### CALIFORNIA COASTAL COMMISSION

South Coast Area Office 301 E. Ocean Blvd. Suite 300 Long Beach, CA 90802-4302 (562) 590-5071



# Th10a

# CDP NO. 5-18-0324

### (CALIFORNIA SEABREEZE COMMUNITY ASSOCIATION)

# **FEBRUARY 10, 2022**

### **EXHIBITS**

- Exhibit 1—Vicinity Map/Project Location
- Exhibit 2—Plans
- Exhibit 3 Proposed Gravel Swale
- Exhibit 4 Existing Vegetation Map
- Exhibit 5 Restoration Area Map





California Coastal Commission CDP 5-18-0324 Exhibit 1

# 

C OVER 6" A/B, DRIVES 3" A/C OVER 10" RELEASE FOR BUILDING PERMITS BY THE DISTRICT PPROVAL PAVEMENT SECTION RECOMMENDATIONS EXPECTED TRAFFIC INDICES.
EMENTS OF OC PUBLIC WORKS STANDARD PLAN

JBLIC WORKS STANDARD PLAN NO. 1804. GE FROM FALLING ON MANUFACTURED SLOPES. DVAL, SHALL PROVIDE A BLUE TOP WITH PAD REFLECTING THE PAD ELEVATION FOR PRECISE DRAINAGE SWALE HIGH-POINT REFLECTING THE HIGH

TO THE BUILDING OFFICIAL THE AMOUNT OF EARTH

MPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO TIONS AND SUBMIT A COMPLETE REPORT AND MAP

VGINEER SHALL INDICATE THE TYPE OF FIELD TESTING SITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE CURVES USED BY THE FIELD TECHNICIAN. RING EXCAVATION AND REMOVAL OF AN EXISTING TANK, MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND EALTH AND OC PLANNING/GRADING.

OR HOME TELEPHONE #

MADE AVAILABLE AT ALL TIMES DURING THE RAINY AND STOCKPILED AT CONVENIENT LOCATIONS TO N RAIN IS IMMINENT. ED WITHOUT THE APPROVAL OF THE BUILDING

LACE AT THE END OF EACH WORKING DAY WHEN

IVED FROM STREETS, CHECK BERMS AND BASINS. DRAIN AWAY FROM THE FACE OF SLOPES AT THE JIRECTED TOWARDS DESILTING FACILITIES. AND SHALL TAKE NECESSARY PRECAUTIONS TO D WATER CREATES A HAZARDOUS CONDITION. SION CONTROL WORK AND INSURE THAT THE WORK IS

 $\overline{\mathbb{N}}$ 

ES, PIPES, AND/OR STRUCTURES ETC. SHOWN ON ECORDS. THOSE SHOWN ON THE RECORDS AND EXTENT TO THE BEST OF OUR KNOWLEDGE, ESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE UNDERGROUND UTILITIES TO BE USED AND SHALL TILITIES, SHOWN OR NOT SHOWN HEREON.

COMPLETE RESPONSIBILITY FOR JOB SITE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND SLY AND NOT BE LIMITED TO NORMAL WORKING Y AND HOLD THE OWNER, THE ENGINEER, AND THE L OR ALLEGED, IN CONNECTION WITH THE JABILITY ARISING FROM SOLE NEGLIGENCE OF

WAS OBTAINED BY AERIAL AND/OR FIELD SURVEY CTUAL ELEVATIONS ARE TO BE ANTICIPATED. THE RT ANY AND ALL SUBSTANTIAL DISCREPANCIES INCREASE IN COST(S) TO THE OWNER AND TO THE FECTED WORK AREA UNTIL DIRECTED TO DO SO BY

ALL OR THE PROTECTION AND PRESERVATION OF DVERED MONUMENT RESET BY A QUALIFIED THE DIRECTION OF THE GOVERNING AGENCY. ALL SUB SURFACE FOOTINGS AND SUB IN AND ELEVATIONS OF ALL EXISTING UTILITIES AND RACTOR SHALL CONTACT CIVIL ENGINEER IN THE

- 0 M 4

PLAN.

EROSION CONTROL

DETAILS

TITLE SHEET ..... PLAN & PROFILE .

SHEET INDEX

WORK SHOWN ON OR RELATED TO THESE PLANS ARE PROVIDED A SAFE PLACE TO WORK AND THE CTORS SHALL COMPLY WITH THE "OCCUPATIONAL OF LABOR, AND THE STATE OF CALIFORNIA Y ORDERS".

