

CITY OF DANA POINT

22

MEMORANDUM

DATE: May 26, 1993
TO: Greg Pfof, Planning Department
FROM: Eric Pearson, Engineering Department *EP*
SUBJECT: 32712 Crown Valley Parkway - SDP 93-01/CDP 88-13P(ii)

The following comments are offered for your review:

- Prior to Planning Commission review, provide a revised geotechnical soils investigation report addressing how the existing ancient landslide on the northeasterly corner will be stabilized as part of this work. Provide a dashed line delineating the limits of the ancient landslide and indicate what remedial work will be done. The revised report may be sent out for a third-party geotechnical review. The applicant shall reimburse the City of Dana Point for the cost of the third-party geotechnical review. Please provide a revised report to include:
 1. Soils boring or previous referenced soils reports to evaluate the extent and limits of the landslide.
 2. Provide remedial recommendations to stabilize the landslide with this phase of development of the property.
 3. Establish a 1.5 factor of safety on church property. Provide stability calculations to verify the factor of safety.
 4. Address proposed landscaping and irrigation.
 5. Indicate the relationship between this landslide and the adjacent Bluffs Apartment landslide.
 6. Include a statement that you are accepting the previous soils reports that are referenced.

Memorandum To: Greg Pfost
From: Eric Pearson
May 26, 1993
Page 2

Draft Conditions of Approval are listed below:

Prior to a Building Permit

- The applicant shall submit a Precise Grading Plan and obtain approval from the Engineering Department which shall resolve the following concerns:
 1. Remedial repair of the ancient landslide on the church property to provide a factor of safety of the slope of 1.5.
 2. Provide a detention basin and extension of the existing 12-inch storm drain offsite to an approved drainage facility or channel to resolve the existing erosion problem occurring offsite. Hydraulic and hydrology calculations shall be submitted and approved by the City Engineer.
 3. Installation of roof gutters for roofs that overhang the slope.
 4. Landscaping and irrigation plans to be submitted and approved by the Engineering Department.
 5. Temporary erosion control shall be provided for the existing site and slopes during construction, including slope protection and temporary desilting basins.

Prior to Occupancy

- Landscaping and irrigation of all disturbed areas and slopes shall be complete. A landscape architect shall provide a letter of certification that all landscaping is complete and is per the approved landscape and irrigation plan.