APPENDIX J

REVISED PRELIMINARY WATER QUALITY MANAGEMENT PLAN

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CITY OF DANA POINT
MEMORANDUM

DATE:	**November 26, 2024**
TO:	**Matthew Kunk, Deputy Director of Public Works** **Kurth Nelson, Principal Planner**
FROM:	**Lisa Zawaski, Water Quality**
SUBJECT:	**Conditional Approval pWQMP, Dana Point Harbor Revitalization - Hotels, Revised November 6, 2024**

Location: **24800 Dana Point Harbor**
APN: **APN: 682-022-06**

WQMP = City/County Model Water Quality Management Plan
TGD: Technical Guidance Document
Both available at: https://www.ocwatersheds.com/documents/wqmp

Please note that Preliminary Water Quality Management Plan (pWQMP), dated November 6, 2024 for Dana Point Harbor Revitalization - Hotels is approved, as noted below.

1. When proposed, Proprietary BMPs, such as the Modular Wetland System and the Stormsafe Filter System, must be designed with supplemental elements to maximize the reduction of the DCV via Hydrologic Source Controls and/or other supplemental volume reduction components. If HSCs are not feasible in all areas with proprietary BMPs, there may be options for alternative compliance. Any potential alternative compliance will need to be discussed with the County during Final WQMP design.

2. Of Note Only: the pWQMP is reviewed for conformance with the Model WQMP & TGD only, other structural, geotechnical, hydrological, drainage, flood control, Fire Dept., Health Dept., Coastal Commission, etc. considerations/comments/revisions may impact final design. This pWQMP approval does not supersede any comments provided by other City Departments nor other regulatory agencies/approvals and any comments provided therein that may impact this design shall be addressed appropriately.

3. Of note only and upon approval of the pWQMP, a Final WQMP shall be submitted to the County for approval prior grading permit issuance and shall contain all details necessary to construct and operate and maintain all the BMPs, with approvals from applicable agencies. The grading plans, building plans and any other construction drawings shall be consistent with the approved Final WQMP.

4. Of note only and upon approval of the pWQMP, the Final WQMP submittal shall include a separately-bound, stand-alone, user-friendly **Operation & Maintenance Plan (O&M Plan)**, including a detailed site plan. The O&M Plan must include all information required to operate and maintain all structural and non-structural BMPs into perpetuity.

5. Of note only and upon approval of the pWQMP, a Deed Restriction for WQMP implementation shall be recorded at the County Assessor's office prior to issuance of Certificate of Occupancy.

Accompanying Documents:

- Comment Response Letter, November 6, 2024
- Memo 1, November 19, 2024
- pWQMP, revised November 6, 2024

TAIT
RISING TO THE CHALLENGE
701 N. Parkcenter Drive, Santa Ana, CA 92705
p:714/560/8200 www.tait.com

November 6, 2024

Mr. Matthew Kunk
Principal Civil Engineer
City of Dana Point

RE: Comment pWQMP, Dana Point Harbor Revitalization – Hotels, Revised October 15, 2024

Dear Matthew,

Please see the attached revised Hotel Preliminary WQMP. Also see below for our responses to the comments regarding the Preliminary Water Quality Management Plan, dated October 15. 2024 for Dana Point Harbor Revitalization – Hotels.

Comment 1:
The Stormsafe Filter systems proposed do not meet the required criteria for Low Impact Development BMPs designed to retain (i.e. intercept, store, infiltrate, evaporate, and evapotranspiration) or biotreat the required Design Control Volume (DCV).
RESPONSE: Biotreatment BMPs have been used wherever feasible. Stormsafe filters have been proposed due to the site's proximity to the ocean and the elevations at high tide conditions. Traditional bioretention basins have been deemed infeasible at portions of the site susceptible to system backflows from tidal fluctuations. System backflow into bioretention basins would lead to subsequent death of the BMP vegetation. StormSafe units are designed to treat common pollutants that would normally be treated by traditional Biofiltration BMPs as noted per the Jensen specification sheets. The StormSafe systems will be designed with integrated backflow prevention and have been previously approved by the county.

Comment 2:
When proposed, Proprietary BMPs, such as the Modular Wetland System, must be designed with supplemental elements to maximize the reduction of the DCV via Hydrologic Source Controls (HSCs) and/or other supplemental volume reduction components (page 2-42 of TGD). The overall system of HSCs and supplemental volume reduction component must achieve volume reduction reasonably equivalent to that which would have been achieved via conventional biofiltration BMP(s) for the project site. This can be achieved by providing effective HSCs and supplemental volume reduction components that match the cumulative footprint that would have been provided by conventional biofiltration. Because the HSCs

generally consist of landscaped areas (e.g. Localized On-Lot Infiltration, Impervious Area Dispersion, trees, green/brown roofs, self-retaining areas, and specified use of amended soils in any landscaped areas to maximum absorption and evapotranspiration), they must be planned for at this early stage. If HSCs are not feasible in all areas with proprietary BMPs, there may be options for alternative compliance. Any potential alternative Compliance will need to be discussed with the County.
RESPONSE: The project site design will incorporate HSC-1 as some roof drains will drain directly to adjacent landscape areas. HSC-2 will also be implemented using landscaped areas that can serve as areas of incidental infiltration. Although these controls will be implemented, DCV calculations do not incorporate the benefits of HSCs, thus lending to a more conservative design approach for water quality.

Comment 3:
In reviewing the BMP Sizing Table (BIO-RETENTTION W/UNDERDRAIN, NO INF.), please confirm the %Amin.clog, it appears that vegetated biofiltration BMPs are proposed, 2.8% may be more appropriate than 5.6%?
RESPONSE: Bioretention basin calculations have been revised to include a 2.8% AminClog.

Comment 4:
Please show written out/detailed design calculations for at least one example of each type of BMP so the values in the BMP Sizing Table can be followed.
RESPONSE: Worksheets 8 and 11 have been completed and provided as an example and basis for tabulated calculations.

Comment 5:
Based on comment #2 above, Section 5.1 and 5.1.1 will need to be updated accordingly. Section 5.1.2 should describe the biofiltration basins.
RESPONSE: StormSafe Filters have been approved by the county on previous phases of the DPH Revitalization. Section 5.1.2 now includes a description of Biofiltration Basins.

Comment 6:
The pWQMP document requires the Owner's Certification information, signature and date, please submit the revised pWQMP with the Owner's Certification completed.
RESPONSE: Owner's certification page to be signed and provided in next submittal.

Comment 7:
Section 2.1 – the project area was not updated (says 5.95 acres).
RESPONSE: Project area has been updated.

Comment 8:
To note in pWQMP: The Final design of BMPs in final WQMP must be designed to comply with Statewide Trash Amendments for Trash Control. Systems must have a design treatment capacity that is not less than the peak flow rate, Q, resulting from a one-year, one-hour and remove trash that is 5 millimeters and greater. Trash control approaches may include:

- Inlet screens or trash racks.
- Trash racks and screens in in the stormwater conveyance system.
- Trash racks or screens within BMPs or on BMP overflows.
- Hydrodynamic separators or other approved pretreatment devices.
- For proprietary BMPs, contact vendor for design options.
- Please refer to the State Water Resources Control Board website for the most up-t0-date list of Certified Trash BMPs: https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html

RESPONSE: Full trash capture inlet filters are now proposed at all inlet locations.

Comment 9:
Of Note Only: the pWQMP is reviewed for conformance with the Model WQMP & TGD only; other structural, geotechnical, hydrological, drainage, flood control, Fire Dept., Health Dept., Coastal Commission, etc. considerations/comments/revisions may impact final design. This pWQMP approval does not supersede any comments provided by other City Departments nor other regulatory agencies/approvals, and any comments provided therein that may impact this design shall be addressed appropriately.
RESPONSE: Noted.

Comment 10:
Of note only: a Final WQMP shall be submitted to the County for approval prior grading permit issuance and shall contain all final design calculations and details necessary to construct and operate and maintain all the BMPs, with approvals from applicable agencies. The grading plans, building plans and any other construction drawings shall be consistent with the approved Final WQMP.
RESPONSE: Noted.

Comment 11:
Of note only: the Final WQMP submittal shall include a separately-bound, stand-alone,user-friendly Operation & Maintenance Plan (O&M Plan), including a detailed site plan. The O&M Plan requires more details than the information provided in the WQMP and must include all information required to operate and maintain all structural and non-structural BMPs into perpetuity.
RESPONSE: Noted.

Comment 12:
Of note only: A Deed Restriction for WQMP implementation shall be recorded at the County Assessor's office prior to issuance of Certificate of Occupancy.
RESPONSE: Noted.

Our goal is to satisfy all the requirements and respond to each comment to your satisfaction. Please feel free to contact us at any time during your review for clarification if needed. Thank you for your time in providing this review.

Regards,

Jacob Vandervis, PE
714-560-8677
jvandervis@tait.com
Project Manager
Tait & Associates

TAIT
RISING TO THE CHALLENGE
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p:714/560/8200 www.tait.com

November 19, 2024
Matthew Kunk
City of Dana Point

RE: Dana Point Harbor Revitalization Hotels- Preliminary WQMP
24800 Dana Point Harbor
APN: 682-02-06

This memorandum is hereby issued to document that the use of the Jensen StormSafe filter has been approved by the County of Orange for the Dana Point Harbor Revitalization project for areas where bio-filtration is deemed unfeasible due to the following reasons:

- The Hydraulic Grade Line elevation of the proposed storm drain system exceeds the minimum cover for biofiltration devices. When this condition occurs, flows could by pass the bio-filtration units and untreated runoff would discharge to the Harbor.

- Proximity to the Harbor and high tides. In this locations, bio-filtration BMP's could have seawater backing into the storm drain system which would affect the plants health and treatment performance.

A copy of the approved Water Quality Management Plan (WQMP) for the Commercial Core for the Dana Point Harbor Revitalization is included with this memo for your review and records. The WQMP was approved on June 13,2024 by J.T. Yean.

The Jensen StormSafe filter has been tested to perform with high pollutant removal efficiencies for Nutrients and Bacteria which is one of the primary pollutants of concern for Harbor areas.

See above mentioned approval in the following pages.

Vice President, C.O.O.

REGISTERED PROFESSIONAL ENGINEER
JACOB VANDERVIS
No. C46301
EXP. 12-31-26
CIVIL
STATE OF CALIFORNIA

GRD20-0021-R2
WQ20-0020-R1

Building&Safety: jtyea 6/13/2024
Approval: Project Final WQMP
Revision: 1
Permits: GRD20-0021-R2 WQ20-0020-R1

County of Orange - OC Public Works
OC Development Services
APPROVED

This set of plans and specifications must be kept on the job at all times. It is unlawful to make any changes or alterations to these plans without written permission from OC Public Works, OC Development Services of Orange County. The stamping of these plan specifications SHALL NOT be held to permit or be an approval of the violation of any provisions of any County Ordinance or State law.

Hadi Tabatabaee
BUILDING OFFICIAL
1

Water Quality Management Plan (WQMP)

Project Name:

Dana Point Harbor Revitalization – Commercial Core A
Parking Structure/ Phase 2B

Grading Permit No: GRD20-0021

WQ ID: WQ20-0020

Prepared for:

Dana Point Harbor Partners LLC
1100 Newport Center Drive, Suite 200
Newport Beach, CA 92660
949-760-9150

Prepared by:

TAIT & Associates, Inc.

Engineer: Jacob Vandervis
Registration No. RCE No. 46301
701 N. Parkcenter Dr.
Santa Ana, CA 92705
714-560-8200

Engineer's Seal

JACOB VANDERVIS
No. C46301
EXP. 12-31-24
CIVIL

Prepared on:

04/15/2024

Project Owner's Certification

Permit/ Application No.	CDP 13-0018(I) City Resolution 14-11-18-06	Grading Permit No.	GRD20-0021
Tract/Parcel Map No.	Portions of parcels 4,5 6 and 7 as shown on a map field in book 32 phases 35 to 40 in the office of the county recorder.	Building Permit No.	BNR19-0460 & PKG 19-1202
CUP, SUP, and/or APN (Specify Lot Numbers if Portions of Tract)			

This Water Quality Management Plan (WQMP) has been prepared for Dana Point Harbor Partners, LLC by TAIT & Associates, Inc. . The WQMP is intended to comply with the requirements of the local NPDES Stormwater Program requiring the preparation of the plan.

The undersigned represents, the subject property owner (County of Orange) and is responsible for the implementation of the provisions of this plan and will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the current Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated Cities of Orange County within the San Diego Region (South Orange County). Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the WQMP. An appropriate number of approved and signed copies of this document shall be available on the subject site in perpetuity.

Owner: Bryon Ward			
Title	President		
Company	Burnham-Ward Properties (Dana Point Harbor Partners, LLC Developer's Representative)		
Address	1100 Newport Center Drive, Suite 200		
Email	bward@burnham-ward.com		
Telephone #	(949) 760-9150		
Signature		10-15-20 Date	

Contents

Section 1 Discretionary Permit(s) and Water Quality Conditions

Project Infomation			
Permit/Application No.	CDP 13-0018(I) City Resolution 14-11-18-06	Site Address or Tract/Parcel Map No.	Parcel 10 & Portion of Parcel 2, Page 32-39
Additional Information/ Comments:	The project described of this report is of a larger development that consist of the Revitalization of Dana Point Harbor (DPH), in 2006 the Environmental Impact Report (EIR) was approved, in November 18, 2014 the CDP was approved by the Coastal Commission and the City of Dana Point, in May 29, 2019 the Substantial Conformance to the 2014 CDP. The project includes the improvements of the Commercial Core Area (CCA) will be completed in separate phases. The scope of work for the project described on this report consist of the parking structure area and Golden Lantern Street. The improvements include the construction of a 3-level Parking Structure, realignment of Golden Lantern Street located west of the parking structure and surface parking south of the structure that will ultimately serve new buildings along the Harbor. A Master Drainage Plan that includes water quality BMP's, for the rough grading improvements has been prepared under Permit MB19-0039 & Rough grading GRD19-0177) Site location and overall site plan exhibits for the project are included on attachment C.		

Water Quality Conditions	
Water Quality Conditions from prior approvals or applicable watershed-based plans	A summary of the Water Quality Conditions of approval for Dana Point Harbor per the CDP are included in appendix H.

Section 2 Project Description

2.1 General Description

<table>
<tr><th colspan="5">Description of Proposed Project</th></tr>
<tr><td>Site Location</td><td colspan="4">Dana Point Harbor, See Site Plans in Attachment C.</td></tr>
<tr><td>Project Area (ft^2):297,369 ft^2
OR 6.827 AC</td><td colspan="2">Number of Dwelling Units: 0</td><td colspan="2">SIC Code: 7521</td></tr>
<tr><td>Narrative Project Description:</td><td colspan="4">This Project is comprised of the Parking Structure area and Golden Lantern Street improvements which covers approx. 6.88 acres within the 277-acre Dana Point Harbor.
Commercial Core Area – Parking Structure Area and Golden Lantern
The Parking Structure Area includes 3 –levels, each with approximately 116,600 sf of surface area. A boater service building will be attached to the southeastern corner of the parking structure. The re-alignment of Golden Lantern west of the parking structure and paved surface parking areas east and south of the parking structure will be part of the project scope. The surface and parking structure will serve multiple future commercial buildings/restaurants that are part of the commercial core DPH revitalization.</td></tr>
<tr><td rowspan="2">Project Area</td><td colspan="2">Pervious</td><td colspan="2">Impervious</td></tr>
<tr><td>Area
(acres or sq ft)</td><td>Percentage</td><td>Area
(acres or sq ft)</td><td>Percentage</td></tr>
<tr><td>Pre-Project Conditions</td><td>0.69</td><td>10%</td><td>6.19</td><td>90%</td></tr>
<tr><td>Post-Project Conditions</td><td>0.69</td><td>10%*</td><td>6.19</td><td>90%</td></tr>
</table>

2.2 Post Development Drainage Characteristics

Proposed drainage consist of three main Drainage Management Areas. DMA A consist of the parking structure building and paved surface parking. The parking structure drains are connected to the underground storm drain system while the paved parking sheet flows to several catch basins located in the surface parking lot. A Jensen StorSafe filter is proposed downstream of all DMA areas to provide high level filtration to all runoff from the project area. DMA B & DMA C encompass the new alignment of Golden Lantern Street. Storm water runoff from the sub drainage areas for Golden Lantern sheet flows to low points where modular wetland units are provided for bio-filtration. Catch basins are proposed downstream of the MWS to collect the high flows. Both treatment flows and high flows are conveyed to the proposed storm drain system C2.

Storm Drain Line C2 connects to existing lice C which is an existing 60-inc RCP line that crossed the Harbor at the Commercial Core Area. Line C discharges directly to the ocean at an outlet at the seawall (Outlet #3 of the Master Drainage Plan).

2.3 Property Ownership/Management

Ownership of all portions of the site:

Dana Point Harbor Partners LLC will be resposible for the areas based on an existing 66-year lease agreement with the Count of Orange.

- A property owners association or homeowners association will not be formed for this project.
- No infrastructure will be transferred to public agency.

Long Term Maintenance:

The Dana Point Harbor Partners LLC will provide long term maintenance of all BMP's for this project.

Section 3 Site & Watershed Characterization

3.1 Site Conditions

3.1.1 Existing Site Conditions

The project existing condition consist mostly of asphalt paved parking and boat storage areas with limited landscape areas. Storm water runoff currently drains to existing catch basin that discharge to the Harbor via storm drain pipes. A copy of the existing hydrology map is included in attachment C for reference.

3.1.2 Infiltration-Related Characteristics

Infiltration for the project has been determined unfeasible by GMU Geotechnical Engineering due to the following reasons:

- Percolation testing results indicated existing soil infiltration rates vary from 0.10 to 0.32in/hr. Based on this the percolation field testing does not meet the minimum requirements of 0.6in/hr (unfactored) to fully infiltrate the DCV volume.
- Groundwater depths as described on Section 6.4 of this MPD ranges from 3-feet 10-feet bgs for the vast majority of the project area.
- The site Hydrologic Soil Group is classified as D, which tends to yield very low percolation rates.

A copy of the groundwater map is included in Attachment G and a copy of the Soils Map from the South Orange County TGD is included in Attachment D

3.1.2.1 Soil and Geologic Characteristics

This area is underlain by approx. 12.5 to 15 feet of surficial soils consisting of artificial fill and terrace deposits which are underlain by Capistrano Formation bedrock.

3.1.2.2 Geotechnical Conditions

The artificial fills mantling the site are highly variable with expansion potentials that range from very low to medium. Earthquake-induced settlement ranges from approx. 0.1 to 1.75 inches for an MCE event. In general, the soils are moderately compressible under load with low levels of hydro-collapse but are considered highly variable. Based on laboratory test results, the on-site soils shall be considered to have the following:

- Chemical testing indicates corrosive to severely corrosive conditions to ferrous metals.
- Negligible to moderate sulfate exposure to concrete.
- Fills highly variable with expansion potentials that range from very low to medium

3.2 Proposed Site Development Activities

The proposed condition hydrology map shows the proposed site drainage pattern and it is included in Attachment C of this report. The project drainage design are similar to the existing condition since runoff will sheet flow over the surface parking to catch basins and storm drain lines that convey runoff to the existing storm drain within the CCA area of the Harbor. Runoff specific to the project as described on this report were routed to the existing 60" RCP line C rather than to outlets 1 and 4 as per the current condition. This change in drainage areas was made due to outlets 1 and 2 being under capacity for the existing tributary area. The master drainage plan shows and analysis that demonstrates that the 60" RCP pipe can handle the change in tributary areas.

Drainage of the project improvements is separated into 3 DMA's for Water Quality treatment as shown on the WQMP site plan in attachment C.

It should be noted that half of the future buildings along the south of the project area of work are being included in the drainage areas considered for water quality on this report. The WQMP for other phases will address specific drainage areas and apocopate capacity of the treatment provided by other phases. A Stormfilter with excess capacity is being provided to ensure proper treatment is provided as construction progresses.

3.2.1 Overview of Site Development Activities

The overall type of development proposed is a parking structure for commercial buildings and boat dock renters that will be built in future phases. The overall characteristics of the site will not change from the existing. The interface between the adjacent parcels/properties will remain the same.

3.2.2 Project Attributes Influencing Stormwater Management

Potential Pollutant Generating Activities:

- Materials and Product: Boat supplies and equipment, typical parking lot activities.
- Waste Generated: Waste associated with parking activities (general trash and debris, oils.).
- There will be a parking structure, surface parking area and future buildings with commercial/retail and restaurant uses.
- The landscape areas are shown on the projects sites plans and WQMP Plot Plans.
- This proposed 2:1 slope north of the retaining wall and slopes along Golden Lantern Street.
- The project does not consist of run-on to the site.
- Run-off from the site will be directed to grated inlet and then be piped to the headwall adjacent to the marina/ocean.
- The project does not have any environmentally sensitive features to be preserved.

Proposed Land Uses

Land Use Description	Total Area (acres)	Impervious Area (acres)	Pervious Area (acres)	Imperviousness (%)
Commercial/Parking	6.88	6.19	0.69	90
Total	6.88	6.19	0.69	90

3.2.3 Effects on Infiltration and Harvest and Use Feasibility

This project does not propose the use of Infiltration or Harvest and Reuse BMPs. The groundwater elevation is to shallow for infiltration. In addition, the percolation rate are below the acceptable rates for infiltration. This project does not contain enough landscape for Harvest and Reuse BMPs. In addition, this project will utilize reclaimed water in lieu of Harvest and Reuse.

3.3 Receiving Waterbodies

The project does not discharge to an environmentally sensitive area.

The receiving water body for the project is the Pacific Ocean Shoreline, Dana Point Harbor. Per The California State Water Board website the 2014/2016 303d listed impairments are: Indicator Bacteria, Dissolved Oxygen, Toxicity and Zinc.

Per Table 2-4 Anticipated and Potential Pollutants Generated by Land Use Type of the TGD the following are the Pollutants of Concern for DPH:

- Suspended Solid/ Sediments.
- Nutrients.
- Heavy Metals.
- Pathogens (Bacteria/ Virus).
- Pesticides, Oil & Grease.
- Toxic Organic Compounds.
- Trash & Debris.

3.4 Stormwater Pollutants or Conditions of Concern

Pollutants or Conditions of Concern				
Pollutant	Expected from Proposed Land Uses/Activities (Yes or No)	Receiving Waterbody Impaired (Yes or No)	Priority Pollutant from WQIP or other Water Quality Condition? (Yes or No)	**Pollutant of Concern (Primary, Other, or No)**
Suspended-Solids	Yes	No	No	No
Nutrients	Yes	No	No	No
Heavy Metals	Yes	Yes	Yes	Primary
Bacteria/Virus/Pathogens	Yes	Yes	Yes	Primary
Pesticides	Yes	No	No	No
Oil and Grease	Yes	No	No	No
Toxic Organic Compounds	Yes	Yes	Yes	Primary
Trash and Debris	Yes	No	No	No

3.5 Hydrologic Conditions of Concern

Does a hydrologic condition of concern exist for this project? No, the project drains directly the Dana Point Harbor and the Pacific Ocean. The WQMP Plot Plan shows that the project site drains to Dana Point Harbor.

☒ No – An HCOC does not exist for this receiving water because:

- ☐ Project discharges directly to a protected conveyance (bed and bank are concrete lined the entire way from the point(s) of discharge to a receiving lake, reservoir, embayment, or the Ocean
- ☒ Project discharges directly to storm drains which discharge directly to a reservoir, lake, embayment, ocean or protected conveyance (as described above)
- ☐ The project discharges to an area identified in the WMAA as exempt from hydromodification concerns

☐ Yes – An HCOC does exist for this receiving water because none of the above are applicable.

3.6 Critical Course Sediment Yield Areas

Hydromodification criteria does not apply, section is not applicable.

Section 4 Site Plan and Drainage Plan

4.1 Drainage Management Area Delineation

Proposed drainage consist of three main Drainage Management Areas. DMA A consist of the parking structure building and paved surface parking. The parking structure drains are connected to the underground storm drain system while the paved parking sheet flows to several catch basins located in the surface parking lot. A Jensen StorSafe filter is proposed downstream of all DMA areas to provide high level filtration to all runoff from the project area. DMA B & DMA C encompass the new alignment of Golden Lantern Street. Storm water runoff from the sub drainage areas for Golden Lantern sheet flows to low points where modular wetland units are provided for bio-filtration. Catch basins are proposed downstream of the MWS to collect the high flows. Both treatment flows and high flows are conveyed to the proposed storm drain system C2.

Storm Drain Line C2 connects to existing line C which is an existing 60-inc RCP line that crossed the Harbor at the Commercial Core Area. Line C discharges directly to the ocean at an outlet at the seawall (Outlet #3 of the Master Drainage Plan).

4.2 Overall Site Design BMPs

Minimize Impervious Area- The project will utilize the minimum safe widths in drive isles, parking stalls, and sidewalks, thereby maximizing the landscape area and minimizing the impervious areas.

Maximize Natural Infiltration Capacity- This project consists of minimal landscape and infiltration is not being maximize as the project is located directly adjacent to Dana Point Harbor.

Preserve Existing Drainage Patterns and Time of Concentration- The site has been designed to closely mimick the existing drainage patterns.

Disconnect Impervious Areas – This project consists of mostly parking areas, however for three areas landscaping has been placed between the building thereby disconnecting the impervious buildings.

Protect Existing Vegetation and Sensitive Areas – All four areas are being completely demolished and rebuilt. Protecting existing vegetation is not feasible within the areas of construction.. This project does not contain sensitive areas.

Revegetate Disturbed Areas - To the maximum extent practicable, disturbed areas will be re-vegetated.

Soil Stockpiling and Site Generated Organics – Not Applicable

Firescaping – No Applicable

Water Efficient Landscaping – This project will incorporate water efficient landscaping for the minimal landscape around the project.

Slopes and Channel Buffers – Not Applicable

4.3 DMA Characteristics and Site Design BMPs

4.3.1 DMA Summary

Drainage Management Areas

DMA (Number/Description)	Total Area (acres)	Imperviousness (%)	Infiltration Feasibility Category (Full, Partial, or No Infiltration)	Hydrologic Source Controls Used
DMA A – Parking structure and surface parking areas	4.52	90	No Infiltration	None
DMA B – Golden Lantern (west of median)	0.59	90	No Infiltration	None
DMA C – Golden Lantern (east of median)	0.56	90	No Infiltration	None
DMA D – Surface Parking and Future Buildings	0.73	90	No Infiltration	None

4.4 Source Control BMPs

Non-Structural Source Control BMPs				
Identifier	**Name**	**Check One**		**Reason Source Control is Not Applicable**
		Included	**Not Applicable**	
N1	Education for Property Owners, Tenants and Occupants	☒	☐	
N2	Activity Restrictions	☒	☐	
N3	Common Area Landscape Management	☒	☐	
N4	BMP Maintenance	☒	☐	
N5	Title 22 CCR Compliance (How development will comply)	☒	☐	
N6	Local Industrial Permit Compliance	☐	☒	This is not an Industrial Project.
N7	Spill Contingency Plan	☒	☐	
N8	Underground Storage Tank Compliance	☐	☒	This project does not contain underground storage tanks.
N9	Hazardous Materials Disclosure Compliance	☒	☐	
N10	Uniform Fire Code Implementation	☒	☐	
N11	Common Area Litter Control	☒	☐	
N12	Employee Training	☒	☐	
N13	Housekeeping of Loading Docks	☐	☒	This project does not contain loading docks.
N14	Common Area Catch Basin Inspection	☒	☐	
N15	Street Sweeping Private Streets and Parking Lots	☒	☐	
N16	Retail Gasoline Outlets	☐	☐	

N1- Education for property Owners, Tenants and occupants & N-12 Employee Training

The property owner shall prepare a training manuals for all existing and future employees. The manual shall include information regarding proper practices that contribute to the protection of the stormwater quality

. Training shall be provided upon hire of new associates. A copies of the training manuals shall remain in the building at all times for employees to use as needed. The manual shall include all

Educational Material included on Attachment A of this report. Additional educational material may be found in the following website : http://www.ocwatershed.com/PublicEd/resources/business-brochures.html

N2- Activity Restrictions

The property owner shall ensure that the rules and guidelines as determined by the project conditions of approval or other policies are followed at all times once the project is operational. Prohibited activities for the project that promoted water quality includes:

Prohibit discharges of fertilizer, pesticides, or animal wastes to streets or storm drains.