MEASURES TO PROTECT THE UTILITIES OR ES FOUND AT THE SITE. IT SHALL BE THE OWNERS OF ANY DISCOVERED UNMAPPED UTILITIES ONTRACTOR SHALL VERIFY ALL CONDITIONS AND ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

A MINIMUM OF TWO FULL WORKING DAYS PRIOR TO (IND. THE USA TICKET NUMBER MUST BE AVAILABLE SHOWN ON THIS SET OF PLANS.

PROVISIONS MUST BE

USED TO PROTECT ADJOINING

COUNTY OF ORANGE PUBLIC WORKS

THIS PLAN IS SIGNED BY THE ORANGE COUNTY PUBLIC WORKS DEPARTMENT FOR CONCEPT AND ADHERENCE TO COUNTY STANDARDS AND REQUIREMENTS ONLY. 0.C. PUBLIC WORKS IS NOT RESPONSIBLE FOR THE DESIGN, ASSUMPTIONS OR ACCURACY.

DATE

\*\*\*\*\*

<u>XXXXXXXXXX</u>,

APPROVED

PERMIT NO. GRD19-007 PROJECT NO

**GRADING AND STORM DRAIN PLANS** 

FUSCOE

G

z

\_

2

ш

ш Kar

Z

\_

C

100

Von

16795

fornia 92606 • fax 949.474.5315

tel 949.474.1960 www.fu

ORANGE

COUNTY OF

4

Р

CALIFORNIA SEABREEZE COSTA MESA, CALIFORNIA

F:\PROJECTS\1962\001\PLANS\STORM DRAIN\1962-001SDOLSDWG (01-10-22 5:0014PM) PIOILed by: echoi



R	SS		DLS BEGIN CURVE BEGIN CURVE END CURVE EXISTING ELEVATION EXISTING ELEVATION EXIST. CONTOUR PROP. CONTOUR PROP. CONTOUR PROPERTY LINE CENTERLINE CENTERLINE TOP OF SLOPE TOE OF SLOPE	RIP RAP	IN THE "BANNING TLED IN THE CASE OF THE SUPERIOR COURT PORTION OF RANCHO 3, PAGE 387 OF CALIFORNIA, AS M HANCOCK BANNING IFORNIA CORPORATION, DED AUGUST 29, 1958 ER OCTOBER 6, 1958 RECORDS OF ORANGE
HARBOR BLVD	19H ST FAIRVIEW S	ACINISA LA	BREVIATIONS & SYMB RFACE BC ADE EC (23.00) ATION K NE NE NE NE NE NE NE NE NE NE	PTION THE COUNTY OF ORANGE, ST	OF LOTS B, C, AND D, ALL ON A MAP OF SAID TRACT I HE REGISTER OF ACTIONS OF COUNTY, CALIFORNIA, AND A COUNTY, CALIFORNIA, AND A ANA, DESCRIBED IN BOOK S OF LOS ANGELES COUNTY, IN EXHIBIT "A" TO DEED FRO TORS" TO BEECO LTD., A CAI AUGUST 1, 1958 AND RECOR AUGUST 1, 1958 AND RECOR PAGE 532 AND AS RECORD PAGE 228, ALL IN OFFICIAL IIA.
BROOKHURST ST	SITE SANTA ANA RIVER	PACIFIC OCEAN <b>LOCATIO</b> N.T.S.	LEGEND OF AB FS FINISHED SU FG FINISHED SU FG FINISHED GR FL FLOW LINE INV INVERT ELEV GB GRADE BREA GB GRADE BREA CB CRADE BREA NVE INVERT ELEV INV INVERT ELEV MIN MINIMUM MIN MINIMUM MAX MAXIMUM NTS NOT TO SCA	STA STATION LEGAL DESCR	BEING A PORTION TRACT" AS SHOWN NO. 6385 UPON T OF LOS ANGELES SANTIAGO DE SANT PATENTS, RECORDS PATENTS, RECORDS DESCRIBED IN "I" JR., ET AL, "GRAN "GRANTEE" DATED IN BOOK 4437 AT IN BOOK 4437 AT COUNTY, CALIFORN

