserve Dana Point's bluffs as a natural resource.

4. That the site and structural design is appropriate for the site and function of the proposed use, without requiring a particular style or type of architecture in that the proposed use of 30 inches of fill from which to commence the measurement of building height to create positive drainage via gravity back to the street is appropriate for the site and function of the proposed SFD, and does not impact the design of the proposed SFD in any way that would require a particular style or type of architecture.

Conditions:

A. General:

- Approval of this application permits to demolition of an existing single-family dwelling (SFD) and the construction of a new SFD located on a coastal bluff lot, and a request to measure building height from not more than thirty (30) inches of fill. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan, Local Coastal Program Implementation Plan and Zoning Code.
- 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, such work is
 not commenced with 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.

- 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 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.
- 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.

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.

- 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.
- 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.
- 8. The construction site shall be posted with signage indicating that construction may not commence before 7:00 AM and must cease by 8:00 PM, Monday through Saturday, with no construction activity permitted on Sundays or Federal holidays.
- 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.
- 10. The project shall meet all water quality requirements including Low Impact Development (LID) implementation.
- 11. The applicant shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California and Cox Communication Services for the provision of water, sewer, electric, cable television and telephone and services. The applicant is responsible to coordinate any potential conflicts or existing easements.
- 12. The applicant shall exercise special care during the construction phase of this project to prevent any off-site siltation. The applicant shall provide erosion and sediment control measures at all times. The applicant shall maintain the erosion and sediment control devices until the final approval of all permits.
- 13. The applicant shall limit all construction activities within the coastal bluff edge setback area. The coastal bluff shall be protected at all times from potential erosion and construction activity. Prior to any work or construction activities, including demolition, the Coastal Bluff Edge (per the approved soils report and plans) and 50-year future bluff retreat (per approved soils report and plans) shall be staked by a Land Surveyor and clearly delineated. The approved coastal bluff edge shall remain delineated during all phases of construction activity and inspections.
- 14. The 25-foot coastal bluff edge setback deviation, as justified by the

approved geotechnical reports for the subject property and proposed project, shall be clearly shown on all plans submitted for review and approval.

- 15. Pursuant to Dana Point Zoning Code Section 9.27.030(c), no new structure foundations or minor development, unless the approved geotechnical report supports such development and concludes that the development will not have an impact on bluff stability. Only minor development specifically addressed in the approved geotechnical report included as part of this coastal development permit, that may trigger the requirement of a building permit will be allowed within the 25-foot coastal bluff edge setback.
- 16. Prior to the commencement of any work within the public right-of-way, the applicant shall apply and be approved for an encroachment permit.
- 17. Separate review, approval, and permits are required for:
 - Separate structures
 - Minor correctional "return-to-natural" recontouring of bluff face
 - Freestanding/Retaining walls
 - Site walls over 3 ft.
 - Fire sprinklers
 - Demolition of structures
 - Swimming pool/spa

B. Prior to the issuance of a grading permit the applicant shall meet the following conditions:

- 18. 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.
- 19. The applicant shall submit a geotechnical report for review and approval by the Director of Public Works. This report shall, at a minimum, involve a discussion of the current development and an assessment of potential soil related constraints and geologic hazards such as slope instability, settlement, liquefaction, and/or related seismic impacts. The report shall also include an evaluation of potentially expansive soils and recommend construction procedures and/or design criteria to minimize the effect of

these soils on the proposed development. All reports shall recommend appropriate mitigation measures and provide a statement of the feasibility or approval of the project from a geotechnical standpoint. All reports shall be completed in the manner specified by the City of Dana Point Municipal Code, the City of Dana Point Grading Manual, and Orange County Grading Manual.

- All plans submitted shall reflect the determined Edge of Bluff and all associated setbacks, as shown on the Second Review of Geotechnical Report," by NOVA, dated June 5, 2019).
- 21. In accordance with DPMC Section 9.05.110 (a)((3), the precise grading plan shall show sufficient information to demonstrate compliance with the listed criteria. Please clearly show all Finished Grade and Finished Surface elevations to establish the gravity overland flow of 1% minimum in accordance with the fill credit. The application of fill credit on this development results in three (3) separate drainage system, the rear yard sump pump system, the side and front yard gravity system and the courtyard sump pump system. All three (3) separate drainage systems shall comply with current City of Dana Point standards.
- 22. The Precise Grading plan shall clearly show how surface water will drain from the property. All drainage is required to be directed to Camino Capistrano and away from the bluff edge. The plans shall direct (sheet flow) surface water away from the bluff edge and to a sufficient number of area drain inlets located in the seaward yard area and away from the bluff edge that will convey water to the street. Any potential ponding or clogged drains shall not result in storm water at the bluff edge.
- 23. Please note that the placement of fill permitted is limited to that necessary to establish positive drainage to the street per section 9.27.030 (c)(3)(5) of the Dana Point Municipal; grading (fill) to establish positive drainage should not be performed within the 50-year future retreat.
- 24. A performance bond shall be required for the completion of all grading activities up to 100% of the proposed improvements. The grading and final improvements shall be constructed and approved by Director of Public Works, prior to the issuance of a Certificate of Occupancy.
- 25. Separate submittal for review, approval and permits are required for project walls. Separate applications shall be made to the Community Development Department for all project walls. The submittals shall be in accordance with the latest Community Development requirements.

- 26. All walls required to be construction to facilitate the grading operations or establishment of the design PAD grades and rough grading certification shall be issued concurrently with the grading permit. This includes but not limited to temporary shoring walls, permanent shoring walls, property line masonry walls, or other structures as determined by the Director of Public Works.
- 27. Upon completion of reconstitution of bluff contours within the approved limits of grading, no work, no access and no equipment shall be beyond the staked 50-year future bluff retreat.
- 28. Prior to any grading activities, the limits of grading per the approved plans shall be staked in field prior by a Land Surveyor. During grading activities, the Coastal Bluff Edge, 50-year future bluff retreat, and limits of grading shall be staked and delineated. No work, no access and no equipment shall be beyond the staked limit of grading at any time.
- 29. All reconstitution and rear yard grading and construction shall be done using the least impactful methods available.
- 30. The applicant shall execute the City's standard deed restriction or, if prepared by the owner(s), shall be submitted for review and approval by the City Attorney. The deed restriction shall provide that; (1) the applicant understands that the subject site is subject to bluff retreat and that the owner(s) assumes the liability from these hazards; (2) the owner(s) unconditionally waive any claim of liability on the part of the City or any other public agency from any damage from such hazards; and (3) the owner(s) assume all liability for damages incurred as a result of any required off-site grading. The deed restriction shall be recorded, free of prior liens, to bind the owner(s) and any successors in interest or otherwise recorded to the satisfaction of the City Attorney.
- 31. The applicant shall submit a drainage plan addressing the proposed construction in compliance with all City of Dana Point standards for review and approval. The drainage plan shall clearly show all drainage from proposed improvements being directed to an approved outlet.
- C. Prior to building plan check submittal, the applicant shall meet the following conditions:
 - 32. Building(s) shall comply with the current editions of the Building Code with all local amendments.
 - Building plan check submittal shall include the following construction documents:

- Building Plans with Electrical/Plumbing/Mechanical plans (4 sets)
- . 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.

- 34. Fire Department review may be required. Submit plans directly to the Orange County Fire Authority for their review.
- 35. Undergrounding of all onsite utilities is required. An Approved SDG&E Work Order and Undergrounding Plan is required prior to permit issuance.
- 36. Minimum roofing classification is Class "A".
- 37. Fire-rated Construction: Plans should clearly identify and detail the firerated construction for any construction due to close proximity to the property line.
- 38. Separate review, approval, and permits are required for separate structures.
- 39. 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.
- 40. 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.
- 41. Green Building: Plans shall show compliance & indicate method of verification of compliance with all CAL Green requirements. Third party or other methods shall demonstrate satisfactory conformance with mandatory measures.
- D. Prior to issuance of a building permit or release on certain related inspections, the applicant shall meet the following conditions:
 - 42. The applicant shall obtain a grading permit and complete rough grading

(establishment of building pads) in accordance with the approved grading plans and reports.

- 43. 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 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.
- 44. 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. An as-drilled report addressing the proposed shoring shall also be submitted (with the rough grade certification) documenting the geotechnical aspects of the shoring.
- 45. 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, and shoring activities. 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.
- 46. Prior to commencement of framing, the applicant shall verify, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the City, from finish wall materials to property-lines included as part of these entitlements. The City's standard "Setback Certification" form shall be obtained from the Project Planner and be prepared by a licensed civil engineer/surveyor and shall be delivered to the City of Dana Point Building/Safety and Planning Divisions for review and approval.
- 47. 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 this entitlement. 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.

- 48. Approvals are required from:
 - Planning Department
 - Public Works
 - · Obtain Orange County Fire Authority Approval
 - · Obtain "Will Serve" letter from Water District.
 - Provide an SDG&E service work order for proposed service location
- 49. All applicable supplemental/development impact fees shall be paid prior to building permit issuance.
- 50. A separate erosion control plan shall be included in the project plans. The erosion control plan shall address the potential erosion and sediment loss for the proposed hillside development.
- 51. The applicant shall submit a final landscape and irrigation plan for review and approval by Public Works & Engineering Services and Community Development Department. 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 (if irrigation utilized), note wall/fence locations, a grading plan, an approved site plan and a copy of the entitlement conditions of approval. The plan shall be in substantial compliance with the applicable provisions of the Zoning Code, the preliminary plan approved by the Planning Commission, and further, recognize the principles of drought tolerant landscaping especially within the coastal bluff edge setback and no irrigation, temporary or otherwise, shall be permitted seaward of the required 25-foot bluff edge setback deviation. Landscape documentation shall also comply with Chapter 9.55 (Water Efficient Landscape Standards and Requirements) of the Dana Point Zoning Code as may be applicable and with the Submittal Requirements and Guidelines for Implementation of the Chapter 9.55 of the DPZC. Landscaping shall be maintained and installed so as to ensure that, during growing stages as well as at maturity, the landscaping will not obstruct public views along the coast.

The landscape plan shall illustrate the coastal bluff edge and the coastal bluff edge setback area and shall be in accordance with the approved grading plan and DPZC for improvements allowed within the approved

coastal bluff edge setback. Any existing irrigation and any associated equipment located within the 25-foot bluff edge setback deviation and on the bluff face shall be removed prior to final sign-off of the landscape permit.

E. Prior to the issuance of a certificate of occupancy, the applicant shall meet the following:

- 52. All landscaping and irrigation shall be installed per the approved final landscape and irrigation plan. A State licensed landscape architect shall provide the "Landscape Installation Certificate of Completion" form to the Director of Community Development and the requisite documents (irrigation scheduling parameters, landscape and irrigation maintenance schedule, irrigation audit report, and soil analysis report if not submitted at permit issuance) as required in the Submittal Requirements and Guidelines for Implementation of the Chapter 9.55 of the DPZC.
- An As-Built Grading Plan shall be prepared by the Civil Engineer of Record.
- 54. Verification of all conditions of approval is required by all City Departments.
- 55. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual.
- 56. A written approval by the Geotechnical Engineer of Record approving the grading as being in conformance with the approved grading plan from a geotechnical standpoint.
- 57. A written approval 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.
- 58. The final condition of the coastal bluff edge setback shall be in accordance with DPZC Section 9.27.030, with no new structure foundations or improvements requiring a building permit within the coastal bluff edge setback.
- 59. The applicant shall contact both the Planning Division and Public Works & Engineering Services to schedule a final inspection prior to building final project sign-off.
- 60. All permanent BMP's, including landscaping, shall be installed and

approved by either the project Landscape Architect or the Civil Engineer of Record.

- 61. The final condition of the bluff edge setback shall be in accordance with Municipal Code Section 9.27.030, with no new structure foundations or improvements requiring a building permit within the bluff edge setback.
- 62. All approvals from outside Departments and Agencies (i.e. Fire Department) is/are required.



PASSI Commission following vot	of the City of Dana Point,	NDOPTED at a regular me California, held on this 10 th o	eeting of the Planning day of May 2021, by the
	AYES:		
	NOES:		
	ABSENT:		
	ABSTAIN:		
ATTEOT			Eric Nelson, Chair Planning Commission
ATTEST:			
	neski, Director Development Department		

SUPPORTING DOCUMENT 2: Vicinity Map



City of Dana Point

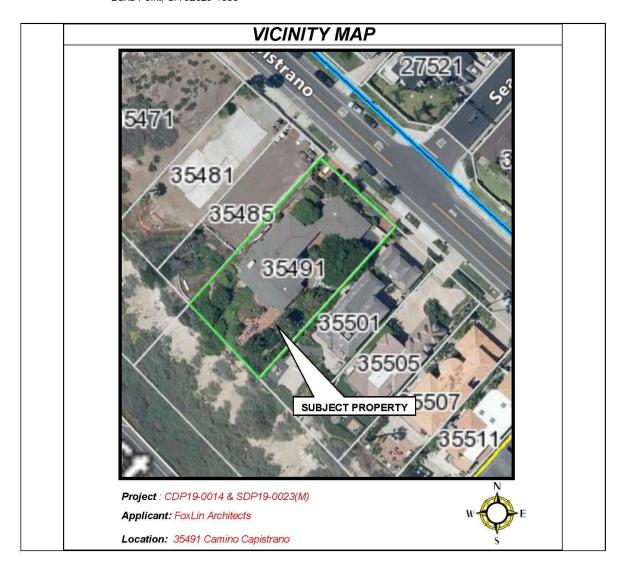
CDP19-0014 & SDP19-0023(M)

