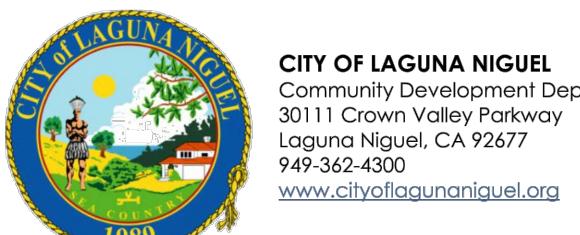


APPROVED

by the Laguna Niguel Planning
Division. Check with other City
divisions to ensure full compliance
with all City Codes and requirements.

Approved by KWebber
Date 09/23/2025
Planning Case No. _____



CITY OF LAGUNA NIGUEL
Community Development Department
30111 Crown Valley Parkway
Laguna Niguel, CA 92677
949-362-4300
www.cityoflagunainiguel.org

CITY OF LAGUNA NIGUEL STANDARD GRADING NOTES – FORM 303

- All work shall be in accordance with the Grading Code of the City of Laguna Niguel 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 shall also be retained on the site.
- Grading shall not be started without first notifying the City Grading Inspector, a Pre-Grade Meeting on the site is required before start of grading with the following people present: Owner, Grading Contractor, Civil Engineer, Soil Engineer, Geologist, City Grading Inspector and when required the Archaeologist, Biologist, Paleontologist, and Orange County Fire Authority (OCFA). The required inspections for grading will be explained at this meeting.
- An approved copy of the Grading Plan shall be on the permitted site while work is in progress.
- Cut and fill slopes shall be no steeper than 2' horizontal to 1' vertical (2:1).
- Fills shall be compacted throughout to a minimum of 90% relative density. Aggregate base for asphaltic areas shall be compacted to minimum of 95% relative density. Maximum density shall be determined by California Building Code Standard No. 70-1 or approved equivalent, and field density by California Building Code Standard No. 70-2 or approved equivalent.
- Areas to receive fill shall be properly prepared and approved in writing by the Soil Engineer and the Building Official prior to placing fill.
- Fills shall be bunched into competent material per OC Public Works Standard Plan No. 1322.
- All existing fills shall be approved by the Building Official or removed prior to placing additional fills.
- Any existing irrigation lines and cisterns shall be removed, or crushed in place, and approved by the Building Official and Soil Engineer.
- Stockpiling of excess material shall be approved by the Building Official prior to excavation.
- The Civil Engineer, as a condition of rough grade approval, shall provide blue top with accompanying witness stake, set at the center of each pad reflecting the pad elevation for the high point elevation.
- All trench backfills shall be tested and approved by the Soil Engineer per the Grading Code.
- After clearing and prior to the placement of fill in canyons, the Engineering Geologist and Soil Engineer shall 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 prior to the placement of fill in each respective canyon.
- Subdrain outlets shall be completed at the beginning of the subdrain construction.
- The exact location of the subdrains shall be surveyed in the field for line/grade and reflected on as-graded plans.
- 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 potential geological hazards, the Engineering Geologist shall submit recommended treatment to the Building Official for approval.
- Where support or buttressing of cut and natural slopes is determined to be necessary by the engineering Geologist and Soil Engineer, the Soil Engineer shall submit design, locations, and calculations to the Building Official prior to construction. The Engineering Geologist and Soil Engineer shall inspect and control the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion.
- When cut pads are brought to near grade, the Engineering Geologist shall determine if the bedrock is extensively fractured or faulted and will readily transmit water. If considered necessary by the Engineering Geologist and Soil Engineer, a compacted fill blanket will be placed.
- The Engineering Geologist shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The compaction report and approval from the Soil Engineer shall indicate the type of field-testing performed. Each test shall be identified with a 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.
- The Soil Engineer and Engineering Geologist shall perform sufficient inspections and be available during grading and construction to verify compliance with the plans, specifications, and the code within their purview.
- The Civil Engineer shall be available during grading to verify compliance with the plans, specifications, code and any special conditions of the permit within their purview.
- The permittee is responsible for dust control measures.
- Sanitary facilities shall be maintained on the site.
- The location and protection of all utilities is the responsibility of the permittee.

GRADING PLAN LANDSLIDE REPAIR FOR 20 OLD RANCH ROAD LAGUNA NIGUEL, CALIFORNIA

50. During the wet season, between October 1st and April 30th, erosion control protective devices and measures shall be in place at the end of each working day when the 5-Day probability-of-rain exceeds 40%. During the remainder of the year, the erosion control protective devices and measures shall be onsite and ready for installation when the 5-Day probability-of-rain exceed 50% and in place at the end of each day when the 48 hour probability-of-rain exceeds 50%.

51. After a rainstorm all silt and debris shall be removed from streets, check berms and basins.

52. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage to be directed toward de-silting facilities.

53. All bare slopes, including manufactured slopes, shall be provided with protective erosion control measures.

54. Erosion control systems are dynamic and will change based on changes in site development and weather conditions. Therefore, upon inspection, additional erosion and sediment control measures maybe required by the City Grading Inspector to minimize erosion and sediment transport from areas of the site to streets, sidewalks, gutters, drain inlets or adjacent properties.

55. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

56. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.

UNDERGROUND STORAGE TANK REMOVAL

57. In the event that soil contamination is discovered during excavation and removal of an existing tank, work shall be stopped until a site assessment and mitigation plan has been prepared, submitted and approved by HCA/Environmental Health and the Grading section.

58. Issuance of a grading permit does not eliminate the need for permits from other agencies with regulatory responsibilities for construction activities associated with the work authorize on this plan.

SPECIAL NOTE

59. Survey monuments shall be preserved and referenced before construction and replaced after construction pursuant to Section 8771 of the Business and Professional Code."

WATER QUALITY

60. 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 soil shall be properly contained to minimize sediment transport from the site to streets, sidewalks, gutters, drain inlets or adjacent properties via runoff, vehicle tracking or wind.

61. All sediment and construction debris which is tracked or deposited onto public or private sidewalks, gutters or paved roads shall be removed on a daily basis by sweeping or vacuuming and disposed of properly. Sediment and construction debris shall not be washed into the storm-drain system, including the gutter and storm-drain inlets.

62. Sandbags, gravel-bags or other effective filter or trap-type barriers shall be used where appropriate to intercept and slow the flow of runoff from the construction site and to trap sediment before it enters the storm-drain system, including gutters and inlets. All on-site storm-drain inlets shall be protected and off-site inlets shall be protected in areas where construction activity tracks sediment on paved areas or where inlets receive runoff from disturbed areas.

63. Water and/or other dust palliative and stabilization methods should be used to prevent or alleviate dust nuisances (dust control) generated by construction activities. Covering small stockpiles of soil and debris or areas with un-stabilized soil is an alternative to applying water or other dust palliatives.