	GRADING AND STORM DRA	N IMPROVEMENT PL
ANGE, OC PUBLIC ORKS CONSTRUCTION AS	1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE COUNTY OF ORANGE, AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF OC PUBLIC WORKS STANDARD PLANS	36. ASPHALT SECTIONS MUST BE PER CODE: PARKING STALL – 3" A/C OV (COMMERCIAL) 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEA GRADING INSPECTOR THF SOIL FNGINFER SHALL SLIRMIT FOR APPRO
ONFORM TO THE	SHALL ALSO BE RETAINED ON THE SITE. 2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE DISTRICT GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR. DESIGN CIVIL FNGINFER. SOIL FNGINFER, FNGINFFRING GFOLOGIST. DISTRICT GRADING	37. ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENT NO.1805.
ratory. The state of	INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THE MEETING. 3. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH PECILIATORY PERPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK ALTHORIZED ON THIS	39. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE F 40. THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD
DR TO INSURE THAT DF 2 FEET ABOVE THE	PLAN. PLAN. 4. THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.	PERMIIS, AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAIN, POINT ELEVATION FOR PRELIMINARY PERMITS. 41. PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO MOVED DURING THE GRADING OPERATION.
AYS PRIOR TO	<ol> <li>PRELIMINARY SOIL AND GEOLOGY REPORTS, AND ALL SUBSEQUENT REPORTS AS APPROVED BY OC PLANNING, GRADING SECTION, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.</li> <li>THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE</li> </ol>	42. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTION: UPON COMPLETION OF THE ROUGH GRADING. 43. THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIA
UDED BY THE SRDANCE WITH THE	DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW. 7. THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS,	FINAL APPROVAL. 44. THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SH
BEDDING DETAIL PER	8. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY, AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED	RING OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIE PERFORMED TO VERIFY ACCURACY OF THE MAXIMUM DENSITY CURVE 45. IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EX WORK SHALL BF STOPPED UNTIL A SITF ASSFSSMENT AND MITIGATIO
TWO (2) WORKING DAYS ENGINEER SHALL	PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON. 9. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION. 10. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON	EROSION CONTROL
SUBGRADE IS OF OBTAIN A PERMIT FROM	ASGRAUEU PLANS. 11. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL. 12. FILLS SHALL RE BENCHED INTO COMPETENT MATERIAL PER OC PUBLIC WORKS STANDARD PLAN NO 1322.	1. IN THE CASE OF EMERGENCY, CALLAT WORK TELL TELEPHONE #
TE, AND LOCAL COMMENCEMENT OF XAMINATION FOR THE	13. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS. 14. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR	<ol> <li>Z. EQUIPMENT AND WORKERS FOR EMERGENCT WORK SHALL BE MADE SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAI</li> <li>3. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WI</li> </ol>
D PLAN 1803. DCPW MATERIALS	DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70–1 OR APPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE NO. 70–2 OR APPROVED EQUIVALENT. 15. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2–FEET HORIZONTAL TO 1–FOOT VERTICAL (2:1) EXCEPT	OFFICIAL. 4. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%, 5. AFTER A RAINSTORM. ALL SILT AND DEBRIS SHALL BE REMOVED FR
INED BY THE UCPW DACHMENT INTO PLIBLIC	WHERE SPECIFICALLY APPROVED OTHERWISE. 16. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEMS EXIST. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR DOTENTIAL CERLICAL HAZARDS THE ENCINEERING CERLICET SHALL SLIDART DECOMMENDED TREATMENT TO THE	<ol> <li>GRADED AREAS OF THE PERMITTED AREA PERIMETER MUST DRAIN A CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED 7. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHU</li> </ol>
N OF CONTRACTOR AS CATION MUST BE	17. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE RULIDING OFFICIAL PRIOR TO CONSTRUCTION THE ENGINEERING CERLIDICST AND SOIL ENGINE TO CONSTRUCT THE ENGINEERING CERLIDICST AND SOIL ENGINE TO CONSTRUCT THE ENGINEERING CERLIDICST AND SOIL ENGINE TO CONSTRUCT THE ENGINEERING CERLIDICST AND SOIL ENGINEER AND TO CONSTRUCT AND	PREVENT PUBLIC TRESPASS ON IO AREAS WHERE IMPOUNDED WATER 8. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CO IN ACCORDANCE WITH THE APPROVED PLAN.
JOUS OPERATION, WAY IS PERMITTED.	DUILDING UTICIAL TRUCK TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SULENGINEER STALL INSTECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION. 18. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK	ENGINEER'S NOTICE TO CONTRACTOR
'Y MATS OF STEEL MUST GREATER – INSIDE AND	IS EXTENSIVELY FRACTURED OR FAULTED, AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED. 19. ALL TRENCH BACKFILL SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE. 20. ANY FXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE	<ol> <li>THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PI THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORE EXAMINED, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND</li> </ol>