Danny Giometti, Associate Planner

Community Development Department

33282 Golden Lantern (Danny Giometti, Associate Planner)

Dana Point, CA 92629-1805

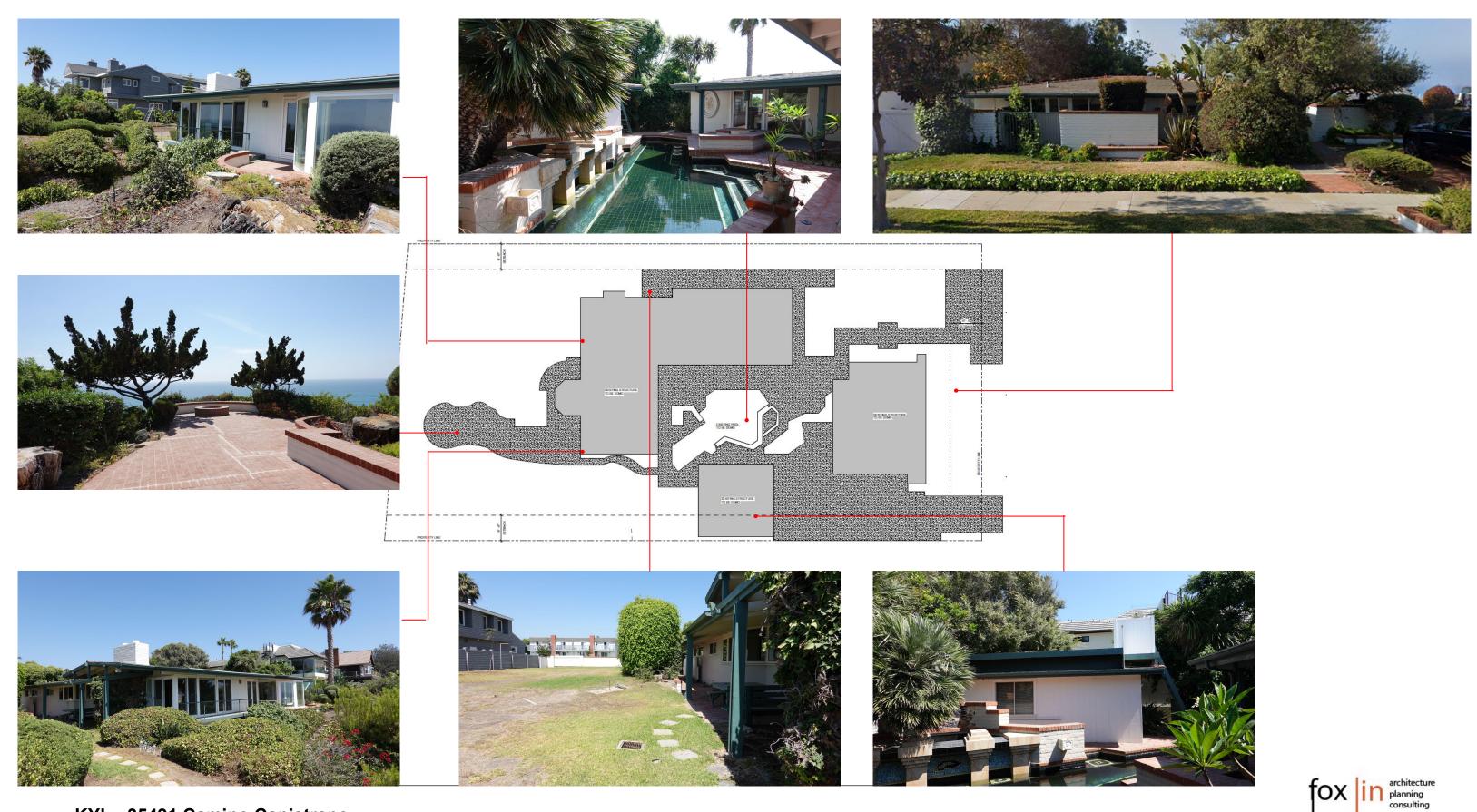


PLANNING COMMISSION AGENDA REPORT CDP19-0014 AND SDP19-0023(M) MAY 10, 2021 PAGE 25

SUPPORTING DOCUMENT 3: Site Photos

ATTACHMENT

Existing Condition

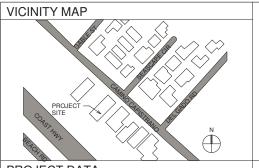


KYL- 35491 Camino Capistrano

PLANNING COMMISSION AGENDA REPORT CDP19-0014 AND SDP19-0023(M) MAY 10, 2021 PAGE 26

SUPPORTING DOCUMENT 4: Architectural Plans, Grading Plans, Landscape Plans and Renderings

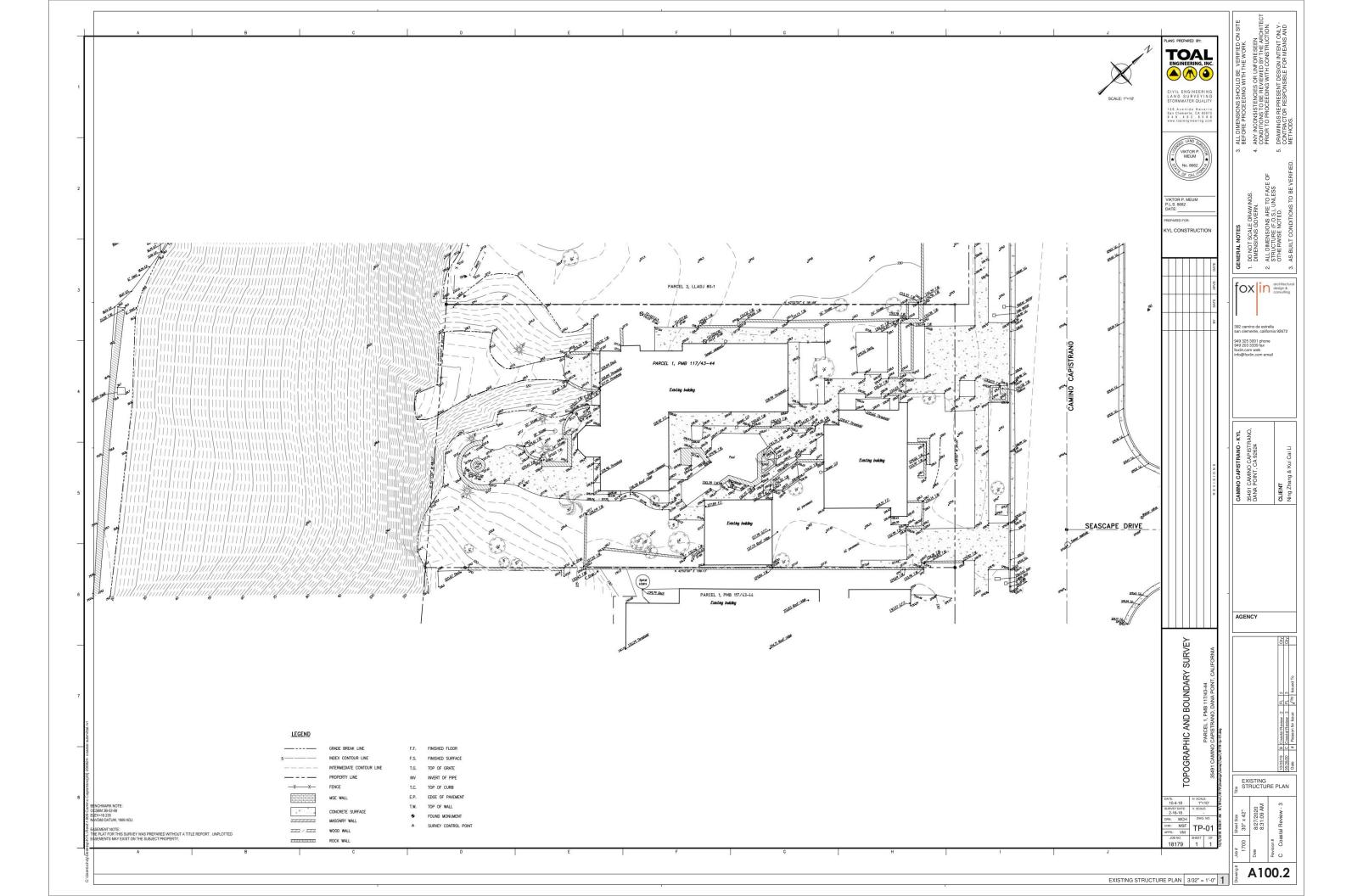
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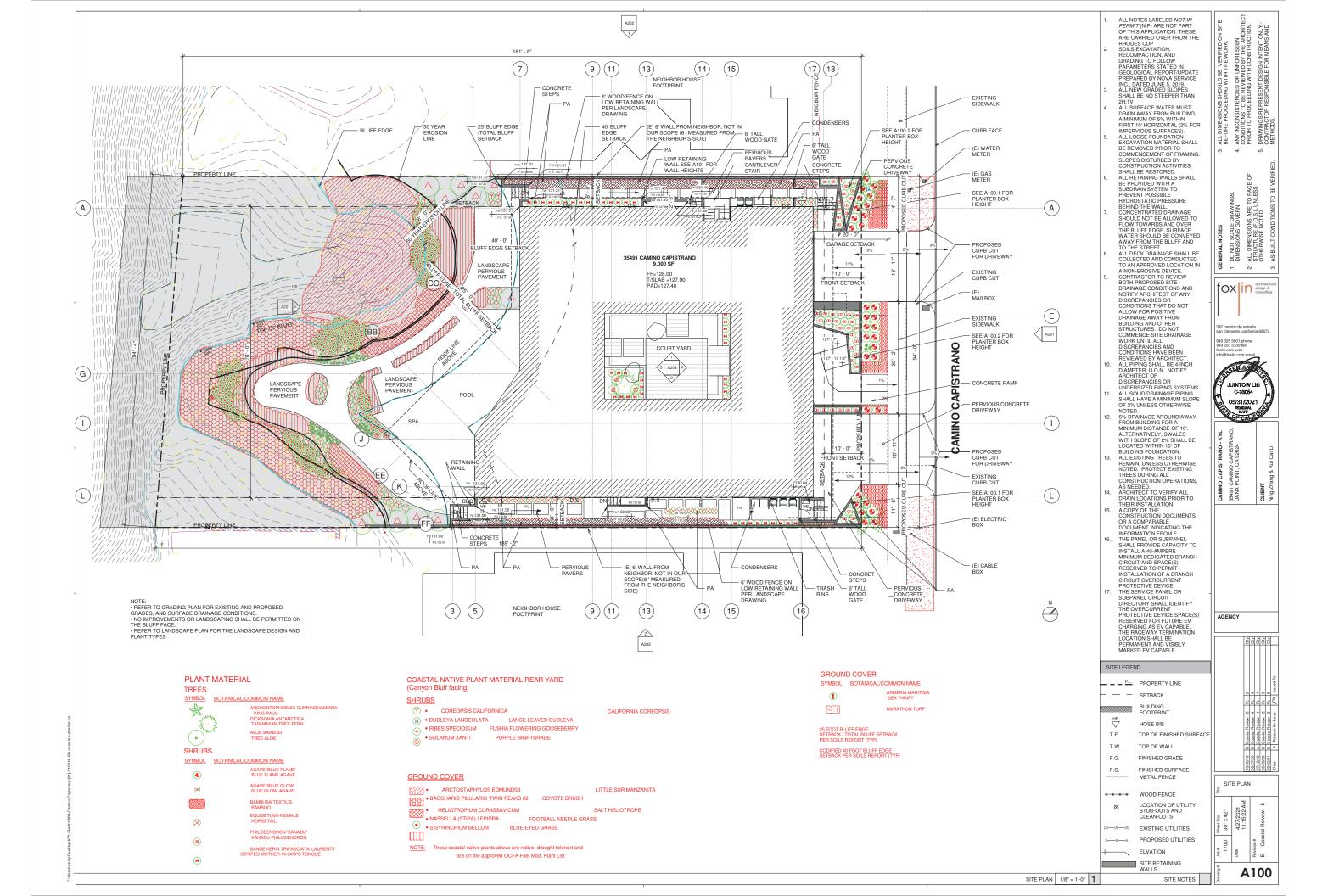