Prohibit blowing or sweeping of debris (leaf litter, grass clippings, litter, etc.) into parking lots or storm drains.

Requirement to keep dumpster lids closed at all times.

Prohibit vehicle washing, maintenance, or repair on the premises or restrict those activities to designated areas.

N3- Common Area Landscape Management

Specific practices are followed for landscape maintenance as identified on the landscape specifications. Ongoing maintenance is conducted to minimize erosion and over-irrigation, conserve water and reduce pesticide and fertilizer applications.

All maintenance must be consistent with the City of Dana Point requirements. Proper maintenance practices should help reduce and/or eliminate pollution from pesticides, nutrients, trash/debris and sediments. The project common area landscape maintenance should be consistent with the following documents included in Attachment A:

-Tips for Landscape and Gardening

-Building and Ground Maintenance Guidelines

-Housekeeping practices

-Landscape maintenance

N4- BMP Maintenance

BMP maintenance, implementation schedules and responsible parties are included with each specific BMP.

N5- Title 22 CCR compliance

Hazardous waste shall be managed properly through compliance with applicable title 22 regulations.

Storage and transportation of hazardous materials shall be per the title 22of the California Code of Regulations and the Health and Safety Code.

N7- Spill Contingency Plan

The owner shall prepare a Spill Contingency Plan. The plan shall describe how the employees will prepare for and respond to spill of hazardous materials. The plan shall describe the stockpiling of cleanup materials, how to notify the responsible agencies, how to dispose of cleanup materials, the documentation of the spill of hazardous material events.

See Attachment A for additional information on plan preparation:

IC17 Spill Prevention and Cleanup

SC-11 Spill Prevention, Control and Cleanup

N9- Hazardous Material Disclosure Compliance

The owner is responsible for obtaining the required permits for the use and transportation of hazardous materials. Permits may be required from the County of Orange Health Department, City of Dana Point and other local authorities.

N10- Uniform Fire Code Implementation

The owner is responsible for complying with the Orange County Fire Department requirements regarding proper management of hazardous materials and emergency response plans. An inventory of hazardous materials shall be maintained on-site and an emergency response plans shall be established.

N11-Common area litter control

The Owner will be required to implement trash management and litter control procedures in the common areas aimed at reducing pollution of drainage water. The Owner may contract with their landscape maintenance firm to provide this service with regularly scheduled maintenance, which should consist of litter patrol, emptying of trash receptacles in common areas, and noting trash disposal violations and reporting the violations to the Owner for investigation.

See Attachment A for additional information:

IC3 Building Maintenance

FP-4 Sidewalk, Plaza, and Fountain Maintenance and Cleaning

SC-41 Building and Grounds Maintenance

SC-60 Housekeeping Practices

SC-71 Plaza and Sidewalk Cleaning

N14-Common area catch basin inspection

The Owner must ensure that the on-site drain inlets, grates, and drainpipes will be periodically inspected visually. Cleaning should take place in the late summer/early fall prior to the start of the rainy season. If necessary, clean, repair, or replace any drainage facility prior to the start of each rainy season (no later than October 15 of each year). Also, refer to "Drainage System Maintenance" and "Drainage Facility Operation and Maintenance" in Attachment A.

N15-Street Sweeping Private Streets and Parking Lots

The Owner must sweep outdoor lots regularly (minimum monthly) or as needed to maintain parking lot surface without trash, debris, or other removable solids, and prior to the storm season (no later than October 15 each year). Sweeping shall be done with a vacuum-type sweeper. Under no circumstances are outdoor areas/lots to be rinsed or washed with water unless said rinse/wash water is collected and disposed of properly (i.e. into the sewer).

See Attachment A for additional information:

IC15 Parking and Storage Area Maintenance

FF-9 Parking Lot Maintenance

SC-43 Parking/Storage Area Maintenance

Structural Source Control BMPs

Identifier	Name	Check One		Reason Source Control is Not Applicable
		Included	Not Applicable	
S1	Provide storm drain system stenciling and signage	☒	☐	
S2	Design and construct outdoor material storage areas to reduce pollution introduction	☐	☒	This project does not propose the outdoor storage of hazardous materials.
S3	Design and construct trash and waste storage areas to reduce pollution introduction	☒	☐	
S4	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	☒	☐	
S5	Protect slopes and channels and provide energy dissipation	☐	☒	This project does not contain slopes or channel of significance to require the use of energy dissipation devices.
	Incorporate requirements applicable to individual priority project categories (from SDRWQCB NPDES Permit)	☐	☒	Not Applicable to this project.

S6	Dock areas	☐	☒	This project does not contain dock areas.
S7	Maintenance bays	☐	☒	This project does not contain maintenance bays.
S8	Vehicle wash areas	☐	☒	This project does not contain vehicle wash areas.
S9	Outdoor processing areas	☐	☒	This project does not contain outdoor processing areas.
S10	Equipment wash areas	☐	☒	This project does not contain equipment wash areas.
S11	Fueling areas	☐	☐	Addresses UST spill control and cleanup only.
S12	Hillside landscaping	☐	☒	This project is not located on a hillside.
S13	Wash water control for food preparation areas	☐	☒	This project does not contain food preparation areas.
S14	Community car wash racks	☐	☒	This project does not contain community car wash racks.

S1-Provide storm drain system stenciling and signage

All catch basins/inlets/outlets on site must be marked using the City's "No Dumping – Drains to Ocean" curb marker or stenciled. An approved stencil shall be used to paint this message on the top of curb directly above the inlet, and on one side of the curb face. Labeling for catch basins is to be inspected regularly and maintained so as to be reasonably legible at all times. The inspection and maintenance is to be performed by the Owner. This stencil is to alert the public/employees to the destination of pollutants discharged into the storm water.
See CASQA Stormwater Handbook BMP Fact Sheet SD-13 (Attachment A) for additional information.

S3-Design and construct trash and waste storage areas to reduce pollution introduction

The owner shall post signs on trash enclosure gates that state "Keep Dumpster Lids Closed." The Owner will monitor dumpster usage such that dumpsters are not overfilled and the dumpster lids can close completely. The Owner shall increase the trash pickup schedule as necessary to prevent dumpsters from overfilling. The Owner will observe and damge to the trash enclosure wall and any discharge from the trash storage area.
Trash storage areas shall be designed to reduce pollutant introduction. All trash container areas shall meet the following requirements:

1. Paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, screened or walled to prevent off-site transport of trash; and

2. Provide solid roof or awning to prevent direct precipitation.

Connection of trash area drains to the municipal storm drain system is prohibited.

Potential conflicts with fire code and garbage hauling activities should be considered in implementing this source control.

See CASQA Stormwater Handbook Section 3.2.9 and BMP Fact Sheet SD-32 (Attachment A) for additional information.

S4-Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control

All irrigation systems will be inspected to ensure that the systems are functioning properly and that the programmable timers are set correctly.

Timing and application methods of irrigation water shall be designed to minimize the runoff of excess irrigation water into the minicipal storm drain system. The following methods to reduce excessive irrigation runoff shall be incorporated in common areas of development:

1. Employing rain shutoff devices to prevent irrigation after precipitation.
2. Designing irrigation systems to each landscape area's specific water requirements.
3. Using flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines.
4. Implementing landscape plan consistent with County Water Conservation Resolution or city equivalent, which may include provision of water sensors, programmable irrigation times (for short cycle), etc.
5. The timing and application methods or irrigation water shall be designed to minimize the runoff of excess irrigation water into the municipal storm drain system.
6. Employing other comparable, equally effective, methods to reduce irrigation water runoff.
7. Group plants with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Choose plants with low irrigation requirements (for example, native or drought tolerant species). Consider other design features, such as:
    - Use mulches (such as wood chips or shredded wood products) in planter areas without ground cover to minimize sediment in runoff.
    - Install appropriate plant materials for the location, in accordance with amount of sunlight and climate, and use native plant material where possible and/or as recommended by the landscape architect.
    - Leave a vegetative barrier along the property boundary and interior watercourse, to act as a pollutant filter, where appropriate and feasible.
    - Choose plants that minimize or eliminate the use of fertilizer or pesticides to sustain growth.

Irrigation practices shall comply with local and statewide ordinanaces related to irrigation efficiency.

See CASQA Stormwater Handbook BMP Fact Sheet SD-12 (Attachment A) for additional information.

Section 5 Low Impact Development BMPs

As described in sections above, infiltration has been unfeasible for the project. The project selected BMP's are Bioclean Modular Wetlands System and Jensen StormSafe, which are proprietary devices with high pollutant removal efficiency.

Technical information and performance information for these proposed BMP's is provided in Attachment F of this WQMP.

Per Appendix J of the TGD, flow through systems such as MWS have been deemed acceptable if sized to treat 150% of the flow-based calculated treatment flows. These systems have been designed following the procedure outlined on Appendix E.3.5.4: Worksheet for Using the Flow-Based Compact Biofiltration with Supplemental Retention Method for Sizing Compact Biofiltration BMPs. Attachment D has calculations for each of the projects DMA's

5.1 LID BMPs

DMA A consist of the parking structure and the surfaced paved parking surrounding the structure. A Jensen Stormsafe filter has been selected for this DMA which has 4.52 acres.

Bio- filtration was deemed unfeasible for this area due to the following reasons:

- The HGL elevation of the proposed storm drain system exceeds the minimum cover for the biofiltration devices. When this condition occurs, flows could by pass the unit and untreated water would discharge to the harbor.
- Due to proximity to Harbor and high tides bio-filtration BMP's could have seawater backing into the storm drain system which would affect the plants health and treatment performance.

DMAs B and C

DMA B and DMA C cover the proposed Golden Lantern Street. Due to the location and elevation of the drainage areas collection points, Modular Wetland Units are being proposed for water quality. Additionally, the Jensen stormsafe filter is provided downstream of areas B and C and therefore it has been sized to handle flows from these areas to provide a higher level of treatment.

DMA D consists of surface paved parking areas as well as the proposed buildings 7 and 6 that will be constructed as part of a future phase. A Jenson Stormsafe Filter has been selected for this DMA which has 0.73 acres.

Bio-Filtration was deemed unfeasible for this are due to the following reasons:

- The HGL elevation of the proposed storm drain system exceeds the minimum cover for the biofiltration devices. When this condition occurs, flows could by pass the unit and untreated water would discharge to the harbor.

- Due to proximity to Harbor and high tides bio-filtration BMP's could have seawater backing into the storm drain system which would affect the plants health and treatment performance.

5.1.1 Hydrologic Source Controls for DMAs

Hydrologic Source Control are not proposed for this project.

5.2 Summary of LID BMPs

A Jensen storm safe unit with capacity to handle 2.24cfs is proposed to treat all treatment flows for the project scope of work area. This provided capacity exceeds the required treatment flows of 2.10 cfs for the project and allows for additional capacity for future phases as it is anticipated portions of the roof for building 7 and 8 will be conveyed to DMA A. The Jensen Stormsafe filter has been tested to perform with high pollutant removal efficiencies for Nutrients and Bacteria which is one of the primary pollutant of concerns Harbor areas. Attachment F includes the testing performance information for this system.

In addition to the stormsafe, Modular Wetland Units are provided to provide bio-filtration to runoff associated with Golden Lantern. The units have been sized to treat 1.5 x the calculated treatment flowrate as required.

A summary of the DMA's calculations is listed below and detailed calculations are provided in Attachment E.

DMA	Area (Acres)	Q80% (cfs)	Q design (cfs)	BMP	Size	Treatment Capacity (cfs)
A	4.52	0.93	1.40	StormSafe	7'x7'	2.08
B	0.59	0.12	0.18	MWS	5'x16'	0.18
C	0.56	0.11	0.16	MWS	5'x18'	0.17
D	0.73	0.16	0.24	StormSafe	7'x7'	1.56
***Flows from DMA A, DMA B and DMA C all go to Storm Safe : Total Q treatment: 2.08 cfs**						

Section 6 Hydromodification BMPs

The project is exempt from Hydromofidication control.

6.1 Points of Compliance

N.A.

6.2 Pre-Development (Natural) Conditions

N.A.

6.3 Post-Development Conditions and Hydromodification BMPs

N.A.

6.4 Measures for Avoidance of Critical Coarse Sediment Yield Areas

N.A.

6.5 Hydrologic Modeling and Hydromodification Compliance

N.A.

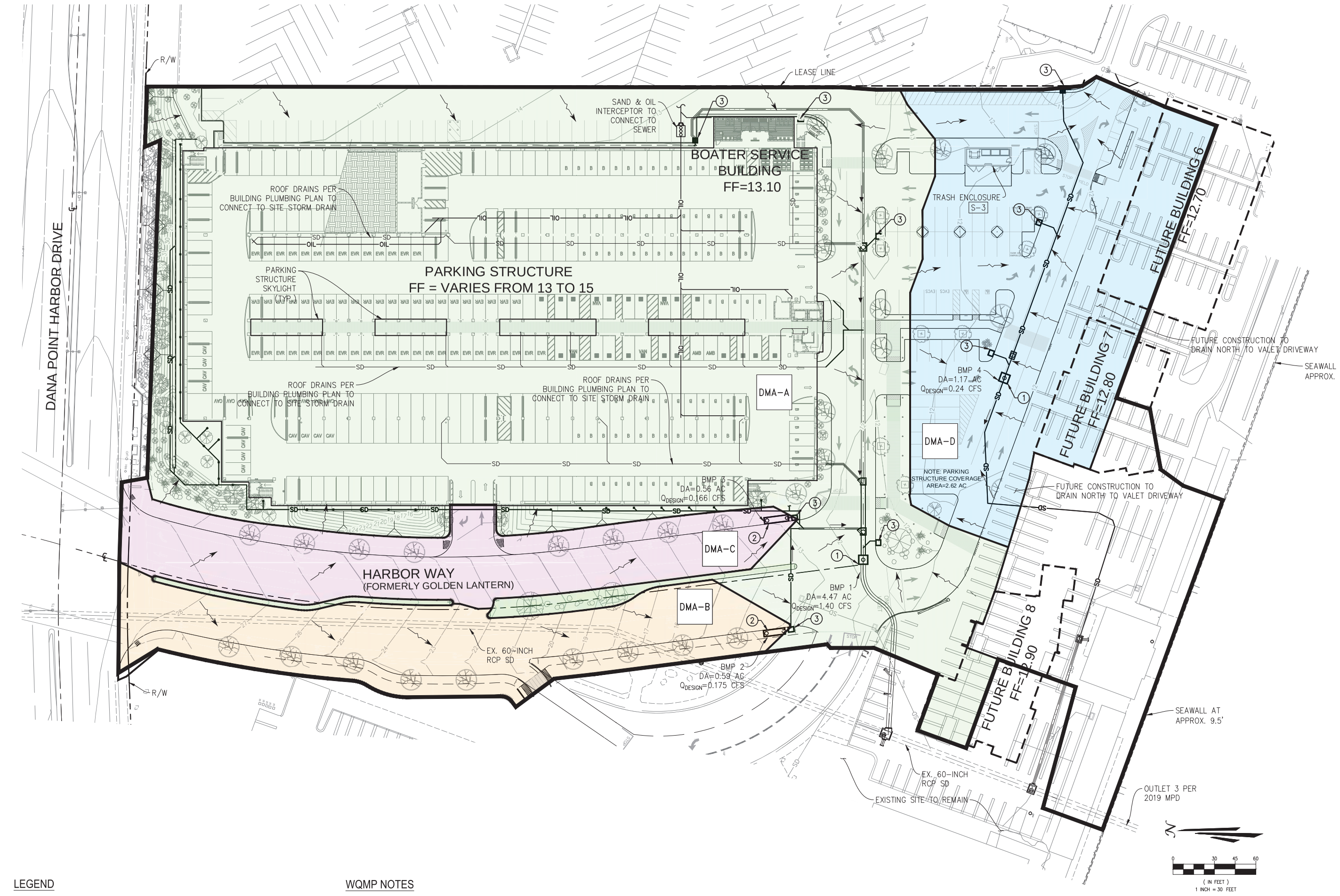
Section 7 Educational Materials Index

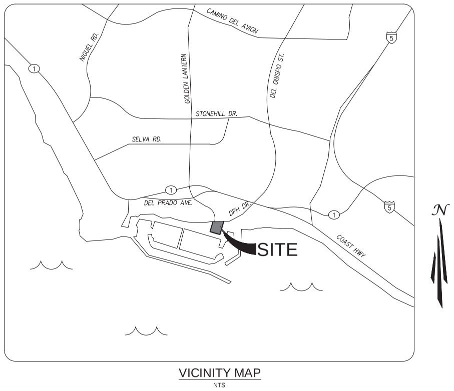
Educational Materials

Residential Material (http://www.ocwatersheds.com)	Check If Applicable	Business Material (http://www.ocwatersheds.com)	Check If Applicable
The Ocean Begins at Your Front Door	☒	Tips for the Automotive Industry	☐
Tips for Protecting Your Watershed	☒		
Tips for Car Wash Fund-raisers	☐	Tips for Using Concrete and Mortar	☐
Tips for the Home Mechanic	☐	Tips for the Food Service Industry	☐
Homeowners Guide for Sustainable Water Use	☐	Proper Maintenance Practices for Your Business	☐
Household Tips	☐	Compliance BMPs for Mobile Businesses	☐
Proper Disposal of Household Hazardous Waste	☐	**Other Material**	**Check If Attached**
Recycle at Your Local Used Oil Collection Center (North County)	☐		
Recycle at Your Local Used Oil Collection Center (Central County)	☐	DF-1 Drainage Facility Operation and Maintenance	☒
Recycle at Your Local Used Oil Collection Center (South County)	☒	FF-5 Landscape Maintenance	☒
Tips for Maintaining a Septic Tank System	☐	FF-7 Material Storage, Handling, and Disposal	☒
Responsible Pest Control	☐	FP-6 Water and Sewer Utility Operation and Maintenance	☒
Sewer Spill	☒	FF-9 Parking Lot Maintenance	☒
Tips for the Home Improvement Projects	☐	FP-4 Sidewalk, Plaza, and Fountain Maintenance and Cleaning	☒
Tips for Horse Care	☐	FP-5 Solid Waste Handling	☒
Tips for Landscaping and Gardening	☐	SD-12 Efficient Irrigation	☒
Tips for Pet Care	☒	SD-13 Storm Drain Signage	☒
Tips for Projects Using Paint	☐	SD-32 Trash Storage Areas	☒
Orange County Use of Pest and Fert.	☒		☐
SC-10 Non Storm Water Discharge	☒		☒

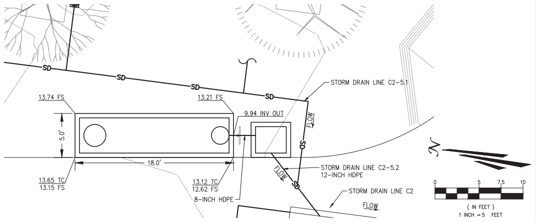
SC-11 Spill Prevention, Control and Cleanup	☒	IC2 Animal Handling Areas	☒
SC-34 Waste Handling and Disposal	☒	IC3 Building Maintenance	☒
SC-41 Building and Grounds Maintenance	☒	IC7 Landscape Maintenance	☒
SC-43 Parking/Storage Area Maintenance	☒	IC15 Parking and Storage Area Maintenance	☒
SC-60 Housekeeping Practices	☒	IC17 Spill Prevention and Cleanup	☒
SC-71 Plaza and Sidewalk Cleaning	☒	IC18 Fueling	☒
SC-74 Drainage System Maintenance	☒	FF-4 Fueling	☒
SC-75 Waste Handling and Disposal	☒	SD-30 Fueling Areas	☒
SC-76 Water and Sewer Utility Maintenance	☒		
SD-10 Site Design & Landscape Planning	☒		
SD-11 Roof Runoff Controls	☒		

Attachment A: Educational Materials

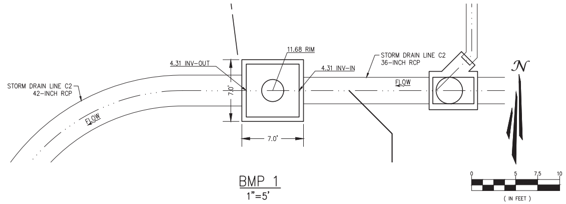




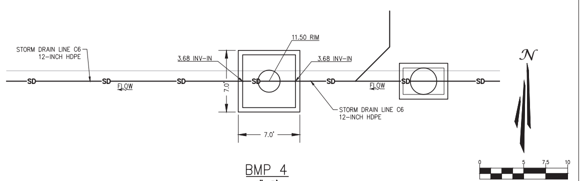
VICINITY MAP
NTS



BMP 3
1"=5'



BMP 1
1"=5'



BMP 4
1"=5'

LEGEND

	TREATMENT AREA BOUNDARY
	LIMITS OF WORK & GRADING
SD	EXISTING STORM DRAIN LINE
SD	PROPOSED STORM DRAIN LINE
	FLOW DIRECTION
DMA-X	DRAINAGE MANAGEMENT AREA
🟩	DMA-A
🟧	DMA-B
🟪	DMA-C
🟦	DMA-D
▨	LANDSCAPE
	PROPOSED TREE

WQMP NOTES

① INSTALL JENSEN STORMSAFE FILTRATION VAULT PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS. SEE SHEET 25 FOR DETAIL.

② INSTALL MODULAR WETLAND SYSTEM (MWS) PER MANUFACTURER SPECIFICATIONS AND RECOMMENDATIONS, SIZE AS SHOWN ON PLAN. SEE SHEET 25 FOR DETAIL.

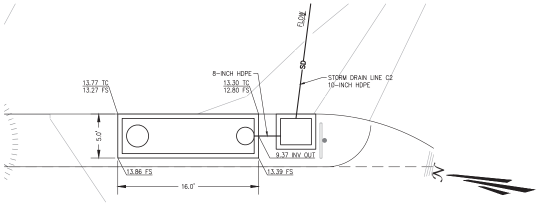
③ CATCH BASINS WITH STORM DRAIN INLET MARKING AND FILTER INSERTS WHEN APPLICABLE. SEE SHEET 25 FOR DETAIL.

DRAINAGE MANAGEMENT AREA SUMMARY

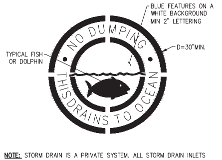
DRAINAGE AREA (DMA)	AREA (ACRES)	IMPERVIOUSNESS	TIME OF CONCENTRATION (TC)	$Q_{80\%}$ (CFS)	Q_{DESIGN} (CFS)	BEST MANAGEMENT PRACTICE (BMP)	BMP TYPE	BMP MODEL	BMP SIZING	FLOW TREATMENT CAPACITY
A	4.52	0.90	6.03	0.93	1.398	1	STORMSAFE	STORMBASIN HORIZONTAL	7' X 7'	2.08
B	0.59	0.90	7.18	0.12	0.175	2	MWS	L-4-15-C	5' X 16'	FLOW BY
C	0.56	0.90	7.00	0.11	0.166	3	MWS	L-4-17-C	5' X 18'	FLOW BY
D	0.73	0.90	5.43	0.16	0.235	4	STORMSAFE	STORMBASIN HORIZONTAL	7' X 7'	1.56

NOTES:

1. PROJECT IS EXEMPT FROM HYDROLOGIC CONDITION OF CONCERN (HCOC). SEE SECTION 3.5 IN WQMP REPORT.
2. DESIGN CAPTURE VOLUME (DCV) IS NOT APPLICABLE. FLOW-BASED DESIGN USED.
3. TOTAL FLOW TO BMP 1 IS 1.398 CFS FROM DMA A, B, AND C (TOTAL TREATMENT ACRES 5.67). FILTER HAS SUFFICIENT CAPACITY FOR TOTAL FLOWS.



BMP 2
1"=5'



NOTE: STORM DRAIN IS A PRIVATE SYSTEM. ALL STORM DRAIN INLETS (CATCH BASINS) THAT DISCHARGE INTO AN EXISTING OR PROPOSED STORM DRAIN SHALL BE MARKED (LABELED) WITH THE ABOVE NOTATION TO DISCOURAGE ILLEGAL DUMPING OF POLLUTANTS.