IN ACCORDANCE WITH	21. ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY HEALTH CARE AGENCY AND DIVISION OF ENVIRONMENTAL HEALTH.	THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE P TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ANY UNDI BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIE
HAT STORM AND OTHER COURSES.	22. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF OC PLANNING/BUILDING INSPECTION. 23. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.	2. THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COM CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PRO-
JL MATERIALS PER THE ACENT CLIRR AND	24. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE DISTRICT GRADING INSPECTOR. 25. THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF	PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY A HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AN CITY OF TUSTIN HARMLESS FROM ANY AND ALL LIABILITY, REAL OR DEDECOMMANCE OF WORK ON THIS DOVIECT EVCEDTING FOD LIADILY
ANDARD PLAN NO. 1308	5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS. 26. THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES. 27. THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDING PRIOR TO	OWNER, ENGINEER, OR THE CITY OF TUSTIN.
STANDARD PLAN NO. VALK IS TO BE	BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO DEOTECT UNE STRUCTURE OF DESCRESS UNLIESS OTHERWISE DEOTECTED BY A MY	DATA, AND DISCREPANCIES BETWEEN PLAN ELEVATIONS AND ACTUAL CONTRACTOR SHALL REMAIN ALERT FOR AND PROMPTLY REPORT AN (SUFFICIENT TO CAUSE A CHANGE IN THE PLANS AND/OR AN INCR
ORMATION. HOWEVER, IT ON OF ANY EXISTING	28. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULFATE-CONTENT TESTS CONDUCTED BY THE SOIL FNGINFFR	ENGINEER OF RECORD, AND SHALL NOT PROCEED WITH AN AFFECTI AN APPROPRIATE OWNER REPRESENTATIVE.
IE MAINTAINED BY	29. SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. 30 ALL EXISTING DRAINAGE COURSES THROUCH THIS SITE SHALL REMAIN OPEN LINTIL FACILITIES TO HANNEE	<ol> <li>CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR 1 SURVEY MONUMENTS, AND SHALL HAVE ANY DISTURBED OR COVERE REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR AT THE</li> </ol>
	30. ALL EXISTING DRAINAGE COURSES THROUGH THIS STIE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORMWATER ARE APPROVED AND FUNCTIONAL, HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS. 31. SANITARY FACILITIES SHALL BE MAINTAINED ON SITE.	<ol> <li>DEMOLITION OF ALL LABELED ITEMS WILL INVOLVE REMOVAL OF ALL STRUCTURES (IF APPLICABLE).</li> <li>6.</li> </ol>
	32. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE. 33. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.	<ol> <li>THE CONCTRACTOR SHALL POT HOLE AND VERIFY THE LOCATION AN UTILITY CROSSINGS PRIOR TO START OF CONSTRUCTION. CONTRACTO EVENT OF ANY CONFLICTS PRIOR TO START OF CONSTRUCTION.</li> </ol>
	34. GRADING UPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-MILE OF A HUMAN UCCUPANCE SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8:00 P.M. AND 7:00 A.M. DAILY, ON SUNDAY OR ON A FEDERAL HOLIDAY. a. ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1000 FEET OF A DWELLING SHALL FOUNDERD WITH DEORDER CONFINITIONAL AND MAINTENDED.	8. THE CONTRACTOR AND ALL ITS SUBCONTRACTORS PERFORMING WOF SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PUBLIC IS PROTECTED. THE CONTRACTOR AND ALL SUBCONTRACTOR
ACTOR	6. BUILPED WITH PROPERTY OPERATIONAL AND MAINTAINED MUTTLERS. b. ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL). c. STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICAL FROM DWELLINGS AND WITHIN	SAFELY AND HEALIH REGULATIONS OF THE U.S. DEPARIMENT OF L DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY OF
	THE LIMITS OF THE GRADING PERMIT. 35. GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AQMD MEASURE F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER EXTREME CONDITIONS SUCH AS SANTA ANA WIND CONDITIONS.	9. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEAS STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES FC CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER AND OWN OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRA DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGIN
SOILS ENGINEER/GEOLO APPLIED CONS 2030 MAIN ST 197/NE CONS	GIST; ULTANTS REET	10. THE CONTRACTOR MUST NOTIFY UNDERGROUND ALERT AT 811 A MI START OF DEMOLITION, GRADING, OR CONSTRUCTION OF ANY KIND. AT THE CONSTRUCTION SITE PRIOR TO START OF ANY WORK SHOWI
(619) 258-9 (619) 258-9 GEOTECHNICAL ENGINEER: B SOILS REPORT DATED:	00 ERNARD LUTHER JAN. 12, 2017	11. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROV PROPERTIES DURING THE GRADING PROJECT
BENCHMARK: ORANGE COUNTY BENCH MARK NO.	"J-1-R24" CAL IFORNIA SFA	RFF7F
ELEVATION: 102.442' AMSL DATUM: NAVD 88/2005 OCFS ADJI DESCRIPTION: FOUND 34" OCS ALU SET IN THE SOUTHEAST CORNER C MONUMENT IS LOCATED IN THE SO PLACENTIA AVE AND 18TH ST, 23F AND D 5FT WFSTFRLY OF THE WES	ISTMENT IST	VICES DRAWN BY: MM DATE NO. 70855 DESIGNED BY: SS DATE NA. 70855 DESIGNED BY: SS DATE NA. 70855
MONUMENT IS SET LEVEL WITH SIL	I ENU OF IME SUUIMMESI UURB REIURN. EWALK.	CHECKED BY: SS