64. Construction-related materials, wastes, spills or residues shall be retained on site to minimize transport from the site to streets, sidewalks, gutters, drain inlets or adjoining properties by wind or runoff.

65. To prevent the discharge of pollutants from material delivery and storage to the storm-water system or watercourses, all materials shall be properly stored to prevent soil contamination and contact with storm-water runoff, which may include appropriate covers, containment areas or surfaces and indoor storage.

66. Stockpiles of soil, paving materials, and pressure-treated wood shall be managed to prevent air and water pollution. Stockpiles should be located 50' away from concentrated flows of storm water, watercourses and drain inlets. Prior to the onset of precipitation, stockpiles shall be covered and protected by a temporary perimeter sediment barrier at all times.

67. Hazardous-material waste, including but not limited to petroleum products, roofing tar, paints, solvents, stains, acids, wood preservatives, septic wastes and asphalt products, shall not be allowed to enter the storm-drain system or watercourses and shall be properly transported, used, stored and disposed as required by federal and state law. Paint brushes and equipment for water-and oil-based paints shall be cleaned within a contained area and shall not be allowed to contaminate site soil, watercourses or storm-drain systems. Water-based paints shall be rinsed into the sanitary sewer-system; and thinners, solvents, excess oil-based paints and sludge shall be disposed as hazardous waste.

68. Cementitious products such as concrete, mortar or stucco from concrete trucks, potable mixers and miscellaneous containers shall not be washed-out into the storm-drain system or watercourses. Designated washout areas shall be located at least 50' from concentrated flows of storm water, watercourses and storm-drain inlets, and runoff from washout-areas shall be contained by constructing a temporary pit or berm area large enough to capture the liquid and solid waste materials.

69. Saw-cut-concrete and asphalt-concrete slurry shall not be allowed to enter the storm-drain system or watercourses. Residue from grinding operations shall be picked up by means of a vacuum attachment to the grinding machine and not allowed to flow across the pavement or be left on the surface of the pavement.

70. Prior to discharge of groundwater and associated waste, the discharger shall make application to the San Diego Regional Water Quality Control Board and obtain coverage under Order No. R9-2008-0002, Discharges From Groundwater Extraction to Surface Waters in the San Diego Region Except San Diego Bay.

CONSTRUCTION NOTES

QUANTITY

1	1' HIGH x 2' WIDE BERM	1,192 LF
2	CONSTRUCT 0.5' CLASS II PERVIOUS BASE	867 YD3
3	ROCK RIP RAP (DETAIL B SHT 4)	210 YD3
4	INSTALL 12" HDPE CULVERT	188 LF
5	TERRACE DRAIN	1,307 LF
6	CONCRETE DOWNDRAIN	427 LF
7	NOT USED	
8	NOT USED	

EXCAVATION
FILL PLACEMENT (NEAT LINE)
REMEDIAL EXCAVATION
(PERFORMED ON LANDSLIDE REPAIR)

