CALIFORNIA COASTAL COMMISSION
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Th6a

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Staff:	L. Roman-LB
Staff Report:	6/20/13
Hearing Date:	7/11/13

STAFF REPORT: CONSENT CALENDAR

Application No.:	**5-13-059**
Applicant:	**Smith Family Trust**
Location:	410 Arenoso Lane, San Clemente, Orange County
Project Description:	Demolition of two existing one-story 4,144 sq. ft., 5-unit apartment buildings and garages and construction of a new three-story, 44' tall from frontage road, 12,136 sq. ft. 5-unit apartment building plus a 6,570 sq. ft., 15-space subterranean parking garage, grading, hardscape and landscape improvements on a 12,136 sq. ft. coastal canyon lot.
Staff Recommendation:	Approval with conditions.

SUMMARY OF STAFF RECOMMENDATION

The applicant proposes demolition of two existing single-story 5-unit apartment buildings and associated parking garages and construction of a new three-story 5-unit apartment building plus a subterranean level 15-space parking garage (Exhibit #2). Grading is proposed for the new subterranean level, and new hardscape with drainage improvements and landscaping is proposed. There is a public stairway adjacent to the site leading from the top of the coastal canyon down the canyon face to a public park below (Linda Lane Park) with beach access. The proposed three-story apartment structure will be setback 15 feet from the coastal canyon edge and in

conformance with the structural stringline with adjacent structures. In San Clemente, the certified Land Use Plan requires a minimum 15 foot setback from the coastal canyon edge.

Major Coastal Act issues associated with this project include development on a coastal canyon lot and the potential adverse impacts to water quality and marine resources during the construction phase of the project. To address these potential adverse impacts the Commission staff is recommending **Special Condition 1: Submittal of Final Plans; Special Condition 2: Final Drainage/Runoff Control Plans; Special Condition 3: Conformance with Geotechnical Recommendations; Special Condition 4: Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris; Special Condition 5: Landscaping; Special Condition 6: Assumption of Risk, Waiver of Liability and Indemnity; and Special Condition 7: Future Improvements**

Commission staff recommends **approval** of coastal development permit application 5-13-059 as conditioned.

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified Local Coastal Program. The City of San Clemente only has a certified Land Use Plan and has not exercised the options provided in 30600(b) or 30600.5 to issue its own permits. Therefore, the Coastal Commission is the permit issuing entity and the standard of review is Chapter 3 of the Coastal Act. The certified Land Use Plan may be used for guidance.

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EXHIBITS

Exhibit 1 – Area Map
Exhibit 2 – Project Plans
Exhibit 3 – Landscaping Plan
Exhibit 4 – Coastal Canyons and Coastal Access Points Maps
Exhibit 5 – Photos of Site and Adjacent Public Stair Accessway on the Coastal Canyon Slope

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the Coastal Development Permit Applications included in the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

This permit is granted subject to the following special conditions:

1. **Submittal of Final Plans**. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, two (2) sets of final building, landscaping, foundation and grading plans that substantially conform with the project plans by Michael Luna & Associates dated 11/30/12 and received in this office on 3/7/2013.

   The permittee shall undertake the development authorized by the approved plans. Any proposed changes to the approved plans, including but not limited to any change in the quantity of proposed demolition, replacement or new development, shall be reported to the Executive Director. No changes to the plans or the development authorized in those plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. **Final Drainage Plan/Runoff Control Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit final plans to the Executive Director for review and approval. The drainage/run-off control plan shall demonstrate that at a minimum the project will assure that:

   (1) impervious surfaces are minimized and runoff infiltrated (i.e., the new paved areas shall be permeable material where feasible and runoff collected by proposed drain lines shall infiltrate runoff on-site)
   (2) no increase in peak run-off rate from the site will result from construction of the project;
   (3) run-off from all roofs, patios, driveways and other impervious surfaces on the site shall be collected, treated and discharged to avoid ponding or erosion either on or off the site;
   (4) an on-site media filtration treatment system shall be installed to capture any pollutants contained in the run-off prior to discharge;
   (5) volume based BMPs shall be sized appropriately; designed to treat runoff from a 24-hour, 85th percentile storm event; or the volume of annual runoff produced by the 85th percentile, 24-hour rainfall event (based on the County of Orange 85th Percentile Precipitation Isopluvial Maps); and,

(6) flow based BMPs shall be sized appropriately; designed to treat the maximum flow rate from a rainfall intensity of 0.2 inch per hour rainfall event for each hour of the storm; or the maximum flow rate of runoff produced by the 85th percentile hour rainfall intensity multiplied by a factor of two (based on the local historical rainfall record).

The final drainage plan/runoff control plan shall, prior to submittal to the Executive Director, be prepared and certified by a qualified professional to ensure that they are consistent with the Commission's approval and with the recommendations of any required technical reports, including Special Condition 3.

The applicant shall undertake development in accordance with the approval final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. **Conformance with Geotechnical Recommendations.** All final design and construction plans, including grading, foundations, site plans, elevation plans, and drainage plans, shall meet or exceed all recommendations and requirements contained in the Preliminary Geotechnical Investigation, Proposed Multi-Unit Residential Development, 410 Arenoso Lane, San Clemente, California, May 16, 2012, prepared by ViaGeos, Consulting Engineering Geologists.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the Executive Director's review and approval, all final design and construction plans, including foundations, grading and drainage plans along with evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all the recommendations specified in the above-referenced geologic engineering report.

The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment unless the Executive Director determines that no amendment is legally required.

4. **Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris.** The permittee shall comply with the following construction-related requirements:

(1) No construction materials, debris, or waste shall be placed or stored where it may be subject to wind or rain erosion and dispersion;

(2) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;

(3) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters;

(4) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control dust and sedimentation impacts to coastal waters during construction. BMP's shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters; and

(5) All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.

Best Management Practices (BMP's) designed to prevent spillage and/or runoff of construction-related materials, sediment, or contaminants associated with construction activity shall be implemented prior to the onset of such activity. Selected BMP's shall be maintained in a functional condition throughout the duration of the project. Such measures shall be used during construction:

(1) The applicant shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. It shall be located as far away from the receiving waters and storm drain inlets as possible;

(2) The applicant shall develop and implement spill prevention and control measures;

(3) The applicant shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not subject to runoff and more than 50 feet away from a stormdrain, open ditch or surface water; and

(4) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.

5. **Landscaping – Drought Tolerant, Non-Invasive Plans.** Vegetated landscaped areas adjacent to the canyon shall only consist of drought tolerant plants native to coastal Orange County and appropriate to the habitat type. Native plants shall be from local stock wherever possible. No permanent in-ground irrigation systems shall be installed on the canyon-facing portion of the site. Temporary above ground irrigation is allowed to establish plantings.

Vegetated landscaped areas on the street-side of the proposed building are encouraged to use native plant species, however, non-native drought tolerant non-invasive plant species may also be used in that area. No plant species listed as problematic and/or invasive by the California Native Plant Society (http://www.CNPS.org/), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (http://www.cal-ipc.org/), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a "noxious weed" by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California Department of Water Resources (http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf).

6. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicants acknowledge and agree (i) that the site may be subject to hazards from geologic instability and erosion; (ii) to assume the risks to the applicants and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

7. **Future Improvements.** This permit is only for the development described in Coastal Development Permit No. 5-13-059. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(b) shall not apply to this development governed by the Coastal Development Permit No. 5-13-059. Accordingly, any future improvements to the structures authorized by this permit, including but not limited to, repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-13-059 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

IV. FINDINGS AND DECLARATIONS:

A. PROJECT LOCATION AND DESCRIPTION

The proposed development is located at 410 Arenoso Lane in the City of San Clemente, Orange County (Exhibit 1). The proposed development is located on a coastal canyon lot between the sea and the first public road. The subject site is designated RH (Residential High Density) in the San Clemente certified Land Use Plan (LUP).

The 12,136 square foot coastal canyon lot is currently developed with two multi-family structures facing the coastal canyon and parking garages along the Arenoso Lane frontage road.

The site is surrounded by multi-story, multi-family buildings and to the northwest by an approximately 40 foot tall coastal canyon slope. The coastal canyon slope descends to Linda Lane and the Linda Lane municipal park and public coastal access point to the beach. The canyon edge at the subject site is along the northwest side of the lot; however, the property line does not extend all the way down to the toe of the canyon, the actual canyon face at this location is not part of the subject property, but is a different parcel owned by the City and considered part of Linda Lane Park.

The applicant proposes demolition of two existing one-story 5-unit apartment buildings totaling 4,144 sq. ft., and garages and construction of a new three-story, 44' tall from frontage road, 12,136 sq. ft. 5-unit apartment building plus a 6,570 sq. ft., 15-space subterranean parking garage, grading/excavation for the subterranean garage, hardscape and landscape improvements including a planted retaining wall on the canyonward side of the lot.

Geologic Stability

The proposed development is located on the canyon top portion of a coastal canyon that is not subject to erosion by ocean waves or streams. Though not subject to direct wave erosion, the coastal canyons are subject to weathering caused by natural factors such as wind and rain, poorly structured bedding, soils conducive to erosion and rodent burrowing. Canyons are also subject to erosion from human activities, such as irrigation, improper site drainage and grading.

The applicant submitted a preliminary geotechnical investigation and a slope stability analysis, both prepared by ViaGeos May 16, 2012 and June 12, 2013 respectively. The consulting engineering geologist conducted stability analyses, the results of which indicate factors of safety are in excess of 1.5 and 1.1 for static and pseudo-static conditions respectively. No landslides were mapped on the site and no groundwater was noted in the exploratory borings. The report concludes and recommends the proposed structure be supported on conventional footings foundations and the subterranean parking level with slab-on-grade foundation constructed into competent terrace deposits and engineered fill derived from on site soils. Caissons are proposed along the north property line with the adjacent residential property; no caissons are proposed along the canyon ward side of the lot. Additionally, the development has been designed to convey runoff away from the canyon edge and toward the frontage road directly to existing City storm drains, per City requirements in order to minimize erosion and ensure stability of the project site.

Furthermore, the Commission imposes **Special Condition 3** requiring the applicant provide final plans, including foundations, grading and drainage plans along with evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans and certified that each of those final plans is consistent with all the recommendations specified in the above-referenced geologic engineering reports.

Canyon Setback

The proposed development is located on the rim of the Palizada Canyon, one of seven coastal canyons designated as environmentally sensitive habitat area (ESHA) in the certified LUP. The applicant's property does not extend to the canyon bottom. The canyon at this particular site is considered somewhat degraded due to the predominant presence of ornamental non-native plant

species on the canyon top and canyon slope (i.e., ice plant) and also due to the fact that the canyon bottom –in this area- has been developed with a municipal street, park and beach parking (the canyon is less developed further inland). No portion of the area proposed to be developed contains resources that rise to the level of ESHA. Nevertheless, preservation and enhancement of the City's coastal canyons is a goal supported by both the environmental protection policies of the Coastal Act, and the certified LUP. The proposed apartment building is proposed to be constructed on a section of the lot already developed and therefore will not impact the coastal canyon slope or vegetation.

The proposed project is set back from the coastal canyon edge to be consistent with the pattern of development in the surrounding area, to protect habitat, and avoid frustration of future canyon habitat enhancement efforts by avoiding encroachment into the canyon (both individually and cumulatively). The applicant has designed the project to meet the 15' from the canyon edge and the stringline setback, per the requirements of the certified LUP. The proposed vegetated retaining wall on the canyonward side of the lot is setback 5' from the canyon edge, which is a typical setback for secondary type improvements along coastal canyons in San Clemente. Staff agrees that the use of the 15' canyon edge and stringline setback would adequately protect coastal resources at this site.

Scenic and Visual Qualities

As the applicant proposes to completely redevelop the site, new development at this location must also be sited and designed to be visually compatible with the character of the neighborhood in this area.

The proposed new 40' to 44' foot tall three-story apartment building meets the City's height limit of 45 feet high in this area and is compatible with existing multi-story, multi-family structures in the immediate vicinity. No adverse visual impact to public views is anticipated by construction of the proposed three-story (plus subterranean garage level) structure as no significant public coastal views currently exist across the site and views of the ocean from public viewing vantage points on Arenoso Lane (at the top of the canyon) are currently obstructed by the existing four-story Vista Pacifica condominium building immediately to the west of the subject site. There is a public viewpoint along the bluff top on the seaward side of Vista Pacifica condominium; however, the subject site isn't visible from that viewpoint. The proposed three-story building is designed to step back from the canyon to visually "break-up" the building as viewed looking up the canyon face from the public park at the bottom of the canyon.

One of the objectives of the setback line for coastal canyon lots is to protect views, given that the proposed development is setback 15' from the canyon edge and meets a stringline setback, the Commission finds that the proposed setback is consistent with visual resource protection policies of the Coastal Act.

Public Access

Adequate public access to the beach exists in the vicinity of the project site. The subject site is atop the Palizada Canyon coastal canyon, public access to the nearest public beach is available

approximately 100 feet west of the subject lot via the Linda Lane Park access point. An approved public access stairway is located adjacent to the site along the west property line providing pedestrian access to the Linda Lane Park access point from the top of Palizada Canyon at Arenoso Lane (Exhibit 5). The proposed new three-story, 44' tall apartment building will comply with the City's 10 foot front (street) setback and as the existing one-story currently does not meet the front setback, the new proposed building will visually open up the view of the public stair accessway from Arenoso Lane. Furthermore, the applicant proposes to install and maintain the standard "Coastal Access" sign within his property line pointing to the canyon stair access way that is adjacent to the subject site.

Biological Resources

The subject site is located atop the Palizada Canyon.The City of San Clemente Certified LUP includes coastal bluffs and canyons under the "Environmentally Sensitive Habitat" heading. The LUP reads,

> *The coastal bluffs and canyons contain important natural habitat….The coastal bluffs support Coastal Bluff Scrub habitat, a variation or subset of Coastal Sage Scrub. This habitat is characterized by species especially tolerant of coastal conditions…The primary environmental value of these habitat areas is that they represent an ever diminishing resource within urbanized portions of the coast.*

Preservation and enhancement of the City's coastal canyons is a goal supported by both the environmental protection policies of the Coastal Act, and the certified Land Use Plan (LUP). Encroachment onto the canyon by development increases the potential for the introduction of non-native plant species, and predation of native species by domestic animals, and destabilization of the canyon slope from excess irrigation.

Furthermore, due to the fragile nature of coastal canyons and their susceptibility to erosion, the Commission requires a special condition regarding the types of vegetation that may be planted. The use of non-native vegetation that is invasive can have an adverse impact on the existence of native vegetation. Invasive plants are generally those identified by the California Invasive Plant Council (http://www.cal-ipc.org/) and California Native Plant Society (www.CNPS.org). No plant species listed as problematic and/or invasive by the California Native Plant Society or the California Invasive Plant Council shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California shall be utilized within the property.

The applicant proposes a new landscaped retaining wall setback five feet from the canyon edge. A five-foot setback for secondary type improvements is typical along San Clemente coastal canyons. The Commission imposes **Special Condition 3**, which requires landscaping adjacent to the coastal canyons consist of native, drought tolerant, non-invasive plants.

Water Quality

The protection of water quality is an important aspect of the Coastal Act. Currently, water runoff on the subject site is collected by a series of drain inlets and is discharged through the curb onto Arenoso Lane and the municipal storm drain system. Runoff water from the project

site flows into the City of San Clemente's storm drain system ultimately draining to the Pacific Ocean. Beach closures occurring throughout Orange County, are typically attributed to polluted urban runoff discharging into the ocean through outfalls. As illustrated by these beach closures, polluted runoff negatively affects both marine resources and the public's ability to access coastal resources.

The applicant submitted a Water Quality Management Plan (WQMP) dated March 5, 2013 prepared by Toal Engineering identifying the 12,144 sq. ft. site as currently consisting of 44% pervious surface and 56% impervious surface, and that the proposed redevelopment of the site will result in 32% pervious and 68% impervious surfaces; a 12% increase in impervious surfaces. The applicant proposes drainage improvements to collect and convey runoff on the project site, maintaining the existing drainage patterns. As proposed in the WQMP, runoff from hardscape areas, including roofs have been designed to flow into landscape areas to promote infiltration prior to entering the storm drain system; water runoff from the site will be collected via drainage inlets and roof downspouts into a below ground drainage pipes and go through an on-site storm water media filter before discharging into the City's storm drain system. The submitted WQMP further includes site design best management practices to minimize directly connected impervious areas by proposing paver walkways and other pathways flanked by landscape areas. Furthermore, the Commission imposes **Special Condition 2** requiring the applicant provide final drainage/runoff control plans to ensure that the proposed best management practices proposed in the WQMP are incorporated in the final project plans.

Storage or placement of construction materials, debris, or waste in a location subject to erosion and dispersion or which may be discharged into coastal waters via rain or wind would result in adverse impacts upon the marine environment that would reduce the biological productivity of coastal waters. For instance, construction debris entering coastal waters may cover and displace soft bottom habitat. Sediment discharged into coastal waters may cause turbidity, which can shade and reduce the productivity of foraging avian and marine species' ability to see food in the water column. In order to minimize adverse construction-related impacts upon marine resources, **Special Condition 4** requires the applicant comply with construction-related best management practices (BMPs) to ensure that construction materials, debris and waste does not enter receiving waters or be subject to dispersion and that prevent spillage and/or runoff of demolition or construction related materials and to contain sediment or contaminants associated with demolition or construction activities.

B. HAZARDS

Development adjacent to coastal canyon slopes and hillsides such as is proposed at the subject site, is inherently hazardous due to the risk or erosion and slope failure. Development which may require a slope protective device in the future cannot be allowed due to the adverse impacts such devices have upon public access and visual resources. To minimize risks to life and property and to minimize the adverse effects of development on coastal bluffs, hillsides, and shoreline processes the development has been conditioned to require one or more of the following: adherence to the geotechnical recommendations, an appropriate set-back from the edge of a canyon slope or hillside, a drainage and runoff plan to minimize the percolation of water into the canyon or hillside, and to require that the landowner or any successor-in-interest

assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

C. HABITAT

As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the project, as conditioned, conforms to Section 30240(b) of the Coastal Act.

D. DEVELOPMENT

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission imposes Special Condition 7, which requires either an amendment or an additional coastal development permit from the Commission for any future improvements not authorized by this permit.

As conditioned, the development will not result in significant degradation of adjacent habitat, recreation areas, or parks and is compatible with the continuance of those habitat, recreation, or park areas. Therefore, the Commission finds that the project, as conditioned, conforms with Section 30240(b) of the Coastal Act.

E. PUBLIC ACCESS

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed and as conditioned, the project conforms to Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

F. WATER QUALITY

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates construction best management practices to minimize the effect of construction activities on the marine environment. These conditions include, but are not limited to, one or more of the following: the appropriate management of equipment and construction materials and construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

G. LOCAL COASTAL PROGRAM

The Commission certified the Land Use Plan for the City of San Clemente on May 11, 1988, and certified an amendment approved in October 1995. On April 10, 1998, the Commission certified with suggested modifications the Implementation Plan portion of the Local Coastal Program. The suggested modifications expired on October 10, 1998. The City re-submitted on June 3, 1999, but withdrew the submittal on October 5, 2000. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3 of the Coastal Act.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096 of the Commission's regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The City of San Clemente is the lead agency responsible for CEQA review. The City deemed the project Categorically Exempt, citing Section 15303. As conditioned, there are no feasible alternatives or additional feasible mitigation measures available which will substantially lessen any significant adverse impact the activity would have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is consistent with CEQA and the policies of the Coastal Act.

APPENDIX A

SUBSTANTIVE FILE DOCUMENTS

1) Via Geos, “Preliminary Geotechnical Investigation, Proposed Multi-Unit Residential Development, 410 Arenoso Lane, San Clemente, California” dated May 16, 2012

2) Via Geos, “Slope Stability Analysis and Comments Regarding Long Term Slope Erosion Proposed Multi-Unit Residential Development, 410 Arenoso Lane, San Clemente, California” dated June 12, 2013

3) LGC Geotechnical, Inc., “Geotechnical Design of the Proposed Mechanically Stabilized Earth Retaining Wall for the Proposed Redevelopment of 410 Arenoso Lane, San Clemente, CA” dated February 19, 2013.

4) Water Quality Management Plan (WQMP), prepared by Toal Engineering dated March 5, 2013

5) City of San Clemente Approval in Concept dated March 7, 2013; Resolution No. 13-06 adopted by the City Council on March 5, 2013

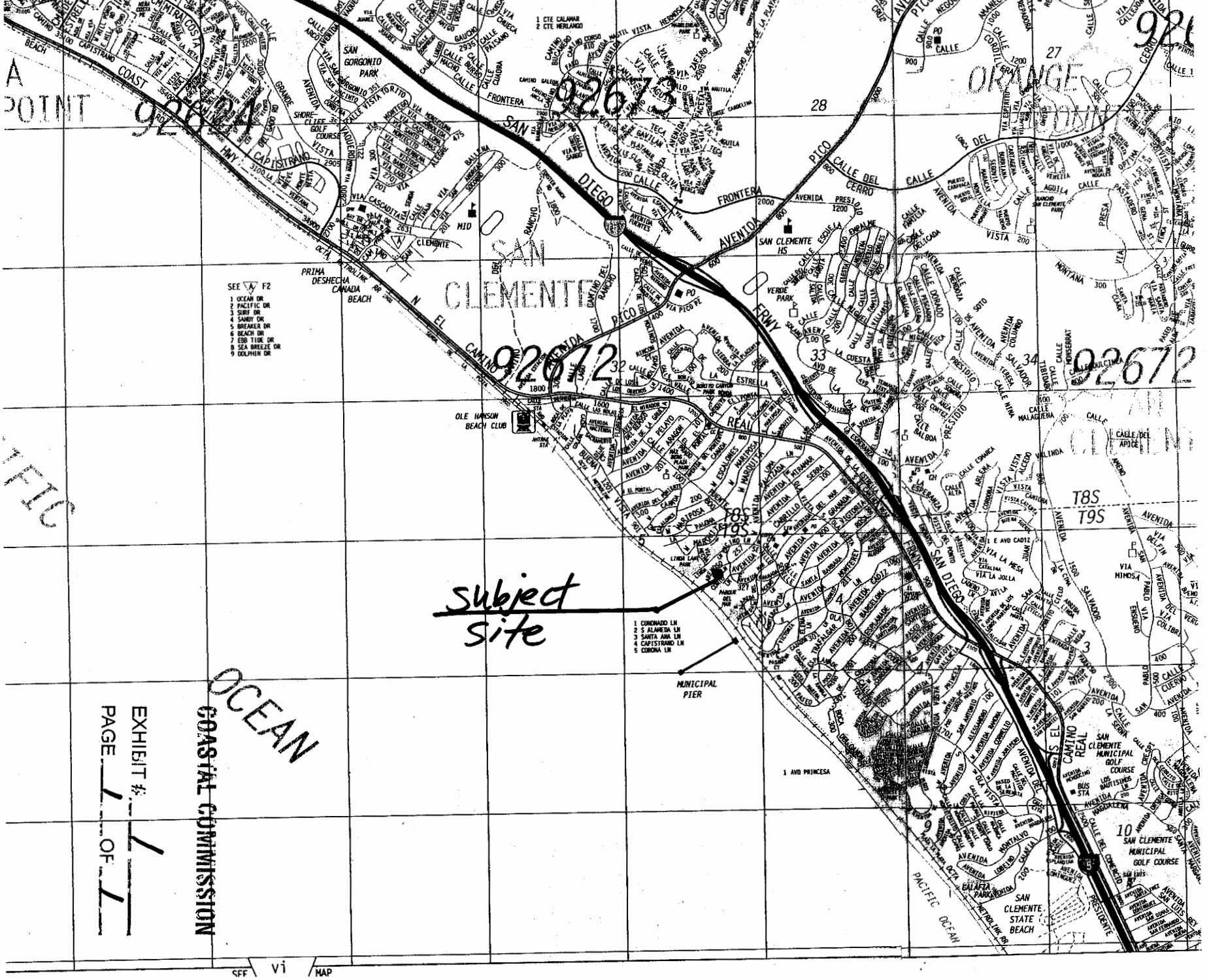

EXHIBIT # 1
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COASTAL COMMISSION

COASTAL COMMISSION

EXHIBIT #: 2
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Reef Pointe Villas
5 Unit Apartment Project

Conditional Use Permit Application

410 Arenoso Lane
San Clemente, California 92672

PROJECT DIRECTORY

OWNER
MR. RICK GIBBY
410 ARENOSO LANE
SAN CLEMENTE, CA 92672

CONTACT: MR. STEVE SMITH
(949) 547-7027

LEGAL DESCRIPTION
TRACT: 784
BLOCK: 3
LOT: 46

JOB ADDRESS
410 ARENOSO LANE
SAN CLEMENTE, CA 92672

ARCHITECT
MICHAEL LUNA & ASSOCIATES, ARCHITECTS, INC.
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1531 NORTH EL CAMINO REAL, SUITE A
SAN CLEMENTE, CA 92672
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ANDY WARE
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LAGUNA NIGUEL, CA 92677
(949) 292-5302 OFF

LIST OF DRAWINGS

ARCHITECTURAL

T-1	TITLE SHEET
CD-1	CODE DATA
CD-2	CODE DATA
A1.0	SITE PLAN
A2.0	BASEMENT FLOOR PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
D1	ARCHITECTURAL DETAILS

CIVIL

C1	PRELIMINARY GRADING PLAN
C2	TOPOGRAPHIC SURVEY

LANDSCAPE

L-1	PRELIMINARY LANDSCAPE PLAN

TABULATIONS

LOT AREA	12,136 S.F. (.28 ACRES)	
SITE COVERAGE	6,637 S.F. (54.7%)	
DENSITY	(1/1,200 S.F.)	10 UNITS MAX
ACTUAL DENSITY		5 UNITS

BUILDING TABULATIONS:	LIVING AREA	DECK/LOGGIA
UNIT 101	2,306 S.F.	343 S.F.
UNIT 102	2,270 S.F.	441 S.F.
UNIT 201	2,278 S.F.	343 S.F.
UNIT 202	2,603 S.F.	441 S.F.
UNIT 301	2,855 S.F.	668 S.F.
TOTALS	12,312 S.F.	2,236 S.F.
SUBTERRANEAN GARAGE	6,570 S.F.	