- Alternational de la construction de la

California Coastal Commission

- IN INSPECTOR.
   IN CHAMFER ALL EXPOSED EDGES OF CONCRETE 3/4" MINIMUM.
   CHAMFER ALL EXPOSED EDGES OF CONCRETE 3/4" MINIMUM.
   A COUNT PROPERTY PERMIT IS RECURED FROM OF PUBLIC WORKS FOR ANY ENCROACHMENT INTO PUBLIC RIGHT OF WAY INCECSASEPT FOR CONSTRUCTION.
   LENGTH OF MANHOLE STRUCTURES MAY BE INCREASED TO MEET PIPE ENDS AT OPTION OF CONTRACTOR AS LONG AS REINFORCING STELL IS CONTINUED AS REQURED, ANY CHANGE IN SPUR LOCATION WUST BE APPROVED BY THE ENGINEER AND THE OCPW INSPECTOR.
   LENGTH OF MANHOLE STRUCTURE INCLUDING SPUR, MUST BE POURED IN ONE CONTINUOUS OPERATION.
   LENGTH OF MANHOLE STRUCTURE INCLUDING SPUR, MUST BE POURED IN ONE CONTINUOUS OPERATION.
   LEINFORCING BARS MUST BE SECURELY HELD IN PLACE IN THE FORMS. TWO-WAY MATS OF STELL MUST BE WIRED TOGETHER BOTH WAYS AT ALLERNATE INTERSECTIONS.
   JALL REINFORCING BARS MUST BE SECURELY HELD IN PLACE IN THE FORMS. TWO-WAY MATS OF STELL MUST BE WIRED TOGETHER BOTH WAYS AT ALLERNATE INTERSECTIONS.
   ALL PIPE TO BE BANDED AND GROUTED (LESS THAN 24" OUTSIDE ONLY, 24" AND GREATER INSIDE AND OUTSIDE).
   ALL PIPE TO BE BANDED AND GROUTED (LESS THAN 24" OUTSIDE ONLY, 24" AND GREATER INSIDE AND OUTSIDE).
   ALL PIPE TO BE BANDED AND GROUTED PER STREET IMPROVEMENT PLANS IN ACCORDANCE WITH ALL COMPLEXATIVE DESIGN STANDARDS.
   ALL DOLA DEPRESSIONS SHALL BE CONSTRUCTION OPERATIONS IN SUCH A MANNER THAT STORM AND OTHER WITH ALL COMPLEX AND STANDARDS.
   ALL DOLA DEPRESSIONS SHALL BE CONSTRUCTION OF ALL CONDUCT CONSTRUCTIONS IN SUCH A MANNER THAT STORM AND OTHER WITH ANGRES.
   ALL DOLA DEPRESSIONS SHALL BE CONSTRUCTION OF ALL CONDUCT ON SUCH A MANNER THAT STORM AND OTHER WITH ANGRES.
   ALL PIPE VS.
   ALL PIPE VS.
   ALL REPRESSIONS SHALL BE CONSTRUCTION OF ERATIONS IN SUCH A MANNER THAT STORM AND OTHER WITH ANGRES AND AND OTHER PALLED ON DALUTON OF ERATING STRALE CONDUCT
- 31.