73,354 YD3
71,860 YD3
0 YD3

IMPORT / EXPORT

0 YD3
(BALANCE ON SITE)

LEGAL DESCRIPTION

PARCEL 2
PM 2004-215

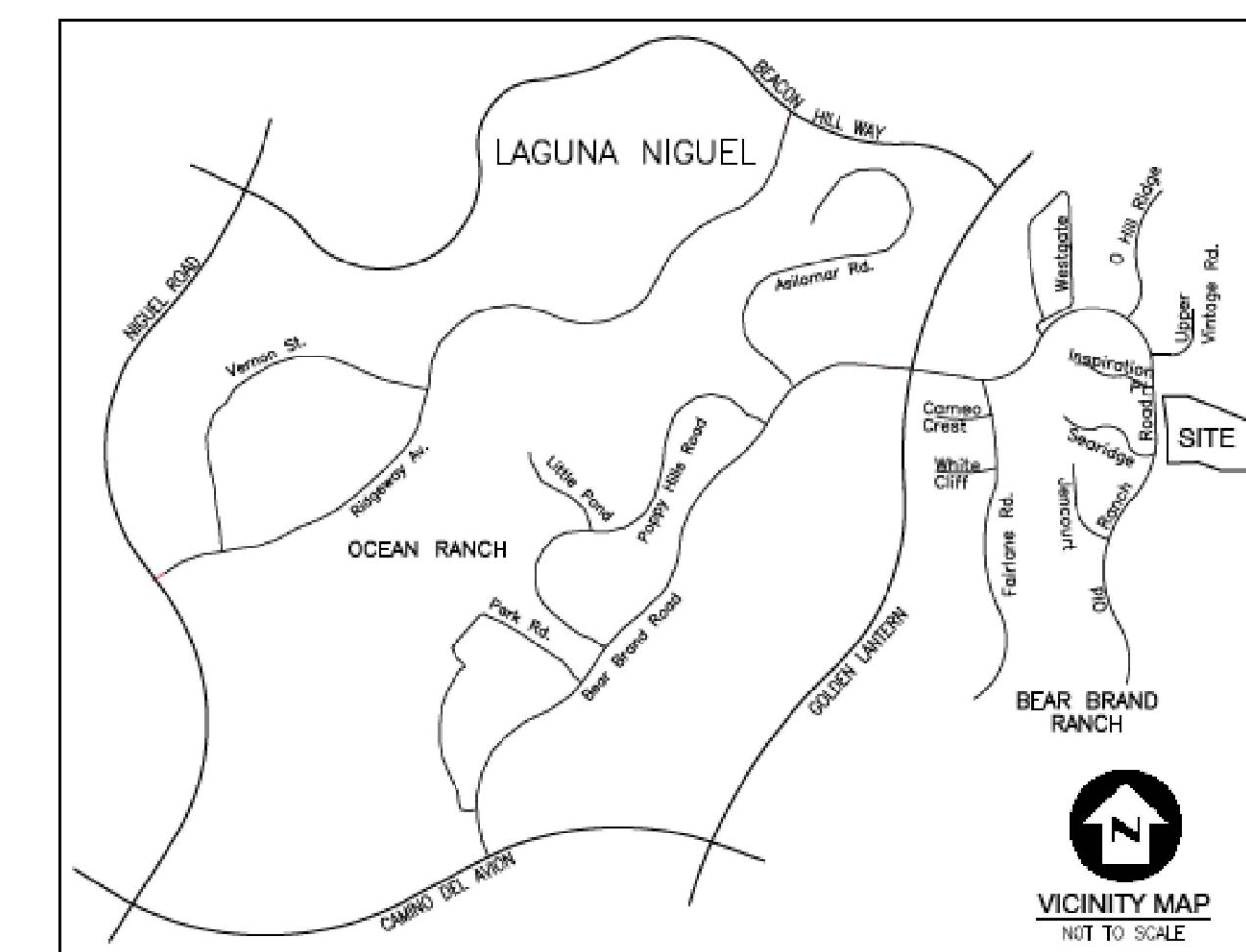
SOILS ENGINEER & GEOLOGIST

LGC GEOTECHNICAL

131 Calle Iglesia, Suite 200,
San Clemente, CA 92672
Phone#: 949-369-6141
kcolson@lgcgeotechnical.com

CIVIL ENGINEER

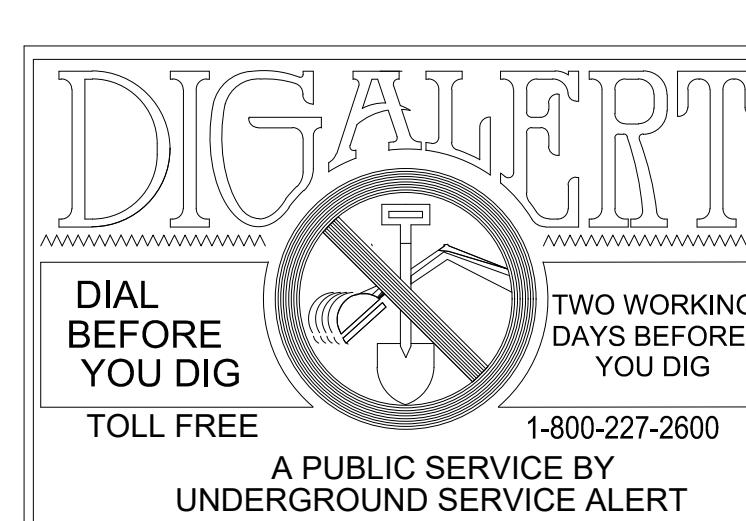
RDS and Associates
Rich Soltysiak
30519 Wailea Court
Temecula CA 92595
Phone# 951-691-7706
email: rds1@extreme.com



SHEET INDEX	SHEET
TITLE SHEET / NOTES	1
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GRADING PLAN	3
CROSS SECTIONS / DETAILS	4
EROSION CONTROL PLAN	5

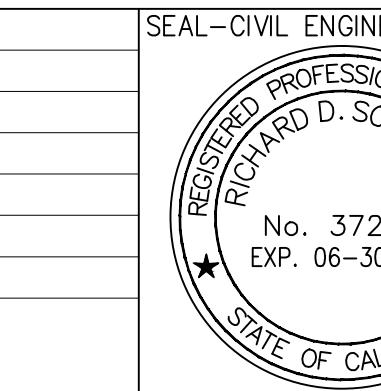
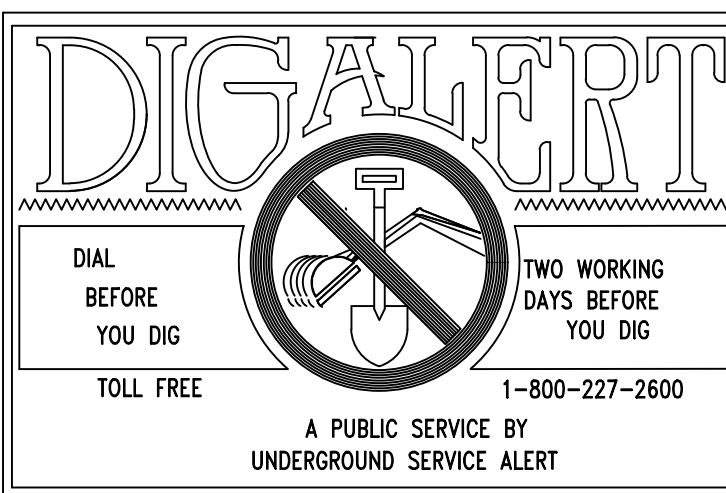
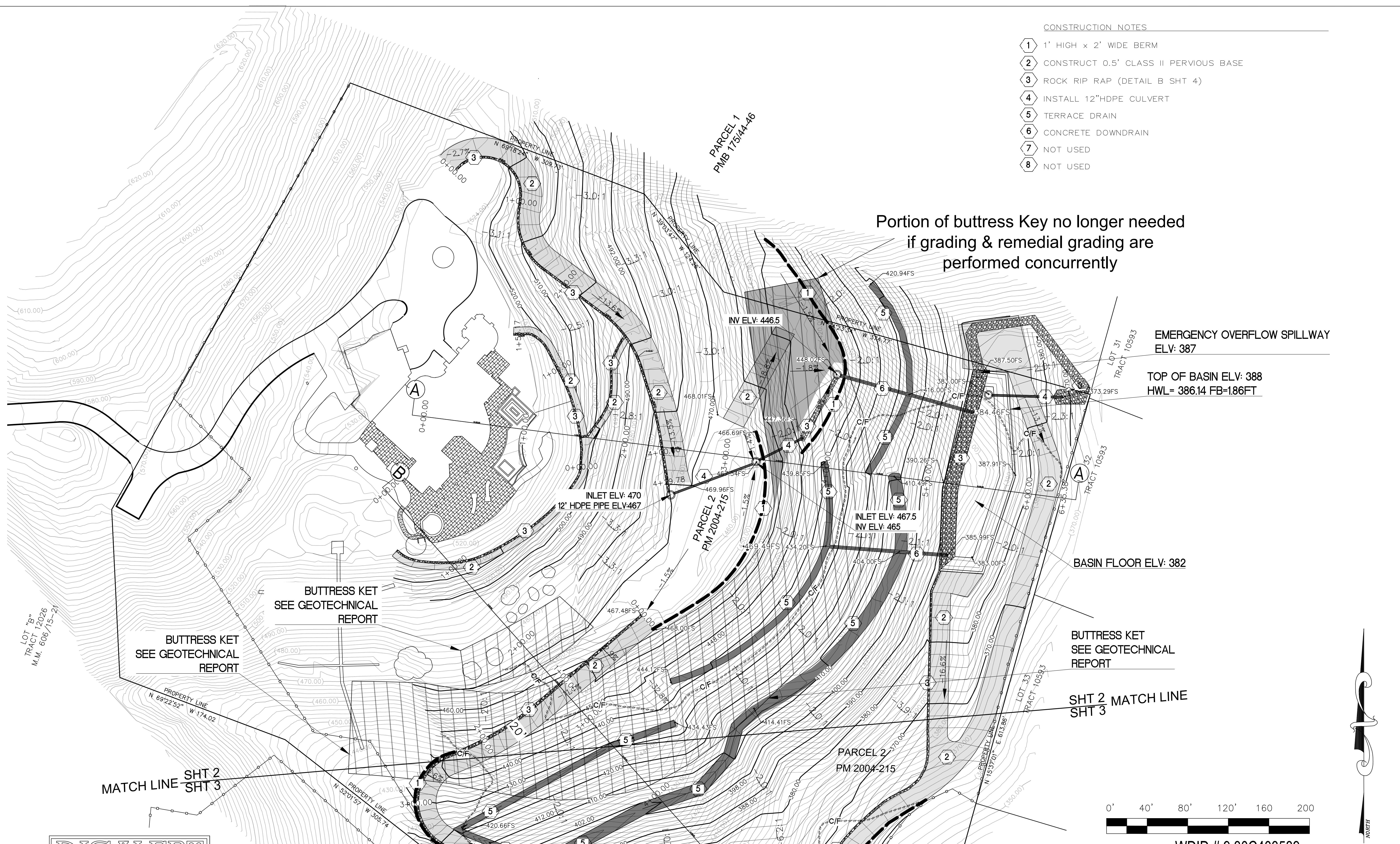
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REVISIONS	R.C.E. NO. 37233 DATE EXP. DATE 06/30/24	Date: APRIL 17 2024
MARK BY DATE	APP. DATE	SCALE: H: N/A V: N/A
ENGINEER	COUNTY	FOR: Ron and Heather Burek