STORM DRAIN INLET MARKING
NTS

PROJECT DIRECTORY

OWNER:
COUNTY OF ORANGE
CEO REAL ESTATE DIVISION
333 W. SANTA ANA BOULEVARD
SANTA ANA, CA 92701
PHONE: 714.834.3245

DEVELOPER:
DANA POINT HARBOR PARTNERS, LLC
1100 NEWPORT CENTER DRIVE, SUITE 200
NEWPORT BEACH, CA 92660
PHONE: 949.760.9150

DEVELOPER'S REPRESENTATIVE:
BURNHAM-WARD PROPERTIES
1100 NEWPORT CENTER DRIVE, SUITE 200
NEWPORT BEACH, CA 92660
PHONE: 949.760.9150

PROJECT ADDRESS:
34571 GOLDEN LANTERN STREET
DANA POINT, CA 92629

CIVIL ENGINEER:
TAIT AND ASSOCIATES, INC.
701 N. PARKCENTER DRIVE
SANTA ANA, CA 92705
PHONE: 714.560.8200

GEOTECHNICAL ENGINEER:
GMU GEOTECHNICAL, INC.
23241 ARROYO VISTA
RANCHO SANTA MARGARITA, CA 92688
PHONE: 949.888.6513

GEOTECHNICAL REPORT:
"GEOTECHNICAL FOUNDATION INVESTIGATION REPORT, DANA POINT HARBOR REVITALIZATION: PARKING STRUCTURE AND BOATER SERVICES BUILDING-COMMERCIAL COMPONENT, CITY OF DANA POINT, CALIFORNIA"
DATED DECEMBER 4, 2019 (GMU PROJECT 17-206-02)

PERMIT No. GRD20-0021
WQ ID # 20-0020

PREPARED UNDER THE SUPERVISION OF:
TAIT
Since 1964
701 N. Parkcenter Drive
Santa Ana, CA 92705
p: 714/560/8200 f: 714/560/8211
www.tait.com
Los Angeles Ontario Sacramento San Diego San Francisco Boise Dallas Denver Phoenix Portland

DESIGN ENGINEER	R.C.E. No.	DATE
	C46301	9/9/2020

DRAWN BY:	DATE
DESIGNED BY:	DATE
CHECKED BY:	DATE
RECOMMENDED BY:	DATE

REGISTERED PROFESSIONAL ENGINEER
JACOB VANDERVIS
No. C46301
EXP. 12-31-24
CIVIL
STATE OF CALIFORNIA

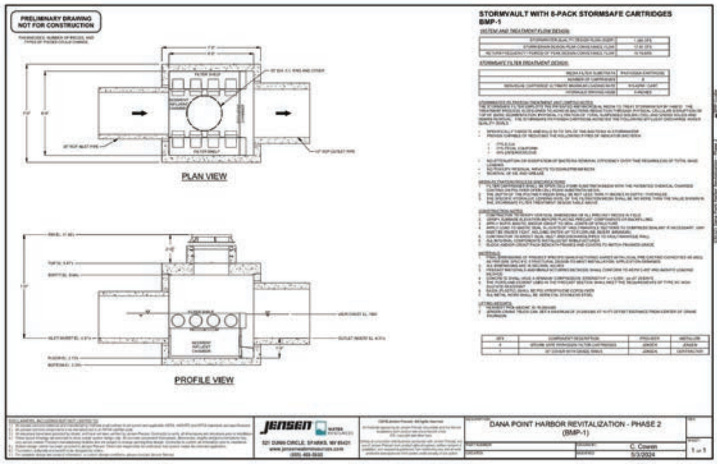
DANA POINT HARBOR REVITALIZATION
DANA POINT HARBOR PARTNERS, LLC

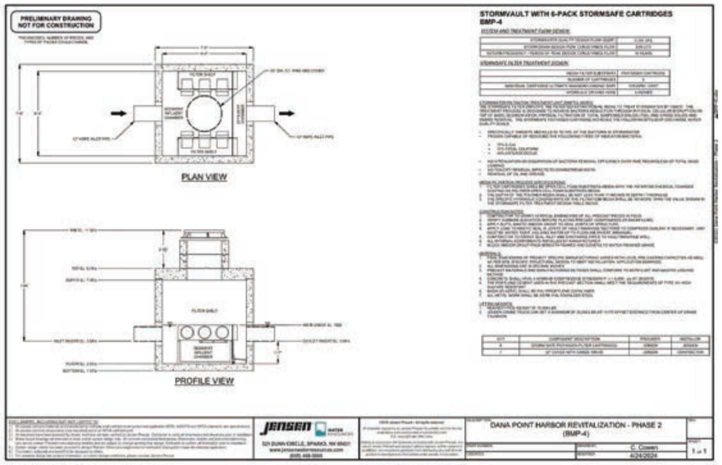
PARKING STRUCTURE
PRECISE GRADING PLANS

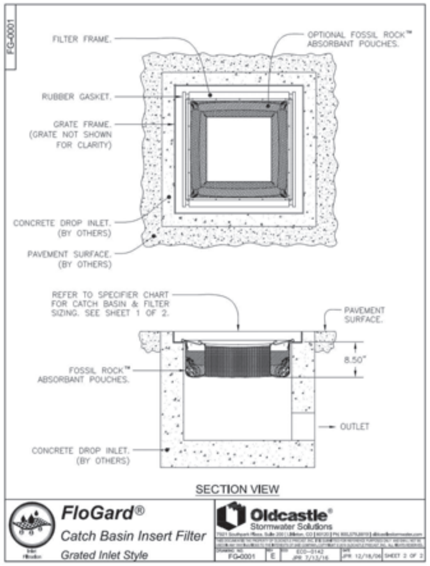
WQMP PLOT PLAN

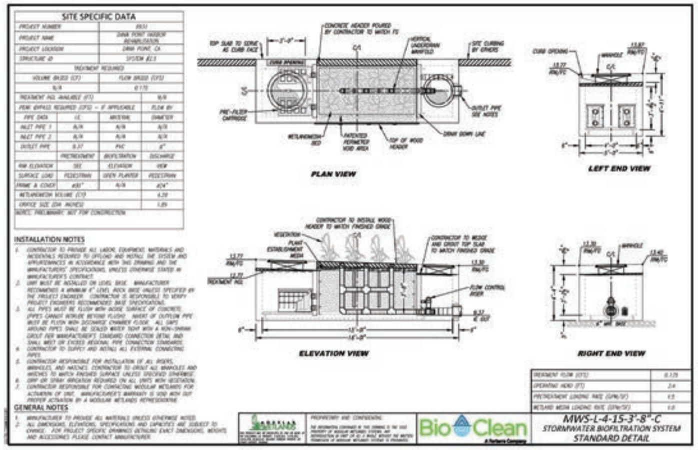
SHT 24 OF 25

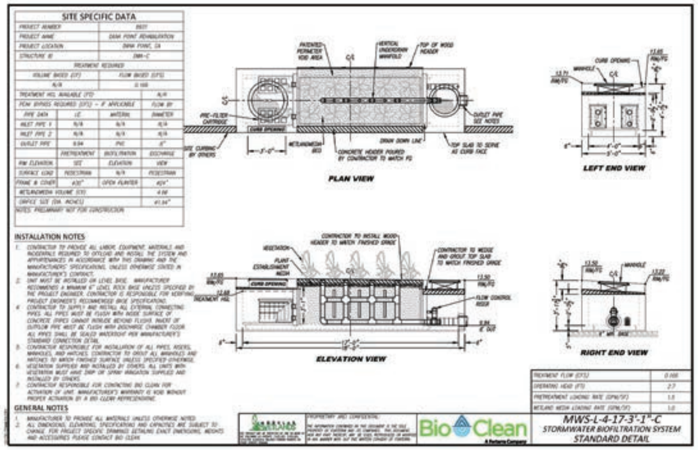
K:\Drawings\ME\me03810 - dana point harbor\ENG\WQMP\Commercial Core\Parking Structure\ME0381C CCA PH 2B - WQMP.dwg PLOTTED: 5/3/2024 4:21:32 PM BY Peter Jmaev

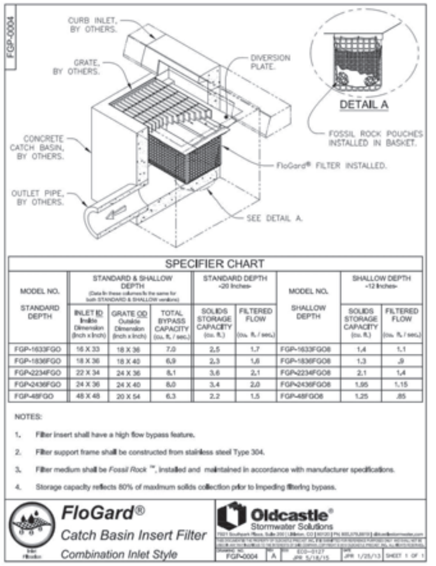












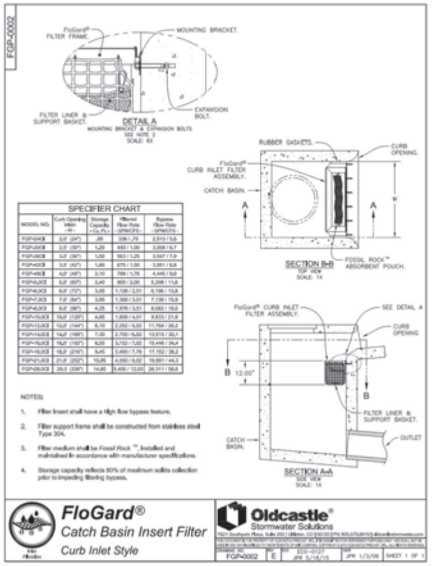
SPECIFIER CHART

MODEL NO. STANDARD DEPTH	STANDARD & SHALLOW DEPTH (Data in these columns is the same for both STANDARD & SHALLOW versions) INLET ID Inside Dimension (inch x inch)	GRATE OD Outside Dimension (inch x inch)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	STANDARD DEPTH -20 Inches- SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)	MODEL NO. SHALLOW DEPTH	SHALLOW DEPTH -12 Inches- SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)
FGP-1633FGO	16 X 33	18 X 36	7.0	2.5	1.7	FGP-1633FGO8	1.4	1.1
FGP-1836FGO	18 X 36	18 X 40	6.9	2.3	1.6	FGP-1836FGO8	1.3	.9
FGP-2234FGO	22 X 34	24 X 36	8.1	3.6	2.1	FGP-2234FGO8	2.1	1.4
FGP-2436FGO	24 X 36	24 X 40	8.0	3.4	2.0	FGP-2436FGO8	1.95	1.15
FGP-48FGO	48 X 48	20 X 54	6.3	2.2	1.5	FGP-48FGO8	1.25	.85

NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

FloGard®
Catch Basin Insert Filter
Combination Inlet Style
Oldcastle® Stormwater Solutions
FGP-0004 A ECO-0127 JPR 5/18/15 JPR 1/25/13 SHEET 1 OF 1



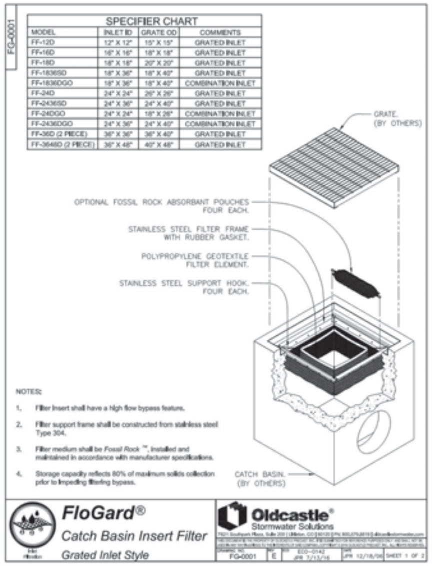
SPECIFIER CHART

MODEL NO.	Curb Opening Width -W-	Storage Capacity -Cu. Ft.-	Filtered Flow Rate -GPM/CFS-	Bypass Flow Rate -GPM/CFS-
FGP-24CI	2.0' (24")	.85	338 / .75	2,513 / 5.6
FGP-30CI	2.5' (30")	1.20	450 / 1.00	3,008 / 6.7
FGP-36CI	3.0' (36")	1.50	563 / 1.25	3,547 / 7.9
FGP-42CI	3.5' (42")	1.80	675 / 1.50	3,951 / 8.8
FGP-48CI	4.0' (48")	2.10	788 / 1.75	4,445 / 9.9
FGP-5.0CI	5.0' (60")	2.40	900 / 2.00	5,208 / 11.6
FGP-6.0CI	6.0' (72")	3.05	1,126 / 2.51	6,196 / 13.8
FGP-7.0CI	7.0' (84")	3.65	1,350 / 3.01	7,139 / 15.9
FGP-8.0CI	8.0' (96")	4.25	1,576 / 3.51	8,082 / 18.0
FGP-10.0CI	10.0' (120")	4.85	1,800 / 4.01	9,833 / 21.9
FGP-12.0CI	12.0' (144")	6.10	2,252 / 5.02	11,764 / 26.2
FGP-14.0CI	14.0' (168")	7.30	2,700 / 6.02	13,515 / 30.1
FGP-16.0CI	16.0' (192")	8.55	3,152 / 7.02	15,446 / 34.4
FGP-18.0CI	18.0' (216")	9.45	3,490 / 7.78	17,152 / 38.2
FGP-21.0CI	21.0' (252")	10.95	4,050 / 9.02	19,891 / 44.3
FGP-28.0CI	28.0 (336")	14.60	5,400 / 12.03	26,311 / 58.6

NOTES:

1. Filter insert shall have a High flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

FloGard®
Catch Basin Insert Filter
Curb Inlet Style
Oldcastle® Stormwater Solutions
FGP-0002 E ECO-0127 JPR 5/18/15 JPR 1/3/08 SHEET 1 OF 1



SPECIFIER CHART

MODEL	INLET ID	GRATE OD	COMMENTS
FF-12D	12" X 12"	15" X 15"	GRATED INLET
FF-16D	16" X 16"	18" X 18"	GRATED INLET
FF-18D	18" X 18"	20" X 20"	GRATED INLET
FF-1836SD	18" X 36"	18" X 40"	GRATED INLET
FF-1836DGO	18" X 36"	18" X 40"	COMBINATION INLET
FF-24D	24" X 24"	26" X 26"	GRATED INLET
FF-2436SD	24" X 36"	24" X 40"	GRATED INLET
FF-24DGO	24" X 24"	18" X 26"	COMBINATION INLET
FF-2436DGO	24" X 36"	24" X 40"	COMBINATION INLET
FF-36D (2 PIECE)	36" X 36"	36" X 40"	GRATED INLET
FF-3648D (2 PIECE)	36" X 48"	40" X 48"	GRATED INLET

NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter support frame shall be constructed from stainless steel Type 304.
3. Filter medium shall be *Fossil Rock* ™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

FloGard®
Catch Basin Insert Filter
Grated Inlet Style
Oldcastle® Stormwater Solutions
FG-0001 E ECO-0142 JPR 7/13/16 JPR 12/18/06 SHEET 1 OF 2

PREPARED UNDER THE SUPERVISION OF:

TAIT
Since 1964
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Santa Ana, CA 92705
p: 714/560/8200 f: 714/560/8211
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Los Angeles Ontario Sacramento San Diego San Francisco Boise Dallas Denver Phoenix Portland

DESIGN ENGINEER	R.C.E. No.	DATE
	C46301	5/3/24

DRAWN BY:	DATE
DESIGNED BY:	DATE
CHECKED BY:	DATE
RECOMMENDED BY:	DATE

JACOB VANDERVIS
No. C46301
EXP. 12-31-24

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM WARD PROPERTIES R.D.OLSON DEVELOPMENT BELLWETHER FINANCIAL GROUP

PARKING STRUCTURE
PRECISE GRADING PLANS

WQMP DETAILS

SHT 25 OF 25

Preliminary Water Quality Management Plan (pWQMP)

CITY OF DANA POINT
Public Works and Engineering Department

This plan is signed by the Water Quality Engineer for concept and adherence to City standards and requirements only. The Water Quality Engineer is not responsible for design, assumptions, or accuracy.

Reviewed ____________ City Water Quality Engineer

Date 11/20/24

pWQMP Approved as noted - Refer to attached memo dated 11/20/24

Project Name:

Dana Point Harbor Revitalization - Hotels

Prepared for:

Dana Point Harbor Partners LLC
610 Newport Center Drive, Suite 490
Newport Beach, CA 92660
949-723-7788

Prepared by:

Tait & Associates, Inc.

Engineer: Jacob Vandervis
Registration No. RCE No. 46301
701 N. Parkcenter Drive
Santa Ana, CA 92705
714-560-8200
jacobv@tait.com

Engineer's Seal

JACOB VANDERVIS
No. C046301
Exp. 12-31-24
CIVIL

Prepared on:

July 26, 2024

Revised October 15, 2024/November 6, 2024

Project Owner's Certification

Permit/Application No.	TBD	Grading Permit No.	TBD
Tract/Parcel Map No.	P.M.B. 32/35-40	Building Permit No.	TBD
CUP, SUP, and/or APN (Specify Lot Numbers if Portions of Tract)			APN: 682-022-01, 02, 03, 04, 05, 06

This Preliminary Water Quality Management Plan (pWQMP) has been prepared for Dana Point Harbor Partners LLC, by Tait & Associates, Inc.. The pWQMP is intended to comply with the requirements of the local NPDES Stormwater Program requiring the preparation of the plan.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan and will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the current Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated Cities of Orange County within the San Diego Region (South Orange County). Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the WQMP. An appropriate number of approved and signed copies of this document shall be available on the subject site in perpetuity.

Owner:			
Title	Anthony Wrzosek, Vice President of Manager		
Company	Dana Point Harbor Partners, LLC c/o R.D. Olson Development		
Address	520 Newport Center Drive, Suite 600, Newport Beach, CA 92660		
Email	Anthony.wrzosek@rdodevelopment.com		
Telephone #	949-283-5309		
Signature		Date	11/08/2024.

Contents

Section 1 Discretionary Permit(s) and Water Quality Conditions

Project Infomation			
Permit/Application No.	T.B.D.	Site Address or Tract/Parcel Map No. 24800 Dana Point Harbor Dr., Dana Point, CA	APN: 682-022-01, 02, 03, 04, 05, 06
Additional Information/ Comments:			
Water Quality Conditions			
Water Quality Conditions from prior approvals or applicable watershed-based plans	A conceptual WQMP, or Program WQMP, was approved in 2006 for the Dana Point Harbor Revitalization Plan, which included a WQMP Amendment for Planning Areas 1 and 2. Due to changes to the site plan and the water quality goals of the Dana Point Harbor Revitalization Plan, this WQMP will serve as the Preliminary WQMP for the project instead of the previous Conceptual WQMP. The water quality goals of the Dana Point Harbor Revitalization Plan are to comply with the South Orange County Model WQMP and Technical Guidance Document requirements for incorporating low impact development (LID) principles in its design, where feasible. This Project is being entitled with a new EIR. Thus, there are no existing conditions.		

Section 2 Project Description

2.1 General Description

<table>
<tr><th colspan="3">Description of Proposed Project</th></tr>
<tr><td>Site Location</td><td colspan="2"><i>24800 Dana Point Harbor Drive</i>
<i>Dana Point, CA 92629</i>
<i>APN: 682-022-01, 02, 03, 04, 05, 06, P.M.B. 32/35-40</i></td></tr>
<tr><td>Project Area (ft^2):
<i>270,148 ft^2 (6.20 ac)</i></td><td>Number of Dwelling Units:
<i>N/A</i></td><td>SIC Code:
<i>7011</i></td></tr>
<tr><td>Narrative Project Description:</td><td colspan="2">The project site encompasses approximately 13.08 acres as shown in the Coastal Development Permit (CDP) for the hotel project and includes development within PAs 2, 3, and 4 of the DPHRP&DR Planning Areas. Within these planning areas, the proposed project involves the demolition of the existing Dana Point Marina Inn (Marina Inn), two boater service buildings, and parking areas on the project site, and includes the development of two hotels, one of which would include space for boater services, associated ancillary uses, and designated boater and hotel parking. The existing Marina Inn, boater service buildings, and associated parking compromise approximately 6.202 acres (see attachment H for limits of disturbance) of the 13.08 acre project site. This limits of disturbance of the hotel project is shown in the DMA calculations.

The proposed Dana Point Surf Lodge would consist of a four-story, approximately 70,610-square foot (sf) structure providing 169 guest rooms on the western portion of the project site. Dana Point Surf Lodge would be a lower-cost overnight accommodation hotel. The proposed Dana Point Surf Lodge would also include a lobby area, business areas, bars and lounges, restaurant, outdoor dining area, outdoor barbeque yard, fitness center, pool and spa, accessory retail space, and guest laundry.

The proposed Dana House Hotel would consist of a four-story, approximately 148,580 sf structure that includes a partially buried lower level, and four floors providing 130 market-rate hotel rooms. The partially buried lower level, referred to as the structural podium level, would be accessible for parking and other uses and would support the four floors of hotel rooms and amenities. Other amenities provided at Dana House Hotel would include lobby, fitness center, meeting facilities, bars and lounges, restaurant, rooftop terrace, outdoor lawn area, pool and spa, accessory retail space. Additionally, approximately 6,800 sf of floor space on the partially-buried podium level would replace the existing PA 3 boater service buildings slated for demolition.</td></tr>
</table>

	This total 6,800 sf of floor area would include approximately 3,800 sf dedicated to ancillary space for boaters (i.e., showers, lockers, laundry, and vending machines), with the remaining 3,000 sf dedicated to marina office/meeting space. The proposed hotels would include landscaped open space areas and walking paths. Sidewalks and landscaping would surround the proposed hotels, providing access from the parking lots and harbor, to the building entry points. The proposed project would also include on and off-site landscaping improvements on each side of Casitas Place, adjacent to and in the median of Dana Point Harbor Drive (within PA 3), and off-site loading zones and landscape improvements to the area west of Dana Point Surf Lodge which would be utilized, in part, as an outdoor recreation area for the guests of the Surf Lodge. A loading zone and landscape improvements would be included along Island Way (within PA 4). The area west of the Surf Lodge would be partially enclosed to provide an outdoor recreation area for the guests of the Surf Lodge. A viewing platform east of Island way is proposed to include educational media, viewing station, and benches. The proposed sidewalks would provide public access from the rights-of-way to the Pedestrian Promenade located adjacent to the East Cove Marina bulkhead, and along the southern boundary of the project site.

Project Area	Pervious		Impervious	
	Area (acres or sq ft)	Percentage	Area (acres or sq ft)	Percentage
Pre-Project Conditions	41,521sf (0.95ac)	16%	228,638sf (5.25ac)	84%
Post-Project Conditions	50,672 (1.16ac)	19%	219,476 (5.04ac)	81%

2.2 Post Development Drainage Characteristics

The northern parking lots will sheet flow to onsite biofiltration basins. The southerly parking lot runoff will be collected via catch basins with integrated trash capture devices and treated via a StormSafe filter system. A portion of the building roof drains of the Surf Lodge will discharge to biofiltration basinsThe building roof drains of Dana House will discharge to Proprietary Biotreatment Systems (Modular Wetlands or similar). The biofiltration basins, biofiltration planter boxes and Proprietary Biotreatment Systems will be connected to a storm drain pipe system which will convey storm water to two existing storm drain outlets located south of the project site. The existing storm drain outlets discharge into the Harbor Below the seawall and stone revetment.

The proposed walkways and patio areas will slope gently (1-1.5%) to provide positive drainage away from the building. Sidewalk cross slopes will be less than 2% and parking lot grades will vary between 1% (minimum) *and 5% (maximum). The driveway entrance from Dana Point Harbor Drive will vary between 4.5% to 10% in order to join to the existing street grade.*

Refer to Attachment H for Conceptual Construction Plans.

2.3 Property Ownership/Management

RD Olson Development
520Newport Center Drive, Suite 600
Newport Beach, CA 92660
949-271-1100

A property owners association or homeowners association will not be formed for this project.

RD Olson Development will provide long term maintenance of all BMPs for this project for the life of the ground lease.

Section 3 Site & Watershed Characterization

3.1 Site Conditions

3.1.1 Existing Site Conditions

Existing Land Uses				
Land Use Description	Total Area (acres)	Impervious Area (acres)	Pervious Area (acres)	Imperviousness (%)
Hotel	6.202	5.25	0.95	85
Total	6.202	5.25	0.95	85

The majority of the existing site sheet flows to the south to two drainage outlets located south of the site. There is one existing grated inlet located north of the site which is connected via storm drain pipe to one of the drainage outlets previously mentioned. These two drainage outlets discharge directly to Dana Point Harbor.

3.1.2 Infiltration-Related Characteristics

3.1.2.1 Hydrogeologic Conditions

Groundwater was encountered at approximately 8 to 24 feet below ground surface and a depth of 6.5 feet below ground surface at the seawall and was found to fluctuate with the tide, lunar cycle, and recent rainfall events. Historically, groundwater is indicated to be at 5 feet below ground surface per the Seismic Hazard Zone Report for the Dana Point Quadrangle (CDMG, 2001).

Refer to the Geotechnical Report in Attachment G.

3.1.2.2 Soil and Geologic Infiltration Characteristics

The site is underlain by artificial fills and marine deposits which in turn overlie bedrock of the Capistrano Formation. The artificial fill materials consist of alternating layers of clayey sands, silty sands, sands, sandy clays, and sandy silts. The granular sands were found to be medium dense to dense and the fine-grained clay and silt materials were found to be predominantly firm to very firm. Marine deposit materials consist of wet, loose to medium dense, silty sands to sands. The Capistrano Formation bedrock consist of hard to very hard, fine-to coarse-grained, massive sandstones with occasional beds of moderately hard to hard, gray to very dark gray claystones and siltstones.

For Hotel 1, fill depths range from 12 to 24 feet with the deepest depths near the existing sea wall, and the marine deposits range from 0 to 12 feet.

For Hotel 2, fill depths range from 12 to 20 feet and marine deposits range from 0 to 10 feet. A significant portion of the northern portion of the planned below-grade parking structure is underlain by bedrock of the Capistrano Formation.

The results of the infiltration testing indicate uncorrected infiltration rates ranging from 0.04 to 0.59 inches per hour. The recommended infiltration requires at least 0.3 inches per hour. Additionally, the high groundwater level of the project site renders infiltration strategies infeasible.

Refer to the Geotechnical Report in Attachment G.

3.1.2.3 Geotechnical Conditions

The surficial soils are composed of artificial fills which are highly variable with expansion potentials that range from very low to medium. Chemical testing indicates corrosive to severely corrosive to ferrous metals and possess a negligible to moderate sulfate exposure to concrete. The site is suspect to vertical settlement and lateral spreading and will require consideration in the design.

Refer to the Geotechnical Report in Attachment G.

3.1.2.4 Summary of Infiltration Opportunities and Constraints of Existing Site

Per the technical guide document Section 4.2.2., full or partial infiltration is feasible if the device is shallow and maintains separation from existing groundwater as to not affect the infiltration. Since the site has high groundwater, the minimum 10 foot separation between an infiltration device and groundwater makes infiltration infeasible.

3.2 Proposed Site Development Activities

3.2.1 Overview of Site Development Activities

The proposed redevelopment will include the demolition of the existing hotel and parking areas and the construction of two hotels with adjacent and/or underground parking.

3.2.2 Project Attributes Influencing Stormwater Management

Proposed Land Uses

Land Use Description	Total Area (acres)	Impervious Area (acres)	Pervious Area (acres)	Imperviousness (%)
Hotels	6.20	5.04	1.16	81
Total	6.20	5.04	1.16	81

3.2.3 Effects on Infiltration and Harvest and Use Feasibility

This project does not propose the use of Infiltration or Harvest and Use BMPs. The groundwater elevation is too shallow for infiltration; and, the percolation rates are below the acceptable rates for infiltration. In addition, the project does not contain enough landscape for Harvest and Use BMPs. There is a recycle water system in Dana Point Harbor Drive and the project will utilize reclaimed water in lieu of Harvest and Use.

3.3 Receiving Waterbodies

The project discharges to Dana Point Harbor which is an environmentally sensitive area.

Dana Point Harbor is listed for water quality impairment on the most recent 303(d) list and TMDL required list for:

- *Copper*
- *Toxicity*
- *Zinc*
- *Indicator Bacteria*
- *Dissolved Oxygen*

3.4 Stormwater Pollutants or Conditions of Concern

Pollutants or Conditions of Concern

Pollutant	Expected from Proposed Land Uses/Activities (Yes or No)	Receiving Waterbody Impaired (Yes or No)	Priority Pollutant from WQIP or other Water Quality Condition? (Yes or No)	**Pollutant of Concern (Primary, Other, or No)**
Suspended-Solids	Yes	No	No	No
Nutrients	Yes	No	No	No
Heavy Metals	Yes	Yes	Yes	Primary
Bacteria/Virus/Pathogens	Yes	Yes	Yes	Primary
Pesticides	Yes	No	No	No
Oil and Grease	Yes	No	No	No
Toxic Organic Compounds	Yes	Yes	Yes	Primary
Trash and Debris	Yes	No	No	No
Dry Weather Runoff	Yes	No	No	No

3.5 Hydrologic Conditions of Concern

Does a hydrologic condition of concern exist for this project?

☒ No – An HCOC does not exist for this receiving water because:

- ☐ Project discharges directly to a protected conveyance (bed and bank are concrete lined the entire way from the point(s) of discharge to a receiving lake, reservoir, embayment, or the Ocean
- ☒ Project discharges directly to storm drains which discharge directly to a reservoir, lake, embayment, ocean or protected conveyance (as described above)
- ☐ The project discharges to an area identified in the WMAA as exempt from hydromodification concerns

☐ Yes – An HCOC does exist for this receiving water because none of the above are applicable.

3.6 Critical Course Sediment Yield Areas

Not applicable.

Section 4 Site Plan and Drainage Plan

4.1 Drainage Management Area Delineation

The site is conceptually graded into eighteen DMAs from A to T. Each DMA is separated by the BMP treating it. See Section 4.3 for more information.

4.2 Overall Site Design BMPs

Minimize Impervious Area – *The project will utilize the minimum safe widths in drive aisles, parking stalls and sidewalks; thereby, maximizing the landscape area and minimizing the impervious areas.*

Maximize Natural Infiltration Capacity – *This project consists of minimal landscape and infiltration is not proposed.*

Preserve Existing Drainage Patterns and Time of Concentration – *The site has been designed to closely mimic the existing drainage pattern and the times of concentration will not differ greatly from existing.*

Disconnect Impervious Areas - *Planters and landscape areas are designed in between parking lots and sidewalks.*

Protect Existing Vegetation and Sensitive Areas – *The project area is being completely demolished and rebuilt. Protecting existing vegetation is not feasible within the areas of construction. This project does not contain sensitive areas.*

Revegetate Disturbed Areas – *To the maximum extent practicable, disturbed areas will be vegetated.*

Soil Stockpiling and Site Generated Organics – *Not applicable.*

Firescaping – *Not applicable.*

Water Efficient Landscaping – *This project will incorporate water efficient landscaping.*

Slopes and Channel Buffers - *Not applicable.*

Full Trash Capture Pretreatment – *Contech Full trash capture inlet filters to be provided at all inlet locations.*

4.3 DMA Characteristics and Site Design BMPs

Refer to Attachment C for conceptual WQMP exhibit for location of DMA areas and BMPs.