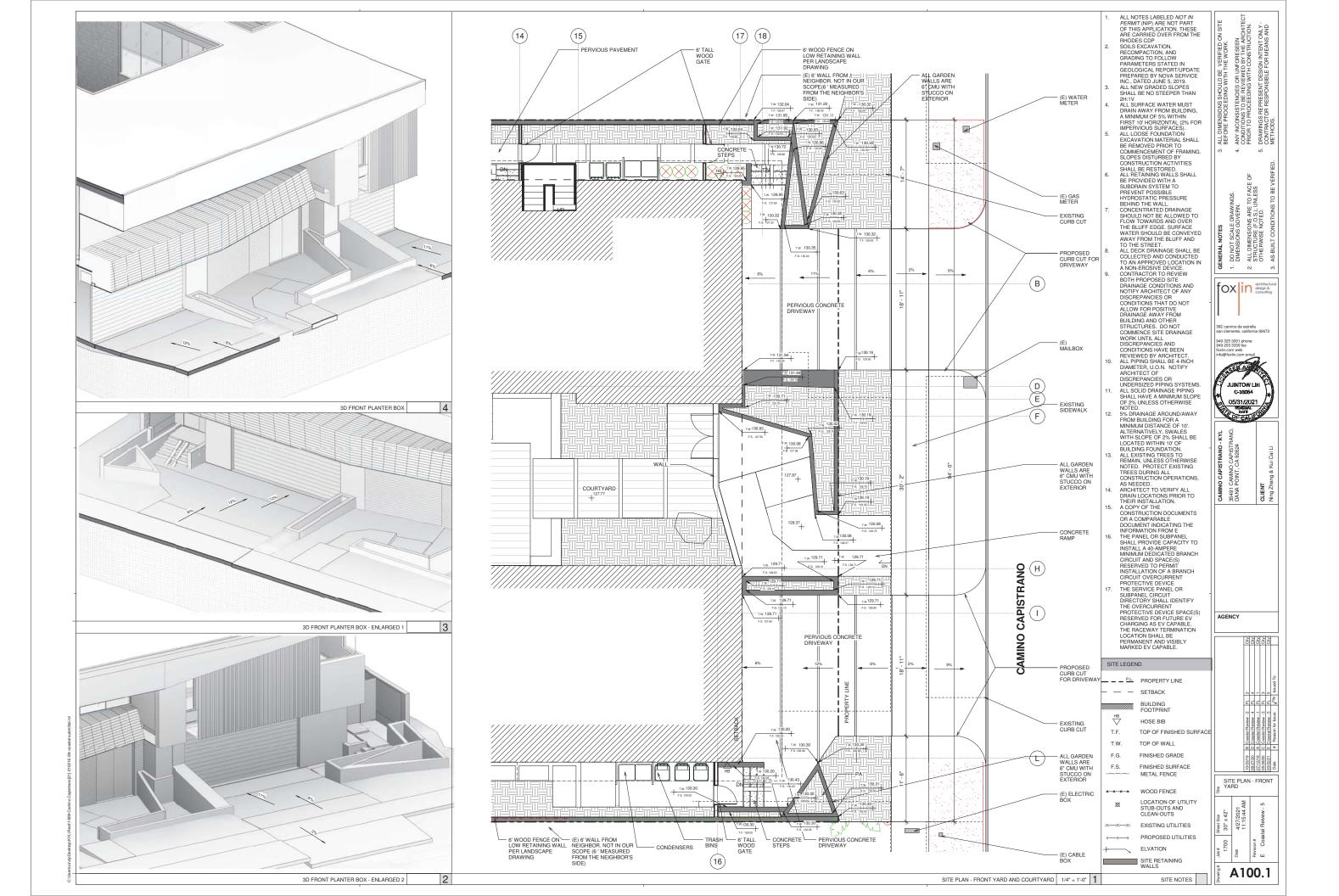
CAMINO CAPISTRANO - KYL

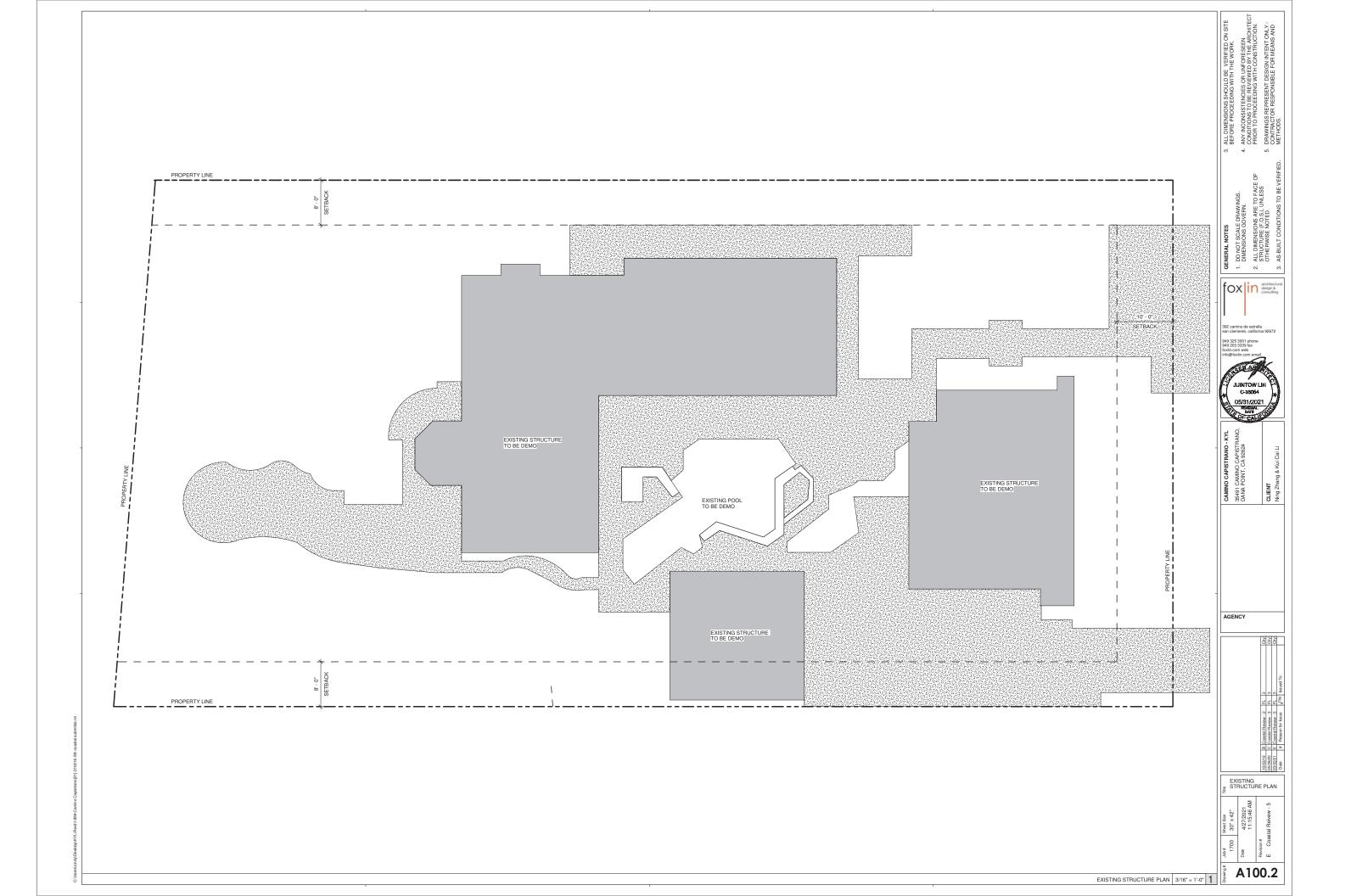
35491 CAMINO CAPISTRANO, DANA POINT. CA 92624

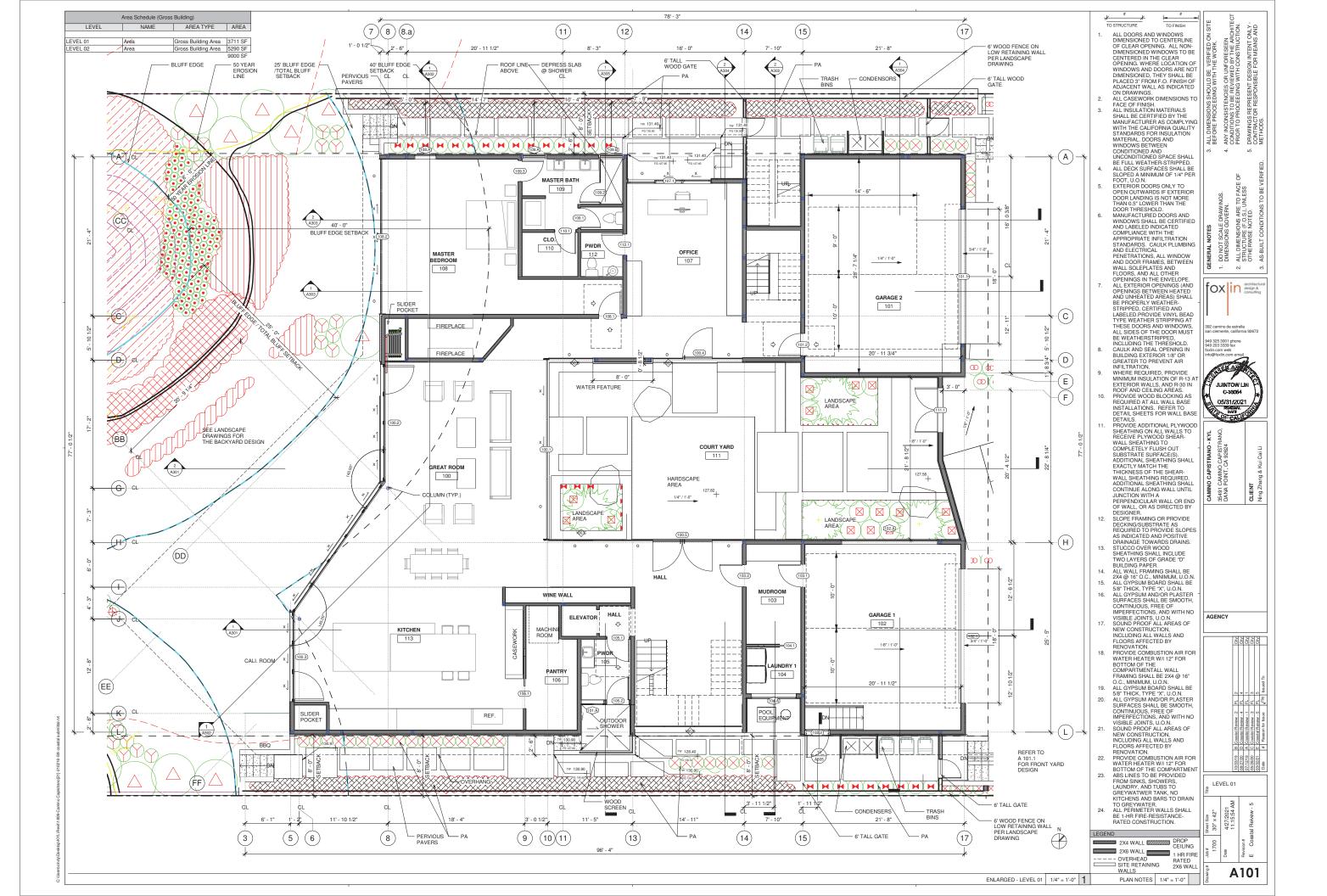
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PROJECT DATA		GENERAL NOTES	FIRE DEPARTMENT NOTES	PROJECT DIRECTORY	SHEET LIST	ω 4 ω
USE: BUILDING HEIGHT: LEGAL DESCRIPTION:	SINGLE FAMILY DWELLING 24FT	ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL BUILDING CODES AND REGULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS APPLICABLE TO SPECIFIC TRADES OR SUBCONTRACTORS	1. NONE	OWNER: NING ZHANG & KUI CAI LI 3202 PORTICO DEL NORTE, SAN CLEMENTE, CA 92673 139 AVENIDA NAVARRO	# SHEET NAME A001 TITLE A100 SITE PLAN A100.1 SITE PLAN - FRONT YARD	CE OF S VERIFIED
APN: LEGAL DESCRIPTION: TYPE OF CONSTRUCTION: ZONING: LAND USE:	691-083-33 PARCEL 1, PMB 117/43-44 VB RSF 3 RESIDENTIAL SINGLE FAMILY 3 DU/AC RES 0-3.5 RESIDENTIAL 0-3.5 DU/AC	2. CONTRACTOR WILL HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND WILL HAVE SATISFIED HIMSELF AS TO THE CONDITION OF THE EXISTING WORK AN ADJACENT PROPERTY PRIOR TO SUBMISSION OF BID. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR BY REASON OF ANY OMISSION ON HIS PART TO INCIDE THE COSTS OF ALL ITEMS OF WORK, EITHER LABOR OR MATERIALS, WHETHER THEY ARE OR ARE NOT SHOWN OR NOTED BUT WHICH ARE IMPLIED OR REQUIRED TO ATTAIN THE COMPLETED CONDITIONS PROPOSED IN THE DRAWINGS.		(949)870-6798 ZHANG.NING.US@GMAIL.COM KUICAILI@GMAIL.COM ARCHITECT: MICHAEL FOX FOXLIN ARCHITECTS SOILS: MOYA SERVICES INC.	A100.2 EXISTING STRUCTURE PLAN A101 LEVEL 01 A102 LEVEL 02 A103 ROOF PLAN A201 ELEVATIONS A202 ELEVATIONS	FES ALE DRAWINGS. IS GOVERN. SIONS ARE TO FACE F.C.S.), UNLESS E NOTED. ONDITIONS TO BE
SITE DATA: LOT SIZE (ACRES):	0.41 ACRES	 ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND S COPE OF WORK TO THE ARCHITECT PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK. 		392 CAMINO DE ESTRELLA 24632 SAN JUAN AVE., SAN CLEMENTE, CA 92672 SUITE 100 (949) 325-3001 TEL DANA POINT, CA 92629 (949) 203-3339 FAX (949)388-7710 INFO@FOXLIN.COM JBEARFIELD@USA-NOVA.COM	A203 COURTYARD ELEVATIONS A301 BUILDING SECTIONS A302 BUILDING SECTIONS A303 BUILDING SECTIONS	ENERAL NOTE DO NOT SCAL DIMENSIONS ALL DIMENSIC STRUCTURE OTHERWISE
LOT SIZE (SF): FOOTAGE DATA:	17,420 SF	CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS AND SHALL BE RESPONSIBLE FOR ANY ACTS, OMISSIONS, OR ERRORS OF THE SUBCONTRACTORS AND OF PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY THEM. CONTRACTOR TO A SOURCE COLOR PROPAGATION FOR COLOR PROPAGATION. CONTRACTOR TO A SOURCE COLOR PROPAGATION FOR COLOR PROPAGATION. CONTRACTOR TO A SOURCE COLOR PROPAGATION FOR COLOR PROPAGATION. CONTRACTOR TO A SOURCE COLOR PROPAGATION FOR COLOR PROPAGATION. CONTRACTOR TO A SOURCE COLOR PROPAGATION FOR COLOR PROPAGATION. CONTRACTOR TO A SOURCE COLOR PROPAGATION FOR COLOR PROPAGATION. CONTRACTOR TO A SOURCE COLOR PROPAGATION FOR COLOR PROPAGATION. CONTRACTOR TO A SOURCE COLOR PROPAGATION. CONTRACTOR TO THE SUBCONTRACTOR TO THE COLOR PROPAGATION. CONTRACTOR TO THE		STRUCTURAL: PAUL ROHRER PAUL ROHRER STRUCTURAL SMP, INC SMP, INC	A304 BUILDING SECTIONS A305 BUILDING SECTIONS A901 3D VIEWS C0 SURVEY	
PROPOSED BUILDING AREA: FLR 1: FLR 2: GARAGE: FOOTPRINT BLDG:	9,000 SF 3,710 SF 5,290 SF 1,131 SF 5,078 SF	CONTRACTOR TO ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS INCLUDING SAFETY OF PERSONS AND PROPERTY FOR THE DURATION OF THE PROJECT. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY AND PRIOR TO ORDERING OF ALL LONG LEAD ITEMS AND OF APPROXIMATE DELIVERY DATES.		ENGINEERS 34197 PACIFIC COAST HWY, 17291 IRVINE BLVD #152 SUITE 200, DANA POINT, CA 92629 TUSTIN, CA 92780 (949) 443-1446 (714) 486-2537 PMURPHY@SMPINC.NET	C0 SURVEY C1 TITLE SHEET C2 PRELIMINARY GRADING PLAN C3 SECTIONS	fox in actifectual design & consulting