- 2 -

SHEET NO.
1
1 OF 5_SHTS



ER
PREPARED BY:

RDS And Associates

PREPARED BY:

EL
Civil Engineering
Project Management
Construction Management

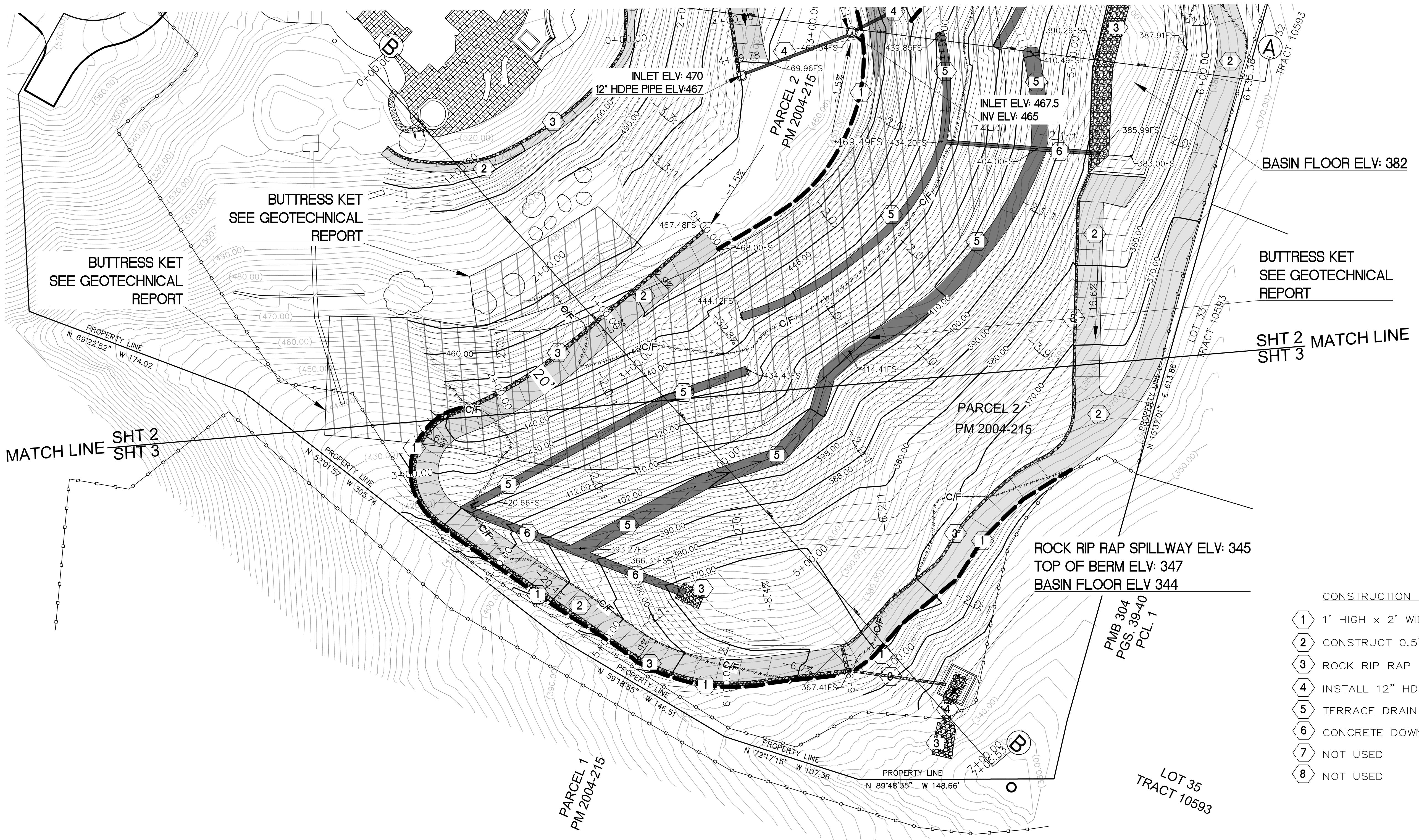
ELV: 345 BENCHMARK: COUNTY OF ORANGE BENCH MARK #3MM2791 20 OLD RANCH ROAD LANDSLIDE GRADING

ELV: 517.847
NAVD 88 DATUM

LANDSLIDE REPAIR GRADING PLAN

DATE: APRIL 9 2024	FOR:	W.O.	
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SCALE: 1" = 40' FOR: W.C. FILE NO.



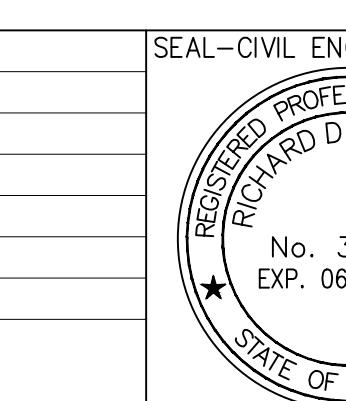
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NORTH