DEVELOPMENT CRITERIA	ALLOWED	PROPOSED
BUILDING HEIGHT	45'-0"	40' - 3½"
FRONT SETBACK	10'-0"	10'-0"
SIDE YARD SETBACK	5'-0"	5'-0"
REAR SETBACK	15' FROM CANYON EDGE AND STRING LINE	

PARKING SPACES:	REQUIRED	PROVIDED
4 UNITS @ <2,700 SQ. FT.	10.0	10.0
1 UNITS @ >2,700 SQ. FT.	3.0	3.0
GUEST PARKING 5X .333	1.66	1.66
TOTAL		14.66 15 PROVIDED

CODE DATA

REFER TO SHEET CD-1 FOR COMPLETE ANALYSIS

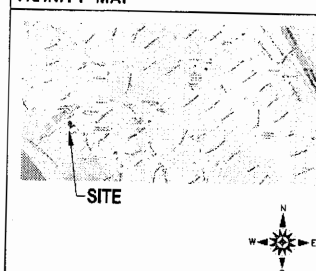
OCCUPANCY GROUP:
R-2, S-2

ZONING DESIGNATION:
PIER BOWL SPECIFIC PLAN
RESIDENTIAL HIGH DENSITY

TYPE OF CONSTRUCTION:
TYPE V-B, FULLY SPRINKLERED

NUMBER OF STORIES:
3 STORIES WITH BASEMENT

VICINITY MAP



Michael Luna & Associates
Architect

Project
Reef Pointe Villas
410 Arenoso Lane
San Clemente
California

Sheet Title
Title Sheet

Stamp
LICENSED ARCHITECT
MICHAEL PAUL LUNA
No. C-25181
Exp. 07/31/2013
STATE OF CALIFORNIA

Project No.	1201 ReefPt
Plot Date	11.30.12
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T.1

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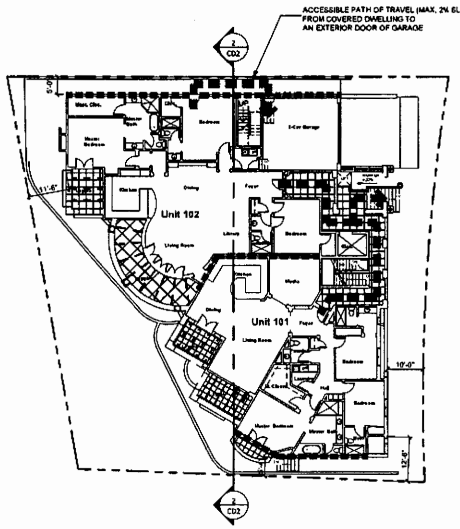
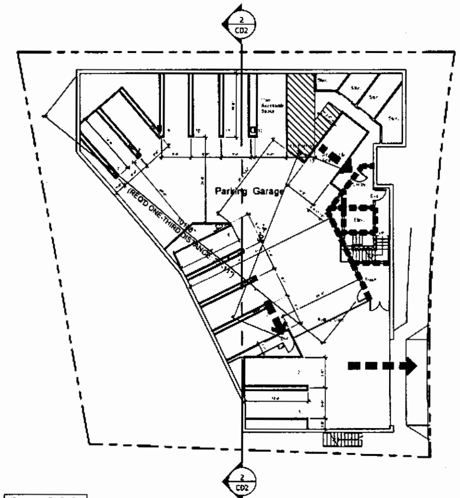


R-2 OCC.

FIRST FLOOR EXITING PLAN

SCALE: 1/16" = 1'-0"



S-2 OCC.

OCCUPANT LOAD:
6,211 S.F. / 200 SF PER OCC. = 31 OCCUPANTS
NO. OF EXITS REQ'D: 2

BASEMENT EXITING PLAN

SCALE: 1/16" = 1'-0"

ALL WORK SHALL COMPLY WITH THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE.

OCCUPANCY CLASSIFICATION:
- S-2 PARKING GARAGE (PRIVATE VEHICLES)
- R-2 APARTMENT HOUSE

BASEMENT LEVEL:
- S-2 PARKING GARAGE
AREA NOT INCLUDED IN TOTAL ALLOWABLE AREA PER CBC 506.5
- TYPE V-B CONSTRUCTION
ALLOWABLE AREA PER TABLE 503 = 13,500 SQ. FT.
ACTUAL AREA: 6,853 SQ. FT.

APARTMENT BUILDING:
- R-2 OCCUPANCY
TYPE V-B CONSTRUCTION

BUILDING HEIGHTS AND AREAS:

ALLOWABLE HEIGHT:	2 STORIES / 40' MAX.
HT. W/ SPRINKLER INCREASE PER 504.2:	3 STORIES / 60' MAX.
ACTUAL HEIGHT:	3 STORIES / 39'-9" (ABV. GRADE PLANE)

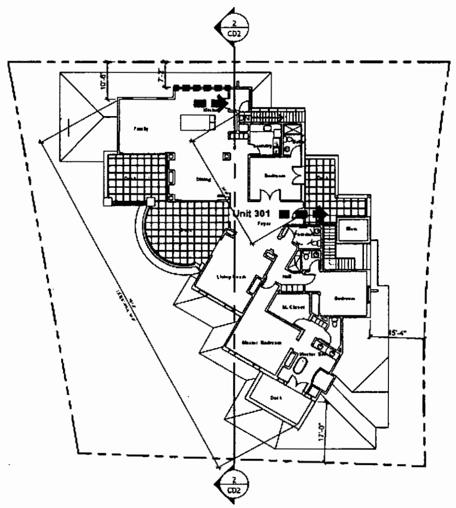
AREA MODIFICATIONS:
- A_a = 7,000 + [7,000 X .17]
- A_a = 8,190

FRONTAGE INCREASE:
- I_f = [(101.83/409.75 - 0.25) 20] / 30
- I_f = [0.25] 20 / 30
- I_f = 0.17

TOTAL ALLOWABLE AREA PER 506.4.1 = (2) A_a = 16,380 S.F.

ACTUAL TOTAL AREA = 4,776 SQ. FT. @ FIRST FLOOR
4,881SQ. FT. @ SECOND FLOOR
2,855 SQ. FT. @ THIRD FLOOR
12,512 SQ. FT. - TOTAL LIVING AREA

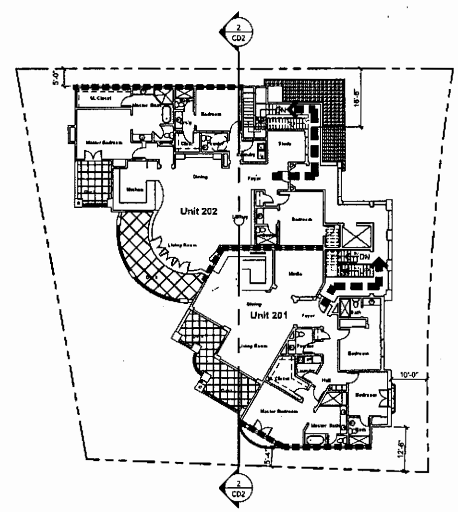
CODE DATA



R-2 OCC.

THIRD FLOOR EXITING PLAN

SCALE: 1/16" = 1'-0"



R-2 OCC.

SECOND FLOOR EXITING PLAN

SCALE: 1/16" = 1'-0"

NOTE:
ALL DWELLING UNITS WILL BE ADAPTABLE

▪▪▪▪▪▪ 1-HOUR FIRE ASSEMBLY

◀▪▪▪ EXIT PATH

LEGEND

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MICHAEL PAUL LUNA
STATE OF CALIFORNIA

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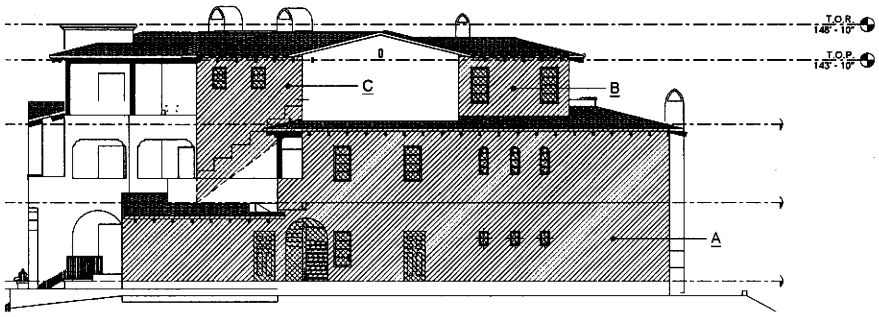
CD1



A	5' TO < 10' (UP.S)		
	WALL AREA	1,367 S.F.	
	OPNG. AREA:	136 S.F.	(10%)
	ALLOWED:	342 S.F.	(25%)
B	10' TO < 15' (UP.S)		
	WALL AREA	148 S.F.	
	OPNG. AREA	19 S.F.	(13%)
	ALLOWED	67 S.F.	(45%)
C	15' TO < 20' (UP.S)		
	WALL AREA	223 S.F.	
	OPNG. AREA:	10 S.F.	(4%)
	ALLOWED	167 S.F.	(75%)

WALL AREA

WALL OPENING AREA

North Elevation - Ext. Wall Opening Calculation

SCALE 1/8" = 1'-0"

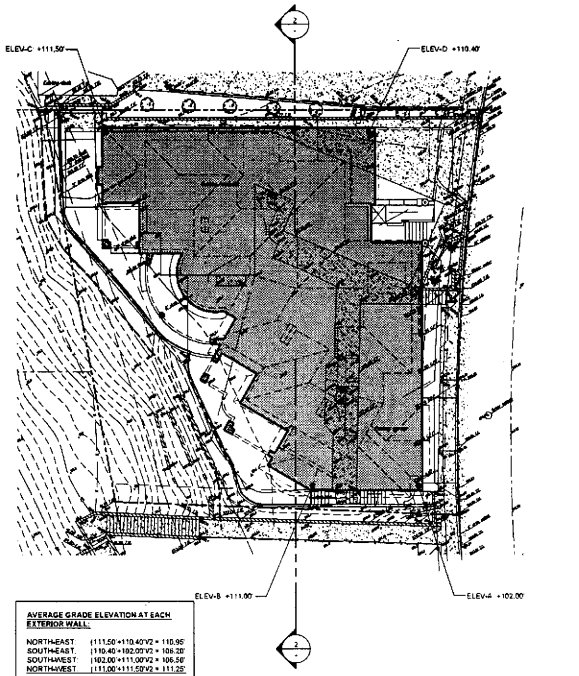
A	5' TO < 10' (UP.S)		
	WALL AREA	615 S.F.	
	OPNG. AREA	160 S.F.	(20%)
	ALLOWED	204 S.F.	(25%)
B	10' TO < 15' (UP.S)		
	WALL AREA	90 S.F.	
	OPNG. AREA	28 S.F.	(31%)
	ALLOWED	41 S.F.	(45%)
C	15' TO < 20' (UP.S)		
	WALL AREA	284 S.F.	
	OPNG. AREA	30 S.F.	(31%)
	ALLOWED	221 S.F.	(75%)

WALL AREA

WALL OPENING AREA

South Elevation - Ext. Wall Opening Calculation

SCALE 1/8" = 1'-0"



AVERAGE GRADE ELEVATION AT EACH EXTERIOR WALL:

NORTH-EAST:	(111.50'+110.40')/2 = 110.95'
SOUTH-EAST:	(110.40'+102.00')/2 = 106.20'
SOUTH-WEST:	(102.00'+111.00')/2 = 106.50'
NORTH-WEST:	(111.00'+111.50')/2 = 111.25'

GRADE PLANE ELEV.: 434.90'/4 = 108.73

Grade Plane Calculation

SCALE 1/8" = 1'-0" | 1

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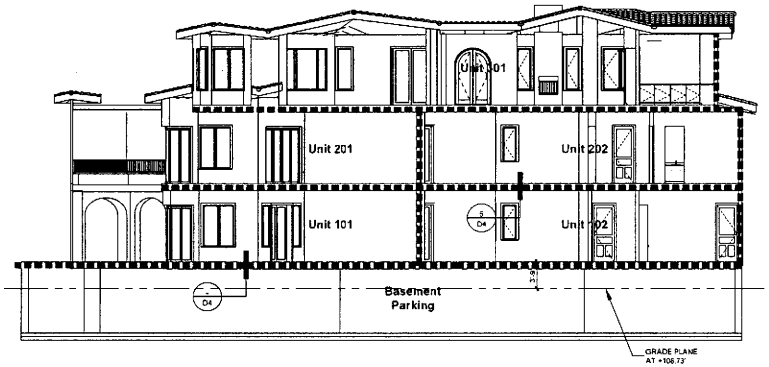

Building Section

SCALE 1/8" = 1'-0" | 2

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LICENSED ARCHITECT
MICHAEL LUNA, AIA
No. C-25161
Exp. 11/31/2013
STATE OF CALIFORNIA

Project No. 901 Reef Pt.
Plot Date 10.25.12
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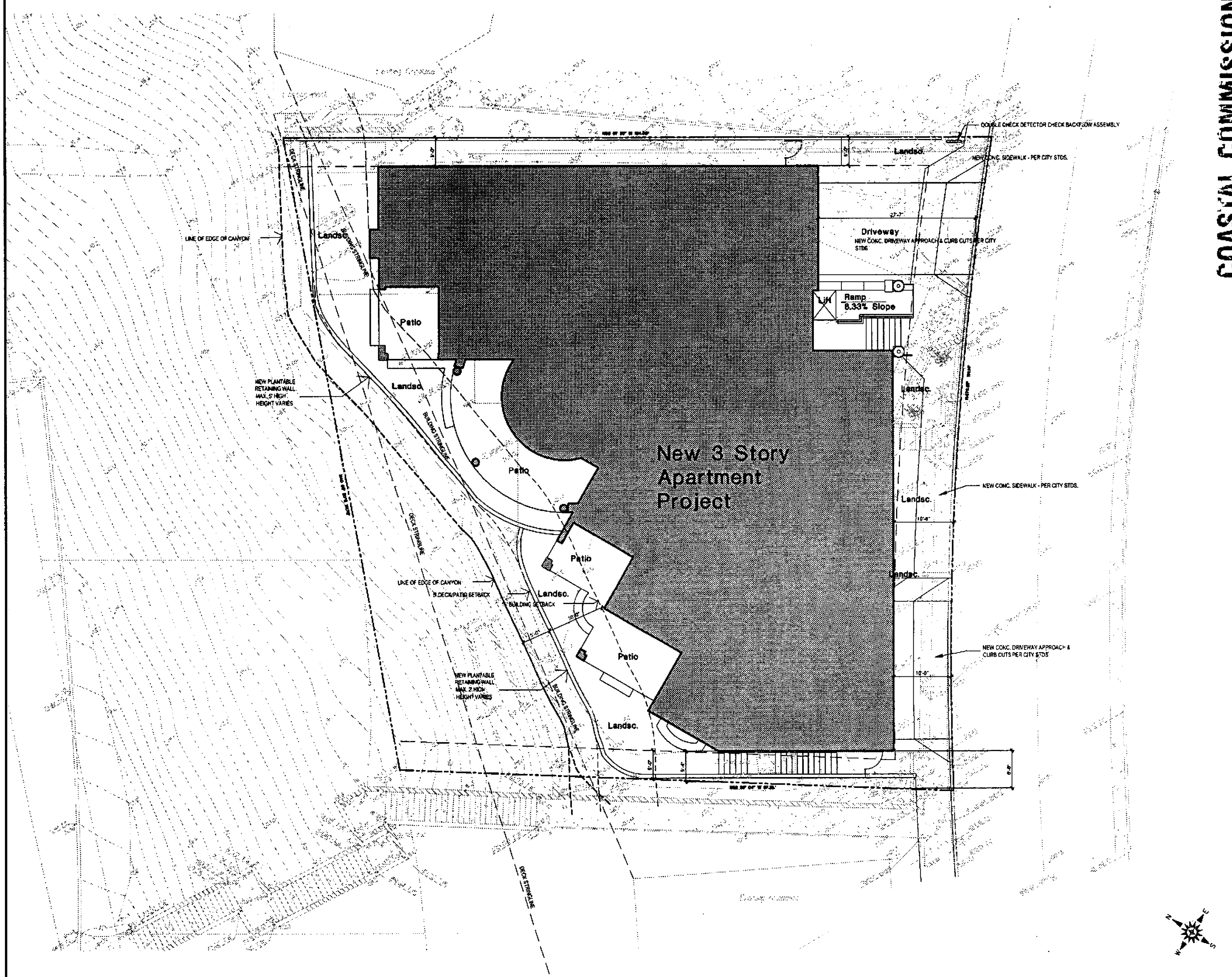
CD2



SITE PLAN

SCALE 1"=8'-0"

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NOTES:

1. ALL UTILITY SERVICES TO BE INSTALLED UNDERGROUND.
2. THE SUBTERRANEAN PARKING GARAGE SHALL BE CONSTRUCTED WITH AN 800MHz COMMUNICATION AMPLIFICATION SYSTEM.

Site Plan Legend

- AREA OF NEW BUILDING
- PROPERTY LINE
- LINE OF BUILDING SETBACK

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Site Plan

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A1.0

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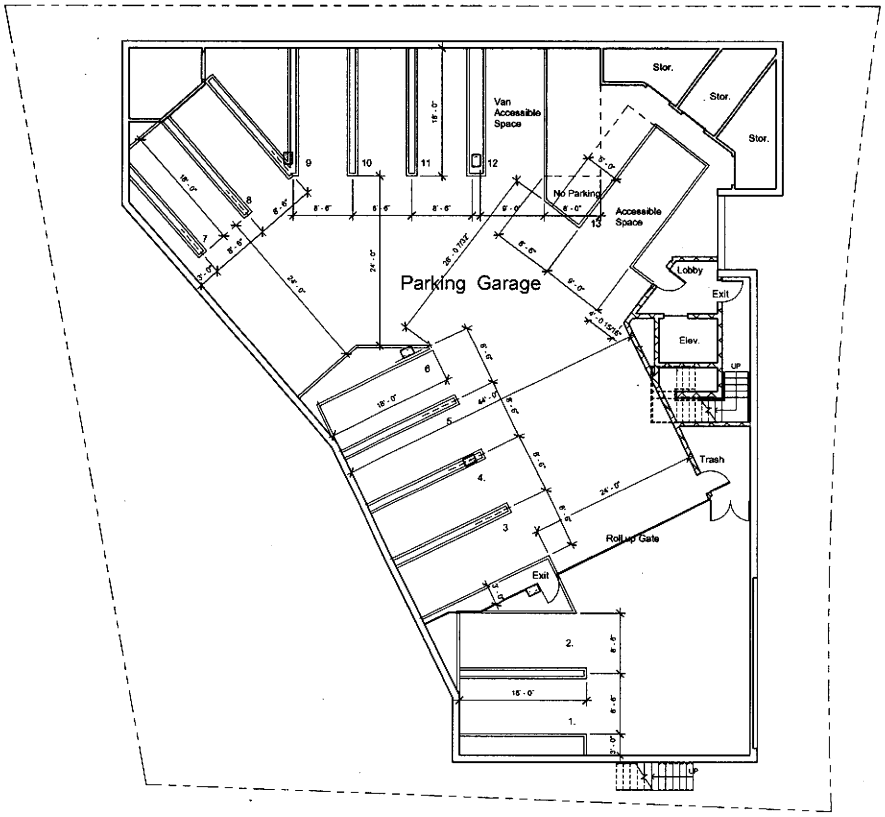

Basement Plan 1/8"=1'-0"

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Preliminary Basement Plan

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A2.0

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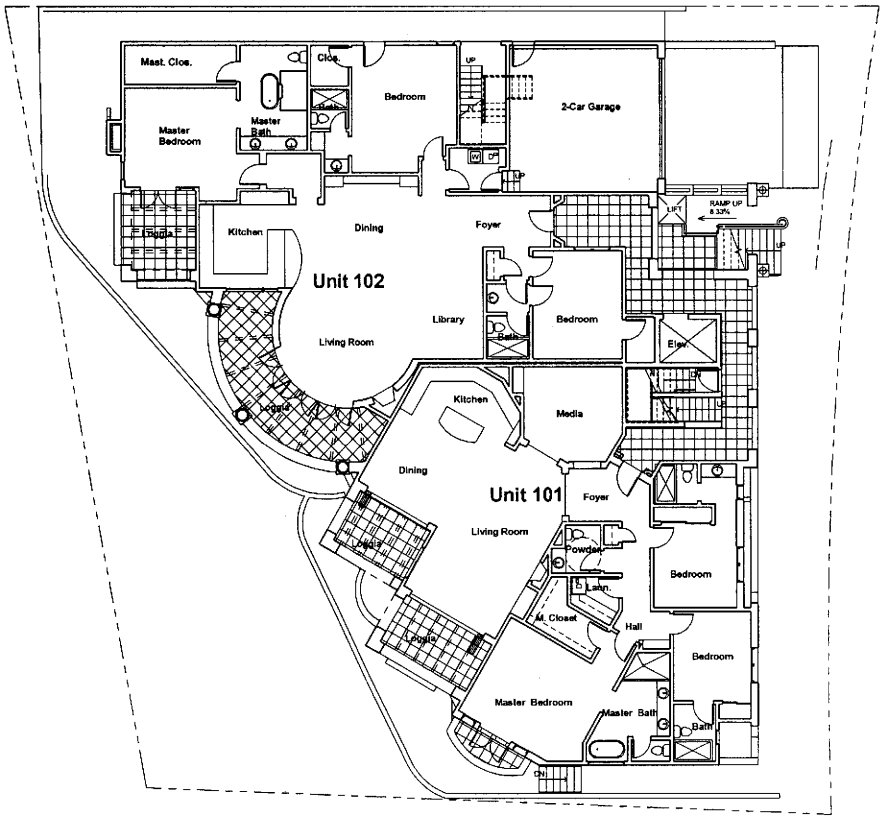

First Floor Plan 1/8"=1'-0"

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Preliminary First Floor Plan

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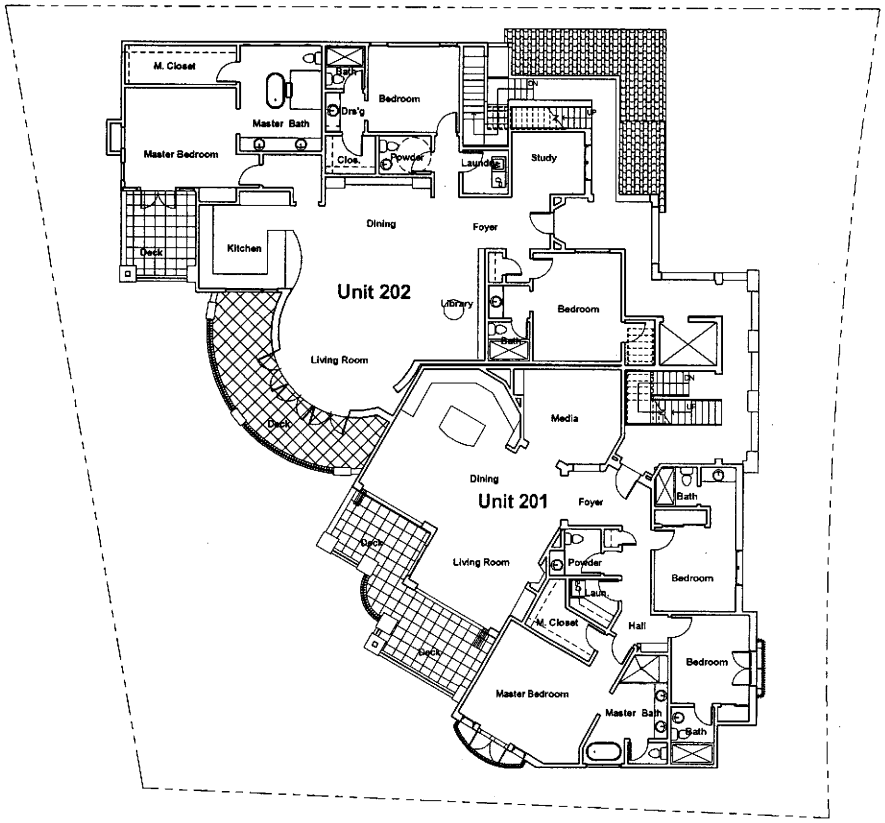