PROPOSED LOT COVERAGE: STORIES: DWELLING UNITS:	29 % 2 1 MAIN HOUSE	 ALL CONSTRUCTION MATERIALS AND SUPPLIES TO BE STORED, HANDLED AND INSTALLED ACCORDING TO MANUFACTURER'S' RECOMMENDATIONS 		PAVIL@PRSEINC.COM MEP: DAVID KANG	C4 SECTIONS C5 EROSION CONTROL PLAN L1 PRELIMINARY LANDSCAPE PLAN L2 PLANT IMAGES	392 camino de estrella san clemente, california 92672
PARKING SPACES: ADDITIONAL INFORMATION:	4 GARAGED	IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS, THEY SHALL BE BROUGHT TO THE ATTENTION TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE.		CDI, INC. 16520 BAKE PARKWAY, SUITE 100, IRVINE, CA 92618 (949) 336-6636 DKANG@CDIENG.COM	L3 LANDSCAPE CALCULATIONS	949 325 3001 phone 949 203 3339 fax foxlin.com web info@foxlin.com email
FIRE ZONE: FIRE SPRINKLERS:	MODERATE YES THROUGHOUT BUILDING. PER CRC R313.2	BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK. 10. WHEN SPECIFIC FEATURE OF CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED		DIVINO CONTENT CONT		JUINTOW LIN F
SETBACK REQUIREMENT:	DEFERED SUBMITTAL	FOR IN THE GENERAL NOTES, THEIR CONSTRUCTION SHALL BE THE SAME CHARACTER AS SIMILAR CONDITIONS 11. THESE NOTES TO APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE	BUILDING DEPARTMENT NOTES	SYMBOLS		05/31/2021
FRONT SETBACK: SIDE SETBACK REAR SETBACK	10 FT 8 FT 25 FT	INDICATED APPLICABLE TO PARTICULAR DIVISION OF THE WORK, SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUSSECTIONS OF THESE DRAWINGS 12. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND	SUBJECT TO THE APPROVAL OF A MINOR SITE DEVELOPMENT PERMIT, NON-RESIDENTIAL OR RESIDENTIAL BUILDING HEIGHT MAY BE MEASURED FROM THE TOP OF NOT MORE THAN THIRTY (30) INCHES OF FILL. APPROVAL OF SUCH A MINOR SITE DEVELOPMENT PERMIT, BY THE	Building Gridlines Revision Cloud (Cloud around Revision optional)		¥ 9
- SITE CALCULATIONS TOTAL LANDSCAPE AREA-	7,876 SF	TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS. 13. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.	DIRECTOR OF COMMUNITY DEVELOPMENT, MAY ONLY BE GRANTED IF THE APPLICANT CAN DEMONSTRATE COMPLIANCE WITH THE FOLLOWING CRITERIA: (A) THAT THE PROPOSED FILL IS REQUIRED ONLY FOR THE PURPOSE	Window Symbol Detail Callout / Section Similar (SIM.) or, Typical (TVP.) or, SIM Manufacture's (MIX.)		rrano - K Sapistra 4 92624
EXISTING (TO REMAIN) AND PROPOSED PROPOSED NEW	5,306 SF (31%)	14. SEE CONSTRUCTION SCHEDULE SHEET (A-800) FOR LIST OF ABBREVIATIONS.	OF CREATING POSITIVE DRAINAGE FLOW (VIA GRAVITY) TO THE STREET OR TO OTHERWISE CORRECT AN EXISTING DRAINAGE PROBLEM; AND (B) THAT THE PROPOSED FILL IS NECESSARY TO CREATE A MINIMUM PERCENTAGE GRADE FOR DRAINAGE FLOW CONSISTENT WITH A	Mark (Shaded portion faces side considered) Detail No. 8 Sheet No.		NO CAPISTRANO CAMINO CAPISTR POINT, CA 92624 VT
AREA OF LOT WITHIN	4,926 SF		GRAVITY FLOW DRAINAGE PATTERN AS VERIFIED BY THE DIRECTOR OF PUBLIC WORKS; AND (C) THAT THE AMOUNT OF FILL PROPOSED IS THE MINIMUM AMOUNT OF THE PROPERTY OF THE WORLD AND THE THE PROPERTY OF THE PROPERTY O	Door Tag Room Label Oww Opening Room name		CAMINO 35491 C/ DANA PC CLIENT Ning Zha
COASTAL BLUFF SETBACK LANDSCAPE AREA WITHIN COASTAL BLUFF SETBACK	2,721 SF (51%)		NECESSARY TO CREATE THE DESIRED DRAINAGE PATTERN.	Room # Room # Area		
SCOPE OF WORK				Wall Finish Type Roof Finish Type August A	е	
THE EXISTING HOUSE WILL BE DEMOLIFEET. THE PROPOSED NEW SINGLE FA A TWO-STORY 9000 SQUARE FEET HOU CAR GARAGE. INCLUDES 5 BEDROOMS A GYM, 1 SECOND FLOOR BALCONY, A PATIO AND ENTRY COURTYARD.	AMILY RESIDENCE WILL CONSIST OF USE AND A 1131 SF ATTACHED 4 S, 7 BATHROOMS, A HOME THEATER,		PLANNING DEPARTMENT NOTES 1. NONE	Detail Callout Detail No. Detail No. Detail No. Detail No. Building / Site Section Section No. Sheet No. Exterior Elevation Elev No. Level		-
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GOVERNING CODES		PLOT PLAN		Interior Elevation 2 Elev No. North Arrow N True North		Alo olo Alo
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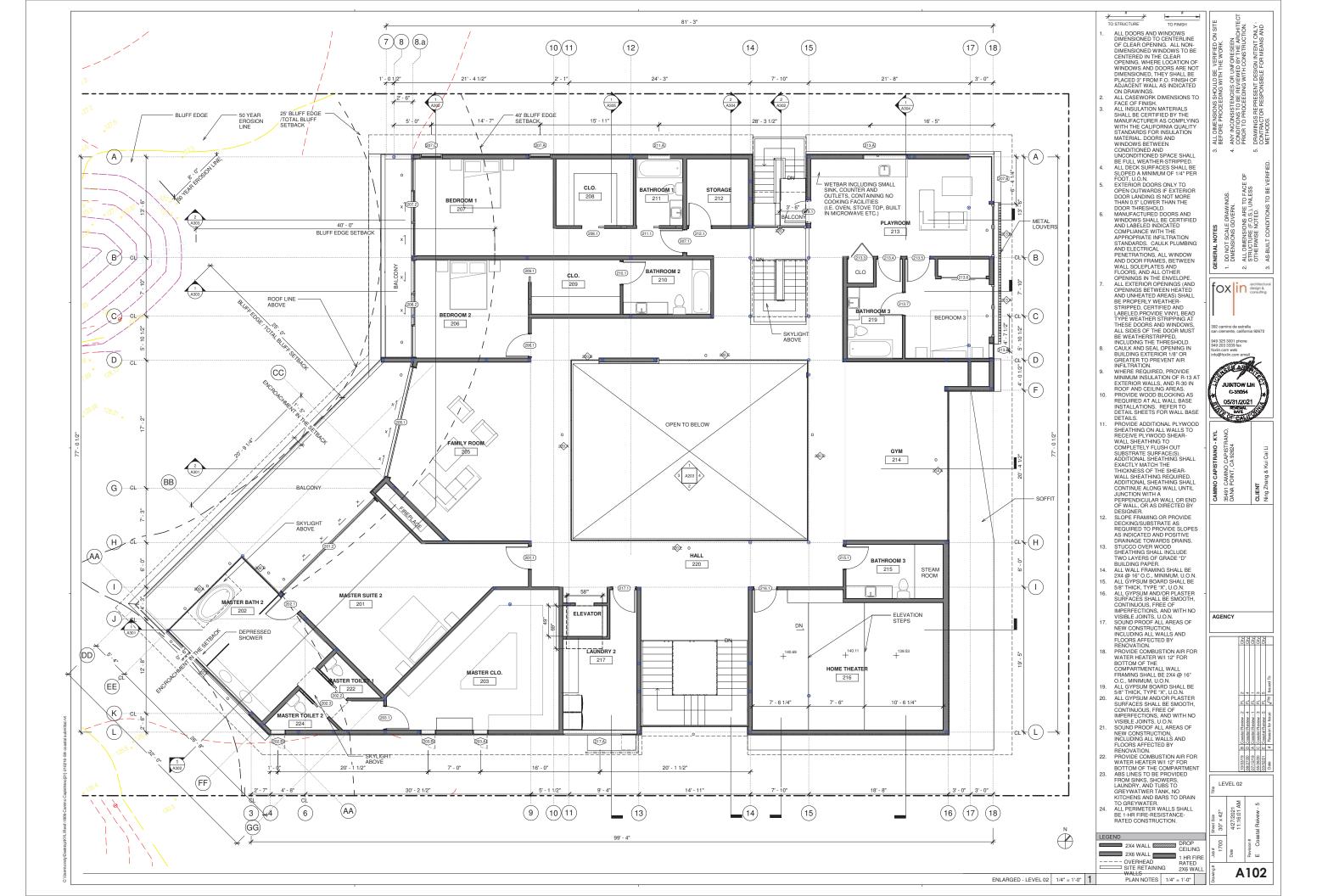