WDID # 9 30C403589



MARK BY DATE
ENGINEER



PREPARED BY:
RDS And Associates

Civil Engineering
Construction Management

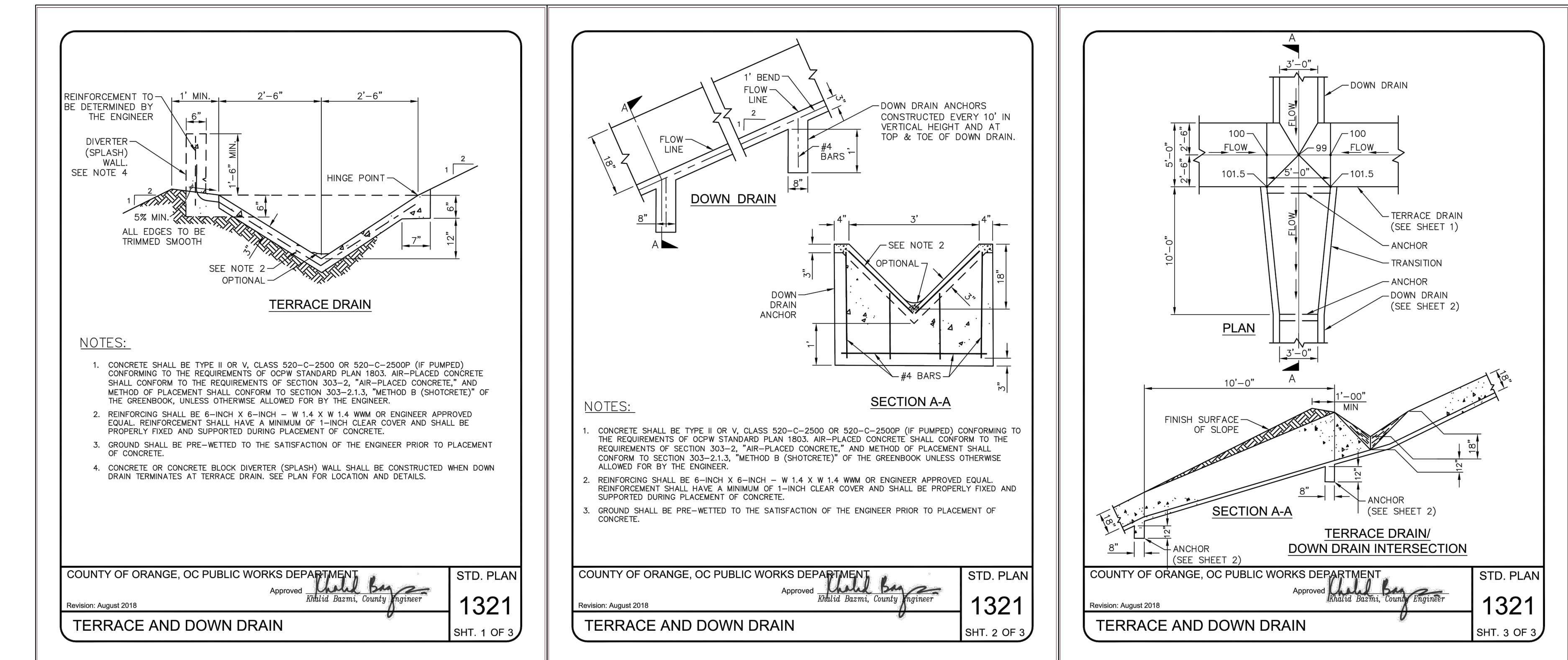
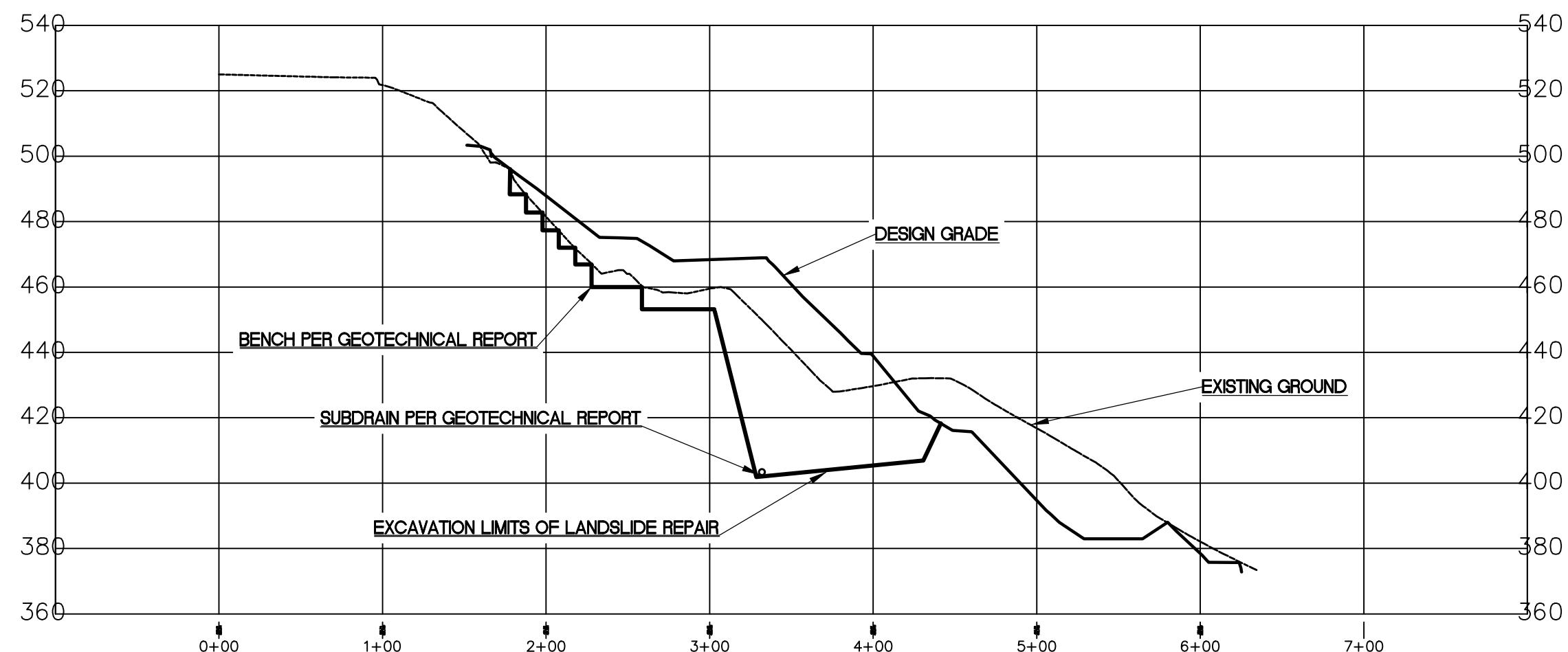
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BENCH MARK #3MM2791
ELV: 517.847
NAVD 88 DATUM