Second Floor Plan 1/8"=1'-0"

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Preliminary Second Floor Plan

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A2.2

COASTAL COMMISSION

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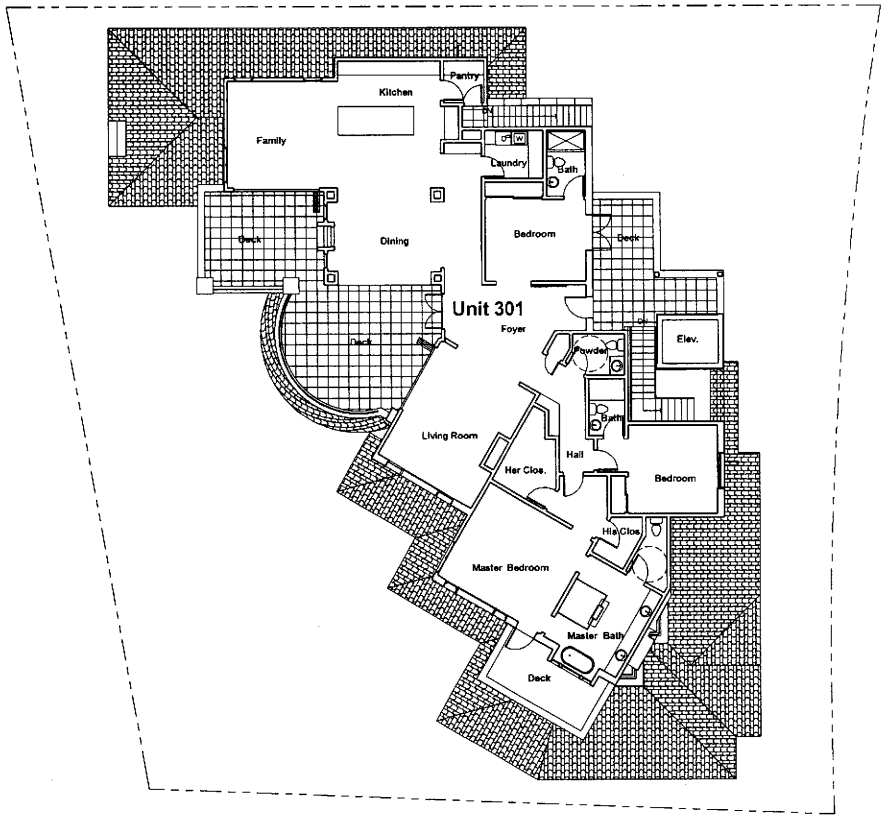

Third Floor (Penthouse) Plan 1/8"=1'-0"

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Preliminary Third Floor Plan

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Revision

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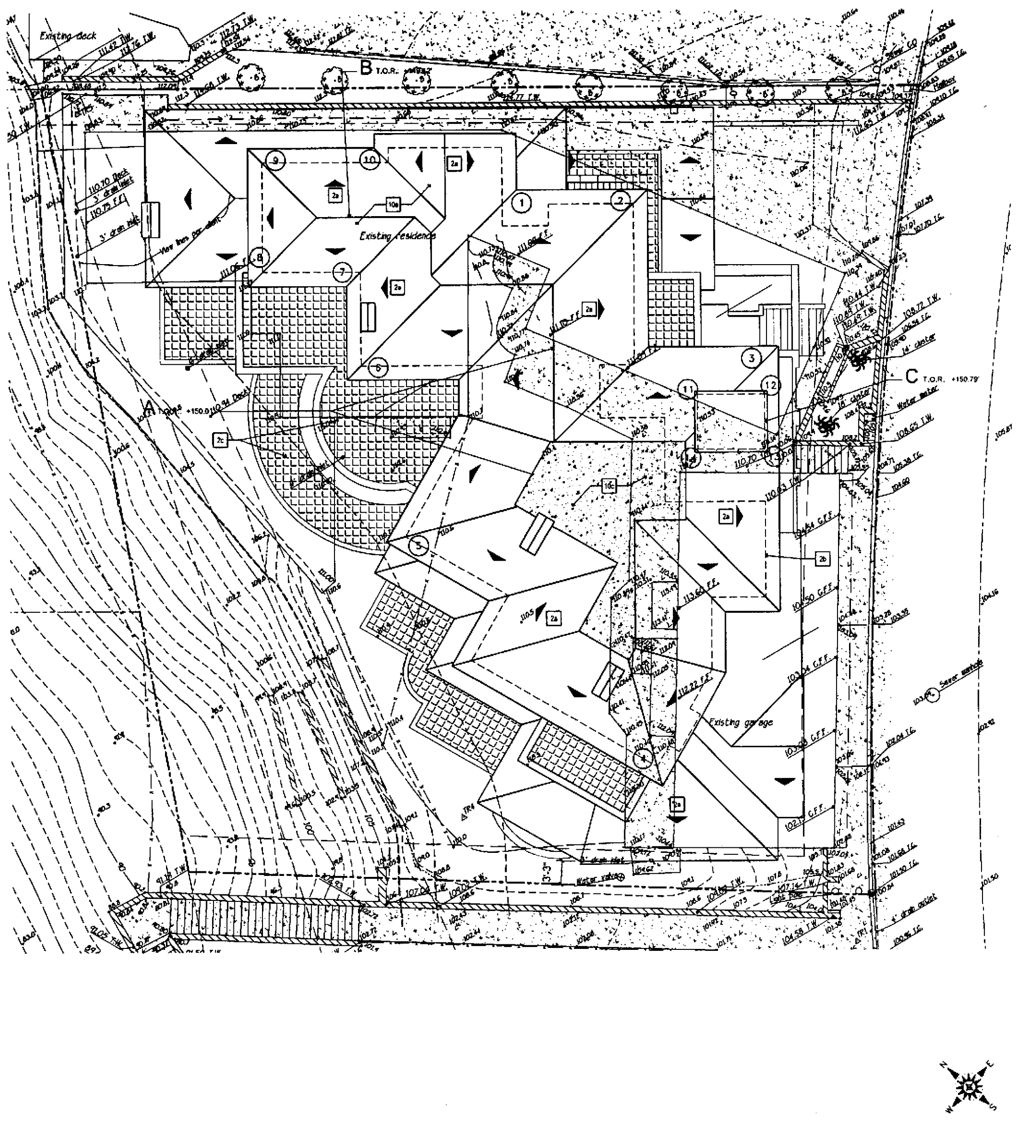
A2.3



Roof Plan

SCALE: 1/4" = 1'-0"

COASTAL COMMISSION

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Roof Height Analysis

		①	②	③	④	
A	RIDGE ELEV.	150.01'	150.01'	150.01'	150.01'	
	EX. GRADE	110.50'	110.50'	110.50'	110.50'	
		39.51'	39.51'	39.51'	39.51'	
				⑤	⑥	
				150.01'	150.01'	
				110.50'	110.50'	
				39.51'	39.51'	= 237.06/6 = 39.51'
		⑦	⑧	⑨	⑩	
B	RIDGE ELEV.	149.12'	149.12'	149.12'	149.12'	
	EX. GRADE	110.50'	110.50'	110.50'	110.50'	
		38.62'	38.62'	38.62'	38.62'	= 154.48/4 = 38.62'
		⑪	⑫	⑬	⑭	
C	ROOF. ELEV.	150.79'	150.79'	150.79'	150.79'	
	EX. GRADE	110.50'	110.50'	110.50'	110.50'	
		40.29'	40.29'	40.29'	40.29'	= 161.16/4 = 40.29'

Roof Plan Key Notes

2. Exterior

- 2a ALL ROOF SLOPES TO BE 3:12 IN PITCH
- 2b DASHED LINE INDICATES WALL BELOW
- 2c DECK BELOW W/ TERRA COTTA TILE PAVERS - SLOPE TO DRAIN AT MIN. 1/4" PER FOOT

10. Specialties

- 10a REDLAND TWO-PIECE MISSION TILE, SINGLE-BARREL CLAY TILE ROOFING (ICC #ESR-1489), #2211 TERRA COTTA SHALL BE USED W/ BOOSTER TILES ON THE EDGES AND RIDGES WITH RANDOM MORTAR PACKING. THE MORTAR SHALL BE PACKED ON 100% OF THE TILES IN THE FIRST TWO ROWS OF TILES, ALONG ANY RAKE AND RIDGELINE, AND SHALL BE PACKED ON 25% OF THE TILES IN THE REMAINING FIELD. MORTAR PACKING SHALL SERVE AS BIRD STOPS AT THE ROOF EDGES.

  NOTE: CLAY ROOF TILE SHALL COMPLY WITH ASTM C1167 AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND TO RESIST WIND LOAD OF NOT LESS THAN 80 M.P.H. PER O.C. BUILDING ORDINANCE #3869

  PROVIDE UNDERLAYMENT PER ICC 1507.3.3 AND INSTALL 2 LAYERS OF 30# FELTS ALTERNATE SEAMS PER ICC 1507.3.3.1.

  MAXIMUM ROOF TILE WEIGHT - 1000 LBS PER SQUARE APPROX. CLASS A FIRE RATING
- 10b METAL TERMINATION CHIMNEY CAP W/ SPRAYED-ON PLASTER - PAINT TO MATCH EXT. WALLS
- 10c "GAF" GAFGLAS, CLASS A FIRE RATED, BUILT-UP ROOFING ASSY. (ESR-1274), SYSTEM NO. 4, OR APPROVED EQUAL - 1/4" 12" ROOF SLOPE

Roof Plan General Notes

1. ALL RIDGES, HIPS AND VALLEYS SHALL BE FLASHED W/ 24 OUNCE COPPER FLASHING (CONTINUOUS) UNDERNEATH TILE AND SHALL NOT BE VISIBLE. COPPER FLASHING SHALL EXTEND UP / DOWN ADJACENT SURFACES A MIN. OF 12" TYP. FLASHING SHALL BE LAID ON A CONTINUOUS STRIP (36" WIDE) OF 30" FELT PAPER. 2 LAYERS 15# FELT PAPER SHALL LAY IN CONTINUOUS STRIPS. OVERLAPS AND EDGES SHALL BE PER ROOFING TILE MANUFACTURERS ("REDLANDS CLAY TILE") RECOMMENDATIONS. WHERE FLASHING MUST BE EXPOSED, FLASHING SHALL BE COPPER 24 OUNCE MIN. W/ PAINT FINISH AS DIRECTED BY THE ARCHITECT, TYP.
2. RIDGE ELEVATIONS ARE TO TOP OF FINISH MATERIAL. CONTRACTOR TO CONSTRUCT ROOF FROM THE PLATE HEIGHTS AND THE ROOF SLOPE INDICATED ON THE ROOF PLAN.
3. ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ALL FASTENERS TO RESIST WIND LOAD OF NOT LESS THAN 80 MPH.
4. ALL ROOF PITCHES ARE 3:12 (UNO)
5. ALL CONTOURS SHOWN INDICATE EXISTING GRADES. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR FINISH GRADES.
6. O'HAGIN CLOAKED VENT TILES ARE TO BE USE TO COMPLY WITH ALL ATTIC VENTILATION REQUIREMENTS.
7. USE MORTAR AS A BIRD STOP AT EAVES SET BACK IN TILE A MINIMUM OF 2 1/2" TO HELP DIMINISH IT'S APPEARANCE.
8. ALL ROOFS SHALL BE FIRE STOPPED AND ENCLOSED WITH MATERIAL AT THE EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER ROOFING MATERIAL.
9. ALL FLUES AND VENTS MUST COMPLY WITH PAGE 31 OF THE DESIGN GUIDELINES AND BE LOCATED IN UNOBTRUSIVE AREAS RELATIVE TO ALL VIEWS FROM BEYOND THE PROPERTY INCLUDING THOSE FROM THE NEIGHBOR'S SECOND STORY AND THE LOTS LOTS ABOVE. PLEASE CONSOLIDATE AND MANIFOLD VENTS WHERE POSSIBLE TO MINIMIZE ROOF PENETRATIONS. THE HEIGHT OF ALL FLUES AND VENTS ABOVE THE FINISHED ROOFING MUST BE AT THE ABSOLUTE MINIMUM ALLOWED BY CODE.
10. ALL ROOF MORTAR TO HAVE COLOR ADDITIVE TO MATCH THE COLOR OF THE ROOF TILE - GREY STANDARD MORTAR WILL NOT BE ACCEPTED - ARCHITECT TO APPROVE COLOR
11. ROOF TILE IS TO OVERHANG THE EDGE OF THE ROOF BY ABOUT 1" TO 1 1/2" TYPICAL
12. PROVIDE ATTIC VENTILATION EQUAL TO A MINIMUM OF 1/150 OF THE AREA TO BE VENTILATED. THIS MAY BE REDUCED TO 1/300 WHEN THE VENTILATORS ARE SO PLACES THAT AT LEAST 50% ARE LOCATED IN THE UPPER 1/3 OF THE ATTIC AREA.
13. ALL ROOFS SHALL BE FIRE STOPPED AND ENCLOSED WITH MATERIAL AT THE EAVE ENDS TO PRECLUDE ENTRY OF FLAME OR EMBERS UNDER ROOFING MATERIAL.
14. PROTECTION OF OPENINGS INTO ATTICS, FLOORS OR OTHER ENCLOSED AREAS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH NOT LESS THAN 1/4" NOR MORE THAN 1/2" IN ANY DIMENSION - WITH CHIMNEYS HAVING A SPARK ARRESTORS OF A MAXIMUM OF 1/2" SQUARE SCREEN PAINT "ICI" FOREST BLACK TO CONCEAL ARRESTOR.

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Architect

Project

Reef Pointe Villas

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Sheet Title

Roof Plan

Stamp

LICENSED ARCHITECT MICHAEL PAUL LUNA No. C-25161 Exp. 07/31/2013 STATE OF CALIFORNIA

Project No.	1201_ReefPt
Plot Date	11.30.12
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A2.4

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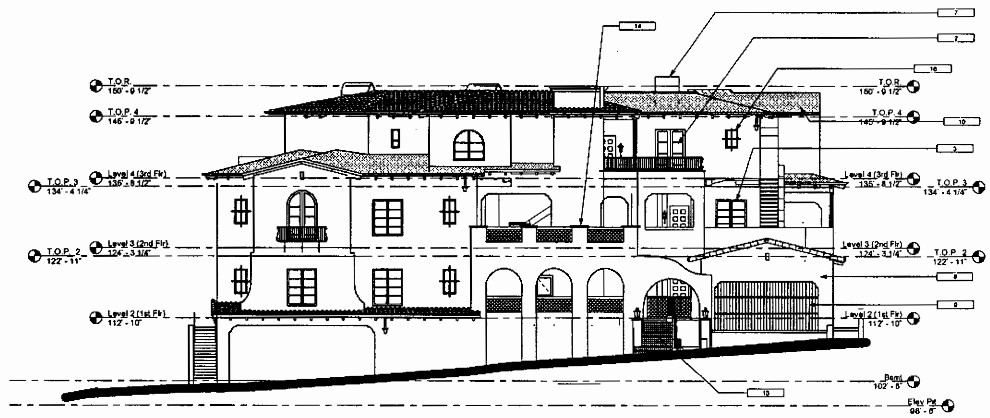

East Elevation

South Elevation

SCALE: 1/8" = 1'-0"

1. TWO-PIECE CLAY TILE ROOFING (REDLAND TWO-PIECE, SINGLE-BARREL CLAY TILE ROOFING, ICC ESR-1480, TERRA COTTA #2711)
2. WOOD DOORS W/ PAINTED FINISH
3. WOOD WINDOWS W/ PAINTED FINISH
4. WOOD TRELLIS
5. 3x8 RAFTER TAILS W/ BROWN STAIN FINISH
6. SOLID WROUGHT-IRON GUARD RAIL
7. WHITE PLASTER CHIMNEY CAP
8. STUCCO (⅞" EXTERIOR PLASTER) SHALL BE HAND-TROWEL, LOW/NO-SAND MIX, SMOOTH MISSION FINISH WITH SLIGHT UNDULATIONS
9. WOOD STAINED, GARAGE DOOR
10. 6" COPPER GUTTERS
11. STACKED CLAY ROOF TILES W/ MORTAR PACK
12. "CANTERA" STONE COLUMN
13. DECORATIVE, SPANISH CERAMIC TILES AT STAIR RISERS
14. TERRACOTTA WALL CAP
15. STUCCO o/ PREFAB METAL CHIMNEY CAP
16. DECORATIVE LEADER BOX

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Architect

Reef Pointe

410 Arenoso Lane
San Clemente
California

Preliminary Exterior Elevations

A3.0

COASTAL COMMISSION

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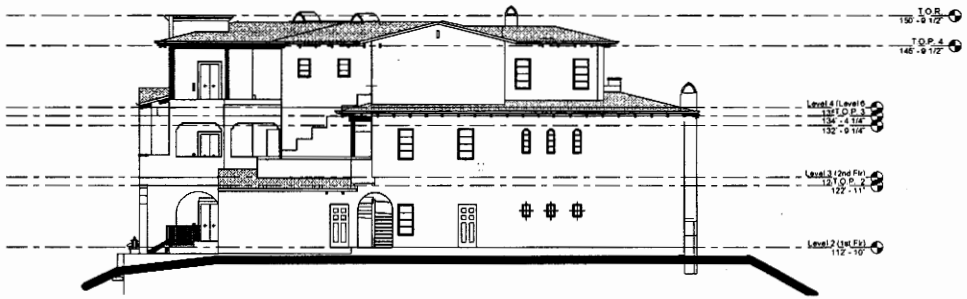


North Elevation

West Elevation

1. TWO-PIECE CLAY TILE ROOFING (REDLAND TWO-PIECE, SINGLE-BARREL CLAY TILE ROOFING, ICC ESR-1496 TERRA-COTTA #2311)
2. WOOD DOORS W/ PAINTED FINISH
3. WOOD WINDOWS W/ PAINTED FINISH
4. WOOD TRELLIS
5. 2x8 RAFTER TAILS W/ BROWN STAIN FINISH
6. SOLID WROUGHT-IRON GUARD RAIL
7. WHITE PLASTER CHIMNEY CAP
8. STUCCO (L'X E XTERIOR PLASTER) SHALL BE HAND-TROWEL, LOW-NO-SAND MIX, SMOOTH MESS ON FINISH WITH SLIGHT UNDULATIONS
9. WOOD STAINED, GARAGE DOOR
10. 6" COPPER GUTTERS
11. STACKED CLAY ROOF TILES W/ MORTAR PACK
12. "CANTERA" STONE COLUMN
13. DECORATIVE, SPANISH CERAMIC TILES AT STAIR RISERS
14. TERRACOTTA WALL CAP
15. STUCCO or PREFAB METAL CHIMNEY CAP
16. DECORATIVE LEADER BOX

SCALE: 1/8" = 1'-0"

Michael Luna & Associates

Architect

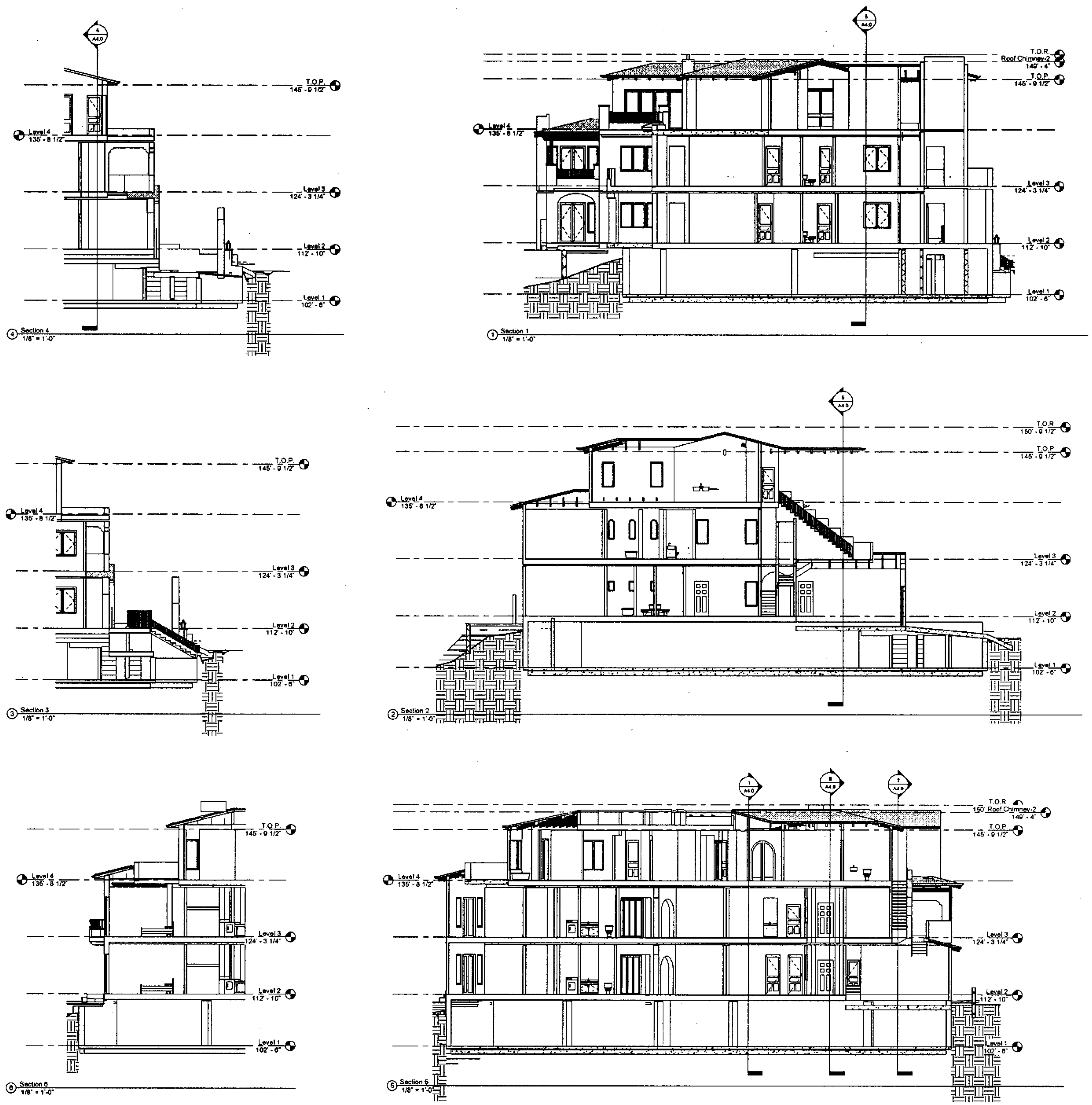
Reef Pointe

410 Arenoso Lane
San Clemente
California

Exterior Elevations

Project No: Reef Pointe

A3.1



Section Keynotes

1	⅞" EXTERIOR PLASTER W/ SEMI-SMOOTH FINISH o/ APPROVED WIRE LATH
2	"BERRIDGE" TEE PANEL STANDING SEAM METAL ROOF o/ 2-PLY #30 FELT PAPER o/ PLYWD. SHEATHING
3	EXPOSED FALSE BEAMS & RAFTERS
4	STUCCO WEEP SCREED - REFER TO DETAIL 17/D1
5	5/8" GYP. BD. WALLS AND CEILINGS TYPICAL
6	CONCRETE SLAB - REFER TO FOUNDATION PLAN
7	REFER TO CF-1R FORMS ON SHEET T.3a FOR BATT INSULATION REQ'TS. AT ALL EXTERIOR WALLS & ROOFS
8	WINDOW PER PLAN
9	DOOR PER PLAN
10	2X WOOD STUD WALL PER PLAN
11	2X DOUBLE FRAMED WOOD STUD WALL PER PLAN
12	BEAM OR HEADER PER STRUCTURAL DRAWINGS
13	CONCRETE FOOTING PER STRUCTURAL
14	2X ROOF FRAMING PER STRUCTURAL DRAWINGS
15	FLOOR FRAMING PER STRUCTURAL DRAWINGS
16	HANDRAIL 34" TO 38" ABV. TREAD NOSING - RETURN HANDRAIL TO WALL
17	PLYWOOD TREADS AND RISERS - REFER TO DETAILS
18	NEW CORONADO STONE VENEER, ICC ESR-2606
19	2x14 STAIR STRINGER, 3 MIN. - REFER TO STRUCTURAL
20	STAIR FRAMING PER STRUCTURAL
21	RETAINING WALL PER STRUCTURAL DWGS.
22	R-13 FIBERGLASS BATT INSULATION IN ALL EXTERIOR WALLS AND R-19 IN ROOFS AS SPECIFIED BY TITLE 24
23	5/8" GYP. BD. o/ 2x SOFFIT FRMG.
24	MIN. ⅞" GYP. BD. AT GARAGE WALLS (AS REQ'D. PER CBC 406.1.4)
25	CONCRETE SLAB o/ 2" SAND o/ 2 LAYERS VISQUEEN o/ 2" SAND REFER TO STRUCTURAL DWGS.
26	⅝" TYPE 'X' GYP. BD. AT GARAGE CEILING (AS REQ'D BETWEEN GARAGE AND HABITABLE ROOM ABV. PER CBC 406.1.4)
27	1/2" GYP. BD. @ WALLS AND CEILING UNDER STAIR FRAMING (PER CBC 1009.6.3)
28	NEW 42" HIGH, SERIES 200X ALUMINUM RAILING, BY HANSEN ARCHITECTURAL SYSTEMS, W/ 1/2" CLEAR TEMPERED GLASS - REFER TO MANUFACTURER'S SPECS FOR INSTALLATION REQ'TS
29	1x6 T&G WD. PLANKING
30	2X DECK FRAMING PER STRUCTURAL DRAWINGS
31	STONE PAVERS o/ 'MERKO' MEMBRANE WATERPROOF SYSTEM. (ERS-2619) - SLOPE TO DRAIN @ 1/4" PER FT
32	WOOD TRELLIS PATIO COVER W/ 6x10 BEAM AND 3x4 RAFTERS

NOTE:
1. PROVIDE SOUND BATT INSULATION AT ALL INTERIOR WALLS AND R-19 BATT INSULATION AT ALL FLOORS.