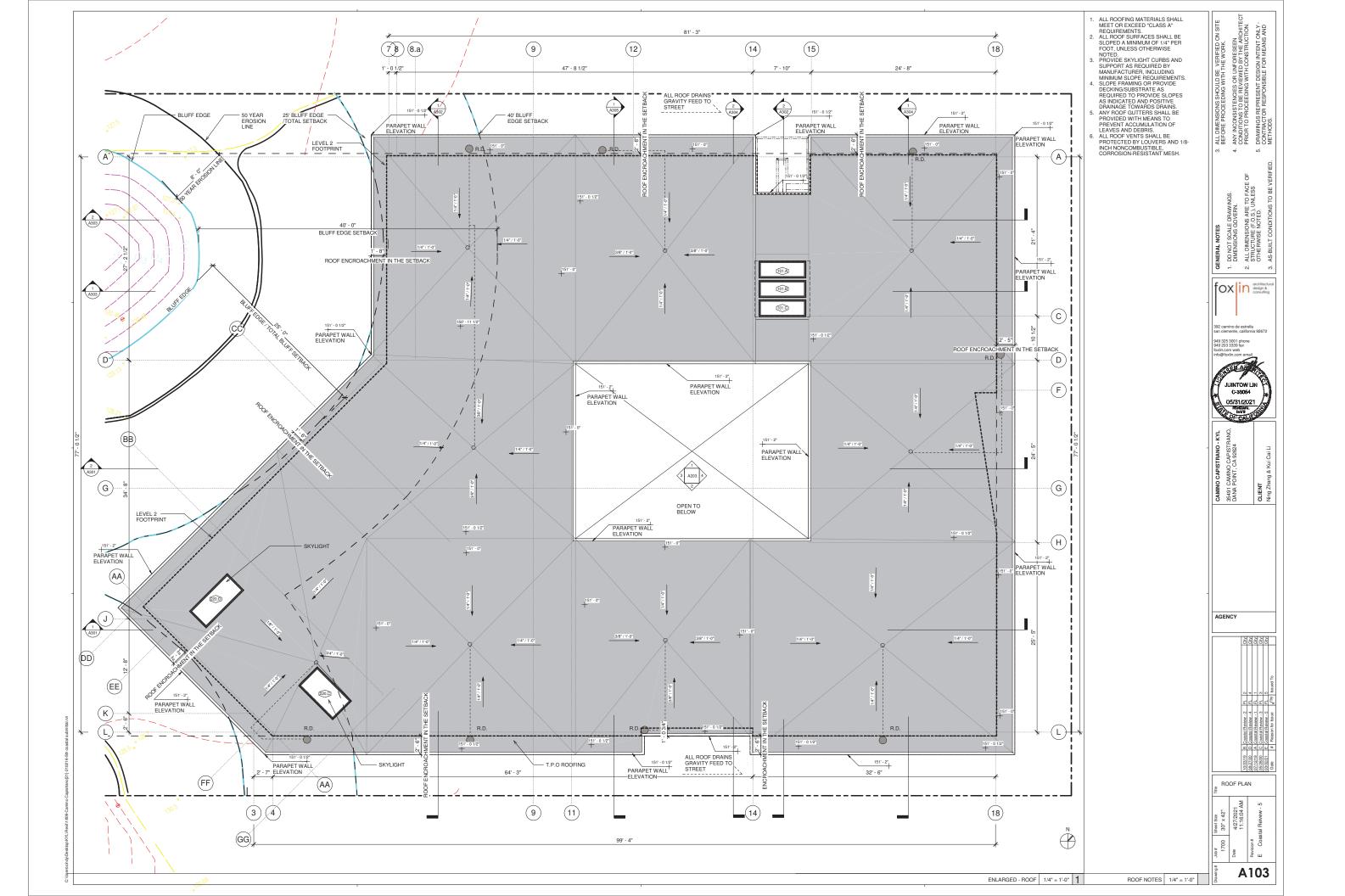


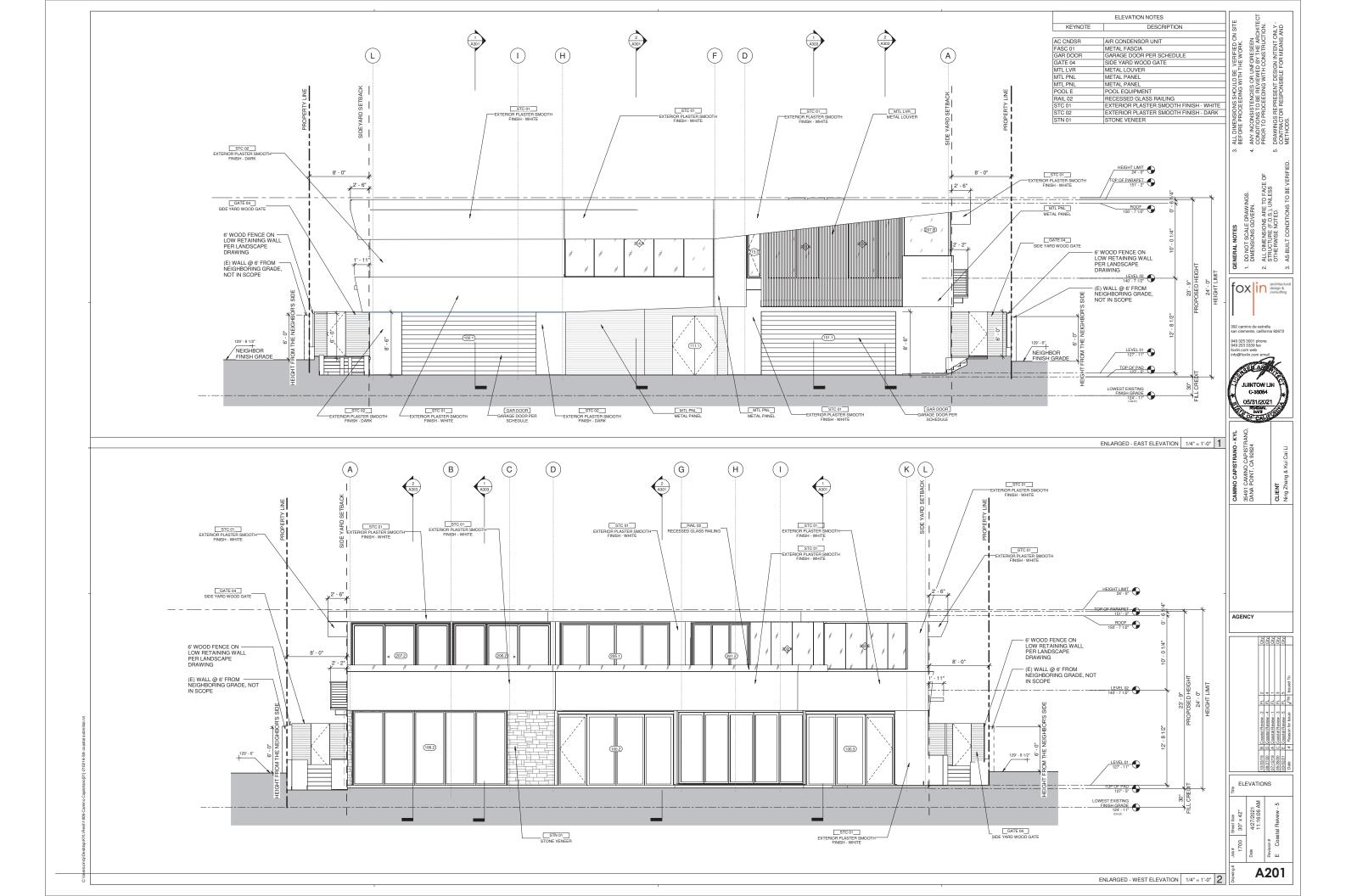


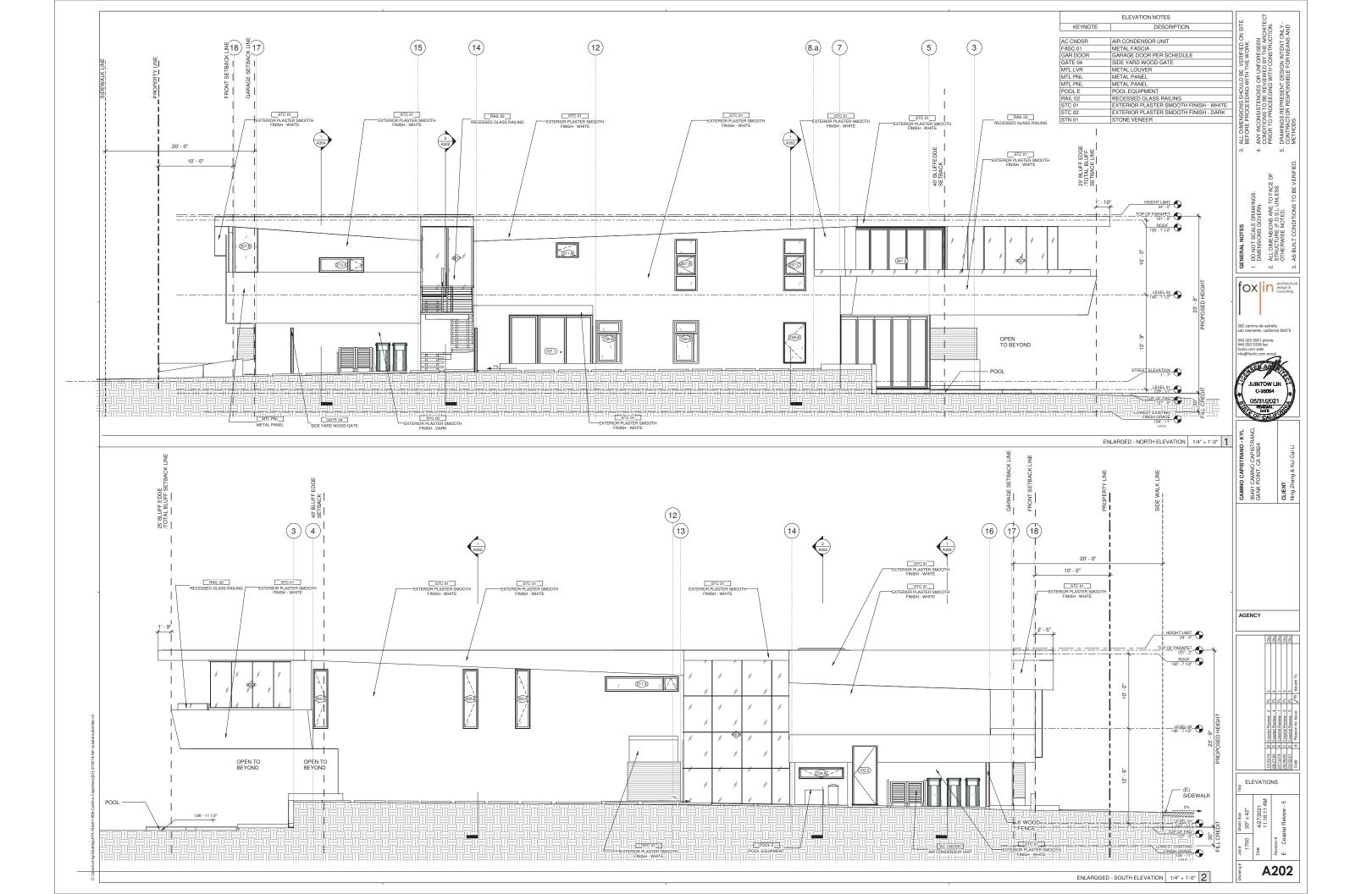


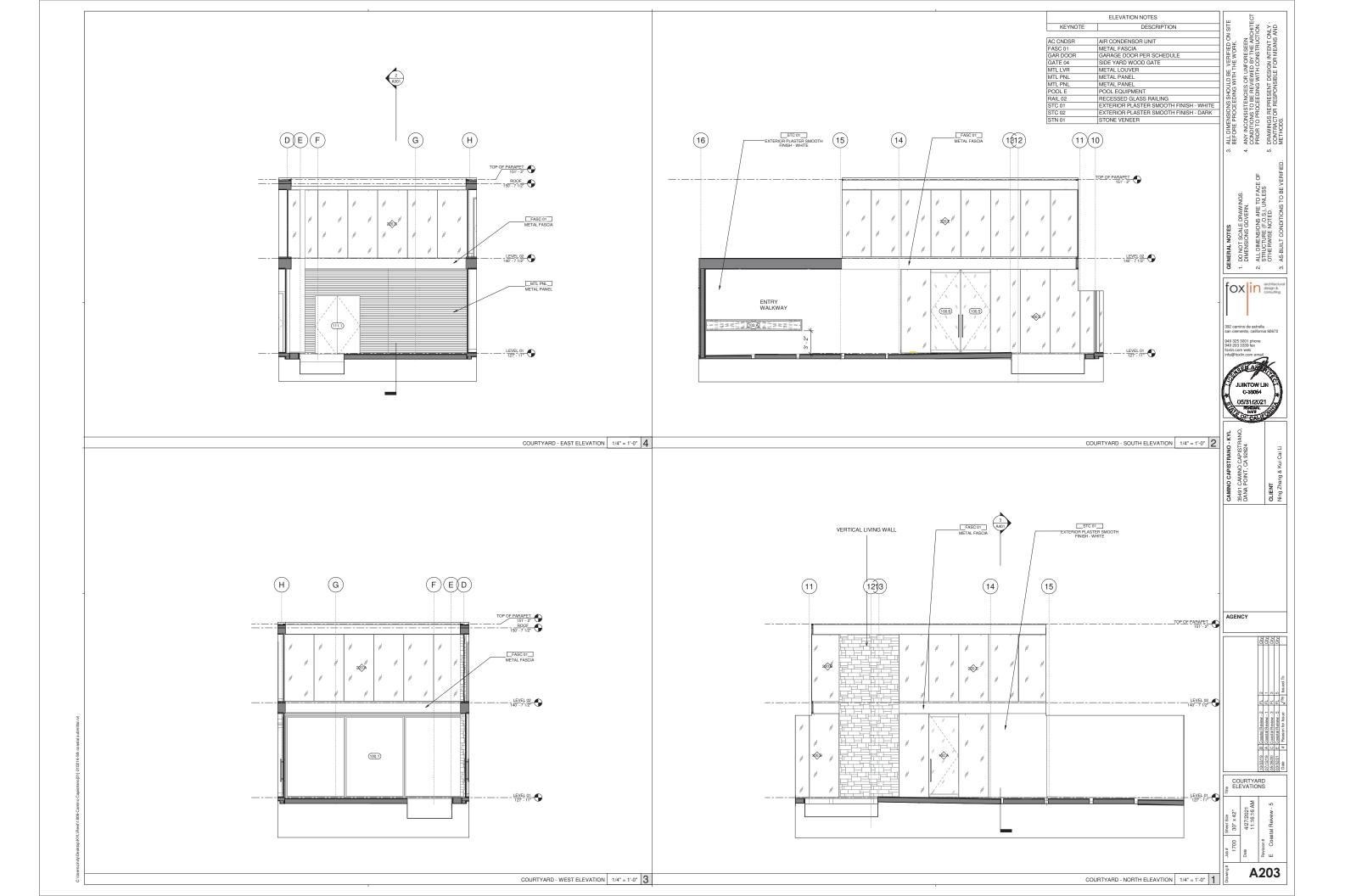


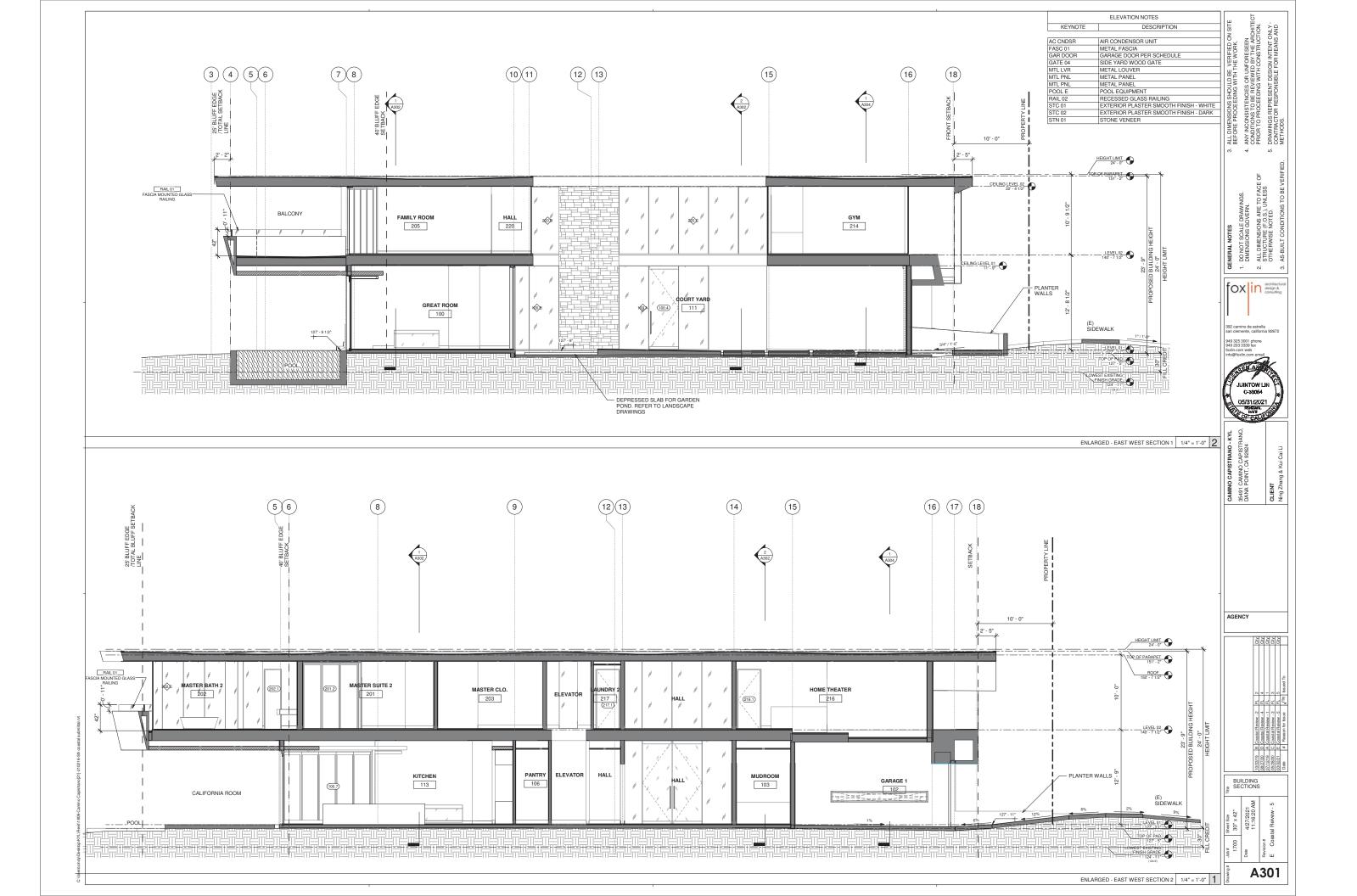


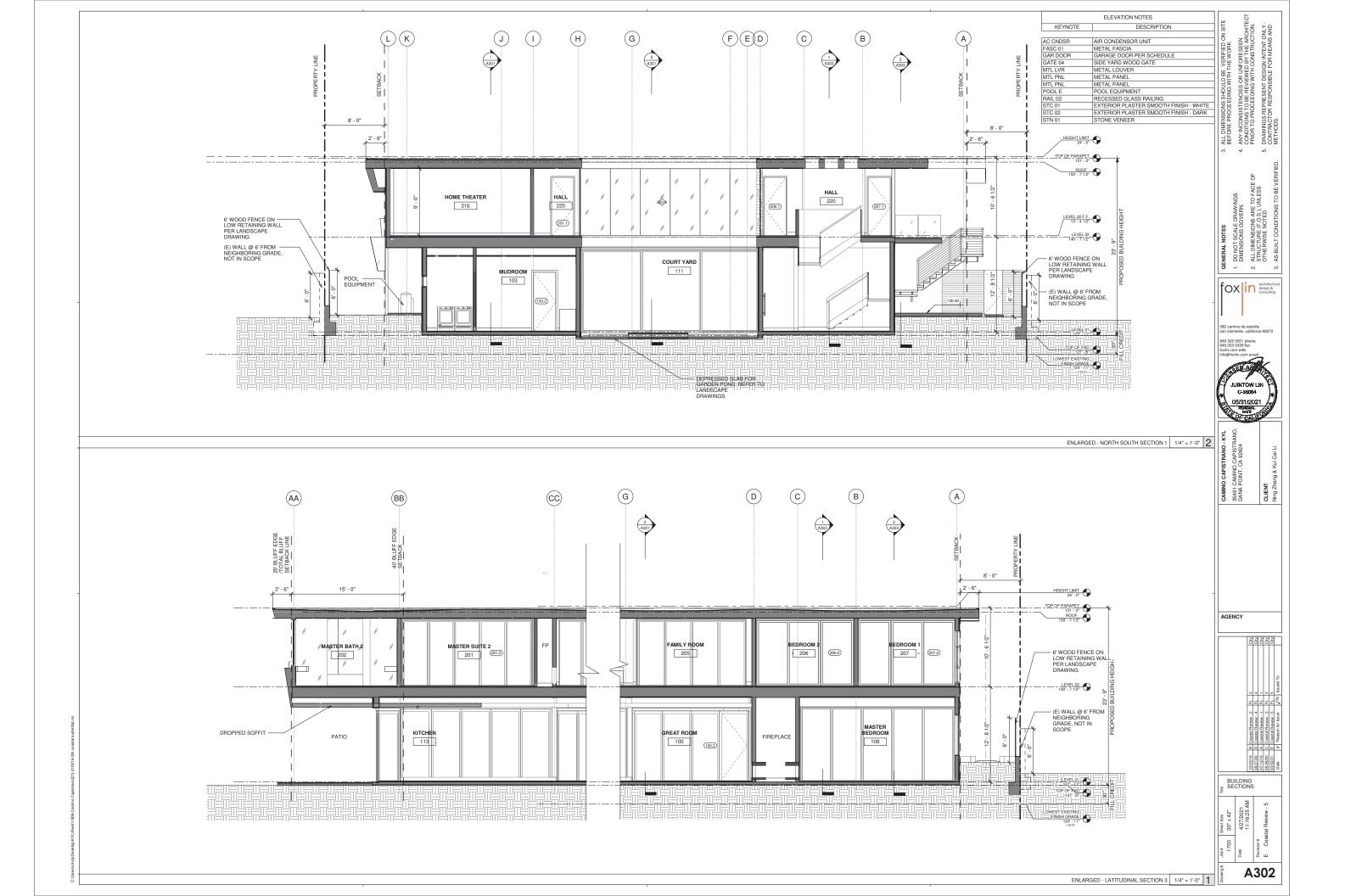




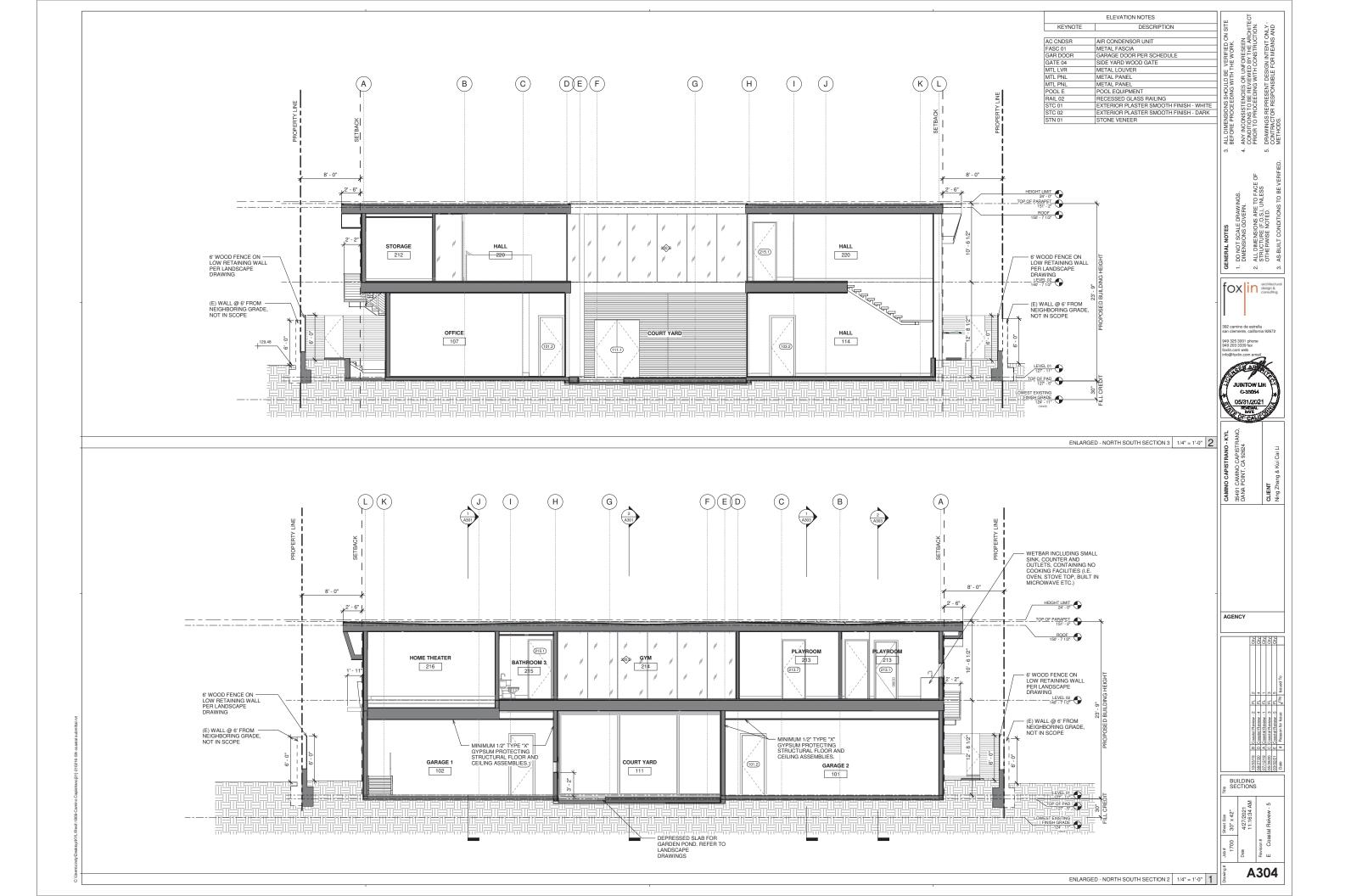


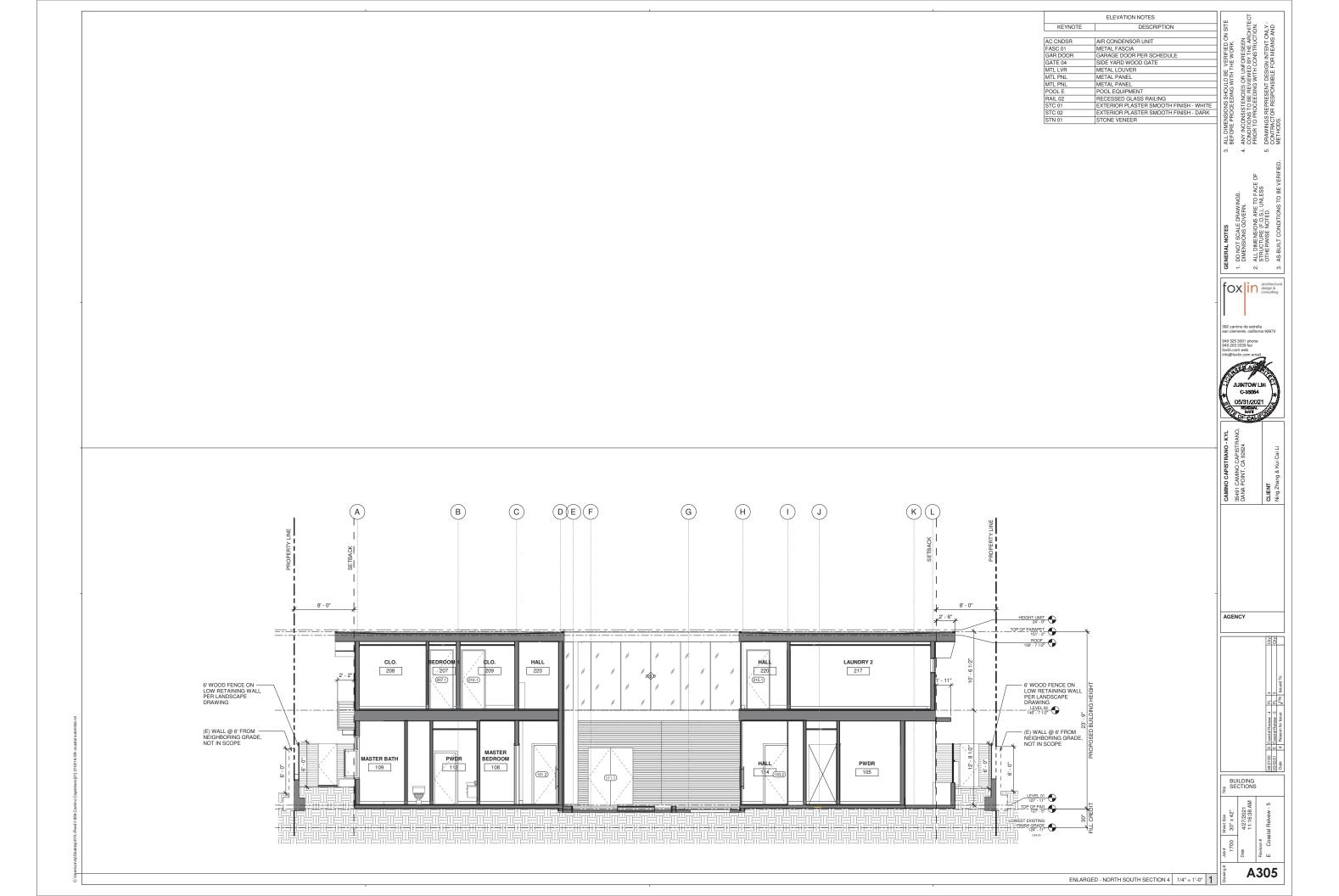












- 2. IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY SURVEY CREWS UNDER HIS DIRECT SUPERVISION.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THE PLANS ARE OBTIANDED 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 SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO, THESE LINES OR STRUCTURES.

GRADING NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE CITY OF DANA POINT AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF O.C.P.W. STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
- 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 PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOLIC BEGINEERING SECOLOGIST, CITY GRADING INSPECTOR AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
- ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS
- 4. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
- 5. RETAINING WALLS/BLOCK WALLS REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.
- 6. THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE 37.
- 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 SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS. SPECIFICATIONS AND THE CODE
- WITHIN THEIR PURVIEW. THE CMIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
- 10. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER ORANGE COUNTY O.C.P.W. STANDARD PLAN NO. 1322.
- 11. 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 ASSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- 12. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION
- THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS—GRADED PLANS.
- 14. 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.
- 15. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING
- 16. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
- 18. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY 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.
- 20. 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.
- 22. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
- 23. ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY HEALTH CARE AGENCY (714-433-6287 OR 714-433-6288). A PERMIT IS REQUIRED.
- 24. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF THE CITY BUILDING INSPECTOR.
- 25. 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