DATE: APRIL 9, 2024

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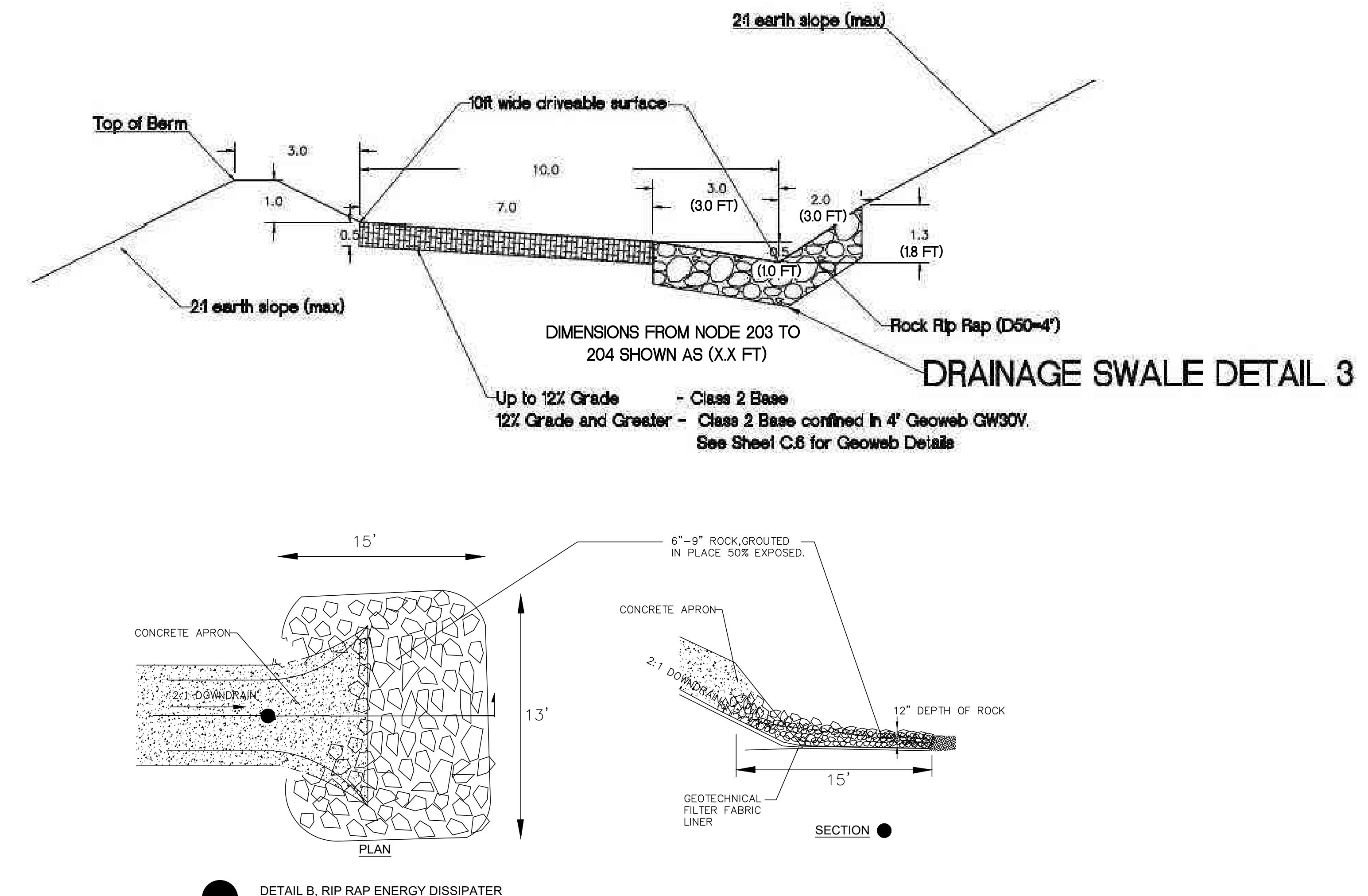
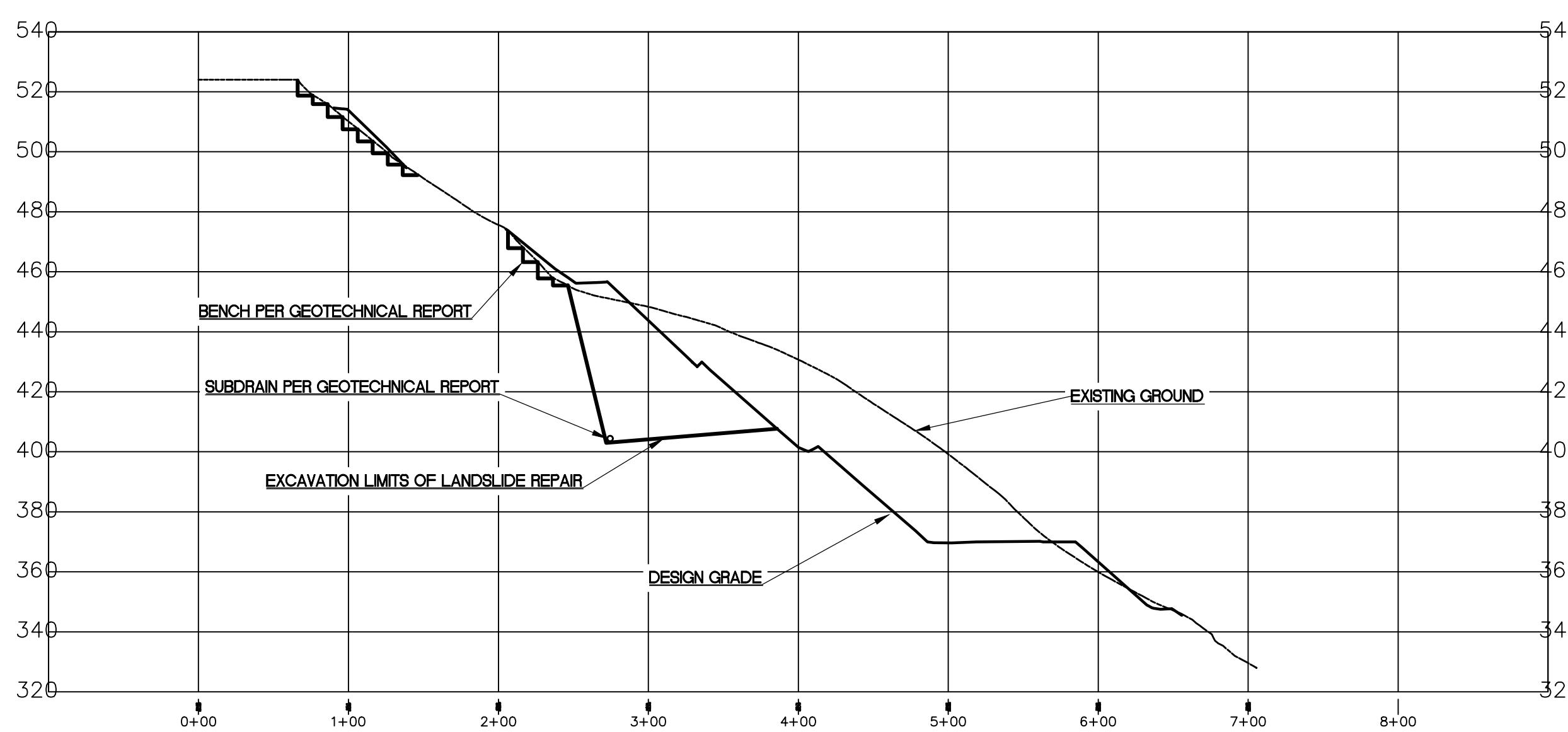
20 OLD RANCH ROAD LANDSLIDE GRADING
LANDSLIDE REPAIR GRADING PLAN
FOR: RON AND HEATHER BUREK
W.O. FILE NO.

