CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 East Ocean Blvd., Suite 300
Long Beach, CA 90802
(562) 590-5071

W16b

5-21-0114
(Kobielsky)
October 13, 2021

EXHIBITS

1. Vicinity Map
2. Project Plans
   Drainage Plan
   Landscape Plan
3. Canyon Edge Location
4. Vegetation Survey
5. LUP Figure 4-3 Coastal Canyons General Location Map
6. LUP Figure 4-2-A Potential Habitat Study Areas – Map A

5-21-0114 Kobielsky
Vicinity Map
Exhibit 1a

5-21-0114 Kobielsky
Vicinity Map
Exhibit 1b

2 AERIAL PERSPECTIVE

SHEET INDEX

ZONING STANDARDS/LOT INFO

ZONE: RES MED (CZ - PALIZADA CANYON OVERLAY)

STANDARDS	REQUIRED	PROPOSED
LOT AREA:	6000 SF	6203 SF
LOT WIDTH:	60 FT	43 FT @ PL
FRONT SETBACK TO RESIDENCE:	15 FT	15.2 FT
FRONT SETBACK TO GARAGE:	18 FT	18 FT
INTERIOR SIDE SETBACK:	5 FT	5 FT
REAR YARD SETBACK:	5 FT	68.8 FT
LOT COVERAGE, MAX:	50%	37%
BUILDING HEIGHT, MAX:	25 FT	24.9 FT
PARKING	2 COVERED	3 COVERED

FLOOR AREAS/LOT COVERAGE

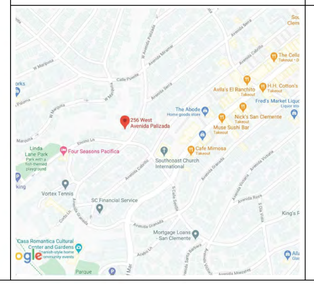
FLOOR AREAS

Name	Area	Comments
FIRST FLOOR	1154 SF	
GARAGE	664 SF	
FRONT PORCH	135 SF	
SECOND FLOOR	1653 SF	
ROOF DECK	490 SF	
FOOTPRINT	2271 SF	

PROPOSED HOUSE LIVING AREA = 2807 SF
GARAGE AREA = 664 SF
GROSS FLOOR AREA = 3471 SF

STRUCTURES FOOTPRINT = 2271 SF
LOT AREA = 6203 SF
LOT COVERAGE = 2271/6203 = 37%

VICINITY MAP



LEGAL DESCRIPTION

LOT 42 IN BLOCK 1 OF TRACT NO. 784, AS PER MAP THEREOF, RECORDED IN BOOK 23, PAGES 39 TO 40 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY.

200 (aka 256) W. AVE. PALIZADA
SAN CLEMENTE, CA

APN # 692-051-09

USE: SINGLE FAMILY RESIDENTIAL

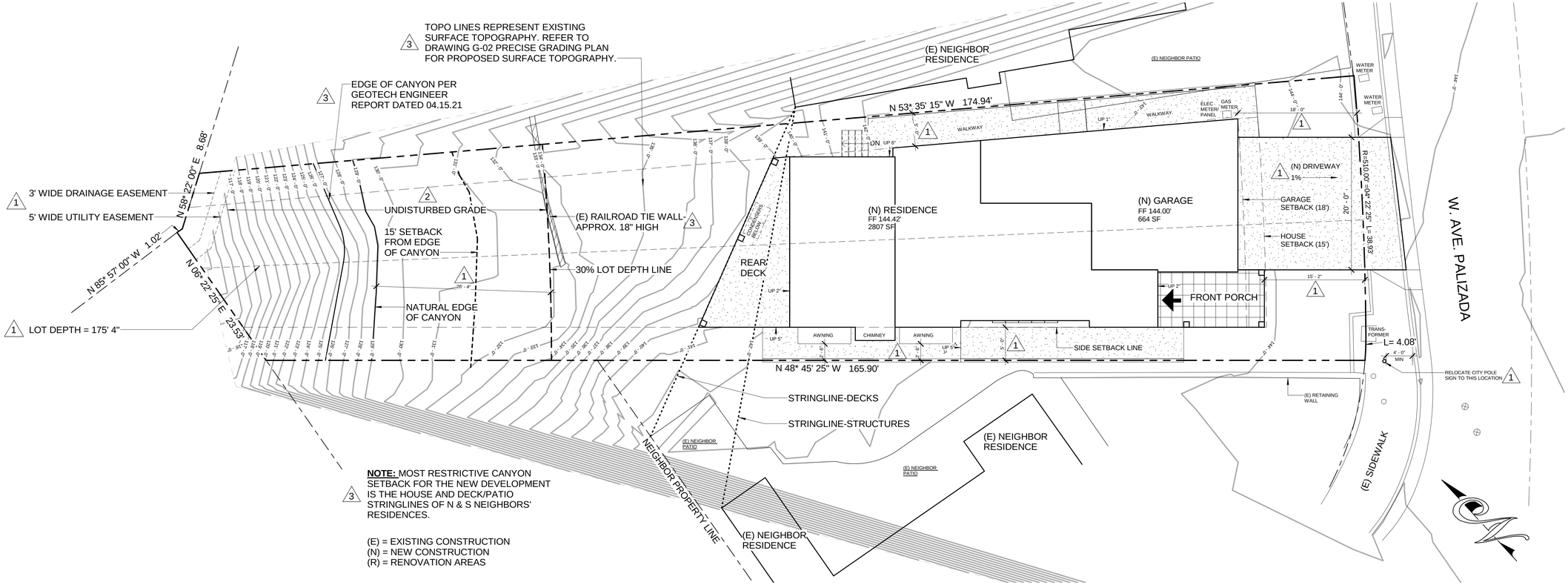
PROJECT DESCRIPTION

NEW RESIDENCE ON AN UNDEVELOPED, INFILL, COASTAL CANYON LOT. TWO-STORY, 2807 SF LIVING AREA, 3-CAR GARAGE, FRONT & REAR DECKS AND ROOF DECK.

PROPOSED HOUSE IS CONFORMING TO THE REQUIRED SETBACKS FOR THE ZONE INCLUDING THE MOST RESTRICTIVE COASTAL CANYON SETBACK.

PROPOSED HOUSE WILL BE SPRINKLERED.

OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B, SPRINKLERED
BUILDING HEIGHT: 24.5' MAX
TWO STORIES



1 SITE PLAN
1/8" = 1'-0"

LAMPERT DIAS ARCHITECTS, INC.
CHRISTINE LAMPERT A.I.A.
CAROLYN A. DIAS A.I.A.