- 27. 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) 8,01,290,67 THE CREA (SECTION 8.01.280 OF THE GRADING CODE)
- 28. THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
- 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 LAW

PRELIMINARY GRADING PLAN

35491 CAMINO CAPISTRANO, DANA POINT, CA

GRADING NOTES (cont.)

- 30. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULPHATE-CONTENT TESTS CONDUCTED BY THE
- 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 IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE.
- 32. 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.
- 33. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- 34. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- 35. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT

GRADING AND EQUIPMENT OPERATIONS WITHIN ONE-HALF MILE OF A STRUCTURE FOR HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 5:00 P.M. AND 7:00 A.M. DAILY, NOR ON SATURDAYS, SUNDAYS, AND CITY OF DANA POINT RECOGNIZED HOLIDAYS.

- ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000 FEET OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
- ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL).
- 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, SUCH AS SANTA ANA WIND 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.
- ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY PUBLIC WORKS
- 38. AGGREGATE BASE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMD STANDARD NO.
- ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES. ROOF GUTTERS SHALL BE DIRECTED TOWARDS VEGETATED AREAS WHERE FEASIBLE.
- 40. THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SCALE HIGH POINT REFLECTING THE PAD ADMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SCALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
- 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 CIVIL ENGINEER SHALL CERTIFY TO THE CITY ENGINEER OR HIS DESIGNEE THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
- THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTION AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
- THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN
- THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE 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 CHARGE 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
- 47. IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL 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 CITY GRADING.
- SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8871 OF THE BUSINESS AND PROFESSIONAL CODE.

VICINITY MAP NOT TO SCALE

A.T

DATE 57587

0.R.

N/A

8/25/20

18179

0.R.