3
3 OF 5 SHTS



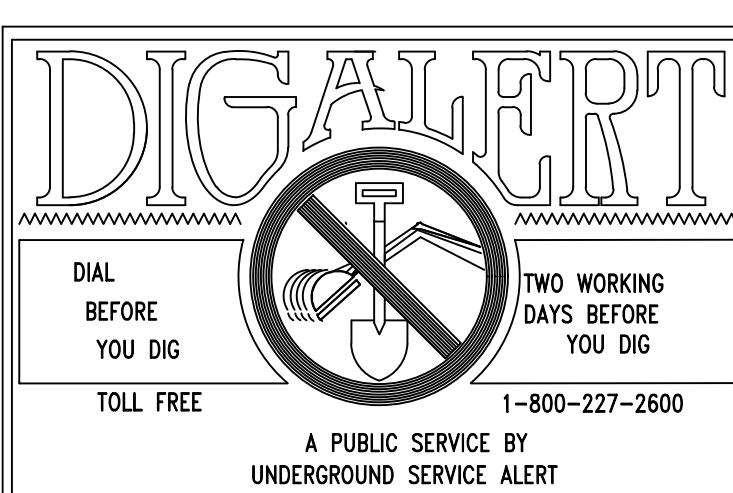
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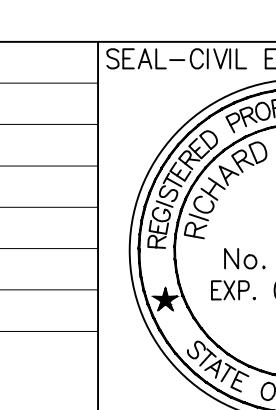


SECTION B-B

SCALE 1' = 40' H / 20' V



MARK	BY	DATE
ENGINEER		



PREPARED BY:
RDS And Associates

Civil Engineering
Project Management
Construction Management

BENCHMARK:
COUNTY OF ORANGE
BENCH MARK #3MM2791
ELV: 517.847
NAVD 88 DATUM

DATE: APRIL 9, 2024

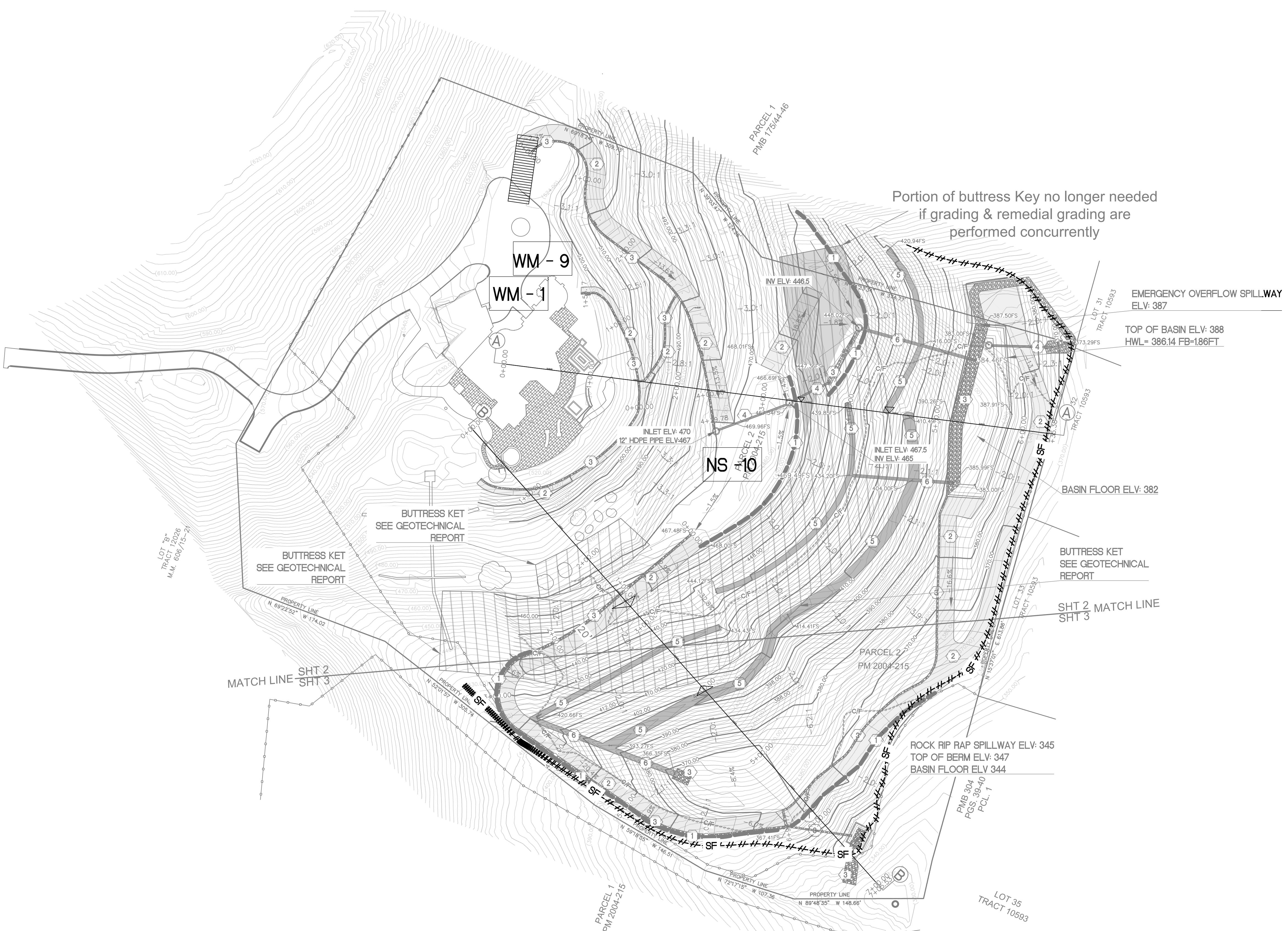
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20 OLD RANCH ROAD LANDSLIDE GRADING

CROSS SECTIONS/ DETAILS

FOR: RON AND HEATHER BUREK
W.O. FILE NO.