P.O. BOX 4565
SAN CLEMENTE
CALIFORNIA 92674

TEL 949 492 7301
FAX 949 492 0829

CHRISTINE M. LAMPERT NO. C-012993 CALIFORNIA 11-21 RENEWAL DATE LICENSED ARCHITECT

KOBIELSKY RESIDENCE

200 (aka 256) W. AVE PALIZADA
SAN CLEMENTE, CA 92672

DESIGN DRAWINGS

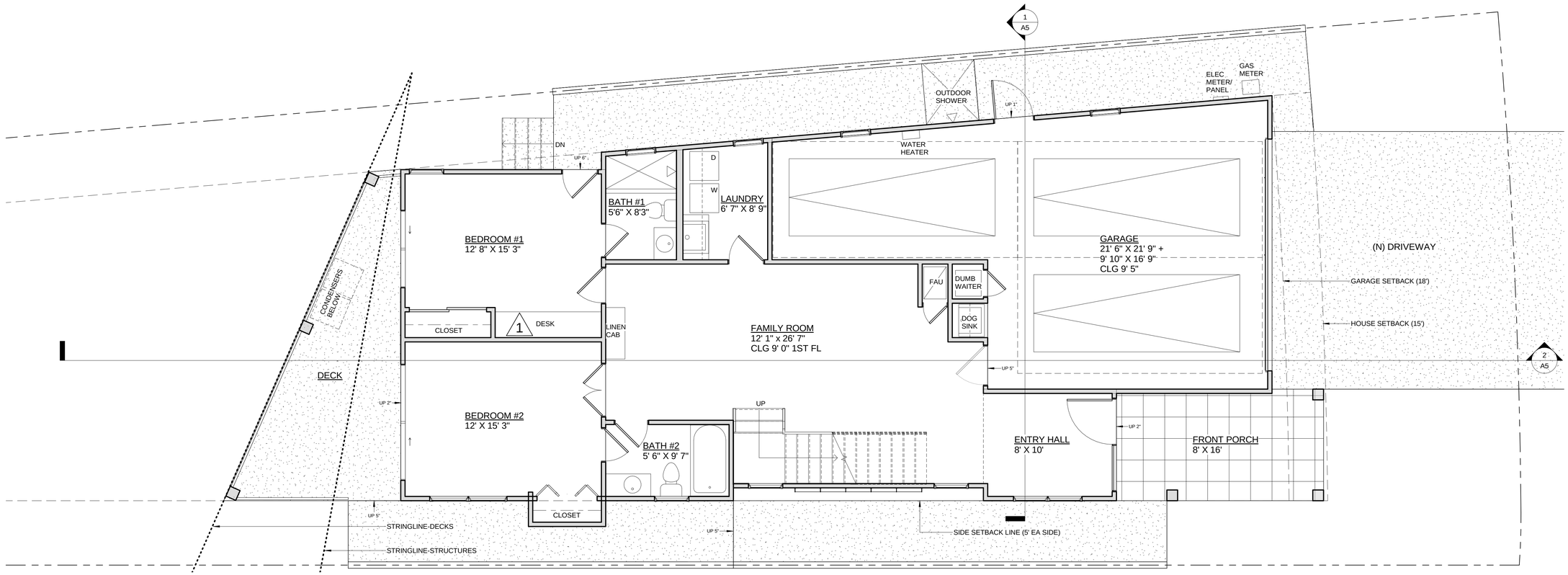
IN-CONCEPT REVIEW
COASTAL CANYON

PROJECT DATA
SITE PLAN
EXTERIOR
PERSPECTIVES

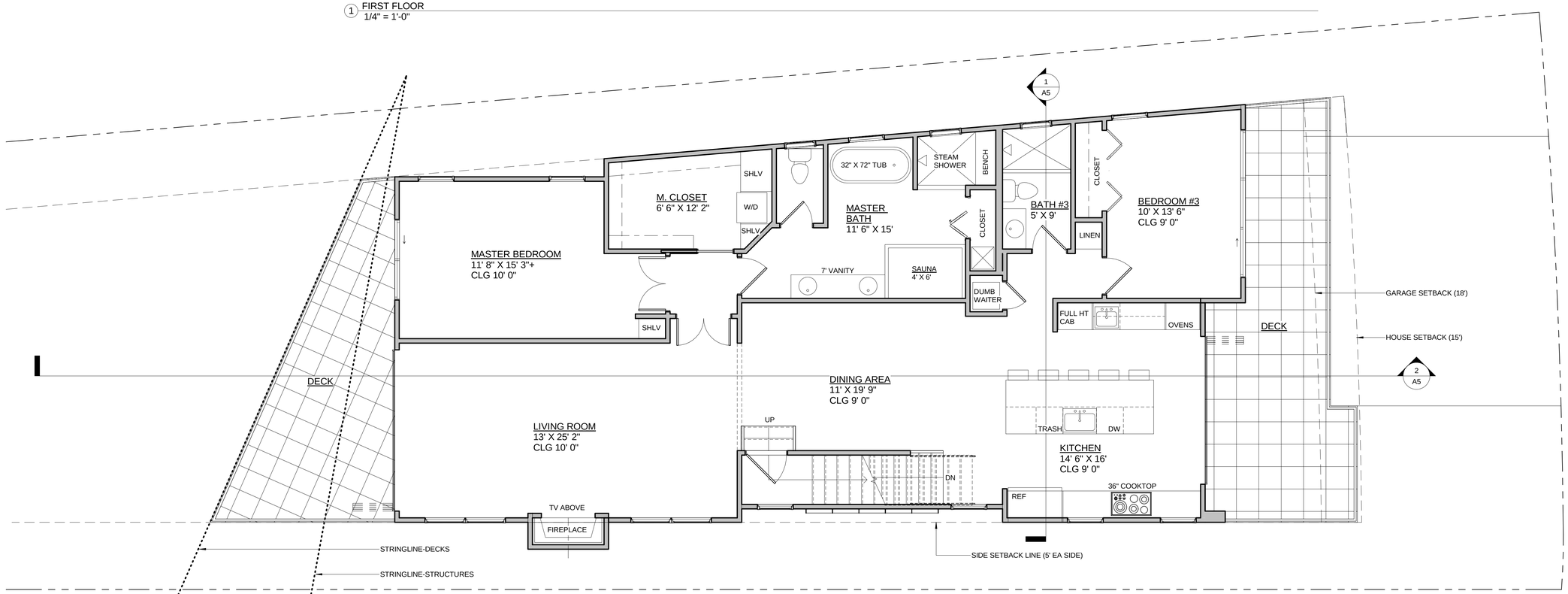
DRAWN K. SPRAGUE
DATE 07.28.2020

REVISION DATE
1 09.29.2020
2 12.14.2020
3 04.28.2021

SHEET NUMBER
A-1



1 FIRST FLOOR
1/4" = 1'-0"



2 SECOND FLOOR
1/4" = 1'-0"

LAMPERT DIAS ARCHITECTS, INC.

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11 21
RENEWAL DATE
LICENSED ARCHITECT

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200 (aka 256) W. AVE PALIZADA
SAN CLEMENTE, CA 92672

DESIGN DRAWINGS

IN-CONCEPT REVIEW
COASTAL CANYON

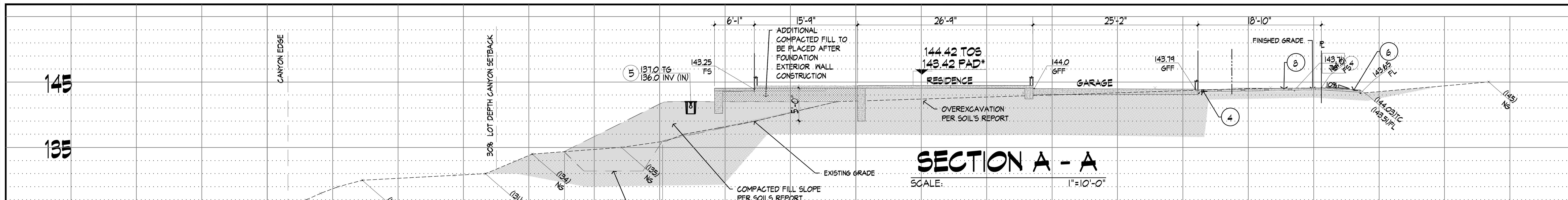
FIRST FLOOR PLAN
SECOND FLOOR PLAN

DRAWN K. SPRAGUE
DATE 07.28.2020

REVISION	DATE
1	09.29.2020
2	12.14.2020
3	04.28.2021

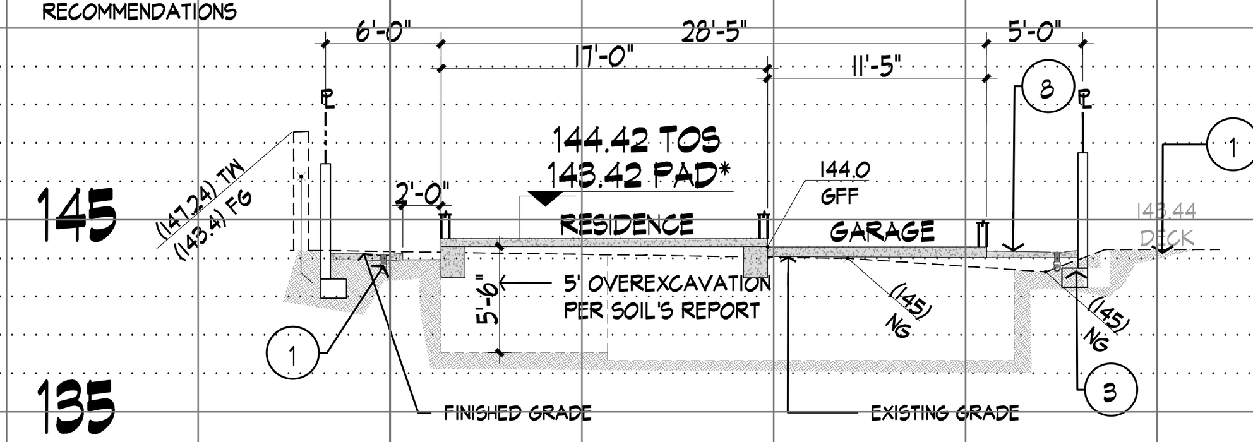
SHEET NUMBER

A-2



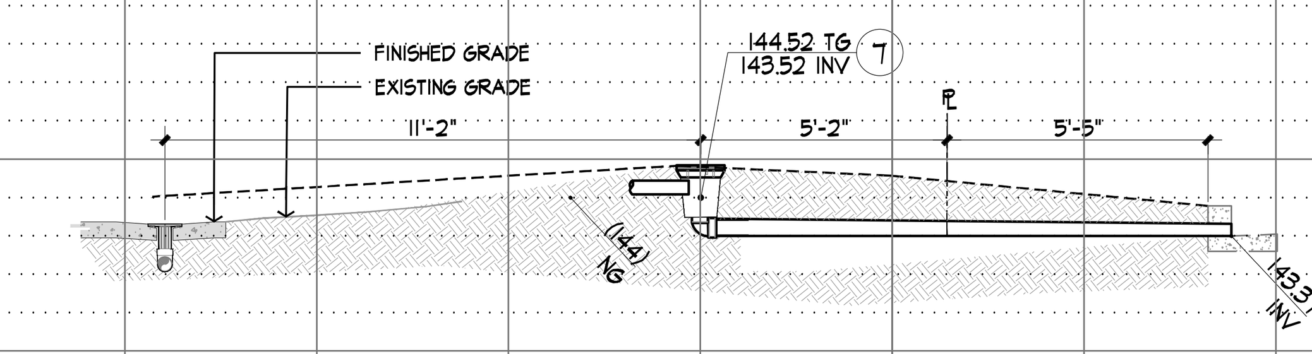
SECTION A - A

SCALE: 1"=10'-0"



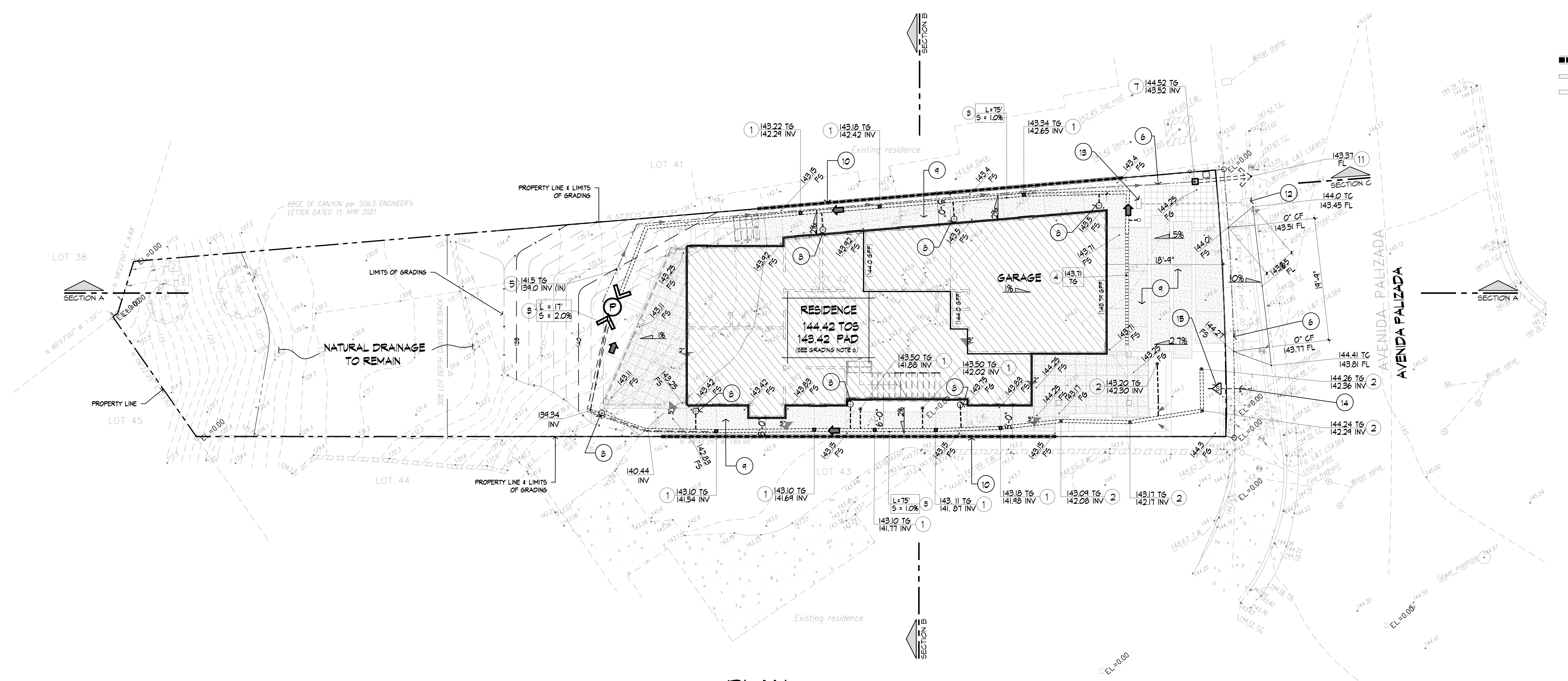
SECTION B - B

SCALE: 1"=10'-0"



SECTION C (THRU CURB OUTLET)

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



PLAN

SCALE: 1"=10'-0"

GRADING LEGEND, SYMBOLS AND ABBREVIATIONS

	PROPOSED 6" STORM DRAIN LINE
	PROPOSED 4" STORM DRAIN LINE
PERF SUBDRAIN	PROPOSED PERFORATED SUBDRAIN
	PROPOSED SQ. GRATE DRAIN INLET
	PROPOSED PLANTER DRAIN INLET
	PROPOSED ROOF DOWN SPOUT
	PROPOSED MAIN CATCH BASIN
	PROPOSED RETAINING WALL
	PROPOSED SITE SCREEN WALL
	PROPOSED SIDE PROPERTY WALL
	PROPOSED TREE BOX LOCATION