4.3.1 DMA A

DMA A is treated by a biofiltration basin (BMP ID A). Stormwater discharges directly from the roof drains of the Surf Lodge into the proposed basin. Additionally, sheet flow from adjacent landscape and hardscape areas flow towards this basin for treatment. Outflows from the basin discharge to a proposed storm drain pipe that ultimately discharges to Dana Point Harbor.

4.3.2 DMA B

DMA B is treated by a Modular Wetlands System (BMP ID B). A roof drain from the Surf Lodge Hotel will discharge to a proposed storm drain pipe that conveys the flows to the MWS system. Runoff from the areas surrounding the Surf Lodge will also sheet flow to this BMP. Outflows from the MWS are conveyed to an existing outlet located at the southwest of the project and ultimately discharges to Dana Point Harbor.

4.3.3 DMA C

DMA C is treated by a Modular Wetlands System (BMP ID C). Stormwater sheet flows to the proposed MWS that discharges to a proposed storm drain line that conveys the flows to an existing outlet located at the southwest of the project. Flows ultimately discharge to Dana Point Harbor.

4.3.4 DMA D

DMA D is treated by a biofiltration basin (BMP ID D). Stormwater discharges directly from the roof drains of the Surf Lodge into the proposed basin. Additionally, sheet flow from adjacent landscape and hardscape areas flow towards this basin for treatment. Outflows from the basin discharge to a proposed storm drain pipe that ultimately discharges to Dana Point Harbor.

4.3.5 DMA E

DMA E is treated by a StormSafe Biofilter (BMP ID E). Stormwater sheet flows to inlet locations that route the runoff to the BMP via proposed storm drain lines. Outflows from the BMP are routed to an existing storm drain outlet located southwest of the project and ultimately to Dana Point Harbor.

4.3.6 DMA G

DMA G is treated by a biofiltration basin (BMP ID G). Stormwater sheet flows to the biofiltration basin which is connected to a storm drain pipe system that conveys the storm water to an existing storm drain outlet located southeast of the project and ultimately to Dana Point Harbor.

4.3.7 DMA H

DMA H is treated by a biofiltration basin (BMP ID H). Stormwater sheet flows to the biofiltration basin which is connected to a storm drain pipe system that conveys the storm water to an existing storm drain outlet located southeast of the project and ultimately to Dana Point Harbor.

4.3.8 DMA I

DMA I is treated by a biofiltration basin (BMP ID I). Stormwater sheet flows to the biofiltration basin which is connected to a storm drain pipe system that conveys the storm water to an existing storm drain outlet located southeast of the project and ultimately to Dana Point Harbor.

4.3.9 DMA J

DMA J is treated by a Modular Wetlands System (BMP ID J). Stormwater sheet flows to the Catch Basins that discharge to proposed storm drain lines that converge at the Modular Wetlands Systems. Outflows from the MWS are conveyed to an existing storm drain outlet located southeast of the project and ultimately to Dana Point Harbor.

4.3.10 DMA K

DMA K is treated by a Modular Wetland System (BMP ID K). The roof downspout of the Dana House Hotel will connect to the Modular Wetland System which is connected to a storm drain pipe system that conveys the storm water to an existing storm drain outlet located southeast of the project and ultimately to Dana Point Harbor.

4.3.11 DMA M

DMA M is treated by a Modular Wetland System (BMP ID M). The roof downspout of the Dana House Hotel will connect to the Modular Wetland System which is connected to a storm drain pipe system that conveys the storm water to an existing storm drain outlet located southeast of the project and ultimately to Dana Point Harbor.

4.3.12 DMA N

DMA N is treated by a Modular Wetland System (BMP ID N). The roof downspout of the Dana House Hotel will connect to the Modular Wetland System which is connected to a storm drain pipe system that conveys the storm water to an existing storm drain outlet located southeast of the project and ultimately to Dana Point Harbor.

4.3.13 DMA O

DMA O is treated by a StormSafe Biofilter (BMP ID O). Stormwater sheet flows to proposed inlet locations that convey the runoff to the BMP. Outflows from the BMP are routed to an existing storm drain outlet located southeast of the project and ultimately to Dana Point Harbor.

4.3.14 DMA P

DMA P is treated by a biofiltration basin (BMP ID P). Stormwater sheet flows to the biofiltration basin which is connected to a storm drain pipe system that conveys the storm water to an existing storm drain outlet located southeast of the project and ultimately to Dana Point Harbor.

4.3.15 DMA Q

DMA Q is treated by a Modular Wetland System (BMP ID Q). The roof downspout of the Dana House Hotel will connect to the Modular Wetland System which is connected to a storm drain pipe system that conveys the storm water to an existing storm drain outlet located southeast of the project and ultimately to Dana Point Harbor.

4.3.16 DMA R

DMA R is treated by a Modular Wetland System (BMP ID R). The roof downspout of the Dana House Hotel 2 will connect to the Modular Wetland System which is connected to a storm drain pipe system that conveys the storm water to an existing storm drain outlet located southeast of the project and ultimately to Dana Point Harbor.

4.3.17 DMA S

DMA S is treated by a Modular Wetland System (BMP ID S). The roof downspout of the Dana House Hotel will connect to the Modular Wetland System which is connected to a storm drain pipe system that conveys the storm water to an existing storm drain outlet located southeast of the project and ultimately to Dana Point Harbor.

4.3.18 DMA T

DMA T is treated by a Modular Wetland System (BMP ID T). The roof downspout of the Dana House Hotel will connect to the Modular Wetland System which is connected to a storm drain pipe system that conveys the storm water to an existing storm drain outlet located southeast of the project and ultimately to Dana Point Harbor.

4.3.19 DMA Summary

Drainage Management Areas				
DMA (Number/Description)	Total Area (acres)	Imperviousness (%)	Infiltration Feasibility Category (Full, Partial, or No Infiltration)	Hydrologic Source Controls Used
A – Surf Lodge Roof, Landscape, and Sidewalk	0.24	0.54	No Infiltration	HSC-1
B – Parking Lot, Surf Lodge Roof, and Landscape	0.57	0.74	No Infiltration	HSC-1
C – Parking Lot, Landscape, and Sidewalk	0.12	0.53	No Infiltration	None
D – Surf Lodge Roof, Landscape, and Sidewalk	0.33	0.78	No Infiltration	HSC-1
E – Parking Lot, Sidewalk, and Landscape	0.71	0.83	No Infiltration	None
G - Parking lot, Sidewalk and Landscape	0.34	66	No Infiltration	HSC-1
H - Parking lot, Sidewalk and Landscape	0.16	71	No Infiltration	HSC-1
I - Parking lot, Sidewalk and Landscape	0.26	74	No Infiltration	HSC-1
J - Parking lot, Sidewalk and Landscape	1.19	76	No Infiltration	HSC-1
K – Dana House Roof	0.27	100	No Infiltration	None
M - Dana House Roof	0.21	100	No Infiltration	None
N - Dana House Roof	0.36	100	No Infiltration	None
O – Boardwalk, Sidewalk and Landscape	0.36	64	No Infiltration	HSC-1
P – Sidewalk and Landscape	0.03	22	No Infiltration	HSC-1

Q - Dana House Roof	0.19	100	No Infiltration	None
R - Dana House Roof	0.29	100	No Infiltration	None
S - Dana House Roof	0.33	100	No Infiltration	None
T - Dana House Roof	0.26	100	No Infiltration	None

4.4 Source Control BMPs

Non-Structural Source Control BMPs

Identifier	Name	Check One		Reason Source Control is Not Applicable
		Included	Not Applicable	
N1	Education for Property Owners, Tenants and Occupants	☒	☐	
N2	Activity Restrictions	☒	☐	
N3	Common Area Landscape Management	☒	☐	
N4	BMP Maintenance	☒	☐	
N5	Title 22 CCR Compliance (How development will comply)	☒	☐	
N6	Local Industrial Permit Compliance	☐	☒	Not an industrial facility.
N7	Spill Contingency Plan	☒	☐	
N8	Underground Storage Tank Compliance	☒	☐	
N9	Hazardous Materials Disclosure Compliance	☒	☐	
N10	Uniform Fire Code Implementation	☒	☐	
N11	Common Area Litter Control	☒	☐	
N12	Employee Training	☒	☐	
N13	Housekeeping of Loading Docks	☐	☒	No loading docks proposed.
N14	Common Area Catch Basin Inspection	☒	☐	
N15	Street Sweeping Private Streets and Parking Lots	☒	☐	
N16	Retail Gasoline Outlets	☐	☒	No retail gasoline outlets proposed.

Structural Source Control BMPs

Identifier	Name	Check One		Reason Source Control is Not Applicable
		Included	Not Applicable	
S1	Provide storm drain system stenciling and signage	☒	☐	
S2	Design and construct outdoor material storage areas to reduce pollution introduction	☐	☒	No outdoor material storage areas proposed.
S3	Design and construct trash and waste storage areas to reduce pollution introduction	☒	☐	
S4	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	☒	☐	
S5	Protect slopes and channels and provide energy dissipation	☐	☒	No slopes or channels that would require the use of energy dissipation devices are proposed.
	Incorporate requirements applicable to individual priority project categories (from SDRWQCB NPDES Permit)	☐	☒	Not applicable to this project.
S6	Dock areas	☐	☒	No loading docks proposed.
S7	Maintenance bays	☐	☒	No maintenance bays proposed.
S8	Vehicle wash areas	☐	☒	No vehicle wash areas proposed.
S9	Outdoor processing areas	☐	☒	No outdoor processing areas proposed.
S10	Equipment wash areas	☐	☒	No equipment wash areas proposed.
S11	Fueling areas	☐	☒	No fueling areas proposed.
S12	Hillside landscaping	☐	☒	No hillside landscaping.
S13	Wash water control for food preparation areas	☒	☐	
S14	Community car wash racks	☐	☒	No community car wash racks proposed.

Section 5 Low Impact Development BMPs

5.1 LID BMPs

This project does not utilize LID BMPs; Infiltration and/or Harvest and Use will not be proposed.

Infiltration Feasibility - The groundwater elevation is too shallow for infiltration. In addition, the percolation rate are below the acceptable rates for infiltration.

Harvest and Use Feasibility – The project does not have enough landscape area for Harvest and Use. In lieu of this, the project will utilize reclaimed water.

Proprietary Biotreatment BMPs in the form of biofiltration basins, biofiltration planter boxes, StormSafe Filters, and Modular Wetland Systems will be utilized for this project.

5.1.1 Hydrologic Source Controls

The project site design will incorporate HSC-1 as some roof drains will drain directly to adjacent landscape areas. HSC-2 will also be implemented using landscaped areas that can serve as areas of incidental infiltration. Although these controls will be implemented, DCV calculations do not incorporate the benefits of HSCs, thus lending to a more conservative design approach for water quality. `

5.1.2 Structural LID BMP

Biofiltration Basins are proposed to treat DMAs G, H, I & P. Preliminary Biofiltration Basins have been sized per fact sheets from the TGD.

5.1.3 Proprietary Biotreatment BMPs

DMAs A&O– Biotreatment BMPs have been used wherever feasible. Stormsafe filters have been proposed due to the site's proximity to the ocean and the elevations at high tide conditions. Traditional bioretention basins have been deemed infeasible at portions of the site susceptible to system backflows from tidal fluctuations. System backflow into bioretention basins would lead to subsequent death of the BMP vegetation. StormSafe units are designed to treat common pollutants that would normally be treated by traditional Biofiltration BMPs as noted per the Jensen specification sheets. The StormSafe systems will be designed with integrated backflow prevention and have been previously approved by the county.

DMA K, DMA M, DMA N & DMA Q to DMA T – Modular Wetland System

See Attachment E for Calculations and Attachment F for BMP Information.

5.2 Summary of BMPs

See Table on the following page.

SUMMARY TABLE

DMA ID	BMP ID	BMP TYPE (BIO-FILTRATION)	REQ'D. BMP AREA (SF)	PROVIDED BMP AREA (SF)
A	A	BASIN	217	415
B	B	MWS-FLOW	-	-
C	C	MWS-FLOW	-	-
D	D	BASIN	405	416
E	E	STORMSAFE FILTER	-	-
G	G	BASIN	275	557
H	H	BASIN	134	282
I	I	BASIN	236	520
J	J	MWS-FLOW	-	-
K	K	MWS-FLOW	-	-
M	M	MWS-FLOW	-	-
N	N	MWS-FLOW	-	-
O	O	STORMSAFE FILTER	-	-
P	P	BASIN	15	122
Q	Q	MWS-FLOW	-	-
R	R	MWS-FLOW	-	-
S	S	MWS-FLOW	-	-
T	T	MWS-FLOW	-	-

Section 6 Educational Materials Index

Educational Materials

Residential Material (http://www.ocwatersheds.com)	Check If Applicable	Business Material (http://www.ocwatersheds.com)	Check If Applicable
The Ocean Begins at Your Front Door	☒	Tips for the Automotive Industry	☐
Tips for Car Wash Fund-raisers	☒	Tips for Using Concrete and Mortar	☐
Tips for the Home Mechanic	☐	Tips for the Food Service Industry	☒
Homeowners Guide for Sustainable Water Use	☐	Proper Maintenance Practices for Your Business	☒
Household Tips	☐	Compliance BMPs for Mobile Businesses	☐
Proper Disposal of Household Hazardous Waste	☐	**Other Material**	**Check If Attached**
Recycle at Your Local Used Oil Collection Center (North County)	☐		
Recycle at Your Local Used Oil Collection Center (Central County)	☐		☐
Recycle at Your Local Used Oil Collection Center (South County)	☐		☐
Tips for Maintaining a Septic Tank System	☐		☐
Responsible Pest Control	☒		☐
Sewer Spill	☒		☐
Tips for the Home Improvement Projects	☐		☐
Tips for Horse Care	☐		☐
Tips for Landscaping and Gardening	☒		☐
Tips for Pet Care	☐		☐
Tips for Projects Using Paint	☐		☐

Attachment A: Educational Materials

Intentionally left empty for this Preliminary WQMP.

All relevant materials will be included for Final WQMP.

Attachment B: Operations and Maintenance Plan

Intentionally left empty for this Preliminary WQMP.

O&M Plan will be included for Final WQMP.

Attachment C: Site Plans

DMA EXHIBIT INFORMATION

UNDERLYING HYDROLOGIC SOIL GROUP	SOIL GROUP D
APPROXIMATE DEPTH TO GROUNDWATER	6.5'±
EXISTING NATURAL HYDROLOGIC FEATURES	NONE
PROPOSED DESIGN SURFACE TREATMENTS	BIOFILTRATION
POTENTIAL POLLUTANT SOURCE AREAS	-
EXISTING DRAINAGE OFFSITE (DRAIN TO PACIFIC OCEAN)	-

SURFACE	TYPE	%
IMPERVIOUS	AC	37
	CONCRETE	5
	ROOF	39
PERVIOUS	LANDSCAPE	19

	IMPERVIOUS	%	PERVIOUS	%
EXISTING CONDITIONS	5.25 ACRES	84.0	0.95 ACRES	16.0
PROPOSED CONDITIONS	5.04 ACRES	81.0	1.16 ACRES	19.0

Source Control BMPs :

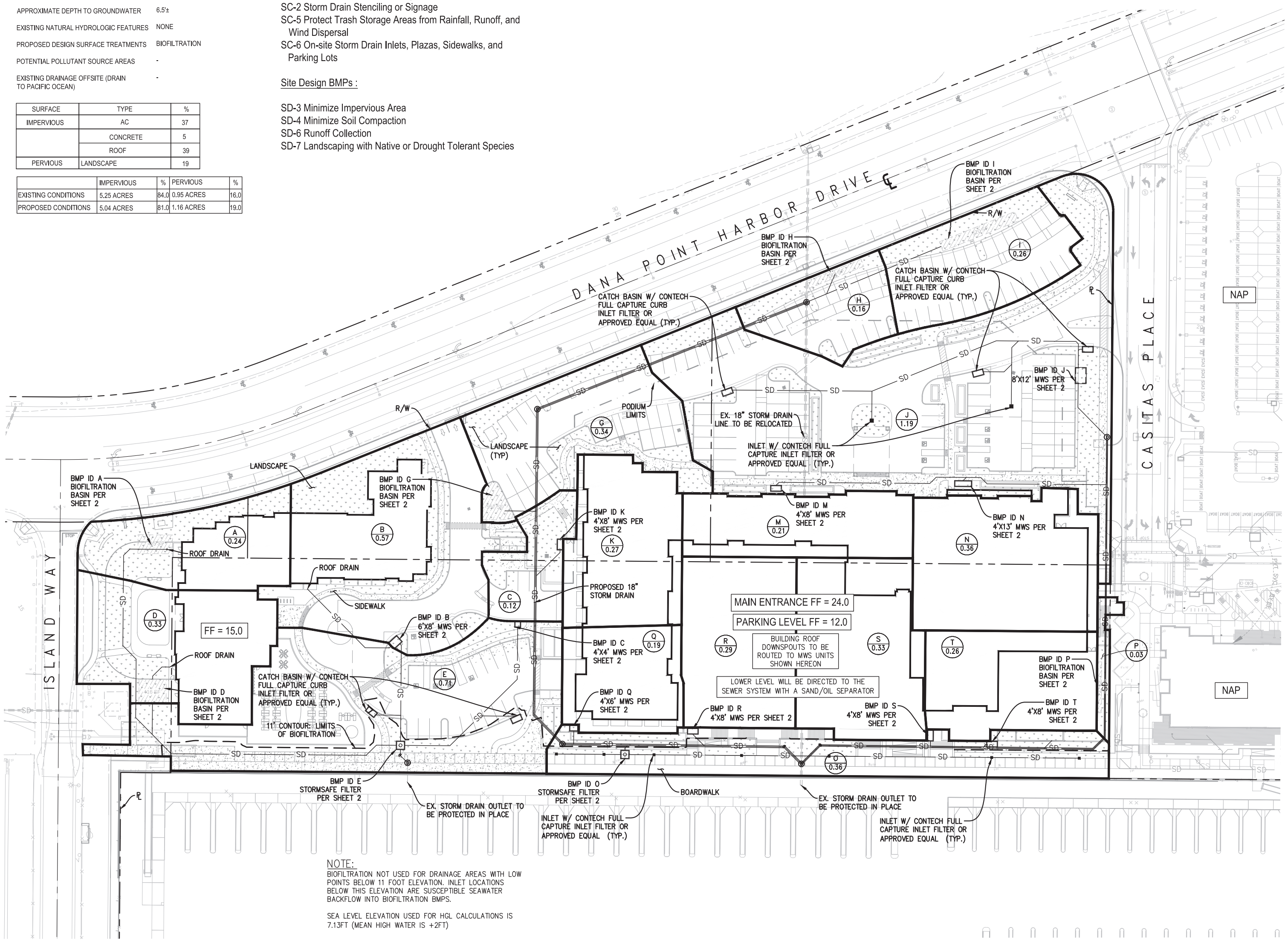
SC-1 Prevention of Illicit Discharges into the MS4
SC-2 Storm Drain Stenciling or Signage
SC-5 Protect Trash Storage Areas from Rainfall, Runoff, and Wind Dispersal
SC-6 On-site Storm Drain Inlets, Plazas, Sidewalks, and Parking Lots

Site Design BMPs :

SD-3 Minimize Impervious Area
SD-4 Minimize Soil Compaction
SD-6 Runoff Collection
SD-7 Landscaping with Native or Drought Tolerant Species

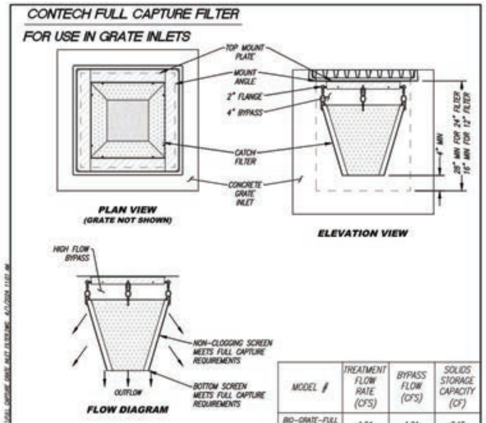
LEGEND:

— - - —	EXISTING RIGHT-OF-WAY
— - — -	EXISTING PROPERTY LINE
▬	DRAINAGE MANAGEMENT AREA BOUNDARY
X	DRAINAGE AREA
X.XX	ACREAGE
- - (19) - -	EXISTING ELEVATION CONTOUR
— 19 —	PROPOSED ELEVATION CONTOUR
— SD —	STORM DRAIN LINE (REFER TO UTILITY PLAN)
⬚	LANDSCAPE (PERVIOUS)
▨	BIOFILTRATION BASIN (PERVIOUS)
☐	AC PAVEMENT (IMPERVIOUS FEATURE)
⬚	CONCRETE SIDEWALK (IMPERVIOUS FEATURE)
→	FLOW DIRECTION



NOTE:
BIOFILTRATION NOT USED FOR DRAINAGE AREAS WITH LOW POINTS BELOW 11 FOOT ELEVATION. INLET LOCATIONS BELOW THIS ELEVATION ARE SUSCEPTIBLE SEAWATER BACKFLOW INTO BIOFILTRATION BMPS.

SEA LEVEL ELEVATION USED FOR HGL CALCULATIONS IS 7.13FT (MEAN HIGH WATER IS +2FT)



INSTALLATION NOTES:

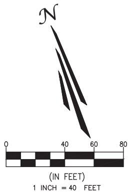
1. ALL HARDWARE, FLANGE, FRAME, AND SCREENS SHALL BE STAINLESS STEEL.
2. OPTIONAL HYDROCARBON BOOM SHALL BE 2-INCH DIAMETER.
3. SEE PERFORMANCE REPORTS IN MANUFACTURER'S SPECIFICATIONS.
4. OTHER STANDARD AND CUSTOM MODEL SIZES AVAILABLE – CONTACT CONTECH FOR MORE INFORMATION.
5. BASED ON 37% OPEN AREA.
6. CONSIDERS A SAFETY FACTOR OF 2.0.
7. CONSIDERS A LOCAL DEPRESSION PONDING DEPTH OF 6 INCHES.
8. STORAGE CAPACITY BASED ON THE BASKET HALF FULL.
9. CONCRETE STRUCTURES SOLD SEPARATELY.

NOT TO SCALE

MODEL #	TREATMENT FLOW RATE (CFS)	BYPASS FLOW (CFS)	SOLIDS STORAGE CAPACITY (CF)
BIO-GRATE-FULL 12-12-12	1.04	1.24	0.15
BIO-GRATE-FULL 18-18-12	1.78	2.79	0.33
BIO-GRATE-FULL 24-24-12	2.70	4.96	0.59
BIO-GRATE-FULL 24-40-12	3.70	6.35	0.88
BIO-GRATE-FULL 24-24-24	7.31	4.96	1.22
BIO-GRATE-FULL 24-40-24	9.53	6.35	1.82
BIO-GRATE-FULL 36-36-24	11.93	7.74	2.73

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com

GRATE INLET FILTER
FULL CAPTURE
STANDARD DETAIL



(IN FEET)
1 INCH = 40 FEET

SURF LODGE AND DANA HOUSE - WQMP PLOT PLAN

NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE
7					
6					
5					
4					
3					
2					
1					

PREPARED UNDER THE SUPERVISION OF:

TAIT
Since 1964
701 N. Parkcenter Drive
Santa Ana, CA 92705
p: 714/560/8200 f: 714/560/8211
www.tait.com
Los Angeles Sacramento San Francisco Dallas Phoenix
Ontario San Diego Boise Denver Portland

DESIGN ENGINEER	R.C.E. No.	11/5/2024 DATE

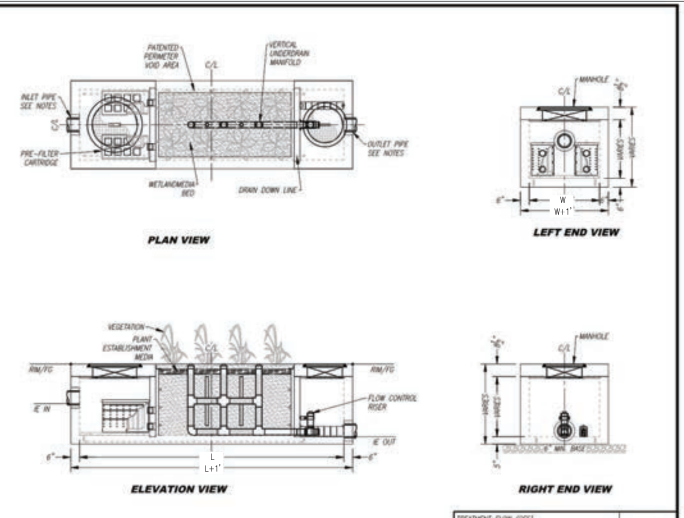
DRAWN BY:	DATE
DESIGNED BY:	DATE
CHECKED BY:	DATE
RECOMMENDED BY:	DATE

DANA POINT HARBOR REVITALIZATION
DANA POINT HARBOR PARTNERS, LLC
BWP BURNHAM|WARD PROPERTIES
R.D.OLSON DEVELOPMENT
BELLWETHER FINANCIAL GROUP

SHT 1 OF 2

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
N/A			
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			OFFLINE
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
FRAME & COVER		OPEN PLAN	
NOTES:			

* PRELIMINARY NOT FOR CONSTRUCTION



INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURERS STANDARD CONNECTION DETAIL.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
7. CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURERS WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

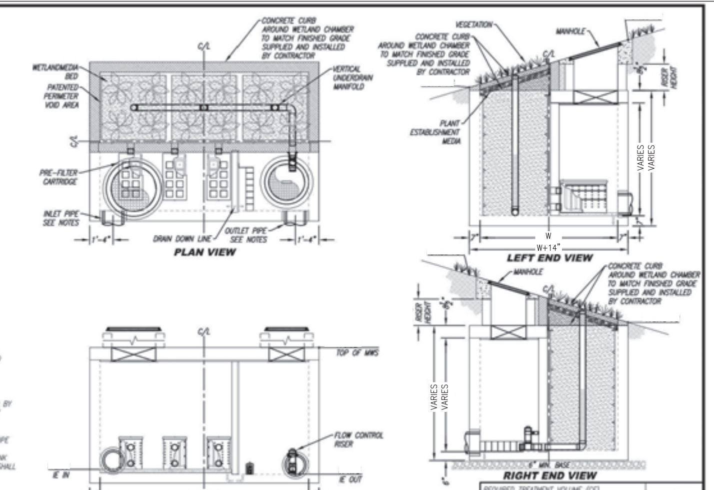
TREATMENT FLOW (CFS)	
OPERATING HEAD (FT)	
PRETREATMENT LOADING RATE (GPM/SF)	
WETLAND MEDIA LOADING RATE (GPM/SF)	

PROPRIETARY AND CONFIDENTIAL:

Bio Clean
A Forterra Company

TYPICAL MWS
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
TREATMENT HGL AVAILABLE (FT)			
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			OFFLINE
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION	VARIES	VARIES	VARIES
SURFACE LOAD	PEDESTRIAN	OPEN PLANTER	PEDESTRIAN
FRAME & COVER			
WETLANDMEDIA VOLUME (CY)			
WETLANDMEDIA DELIVERY METHOD			PER CONTRACT
ORIFICE SIZE (DIA. INCHES)			TBD
NOTES:			



INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.
7. CONTRACTOR RESPONSIBLE FOR CONTACTING MODULAR WETLANDS FOR ACTIVATION OF UNIT. MANUFACTURES WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A MODULAR WETLANDS REPRESENTATIVE.