COASTAL COMMISSION

EXHIBIT # 2

PAGE 12 OF 19

Michael Luna & Associates

Architect

Reef Pointe

410 Arenoso Lane
San Clemente
California

Building Sections

Plot Date 01.12.12

A4.0

PRECISE GRADING PLAN

FOR

410 ARENOSO LANE

PACIFIC BEACH US 101, INC.
(LOT 46, BLOCK 3, TRACT 784)
SAN CLEMENTE, CALIFORNIA

COASTAL COMMISSION

EXHIBIT #: 2
PAGE 13 OF 19

NOTES TO CONTRACTOR

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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.

NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON 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

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING ORDINANCE AND MANUAL OF THE CITY OF SAN CLEMENTE AND ANY SPECIAL REQUIREMENTS OF THE PERMIT.
2. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE CITY INSPECTOR. A PREGRADING MEETING AT THE SITE IS REQUIRED BEFORE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY GRADING INSPECTOR OR THEIR REPRESENTATIVES, AND WHEN REQUIRED, THE ARCHAEOLOGIST, PALEONTOLOGIST AND S.D.G.& E. REPRESENTATIVE.
3. THE PERMITEE OR HIS AGENT SHALL NOTIFY THE ENGINEERING INSPECTOR WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
   A. INITIAL INSPECTION. WHEN THE PERMITEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO DAYS BEFORE ANY GRADING OR BRUSHING IS STARTED.
   B. TOE INSPECTION. AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT NOT BEFORE THE FILL IS PLACED.
   C. EXCAVATION INSPECTION. AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN FEET.
   D. FILL INSPECTION. AFTER THE FILL PLACEMENTS ARE STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE EXCAVATION EXCEEDS TEN FEET.
   E. DRAINAGE DEVICE INSPECTION. AFTER FORMING OF TERRACE DRAINS, DOWNDRAINS, OR AFTER PLACEMENT OF PIPE IN SUBDRAINS, BUT BEFORE ANY CONCRETE OR FILTER MATERIAL IS PLACED.
   F. ROUGH GRADING. WHEN ALL ROUGH GRADING HAS BEEN COMPLETED. THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF ROUGH GRADING.
   G. FINAL. WHEN ALL WORK INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAS BEEN COMPLETED AND THE AS-GRADED PLAN, PROFESSIONAL CERTIFICATIONS AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED.
4. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
5. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SHALL HAVE NOT LESS THAN 90% COMPACTION OUT TO THE FINISHED SURFACE.
6. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE DENSITY. MAXIMUM DENSITY TO BE DETERMINED BY ASTM D1557 (FIVE (5) LAYER TEST) OR APPROVED EQUIVALENT, AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2, OR APPROVED EQUIVALENT.
7. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE SOILS ENGINEER AND/OR ENGINEERING GEOLOGIST PRIOR TO PLACING OF FILL.
8. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL AS PER DETAIL ON PLAN.
9. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
10. THE EXISTING IRRIGATION LINES, SUBGRADE STRUCTURES, SEPTIC TANKS, AND CISTERNS SHALL BE REMOVED, OR CRUSHED IN PLACED AND BACKFILLED, AND APPROVED BY THE CITY INSPECTOR AND SOILS ENGINEER.
11. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO EXCAVATION.
12. THE DESIGN CIVIL ENGINEER, PRIOR TO ROUGH GRADE APPROVAL, SHALL PROVIDE THE MINIMUM OF ONE BLUE TOP PER LOT, SET AT THE HIGHEST POINT IN THE FINISHED DRAINAGE SWALE.
13. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SITE SOILS ENGINEER PER THE GRADING CODE.
14. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, OBSERVE AND REVIEW EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, DRAINS (IN ADDITION TO THOSE DEPICTED ON THIS PLAN) WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON. ANY ADDITIONS SHALL BE NOTED ON THE "AS-BUILT" PLANS.
15. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
16. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE AND GRADE AND NOTED AND SHOWN ON THE "AS-BUILT" PLANS.
17. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO EVALUATE THE STABILITY OF EACH SLOPE SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND NECESSARY TREATMENT TO THE CITY ENGINEER FOR APPROVAL. ALL APPROVALS TO BE GRANTED ON THE BASIS OF DETAILED GEOLOGICAL MAPPING AND WRITTEN FIELD MEMO.
18. WHERE SUPPORT OR BUTTRESSING OF CUT & NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE CITY ENGINEER PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOILS ENGINEER WILL OBSERVE THE CONSTRUCTION OF THE BUTTRESSING & COMMENT ON THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION. ALL CHANGES SHALL BE ADDRESSED IN THE FINAL SOILS REPORT.
19. 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 SOILS ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
20. THE ENGINEERING GEOLOGIST OR HIS REPRESENTATIVE SHALL BE ONSITE FOR OBSERVATION AND TESTING, AS NECESSARY, AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
21. THE FINAL COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR DRIVE RING, AND SHALL BE SO 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.

SOILS AND GEOLOGIST CERTIFICATION

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AS OUTLINED IN OUR SOILS AND GEOLOGISTS REPORT FOR THIS PROJECT ENTITLED:

"PRELIMINARY GEOTECHNICAL INVESTIGATION, PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT, 410 ARENOSO LANE, SAN CLEMENTE, CALIFORNIA"

DATED: MAY 16, 2012 PROJECT NO. 121261

BY: ______________________
MICHAEL B. CHILDS EG 1884 DATE

BY: ______________________
DAVID A. PURKIS, PE RCE 42810 DATE

GRADING NOTES (cont.)

22. THE SOILS ENGINEER AND ENGINEERING GEOLOGIST SHALL PROVIDE OBSERVATION AND TESTING SERVICES, AS NECESSARY, AND BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODE WITHIN THEIR PURVIEW.
23. THE DESIGN CIVIL ENGINEER SHALL EXERCISE SUFFICIENT CONTROL DURING GRADING AND CONSTRUCTION TO ENSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODE WITHIN HIS PURVIEW.
24. DUST SHALL BE CONTROLLED BY WATERING.
25. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
26. THE LOCATION AND PROTECTION OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
27. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
28. PRIOR TO FINAL APPROVAL, THE DESIGN CIVIL ENGINEER SHALL CERTIFY TO THE ENGINEERING INSPECTOR THE NUMBER OF YARDS OF CUT, FILL AND IMPORT MOVED DURING THE GRADING OPERATIONS.
29. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH ONSITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT.
30. EXPORT SOIL MUST GO TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE CITY ENGINEER.
31. SLOPES EXCEEDING FIVE FEET IN HEIGHT MUST BE PLANTED WITH A PLANT MATERIAL DESIGNED BY A REGISTERED LANDSCAPE ARCHITECT AND APPROVED BY THE CITY AND MUST BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM.
32. PRIOR TO FINAL APPROVAL, THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE FOR THE APPROVED GRADING PLAN.
33. FOR GRADING PERMITS ISSUED BEFORE AUGUST 15, EROSION CONTROL PLANS, IF NECESSARY, SHALL BE SUBMITTED ... EROSION CONTROL PROVISIONS SHALL BE REQUIRED. [illegible]
34. THE APPROVED SOILS ENGINEERING REPORT PREPARED BY: VAGEOS - CONSULTING ENGINEERING GEOLOGISTS
    ENTITLED: SEE CERTIFICATION BELOW HEREON.
    REPORT NO.: SEE CERTIFICATION BELOW HEREON. AND ALL REVISIONS ARE TO BE CONSIDERED PART OF THE PLANS, AND THE RECOMMENDATIONS CONTAINED THEREIN ARE TO BE ADHERED TO.
35. NON-STRUCTURAL MISCELLANEOUS CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 2500 PSI. CONCRETE MAY BE PROPORTIONALLY PLACED AND SHALL CONFORM TO SECTION 201 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK).
36. CONCRETE REINFORCING SHALL BE 6" X 6" - W 1.4 X W 1.4 WELDED WIRE MESH (W.W.M.) OR APPROVED EQUAL.
37. GROUND SHALL BE PRESETTED TO THE SATISFACTION OF THE CITY INSPECTOR OR THE SOILS ENGINEER PRIOR TO PLACEMENT OF CONCRETE. MOISTURE LOSS RETARDANT SHALL BE USED WHEN REQUIRED BY THE SOILS ENGINEER.
38. FOR COMPACTED FILL:
    A. A MINIMUM FOUNDATION BEARING VALUE OF 1500 P.S.F. IS REQUIRED UNLESS MODIFIED BY THE SOILS REPORT.
    B. NUMBER OF TESTS TO BE MADE SHALL BE: 1 TEST FOR EACH 2 FEET OF FILL OR 1 TEST FOR EACH 1,000 CUBE YARDS (WHICHEVER IS GREATER).
39. THE UNDERSIGNED CIVIL ENGINEER WILL BE RESPONSIBLE FOR THE MINIMUM PROFESSIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 7011, SECTION 108 OF APPENDIX CHAPTER ONE, AND APPENDIX "J" OF THE 2007 CBC.
40. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. EXCEPT AS OUTLINED BELOW NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN TWELVE (12) INCHES SHALL BE BURIED OR PLACED IN FILLS.
    THE SOILS ENGINEER MAY PERMIT PLACEMENT OF LARGER ROCK WHEN THE SOIL ENGINEER PROPERLY DEVISES A METHOD OF PLACEMENT, CONTINUOUSLY INSPECTS PLACEMENT, AND APPROVES THE FILL STABILITY AND COMPACTNESS. THE FOLLOWING CONDITIONS SHALL ALSO APPLY:
    A. PRIOR TO ISSUANCE OF THE GRADING PERMIT, POTENTIAL ROCK DISPOSAL AREA(S) SHALL BE DELINEATED ON THE GRADING PLAN.
    B. ROCK SIZES GREATER THAN TWELVE (12) INCHES IN MAXIMUM DIMENSION SHALL BE TEN (10) FEET OR MORE BELOW GRADE, MEASURED VERTICALLY. THIS DEPTH MAY BE REDUCED UPON RECOMMENDATION OF THE SOILS ENGINEER AND APPROVAL OF THE BUILDING OFFICIAL PROVIDING THAT THE PERMITTED USE OF THE PROPERTY WILL NOT BE IMPAIRED.
    C. ROCKS GREATER THAN TWELVE (12) INCHES SHALL BE PLACED SO AS TO BE COMPLETELY SURROUNDED BY SOILS. NO NESTING OF ROCKS WILL BE PERMITTED.
    D. ALL RECOMMENDATIONS SHALL BE REVIEWED AND APPROVED BY THE CITY.
41. GRADING OPERATIONS AND MAINTENANCE OF EQUIPMENT WITHIN ONE HALF MILE OF HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 5:30 P.M. AND 7:30 A.M. OR ANYTIME ON A SATURDAY, SUNDAY OR A CITY HOLIDAY.
42. THE DESIGN ENGINEER SHALL CERTIFY ALL HORIZONTAL LINES AND VERTICAL GRADES PRIOR TO RELEASE OF GRADING.
43. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT STORMWATER AND NON-STORMWATER DISCHARGES DO NOT CARRY WASTES OR POLLUTANTS OFF THE SITE.
    DISCHARGES OF MATERIAL OTHER THAN STORMWATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES ... [illegible]
    POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHINGS.
    DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUN-OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
44. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
45. PRIOR TO CONSTRUCTION, ALL SURVEY MONUMENTS ARE TO BE LOCATED IN THE FIELD. UPON COMPLETION OF CONSTRUCTION, ALL DAMAGED OR DESTROYED SURVEY MONUMENTS ARE TO BE RESET AND CORNER RECORDS ARE TO BE SUBMITTED TO THE CITY'S ENGINEERING DIVISION FOR FILING WITH THE COUNTY SURVEYOR AS REQUIRED BY ... [illegible]
46. PRIOR TO GRADING HYDRAUGERS ARE TO BE INSTALLED AT THE TOE OF SLOPE FACE. ACTUAL LOCATIONS WILL BE DETERMINED BY SOILS ENGINEER IN THE FIELD. (MAXIMUM SPACING 50 FEET)
47. A CITY OF SAN CLEMENTE ENCROACHMENT PERMIT WILL BE REQUIRED PRIOR TO ANY GRADING OR WORK IN CITY'S PUBLIC RIGHT-OF-WAY.
48. WHERE STANDARD PLANS ARE CALLED FOR, CITY OF SAN CLEMENTE STANDARDS SHALL BE USED.

SUPPLEMENTAL NOTE

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.

EROSION CONTROL NOTES

1. IN CASE OF EMERGENCY CALL STEVE SMITH AT (949) 547-7027 (CELL) OR ______
2. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
4. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
5. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS, SILT FENCES AND DESILTING BASINS AND THE BASIN PUMPED DRY.
6. GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE TO BE DIRECTED TOWARD DESILTING FACILITIES.
7. THE PERMITTEE SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
8. ALL TEMPORARY GRADING HAUL ROADS WITHIN AREAS WHICH ARE TO REMAIN UNDEVELOPED AND NATURAL SHALL BE RESTORED TO NATURAL CONDITIONS AND REVEGETATED WITH NATIVE GRASSES UPON COMPLETION OF GRADING OPERATIONS.
9. ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE OPERATED WITHIN 1000' OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
10. ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL).
11. STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS.
12. EROSION CONTROL DEVICES WILL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES, AND PLANS OF THESE CHANGES SUBMITTED FOR PLAN CHECK AS REQUIRED.
13. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
14. A GUARD WILL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO (2) FEET.
15. THE UNDERSIGNED CIVIL ENGINEER WILL OBSERVE AND VERIFY EROSION CONTROL WORK AND WILL INFORM THE CITY AND DEVELOPER IF THE WORK IS NOT IN ACCORDANCE WITH THE APPROVED PLAN, OR IN COMPLIANCE WITH EXISTING STATE PERMITS.

CALIFORNIA COUNCIL OF CIVIL ENGINEERS AND LANDSCAPE SURVEYORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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 AND ACCOUNTABLE FOR CONFLICTS WITH EXISTING EASEMENTS AND THE PROPOSED CONSTRUCTION.

____
OWNER

VICINITY MAP
NOT TO SCALE

DIGALERT

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

SHEET INDEX

TITLE SHEET C1
PRECISE GRADING PLAN C2
SECTIONS & DETAILS C3
RETAINING WALL NOTES & DETAILS C4
EROSION CONTROL PLAN C5
DEMOLITION PLAN C6
TOPOGRAHIC SURVEY C7

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

EARTHWORK

	CUT	FILL
EXCAVATION	2590 CY	
EMBANKMENT		50 CY
EXPORT		2540 CY
TOTAL	2590 CY	2590 CY

HARDSCAPE AND DRAINAGE IMPROVEMENTS

(1) CONSTRUCT CONCRETE DRIVEWAY. SEE DETAIL SHEET C3.	200 S.F.
(2) CONSTRUCT CONCRETE HARDSCAPE. SEE DETAIL SHEET C3.	300 S.F.
(3) CONSTRUCT CONCRETE SIDEWALK PER CITY OF S.C. STD. ST-3.	290 S.F.
(4) CONSTRUCT DRIVEWAY APPROACH PER CITY OF SAN CLEMENTE STD. ST-8.	270 S.F.
(5) CONSTRUCT 8" CURB & GUTTER PER CITY OF S.C. STD. ST-8, TYPE A2-8.	20 L.F.
(6) SAWCUT & REMOVE 18" WIDE AC SECTION; REPLACE W/ 12" FULL DEPTH AC.	80 L.F.
(7) INSTALL 6" Ø PIPE DRAIN SYSTEM: SCH. 40 PVC.	410 L.F.
(8) INSTALL 4" Ø PIPE DRAIN SYSTEM: SCH. 40 PVC.	40 L.F.
(9) NOT USED.	-
(10) INSTALL 6" ATRIUM DRAIN (NDS TYPE 90) W/ RISER & ADAPTOR OR EQUAL.	10 EA.
(11) INSTALL 12" ATRIUM DRAIN (NDS TYPE 1280) W/ RISER & ADAPTOR OR EQUAL.	3 EA.
(12) INSTALL 6" WIDE TRENCH DRAIN (NDS 633) W/ HS20-44 RATED GRATE (NDS 888) OR EQ.	12 L.F.
(13) OUTLET 3" PIPES THRU CURB FACE PER CITY OF SAN CLEMENTE STD. ST-7.	6 EA.
(14) PAINT/INSTALL PARKING STRIPING, WHEEL STOPS, ADA ACCESS. SEE DETAIL SHEET C3.	LUMP SUM
(15) CONSTRUCT RETAINING WALL (TYPE 1). SEE DETAIL SHEET C4.	880 S.F.
(16) CONSTRUCT RETAINING WALL (TYPE 2). SEE DETAIL SHEET C4.	200 S.F.
(17) INSTALL 18" PRECAST DRAINBOX (BROOKS MODEL 1818-CB) & INSTALL ABTECH INDUSTRIES ULTRA-URBAN FILTER W/ SMART SPONGE PLUS MEDIA INSIDE DRAINBOX.	2 EA.
(18) INSTALL 12" SQ. BROOKS PRODUCT PRECAST CONC. BOX DB-1212 W/ 12" SQ. PARKWAY GRATE.	2 EA.
(19) INSTALL 3" WIDE PRO SERIES CHANNEL DRAIN. NDS PART 714 W/ 3" x 1 METER CHANNEL DRAIN SYSTEM NDS PART 710 OR EQUAL.	40 L.F.
(20) INSTALL CLEANOUT W/ TRAFFIC RATED GRATES (NDS 1240 OR EQUAL).	1 EA.
(21) INSTALL STORMWATER PUMP DUPLEX SYSTEM W/ BACKUP POWER SOURCE OR EQUAL.	1 EA.

NOTE:
QUANTITIES SHOWN HEREON ARE ESTIMATED FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL PERFORM OWN QUANTITY TAKEOFF FOR BIDDING AND OTHER PURPOSES.

OWNER
PACIFIC BEACH US 101, INC.
C/O DEVELOPMENT CONSTRUCTION GROUP
ATTN: STEVE SMITH
28302 VINCENT MORAGA, #E
TEMECULA, CA 92590
TEL: (951) 308-2400, CELL: (949) 547-7027
EMAIL: SRSsurf@aol.com

ARCHITECT
MICHAEL LUNA & ASSOCIATES
1531 N. EL CAMINO REAL, SUITE A
SAN CLEMENTE, CA 92672
TEL: (949) 463-5200
FAX: (949) 493-5248

SOILS ENGINEER
VAGEOS
305 N. COAST HIGHWAY, SUITE R
P.O. BOX 309
LAGUNA BEACH, CA 92652
TEL: (949) 464-2721
FAX: (949) 376-5766
CONTACT: MIKE CHILDS

LEGAL DESCRIPTION
LOT 46
BLOCK 3
TRACT 784
SAN CLEMENTE, CALIFORNIA
A.P.N. 692-012-06

JOB ADDRESS
410 ARENOSO LANE
SAN CLEMENTE, CA 92672

BASIS OF BEARINGS
BEING THE NORTHWESTERLY PROPERTY LINE OF LOT 46, BLOCK 3, TRACT 784 SHOWN HEREON AS N 38°51'30" W.

BENCH MARK
ORANGE COUNTY SURVEYOR'S B.M. DESIGNATED 3Y-12-71, ELEV. 40.321' NAVD 88 DATUM, 2005 ADJUSTED

SITE ACREAGE = 0.28 ACRES (12,144 S.F.)

DISTURBED PROJECT AREA = 0.24 ACRES (10,496 S.F.)

EXIST. IMPERVIOUS AREA = 0.16 ACRES (6,785 S.F.)

PROPOSED IMPERVIOUS AREA = 0.19 ACRES (8,287 S.F.)

TOTAL POST CONSTRUCTION IMPERVIOUS AREA = 0.19 ACRES (8,287 S.F.)

THESE PLANS ARE PREPARED UNDER THE DIRECTION OF

Caleb Rios R.C.E. 57587 Exp. 12-31-13

TOAL ENGINEERING, INC.
Civil Engineers and Land Surveyors
139 Avenida Navarro, San Clemente, Calif. 92672
Ph: 949-492-8586 Fax: 949-498-8625

H. SCALE: 1"=8'	DATE: 4/26/13		
V. SCALE: N/A	DRN.: K.B.		
DATE OF SURVEY: 5-5-12	CHD.: C.R.		
DR. FILE: -	APVD.: C.R.		

REVISIONS | BY | DATE | APVD. | DATE

TITLE SHEET

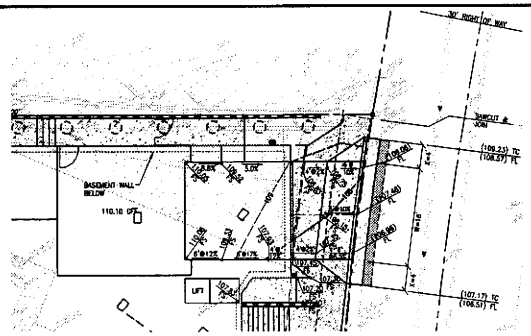
LOT 46, BLOCK 3, TRACT 784
410 ARENOSO LANE, SAN CLEMENTE, CALIFORNIA

PREPARED FOR PACIFIC BEACH US101, INC.