℄	PROPERTY LINE
F.G. :	FINISHED GRADE
F.S. :	FINISHED SURFACE
T.W.F.:	TOP OF WOOD FENCE
D.F. :	DOWNSPOUT
INV. :	INVERT ELEVATION
T.O.S. :	TOP OF SLAB
T.G. :	TOP OF GRATE (DRAIN INLET)
F.L. :	FLOW LINE
(ELE) :	EXISTING OR NATURAL GRADE ELEV
T.C. :	TOP OF CURB
TW :	TOP OF WALL
TF :	TOP OF FOOTING
TP :	TOP OF PILASTER
F.F. :	FINISHED FLOOR
G.F.F. :	GARAGE FINISHED FLOOR

* - NOT ALL SYMBOLS USED

CONSTRUCTION NOTES:

1. INSTALL 4" SQUARE CATCH BASIN, NDS 918B OR EQUAL
2. INSTALL 4" PLANTER DRAIN W/ ATRIUM GRATE, NDS 80 OR EQUAL
3. INSTALL 4" DRAIN PIPE, PVC SCHEDULE 40
4. INSTALL 5" CHANNEL DRAIN WITH TRAFFIC RATED GRATE, NDS 816 OR EQUAL.
5. INSTALL STORM DRAIN BMP DISCHARGE ASSEMBLY PER ZOELLER SERIES 53, 900 SERIES OR APPROVED EQUAL.
6. INSTALL 2" STORM DRAIN SUMP DISCHARGE TO UPPER LEVEL CATCH BASIN AT FRONT YARD
7. INSTALL 12"X12" SQ. CATCH BASIN PER NDS 1200 WITH TRAFFIC RATED GRATE PER DETAIL 3 SHT. G-03 TO TIE IN CURB OUTLET TO STREET.
8. CONNECT ROOF DOWNSPOUT DIRECTLY TO NEAREST STORM DRAIN LINE
9. PROPOSED CONCRETE HARDSCAPE TREATMENT PER LANDSCAPE PLANS.
10. CONSTRUCT PROPERTY LINE WALL - 6 FT MAX HEIGHT PER LANDSCAPE PLAN
11. CONSTRUCT 3" CURB DRAIN OUTLET PER CITY OF SAN CLEMENTE STANDARD DRAWING ST-7
12. CONSTRUCT 1" DOMESTIC WATER SERVICE METER PER CITY OF SAN CLEMENTE STD DWG W-1 AND WS-1.
13. CONSTRUCT BACKFLOW PREVENTER ASSEMBLY PER CITY OF SAN CLEMENTE STD DWG W-10
14. CONSTRUCT 4" SEWER SERVICE LATERAL PER CITY OF SAN CLEMENTE STD DWGS S-6 & WS-1
15. INSTALL SEWER CLEAN OUT PER CITY STD PLAN S-9.

0 10 20 30

GRAPHIC SCALE: 1"= 10'-0"

PLANS PREPARED BY:

d'zn engineering
166 MATISSE CIRCLE
ALISO VIEJO, CA 92656
TEL: (949) 305-8920

CLIENT/OWNER:

PATRICK KOBIELSKY

200 W. Avenida Palizada
San Clemente, CA 92672

SHEET TITLE

PRECISE GRADING PLAN

PROJECT_ADDRESS

200 (aka 256) W. Avenida Palizada
San Clemente, CA 92672

BENCHMARK
ELEV= 40.321
NAVD88 DATUM, 2005 ADJ

BASIS OF BEARINGS:

APN: 692-051-09

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

CIVIL
STATE OF CALIFORNIA

DATE: 04-NOV-2020
ENGINEER: R. DEMA-ALA
CHECKER: R. DEMA-ALA
PROJECT_No: 1890

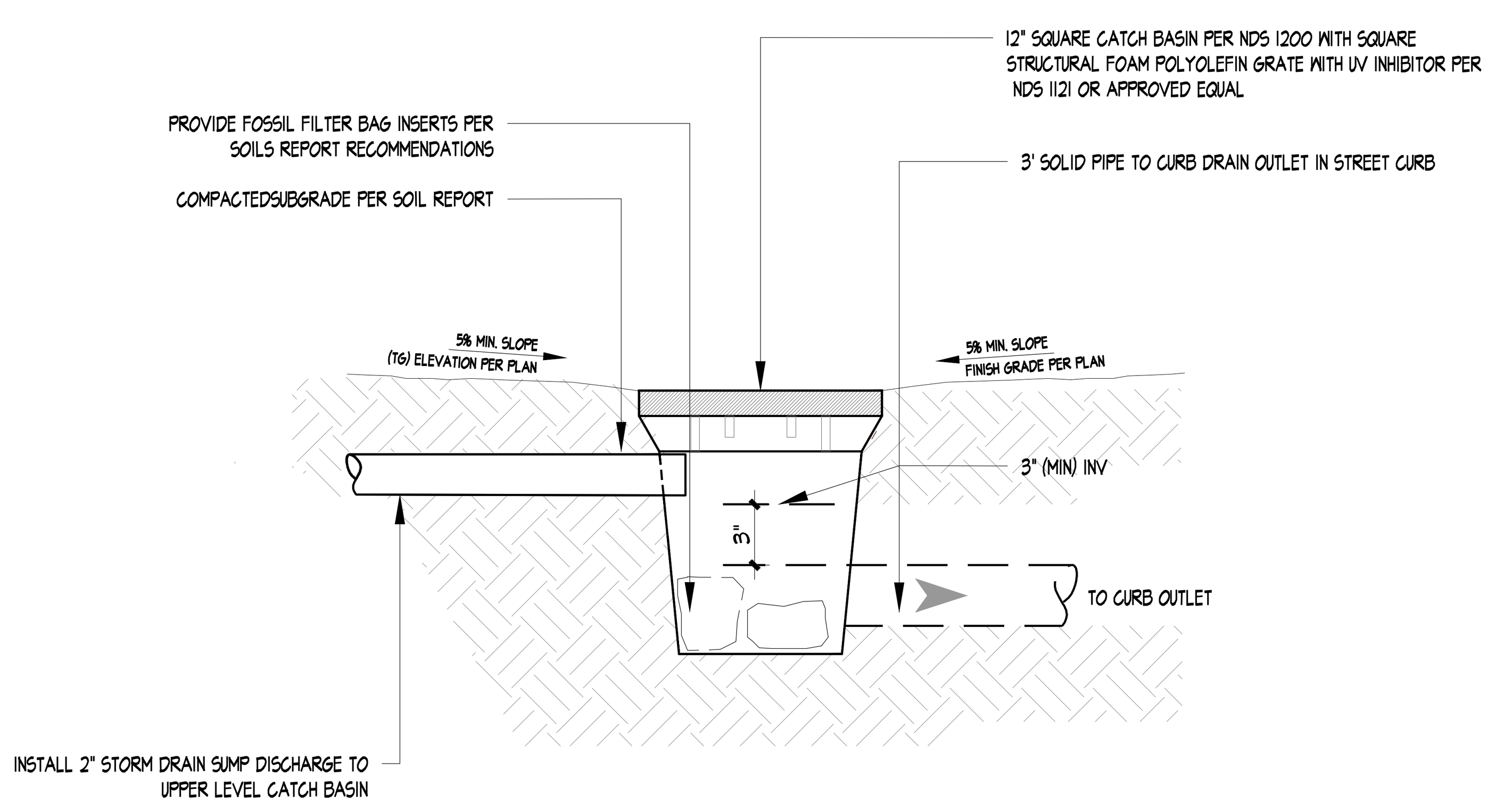
REVISIONS

STATUS: SUBMITTAL 1

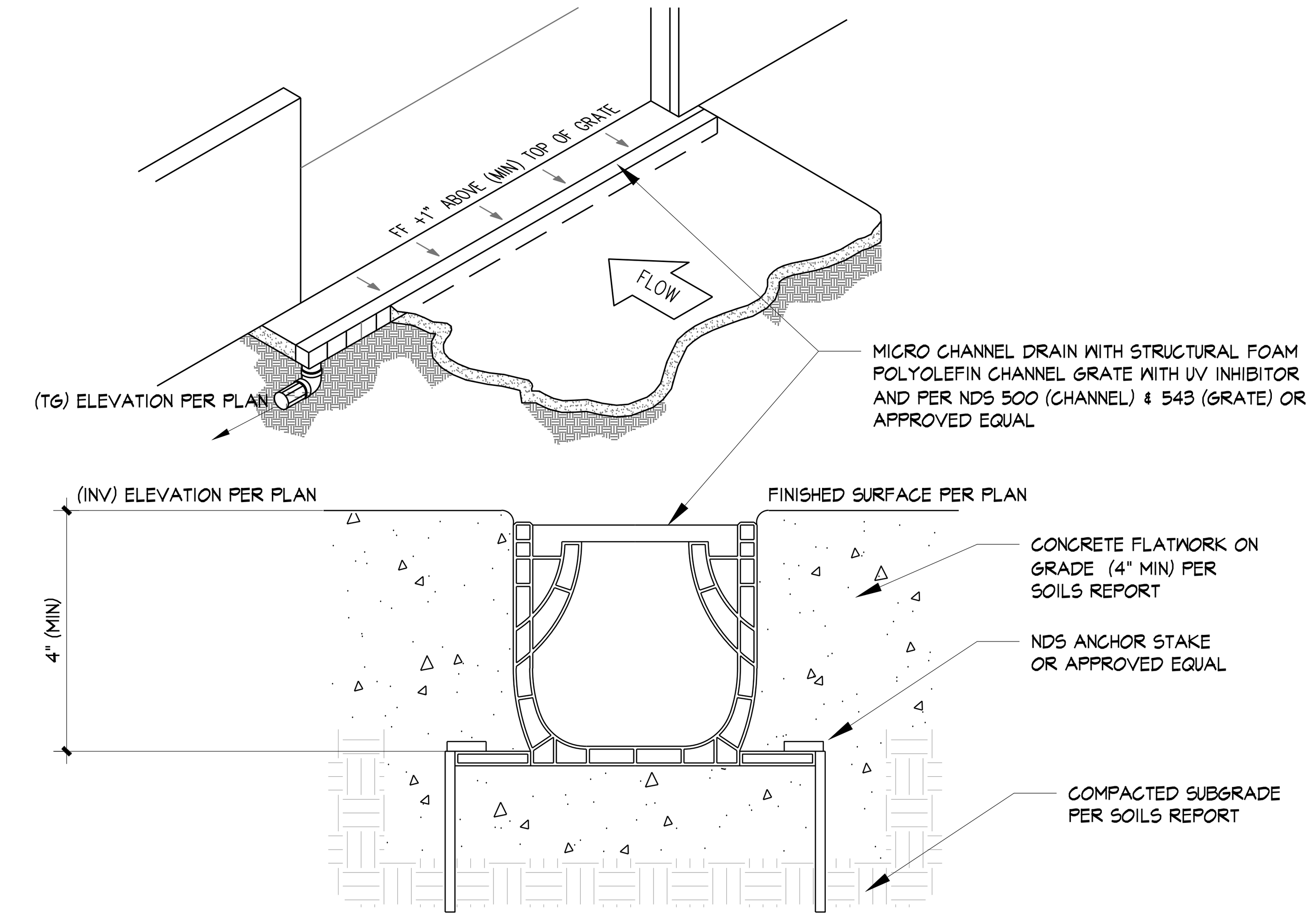
SHEET

G-02

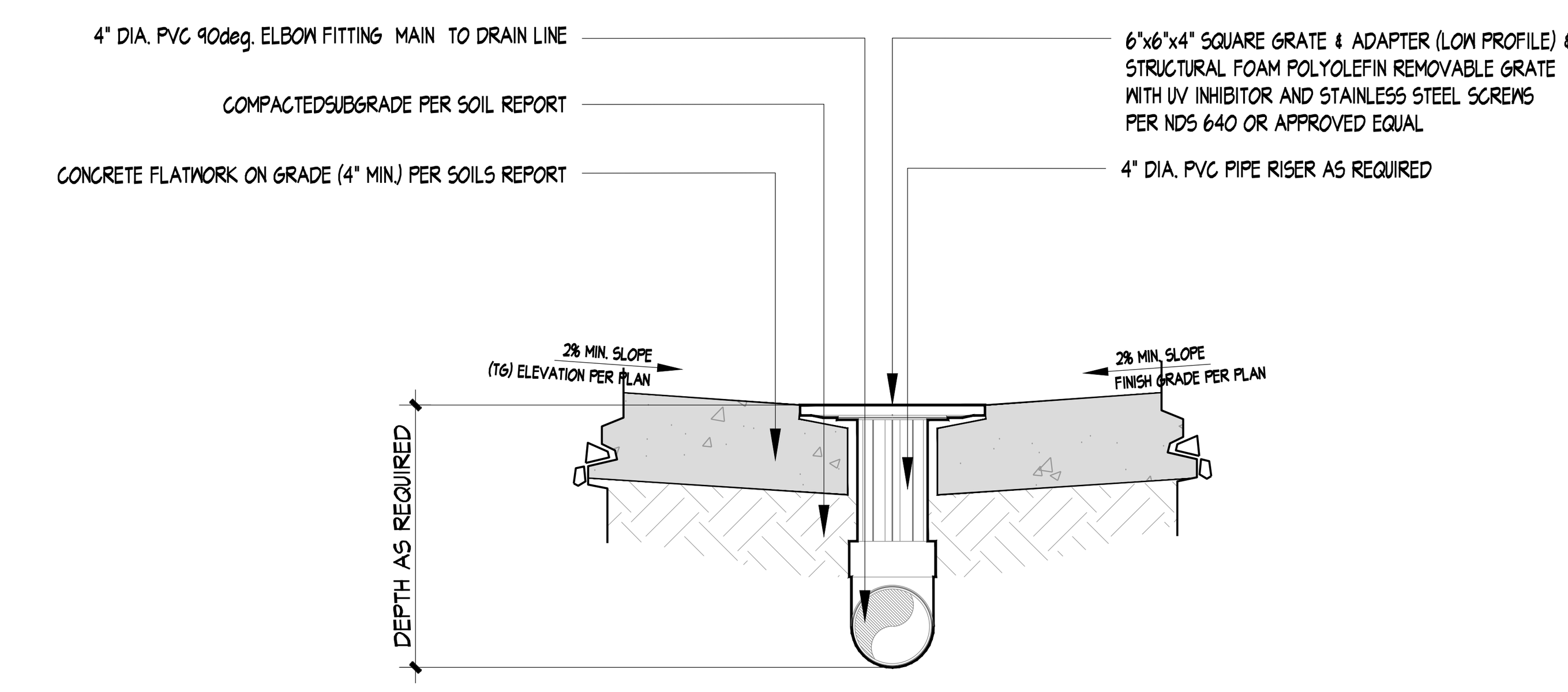
2 of 4 SHEETS



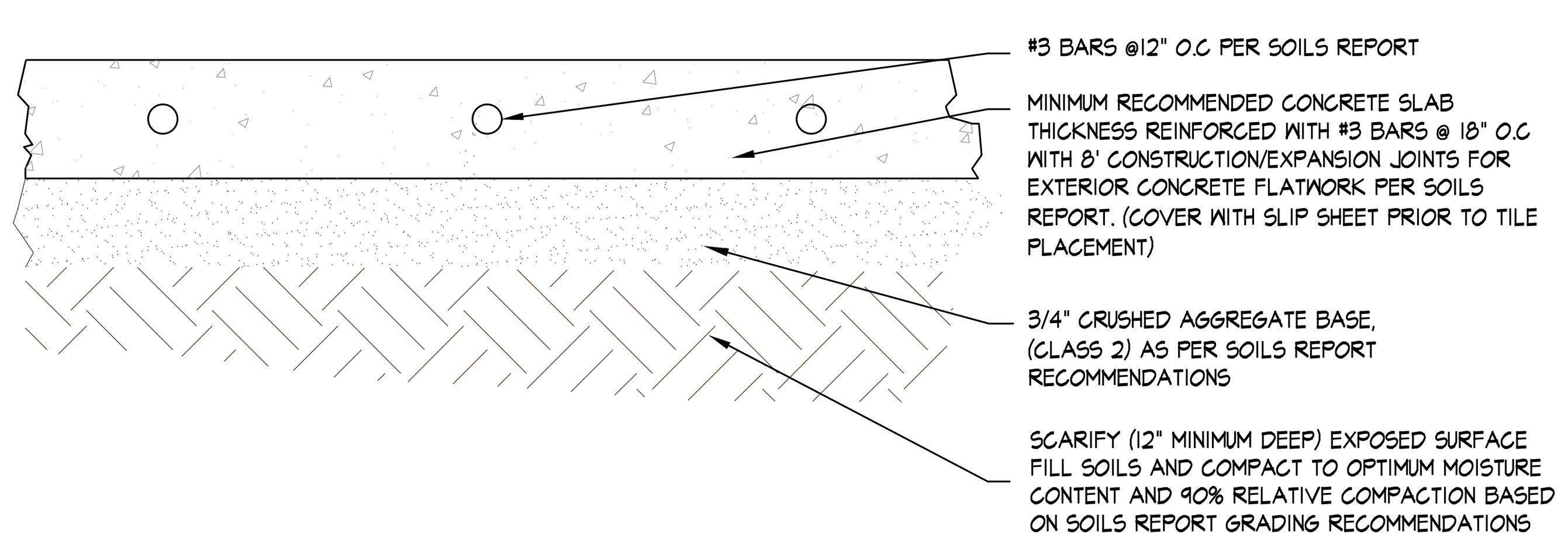
7 MAIN DRAIN OUTLET
SCALE 1 1/2"=1'-0"



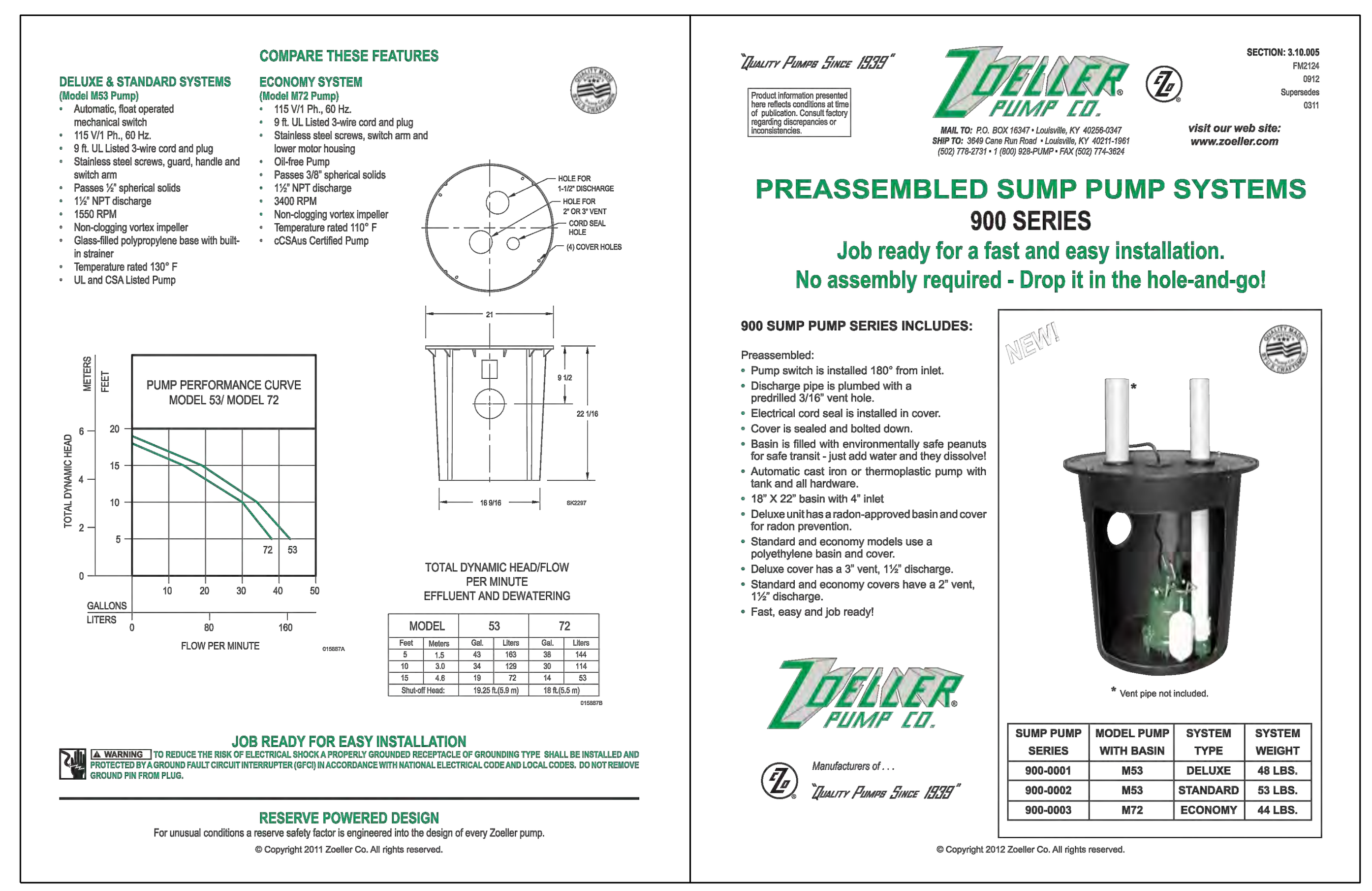
4 CHANNEL DRAIN/GRATE (FINISHED SURFACE)
SCALE: 1 1/2"=1'-0"