GENERAL NOTES

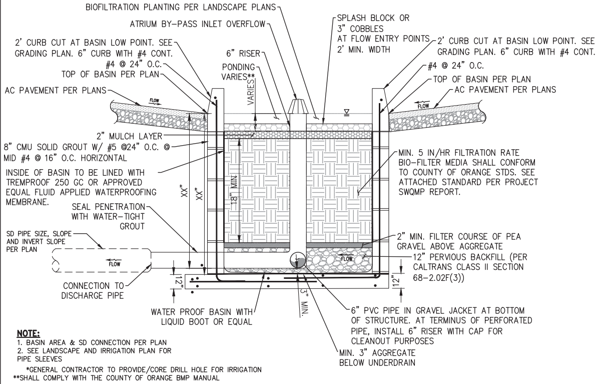
1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.

REQUIRED TREATMENT VOLUME (CF)	
DRAINDOWN DURATION (HOURS)	
AVERAGE DISCHARGE RATE PER MWS UNIT(GPM)	
OPERATING HEAD (FT)	
WETLANDMEDIA INFILTRATION RATE (IN/HR)	OR
WETLANDMEDIA LOADING RATE (GPM/SF)	

PROPRIETARY AND CONFIDENTIAL:

Bio Clean
A Forterra Company

TYPICAL MWS ON SLOPE
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL



NOTE:
1. BASIN AREA & SD CONNECTION PER PLAN
2. SEE LANDSCAPE AND IRRIGATION PLAN FOR PIPE SLEEVES

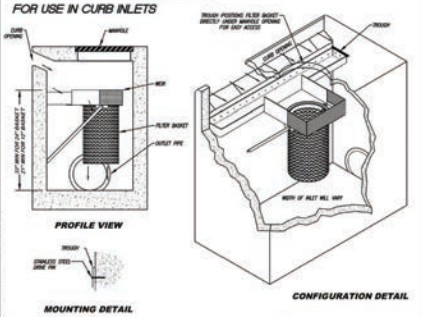
*GENERAL CONTRACTOR TO PROVIDE/CORE DRILL HOLE FOR IRRIGATION
**SHALL COMPLY WITH THE COUNTY OF ORANGE BMP MANUAL

BIO FILTRATION BASIN

NO SCALE

BIO CLEAN FULL CAPTURE FILTER

FOR USE IN CURB INLETS



INSTALLATION NOTES

1. TROUGH SYSTEM PROVIDES FOR ENTIRE COVERAGE OF INLET OPENING SO TO DIVERT ALL FLOW TO FILTER.
2. TROUGH SYSTEM TO BE MANUFACTURED FROM MARINE GRADE FIBERGLASS, GEL COATED FOR UV PROTECTION.
3. ALL HARDWARE, FLANGE, FRAME, SHALL BE STAINLESS STEEL.
4. FILTER MANUFACTURED OF 100% STAINLESS STEEL.
5. FILTER MADE OF NON-CLOGING SCREEN WITH 4.7 MM OPENINGS AND MEETS FULL CAPTURE REQUIREMENTS.
6. FILTER IS LOCATED DIRECTLY UNDER THE MANHOLE FOR EASY REMOVAL AND MAINTENANCE.
7. LENGTH OF TROUGH CAN VARY FROM 2' TO 30'.
8. OTHER STANDARD AND CUSTOM MODEL SIZES AVAILABLE – CONTACT CONTECH FOR MORE INFORMATION.
9. BYPASS IS FACILITATED VIA OVERFLOW OF THE TROUGH SYSTEM AND IS EQUAL TO THE CAPACITY OF THE CURB OPENING.
10. ADDITIONAL TREATMENT AND STORAGE CAPACITY CAN BE ACHIEVED BY UTILIZING MULTIPLE FILTER BASKETS.
11. STORAGE CAPACITY BASED ON BASKET HALF FULL.
12. CONCRETE STRUCTURES SOLD SEPARATELY.

NOT TO SCALE

PERFORMANCE NOTES

1. MEETS FULL CAPTURE REQUIREMENTS

MODEL #	TREATMENT FLOW RATE (CFS)	SOLIDS STORAGE CAPACITY (CF)
BIO-CURB-FULL-24	2.85	1.77
BIO-CURB-FULL-12	2.85	0.88

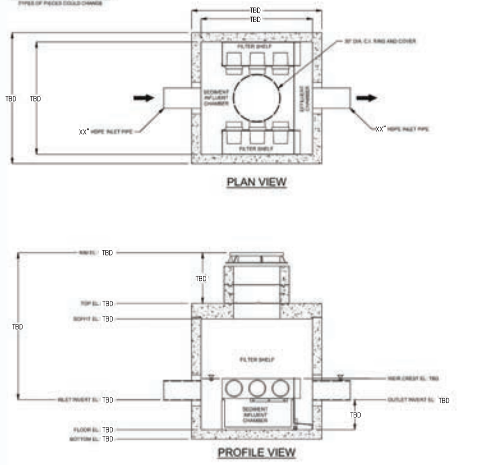
PROPRIETARY AND CONFIDENTIAL:

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com

CURB INLET FILTER
FULL CAPTURE FILTER
STANDARD DETAIL

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

THICKNESSES, NUMBER OF PIECES, AND TYPES OF PIECES COULD CHANGE



STORMVAULT WITH 6-PACK STORMSAFE CARTRIDGES
BMP-4

SYSTEM AND TREATMENT FLOW DESIGN:

STORMWATER QUALITY DESIGN FLOW (SQDF)	TBD
STORM DRAIN DESIGN PEAK CONVEYANCE FLOW	TBD
RETURN FREQUENCY / PERIOD OF PEAK DESIGN CONVEYANCE FLOW	TBD

STORMSAFE FILTER TREATMENT DESIGN:

MEDIA FILTER SUBSTRATA	PATHOGEN CARTRIDGE
NUMBER OF CARTRIDGES	6
INDIVIDUAL CARTRIDGE ULTIMATE MAXIMUM LOADING RATE	115 GPM / CART
HYDRAULIC DRIVING HEAD	6 INCHES

STORMWATER FILTRATION TREATMENT UNIT (SWFTU) NOTES:

MEDIA FILTRATION PROCESS SPECIFICATIONS:

CONSTRUCTION NOTES:

MATERIALS:

LIFTING WEIGHTS:

QTY	COMPONENT DESCRIPTION	PROVIDER	INSTALLER
6	STORM SAFE PATHOGEN FILTER CARTRIDGES	JENSEN	JENSEN
1	30" COVER WITH GRADE RINGS	JENSEN	CONTRACTOR

DISCLAIMERS, INCLUDING BUT NOT LIMITED TO:

JENSEN WATER RESOURCES
521 DUNN CIRCLE, SPARKS, NV 89431
www.jensenwaterresources.com
(855) 468-5600

DESCRIPTION: TYPICAL STORMSAFE DETAIL

PART NUMBER:		DRAWN BY:	C. Cowen
CREATED:		MODIFIED:	4/24/2024

SHEET: 1 of 1

NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE
7					
6					
5					
4					
3					
2					
1					

PREPARED UNDER THE SUPERVISION OF:

TAIT
Since 1964

701 N. Parkcenter Drive
Santa Ana, CA 92705

p: 714/560/8200 f: 714/560/8211
www.tait.com

Los Angeles Sacramento San Francisco Dallas Phoenix
Ontario San Diego Boise Denver Portland

DESIGN ENGINEER	R.C.E. No.	DATE
		11/5/2024

DRAWN BY:	DATE
DESIGNED BY:	DATE
CHECKED BY:	DATE
RECOMMENDED BY:	DATE

DANA POINT HARBOR REVITALIZATION

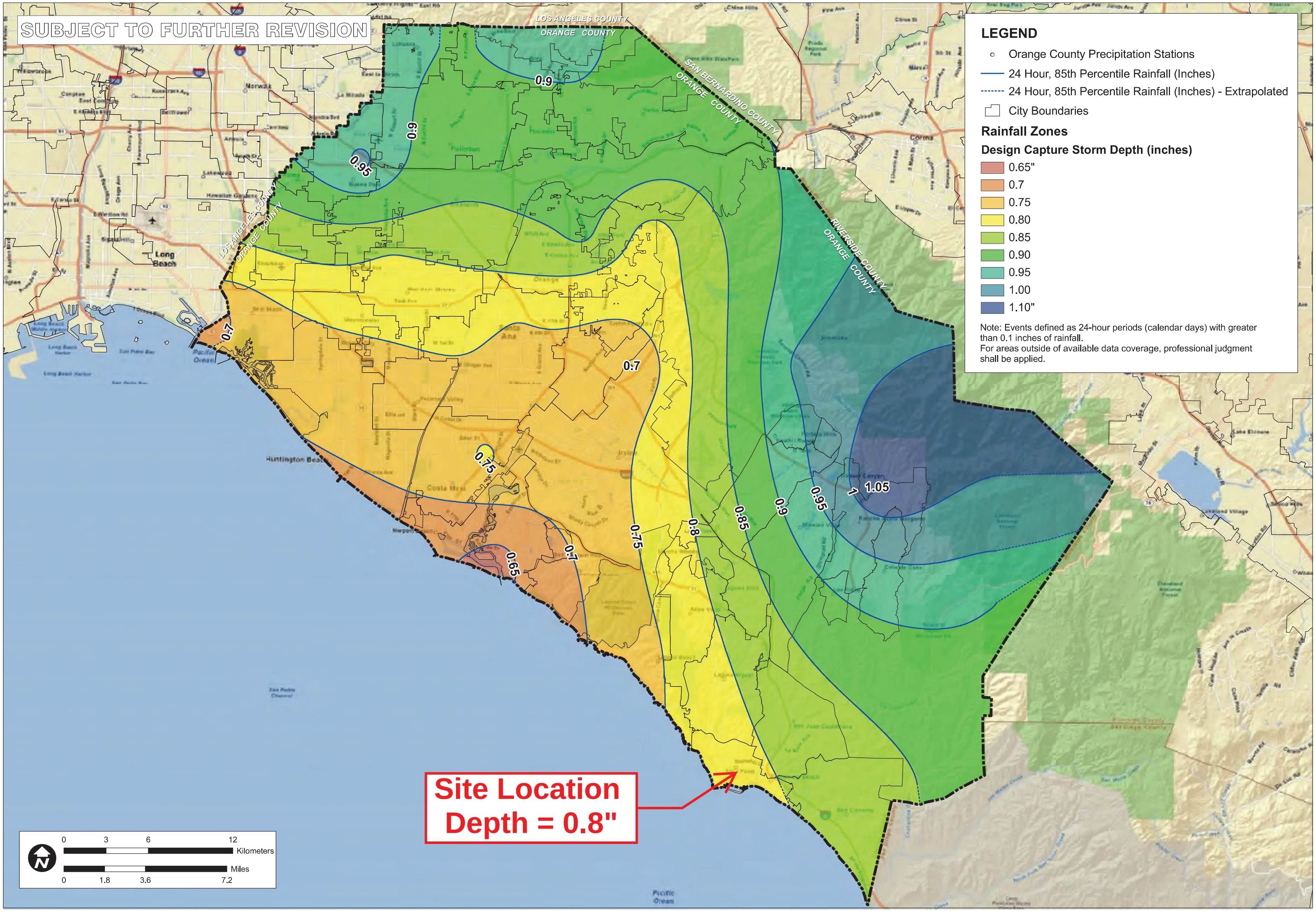
DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM I WARD PROPERTIES
R.D.OLSON DEVELOPMENT
BELLWETHER FINANCIAL GROUP

SHT 2 OF 2

K:\Drawings\ME\ME03810 – Dana Point Harbor\ENG\WQMP\Hotel\ME03810 Hotel WQMP – Overall.dwg PLOTTED: 11/21/2024 12:50:10 PM BY Peter Jmoev

Attachment D: Supporting Maps and Exhibits



TITLE
RAINFALL ZONES

JOB
ORANGE COUNTY
TECHNICAL GUIDANCE
DOCUMENT

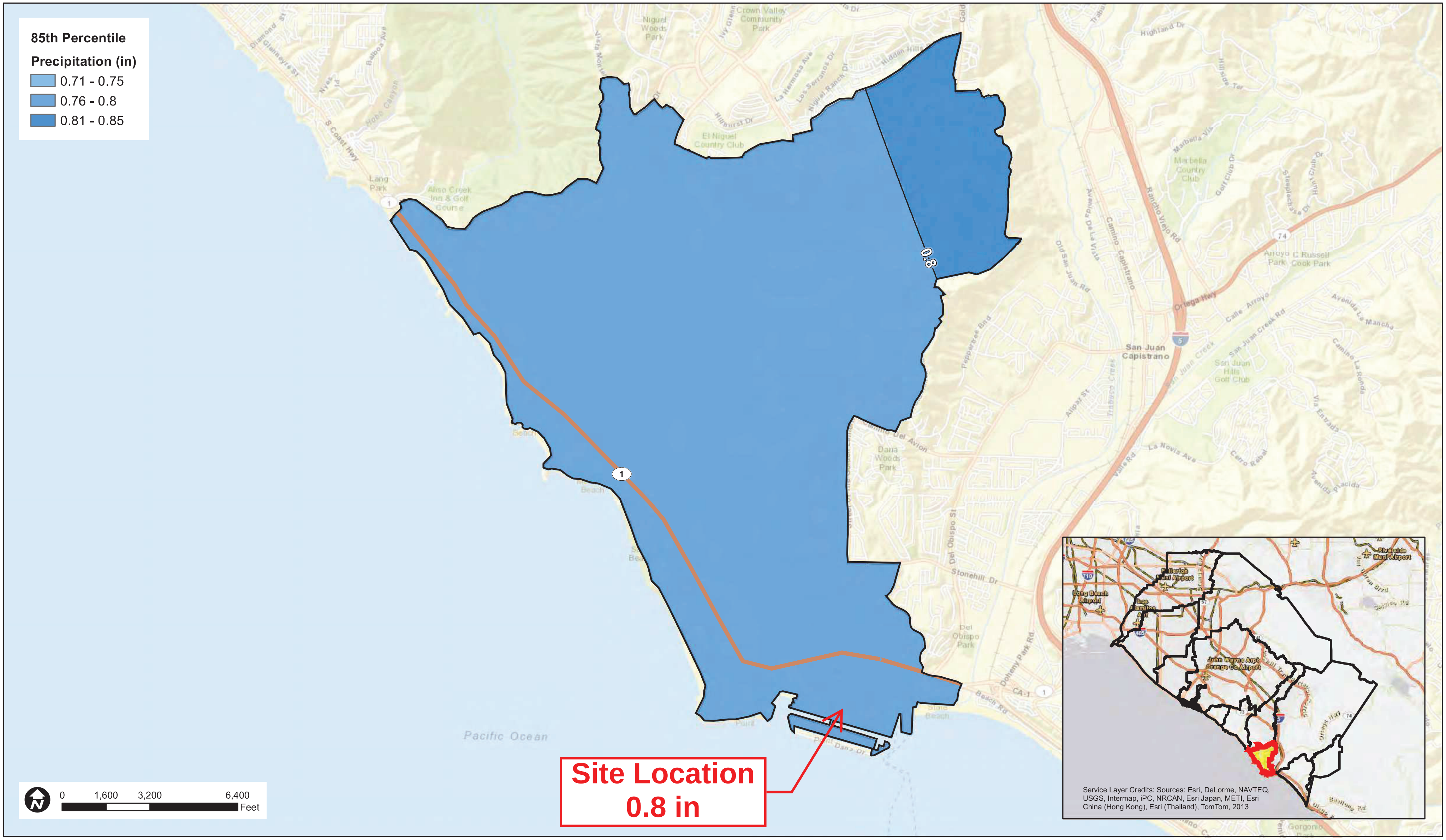
ORANGE CO.
CA

SCALE	1" = 1.8 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	04/22/10
JOB NO.	9526-E

PACE
Advanced Water Engineering

FIGURE
XVI-1

P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-1_RainfallZones_20110215.mxd



Service Layer Credits: Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

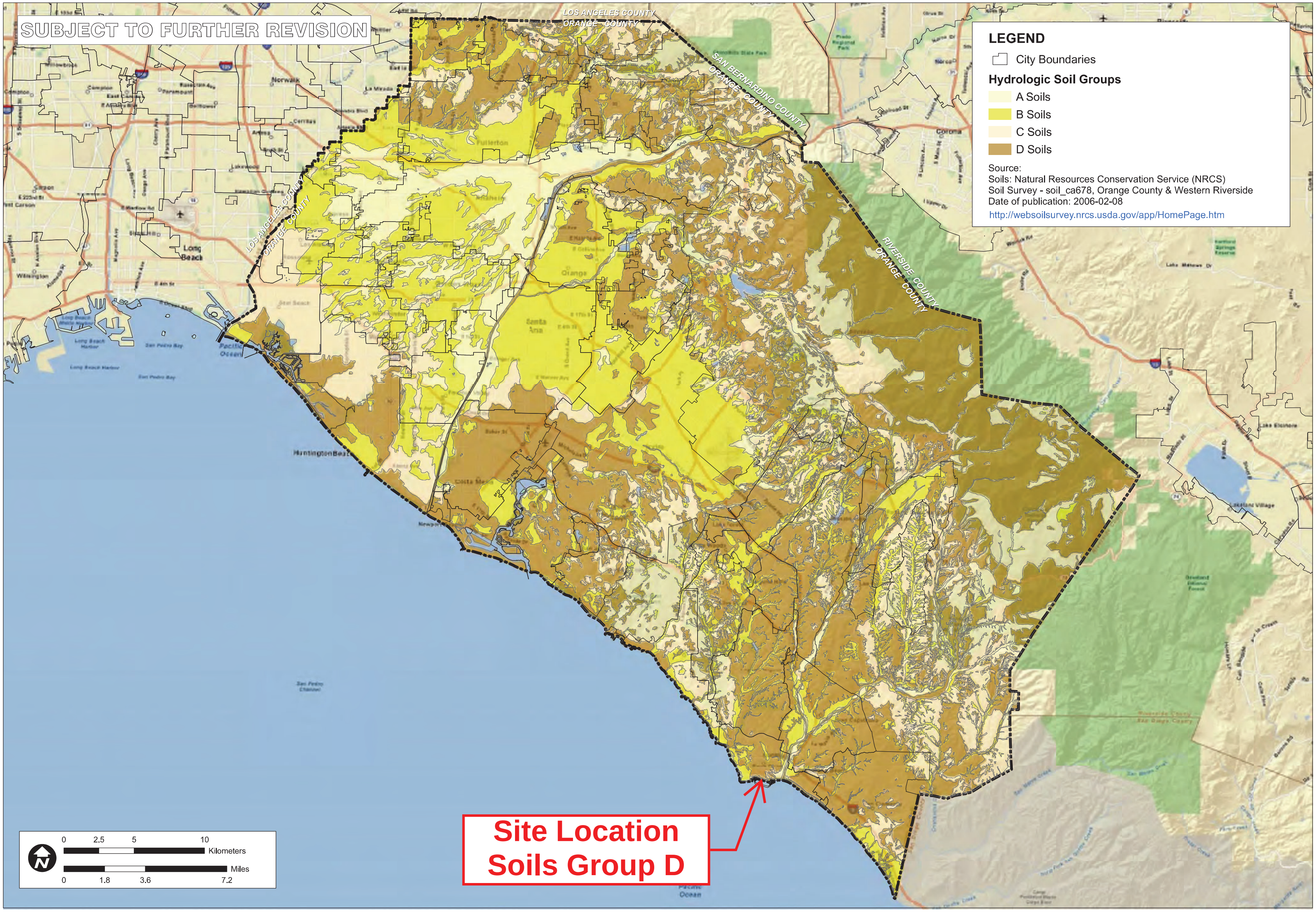
P:\9526E\6-GIS\Mxds\Reports\WIHMP_20131029\9526E_Fig8-8_WIHMP_85thPercentileRainfall_DanaPoint_20131029.mxd

PACE
Advanced Water Engineering

COUNTY OF ORANGE
WATERSHED INFILTRATION HYDROMODIFICATION
MANAGEMENT PLAN (WIHMP)

FIGURE 8.8

PRECIPITATION - 85TH PERCENTILE
DANA POINT WATERSHED



Source:
Soils: Natural Resources Conservation Service (NRCS)
Soil Survey - soil_ca678, Orange County & Western Riverside
Date of publication: 2006-02-08
http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm

TITLE
NRCS HYDROLOGIC SOILS GROUPS

JOB
ORANGE COUNTY
INFILTRATION STUDY

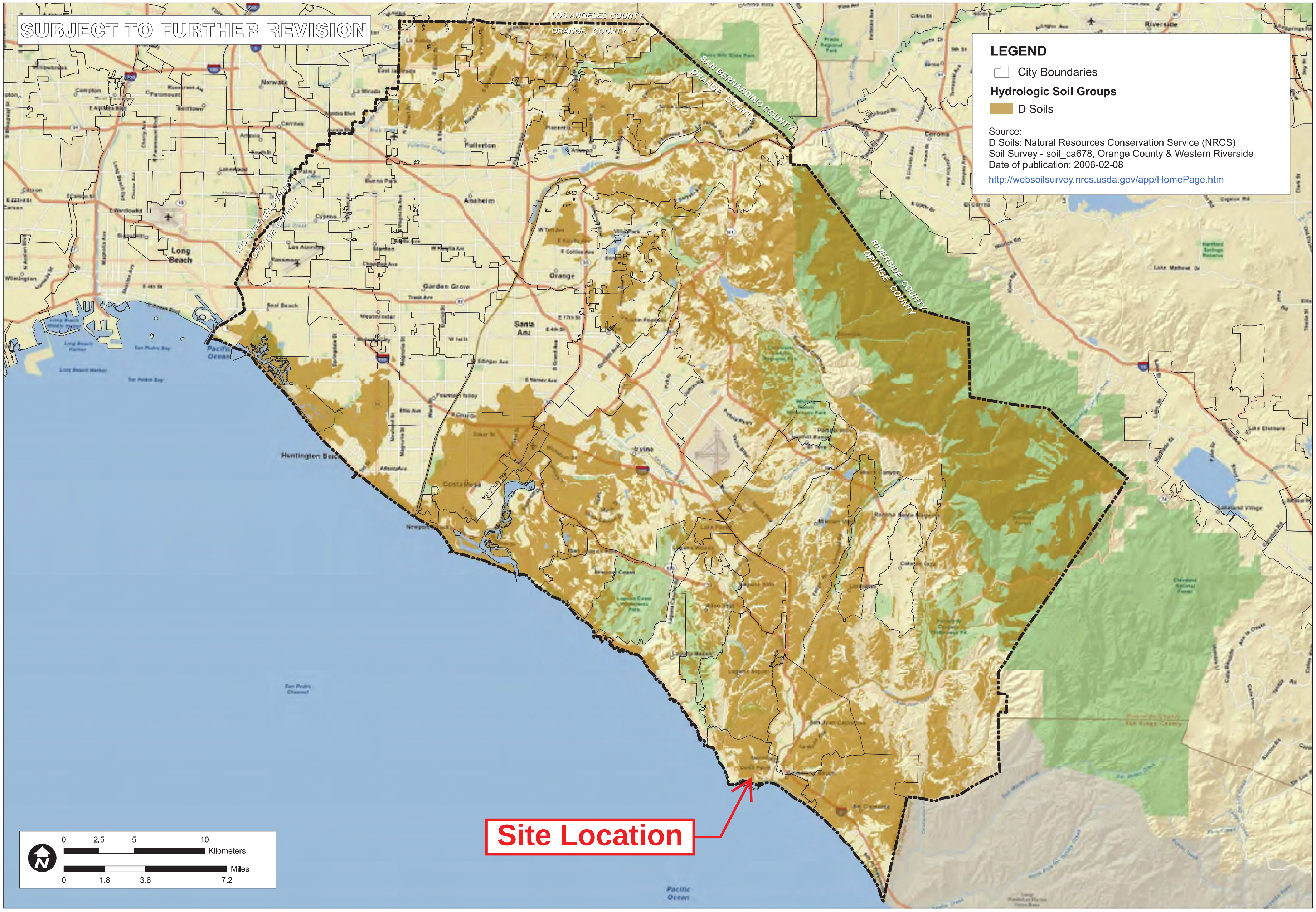
ORANGE CO. CA

SCALE	1" = 1.8 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	02/09/11
JOB NO.	9526-E

PACE
Advanced Water Engineering

FIGURE
XVI-2a

P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-2a_HydroSoils_20110215.mxd



HYDROLOGIC SOIL GROUP TYPE D NRCS SOIL SURVEY

TITLE

ORANGE COUNTY INFILTRATION STUDY

JOB

ORANGE CO.