SHEET C1 OF 7
JOB NO. 14722

COASTAL COMMISSION

EXHIBIT # 2
PAGE 14 OF 19



GARAGE FLOOR AND DRIVEWAY ABOVE
SCALE: 1/8"=1'

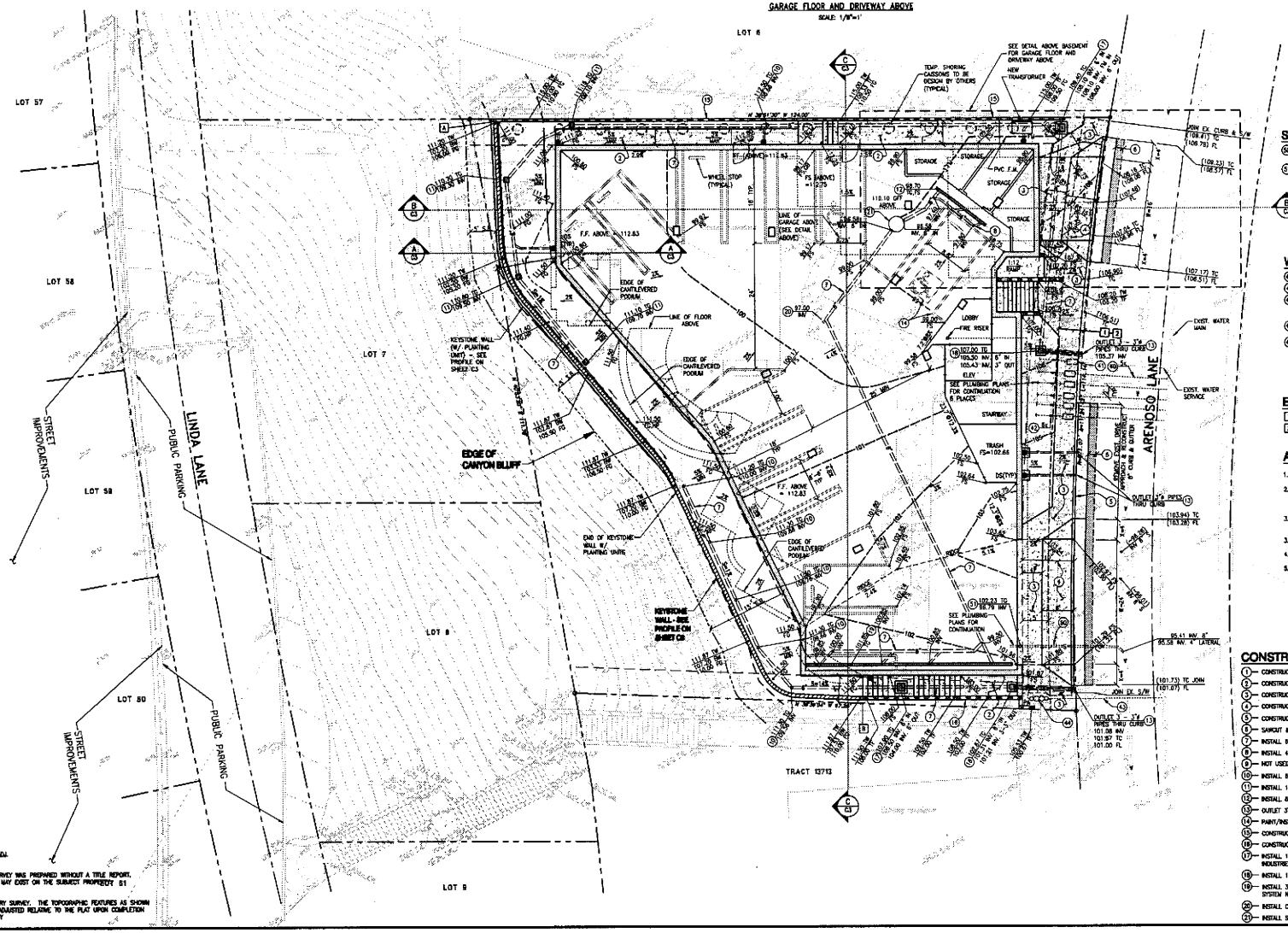
GRADING LEGEND

	CONCRETE	GF	DEEPENED FOOTING
		DS	DOWNSPOUT
	CUT / FILL LINE	EP	EDGE OF PAVEMENT
100	CONTOUR (EXISTING)	FF	FINISH FLOOR
100	CONTOUR (PROPOSED)	FG	FINISH GRADE
		FL OR ℄	FLOW LINE
100.00	SPOT ELEVATION (PROPOSED)	FS	FINISH SURFACE
(100.00)	SPOT ELEVATION (MATCH EXISTING)	GFF	GARAGE FINISH FLOOR
4"	PROPOSED DRAIN LINE	INV	INVERT
SUB	PROPOSED SUBDRAIN	P.L. OR ℄	PROPERTY LINE
	PROPOSED BEARING/RETAINING WALL	PA	PLANTER AREA
	PROPOSED RETAINING WALL	R.O.W. OR R/W	RIGHT OF WAY
		S.P.	SEPARATE PERMIT
A / 10	SECTION LETTER / SHEET NUMBER	T/CO	TOP OF CLEANOUT
		TC	TOP OF CURB
	PROPOSED KEYSTONE WALL	TF	TOP OF FOOTING
		TG	TOP OF GRATE
		TP	TOP OF PILASTER
		TW	TOP OF WALL
		FP	FIRE PLACE
		FYSB	FRONT YARD SETBACK
		SYSB	SIDE YARD SETBACK
		RYSB	REAR YARD SETBACK
		LW	LIGHT WELL
		WM	DOMESTIC WATER METER
		RWM	RECLAIMED WATER METER

UTILITIES NOTE

APPROX. LOCATION AND DEPTH OF EXIST. SEWER MAIN & LATERALS SHOWN HEREON PER SEWER MAP RECEIVED FROM CITY RECORDS.

SCALE: 1/8"=1'



BENCHMARK NOTE:
OCSBM 37-12-71
ELEV=40.321
NAVD88 DATUM, 2005 ADJ.

EASEMENT NOTE:
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY S1

BOUNDARY NOTE:
THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN ON THIS MAP MAY BE ADJUSTED RELATIVE TO THE PLAT UPON COMPLETION OF A BOUNDARY SURVEY

SEWER SERVICE NOTES

50 CONSTRUCT 4" SEWER LATERAL PER CITY OF SAN CLEMENTE STD. S-6 (WS-1 WITHIN R/W)

51 CONSTRUCT 4" ø SEWER CLEANOUT PER CITY STD. S-9.

WATER SERVICE NOTES

40 CONSTRUCT 5-1" WATER SERVICE PER CITY OF SAN CLEMENTE STD. W-1.

41 EXIST. WATER SERVICE TO REMAIN (PROTECT IN PLACE). FOR IRRIGATION.

42 INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE FOR ALL METERS: FEBCO PRESSURE REDUCING VALVE (PRV-1) & DUAL CHECK BACKFLOW VALVE (510) OR EQUIV.

43 INSTALL 6" PVC (900, DR14, CLASS 200 FIRE LINE PER CITY REQ'S AND STD. WS-1.

44 INSTALL 6" DUAL CHECK VALVE W/ DETECTOR CHECK PER CITY OF S.C. STD. W-10.

EASEMENTS

1 5' WIDE EASEMENT FOR STREET PER TRACT 784.

2 5' WIDE EASEMENT FOR SANITARY SEWER PER BOOK 251, PG. 325 OF OFFICIAL RECORDS OF ORANGE COUNTY.

ADDITIONAL NOTES

1. ALL ROOF'S SHALL BE GUTTERED & DOWNSPOUTS CONNECTED TO STORM DRAIN SYSTEM.
2. GARAGE PAD ELEVATIONS ARE BASED ON SOIL REPORT'S RECOMMENDATION OF 5" CONC. SLAB OVER 6" SAND. CONTRACTOR SHALL VERIFY W/ SOILS REPORT AND STRUCTURAL DRAWINGS.
3. ALL CONCRETE IN CONTACT W/ ONSITE SOILS SHALL BE TYPE V CEMENT W/ A MIN. WATER CEMENT RATIO OF 0.45 AND COMPRESSION STRENGTH OF F'C=4500 PSI.
3. SEE SOIL REPORT FOR ALL OVEREXCAVATION REQUIREMENTS.
4. FOR FOOTING AND FOUNDATION DESIGN, SEE STRUCTURAL PLANS.
5. ALL RECOMMENDATIONS CONTAINED IN THE SOILS REPORT BY VAGEOS, PROJECT NO. 121281 DATED MAY 16, 2012 AND ALL ADDENDA ARE CONSIDERED PART OF THIS PLAN.

CONSTRUCTION NOTES

1. CONSTRUCT CONCRETE DRIVEWAY. SEE DETAIL SHEET C3.
2. CONSTRUCT CONCRETE HARDSCAPE. SEE DETAIL SHEET C3.
3. CONSTRUCT CONCRETE SIDEWALK PER CITY OF S.C. STD. ST-3.
4. CONSTRUCT DRIVEWAY APPROACH PER CITY OF SAN CLEMENTE STD. ST-9.
5. CONSTRUCT 8" CURB & GUTTER PER CITY OF S.C. STD. ST-8, TYPE A2-8.
6. SAWCUT & REMOVE 18" WIDE AC SECTION; REPLACE W/ 12" FULL DEPTH AC.
7. INSTALL 6" ø PIPE DRAIN SYSTEM: SCH. 40 PVC.
8. INSTALL 4" ø PIPE DRAIN SYSTEM: SCH. 40 PVC.
9. NOT USED.
10. INSTALL 8" ATRIUM DRAIN (NDS TYPE 90) W/ RISER & ADAPTOR OR EQUAL.
11. INSTALL 12" ATRIUM DRAIN (NDS TYPE 1280) W/ RISER & ADAPTOR OR EQUAL.
12. INSTALL 8" WIDE TRENCH DRAIN (NDS 833) W/ HS20-44 RATED GRATE (NDS 886) OR EQ.
13. OUTLET 3" PIPES THRU CURB FACE PER CITY OF SAN CLEMENTE STD. ST-7.
14. PAINT/INSTALL PARKING STRIPING, WHEEL STOPS, ADA ACCESS. SEE DETAIL SHEET C3.
15. CONSTRUCT RETAINING WALL (TYPE 1). SEE DETAIL SHEET C4.
16. CONSTRUCT RETAINING WALL (TYPE 2). SEE DETAIL SHEET C4.
17. INSTALL 18" PRECAST DRAINBOX (BROOKS MODEL 1818-C8) & INSTALL AIRTECH INDUSTRIES ULTRA-URBAN FILTER W/ SMART SPONGE PLUS MEDIA INSIDE DRAINBOX.
18. INSTALL 12" SQ. BROOKS PRODUCT PRECAST CONC. BOX D8-1212 W/ 12" SQ. PARKWAY GRATE.
19. INSTALL 3" WIDE PRO SERIES CHANNEL DRAIN. NDS PART 714 W/ 3" x 1 METER CHANNEL DRAIN SYSTEM NDS PART 710 OR EQUAL.
20. INSTALL CLEANOUT W/ TRAFFIC RATED GRATES (NDS 1240 OR EQUAL).
21. INSTALL STORMWATER PUMP DUPLEX SYSTEM W/ BACKUP POWER SOURCE OR EQUAL.

PRECISE GRADING PLAN

LOT 6, BLOCK 3, TRACT 784
410 ARENOSO LANE, SAN CLEMENTE, CALIFORNIA

PREPARED FOR PACIFIC BEACH US101, INC.

H. SCALE 1"=8'	DATE 4/26/13		
V. SCALE N/A	DRN. K.B.		
DATE OF SURVEY 3-3-12	CHK. C.A.		
DR. FILE -	APVD. C.A.		

REVISIONS

BY	DATE	APVD.	DATE

TOAL ENGINEERING, INC.
Civil Engineers and Land Surveyors
139 Avenida Vista Montana, San Clemente, CA 92672
Ph: 949-492-8586 Fax: 949-498-8625

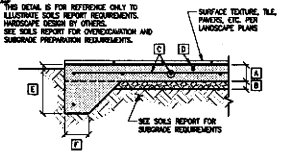
SHEET C2 OF 7
JOB NO. 14722

COASTAL COMMISSION
EXHIBIT # 2
PAGE 15 OF 19

EASEMENTS

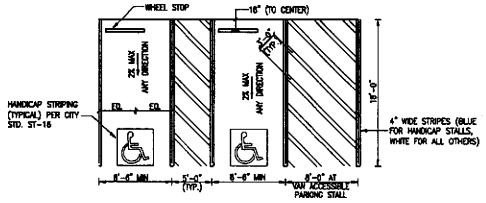
1 — 5' WIDE EASEMENT FOR STREET PER TRACT 784.
2 — 5' WIDE EASEMENT FOR SANITARY SEWER PER BOOK 251, PG. 325 OF OFFICIAL RECORDS OF ORANGE COUNTY.

NOTES:
1. THIS DETAIL IS FOR REFERENCE ONLY TO ILLUSTRATE SOILS REPORT REQUIREMENTS. HARDSCAPE DESIGN BY OTHERS.
2. SEE SOILS REPORT FOR OVEREXCAVATION AND SUBGRADE PREPARATION REQUIREMENTS.

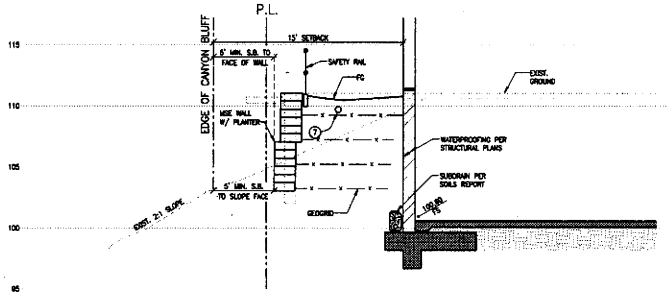


		DRIVEWAYS	HARDSCAPE
A	MIN. SLAB THICKNESS	5"	5"
B	MIN. AGG. BASE THICKNESS	–	–
C	MIN. REINFORCEMENT (O.C. / E.W.)	#4@18"	#4@18"
D	MAX. SAWCUT OR COLD JT. SPACING	6'	8'
E	THICKENED EDGE DEPTH	16"	18"
F	THICKENED EDGE WIDTH	12"	12"

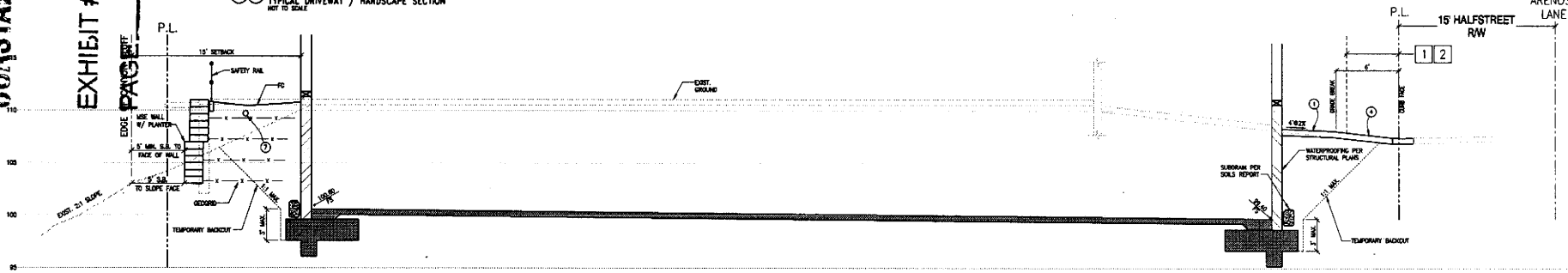
1 2 DETAIL
TYPICAL DRIVEWAY / HARDSCAPE SECTION
NOT TO SCALE



14 DETAIL
PARKING SIGNING & STRIPING
NOT TO SCALE



A C3 SECTION
SCALE: 1" = 4'



B C3 SECTION
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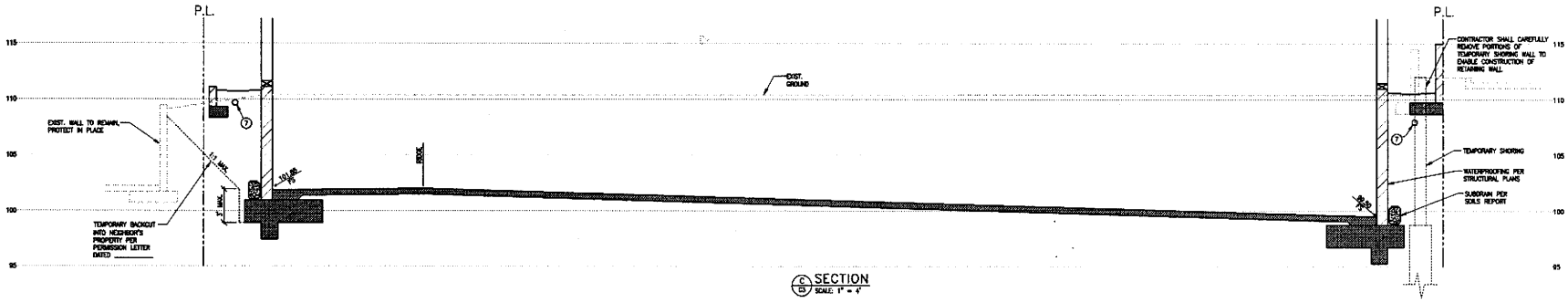
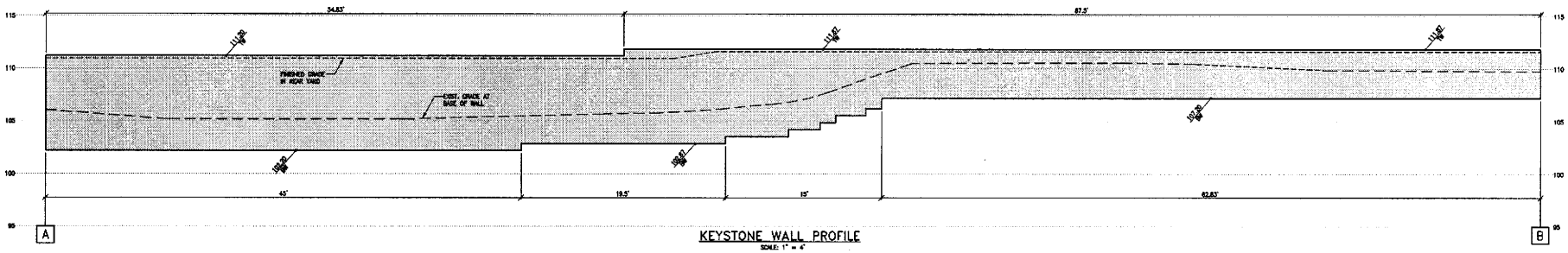


C C3 SECTION
SCALE: 1" = 4'



KEYSTONE WALL PROFILE
SCALE: 1" = 4'

SECTIONS & DETAILS
LOT 46, BLOCK 3, TRACT 784
410 ARENOSO LANE, SAN CLEMENTE, CALIFORNIA

PREPARED FOR: PACIFIC BEACH US101, INC.

H. SCALE: N/A	DATE: 1/13/13
V. SCALE: N/A	DRN.: K.B.
DATE OF SURVEY: 3-5-12	CHK.: C.R.
DR. FILE: –	APVD.: C.R.

REVISIONS

BY	DATE	APVD.	DATE

TOAL ENGINEERING, INC.
Civil Engineers and Land Surveyors
130 Avenida Pelayo, San Clemente, CA 92672
Ph: 949-492-8585 Fax: 949-498-8825

SHEET C3 OF 7
JOB NO. 14722

RETAINING WALL SPECIFICATIONS

GENERAL NOTES:

1. GROUT ALL CELLS SOLID W/ REINF. & PORTION RETAINING.
2. ALL FOOTINGS SHALL BE POURED ON UNDISTURBED GROUND OR UNDISTURBED ENGINEERED COMPACTED FILL. A FIELD SOIL MEMO IS REQUIRED FROM A REPRESENTATIVE OF THE GEOTECHNICAL CONSULTANT FOR A SOIL INSPECTION OF THE FOOTING EXCAVATION TO CONFIRM THAT THE FOOTING IS EXCAVATED INTO SUITABLE BEARING MATERIAL.
3. WALL SHALL BE LAID TRUE AND PLUMB.
4. PROVISIONS SHALL BE MADE FOR ADJOINING CONSTRUCTION.
5. ALL LAPS & SPLICES SHALL BE 48 BAR DIAMETERS.
6. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE 1997 UNIFORM BUILDING CODE AND A.C.I. STANDARDS 301-05.
7. ALL BARS SHALL BE BENT COLD.
8. CONTRACTOR SHALL VERIFY COMPATIBILITY OF DESIGN WITH EXISTING CONDITIONS PRIOR TO PLACEMENT OF FOOTING STEEL.
9. BACKFILL SHALL BE PER SOILS ENGINEER'S RECOMMENDATIONS.
10. WATERPROOF BACK OF ALL THE RETAINING WALLS W/ 2 COATS OF HOT-MOPPED ASPHALT, SEPARATED BY CONSTRUCTION FELT, AND FINISHED WITH A 10-MIL VISQUEEN LAYER. THE WATERPROOFING SHALL BE PROTECTED DURING BACKFILL. VERIFY W/ SOILS ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
11. CONTROL JOINTS SHALL BE PLACED AT ALL ANGLE POINTS AND A MAXIMUM 20' O.C.
12. EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM 80' O.C.
13. BACKFILLING SHALL NOT BE PERMITTED UNTIL AT LEAST 7 DAYS AFTER THE WALLS ARE BUILT AND f'c HAS REACHED MIN. 2000 PSI (TYPE II CEMENT) OR 4,000 PSI (TYPE V CEMENT) AND GROUT HAS ATTAINED MIN. 2000 PSI COMPRESSION STRENGTH. PER GMU GEOTECHNICAL, INC. RESPONSE TO CITY REVIEW, DATED AUGUST 24, 2005, TYPE II OR TYPE V CEMENT MAY BE UTILIZED WITH A MAXIMUM WATER/CEMENT RATIO OF 0.5.
14. RETAINING WALLS ARE NOT DESIGNED FOR SURCHARGE OF PAVING EQUIPMENT. EQUIPMENT MUST BE KEPT BACK FROM THE TOP OF THE WALL MINIMUM DISTANCE EQUAL TO WALL HEIGHT.
15. FOR CURVED PORTION OF THE WALLS, FOOTING REINFORCING SHALL BE PLACED RADIALLY, AND SPACING MEASURED ALONG THE CENTERLINE OF THE MASONRY WALL.
16. OUTLET OF ANY SURFACE DRAINAGE PIPE INTO THE SUBDRAIN SYSTEM IS ABSOLUTELY PROHIBITED.
17. CONCRETE CYLINDER TESTS FROM PROJECT POUR, IN ACCORDANCE WITH THE UBC SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PROJECT SOILS ENGINEER AND THE CITY INSPECTOR, PRIOR TO ANY BACKFILLING.
18. PER THE SOILS REPORT, THE MINIMUM STANDARD FOR COMPACTED MATERIALS IS AT LEAST 90 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557 AT ABOUT 4 PERCENT OVER OPTIMUM MOISTURE CONTENT.

CONCRETE:

1. PORTLAND CEMENT SHALL BE TYPE II (OR TYPE V) PER ASTM C150
2. CONCRETE AGGREGATE SHALL BE PER ASTM C 33
3. f'c = 4500 PSI FOR TYPE V CEMENT AT 28 DAYS; WATER/CEMENT RATIO = 0.45
4. f'c = 2000 PSI MINIMUM AT 7 DAYS

REINFORCING STEEL:

1. ALL REINFORCING SHALL BE NEW DEFORMED BILLET STEEL BARS ASTM A 615 AS FOLLOWS:
   - #4 BARS OR SMALLER .... GRADE 40
   - #5 BARS OR LARGER .... GRADE 40
2. THE MINIMUM CLEAR COVER OVER REINFORCING SHALL BE AS FOLLOWS:
   - A. CONCRETE CAST AGAINST EARTH .... 3"
   - B. FORMED CONCRETE AGAINST EARTH, WEATHER, OR WATER .... 2"

MASONRY BLOCK:

1. MASONRY BLOCK SHALL BE GRADE "N" HOLLOW UNIT BLOCK PER ASTM C 90.
2. CMU RETAINING WALL (ORCO BLOCK 8"X8"X16" SPLITFACE - TAN)
3. f'm = 1500 PSI AT 28 DAYS
4. n = 25.8

MORTAR:

1. MORTAR SHALL BE TYPE "S" PER ASTM C 270, WITH 1 PART CEMENT, 1/2 PART LIME PUTTY AND 4 1/2 PARTS SAND.

GROUT:

1. GROUT SHALL CONFORM TO ASTM C 476, WITH 1 PART CEMENT, 3 PARTS SAND, 2 PARTS PEA GRAVEL.
2. GROUT SHALL BE OF FLUID CONSISTENCY.
3. GROUT SHALL ATTAIN A MINIMUM f'c OF 2000 PSI AT 7 DAYS.

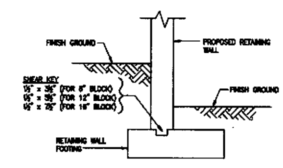
FOUNDATION AND SOIL DATA:

1. DESIGN DATA:

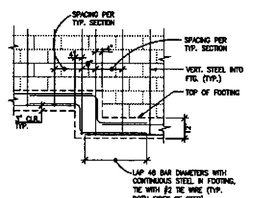
ALLOWABLE BEARING PRESSURE:	2,000 psf max.
ACTIVE PRESSURE (LEVEL BACKFILL):	35 pcf (level Backfill)
PASSIVE PRESSURE:	250 pcf
SOIL DENSITY:	110 pcf
LATERAL FRICTION FACTOR:	0.35

NOTE:
USE OF 4500 psi TYPE V CEMENT WITH A MAXIMUM W/C RATIO OF 0.45, ALTHOUGH NOT SPECIFIED BY ACI, IS CONSIDERED PRUDENT, PER SOILS REPORT.