1 AREA DRAIN - SQUARE GRATE(FINISHED SURFACE)
SCALE: 1 1/2"=1'-0"

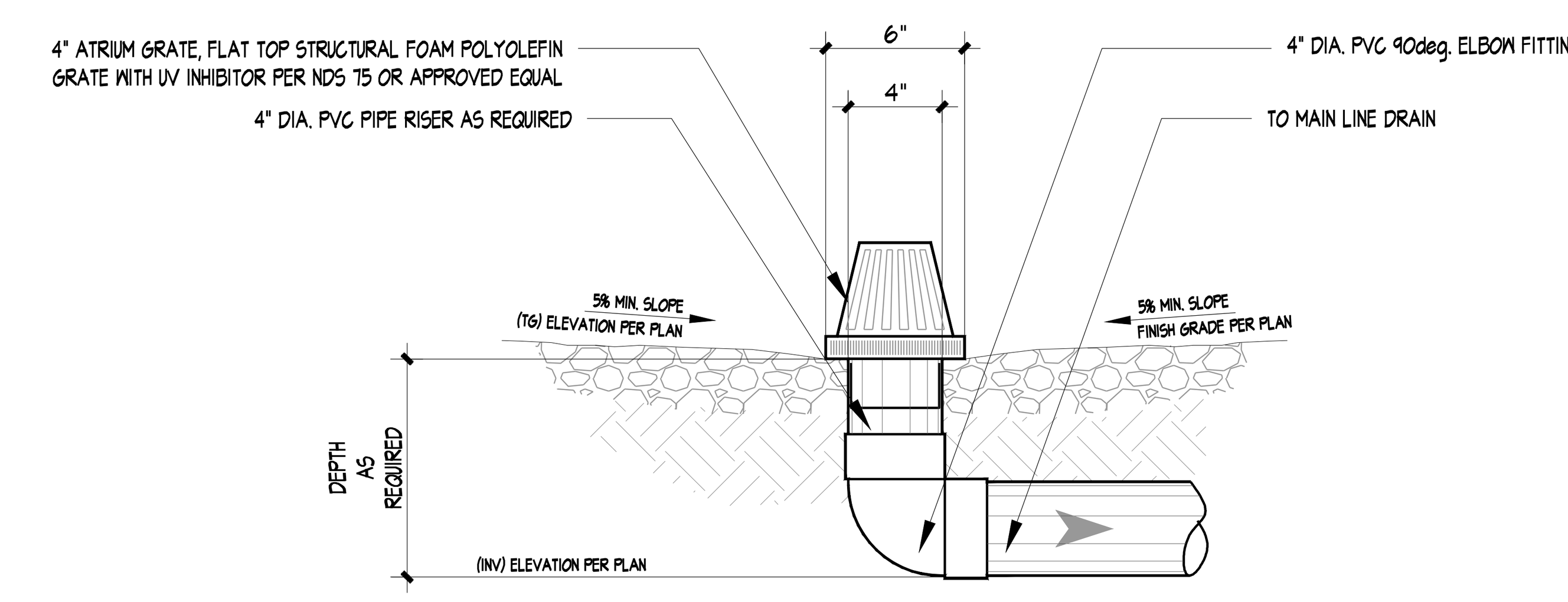


8 TYPICAL FLATWORK SECTION
SCALE 1 1/2"=1'-0"

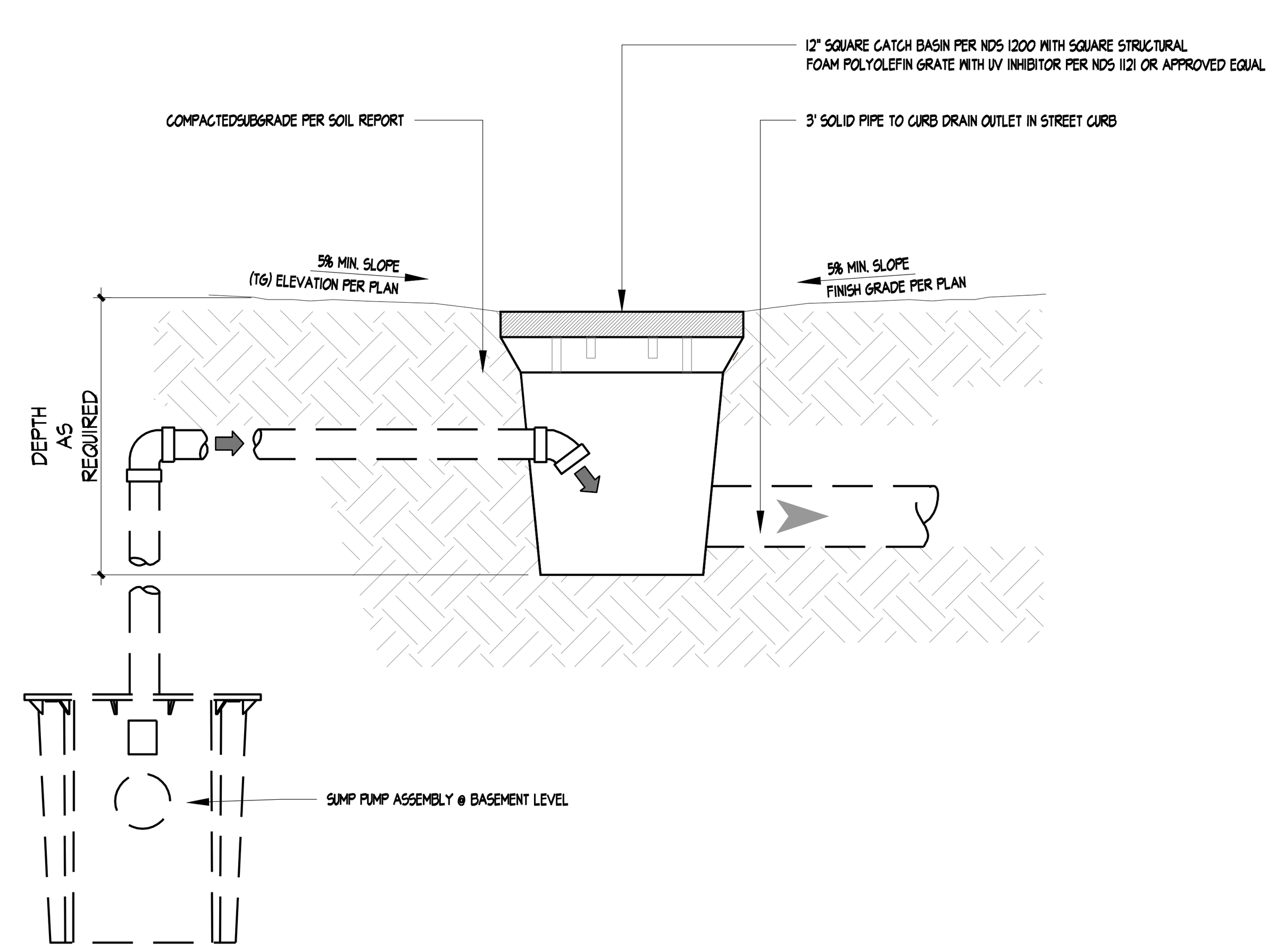


5 DRAINAGE SUMP PUMP ASSEMBLY
SCALE: NTS

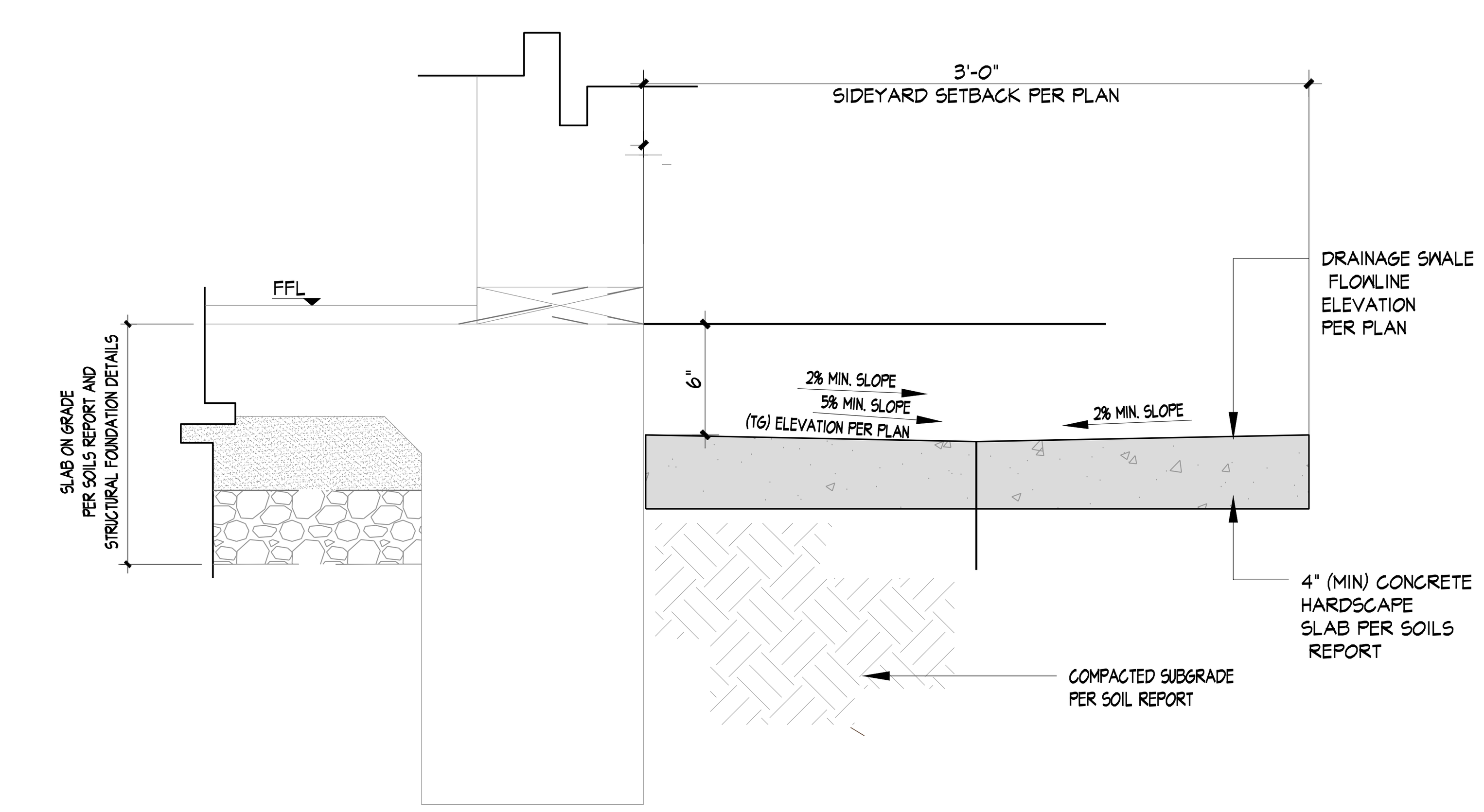
2 AREA DRAIN - ATRIUM GRATE(FINISHED GRADE)



SCALE: 1 1/2"=1'-0"



6 12" CATCH BASIN FOR DISCHARGE FROM LOWER LEVEL
SCALE: NTS



3 TYPICAL DETAIL FOR HARDSCAPE ADJACENT TO FOUNDATION SLAB
SCALE: 1 1/2"=1'-0"

PLANS PREPARED BY:
d'zn engineering
166 MATISSE CIRCLE
ALISO VIEJO, CA 92656
TEL: (949) 305-8920

CLIENT/OWNER:
PATRICK KOBIELSKY
200 W. Avenida Palizada
San Clemente, CA 92672

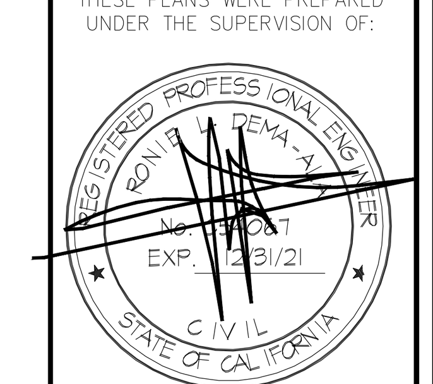
SHEET TITLE
DRAINAGE DETAILS

PROJECT_ADDRESS
200 (aka 256) W. Avenida Palizada
San Clemente, CA 92672

BENCHMARK
ELEV= 40.321
NAVD88 DATUM, 2005 ADJ

BASIS OF BEARINGS:

APN: 692-051-09
THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

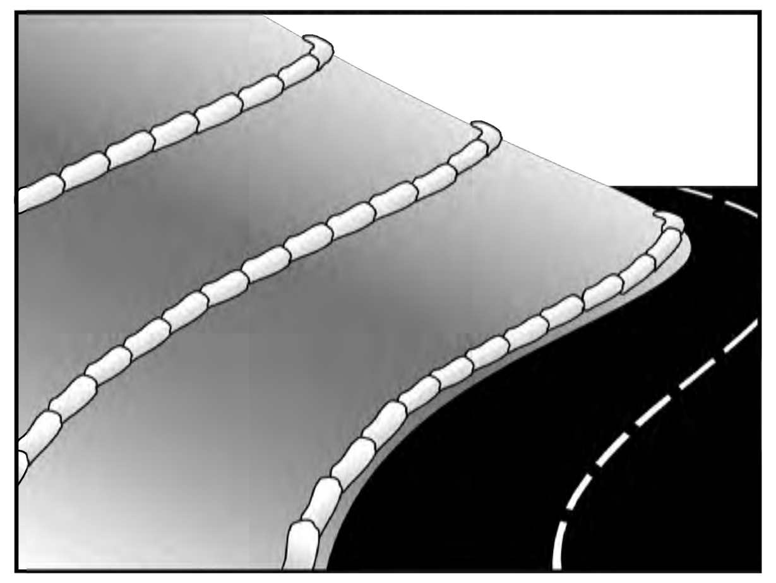


DATE: 04-NOV-2020
ENGINEER: R. DEMA-ALA
CHECKER: R. DEMA-ALA
PROJECT_No: 1890
REVISIONS

STATUS: SUBMITTAL 1

SHEET
G-03
3 of 4 SHEETS

Gravel Bag Berm SE-6



Categories		
EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose
A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications
Gravel bag berms may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - As sediment traps at culvert/pipe outlets
  - Below other small cleared areas
  - Along the perimeter of a site
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas
  - Along streams and channels
- As a linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives
SE-1 Silt Fence
SE-5 Fiber Roll
SE-8 Sandbag Barrier
SE-12 Temporary Silt Dike
SE-14 Biofilter Bags

Street Sweeping and Vacuuming SE-7

Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Description and Purpose
Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications
Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations
Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation
- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives
None

Stockpile Management WM-3

Objectives		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	✓

Legend:
✓ **Primary Objective**
✓ **Secondary Objective**

Description and Purpose
Stockpile Management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications
Implement in all projects that stockpile soil and other materials.

Limitations
None identified.

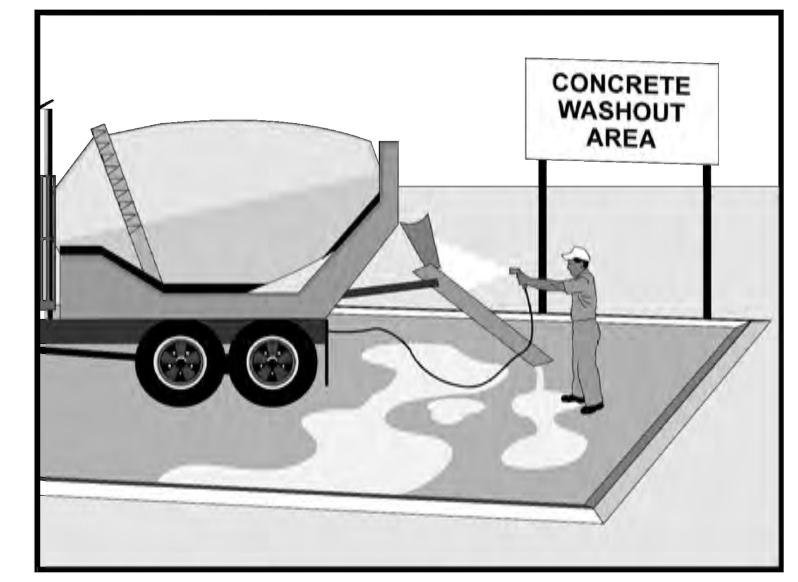
Implementation
Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

- Locate stockpiles a minimum of 50 ft away from concentrated flows of stormwater, drainage courses, and inlets.
- Protect all stockpiles from stormwater runon using a temporary perimeter sediment barrier such as berms, dikes, fiber rolls, silt fences, sandbag, gravel bags, or straw bale barriers.

Targeted Constituents	
Sediment	✓
Nutrients	✓
Trash	✓
Metals	✓
Bacteria	
Oil and Grease	✓
Organics	✓

Potential Alternatives
None

Concrete Waste Management WM-8



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose
Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

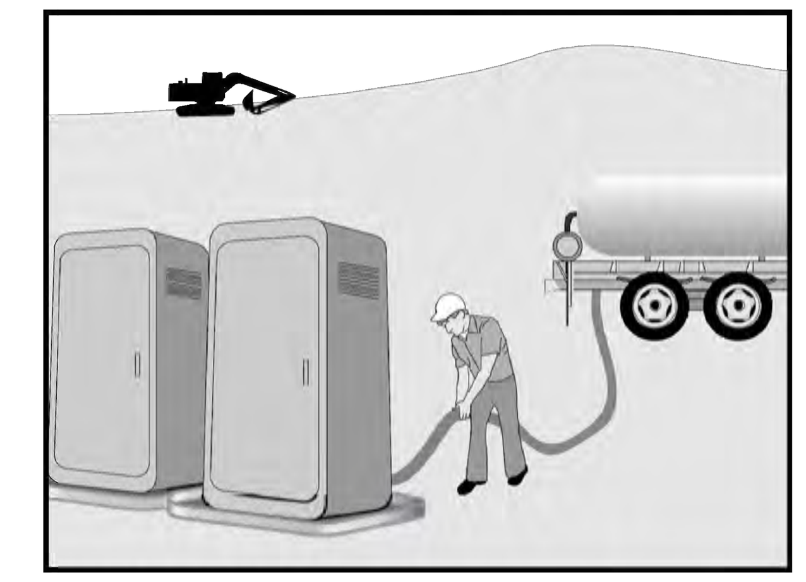
Suitable Applications
Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives
None

Sanitary/Septic Waste Management WM-9



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications
Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations
None identified.

Implementation
Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures
- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

Targeted Constituents	
Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	☑
Oil and Grease	
Organics	☑

Potential Alternatives
None

EROSION CONTROL NOTES

1. INSTALL TEMPORARY EROSION CONTROL GRAVEL BAGS (2 HIGH) SE-6 BMP COMBINATION
2. INSTALL TEMPORARY CONCRETE WASH OUT BASIN WITH PLASTIC LINER-WM-8 BMP
3. STREET SWEEPING AND VACUUMING AS REQUIRED - SE-7
4. INSTALL STOCKPILE MANAGEMENT WM-3 BMP
5. INSTALL SANITARY/SEPTIC WASTE MANAGEMENT - WM-9

WET SEASON REQUIREMENTS (OCTOBER-APRIL)

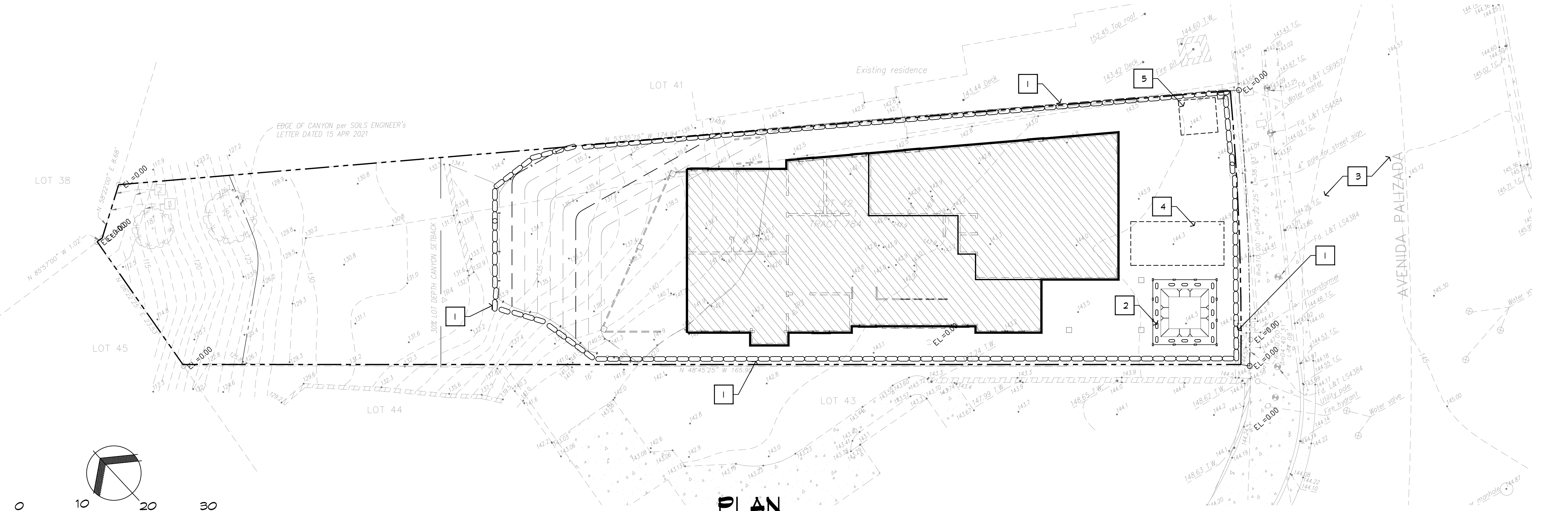
1. WHERE APPROPRIATE SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AT THE SITE PERIMETER, AT ALL OPERATIONAL STORM DRAIN INLETS, AND AT ALL NON-ACTIVE SLOPES, TO PROVIDE SUFFICIENT PROTECTION FOR STORMS LIKELY TO OCCUR DURING THE RAINY SEASON.
2. ADEQUATE PHYSICAL OR VEGETATION EROSION CONTROL BMPS (TEMPORARY 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 SLECTED BMPS 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 SHAL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY DEPLOYING STANDBY EROSION CONTROL AND SEDIMENT CONTROL BMPS PRIORT 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 SEDIMENTS BMPS NECESSARY TO COMPLETELY PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SDEIMENT DISCHARGES SHALL BE STORED ON-SITE. AREAS THAT HAVE ALREADY BEEN PROTECTED FROM EROSION USING PERMANENT PHYSICAL STABLILZATION OR ESTABLISHED VEGETATION STABILIZATION BMPS ARE NOT CONSIDERED TO BE "EXPOSED" FOR PURPOSES OF THIS REQUIREMENT.