CA

SCALE	1" = 1.8 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	02/09/11
JOB NO.	9526-E

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FIGURE

XVI-2b

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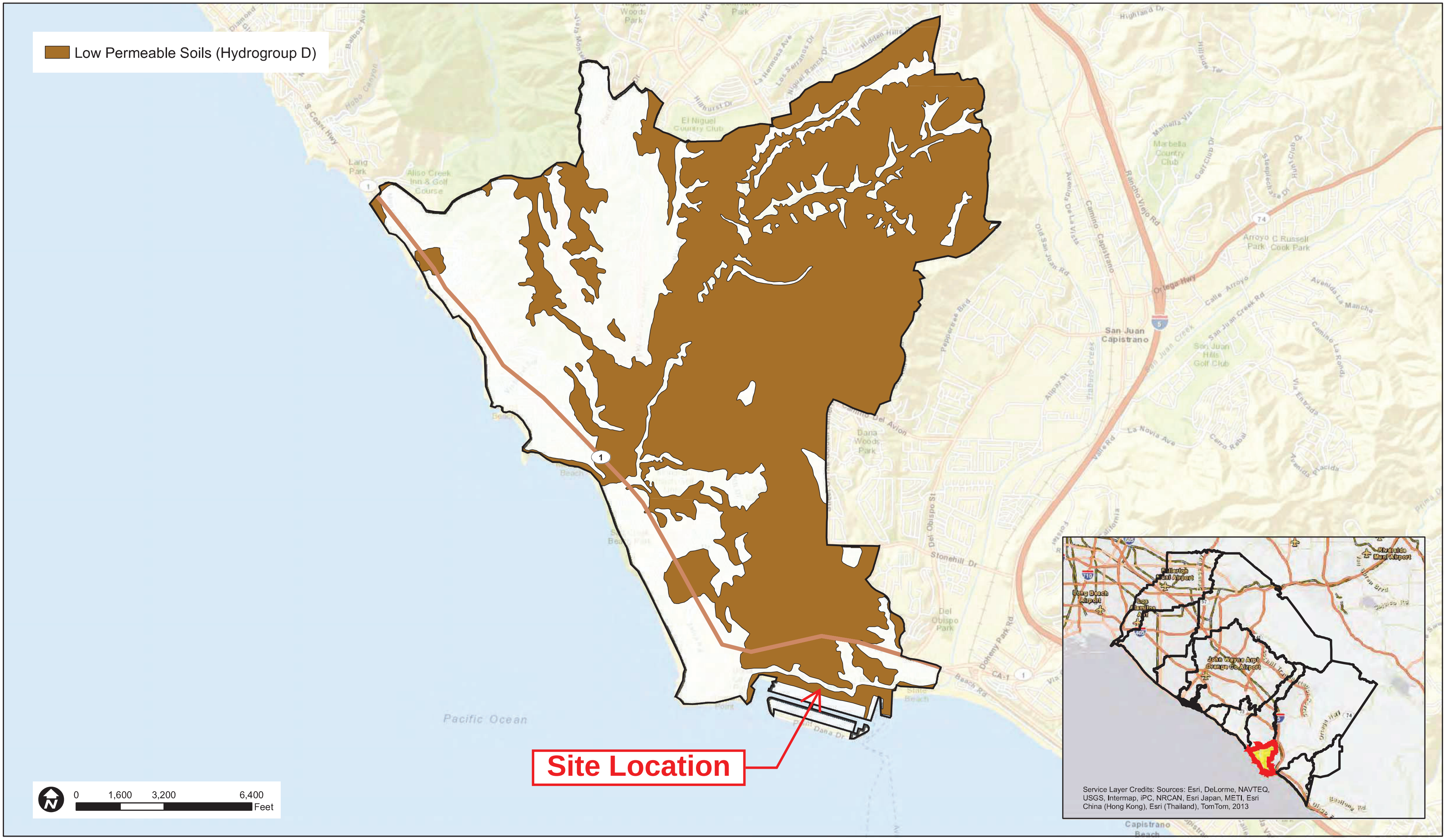

Service Layer Credits: Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

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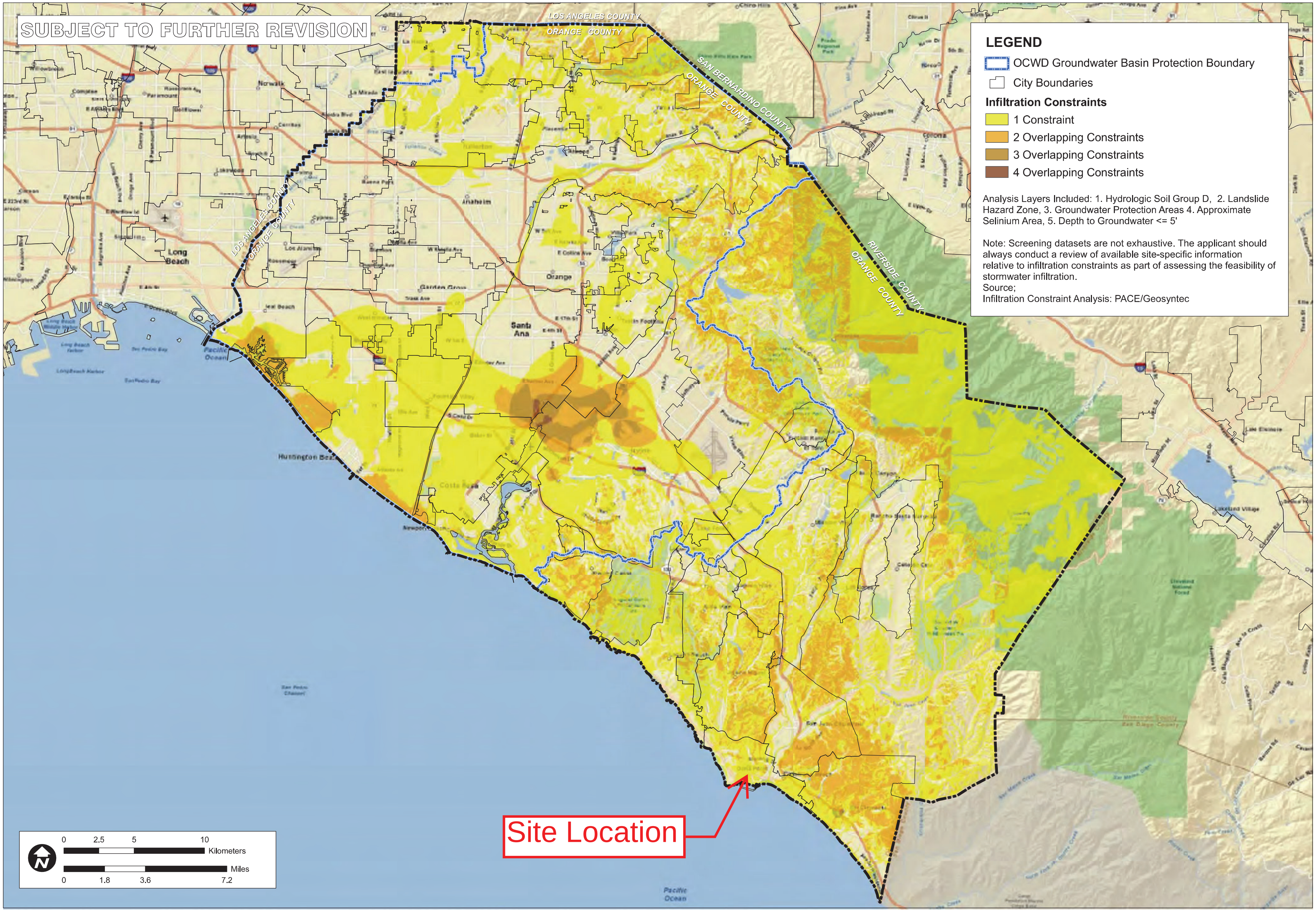
COUNTY OF ORANGE
WATERSHED INFILTRATION HYDROMODIFICATION
MANAGEMENT PLAN (WIHMP)

FIGURE 8.9a

INFILTRATION CONSTRAINT - D SOILS (LOW PERMEABLITY)
DANA POINT WATERSHED



Analysis Layers Included: 1. Hydrologic Soil Group D, 2. Landslide Hazard Zone, 3. Groundwater Protection Areas 4. Approximate Selinium Area, 5. Depth to Groundwater <= 5'

Note: Screening datasets are not exhaustive. The applicant should always conduct a review of available site-specific information relative to infiltration constraints as part of assessing the feasibility of stormwater infiltration.

Source;
Infiltration Constraint Analysis: PACE/Geosyntec

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TITLE

INFILTRATION ANALYSIS OVERLAPPING CONSTRAINT LOCATIONS

JOB

ORANGE COUNTY
INFILTRATION STUDY

ORANGE CO. CA

SCALE	1" = 1.8 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	04/22/10
JOB NO.	9526-E

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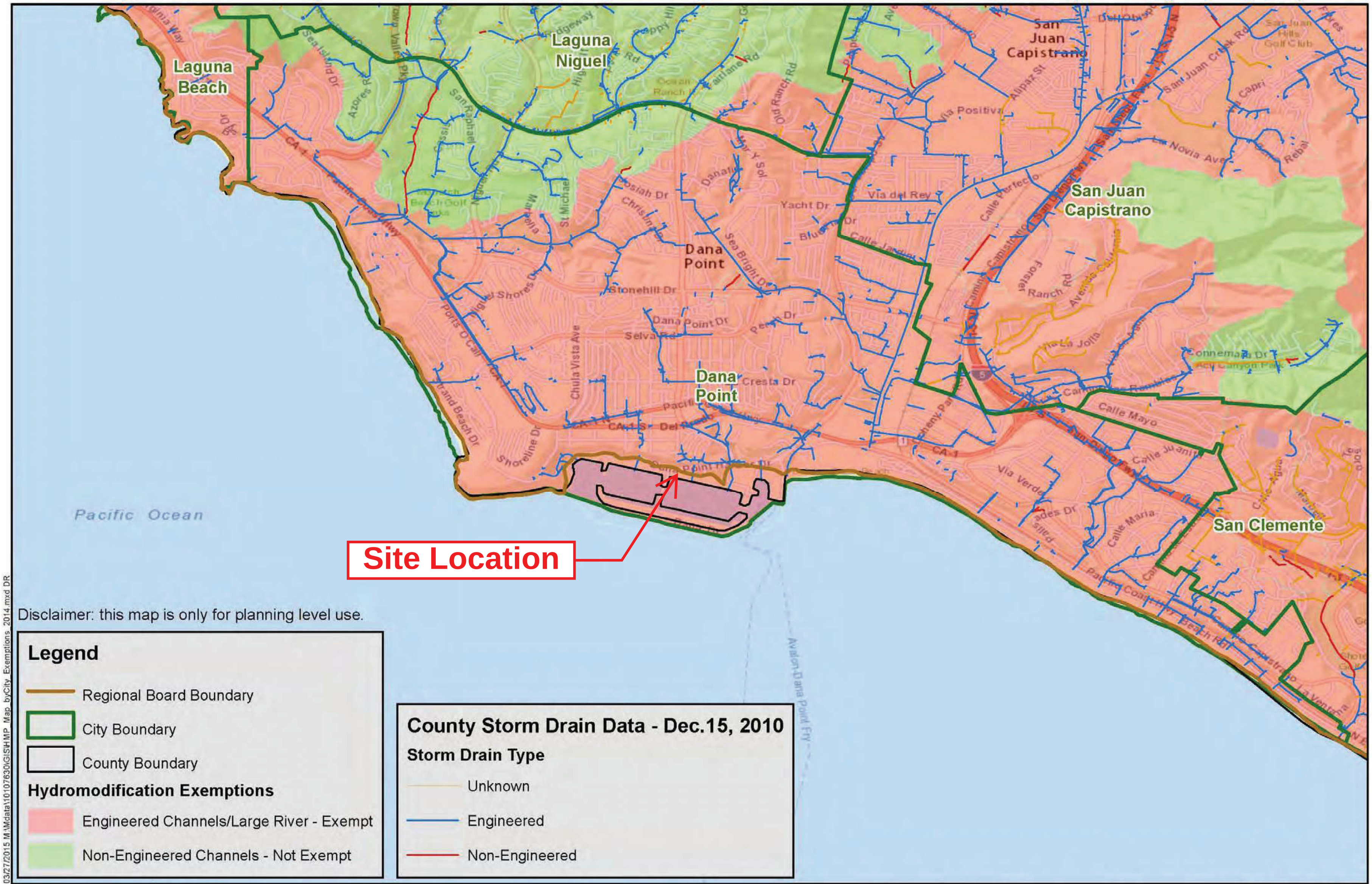
FIGURE
XVI-2g

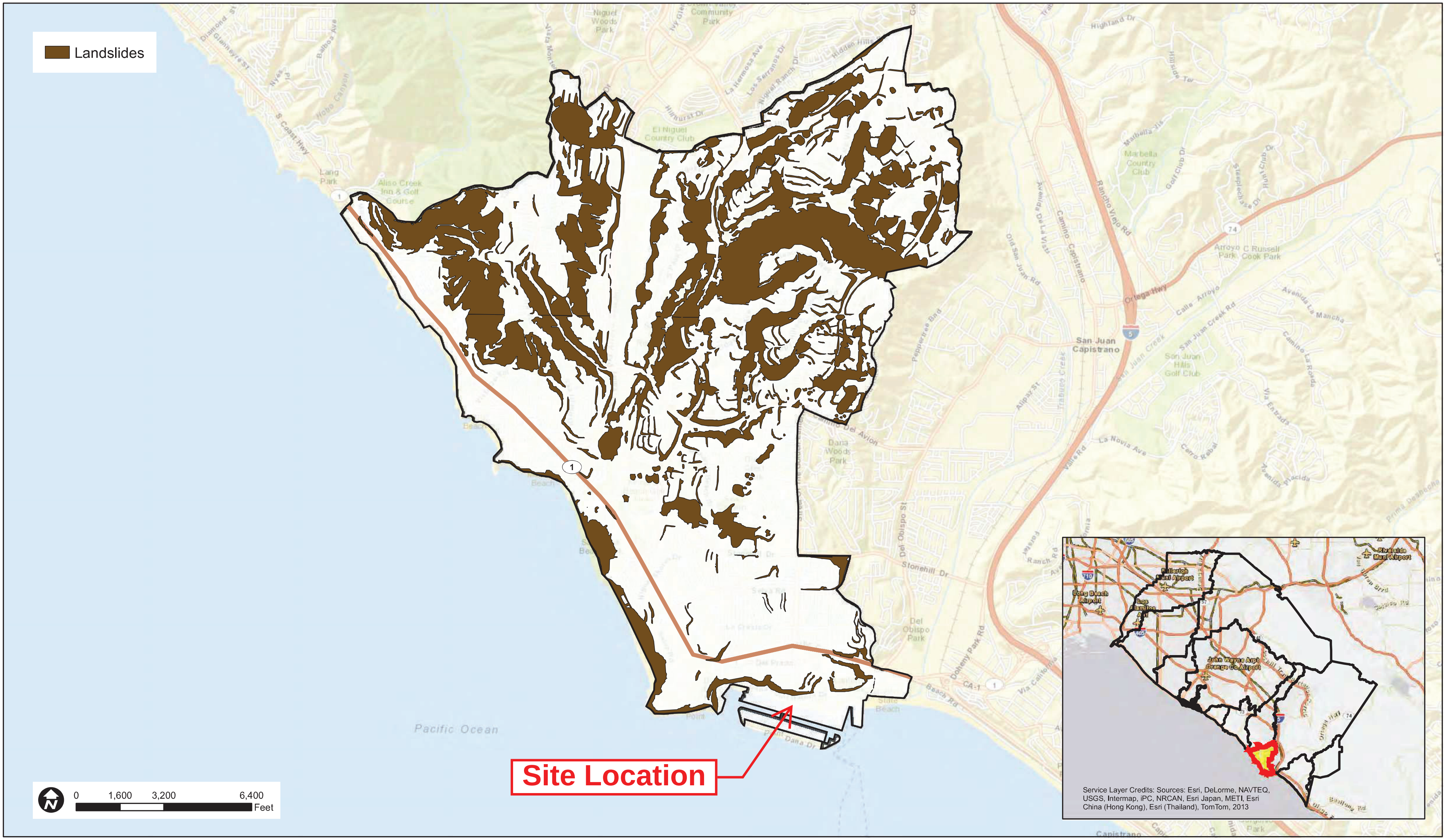


South Orange County Engineered Channel Exemption Areas

Dana Point Exemption Map

Sources: County of Orange; Caltrans; ESRI; RBF Consulting; San Diego RWQCB; SWRCB

03/27/2015 M:\Mdata\10107630\GIS\HMP_Map_byCity_Exemptions_2014.mxd DR



Service Layer Credits: Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

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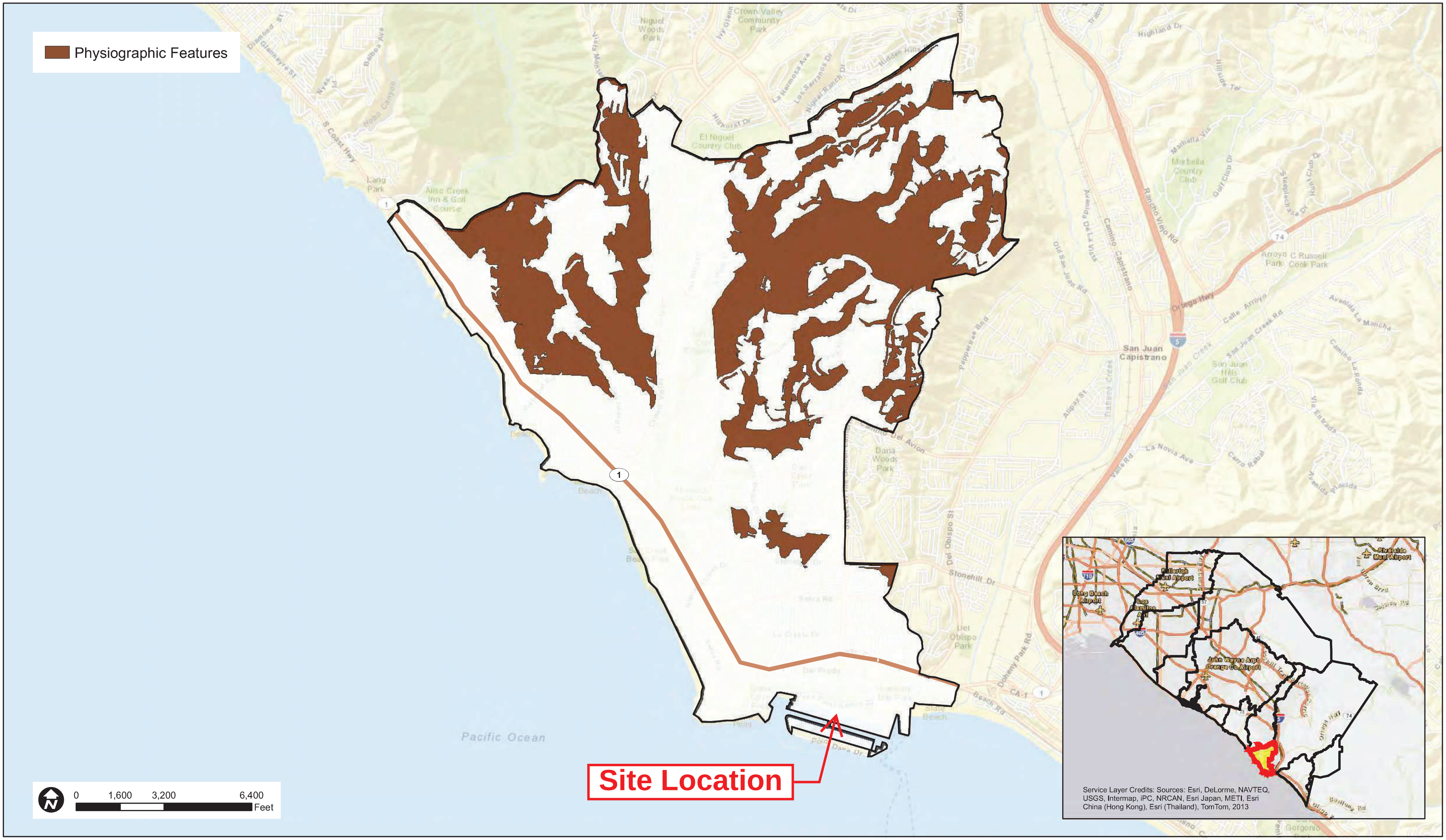
COUNTY OF ORANGE
WATERSHED INFILTRATION HYDROMODIFICATION
MANAGEMENT PLAN (WIHMP)

FIGURE 8.5b
INFILTRATION CONSTRAINT - LANDSLIDES
DANA POINT WATERSHED



Service Layer Credits: Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

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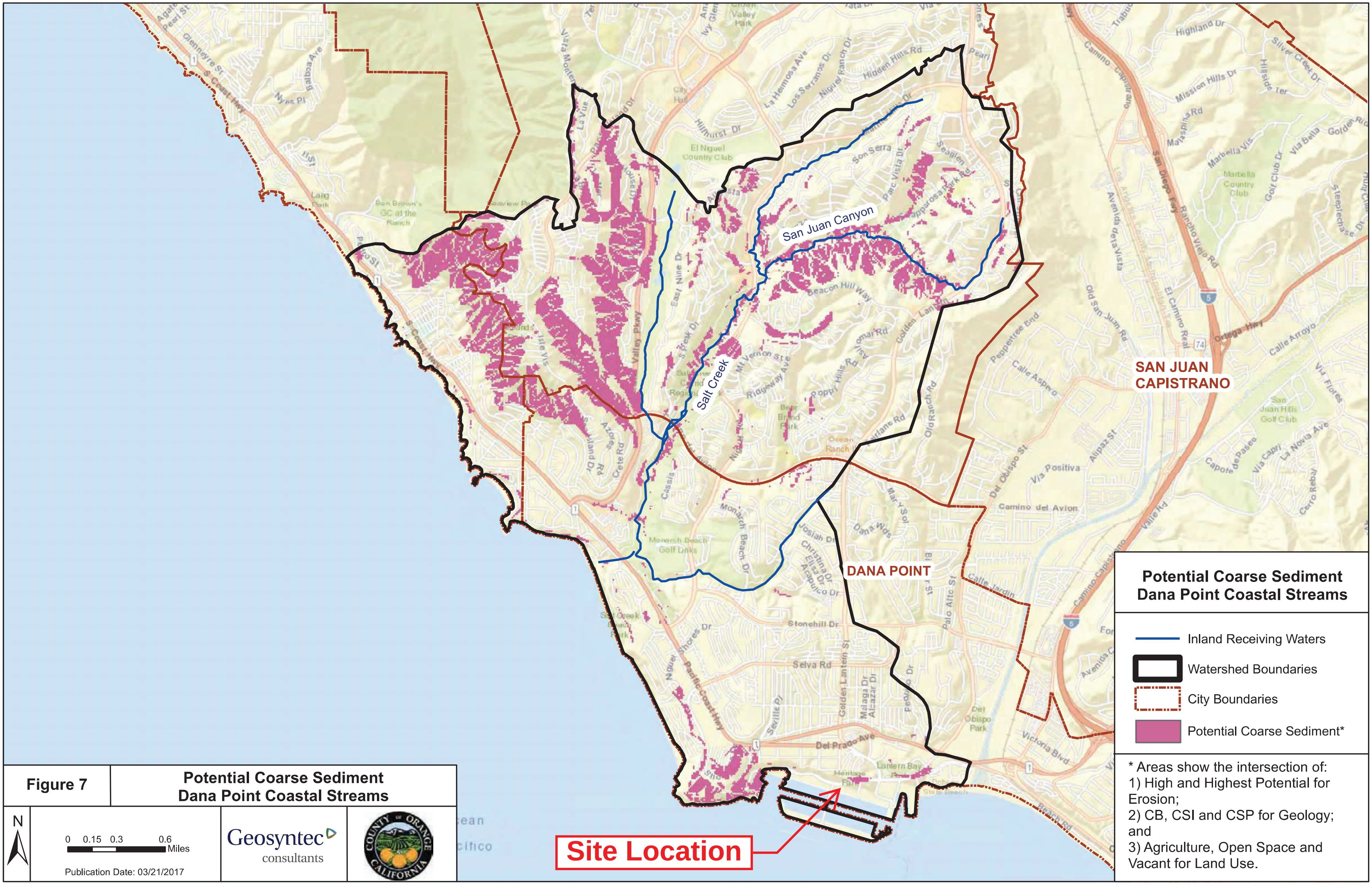
COUNTY OF ORANGE
WATERSHED INFILTRATION HYDROMODIFICATION
MANAGEMENT PLAN (WIHMP)

FIGURE 8.9c

INFILTRATION CONSTRAINT - PHYSIOGRAPHIC FEATURES
DANA POINT WATERSHED



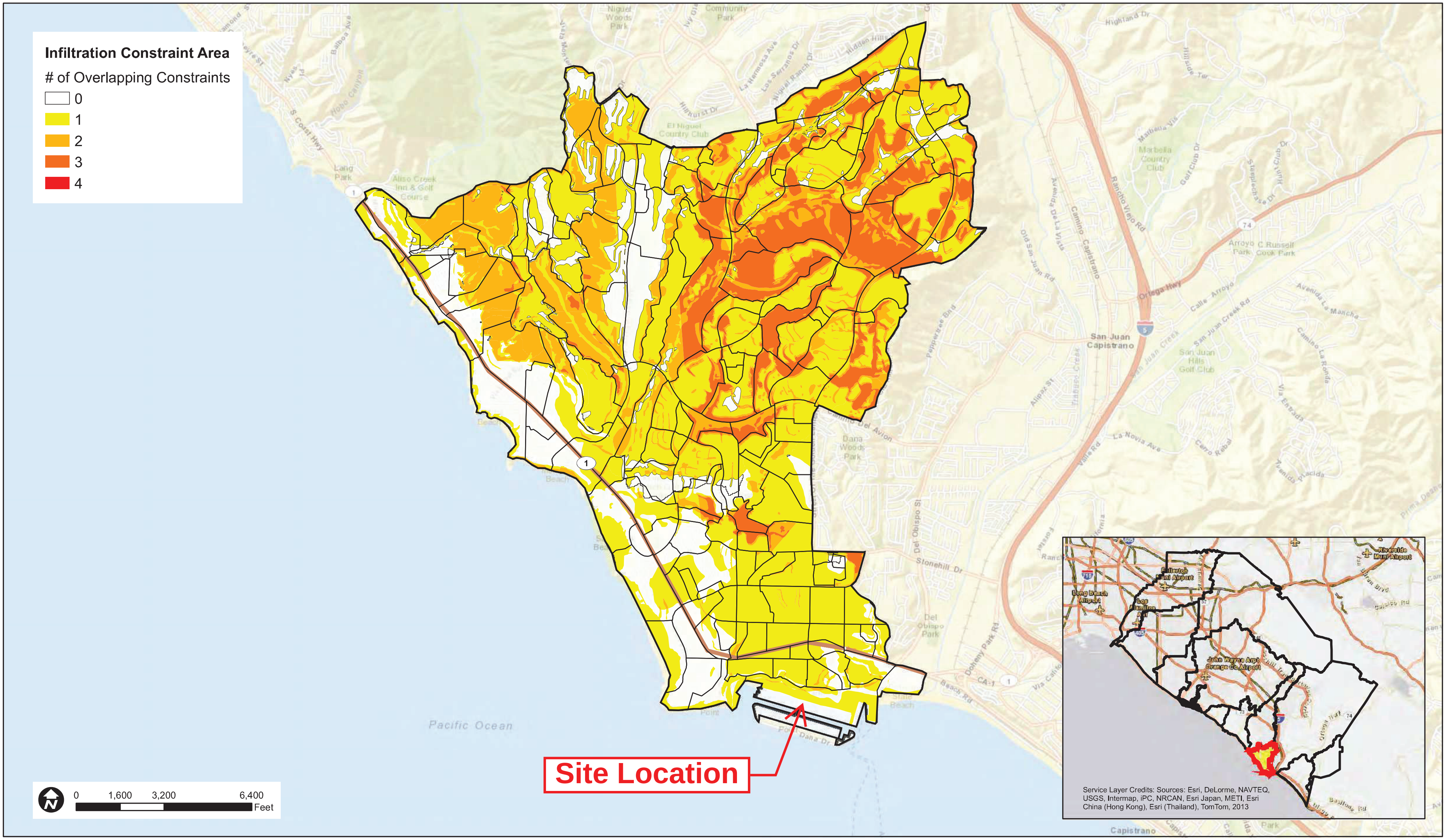
Potential Coarse Sediment
Dana Point Coastal Streams

* Areas show the intersection of:
1) High and Highest Potential for Erosion;
2) CB, CSI and CSP for Geology; and
3) Agriculture, Open Space and Vacant for Land Use.