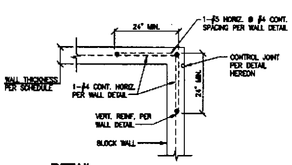
STAL COMMISSION
IBIT #. 2
GE 16 OF 19



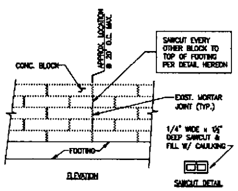
DETAIL
SHEAR KEY
NOT TO SCALE



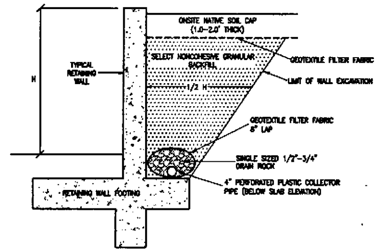
DETAIL
STEPPED FOOTING
NOT TO SCALE



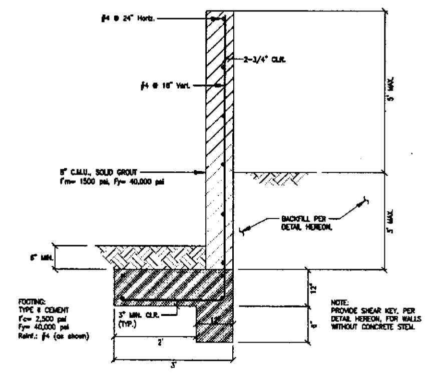
DETAIL
RETAINING WALL CORNER
NOT TO SCALE



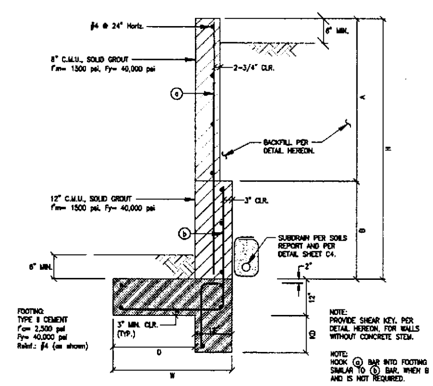
DETAIL
CONTROL JOINT
NOT TO SCALE



DETAIL
TYPICAL WALL BACKFILL
NOT TO SCALE



(15) SITE RETAINING WALL - TYPE 1
NOT TO SCALE



H	W	A	B	D	(a)	(b)	KD
8'-0"	6'-0"	6'-0"	2'-0"	5'-0"	#4@8"	#4@8"	30" *
6'-0"	4'-0"	6'-0"	N/A	3'-0"	#4@8"	N/A	24"
4'-0"	2'-6"	4'-0"	N/A	1'-6"	#4@24"	N/A	12"

* REQUIRES KEY REINFORCEMENT

(16) SITE RETAINING WALL - TYPE 2
NOT TO SCALE

RETAINING WALL NOTES & DETAILS

LOT 48, BLOCK 3, TRACT 784
410 ARENOSO LANE, SAN CLEMENTE, CALIFORNIA

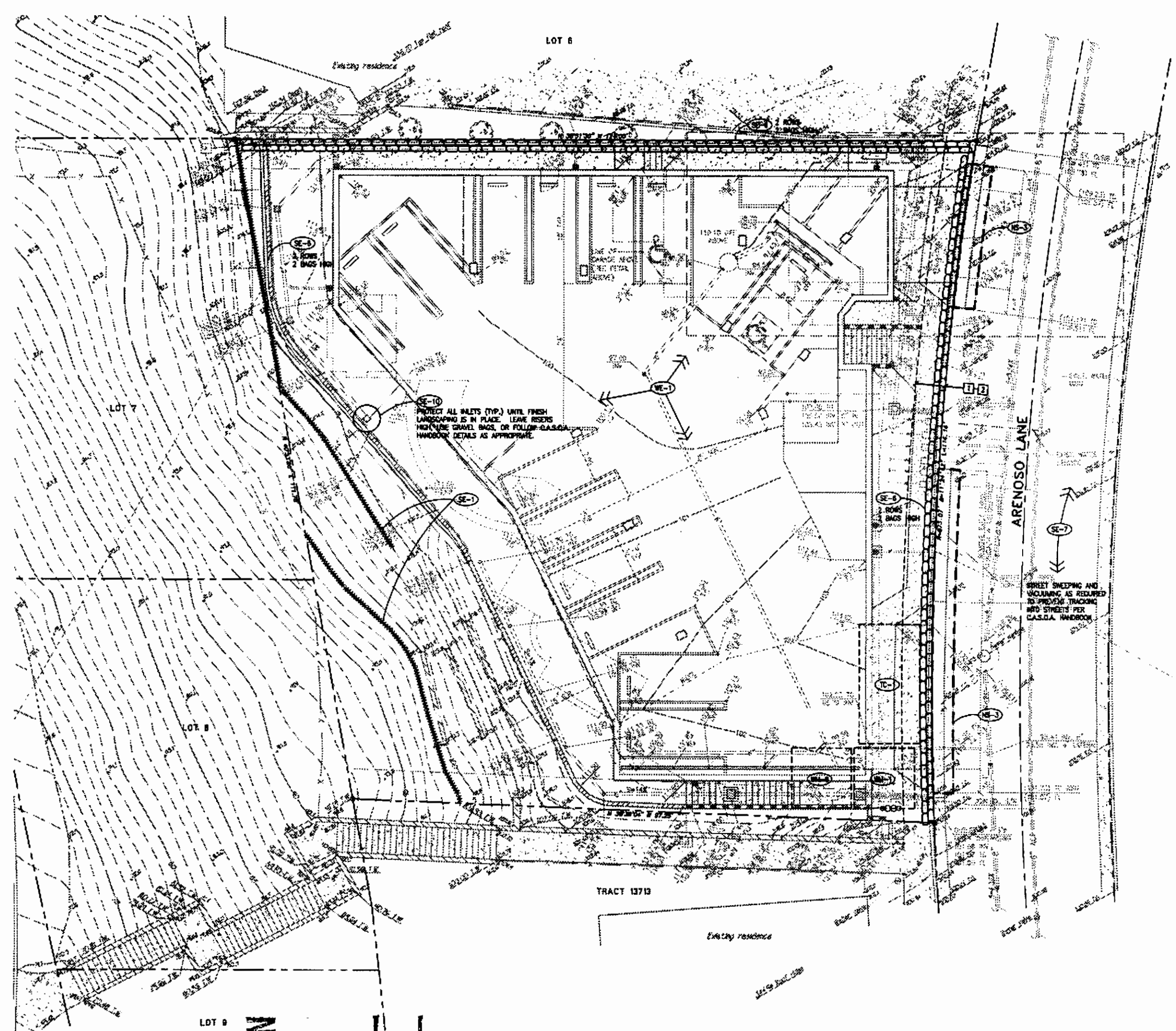
PREPARED FOR PACIFIC BEACH US101, INC.

H. SCALE: N/A	DATE: 4/26/13	V. SCALE: N/A	DRN.: A.M.S.
DATE OF SURVEY: 3-5-12	CHD.: C.R.	DR. FILE: -	APVD.: C.R.

REVISIONS | BY | DATE | APVD. | DATE

TOAL ENGINEERING, INC.
Civil Engineers and Land Surveyors
139 Avenida Navarro, San Clemente, Calif. 92672
Ph: 949-492-8586 Fax: 949-498-8625

SHEET C4 OF 7
JOB NO. 14722



SCALE: 1/8"=1'

NON-STORMWATER MANAGEMENT		
NS-1	WATER CONSERVATION PRACTICES	MAINTAIN EQUIPMENT TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-2	DEWATERING OPERATIONS	APPLIES ONLY IF STORMWATER MUST BE PUMPED FROM BASEMENT EXCAVATIONS.
NS-3	PAVING AND GRINDING OPERATIONS	APPLY PERIMETER CONTROLS AND VACUUMING TO PREVENT NON-STORMWATER DISCHARGES.
NS-7	POTABLE WATER / IRRIGATION	EXERCISE CARE DURING CONSTRUCTION TO PREVENT UNINTENDED NON-STORMWATER DISCHARGES.
NS-8	VEHICLE AND EQUIPMENT CLEANING	ALL VEHICLES AND EQUIPMENT WILL BE CLEANED OFF-SITE.
NS-9	VEHICLE AND EQUIPMENT FUELING	ALL VEHICLES AND EQUIPMENT WILL BE FUELED OFF-SITE.
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE	ALL VEHICLES AND EQUIPMENT WILL BE MAINTAINED OFF-SITE.
NS-12	CONCRETE CURING	APPLIES TO ALL CONCRETE CONSTRUCTION.
NS-13	CONCRETE FINISHING	APPLIES TO ALL CONCRETE CONSTRUCTION.

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL		
WM-1	MATERIAL DELIVERY AND STORAGE	MATERIALS SHALL BE STORED ON-SITE IN ORIGINAL MARKED CONTAINERS AND COVERED FROM RAIN AND WIND.
WM-2	MATERIAL USE	MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH THE PRODUCT DIRECTIONS.
WM-4	SPILL PREVENTION AND CONTROL	AMPLE CLEAN-UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON-SITE. EMPLOYEES SHALL BE EDUCATED ON THE CLASSIFICATIONS OF SPILLS AND APPROPRIATE RESPONSES.
WM-5	SOLID WASTE MANAGEMENT	SOLID WASTE RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
WM-8	CONCRETE WASTE MANAGEMENT	AN ON-SITE CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED, USED, AND DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENTS OF THE CITY.
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	ON-SITE FACILITIES SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.

EROSION CONTROL BMP's		
EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION

TEMPORARY SEDIMENT CONTROL		
SE-1	SILT FENCE	INSTALL (ON LEVEL CONTOURS) WHERE SHOWN ON PLAN.
SE-6	GRAVEL BAG BERM	GRAVEL BAGS SHALL BE PLACED (2 HIGH, 2 WIDE) WHERE SHOWN ON PLAN.
SE-7	STREET SWEEPING AND VACUUMING	STREET SHALL BE SWEPT AND SEDIMENT COLLECTED AND PROPERLY DISPOSED OF, ON OR OFF-SITE, ON A DAILY BASIS.
SE-10	STORM DRAIN INLET PROTECTION	ONCE INLET RISERS ARE CONSTRUCTED, SURROUND RISERS WITH GRAVELBAGS OR CAP THE RISER TO REDUCE SEDIMENT INTRODUCTION TO THE AREA DRAIN SYSTEM.

WIND EROSION CONTROL		
WE-1	WIND EROSION CONTROL	WATER OR COVER MATERIAL SHALL BE USED TO ALLEVIATE DUST NUISANCE FROM ANY STOCKPILE OR DISTURBED AREAS DURING GRADING.

TRACKING CONTROL		
TC-1	STABILIZED CONSTRUCTION EXIT	CONSTRUCT WHERE SHOWN ON PLAN.

NOTE

THE LOCATION AND TYPE OF EROSION AND SEDIMENT CONTROL MEASURES TO BE USED WILL CHANGE DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE CONTROLS NECESSARY TO PREVENT NON-STORMWATER, SEDIMENT, AND CONTAMINATED RUNOFF DISCHARGES FROM THE SITE AT ALL TIMES.

LEGEND

(XX-X) BMP DESIGNATION IN CALIFORNIA STORMWATER BMP HANDBOOK - CONSTRUCTION, LATEST EDITION, BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.

GRAVEL BAG BERM (SE-6)

SILT FENCE (SE-1)

DRY SEASON REQUIREMENTS (MAY - SEPTEMBER)

1. WIND EROSION BMPs (DUST CONTROL) SHALL BE IMPLEMENTED.
2. SEDIMENT CONTROL BMPs SHALL BE INSTALLED AND MAINTAINED AT ALL OPERATIONAL STORM DRAIN INLETS.
3. BMPs TO CONTROL OFF-SITE SEDIMENT TRACKING SHALL BE IMPLEMENTED AND MAINTAINED.
4. APPROPRIATE WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER BY WASTES AND CONSTRUCTION MATERIALS.
5. APPROPRIATE NON-STORM WATER BMPs SHALL BE IMPLEMENTED TO PREVENT THE CONTAMINATION OF STORM WATER FROM CONSTRUCTION ACTIVITIES.
6. THERE SHALL BE A "WEATHER TRIGGERED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMPs AS NEEDED TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT (A PREDICTED STORM IS DEFINED AS A FORECASTED, 50% CHANCE OF RAIN).
7. SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY SEDIMENT CONTROL BMPs (AT THE SITE PERIMETER, SITE SLOPES AND OPERATIONAL INLETS WITHIN THE SITE) NECESSARY TO PREVENT SEDIMENT DISCHARGES FROM EXPOSED PORTIONS OF THE SITE SHALL BE STORED ON SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMPs AS DESCRIBED IN ITEM H ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.
8. DEPLOYMENT OF PERMANENT EROSION CONTROL BMPs (PHYSICAL OR VEGETATION) SHOULD COMMENCE AS SOON AS PRACTICAL ON SLOPES THAT ARE COMPLETED FOR ANY PORTION OF THE SITE. STANDBY BMP MATERIALS SHOULD NOT BE RELIED UPON TO PREVENT EROSION OF SLOPES THAT HAVE BEEN COMPLETED.

WET SEASON REQUIREMENTS (OCTOBER - APRIL)

1. WHERE APPROPRIATE SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED AT THE SITE PERIMETER, AT ALL OPERATIONAL STORM DRAIN INLETS, AND AT ALL NON-ACTIVE SLOPES, TO PROVIDE SUFFICIENT PROTECTION FOR STORMS LIKELY TO OCCUR DURING THE RAINY SEASON.
2. ADEQUATE PHYSICAL OR VEGETATION EROSION CONTROL BMPs (TEMPORARY OR PERMANENT) SHALL BE INSTALLED AND ESTABLISHED FOR ALL COMPLETED SLOPES PRIOR TO THE START OF THE RAINY SEASON. THESE BMPs MUST BE MAINTAINED THROUGHOUT THE RAINY SEASON. IF A SELECTED BMP FAILS, IT MUST BE REPAIRED AND IMPROVED, OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO. THE FAILURE OF A BMP MAY INDICATE THAT THE BMP, AS INSTALLED, WAS NOT ADEQUATE FOR THE CIRCUMSTANCES IN WHICH IT WAS USED. REPAIRS OR REPLACEMENTS MUST RESULT IN A MORE ROBUST BMP, OR ADDITIONAL BMPs SHOULD BE INSTALLED TO PROVIDE ADEQUATE PROTECTION.
3. THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY DEPLOYING STANDBY EROSION CONTROL AND SEDIMENT CONTROL BMPs PRIOR TO A PREDICTED RAINSTORM.
4. A DISTURBED AREA THAT IS NOT COMPLETED BY THAT IS NOT BEING ACTIVELY GRADED (NON-ACTIVE AREA) SHALL BE FULLY PROTECTED FROM EROSION WITH TEMPORARY OR PERMANENT BMPs (EROSION AND SEDIMENT CONTROL). THE ABILITY TO DEPLOY STANDBY BMP MATERIALS IS NOT SUFFICIENT FOR THESE AREAS. EROSION AND SEDIMENT CONTROL BMPs MUST ACTUALLY BE DEPLOYED. THIS INCLUDES ALL BUILDING PADS, UNFINISHED ROADS, AND SLOPES.
5. SUFFICIENT MATERIALS NEEDED TO INSTALL STANDBY EROSION AND SEDIMENT CONTROL BMPs NECESSARY TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES SHALL BE STORED ON-SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PERMANENT PHYSICAL STABILIZATION OR ESTABLISHED VEGETATION STABILIZATION BMPs ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF HIS REQUIREMENT.

BENCHMARK NOTE:
OCSBM 3Y-12-71
ELEV=40.321
NAVD88 DATUM, 2005 ADJ.

EASEMENT NOTE:
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

BOUNDARY NOTE:
THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN ON THIS MAP MAY BE ADJUSTED RELATIVE TO THE PLAT UPON COMPLETION OF A BOUNDARY SURVEY

COASTAL COMMISSION

EXHIBIT # 2

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EROSION CONTROL PLAN

LOT 46, BLOCK 3, TRACT 784
410 ARENOSO LANE, SAN CLEMENTE, CALIFORNIA

PREPARED FOR PACIFIC BEACH US101, INC.

TOAL ENGINEERING, INC.
Civil Engineers and Land Surveyors
139 Avenida Navarro, San Clemente, Calif. 92672
Ph: 949-492-8586 Fax: 949-498-8625

H. SCALE: 1"=8'	DATE: 4/28/13		
V. SCALE: N/A	DRN.: K.B.		
DATE OF SURVEY: 3-5-12	CHD.: C.R.		
DR. FILE: -	APVD.: C.R.		

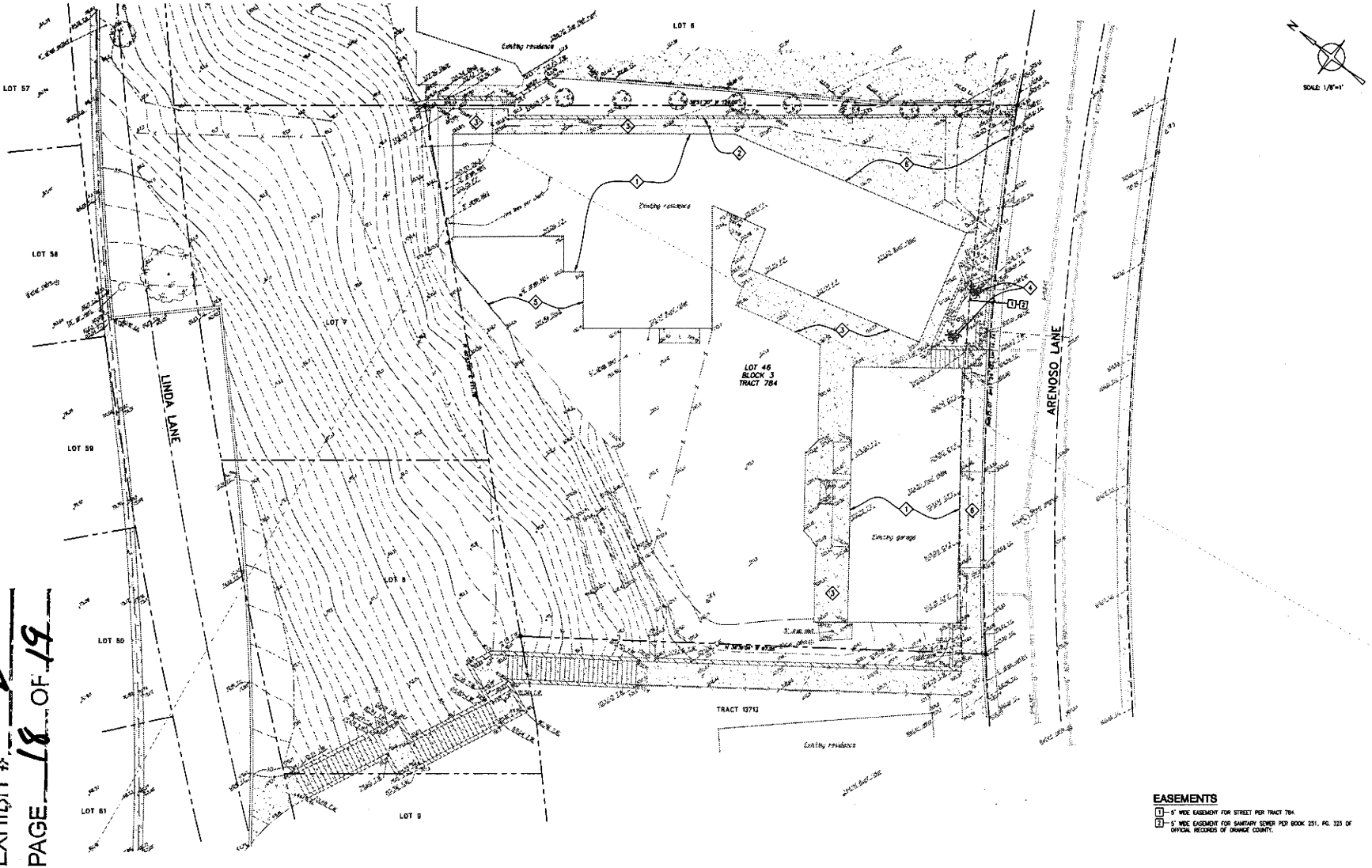
REVISIONS | BY | DATE | APVD. | DATE

SHEET C5 OF 7

JOB NO. 14722

COASTAL COMMISSION

EXHIBIT # 2
PAGE 18 OF 19



EASEMENTS

1 — 5' WIDE EASEMENT FOR STREET PER TRACT 784.

2 — 5' WIDE EASEMENT FOR SANITARY SEWER PER BOOK 251, PG. 325 OF OFFICIAL RECORDS OF ORANGE COUNTY.

DEMOLITION NOTES

1. EXISTING STRUCTURE TO BE REMOVED.
2. EXISTING WALL TO BE REMOVED.
3. EXISTING HARDSCAPE TO BE REMOVED.
4. EXISTING TREE TO BE REMOVED.
5. EXISTING DECK TO BE REMOVED.
6. EXISTING DRIVE APPROACH TO BE REMOVED (INCLUDING CURB, GUTTER, AC SECTION AND ADJACENT CONCRETE FLATWORK).

BENCHMARK NOTE:
OCSBM 71-12-71
ELEV=40.331
NAVD88 DATUM, 2008 ADJ.

EASEMENT NOTE:
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

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REVISIONS	BY	DATE	APVD.	DATE

H. SCALE: 1"=8' | DATE: 4/26/13
V. SCALE: N/A | DRN.: K.B.
DATE OF SURVEY: 3-5-12 | CKD.: C.R.
DR. FILE: - | APVD.: C.R.

DEMOLITION PLAN
LOT 46, BLOCK 3, TRACT 784
410 ARENOSO LANE, SAN CLEMENTE, CALIFORNIA

PREPARED FOR: PACIFIC BEACH USI 01, INC.

TOAL ENGINEERING, INC.
Civil Engineers and Land Surveyors
139 Avenida Navarra, San Clemente, Calif. 92672
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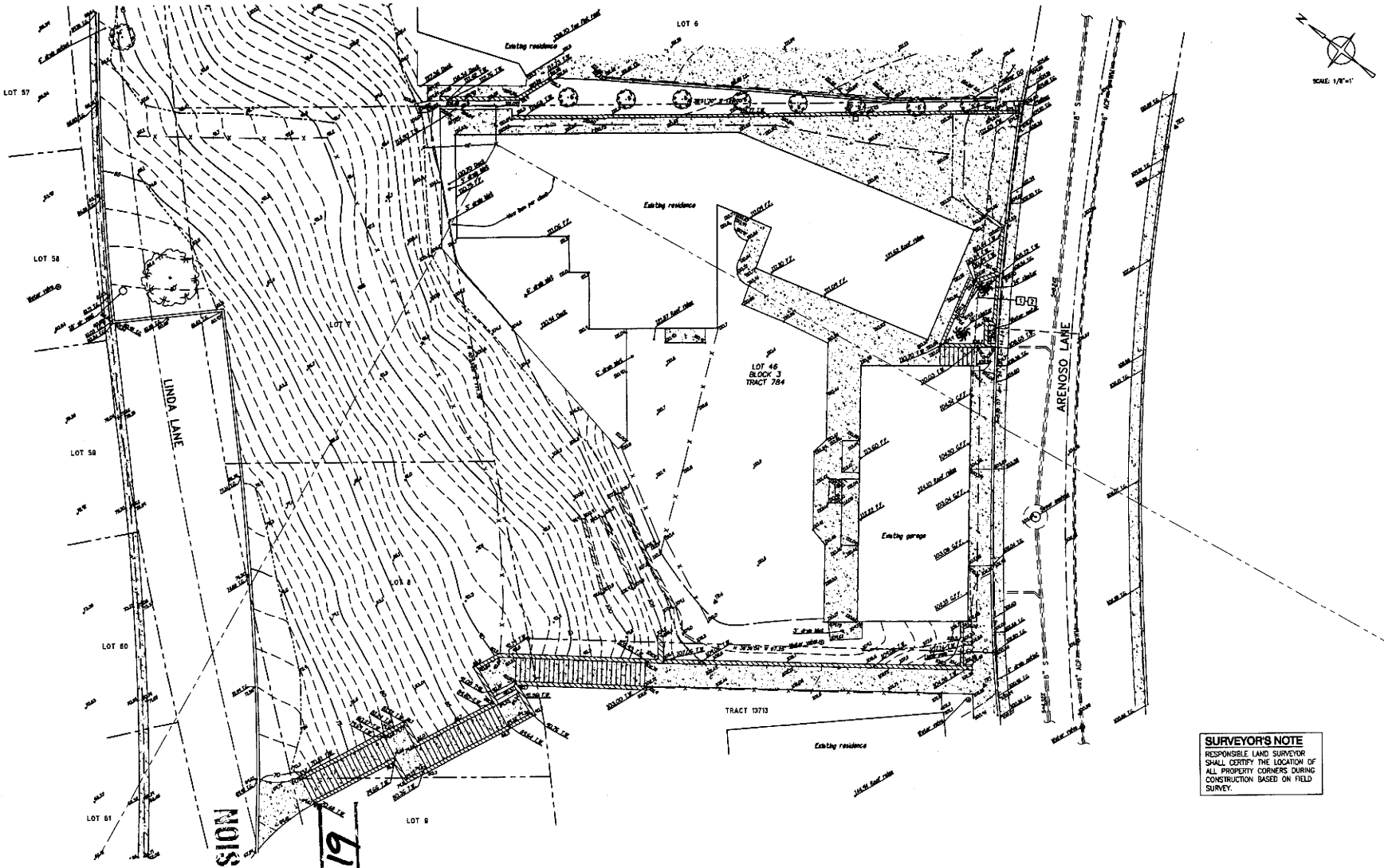
SHEET C6 of 7

JOB NO. 14722



SURVEYOR'S NOTE

RESPONSIBLE LAND SURVEYOR SHALL CERTIFY THE LOCATION OF ALL PROPERTY CORNERS DURING CONSTRUCTION BASED ON FIELD SURVEY.