DRY SEASON REQUIREMENTS (MAY-SEPTEMBER)

1. WIND EROSION BMPS (DUST CONTROL) SHAL 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.

N.P.D.E.S. NOTES:

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



GRAPHIC SCALE: 1"= 10'-0"

PLAN
SCALE: 1"=10'-0"

PLANS PREPARED BY:
d'zn engineering
166 MATISSE CIRCLE
ALISO VIEJO, CA 92656
TEL: (949) 305-8920

CLIENT/OWNER:
PATRICK KOBIELSKY
200 W. Avenida Palizada
San Clemente, CA 92672

SHEET TITLE
EROSION CONTROL PLAN

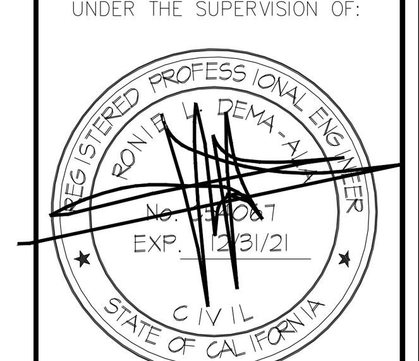
PROJECT_ADDRESS
200 (aka 256) W. Avenida Palizada
San Clemente, CA 92672

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

BASIS OF BEARINGS:
-

APN: 692-051-09

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:



DATE: 04-NOV-2020
ENGINEER: R. DEMA-ALA
CHECKER: R. DEMA-ALA
PROJECT_No: 1890
REVISIONS
STATUS: SUBMITTAL 1
SHEET G-04
4 OF 4 SHEETS

KOBIELSKY Residence
220-019

COASTAL NATIVE PLANT MATERIAL
REAR YARD (Canyon / Bluff facing)

NOTE: These plants are native drought-tolerant and are on the approved OCFA fuel mod. Plant List

	SHRUBS			
Ar	• Arctostaphylos Edmundsii	*(Little Sur Manzanita)*	1 Gal.	(1' to 2' tall)
	• Baccharis Pilularis 'Twin Peaks #2'	*(Coyote Bush)*	1 Gal.	(1' to 2' tall)
Cm	• Ceanothus Megacarpus	*(Big Pod Ceanothus)*	1 Gal.	(4' to 10' tall)
C	• Coreopsis Californica	*(California Coreopsis)*	1 Gal.	(2' tall)
Q	• Dudleya Lanceolata	*(Lance-leaved Dudleya)*	1 Gal.	(1' tall)
	• Isomeris Arborea	*(Bladder Pod)*	1 Gal.	(3' to 5' tall)
	• Keckiella Cordifolia	*(Heart-leaved Penstemon)*	1 Gal.	(3' to 5' tall)
R	• Ribes Speciosum	*(Fuschia Flowering Gooseberry)*	1 Gal.	(4' to 6' tall)
S	• Solanum Xantii	*(Purple Nightshade)*	1 Gal.	(2' tall)
	GROUND COVER			
	• Heliotropium Curassavicum	*(Salt Heliotrope)*	4" Pot	Ground Cover
N	• Nassella (Stipa) Lepidra	*(Foothill Needle Grass)*	1 Gal.	(1' to 2' tall)
	• Sisyrinchium Bellum	*(Blue-eyed Grass)*	Flats	(1' tall)

PLANT MATERIAL

	Botanical Name / Common Name	SIZE	WUCOLS WATER USE RATING – REGION 3	QTY	PLANT FACTOR	COMMENTS
	TREES					
	(Accent / Specimen)					
1	Arbutus 'Unedo' Compacta - Multi *(Strawberry Tree)*	24" Box	Low	1 ea.	0.2	Moderate to 10' – 12' Tall
2	Olea Europaea – Fruitless *(Field Grown Olive)*	F.G.	Low -	1 ea.	0.2	Specimen – 12' Dia.
	SHRUBS					
	Bamboo Oldhamii – Clumping *(Oldham Bamboo)*	15 Gal.	Moderate	10 ea.	0.5	Controlled to 15' to 25' Tall Narrow Area Screen
B	Bougainvillea Species *(Oh-La-La)*	5 Gal.	Low	6 ea.	0.2	Reds, 1 ½' Tall, 6'-8' Wide
G	Gardenia Jasminoides *(Klein's Hardy)*	5 Gal.	Moderate	4 ea.	0.5	Grouping 2'-3' Tall, 3' Wide
L	Ligustrum Texanum *(Privet)*	15 Gal.	Moderate	5 ea.	0.5	Screen to 8' Tall, 4' Wide
	Pelargonium Peltatum *(Ivy Geranium)*	1 Gal.	Moderate	10 ea.	0.5	Mass, mixed colors to 1 ½' Tall, 3' Wide
P	Philodendron Xanadu *(Dwarf Philodendron)*	5 Gal.	Moderate	8 ea.	0.5	Shady, Mass, to 2' Tall, 2' Wide
Pr	~~Pittosporum Tenuifolium~~ (OMIT) *(Marjorie Channon)*	15 Gal.	Moderate	~~11 ea.~~	0.5	~~Max. Height 8' Tall Screen, 4' Wide~~
	Phormium Texas *(Dwarf New Zealand Flax)*	15 Gal.	Low	3 ea.	0.2	Accent to 3' Tall
R	Rhaphiolepis Indica – Ballerina *(India Hawthorn – Dwarf)*	5 Gal.	Moderate	4 ea.	0.5	Mass to 2' Tall, 4' Wide
S	Sanseviera Trafasciata *(Snake Plant)*	1 Gal.	Moderate	10 ea.	0.5	Narrow Area Accent, 2' - 3' Tall
T	Trachelospermum Jasminoides *(Star Jasmine)*	1 Gal.	Moderate	7 ea.	0.5	Low Mass Grouping, 2' Tall, 5' Wide
	VINES					
	Jasminum Polyanthum *(Pink Jasmine)*	15 Gal.	Moderate	6 ea.	0.5	Walls, fast spreading
	GROUND COVER					
	Thymus Pseudolanuginosus *(Wooly Thyme)*	Flats	Moderate	7 ea.	0.5	2" to 3" Tall, spreading

AREA CALCULATIONS

• Gross Site Area	=	6,203 S.F.	(100%)
• Minimum Landscape area Required	=	3,101 S.F.	(50%)
• Hardscape / Landscape Area Provided	=	3,932 S.F.	(63%)

AREA BREAKDOWN

Impervious Area

• Building Footprint	=	2,271 S.F.	(37%)
• Fountain	=	24 S.F.	
• Hardscape Areas (Includes Paving, Walls)	=	1,141 S.F.	(19%)
(Impervious) Sub Total	=	3,436 S.F.	(56%)

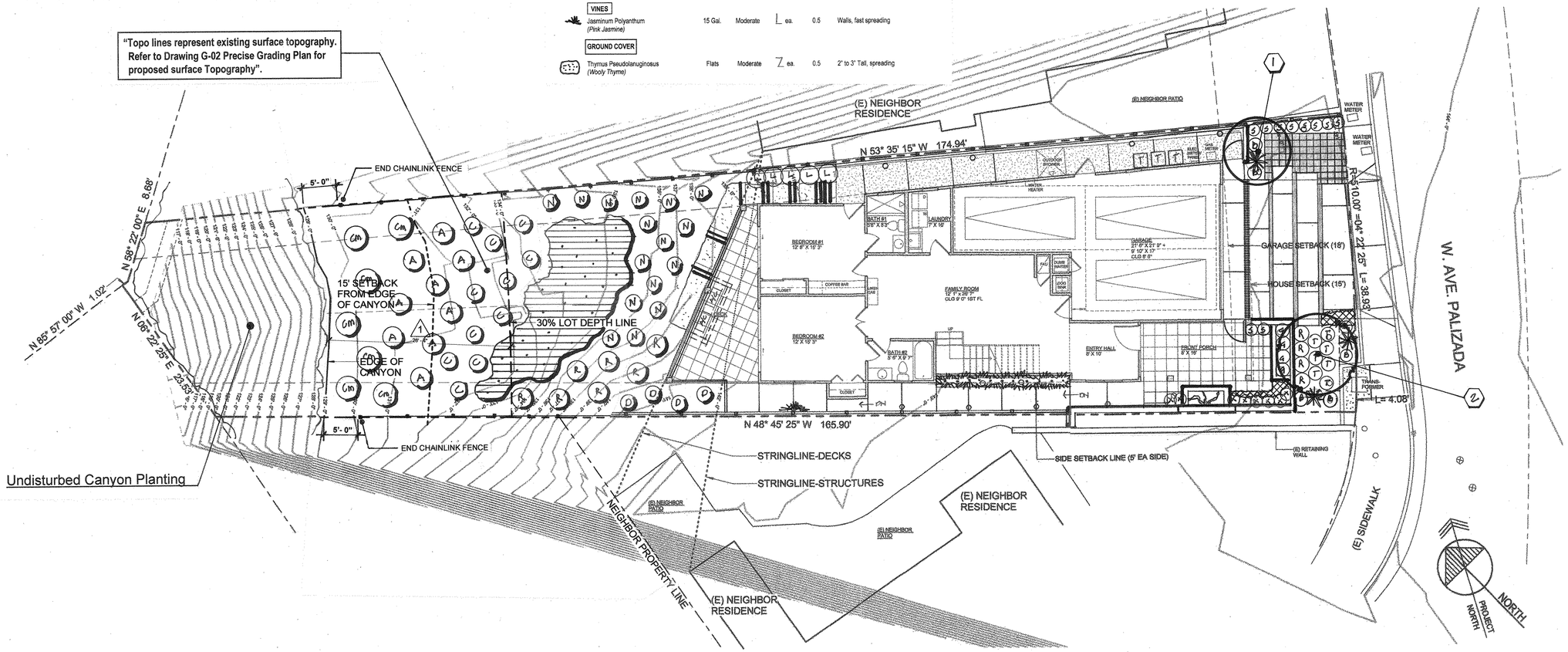
Pervious Area

• Planting (Irrigated)	=	332 S.F.	
• Turf Block (Irrigated)	=	70 S.F.	(6%)
• Canyon Slope Area (Non-Irrigated)	=	2,365 S.F.	(38%)
(Pervious) Sub Total	=	2,767 S.F.	(44%)
TOTAL	=	6,203 S.F.	(100%)

Landscape Calculations for Front Yard Area (15' Setback)

Total Front Setback Area	=	630 SF	(100%)
Min. Landscape required	=	315 SF	(50%)
(Permeable)			
• Softscape Area (Irrigated)	=	252 SF	(40%)
• Grass Crete (Irrigated)	=	70 SF	(11%)
SubTotal		322 SF	(51%)
(Non-Permeable)			
• Driveway Paving	=	260 SF	(42%)
• Walls (9" Wide)	=	28 SF	(4%)
• Tile Pavers	=	20 SF	(3%)
SubTotal	=	308 SF	(49%)
Total Area	=	630 SF	(100%)

"Topo lines represent existing surface topography. Refer to Drawing G-02 Precise Grading Plan for proposed surface Topography".



1 SITE PLAN
1/8" = 1'-0"

DESIGN DRAWINGS

IN-CONCEPT REVIEW
COASTAL CANYON

PLANTING NOTES

- All Shrub planting areas are to receive a 3" min. thick layer of organic mulch – Forest Floor by Aguanaga or approved equal.

IRRIGATION STATEMENT

- This new residential project has less than 500 Sq. Ft. of the new (irrigated) Landscape. The actual Irrigated Area is 402 Sq. Ft. The irrigated area will use a combination of Drip Irrigation for shrubs, ground cover, and Bubblers for the Trees. No water use calculations (MWELO) are required for this project.

Scope of Work

LANDSCAPE IMPROVEMENTS – New Paving Material, Planting Material, Drip Irrigation and Low-Voltage Lighting.

UNDERGROUND SERVICE ALERT
DIGALERT
CALL TOLL FREE 811 — CALL TOLL FREE 811
CALL TWO WORKING DAYS BEFORE EXCAVATING.