Figure 7 **Potential Coarse Sediment Dana Point Coastal Streams**

Publication Date: 03/21/2017

Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Service Layer Credits: Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

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COUNTY OF ORANGE
WATERSHED INFILTRATION HYDROMODIFICATION
MANAGEMENT PLAN (WIHMP)

FIGURE 8.9

INFILTRATION CONSTRAINT - OVERALL CONSTRAINTS
DANA POINT WATERSHED

Attachment E: Calculations and Worksheets

DMA EXHIBIT TABLE

DMA ID	Area (sf)	Area (ac)	85th percentile depth (in)	Pervious Area (sf)	Impervious Area (sf)	Percent Impervious	Runoff Coefficient	Soil Type	DCV (cf)	BMP ID	BMP TYPE (BIO-FILTRATION)	REQ'D. BMP AREA (SF)	PROVIDED BMP AREA (SF)
A	10283	0.24	0.8	4683	5600	0.545	0.558	D	383	A	BASIN	217	415
B	24814	0.57	0.8	6350	18464	0.744	0.708	D	1171	B	MWS-FLOW	-	-
C	5077	0.12	0.8	2375	2702	0.532	0.549	D	186	C	MWS-FLOW	-	-
D	14591	0.33	0.8	3227	11364	0.779	0.734	D	714	D	BASIN	405	416
E	30801	0.71	0.8	5111	25690	0.834	0.776	D	1593	E	STORMSAFE FILTER	-	-
G	14946	0.34	0.8	5139	9807	0.656	0.642	D	640	G	BASIN	275	557
H	6777	0.16	0.8	1976	4801	0.708	0.681	D	308	H	BASIN	134	282
I	11339	0.26	0.8	2902	8437	0.744	0.708	D	535	I	BASIN	236	520
J	52017	1.19	0.8	12351	39666	0.763	0.722	D	2503	J	MWS-FLOW	-	-
K	11743	0.27	0.8	0	11743	1.000	0.900	D	705	K	MWS-FLOW	-	-
M	9333	0.21	0.8	0	9333	1.000	0.900	D	560	M	MWS-FLOW	-	-
N	15810	0.36	0.8	0	15810	1.000	0.900	D	949	N	MWS-FLOW	-	-
O	15577	0.36	0.8	5621	9956	0.639	0.629	D	654	O	STORMSAFE FILTER	-	-
P	1204	0.03	0.8	937	267	0.222	0.316	D	25	P	BASIN	15	122
Q	8083	0.19	0.8	0	8083	1.000	0.900	D	485	Q	MWS-FLOW	-	-
R	12428	0.29	0.8	0	12428	1.000	0.900	D	746	R	MWS-FLOW	-	-
S	14181	0.33	0.8	0	14181	1.000	0.900	D	851	S	MWS-FLOW	-	-
T	11144	0.26	0.8	0	11144	1.000	0.900	D	669	T	MWS-FLOW	-	-
TOTALS	**270148**	**6.202**		**50672**	**219476**							**1282**	**2312**

** NOTE: BIOFILTRATION ROUTING METHOD USED FOR SIZING BIO-RETENTION BMP WITH UNDERDRAIN CONSIDERING NO INFILTRATION CONDITION

E.3.4.3 Worksheet for Using Static Volume Method for Sizing Biofiltration BMPs

Worksheet 8: Static Volume Method for Sizing Bioretention BMPs with Underdrains in SOC DMA G BMP Sizing Example Calculations

Part 1: Calculate Design Storm Volume				
1	Enter design capture storm depth, *d* (inches)	d=	0.8	inches
2a	Enter the combined effect of provided HSCs, d_{HSC} (inches) (based on ***Worksheet 4***)	d_{HSC}=	-	inches
2b	Calculate the remainder of the design capture storm depth, $d_{remainder}$ = d - d_{HSC}	$d_{remainder}$=	0.8	inches
3a	Enter DMA area tributary to BMP(s), *A* (acres) excluding any self-retaining areas	A=	0.34	acres
3b	Enter DMA Imperviousness, imp (unitless) after removal of self-retaining areas	imp=	0.66	
3c	Calculate runoff coefficient, *C= (0.75 x imp) + 0.15*	C=	0.64	
3d	Calculate runoff volume, *DCV = (C x $d_{remainder}$ x A x 43560 x (1/12)) (See **Section E.2.2**)*	DCV=	640	cu-ft
Part 2: Select Initial BMP Effective Footprint Area (can be iterative)				
4a	Calculate minimum area required for BMP to avoid premature clogging from **Section E.4.1**.(as percent of impervious tributary area)	$\%A_{min,clog}$=	2.8	%
4b	Calculate minimum area required for BMP to meet volume reduction requirements (Partial Infiltration category only) using **Section E.4.2**	$\%A_{min,vol}$=	-	%
4c	Effective footprint of BMP as percent of tributary impervious area, must be equal to or greater than both $\%A_{min,clos}$ and $\%A_{min,vol}$ (as applicable)	$\%A_{BMP\_EFF}$	2.8	%
4d	Effective footprint of BMP ($\%A_{BMP\_EFF}$ * A * imp)	A_{BMP_EFF}	275	sq-ft
Part 3: Calculate Retention Volume in BMP				
5a	Determine gravel layer depth (18 inches or an alternative depth that will infiltrate within 48 hours)	D_{gravel}	18	inches
5b	Calculate effective retention storage depth of gravel layer $D_{eff,gravel}$ = 0.4 porosity * D_{gravel} (Partial Infiltration Category only)	$D_{eff,gravel}$	-	inches
6	Calculate volume retained in gravel layer (Partial Infiltration Category only) V_{gravel} = $D_{eff,gravel}$ * A_{BMP_EFF} * (1 ft/12 inches)	V_{gravel_retain}	-	cu-ft
7a	Media depth D_{media} (24 inches typical) See BMP fact sheet (**Appendix G**)	D_{media}	36	inches
8b	Calculate volume retained in soil media layer, V_{media} =0.1*D_{media}*A_{BMP_EFF} * (1 ft/12 inches)	V_{media_retain}	82	cu-ft
Part 4: Calculate Required and Provided Biofiltered Volume				
9	Calculate the remaining DCV by subtracting the retained volume in the gravel layer and media layer from the initial design volume, DCV_{remain}= DCV-V_{gravel}-V_{media}	DCV_{remain}	557	cu-ft

9	Calculate the required static biofiltration volume to be provided in the pores of the media and surface ponded storage above the underdrain, $V_{biofilter\_storage\_req}$ = 0.75 * DCV_{remain}	$V_{biofilter\_storage\_req}$	418	cu-ft
10a	Surface storage ponding depth (6-12 inches typical) See BMP fact sheet (**Appendix G**)	$D_{ponding}$	12	inches
10b	Calculate effective depth of the biofiltration storage above the underdrain, $D_{effective\_biotreat}$ = 0.2 * D_{media} + $D_{ponding}$	$D_{effective\_biotreat}$	19.2	in
11	Calculate static biofiltration storage volume provided in pores of media, and surface ponded storage above the underdrain $V_{biofilter\_storage}$ = ($D_{effective\_biotreat}$) * A_{BMP_EFF} * (1 ft/12 in)	$V_{biofilter\_storage}$	439	cu-ft
12	Verify that $V_{biofilter\_storage}$ > $V_{biofilter\_storage\_req}$. If it is not, must revise profile or footprint.			

Calculations shown hereon are for reference only. See tabulated calculations for remaining basin designs.

Table E-4. Infiltration Surface Area to Avoid Premature Clogging

DMA Dominant Land Cover Category	Pretreatment Approach	Subsurface BMP (load to clog = 1.0 lb/sq-ft)	Vegetated Surface BMP (load to clog = 2 lb/sq-ft)	Vegetated Surface BMP with High Permeability Media and Outlet Control (load to clog = 3 lb/sq-ft
		Target BMP Infiltrating or Filtering Surface Area as Percent of Tributary Impervious Area		
Urban Mix with Open Space 10 to 25% of Area	None	8.7%	4.3%	2.9%
	Forebay	6.5%	3.3%	2.2%
	Certified Pretreatment	4.3%	2.2%	1.4%
	Certified Treatment	2.2%	1.1%	0.72%
Urban Mix, no significant Open Space	None	5.6%	2.8%	1.9%
	Forebay	4.2%	2.1%	1.4%
	Certified Pretreatment	2.8%	1.4%	0.93%
	Certified Treatment	1.4%	0.7%	0.46%
High Vehicle Intensity (roads, commercial parking lots, light industrial)	None	6.6%	3.3%	2.2%
	Forebay	5.0%	2.5%	1.7%
	Certified Pretreatment	3.3%	1.7%	1.1%
	Certified Treatment	1.6%	0.83%	0.55%
Low Traffic Paths, Streets, Parking Lots (<20% landscaping/ slopes)	None	3.4%	1.7%	1.1%
	Forebay	2.7%	1.4%	0.90%
	Certified Pretreatment	2.0%	1.0%	0.68%
	Certified Treatment	1.4%	0.68%	0.45%
Rooftops and Paths (no landscaping)	None	0.91%	0.45%	0.30%
	Forebay	0.91%	0.45%	0.30%
	Certified Pretreatment	0.91%	0.45%	0.30%
	Certified Treatment	0.65%	0.32%	0.22%
DMA contains disturbed or erodible exposed soils; or open space > 25% of area	Isolate or stabilize sediment sources Route open space separately			

Note: This table only presents a check for premature clogging. Larger footprints may be required to meet DCV capture requirements and volume reduction targets.

BMP SIZING (BIO-RETENTION W/UNDERDRAIN, NO INF.)

Area ID	PART 1 DCV (cf)	%Amin Clog (4a)	PART 2** A_{BMP_EFF} (SF)	D_{MEDIA} (IN)	PART 3 V_{MEDIA_RETAIN} (CF)	DCV_{REMAIN} (CF)	$V_{BIO\_STORAGE\_REQ}$ (CF)	$D_{PONDING}$ (IN)	D effective (in)	V biofilter Storage	CHECK $V_{TREATED}>V_{TREAT\_REQ}$	Overdesign (%)	REQUIRED BMP Area (sf)
A	383	2.8	217	36	65	318	238	6.0	13.2	239	PASS	100	217
D	714	2.8	405	36	122	593	444	6.0	13.2	446	PASS	100	405
G	640	2.8	275	36	82	557	418	12.0	19.2	439	PASS	105	275
H	308	2.8	134	36	40	267	201	12.0	19.2	215	PASS	107	134
I	535	2.8	236	36	71	464	348	12.0	19.2	378	PASS	109	236
P	25	2.8	15	36	5	21	16	6.0	13.2	17	PASS	105	15

Value derived from %Amin Clog resulted in Failed design. Value shown here reflects minimum required basin area as derived from iterations.

(Calculations on this workseet based on Static Volume Method for sizing Bioretention BMP's with underdrains in SOC- Worksheet 8)

From table E-4- Urban Mix, no significant open space

(No infiltration therefore no effective retention storage applies)

E.3.7.3 *Worksheet for Using the Flow-Based Capture Efficiency via Nomograph Method for Sizing Treatment Control BMPs*

Worksheet 11: Capture Efficiency and Multiplier Method for Flow-Based Biotreatment BMPs

DMA A Example Sizing Calculation

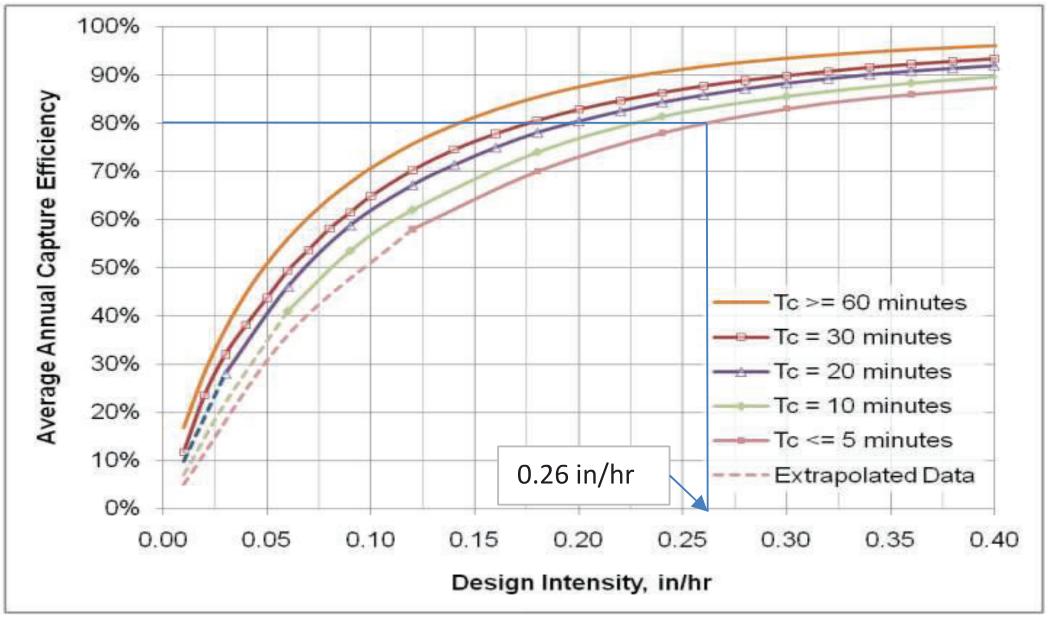
Part 1: Determine the design storm intensity and flow rate				
1	Enter the time of concentration, Tc (min) (See **Section E.2.3**)	T_c=	5	min
2	If T_c is less than 20 minutes, then use I_1 = 0.2 in/hr. Otherwise, using **Figure E-7** or the figure included in the worksheet, determine the design intensity at which the estimated time of concentration (T_c) achieves 80% capture efficiency, I_1	I_1=	0.20	in/hr
3a	Enter DMA area tributary to BMP (s), *A* (acres)	A=	1.96	acres
3b	Enter DMA Imperviousness, imp (unitless)	imp=	0.73	
3c	Calculate runoff coefficient, *c= (0.75 x imp) + 0.15*	c=	0.70	
3d	Calculate design flowrate, $Q= (c \times I_{design} \times A)$	Q=	0.275	cfs
Supporting Calculations				
Describe system: Full infiltration is not feasible so the Proprietary Flow Based BMPs must treat 1.5 times Qdesign 0.275*1.5=0.413cfs				
Provide time of concentration assumptions: Tc of 5 min used for all preliminary calculations				

Calculations shown hereon are for reference only. Refer to tabulated calculations for remaining DMA design data.

Area ID	Area (AC)	Tc (use 5 min-prelim)*	Intensity (in/hr)	Runoff Coeff.	Q (cfs)	1.5*Q	MWS Unit Sizing
B	0.57	5	0.2	0.71	0.081	0.121	6x8
C	0.12	5	0.2	0.55	0.013	0.019	4x4
E	0.71	5	0.2	0.78	0.110	0.165	4x15
J	1.19	5	0.2	0.72	0.172	0.259	8x12
K	0.27	5	0.2	0.90	0.049	0.073	4x8
M	0.21	5	0.2	0.90	0.039	0.058	4x8
N	0.36	5	0.2	0.90	0.065	0.098	4x13
O	0.36	5	0.2	0.63	0.045	0.068	4x8
Q	0.19	5	0.2	0.90	0.033	0.050	4x6
R	0.29	5	0.2	0.90	0.051	0.077	4x8
S	0.33	5	0.2	0.90	0.059	0.088	4x8
T	0.26	5	0.2	0.90	0.046	0.069	4x8

Based on flow length and H for each area using Orange County Hydrology Manual.

Figure E-7. Capture Efficiency Nomograph for Flow-based Biotreatment BMPs in Orange County



Attachment F: BMP Information

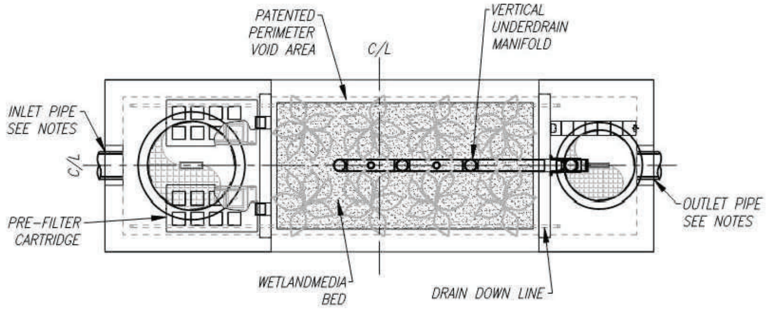
MWS LINEAR 2.0 HGL SIZING CALCULATIONS

			HGL HEIGHT																													
			SHALLOW MODELS																				STANDARD HEIGHT MODEL	HIGH CAPACITY MODELS								
MWS MODEL SIZE	WETLAND PERMITER LENGTH	LOADING RATE GPM/SF	1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.65	3.70	3.75	3.80	3.85	3.90	3.95
MWS-L-4-4	6.70	1.0	0.022	0.023	0.025	0.026	0.028	0.029	0.031	0.032	0.034	0.035	0.037	0.038	0.040	0.042	0.043	0.045	0.046	0.048	0.049	0.051	0.052	0.054	0.055	0.056	0.057	0.058	0.058	0.059	0.060	0.061
MWS-L-3-6	10.06	1.0	0.032	0.035	0.037	0.039	0.042	0.044	0.046	0.048	0.051	0.053	0.055	0.058	0.060	0.062	0.065	0.067	0.069	0.072	0.074	0.076	0.078	0.081	0.083	0.084	0.085	0.087	0.088	0.089	0.090	0.091
MWS-L-4-6	9.30	1.0	0.030	0.032	0.034	0.036	0.038	0.041	0.043	0.045	0.047	0.049	0.051	0.053	0.055	0.058	0.060	0.062	0.064	0.066	0.068	0.070	0.073	0.075	0.077	0.078	0.079	0.080	0.081	0.082	0.083	0.084
MWS-L-4-8	14.80	1.0	0.048	0.051	0.054	0.058	0.061	0.065	0.068	0.071	0.075	0.078	0.082	0.085	0.088	0.092	0.095	0.099	0.102	0.105	0.109	0.112	0.115	0.119	0.122	0.124	0.126	0.127	0.129	0.131	0.132	0.134
MWS-L-4-13	18.40	1.0	0.059	0.063	0.068	0.072	0.076	0.080	0.084	0.089	0.093	0.097	0.101	0.106	0.110	0.114	0.118	0.122	0.127	0.131	0.135	0.139	0.144	0.148	0.152	0.154	0.156	0.158	0.160	0.163	0.165	0.167
MWS-L-4-15	22.40	1.0	0.072	0.077	0.082	0.087	0.093	0.098	0.103	0.108	0.113	0.118	0.123	0.129	0.134	0.139	0.144	0.149	0.154	0.159	0.165	0.170	0.175	0.180	0.185	0.188	0.190	0.193	0.195	0.198	0.200	0.203
MWS-L-4-17	26.40	1.0	0.085	0.091	0.097	0.103	0.109	0.115	0.121	0.127	0.133	0.139	0.145	0.151	0.158	0.164	0.170	0.176	0.182	0.188	0.194	0.200	0.206	0.212	0.218	0.221	0.224	0.227	0.230	0.233	0.236	0.239
MWS-L-4-19	30.40	1.0	0.098	0.105	0.112	0.119	0.126	0.133	0.140	0.147	0.153	0.160	0.167	0.174	0.181	0.188	0.195	0.202	0.209	0.216	0.223	0.230	0.237	0.244	0.251	0.255	0.258	0.262	0.265	0.269	0.272	0.276
MWS-L-4-21	34.40	1.0	0.111	0.118	0.126	0.134	0.142	0.150	0.158	0.166	0.174	0.182	0.189	0.197	0.205	0.213	0.221	0.229	0.237	0.245	0.253	0.261	0.268	0.276	0.284	0.288	0.292	0.296	0.300	0.304	0.308	0.312
MWS-L-6-8	18.80	1.0	0.060	0.065	0.069	0.073	0.078	0.082	0.086	0.091	0.095	0.099	0.104	0.108	0.112	0.116	0.121	0.125	0.129	0.134	0.138	0.142	0.147	0.151	0.155	0.157	0.160	0.162	0.164	0.166	0.168	0.170
MWS-L-8-8	29.60	1.0	0.095	0.102	0.109	0.115	0.122	0.129	0.136	0.143	0.149	0.156	0.163	0.170	0.177	0.183	0.190	0.197	0.204	0.211	0.217	0.224	0.231	0.238	0.245	0.248	0.251	0.255	0.258	0.262	0.265	0.268
MWS-L-8-12	44.40	1.0	0.143	0.153	0.163	0.173	0.183	0.194	0.204	0.214	0.224	0.234	0.245	0.255	0.265	0.275	0.285	0.296	0.306	0.316	0.326	0.336	0.346	0.357	0.367	0.372	0.377	0.382	0.387	0.392	0.397	0.402
MWS-L-8-16	59.20	1.0	0.190	0.204	0.217	0.231	0.245	0.258	0.272	0.285	0.299	0.312	0.326	0.340	0.353	0.367	0.380	0.394	0.408	0.421	0.435	0.448	0.462	0.476	0.489	0.496	0.503	0.509	0.516	0.523	0.530	0.537
MWS-L-8-20	74.00	1.0	0.238	0.255	0.272	0.289	0.306	0.323	0.340	0.357	0.374	0.391	0.408	0.425	0.442	0.459	0.476	0.493	0.509	0.526	0.543	0.560	0.577	0.594	0.611	0.620	0.628	0.637	0.645	0.654	0.662	0.671
MWS-L-10-20 or MWS-L-8-24	88.80	1.0	0.285	0.306	0.326	0.346	0.367	0.387	0.408	0.428	0.448	0.469	0.489	0.509	0.530	0.550	0.571	0.591	0.611	0.632	0.652	0.673	0.693	0.713	0.734	0.744	0.754	0.764	0.774	0.785	0.795	0.805
4'x'4 media cage	14.80	1.0	0.048	0.051	0.054	0.058	0.061	0.065	0.068	0.071	0.075	0.078	0.082	0.085	0.088	0.092	0.095	0.099	0.102	0.105	0.109	0.112	0.115	0.119	0.122	0.124						

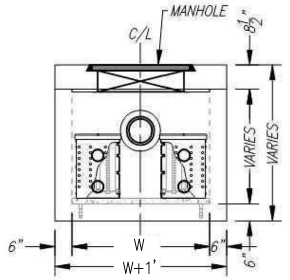
SITE SPECIFIC DATA

PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
N/A			
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			OFFLINE ▼
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN ▼		
FRAME & COVER		OPEN PLANT ▼	
NOTES:			

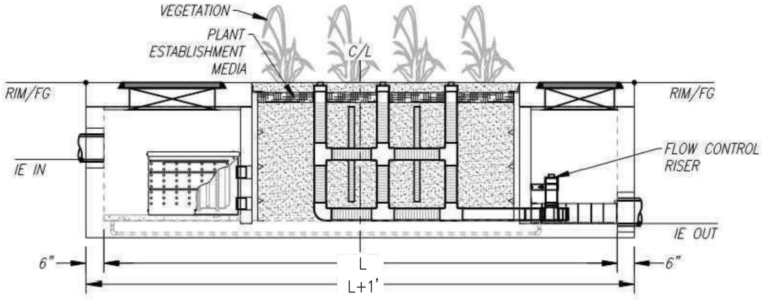
* PRELIMINARY NOT FOR CONSTRUCTION



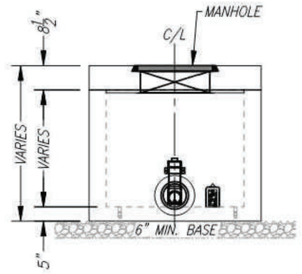
PLAN VIEW



LEFT END VIEW



ELEVATION VIEW



RIGHT END VIEW

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURERS STANDARD CONNECTION DETAIL.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
7. CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURERS WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

GENERAL NOTES

1. MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

TREATMENT FLOW (CFS)	
OPERATING HEAD (FT)	
PRETREATMENT LOADING RATE (GPM/SF)	
WETLAND MEDIA LOADING RATE (GPM/SF)	

MODULAR WETLANDS

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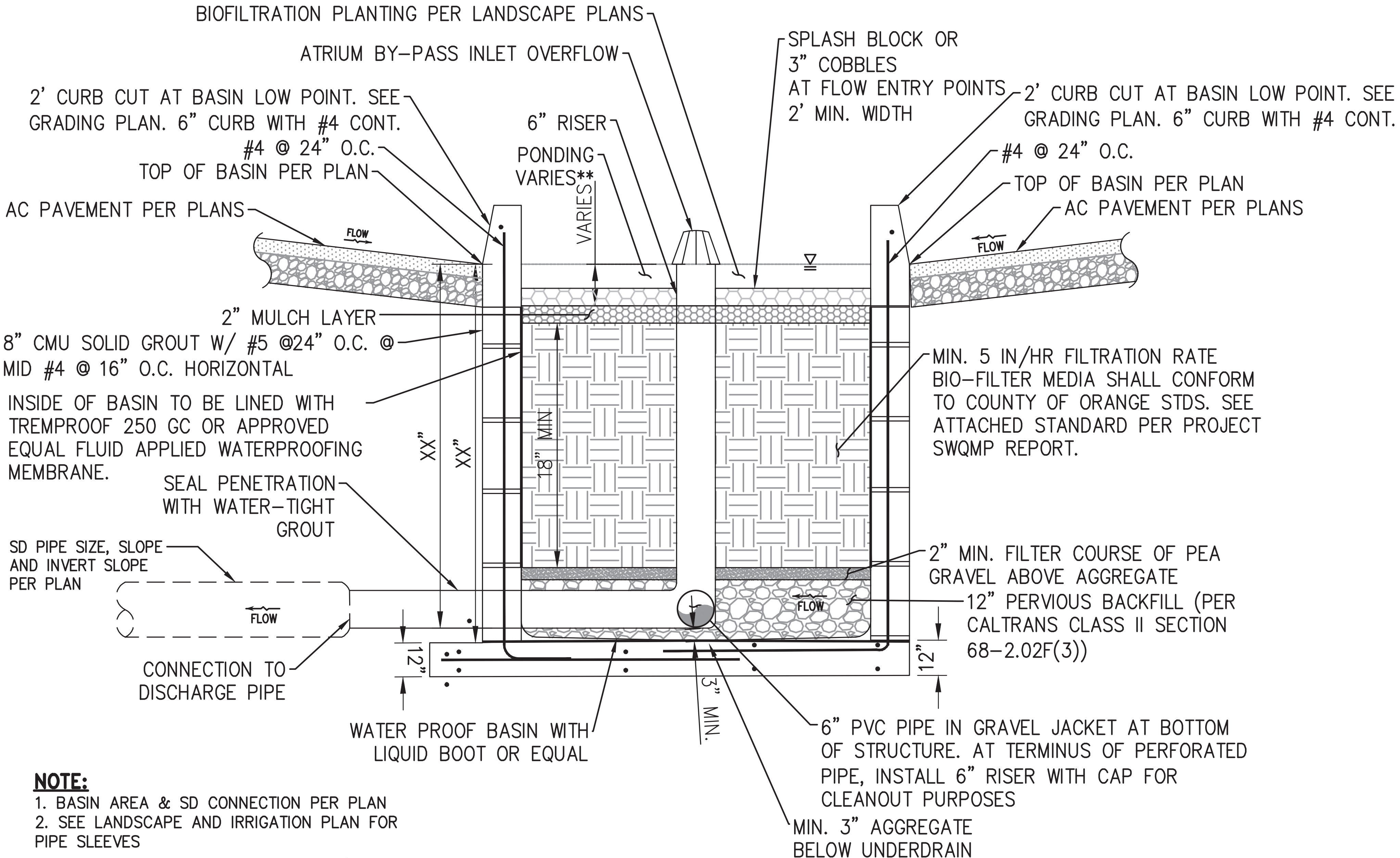
Bio Clean
A Forterra Company

TYPICAL MWS
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

5/23/19TDLFE



NOTE:
1. BASIN AREA & SD CONNECTION PER PLAN
2. SEE LANDSCAPE AND IRRIGATION PLAN FOR PIPE SLEEVES

*GENERAL CONTRACTOR TO PROVIDE/CORE DRILL HOLE FOR IRRIGATION
**SHALL COMPLY WITH THE COUNTY OF ORANGE BMP MANUAL

BIO FILTRATION BASIN

NO SCALE

SITE SPECIFIC DATA

PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
N/A			
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			OFFLINE ▼
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2	N/A	N/A	N/A
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN ▼		
FRAME & COVER		OPEN PLAN ▼	
NOTES:			

* PRELIMINARY NOT FOR CONSTRUCTION

INSTALLATION NOTES

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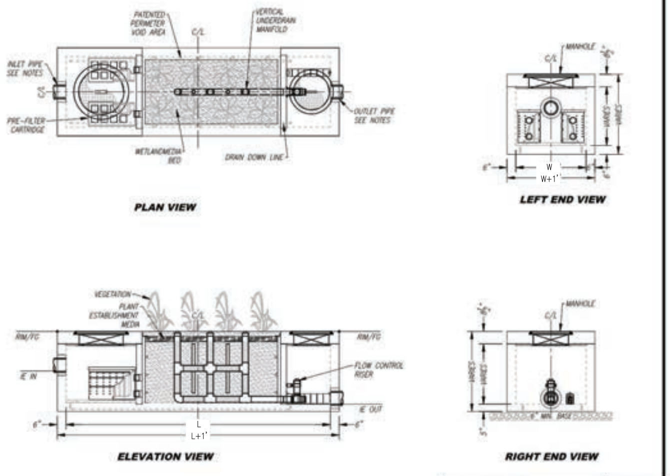

TREATMENT FLOW (CFS)	
OPERATING HEAD (FT)	
PRETREATMENT LOADING RATE (GPM/SF)	
WETLAND MEDIA LOADING RATE (GPM/SF)	

PROPRIETARY AND CONFIDENTIAL:

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Bio Clean A Forterra Company

TYPICAL MWS
STORMWATER BIOFILTRATION SYSTEM STANDARD DETAIL

SITE SPECIFIC DATA

PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
TREATMENT HGL AVAILABLE (FT)			
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			OFFLINE
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION	VARIES	VARIES	VARIES
SURFACE LOAD	PEDESTRIAN	OPEN PLANTER	PEDESTRIAN
FRAME & COVER			
WETLANDMEDIA VOLUME (CY)			
WETLANDMEDIA DELIVERY METHOD			PER CONTRACT
ORIFICE SIZE (DIA. INCHES)			TBD
NOTES:			

INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
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3. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
4. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.
7. CONTRACTOR RESPONSIBLE FOR CONTACTING MODULAR WETLANDS FOR ACTIVATION OF UNIT. MANUFACTURES WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A MODULAR WETLANDS REPRESENTATIVE.