  - 32.
  - 33.

- ON. HOWEVER, ANY EXISTING CATCH BASIN CURB SUPPORT AND INLET ANGLE SHALL BE CONSTRUCTED PER OCPW STANDARD PLAN NO. CATCH BASIN CURB SUPPORT AND INLET ANGLE SHALL BE CONSTRUCTED PER OCPW STANDARD PLAN NO. 1306 PER DETAIL A, SHEET 2 OF 3. CURB INLET DECK SHALL BE CONSTRUCTED MONOLITHICALLY WITH SIDEWALK, IF SIDEWALK IS TO BE CONSTRUCTED. LOCATIONS OF PUBLIC UTILITIES SHOWN HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION. HOWEVER, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE TRUE LOCATION OF ANY EXISTING UTILITIES AND TO EXERCISE PROPER PRECAUTIONS. ALL STORM DRAIN OUTSIDE OF ORANGE COUNTY RIGHT OF WAY OR EASEMENT WILL BE MAINTAINED BY OTHERS.
  - 34.

EARTHW	ORKS		
DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
RAW VOLUMES:	25	225	200 (IMPORT)
TOTAL			200 (IMPORT)

GRADING QUANTITIES SHOWN ABOVE ARE FOR BONDING PURPOSES ONLY. SITE CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PRIOR TO BONDING AND CONSTRUCTION.

DATE

EXP

SHIM 0. C70855

SOOJIN RCE NO.

Ч

PREPARED UNDER THE SUPERVISION

PLANS

Under ground Service Alert of Southern California

BEFOR

FREE

TOLL

Call:

00





APPLICANT: CALIFORNIA SEABREEZE CALIFORNIA SEABREEZE COMMUNITY ASSOCIATION COMMUNITY ASSOCIATION COMUNITY ASSOCIATION COM
APPLICANT: CALIFORNIA SEABREEZE CALIFORNIA SEABREEZE COMMUNITY ASSOCIATION C/0 Regent Assoc. Services P.0. Box 629 Tustin, CA 92780 CHECKED BY: SS
APPLICANT: CALIFORNIA SEABREEZE CALIFORNIA SEABREEZE COMMUNITY ASSOCIATION C/O Regent Assoc. Services P.O. Box 629 Tustin, CA 92780 DESIGNED BY: CHECKED BY:
APPLICANT: CALIFORNIA SEABREEZE COMMUNITY ASSOCIATION C/0 Regent Assoc. Services P.0. Box 629 Tustin, CA 92780 DES DES
APPLICANT: CALIFORNIA SEABREEZE COMMUNITY ASSOCIATION C/0 Regent Assoc. Services P.0. Box 629 Tustin, CA 92780
BASIS OF BEARINGS: THE BEARINGS SHOWN HEREIN ARE BASED ON THE BEARING BETWEEN OCS HORIZONTAL CONTROL STATION GPS NO. 6257 AND STATION GPS NO. 5004R1 BEING N69'57'42"W PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR
<b>BENCHMARK:</b> ORANGE COUNTY BENCH MARK NO. "J-1-R24" ELEVATION: 102.442' AMSL DATUM: NAVD 88/2005 OCFS ADJUSTMENT DESCRIPTION: FOUND 34" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-39-81 SET IN THE SOUTHEAST CORNER OF A 3FT BY 15FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF PLACENTIA AVE AND 18TH ST, 23FT SOUTHERLY OF THE CENTERLINE OF 18TH ST AND 0.5FT WESTERLY OF THE WEST END OF THE SOUTHWEST CURB RETURN. MONUMENT IS SET LEVEL WITH SIDEWALK.
APPRV.
DATE
REVISIONS
DATE REVISIONS