REVISIONS	BY

LANDSCAPE ARCHITECT
JAMES PEKARSKE
1219 Granado
San Clemente, Ca. 92673
Ph/Fax: (949) 366-8885 Cal. Lic.# 1830 Nev. Lic. #497

REGISTERED LANDSCAPE ARCHITECT
JAMES PEKARSKE
1-31-22
Renewal Date
STATE OF CALIFORNIA

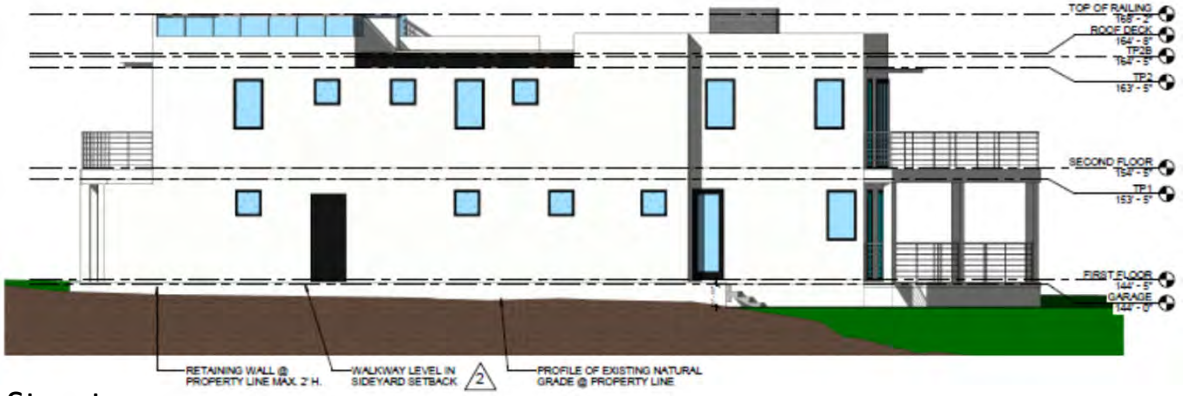
KOBIELSKY RESIDENCE
200 (aka 256) W. Ave. Palizada
San Clemente, CA 92672
Lot 42 Tract 784

Landscape Planting Plan

DRAWN	JP
CHECKED	PK / CL / KS
DATE	4-20-2021
SCALE	1/8" = 1'-0"
JOB NO.	# 220-019
SHEET	L-2
OF	3 SHEETS

Canyon Side

① FRONT ELEVATION (SOUTHEAST)
3/16" = 1'-0"



Street

② RIGHT ELEVATION (NORTHEAST)
3/16" = 1'-0"

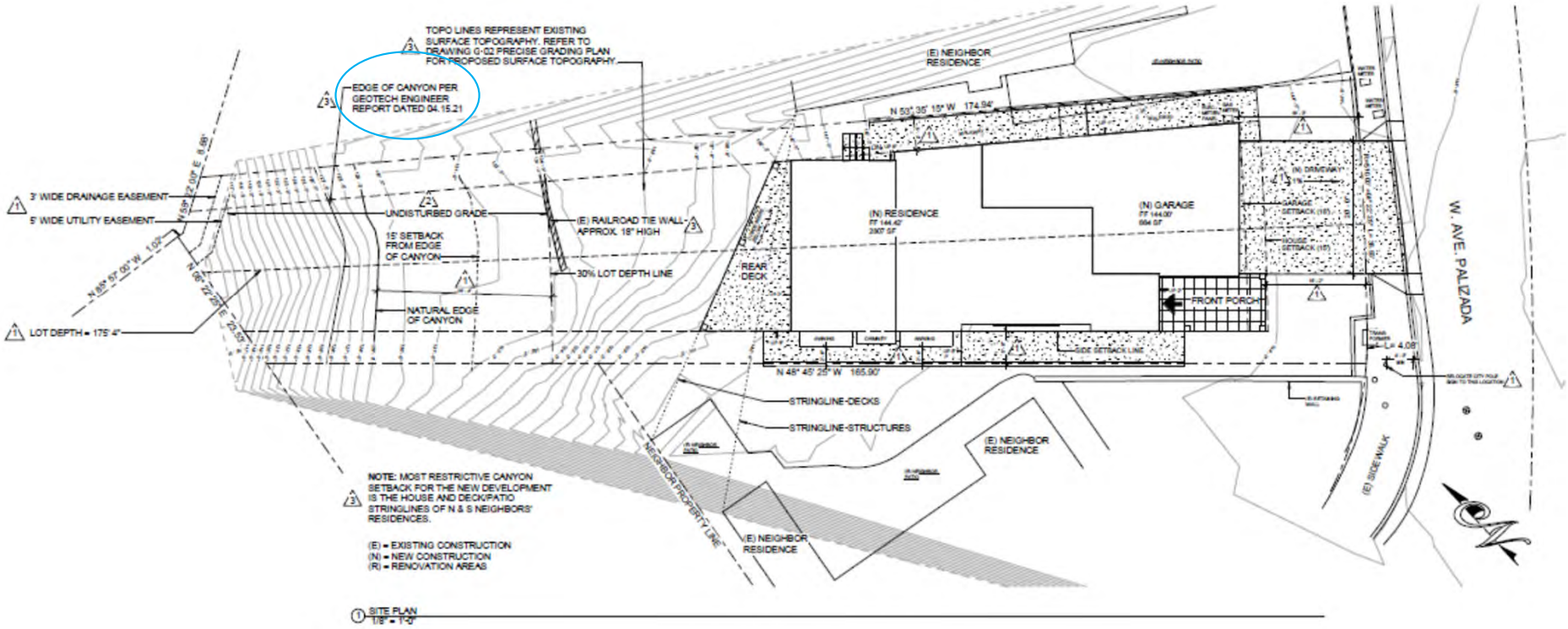
Canyon

Street Side

③ REAR ELEVATION (NORTHWEST)
3/16" = 1'-0"

Canyon

④ LEFT ELEVATION (SOUTHWEST)
3/16" = 1'-0"



5-21-0114 Kobielsky
Canyon Edge Location
Exhibit 3

SOURCE: Bing Maps 2021; Lampert Dies Architects, Inc. 2020

DUDEK

0 50 100 Feet

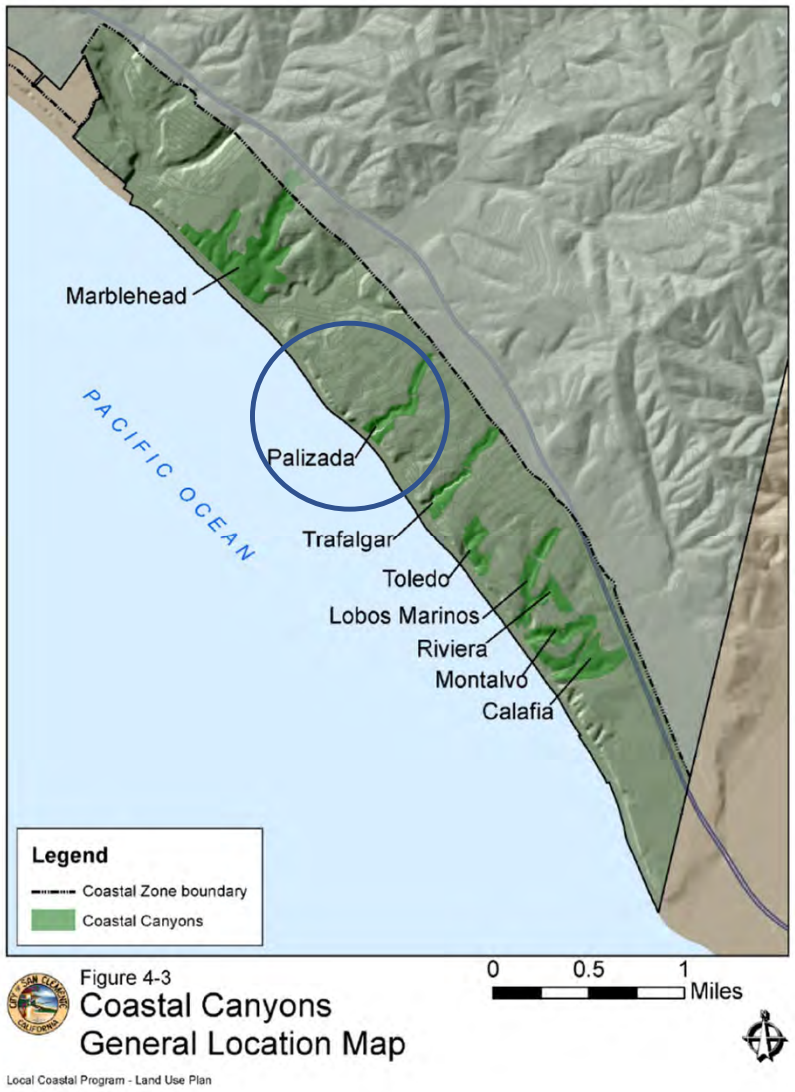
FIGURE 3

Vegetation Communities with Impacts

Avenida Palizada - Biological Resources Assessment

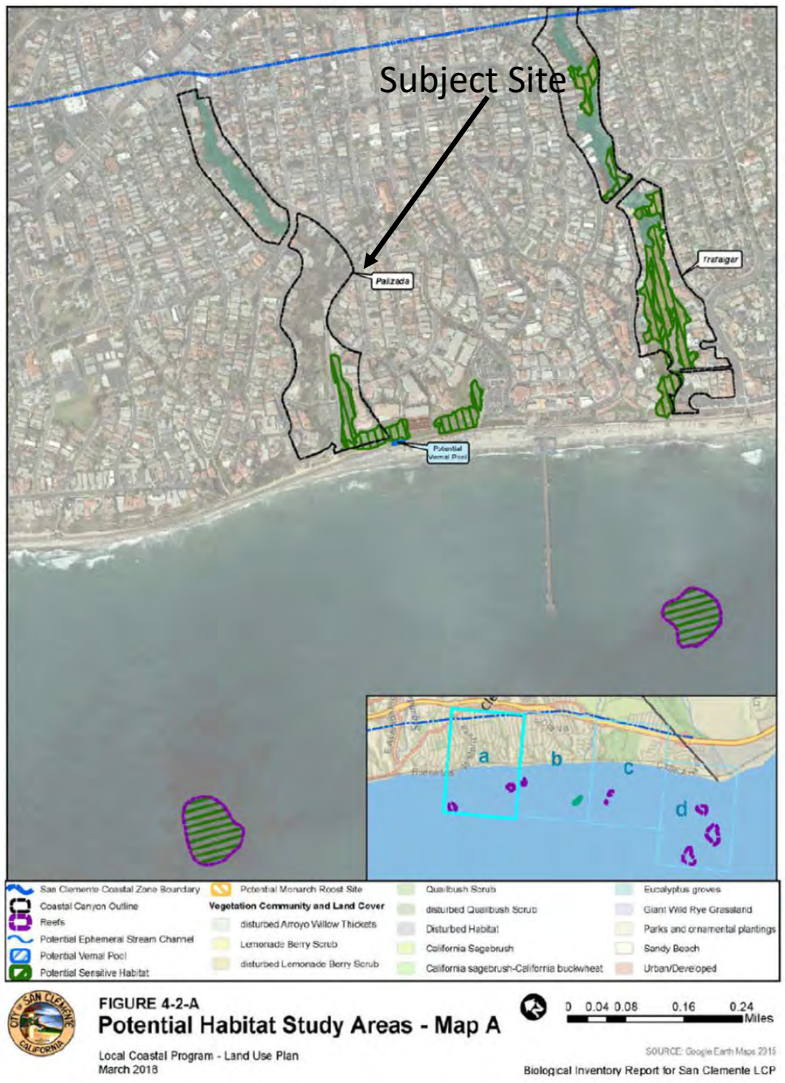
5-21-0114 Kobielsky
Vegetation Survey
Exhibit 4

Figure 4-3 Coastal Canyons General Location Map



LUP Figure 4-3 Coastal Canyons General Location Map
5-21-0114 Kobielsky
Exhibit 5

Figure 4-2-A Potential Habitat Study Areas



LUP Figure 4-2-A Potential Habitat Study Areas – Map A
5-21-0114 Kobielsky
Exhibit 6