BENCHMARK NOTE:
OCSBM 37-12-71
ELEV=40.321
NAVD88 DATUM, 2005 ADJ.

EASEMENT NOTE:
THE PLAT FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. UNPLOTTED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.

BOUNDARY NOTE:
THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN ON THIS MAP MAY BE ADJUSTED RELATIVE TO THE PLAT UPON COMPLETION OF A BOUNDARY SURVEY.

COASTAL COMMISSION
EXHIBIT # 2
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TOPOGRAPHIC SURVEY
LOTS 46 BLOCK 3 TRACT 784
410 ARENOSO LANE, SAN CLEMENTE, CALIFORNIA

PREPARED FOR PACIFIC BEACH US101, INC.

H. SCALE: 1"=8'	DATE: 4/26/13		
V. SCALE: N/A	DRN: K.B.		
DATE OF SURVEY: 3-5-12	CHK: C.R.		
DR. FILE: -	APVD: C.R.		

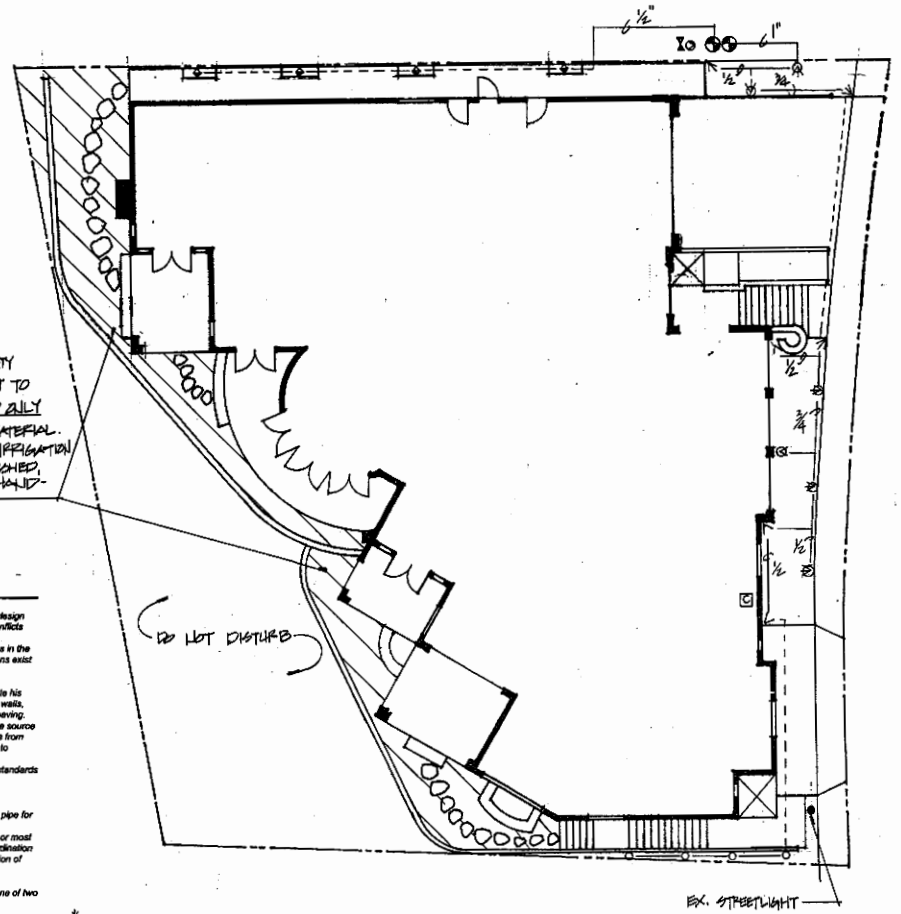
REVISIONS	BY	DATE	APVD.

TOAL ENGINEERING, INC.
Civil Engineers and Land Surveyors
139 Avenida Navarro, San Clemente, Calif. 92672
Ph: 949-492-8586 Fax: 949-498-6625

SHEET C7 of 7
JOB NO. 14722

COASTAL COMMISSION

EXHIBIT #: 3
PAGE 1 OF 3



NOTE: ALL WATERING @ REAR OF PROPERTY (FROM REAR WALL OF STRUCTURE WEST TO PROPERTY LINE) SHALL BE BY HAND ONLY IN ORDER TO ESTABLISH PLANT MATERIAL. DO NOT INSTALL ANY AUTOMATED IRRIGATION SYSTEM IN THIS AREA. ONCE ESTABLISHED, WATERING TO BE SUPPLEMENTAL HAND-WATERING ONLY.

*ANY IRRIGATION EQUIPMENT SHOWN OUTSIDE OF PROPERTY LINE IS FOR 'EASE OF READING' THE PLAN & SHALL BE LOCATED ON SUBJECT PROPERTY ONLY.

IRRIGATION NOTES

- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas where possible. Avoid any conflicts between the sprinkler system, planting and architectural features.
- Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimensions exist that might not have been considered in the design of the plan.
- It is the responsibility of the Irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc. Irrigation contractor shall coordinate his work with other sub-contractors for the location and installation f pipe sleeves through walls, under roadways, patios, walks, structures, etc. prior to installation of any concrete or paving.
- Verify point(s) of connection on site prior to commencing project. Always use mainline source as point-of-connection for proposed irrigation system. Do not use faucets or hose bibs from house as a point-of-connection. Notify landscape designer of any discrepancies prior to proceeding with any work.
- Installation to be in conformance of city and/or county codes, using normal approved standards of procedure and manufacturer's specifications.
- Install backflow prevention device(s) 12" above highest sprinkler head(s).
- Mainlines and lateral lines shall be placed in the same trench whenever possible.
- All piping under paved areas shall be installed prior to paving using PVC Schedule 40 pipe for both pressure and lateral lines.
- Electric power for the automatic controller shall be provided by Irrigation contractor, or most logical tradesman on site, using Irrigation Plan as a guide for controller location. Coordination of installation and location to be responsibility of the Irrigation contractor. Final location of controller shall be determined by homeowner.
- Install controller wires in same trench with main line whenever possible.
- All control valves to be planting areas as indicated, close to curbs and walks. Install one of two ways, according to the method preferred by homeowner:
  1. All valves below grade in valve boxes.
  2. All valves above grade, maximum 18" high
- The Irrigation contractor shall flush and adjust all sprinkler heads for optimum performance and to minimize overspray onto walks, roadways, and structures as much as possible. This shall include selecting the best degree of arc to fit the existing site conditions and to throttle the flow control at each valve to obtain the optimum operating pressure for each system.
- The Irrigation contractor shall guarantee entire sprinkler system against defective materials and workmanship for a period of one (1) year from date of acceptance by owner. Should any repairs be necessary during this period, due to defective materials and/or workmanship, the Irrigation contractor shall repair at his expense.
- Install hose bibs/faucets at location(s) to be designated by homeowner prior to project start.
- Install all risers on "Marley" double swing joints.
- Backfill and compact to 90% all trenches for mainline, lateral lines, and any trench left unfilled, unless informed otherwise. Verify backfill of trenches other than irrigation with appropriate contractor on site prior to doing so.
- Consult with landscape designer if specified equipment can be substituted with equal or better equipment as the project may require.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION			PATTERN
V	TORO 570S	12Q	SHRUB SPRAY ON 12" RISER	QUARTER
	TORO 570S	12H	"	HALF
	TORO 570S	12F	"	FULL
	TORO 570S	12-120	"	120
	TORO 570S	4-EST	"	END STRIP
	TORO 570S	4-SST	"	SIDE STRIP
	TORO 570AP	12Q	4" POP-UP	QUARTER
	TORO 570AP	12H	"	HALF
	TORO 570AP	12F	"	FULL
	TORO 570AP	12-120	"	120
	TORO 570AP	4-EST	"	END STRIP
	TORO 570AP	4-SST	"	SIDE STRIP
	TORO 570SP	12Q	6" POP-UP	QUARTER
	TORO 570SP	12H	"	HALF
	TORO 570SP	12F	"	FULL
	TORO 570SP	12-120	"	120
	TORO 570SP	4-EST	"	END STRIP
	TORO 570SP	4-SST	"	SIDE STRIP
	TORO STREAM BUBBLER			FULL
		AUTOMATIC CONTROL VALVE		
		BACKFLOW PREVENTION DEVICE		
		BRASS GATE VALVE		
	HARDIE, OR EQUAL	MULTI-FUNCTION CONTROLLER		
	1" (OR AS NEEDED) PVC SCHEDULE MAINLINE			
	PVC SCHEDULE 40 SLEEVING (SIZE NOTED)			
	PVC CLASS 200 OR BETTER LATERAL LINE (SIZE NOTED)			

NOTE: SHOULD SITE CONDITIONS PRESENT A CHANGE IN SPECIFIED EQUIPMENT, CONTACT LANDSCAPE DESIGNER TO DETERMINE APPROPRIATE CHANGES.

NOTE: VERIFY THAT ALL NEW VALVES ARE CONNECTED TO A NEW 1" MAINLINE. ALSO, DEVELOPER TO SELECT LOCATIONS FOR NEW HOSE BIBS THAT ARE TO BE TIED INTO NEW MAINLINE IN AREAS SURROUNDING THE BUILDING IN ORDER TO FACILITATE HAND WATERING

REVISIONS	BY

IRRIGATION PLAN

WARE ASSOCIATES
LANDSCAPE DESIGN
18 Paradise Cove
Laguna Niguel, CA 92677
949.292.5302

REEF POINTE
410 ARENOSO LANE
SAN CLEMENTE

DRAWN: AJ
CHECKED: AJ
DATE: 7-15-12
SCALE: 1/8" = 1'-0"
JOB NO.
SHEET 1 OF 3 SHEETS

COASTAL COMMISSION

EXHIBIT # 3

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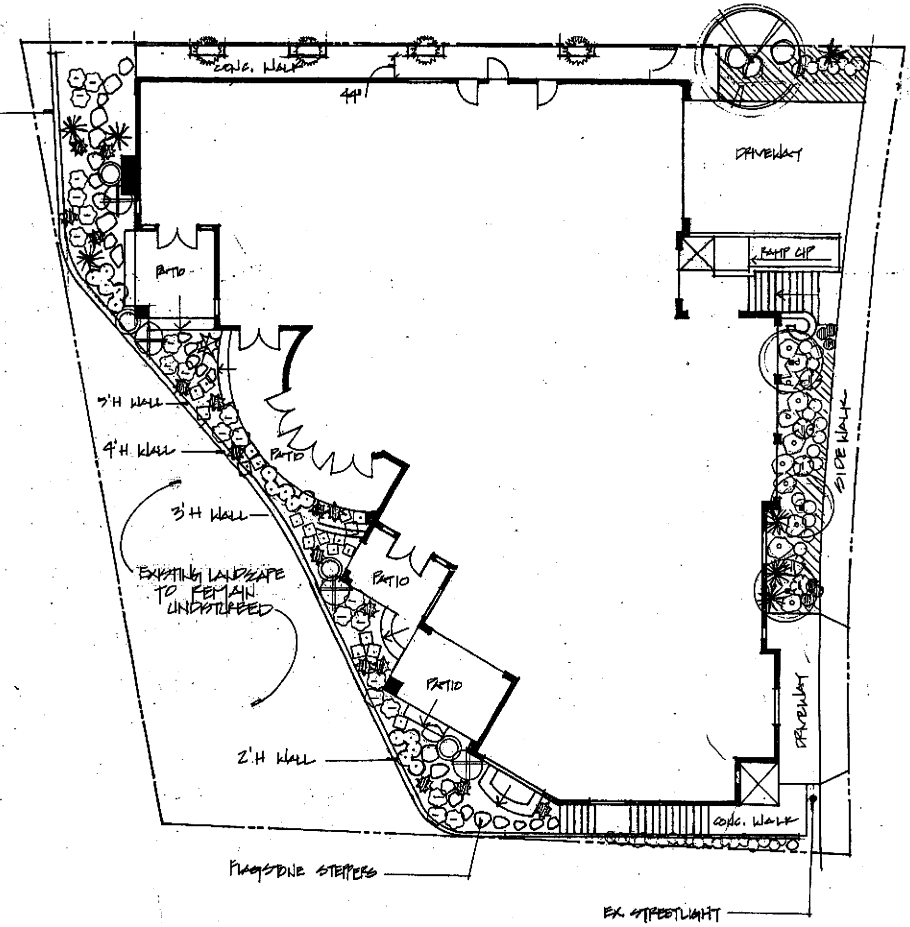
NEW PLANTING TO BE PLANTED PER LEGEND BELOW



PLANT LEGEND

SYMBOL	SIZE	QUANT.	BOTANICAL NAME	REMARKS
	36"	1	Agonis flexuosa	Multi
	36"	3	Trachycarpus fortunei	Multi
	24"	4	Cupressus sempervirens	
	15 gal	1	Phormium 'Maori Maiden'	
	5 gal	3	Pittosporum crass. 'Compactum'	
	5 gal	7	Phormium tenax 'Purpureum'	
	5 gal	8	Asparagus 'Meyeri'	
	5 gal	10	Philodendron 'Xanadu'	
	5 gal	5	Pittosporum 'Wheeleri'	
	5 gal	4	Salvia leucantha	
	5 gal	4	Tagetes lemonnii	
	5 gal	15	Artemesia 'Powis Castle'	
	5 gal	22	Cistus purpureus	
	5 gal	16	Kniphofia uvaria	
	5 gal	17	Nassella tenuissima	
	1 gal	45	Rhynchospermum asiaticum	
	1 gal	42	Hemerocallis 'Rusty Red'	
Crib wall	1 gal	60	Oenothera berlandieri	
Crib wall	1 gal	60	Ivy geranium	
Crib wall	1 gal	60	Aloe arborescens	
Crib wall	1 gal	60	Echevaria glauca	

PLANTING NOTES

- Coordinate placement of all trees and shrubs with sprinkler locations.
- When trees and specimens have been planted, a berm should be prepared which is no large than the size of the original root ball in order that applied water in the basin will enter through the root ball.
- All paving to be swept of all soil amendments and planting mixes prior to any watering applications to prevent any possible staining.
- All lawn areas to be bordered between planting areas by 2" x 4" redwood header board (staked at 5' O.C.) or 1" x 4" 'Woodflex' bender board (staked at 5' O.C.) as required by design layout, unless noted otherwise.
- Unless designated otherwise, mulch all areas with "Forest Floor" mulch, minimum 2" depth.
- Lawn to be N/A
- Sun area ground cover to be FOREST FLOOR 0"-4" (HALF)
- Shade area ground cover to be FOREST FLOOR 0"-2" (HALT)
- Guarantee plant material and workmanship for a minimum of 30 days.

REVISIONS	BY
1-8-13	AW

REEF POINTE
410 ARENOSO LANE
SAN CLEMENTE

WARE ASSOCIATES LANDSCAPE DESIGN

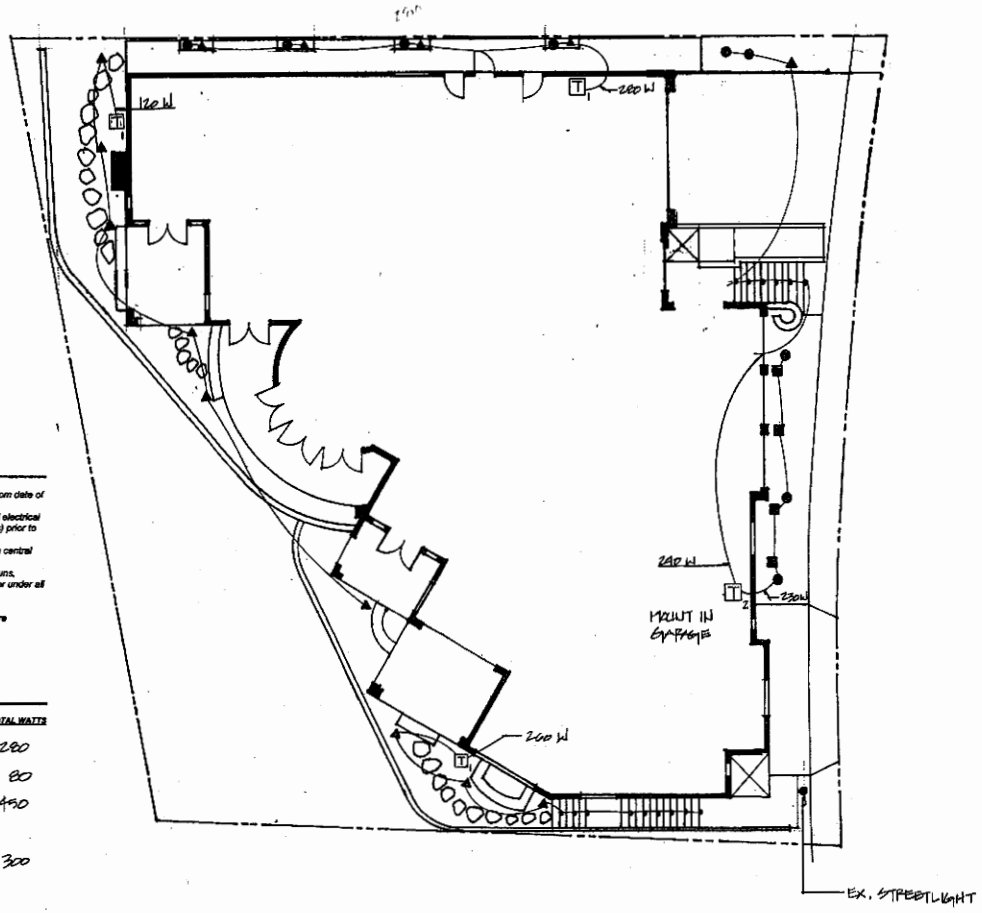
16 Paradise Cove
Laguna Niguel, CA 92677
949.292.5302

PLANTING PLAN

DRAWN AW
CHECKED
DATE 7-15-12
SCALE 1/8"=1'-0"
JOB NO.
SHEET 2 OF 3 SHEETS

COASTAL COMMISSION

EXHIBIT # 3
PAGE 3 OF 3



LIGHTING NOTES

- The entire system shall be warranted by manufacturer for a period of one (1) year from date of proper installation.
- 115-volt weatherproof outlet and switches shall be installed in accordance with local electrical code. Contractor shall verify need and location of electrical source for transformer(s) prior to installation.
- 12-volt transformer(s) shall be installed no less than 12 inches above grade and in a central location.
- Cable installation should follow natural barriers, such as sidewalk edges, irrigation runs, wherever possible. Sleeving (Class 200 PVC, 1 inch) shall be provided by contractor under all hardscape areas to facilitate cable installation.
- Plans indicate number and type of fixtures only. Locations shown are approximate.
- Twelve (12) inches of excess cable shall be buried at each fixture to allow for fixture adjustment.
- Bury cable a minimum of 6" deep.
- Finish of fixtures to be ARCHITECTURAL BRONZE unless noted otherwise.

LIGHTING LEGEND

SYMBOL	DESCRIPTION	QUANT	WATTS	TOTAL WATTS
▲	FX LUMINAIRE 'DEMILITE'	14	20	280
■	" 'POTQIROLINA'	4	20	80
●	" 'MACCHIA ULTIMO'	9	50	450
⬢				
◗	" 'LOWER MASSIMO'	15	20	300
▲				
◕				
T1	TIMER/TRANSFORMER	3	300	
T2	TIMER/TRANSFORMER	1	600	
T3				

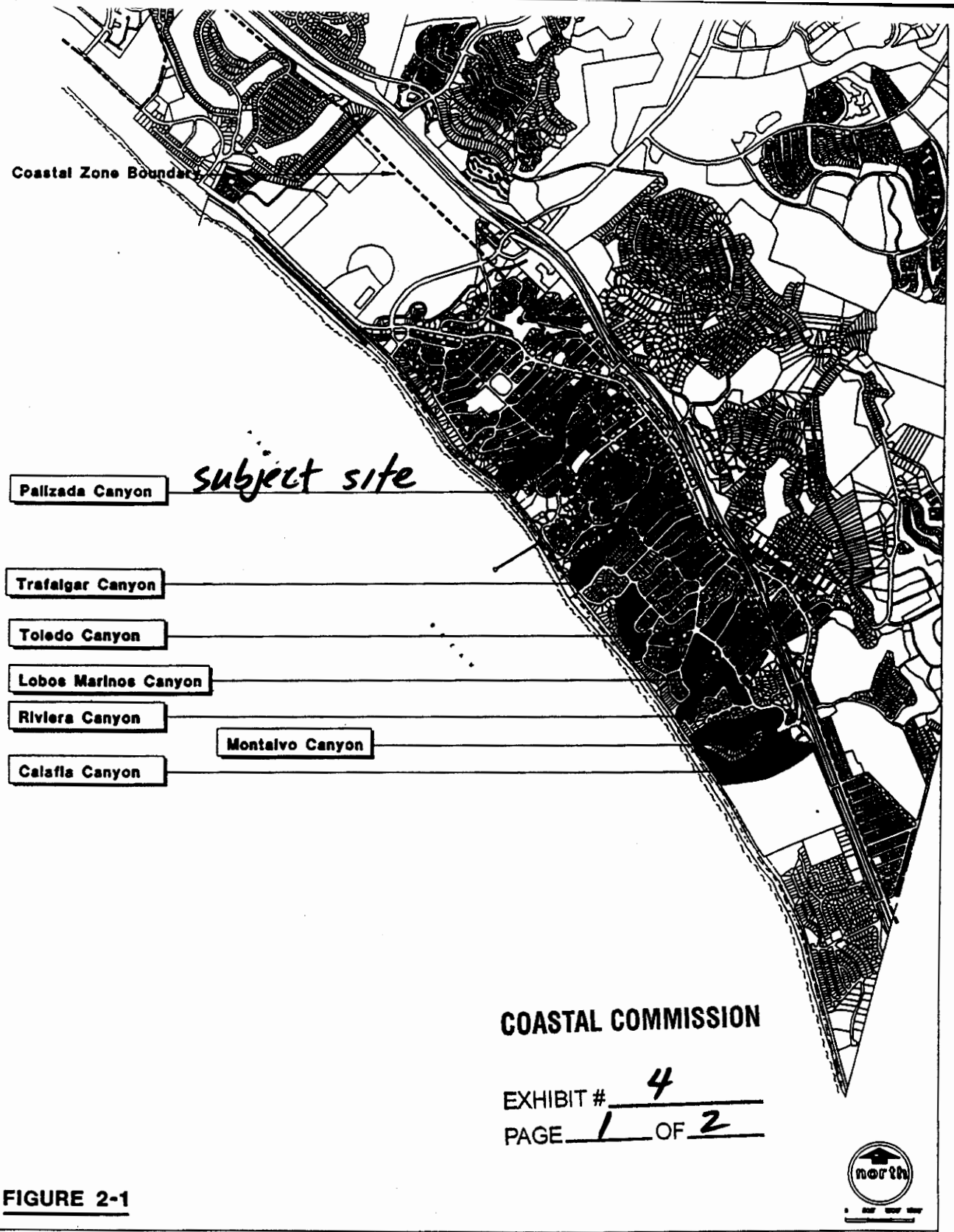
REVISIONS	BY

LV LIGHTING PLAN

WARE ASSOCIATES LANDSCAPE DESIGN
15 Paradise Cove
Laguna Niguel, CA 92677
949.292.5302