California Coastal Commission CDP 5-18-0324 Exhibit 2 p. 3 of 4

	S S	NTRANCE		ER		S PROJECT BY							RACTOR	E LOCATION I ON THESE KEN IN THE SA DIG	STORAGE AREA JDED ON THE NS CHANGE, THE TO REFLECT	IO KEEP THE VED OR ALTERATIONS ALTERATION.	DUCE THE DULD RESULT IN	HAT ACCESS TO E DURATION OF	ONSTRUCTION	3MP SE–8 I AND BMP	RIP–RAP PER	THE WORK NDBAGS. TO BE OF RAIN EVENT :8		10, 20'	" = 20°	PERMIT NO. GRD19-0075	PROJECT NO. 1962–001 SHEET		4 °
	DESCRIPTION WIND EROSION CONTRO	CONSTRUCTION ROAD E	GRAVEL BAG BERM	VISQUEEN PLASTIC COV	SLOPE DRAIN STRAW OR WOOD MILLC	I THE SWPPP PREPARED FOR THIS	uments/bmp/constructionactivities			(0	FLOW	ONTROL	TICE TO CONT	CALLY CAUTIONED THAT THE (ISTING UTILITIES AS SHOWN DS OF THE VARIOUS UTILITY SSIBLE, MEASUREMENTS TAK NOT TO BE RELIED ON AS CONTRACTOR SHALL CALL US	<b>NTRANCE AND RECYCLING S</b> ITE SUPERVISOR AND INCLU PLAN. AS SITE CONDITIOI	ERVISOR'S RESPONSIBILITY 1 S SHOULD BE ADDED, MOV ONDITIONS. HAND-MARKED AN ACCEPTABLE FORM OF	SKED AT ANY TIME TO PRO (EEP THE MAP CURRENT CC //OR FINE.	ISTRUCTION IN A MANNER T VTAINED DURING THE ENTIRI	WITH ACCESS GATES AT C	R DETAIL 1 HEREON AND E NCE PER DETAIL 2 HEREON	VE DRAIN AND TEMPORARY I C-11 AND EC-10 DAM PER BMP SE-4	EET PER BMP EC-7 OVER NCHOR WITH PERIMETER SA 50% CHANCE OR GREATER .CH PER BMP EC-6 OR EC		20,	SCALE: 1	NGE	IN PLANS PI AN	REZE	NIA
<b>BMP TABLE:</b>	SYMBOL ENTIRE SITE WE-1	TC-1		×××× ×××× EC−7	EC-11	BMP DETAILS CAN BE OBTAINED IN	WATERLOGGED, INC OR http://www.ocwatersheds.com/doc		TEMP. FENCE	cocco GRAVEL BAGS	DIRECTION OF	NOTES: 1. SEE SHEET 1 FOR ER CONTROL/SEDIMENT C NOTES	CAUTION - NO	HE CONTRACTOR IS SPECIFI ND / OR ELEVATION OF EY LANS IS BASED ON RECORI COMPANIES AND, WHERE POS IELD. THE INFORMATION IS IELD. THE INFORMATION IS LERT AT 1-800-227-260C	<b>VOTES TO COI</b> STABILIZED CONSTRUCTION E SHALL BE DESIGNATED BY S SWPPP / EROSION CONTROL SWPPP / EROSION CONTROL	F IS THE CONTRACTOR/SUP WPPP MAP CURRENT. BMF EMOVED BASED ON SITE CO VITH INITIALS AND DATE ARE	HE CONTRACTOR MAY BE A WPPP MAP. FAILURE TO K NOTICE OF VIOLATION AND	CONTRACTOR TO PHASE CON NDACENT BUILDINGS IS MAII CONSTRUCTION.	ION CONTROL NOT	STALL SANDBAG BARRIER PE	1 & IC2 STALL TEMPORARY 15" SLOF TAIL 3 HEREON AND BMP E STALL GRAVEL BAG CHECK [	STALL VISQUEEN PLASTIC SH EA DURING RAIN EVENTS. A STALLED WHEN THERE IS A STALL STRAW OR WOOD MUL				UNTY OF ORA	IG AND STORM DRA	FORNIA SEABE	STA MESA, CALIFOR
								— ' I	Ι	U					21000000						C C C C	N AR N				C	GRADIN	CALIF	CO
																											Щ	ں ت	315

( )

NSU SU

tel 949.47

SANDBAG BARRIER 18" HIGH AT PIPE ENTRANCE - FLARED END SECTION



![](_page_6_Figure_0.jpeg)

![](_page_7_Picture_0.jpeg)

![](_page_7_Figure_1.jpeg)

![](_page_8_Picture_0.jpeg)

I:\CSC1601\GIS\Mitigation\_Restoration.mxd (12/8/2017)

California Coastal Commission CDP 5-18-0324 Exhibit 5