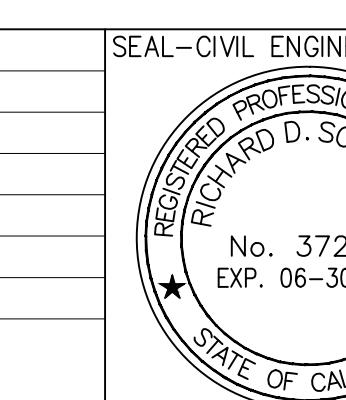
4
4 OF 5 SHTS



0' 60' 120' 180' 240' 300'



MARK	BY	DATE
ENGINEER		



SEAL-CIVIL ENGINEER
PREPARED BY:
RDS And Associates

Civil Engineering
Project Management
Construction Management

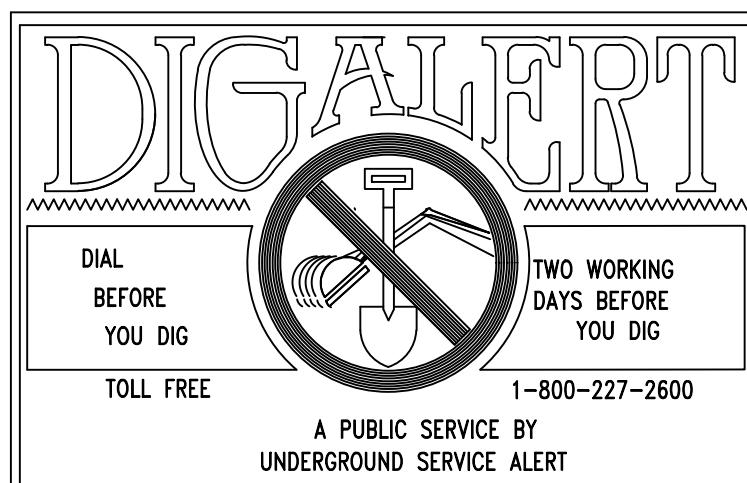
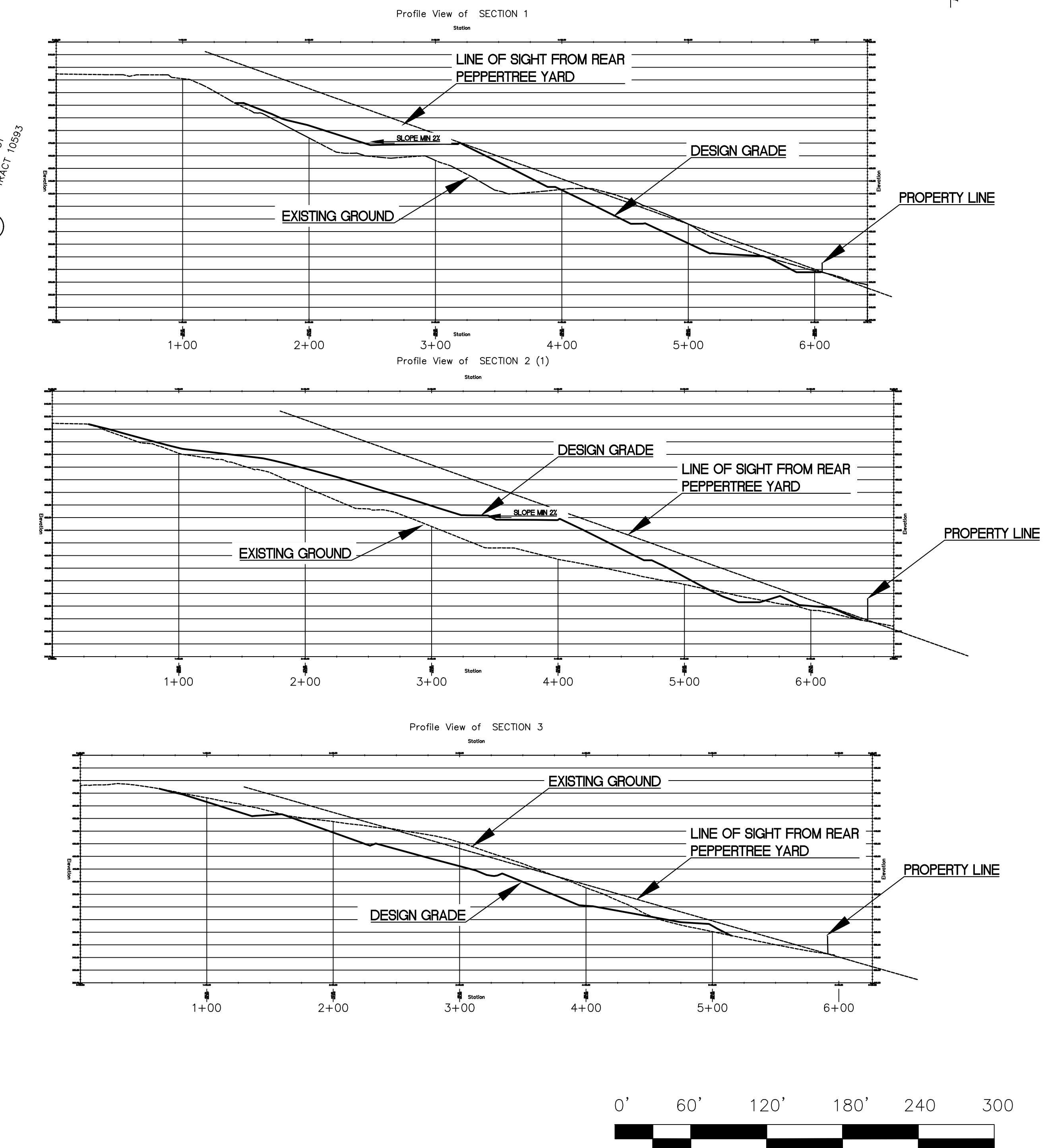
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COUNTY OF ORANGE
BENCH MARK #3MM2791
ELV: 517.847
NAVD 88 DATUM

DATE: APRIL 9, 2024

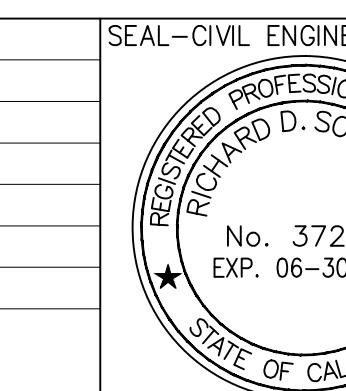
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20 OLD RANCH ROAD LANDSLIDE GRADING
EROSION CONTROL PLAN
FOR: RON AND HEATHER BUREK
W.O. FILE NO.

5
5 OF 5 SHTS



MARK	BY	DATE
ENGINEER		



PREPARED BY:
RDS And Associates

Civil Engineering
Project Management
Construction Management

BENCHMARK:
COUNTY OF ORANGE
BENCH MARK #3MM2791
ELV: 517.547
NAVD 88 DATUM

20 OLD RANCH ROAD LANDSLIDE GRADING
GRADING SECTION EXHIBIT

SHEET NO.
1
1 OF 1 SHTS

FOR: RON AND HEATHER BUREK
W.O. FILE NO.

SCALE: 1' = 60'