REEF POINTE
410 ARENOSO LANE
SAN CLEMENTE

DRAWN AJ
CHECKED
DATE 7-13-12
SCALE 1/8" = 1'-0"
JOB NO.
SHEET 3 OF 3 SHEETS



COASTAL COMMISSION

EXHIBIT # 4

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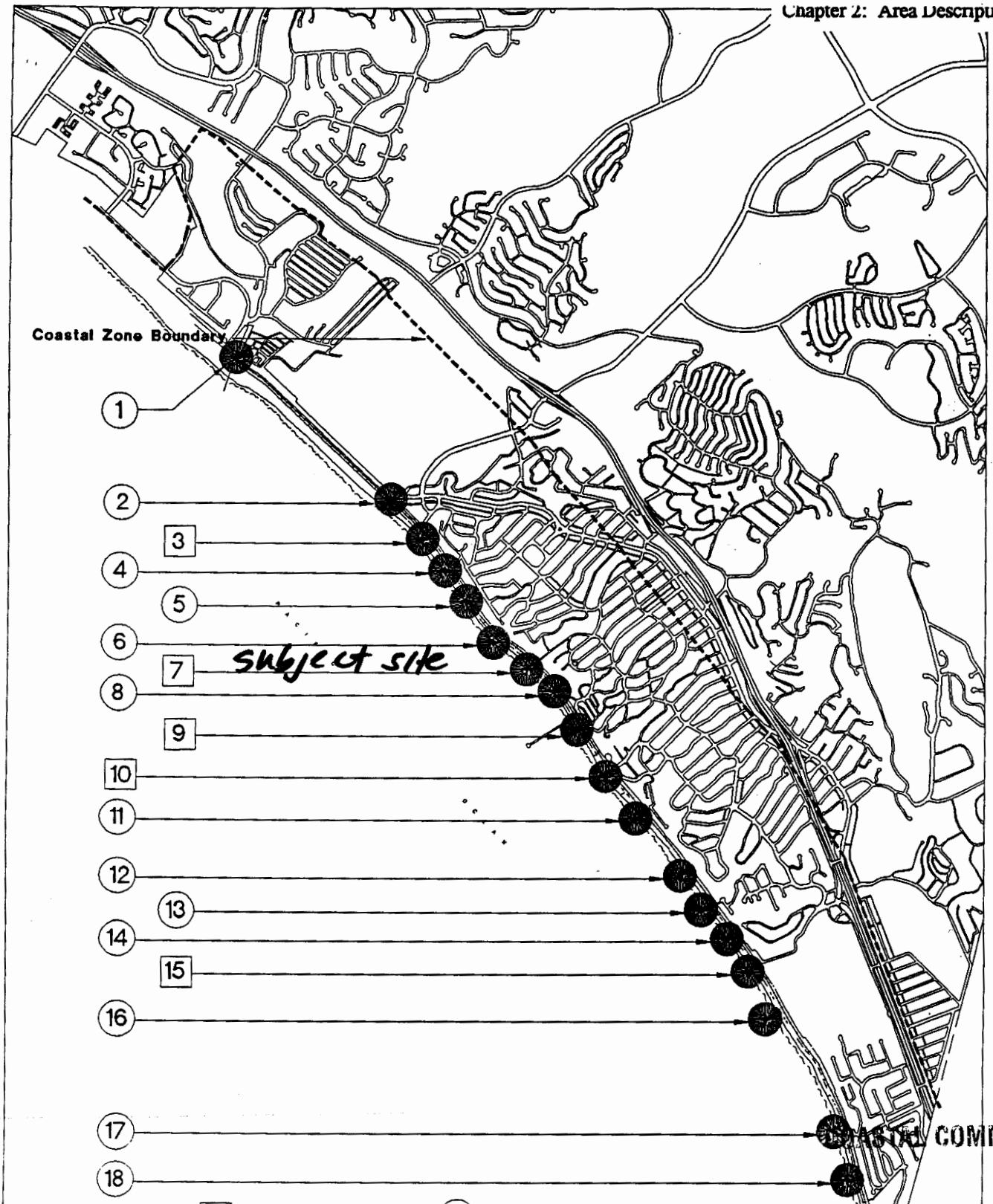
FIGURE 2-1

CITY OF SAN CLEMENTE

COASTAL CANYONS/ ENVIRONMENTALLY SENSITIVE HABITAT AREAS



Primary Access Secondary Access

ESTRELLA-NORTH	1 - POCHE 2 - CAPISTRANO SHORES	PRESIDIO-CENTRAL	10 - T- STREET 11 - BOCA DEL CANON 12 - LOST WINDS
PICO-PALIZADA	3 - NORTH BEACH 4 - DIJE COURT 5 - EL PORTAL 6 - MARIPOSA	CALAFIA-SOUTH	13 - RIVIERA 14 - MONTALVO 15 - AVE. CALAFIA 16 - SAN CLEMENTE STATE PARK 17 - AVE. DE LAS PALMERAS 18 - CALLE ARIANA
PRESIDIO-CENTRAL	7 - LINDA LANE PARK 8 - CORTO LANE 9 - MUNICIPAL PIER		

north

0 500' 1000' 1500'

FIGURE 2-5

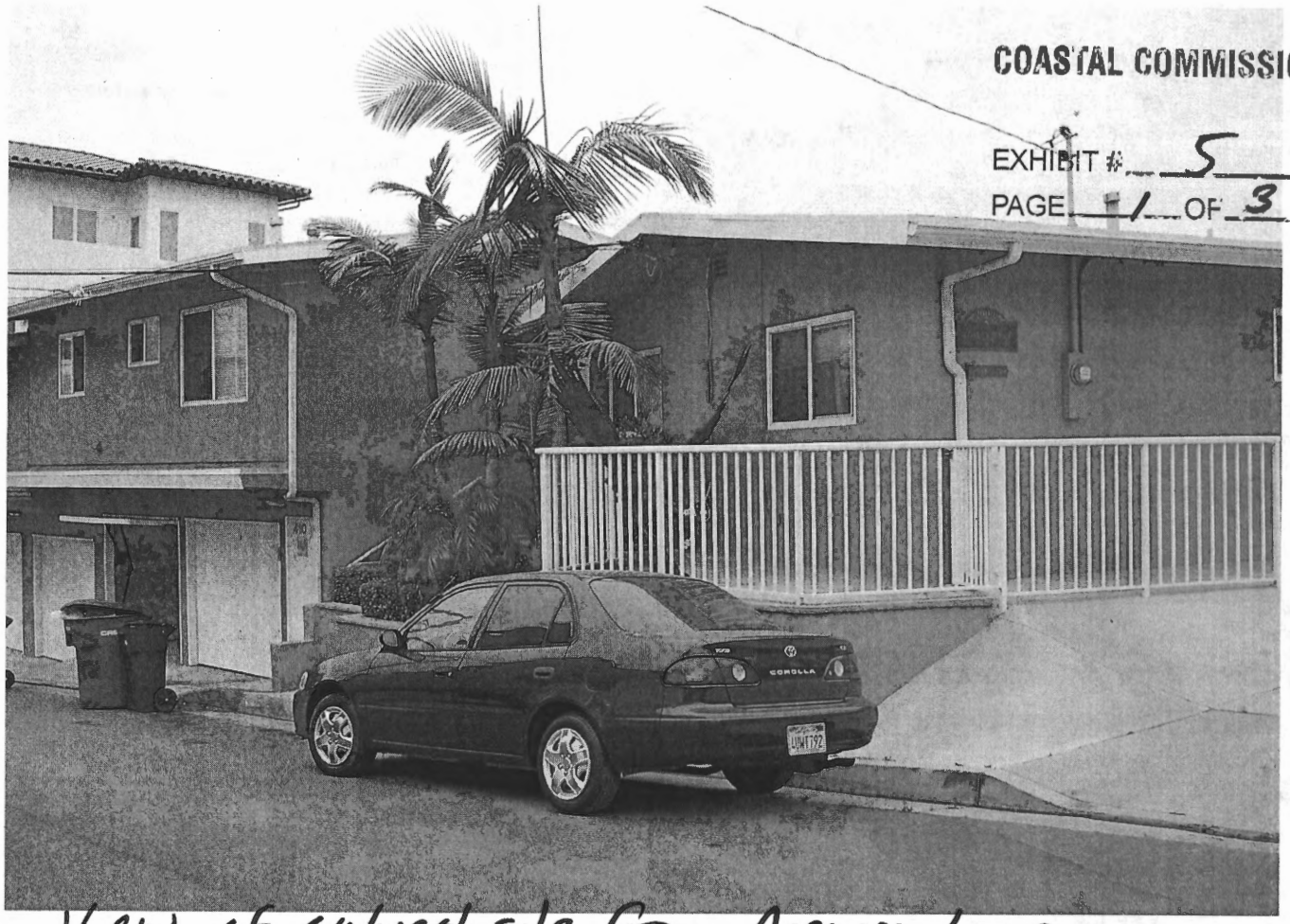
COASTAL COMMISSION
EXHIBIT # 4
PAGE 2 OF 2

CITY OF SAN CLEMENTE
COASTAL ACCESS POINTS

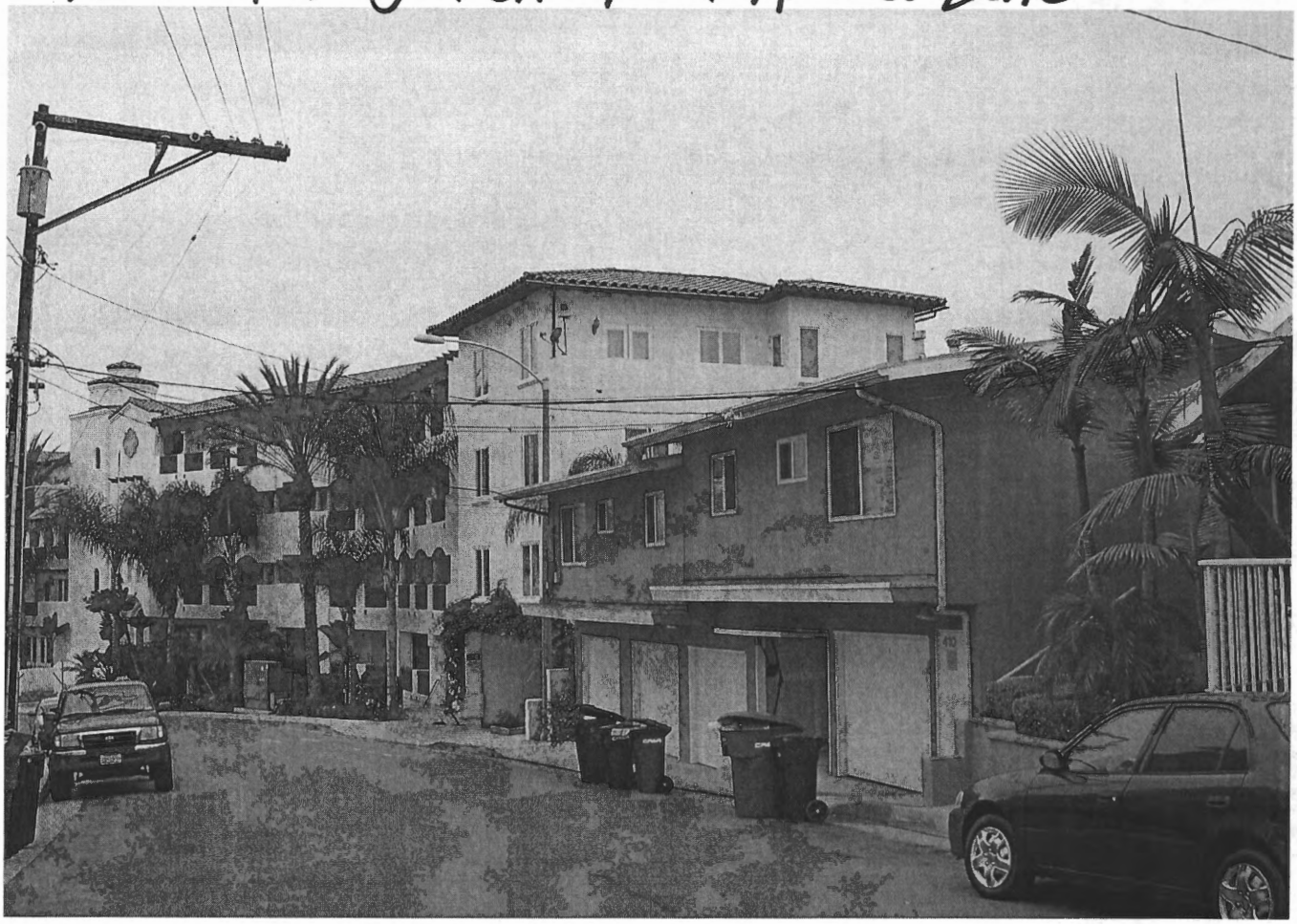
COASTAL COMMISSION

EXHIBIT # 5

PAGE 1 OF 3



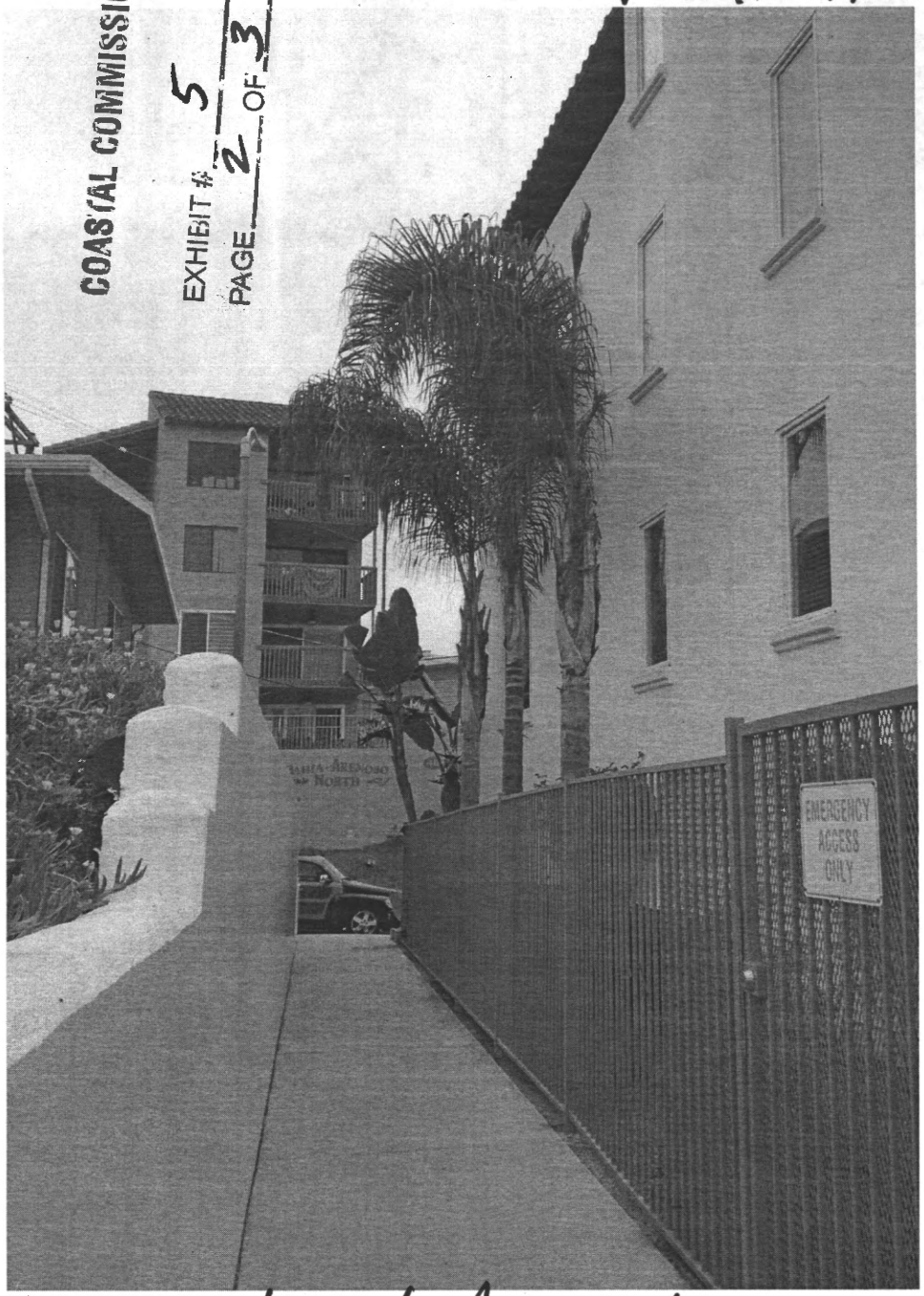
View of subject site from Arenaso Lane



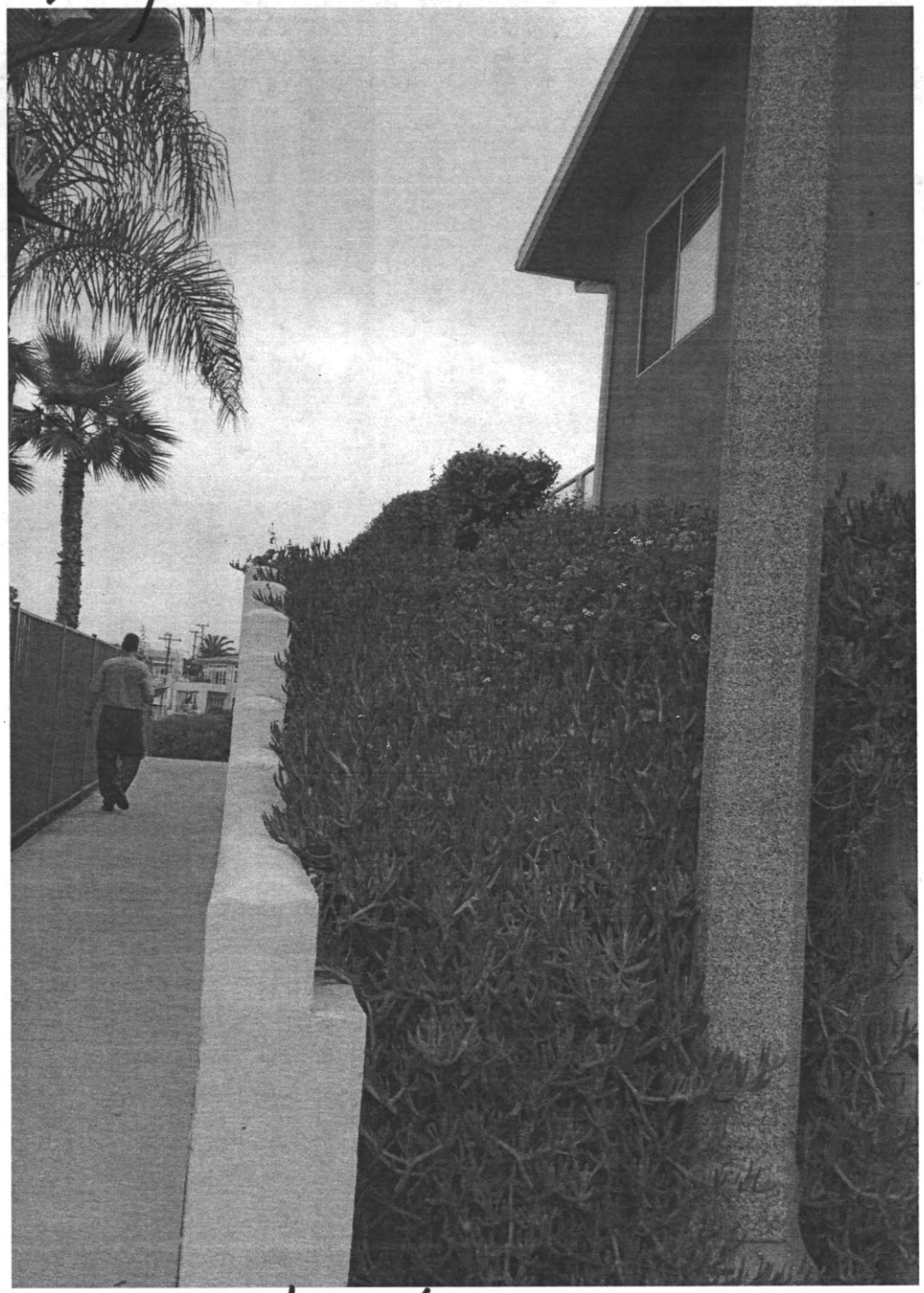
COASTAL COMMISSION

EXHIBIT # 5
PAGE 2 OF 3

Public Accessway



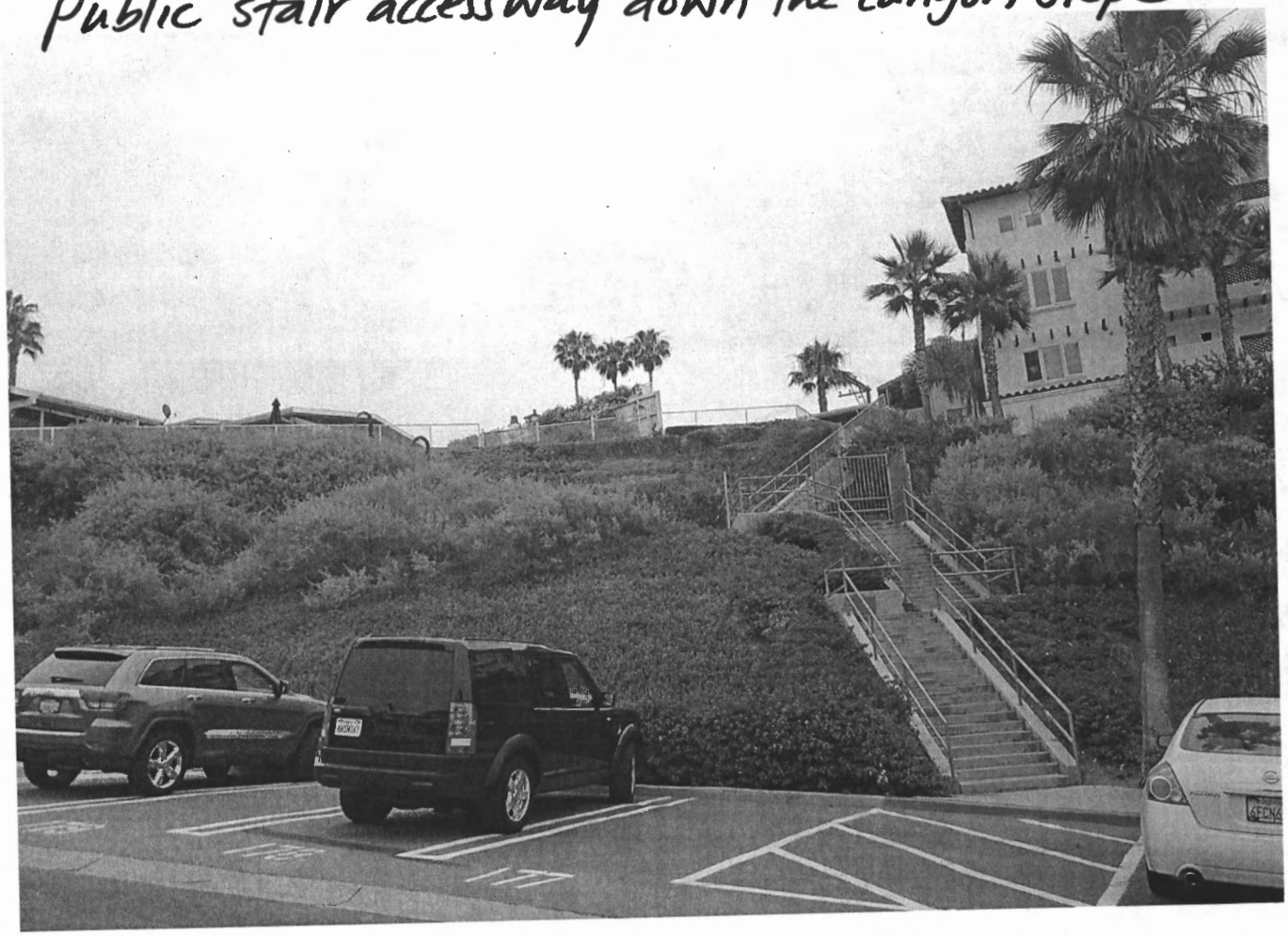
View toward Arenoso Lane



View toward canyon

COASTAL COMMISSION

EXHIBIT # 5

PAGE 3 OF 3

Public stair accessway down the canyon slope