SOILS AND GEOLOGIST'S CERTIFICATION

I HEREBY DECLARE THAT I AM THE SOILS ENGINEER AND GEOLOGIST OF WORK FOR THIS PROJECT, THAT I HAVE REVIEWED THE GRADING PLANS AND FIND THEM IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEERING REPORT BY NOVA SERVICES ENTITLED: "GEOTECHNICAL ENGINEERING REPORT, SINGLE FAMILY RESIDENCE, 35491 CAMINO CAPISTRANO, DANA POINT, CALIFORNIA" DATED APRIL 24, 2019 AND JUNE 5, 2019.

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.

BY:		
JESSE D. BEARFIELD	R.C.E. 84335	DATE
CIVIL ENGINEER		
BY:		
CARL D. SCHRENK	E.G. 900	DATE
ENGINEERING GEOLOGIST		

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE 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 IS CONFINED TO A REVIEW ONLY AND DES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN

TOAL ENGINEERING, INC. 139 AVENIDA NAVARRO SAN CLEMENTE, CALIFORNIA 92672 (949) 492-8586

BY: ADAM TOAL

EROSION CONTROL NOTES

INCLUDED ON THESE SHEETS FOR EROSION CONTROL ARE GENERAL NOTES STANDARDS AND GUIDELINES FOR THE IMPLEMENTATION OF EROSION, SILTATION AND SEDIMENT CONTROL AND OTHER BEST MANAGEMENT PRACTICES (BMPS)
PROPOSED FOR THIS PROJECT. HOWEVER, THE OVERALL GOAL IS THAT ANY WATER THAT LEAVES THE SITE BE FREE AND CLEAR OF POLLUTANTS AT A RATE THAT DOESN'T CAUSE DOWNSTREAM EROSION. THE CITY MAY REQUIRE ADDITIONAL BMPS

- 1. IN THE CASE EMERGENCY WORK IS REQUIRED, CONTACT: NING ZHANG AT: 949-870-6798
- ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD ALL SUILDING PROFEST AND DRIVEWAYS ARE PAVED AND WATER ON FICE PROFEST FROM FUDING FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRIANGE FACILITIES TO THE STREETS AND TO DRIAN FROM THE PADS WITHOUT CAUSING EROSION, TO DRIAN FROM THE PAD WITHOUT CAUSING EROSION.
- 3. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF
- 4. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND
- AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE CITY OF DANA POINT BETWEEN OCTOBER 1 AND APRIL 30. APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
- CATCH BASINS, DESILTING BASINS, STORM DRAIN SYSTEMS AND ANY OTHER REQUIRED BEST MANAGEMENT PRACTICES (BMPS), SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF DANA POINT.
- SAND OR GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE CITY OF DANA POINT IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE CITY OF DANA POINT.
- THE DEVELOPER SHALL MAINTAIN THE PLANTING AND EROSION AND SEDIMENTATION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE CITY OF DANA POINT. THE DEVELOPER SHALL REMOVE ALL SOIL INTERCEPTED BY THE SAND/GRAVEL BAGS, CATCH BASINS AND THE DESILTING BASINS AND OTHER BMPS, AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE CITY OF DANA POINT. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE CITY OF DANA POINT.
- BMPS SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH 3/4 INCH MINIMUM AGGREGATE, CLEAN AND FREE OF CLAY, ORGANIC MATTER AND OTHER DELETERIOUS MATERIAL.
- 12. SHOULD GERMINATION OF HYDROSEEDED SLOPES FAIL TO PROVIDE EFFECTIVE COVERAGE (90%) OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW.
- 13. PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD: CAUSE OR THREATEN TO CAUSE POLILITION, CONTAMINATION, OR NUISANCE; OR CONTAIN, A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117



CODE REQUIRES A DIGALERY IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

SECTION 4216/4217 OF THE GOVERNMENT

SHEET INDEX

TITLE SHEET C1 C2 PRELIMINARY GRADING PLAN СЗ **SECTIONS** SECTIONS C4 EROSION CONTROL PLAN C5

CUT/FILL QUANTITY ESTIMATE

<u>EARTHWORK</u>	CUT	<u>FILL</u>
EXCAVATION	60 CY	
EMBANKMENT		200 CY
OVEREXCAVATION/RECOMPACTION	1,450 CY	1,450 CY
IMPORT	140 CY	
TOTAL	1,650 CY	1,650 CY

OWNER'S STATEMENT

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

NING THANG

SITE ACREAGE = 0.40 ACRES (17,420 S.F.)

EXIST. IMPERVIOUS AREA = 0.184 ACRES (8,020 S.F.) 46%

PROP. IMPERVIOUS AREA = 0.114 ACRES (4.970 S.F.) 29%

TOTAL POST CONSTRUCTION IMPERVIOUS AREA 0.114 ACRES (4,970 S.F.) 29% (17% REDUCTION)

OWNER NING ZHANG & KUI CAI LI 3202 PORTICO DEL NORTE SAN CLEMENTE, CA 92673

(949)870-6798 zhang.ning.us@gmail.com kuicaili@amail.com **ARCHITECT** FOXLIN ARCHITECT

392 CAMINO DE ESTRELLA SAN CLEMENTE, CA 92672 TEL: (949) 325-3001

SOILS ENGINEER/GEOLOGIST

NOVA GEOTECHNICAL 24632 SAN JUAN AVENUE SUITE 100 DANA POINT CA 92629

JOB ADDRESS 35491 CAMINO CAPISTRANO DANA POINT, CALIFORNIA 92624

LEGAL DESCRIPTION PARCEL 1, PMB 117/43-44 DANA POINT, CALIFORNIA (A.P.N. 691-083-33)

BASIS OF BEARINGS BEING THE NORTHWESTERLY PROPERTY LINE OF PARCEL 1, PMB 117/43-44 HOWN HEREON AS N 42°02'00" I

SOURCE OF TOPOGRAPHY FIELD SURVEY PERFORMED ON

10/4/18 BY TOAL ENGINEERING

TITLE SHEET 35491 CAMINO CAPISTRANO

CITY OF DANA POINT

ENG19-

TOAL

O.C.S.B.M.: 3B-52-68 DATUM: NAVD 88 ELEVATION: 18.235 ADJUSTED: 1989

DATE CITY PLANNING DEPARTMENT

ATTHEW V. SINACORI, CITY ENGINEER RCE #59239 EXP. 06/30/21 HIS PLAN IS SIGNED BY THE CITY ENGINEER FOR SCOPE AND ADHERENCE TO CIT EQUIREMENTS, CITY CODES, AND OTHER GENERAL ENGINEERING AND RESULATORY NIVY. THE CITY ENGINEER IS NOT RESPONSIBLE FOR DESIGN ASSUMPTIONS OF

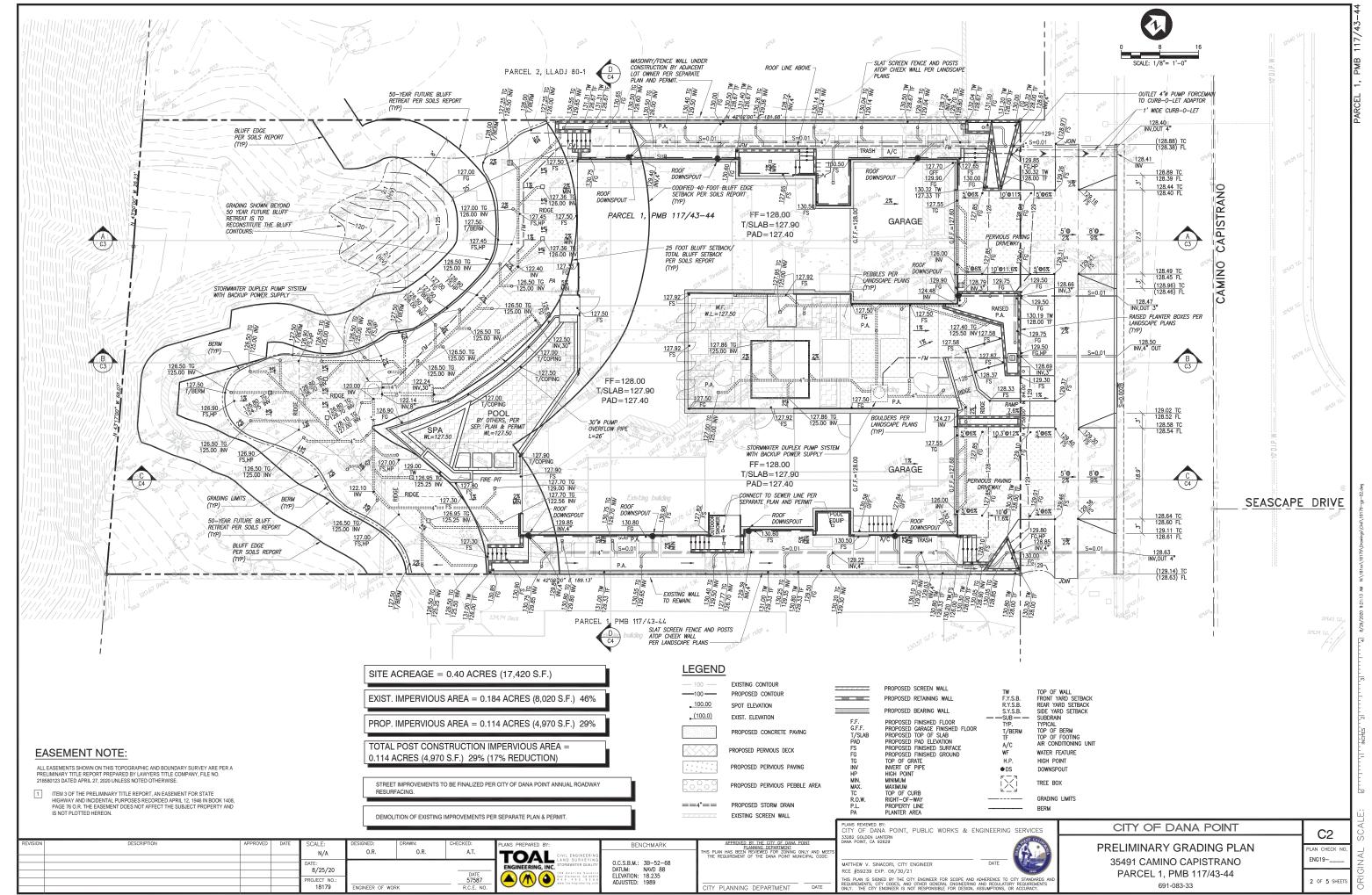
LANS REVIEWED BY: CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES

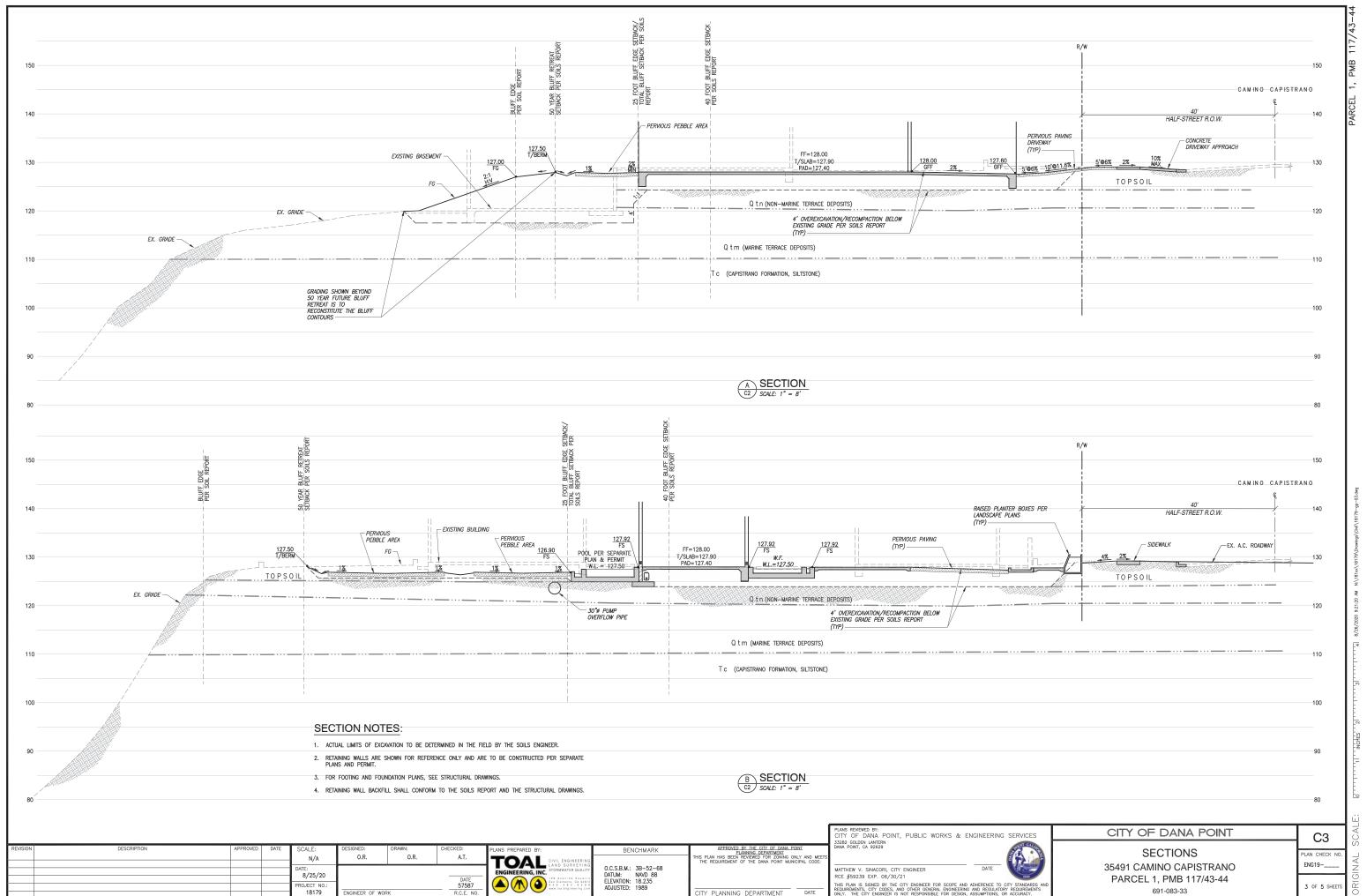
PARCEL 1, PMB 117/43-44

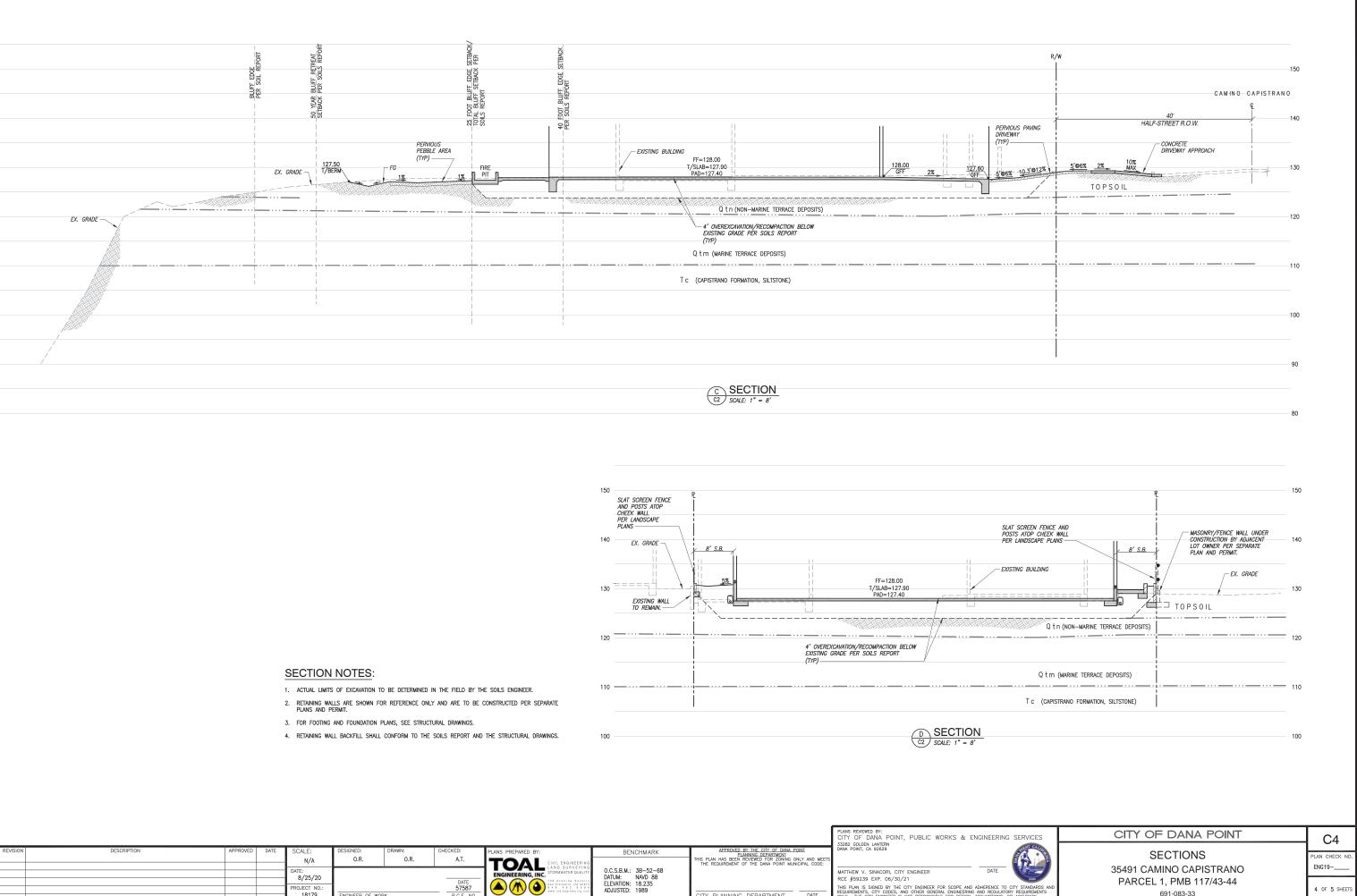
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8/25/20

DJECT NO.: 18179

DATE 57587 R.C.E. NO.

18179

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4 OF 5 SHEET

PARCEL 1, PMB 117/43-44

ELEVATION: 18.235 ADJUSTED: 1989

TTY PLANNING DEPARTMENT

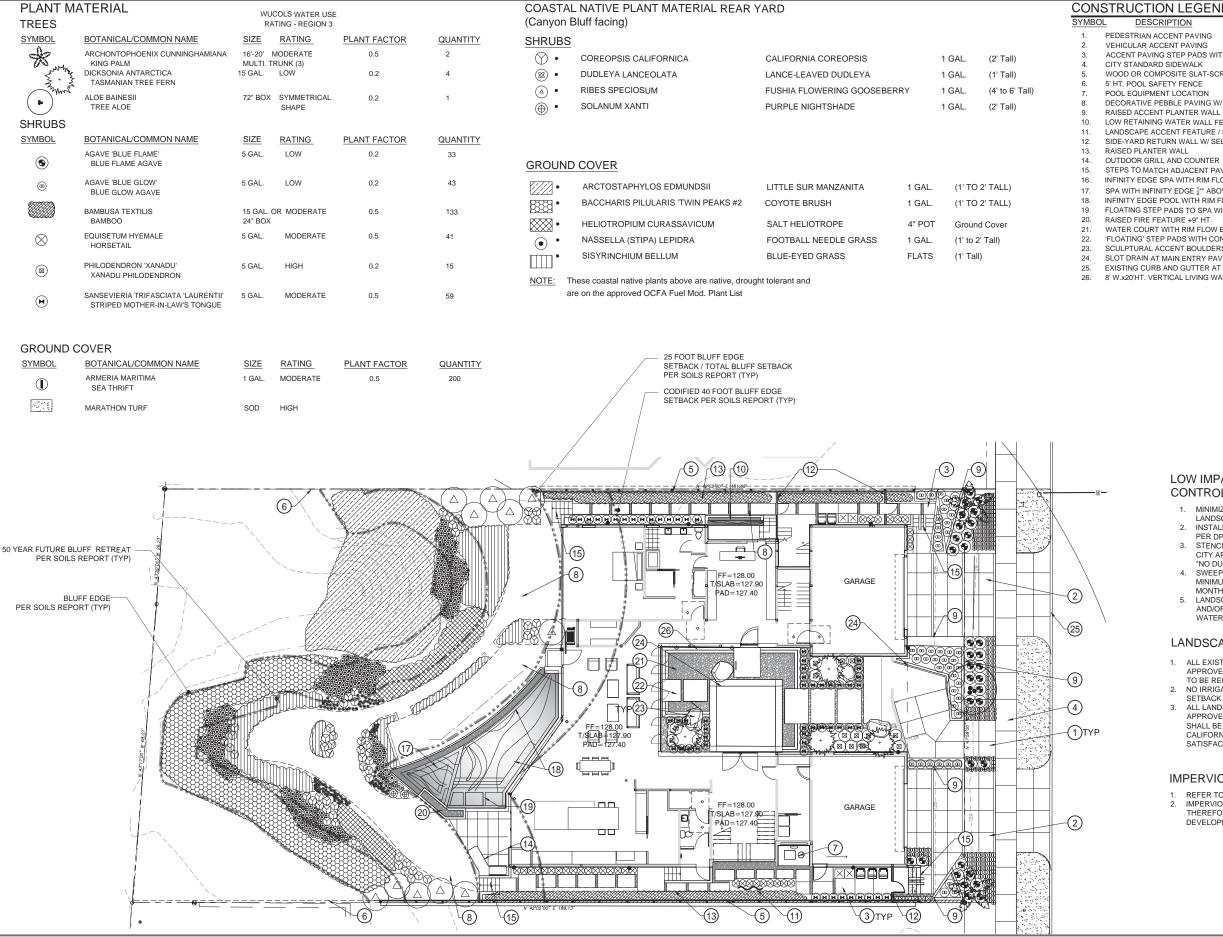
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5 OF 5 SHEE

PARCEL 1, PMB 117/43-44



CONSTRUCTION LEGEND

DESCRIPTION PEDESTRIAN ACCENT PAVING

VEHICULAR ACCENT PAVING ACCENT PAVING STEP PADS WITH DECORATIVE PEBBLE JOINTS

CITY STANDARD SIDEWALK

WOOD OR COMPOSITE SLAT-SCREEN FENCE

5' HT. POOL SAFETY FENCE

POOL EQUIPMENT LOCATION

DECORATIVE PEBBLE PAVING W/ STEEL EDGING

LOW RETAINING WATER WALL FEATURE

LANDSCAPE ACCENT FEATURE / SCULPTURE SIDE-YARD RETURN WALL W/ SELF CLOSING AND LATCHING GATE

OUTDOOR GRILL AND COUNTER

STEPS TO MATCH ADJACENT PAVING (BUILT-IN RAMPS FOR TRASH @ FRONT ONLY) INFINITY EDGE SPA WITH RIM FLOW EDGE AT HOUSE

SPA WITH INFINITY EDGE 4_4 " ABOVE POOL WATER LEVEL INFINITY EDGE POOL WITH RIM FLOW EDGE AT HOUSE AND UNDERWATER BENCH

FLOATING STEP PADS TO SPA WITH CONCEALED LIGHTING UNDERNEATH

RAISED FIRE FEATURE +9" HT.

WATER COURT WITH RIM FLOW EDGE AND SCULPTURAL BOULDER FOUNTAINS

'FLOATING' STEP PADS WITH CONCEALED LIGHTING UNDERNEATH

SCULPTURAL ACCENT BOULDERS

SLOT DRAIN AT MAIN ENTRY PAVING
EXISTING CURB AND GUTTER AT STREET TO BE REPAIRED AND MODIFIED AS NECESSARY

LOW IMPACT AND SOURCE **CONTROL BMP NOTES:**

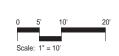
- MINIMIZE SOIL COMPACTION IN PROPOSED
- LANDSCAPE AREAS
 2. INSTALL A DRY WEATHER FLOW DIVERSION BASIN
- PER DP-202
 3. STENCIL ALL STORM DRAIN CATCH BASIN WITH CITY APPROVED
 "NO DUMPING" MESSAGES
- SWEEP DRIVEWAY AND PARKING AREAS A MINIMUM OF ONCE A
- 5. LANDSCAPING TO UTILIZE NATIVE, NON-INVASIVE AND/OR LOW WATER SPECIES AS MUCH AS FEASIBLE

LANDSCAPE NOTES:

- ALL EXISTING IRRIGATION WITHIN THE APPROVED SETBACK FROM EDGE OF COASTAL BLUFF TO BE REMOVED
- 2. NO IRRIGATION ALLOWED WITHIN THE 25' BLUFF
- SETBACK / TOTAL BLUFF SETBACK
 ALL LANDSCAPING WITHIN THE AREA OF THE APPROVED SETBACK FROM EDGE OF COASTAL BLUF SHALL BE OF A VARIETY THAT IS NATIVE TO LOCAL SATISFACTION OF THE PLANNING DIVISION

IMPERVIOUS AREA NOTE:

- REFER TO CIVIL PLANS FOR IMPERVIOUS AREAS
- IMPERVIOUS AREA < 5,000 SQUARE FEET, THEREFORE THE PROJECT SITE IS NOT A PRIORITY DEVELOPMENT.







DATE: 08/21/2020

KYL RESIDENCE 35491 CAMINO CAPISTRANO | DANA POINT, CA 92624

PRELIMINARY LANDSCAPE PLAN

PLANT MATERIAL TREE



ALOE BAINESII ALOE TREE



ARCHONTOPHOHOENIX ALEXANDRAE KING PALM



DICKSONIA ANTARCTICA TASMANIAN TREE FERN

SHRUBS



AGAVE 'BLUE FLAME' BLUE FLAME AGAVE



AGAVE 'BLUE GLOW' BLUE GLOW AGAVE



BAMBUSA TEXTILIS



EQUISETUM HYEMALE HORSETAIL

ARMERIA MARITIMA

SEA THRIFT

GROUND COVER



PHILODENDRON 'XANADU' XANADU PHILODENDRON



SANSEVIERIA TRIFASCIATA 'LAURENTII' STRIPED MOTHER-IN-LAW'S TONGUE



NASSELLA TENUISSIMA MEXICAN FEATHER GRASS



WOOLY THYME

COASTAL NATIVE PLANT MATERIAL SHRUBS



ARCTOSTAPHYLOS EDMUNDSII LITTLE SUR MANZANITA



BACCHARIS PILULARIS 'TWIN PEAKS' COYOTE BRUSH



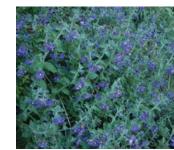
COREOPSIS CALIFORNICA CALIFORNIA COREOPSIS



DUDLEYA LANCEOLATA LANCE-LEAVED DUDLEYA



RIBES SPECIOSUM FUSHIA FLOWERING GOOSEBERRY



SOLANUM XANTI PURPLE NIGHTSHADE



HELIOTROPIUM CURASSAVICUM SALT HELIOTROPE



BLUE-EYED GRASS



P: 949,444,9468 E: AARONEASEVILLA, NET N: WWW. ASEVILLA, NET

DATE: 08/21/2020 2

BLUFF CALCULATIONS

NATIVE SLOPE REVEG (NON-IRRIGATED) -

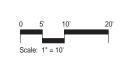
NATIVE REVEG (NON-IRRIGATED) -1,378 SQFT

NON-PLANTED PERMEABLE GRAVEL -

SITE CALCULATIONS

- EXISTING LOT 17,420 SQFT
- TOTAL LANDSCAPE AREA EXISTING (TO REMAIN) AND PROPOSED 7,876S.F.
- PROPOSED NEW LANDSCAPED AREA 5,306 SQFT (31%)
- AREA OF LOT WITHIN COASTAL BLUFF SETBACK 4,926 SQFT

LANDSCAPE AREA WITHIN COASTAL BLUFF SETBACK - 2,721 SQFT (51%) 25 FOOT BLUFF EDGE SETBACK / TOTAL BLUFF SETBACK PER SOILS REPORT (TYP) CODIFIED 40 FOOT BLUFF EDGE SETBACK PER SOILS REPORT (TYP) -FF=128.00 T/SLAB=127.90 PAD=127.40 GARAGE BLUFF EDGE-PER SOILS REPORT (TYP) FF=128.00 T/SLAB=127.90 PAD=127.40 GARAGE







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50 YEAR FUTURE BLUFF RETREAT PER SOILS REPORT (TYP)