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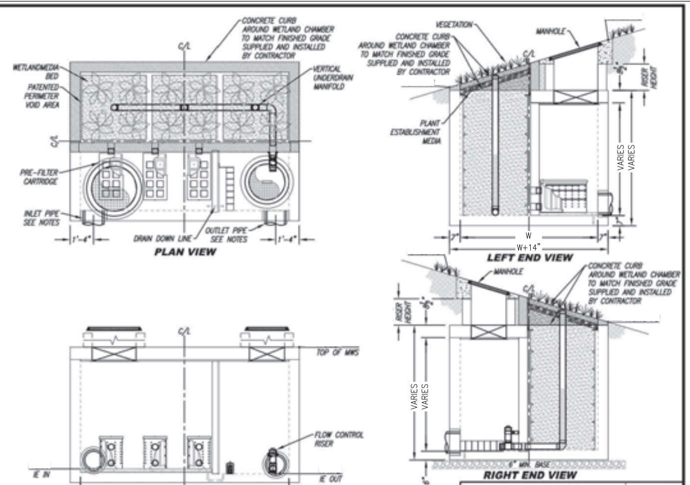

REQUIRED TREATMENT VOLUME (CF)	
DRAINDOWN DURATION (HOURS)	
AVERAGE DISCHARGE RATE PER MWS UNIT(GPM)	
OPERATING HEAD (FT)	
WETLANDMEDIA INFILTRATION RATE (IN/HR)	OR
WETLANDMEDIA LOADING RATE (GPM/SF)	

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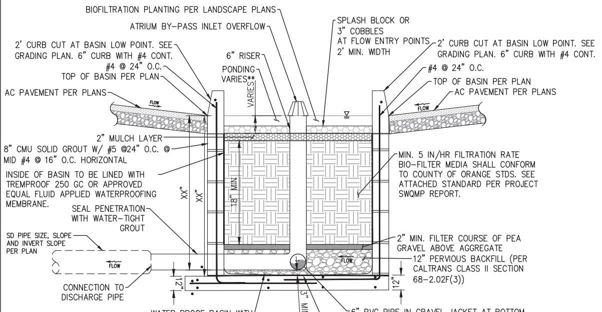
TYPICAL MWS ON SLOPE
STORMWATER BIOFILTRATION SYSTEM STANDARD DETAIL



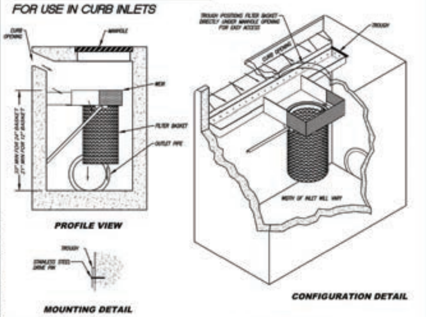
NOTE:
1. BASIN AREA & SD CONNECTION PER PLAN
2. SEE LANDSCAPE AND IRRIGATION PLAN FOR PIPE SLEEVES

*GENERAL CONTRACTOR TO PROVIDE/CORE DRILL HOLE FOR IRRIGATION
**SHALL COMPLY WITH THE COUNTY OF ORANGE BMP MANUAL

BIO FILTRATION BASIN

NO SCALE

BIO CLEAN FULL CAPTURE FILTER
FOR USE IN CURB INLETS



INSTALLATION NOTES

1. TROUGH SYSTEM PROVIDES FOR ENTIRE COVERAGE OF INLET OPENING SO TO DIVERT ALL FLOW TO FILTER.
2. TROUGH SYSTEM TO BE MANUFACTURED FROM MARINE GRADE FIBERGLASS, GEL COATED FOR UV PROTECTION.
3. ALL HARDWARE, FLANGE, FRAME, SHALL BE STAINLESS STEEL.
4. FILTER MANUFACTURED OF 100% STAINLESS STEEL.
5. FILTER MADE OF NON-CLOGGING SCREEN WITH 4.7 MM OPENINGS AND MEETS FULL CAPTURE REQUIREMENTS.
6. FILTER IS LOCATED DIRECTLY UNDER THE MANHOLE FOR EASY REMOVAL AND MAINTENANCE.
7. LENGTH OF TROUGH CAN VARY FROM 2' TO 30'.
8. OTHER STANDARD AND CUSTOM MODEL SIZES AVAILABLE – CONTACT CONTECH FOR MORE INFORMATION.
9. BYPASS IS FACILITATED VIA OVERFLOW OF THE TROUGH SYSTEM AND IS EQUAL TO THE CAPACITY OF THE CURB OPENING.
10. ADDITIONAL TREATMENT AND STORAGE CAPACITY CAN BE ACHIEVED BY UTILIZING MULTIPLE FILTER BASKETS.
11. STORAGE CAPACITY BASED ON BASKET HALF FULL.
12. CONCRETE STRUCTURES SOLD SEPARATELY.

NOT TO SCALE

PERFORMANCE NOTES

1. MEETS FULL CAPTURE REQUIREMENTS

MODEL #	TREATMENT FLOW RATE (CFS)	SOLIDS STORAGE CAPACITY (CF)
BIO-CURB-FULL-24	2.85	1.77
BIO-CURB-FULL-12	2.85	0.88

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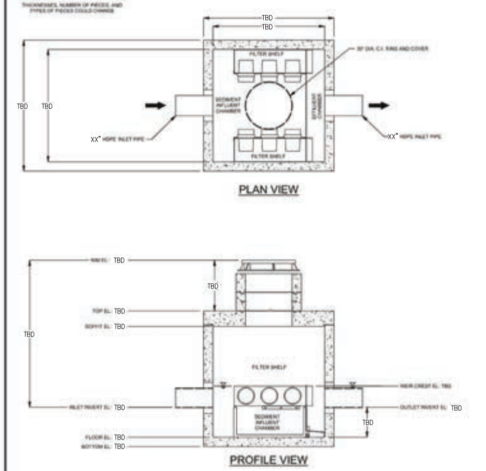
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com

CURB INLET FILTER
FULL CAPTURE FILTER STANDARD DETAIL

PRELIMINARY DRAWING NOT FOR CONSTRUCTION



STORMVAULT WITH 6-PACK STORMSAFE CARTRIDGES
BMP-4

SYSTEM AND TREATMENT FLOW DESIGN:

STORMWATER QUALITY DESIGN FLOW (SQDF)	TBD
STORM DRAIN DESIGN PEAK CONVEYANCE FLOW	TBD
RETURN FREQUENCY / PERIOD OF PEAK DESIGN CONVEYANCE FLOW	TBD

STORMSAFE FILTER TREATMENT DESIGN:

MEDIA FILTER SUBSTRATA	PATHOGEN CARTRIDGE
NUMBER OF CARTRIDGES	6
INDIVIDUAL CARTRIDGE ULTIMATE MAXIMUM LOADING RATE	[illegible]
HYDRAULIC DRIVING HEAD	6 INCHES

JENSEN WATER RESOURCES
521 DUNN CIRCLE, SPARKS, NV 89431
www.jensenwaterresources.com
(855) 468-5600

TYPICAL STORMSAFE DETAIL

DRAWN BY: C. Cowen
4/24/2024
SHEET: 1 of 1

NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE
7					
6					
5					
4					
3					
2					
1					

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DESIGN ENGINEER R.C.E. No. 11/5/2024 DATE

DRAWN BY: DATE
DESIGNED BY: DATE
CHECKED BY: DATE
RECOMMENDED BY: DATE

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM WARD PROPERTIES
R.D.OLSON DEVELOPMENT
BELLWETHER FINANCIAL GROUP

SHT 2 OF 2

K:\Drawings\ME\ME03810 - Dana Point Harbor\ENG\WQMP\Hotel\ME03810 Hotel WQMP - Overall.dwg PLOTTED: 11/6/2024 10:38:56 AM BY Peter Jmoev

Attachment G: Geotechnical Information

Preliminary Geotechnical Investigation,
Dana Point Harbor Revitalization,
Hotel Component,
City of Dana Point, California

Prepared For
DANA POINT HARBOR PARTNERS, LLC
c/o R.D. OLSON DEVELOPMENT

Preliminary Geotechnical Investigation,
Dana Point Harbor Revitalization,
Hotel Component,
City of Dana Point, California

Prepared For
DANA POINT HARBOR PARTNERS, LLC
c/o R.D. OLSON DEVELOPMENT

September 10, 2019

GMU Project No. 17-206-01

TRANSMITTAL

DANA POINT HARBOR PARTNERS, LLC
c/o R.D. OLSON DEVELOPMENT
520 Newport Center Drive, Suite 600
Newport Beach, CA 92660

DATE: September 10, 2019

PROJECT: 17-206-01

ATTENTION: Mr. Anthony Wrzosek

SUBJECT: Preliminary Geotechnical Investigation, Dana Point Harbor Revitalization, Hotel Component, City of Dana Point, California

DISTRIBUTION:

Addressee: electronic copy

WATG
Attn: Mr. Theodore Lin (3 wet signature copies + electronic copy)

Ware Malcomb
Attn: Mr. Gregory Spon (electronic copy)

Tait Engineering
Attn: Mr. Jacob Vandervis (electronic copy)

TABLE OF CONTENTS

TABLE OF CONTENTS (continued)

TABLE OF CONTENTS (continued)

PLATES

APPENDICES

INTRODUCTION

PURPOSE

This report presents the results of our geotechnical investigation for the “Hotel” component of the Dana Point Harbor Revitalization Project. The purpose of our investigation was to develop geotechnical recommendations pertaining to site grading and design and construction of the proposed buildings, parking structures, and other site improvements (i.e. roadways, parking lots, site walls, exterior concrete flatwork, etc.). Our investigation included reviewing the current site plans and performing laboratory testing and data analysis.

PROPOSED IMPROVEMENTS

It is our understanding that the proposed development will consist of a 4-story on-grade affordable hotel known as “Surf Lodge” (Hotel 1) with surface parking at the west end of the site, and an up to 4-story “four-star” hotel known as “Dana House” (Hotel 2) over a 1-level cast-in-place concrete parking structure that extends past the northern boundary of the hotel to within approximately 30 feet of Dana Point Harbor Drive (see Plate 2 – Geotechnical Map). We also understand that 1.5H:1V fill slopes are planned to be placed against the parking structure walls.

SITE LOCATION AND DESCRIPTION

The subject site is bounded by Dana Point Harbor Drive on the north, Casitas Place on the east, Island Way on the west, and Dana Point Harbor on the south (see Plate 1 – Location Map).

The majority of the site is relatively flat and drains by sheet flow towards the south to existing storm drain catch basins. However, there is an approximately 10-foot-high slope between the existing parking lot and Island Way, and 5- to 10-foot-high slope along the north side of the existing parking lot adjacent to Dana Point Harbor Drive. In addition, there are minor slopes 5 feet or less in height within the southern portion of the site between the existing Marina Inn hotel building and the southern parking lot area. Elevations range from a high of approximately 19 feet above mean sea level in the northern portion of the site to a low of approximately 10 feet above mean sea level in the southern portion of the site. The majority of the site is covered by either asphalt pavement or concrete flatwork with some planters and landscape areas with flowers, groundcover, shrubs and occasional trees.

BACKGROUND HISTORY AND PREVIOUS REPORTS

In order to research the site history and geologic conditions, we reviewed published geologic maps and reports, previous geotechnical reports by other geotechnical consultants for the subject site and entire harbor area, and a previous report for the existing seawalls.

Based on our research, Dana Point Harbor is located within a cove (Dana Cove) that is bordered on the north by cliffs or bluffs that are approximately 100 to 200 feet high, and on the west by a hard, resistant promontory of land known as The Headlands. Prior to the construction of the harbor, the cove was bordered by a rocky shoreline along the base of the cliffs; however, due to the protection provided by the headland, a sandy shore was able to develop toward San Juan Creek.

Dana Point Harbor was constructed in the late 1960s and early 1970s by the County of Orange and the United States Army Corps of Engineers. It is our understanding that the harbor was constructed by excavating the native soils after the cove was dewatered through the construction of a coffer dam. The construction of the coffer dam included the installation of sheet piling and the placement of fill in a wet condition. The harbor was then de-watered and the water basins were excavated to maximum depths of approximately 10 to 12 feet below sea level with the exception of local areas within the northern portion of the harbor where hard bedrock materials were encountered. Artificial fill was then placed in a relatively dry condition up to existing grades, and the seawalls, boat ramps, docks, and buildings were then constructed. In addition, a rubble breakwater was constructed along the south side of the harbor to protect it from wave action.

In order to provide access to the harbor, the shoreline cliffs were cut back to construct Dana Point Harbor Drive and Street of the Golden Lantern. These slopes were cut to gradients ranging from 1:1 (horizontal to vertical) to 2:1, depending on their geologic structure and material type.

An evaluation of the existing seawalls was performed by Bluewater Design Group in December of 2003. Their evaluation indicated that most of the existing seawalls are “Quay” walls which consist of slightly battered, cantilevered, reinforced-concrete gravity walls constructed directly above 1.5H:1V slopes. The slopes are either covered by concrete panels or are constructed with rock riprap. As a result, the wall footings are supported on either fill materials or rock riprap. The walls are not embedded into the ground and thus rely on their own weight, the weight of the soil over the heel, and the friction between the bottom of the footings and the underlying soil or riprap to prevent overturning and resist sliding forces. Most of the Quay walls are 5 feet in height; however, some local sections are 9 feet in height.

The report by Bluewater Design group also indicated that the north and south sides of the public boat launch ramp are supported by conventional cantilever retaining walls that range from 2 to 15 feet in height with footings founded into fill materials.

AERIAL PHOTOGRAPHY REVIEW

An aerial photo review was performed for the subject site in order to assess historical land use and site development. Continental Aerial Photo provided 20 sets of stereo-paired air photos spanning from 1952 through 1999. Photos taken prior to development of the harbor area show an undeveloped cliff bordered by a rocky shoreline and a relatively natural cove. In 1967, two jetties were constructed on the east and west sides of the cove. By 1970, the alteration of the cove into a man-made harbor was nearing completion and the roadways had been graded. The photos indicate that Dana Point Harbor Drive and the northerly areas of the harbor (generally parking lot and boat storage) are likely underlain by bedrock from the cut operation of the shoreline cliff. By 1975, the harbor appears to be in essentially the same condition as it is currently, with all existing buildings constructed and paved areas completed. Photos reviewed after 1975 show no significant changes to the area.

SUBSURFACE EXPLORATION

GMU conducted a subsurface exploration program to evaluate the soil conditions within the project limits. A total of thirteen (13) exploratory drill holes and ten (10) cone penetration test (CPT) soundings were performed which consisted of the following:

- Ten (10) hollow-stem-auger exploratory drill holes to a maximum depth of 51 feet below the existing ground surface in order to determine site-specific subsurface geologic and groundwater conditions and to obtain bulk and drive samples for geotechnical testing.
- Three (3) hollow-stem-auger exploratory drill holes to a depth of approximately 6.5 feet below the existing ground surface in order to perform preliminary infiltration testing.
- Ten (10) CPT soundings to a maximum depth of 34 feet below the existing ground surface.

The drill holes were logged by our Staff Geologist and samples were collected and transported to our facility for observation and testing. The drill holes and CPT locations are shown on Plate 2 – Geotechnical Map. Drill hole logs are contained in Appendix A and CPT reports are presented in Appendix A-1.

GEOLOGIC FINDINGS

GENERAL GEOLOGY AND SUBSURFACE CONDITIONS

General

Published geologic maps indicate that prior to development, the site consisted of a natural cove that was protected by a hard, resistant promontory of land to the west known as The Headlands. The cove was bordered by a rocky shoreline along the base of steep sea cliffs. The sea cliffs are comprised of marine sedimentary rocks of the Capistrano Formation that are capped by marine and non-marine terrace deposits. The base of the sea cliffs was mantled by talus deposits and local deposits of artificial fill while the bottom of the cove was covered by marine deposits. The harbor was constructed by dewatering the cove, partially excavating the native soils along the base of the cliffs and within the cove, and then replacing the excavated materials as compacted fill and creating cut slopes to create roadways to the harbor.

Site Specific Conditions

The proposed Hotel Component site is within the cove area of the harbor and is underlain by artificial fills and marine deposits which in turn overlie bedrock of the Capistrano Formation. These materials are described in more detail in subsequent sections of this report.

Artificial Fill (Qaf)

The artificial fill materials within the site originated from both the marine deposits and bedrock within the cove, and the talus deposits and bedrock materials along the base of the sea cliffs. As a result of the fill materials being comprised of a variety of different geologic units, the fill materials are highly variable and consist of frequently alternating layers of clayey sands, silty sands, sands, sandy clays, and sandy silts with gravel, isolated cobbles and some scattered rock fragments greater than 6 inches in diameter. In general, the granular sand materials were found to be medium dense to dense while the fine-grained clay and silt materials were found to be predominantly firm to very firm. In addition, our laboratory testing indicates that the fill materials have varying degrees of compressibility and hydro-collapse.

Marine Deposits (Qm)

The marine deposit materials within the site are comprised of materials deposited in beach and submarine environments and, where encountered, generally consist of wet, loose to medium dense, silty sands to sands. Marine deposits were encountered underlying the artificial fill within seven of our drill holes (DH-6, DH-42, DH-43, DH-44, DH-45, DH-47, and DH-48).

Capistrano Formation (Tc)

Capistrano Formation bedrock was encountered below the fill and/or marine deposits in all our deeper drill holes and in all our CPT soundings. The bedrock was observed to consist predominantly of hard to very hard, fine- to coarse-grained, massive sandstones with occasional beds of moderately hard to hard, gray to very dark gray claystones and siltstones.

Summary of Subsurface Conditions

Based on the results of past and recent subsurface explorations, the geo-materials underlying the Hotel 1 "Surf Lodge" and Hotel 2 "Dana House" sites are summarized as follows:

- Hotel 1 "Surf Lodge": The planned westerly hotel building with a surface parking site is underlain by approximately 15 to 25 feet of surficial soils consisting of artificial fill and marine deposits which in turn overlie Capistrano Formation bedrock (see Plate 3 – Geotechnical Sections). Fill depths appear to range from 12 to 25 feet with the deepest depths near the existing sea wall, and the thickness of the marine deposits appear to range from approximately 0 to 8 feet. In general, the depths of the surficial soils across the site increase in a southerly direction towards the ocean.

- Hotel 2 "Dana House" and Underground Parking Structure Extension Area:

    - *Hotel Structure:* The planned easterly hotel building with underground parking is underlain by approximately 15 to 30 feet of surficial soils consisting of artificial fill and marine deposits which in turn overlie Capistrano Formation bedrock (see Plate 3). Fill depths appear to range from 5 to 20 feet, and the thickness of the marine deposits appears to range from approximately 0 to 10 feet.
    - *Northerly Parking Structure Extension Area (North of Hotel 2):* A significant part of the northern portion of the planned below-grade parking structure adjacent to Dana Point Harbor Drive is underlain by bedrock of the Capistrano Formation (see Plate 3 – Geotechnical Sections).

GROUNDWATER

Groundwater was encountered during our subsurface investigation at variable elevations depending on the method by which it was measured. Groundwater levels within the auger during drilling utilized a measuring tape and sensor, and due to the confined space and material type, water did not consistently migrate to the true groundwater elevation. True groundwater levels used in this report were estimated using the in-situ saturation percentage determined in our lab and roughly corresponded to sea level (i.e., between approximately 6 to 20 feet below ground surface (bgs).

Groundwater elevations across the site are controlled not only by the elevation of the water within the adjacent harbor, but also somewhat influenced by the pre-development topography, with lower elevations found closest to the seawalls.

In order to better evaluate the groundwater data collected during our investigation, we compared it to the depth of historically high groundwater shown in the Seismic Hazard Zone Report for the Dana Point Quadrangle (CDMG, 2001). These maps indicate a historical high groundwater of 5 feet bgs. It should be noted that the groundwater elevations measured during our exploration (-2.77 MSL (10 feet bgs) to 2.64 MSL (5 feet bgs)) were affected by the time of day as it relates to the local tidal cycle, and therefore should be assumed to fluctuate with the tides, the lunar cycle, and recent rainfall events.

GEOLOGIC HAZARDS

FAULTING AND SEISMICITY

The site is not located within a published Alquist-Priolo Earthquake Fault Zone, and no known active faults are shown on current geologic maps for the site. The nearest known active fault is the offshore segment of the Newport-Inglewood fault, which is located approximately 3.9 kilometers southwest of the site and is capable of generating a maximum earthquake magnitude (M_w) of 7.1. The site is also located within 11.3 kilometers of the surface projection of the San Joaquin Hills Blind Thrust, which is capable of generating a maximum earthquake magnitude (M_w) of 6.6. Given the proximity of the site to these and numerous other active and potentially active faults, the site will likely be subject to earthquake ground motions in the future.

LIQUEFACTION

The site is located within a zone of required investigation for liquefaction as shown on the Seismic Hazard Zone Map for the Dana Point Quadrangle (CGS, 2001). Consequently, and also based on conditions encountered in the subsurface explorations for this project, the building sites will be subject to significant amounts of seismic settlement and lateral spreading related to liquefaction. Liquefaction, seismic settlement, and lateral spreading were quantitively analyzed, and the results are discussed under “Geotechnical Engineering Findings” (Page 9).

LANDSLIDES

Based on our review of available geologic maps, literature, topographic maps, aerial photographs, and our subsurface evaluation, no landslides or related features underlie the site; however, an earthquake-induced landslide is mapped adjacent to the proposed development. The adjacent mapped areas are within the existing bluffs where surficial instability and cracking may occur. However, based on the distance between the bluffs and the project site, there is no potential for landslides to impact the proposed development.

TSUNAMI, SEICHE, AND FLOODING

Tsunamis

Tsunamis or seismic sea waves that have affected coastal southern California are generally produced by submarine fault rupture. Historical records indicate that the coast, from San Pedro to Newport Bay, has been affected by six significant tsunamis since 1868 (Vasily Tito, National Oceanographic and Atmospheric Administration, Personal Communication, June 1998). The largest waves were on the order of 6 to 8 feet. The most extensive recent damage occurred in harbor areas such as Los Angeles (Alaska - 1964, Chile - 1960).

Legg, et al. (2004) investigated the tsunami hazard associated with the Catalina fault offshore of Southern California. They simulated tsunamis based on coseismic deformation of the sea floor and estimated that coastal run-up values are 5 to 13 feet, although run-up could exceed 23 feet depending upon amplification due to bathymetry and coastal configuration. Large earthquakes on the Catalina fault are relatively infrequent, with recurrence intervals of several hundred to thousands of years (Legg, et al., 2004).

Tsunami Inundation Maps

In 2009, the California Emergency Management Agency, California Geological Survey, and University of Southern California partnered in an effort to create tsunami inundation maps for California. The tsunami inundation maps were generated through a modeling process that utilizes the Method of Splitting Tsunamis (MOST). This computational program models tsunami evolution and inundation based on bathymetry and topography. The modeling also utilizes a variety of tsunami source events, including “realistic local and distant earthquakes and hypothetical extreme undersea, near-shore landslides” (California Emergency Management Agency et al., 2009). Using the source, bathymetry, and topography, the tsunami modeling yields a maximum inundation line. It is important to note that the published map does not represent inundation from a single event. Rather, it is the result of combining inundation lines from multiple source events. Therefore, the entire inundation region will not likely be inundated during a single tsunami event (California Emergency Management Agency, et al., 2009).

The Tsunami Inundation Map states that the "tsunami inundation map was prepared to assist cities and counties in identifying their tsunami hazard. It is intended for local jurisdictional, coastal evacuation planning uses only." Furthermore, the map conveys that it is not intended for regulatory purposes. With respect to probability, the map states that it contains "no information about the probability of any tsunami affecting any area within a specific period of time."

A Tsunami Inundation Map for Emergency Planning was published for the Dana Point Quadrangle (California Emergency Management Agency, et al., 2009). In considering the Tsunami Inundation Map with respect to the proposed development, it is critical to note three points: (1) the map is only intended for emergency planning and evacuation planning; (2) the map does not convey any information with respect to probability or timing of tsunami events; and (3) the inundation line is a conservative combination of multiple source events.

Tsunami Hazard Assessment

As shown on the attached Plate 4 – Tsunami Inundation Map for Emergency Planning, the proposed site is located within a tsunami inundation area. Therefore, it should be anticipated that the site will be directly affected by a tsunami. In addition, it should also be noted that the probability and severity of tsunami inundation in the lowland areas cannot be estimated based on current available information.

Seiches

The potential for the site to be adversely impacted by earthquake-induced seiches is considered to be high due to the presence of significant enclosed bodies of water located in the vicinity of the site.

Flooding

According to the County of Orange FEMA Flood Insurance Rate Map, the proposed Boaters Services Buildings are located within "Zone X", an area of 0.2% annual chance flood, 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and protected by levees from 1% annual chance flood. The potential for the site to be adversely impacted by significant flooding is considered low.

GEOTECHNICAL ENGINEERING FINDINGS

LIQUEFACTION, SEISMIC SETTLEMENT, AND LATERAL SPREADING ANALYSES

Seismic Input

Seismic input values for numerical analyses were based on ASCE 7-10 and the 2016 CBC for an MCE event (Magnitude 6.8 and PGA = 0.67). However, it should be noted that revised, higher seismic input parameters are anticipated with the adoption of the 2019 CBC based on ASCE 7-16 in 2020.

Liquefaction Evaluation and Seismic Settlement

The site is located within a zone of required investigation for liquefaction as shown on the Seismic Hazard Zone Map for the Dana Point Quadrangle (CGS, 2001).

A liquefaction evaluation was performed on each CPT by means of CLiq, v.1.7.6.49 software and the Robertson (2009) methodology. In addition, SPT data obtained from our drill holes were also utilized to perform liquefaction analysis. The analysis was based on the 2016 CBC and ASCE 7-10 criteria. A historic high groundwater depth of 5 feet was used in the analysis. Our CPT liquefaction analysis is presented in Appendix D, and our SPT liquefaction analysis is presented in Appendix D-1.

The results of our analyses indicate the following:

- <u>Hotel Buildings 1 and 2.</u> The earthquake-induced (EQ-induced) settlement is estimated to be 3.5 inches for the MCE event. A differential EQ-induced settlement of 2.25 inches between foundations should be prudently considered in the design.
- <u>Northerly Parking Structure Extension Area.</u> The northernmost portion of the "Northerly Parking Structure Area" is underlain by bedrock while the southern portion is underlain by surficial soils over bedrock – similar to the hotel building. Seismic settlement in the southern portion was estimated to be on the order of 3.5 inches.

Lateral Spreading and Cyclic Mobility

The proposed development has a high potential for lateral spreading due to the free face geometry of the subject site adjacent to the existing sea wall and harbor and the presence of shallow liquefiable soils with low residual shear strengths (shear strength ratios (S_r/Sig'$_v$) generally less than 0.4). The lateral displacement was analyzed utilizing Cross Sections A-A' and B-B' for the MCE seismic loading. Our analyses indicated that the post-earthquake slope stability safety factors with liquefied residual shear strengths were less than 1.3, indicating the potential for earthquake-induced flow failure.

Both sections exhibited a post-earthquake safety factor of 0.10 with the yield acceleration of 0.15. Therefore, there will be a high potential for some lateral movements of these slopes after liquefaction of the soils during the design earthquake. The lateral deformations due to the cyclic mobility of the slopes are estimated to be greater than 90 inches (see attached Appendix D – Lateral Spread Analysis). Consequently, lateral spreading mitigation will be required along the southern portion of the site adjacent to the existing sea wall (i.e., such as some type of ground improvement). The lateral deformations may be reduced to an acceptable range through the installation of a series of deep soil mixing columns or rammed aggregate piers as presented on Plate 2 – Geotechnical Map.

SLOPE STABILITY

We understand that some of the building walls of the Dana House hotel will receive planted fill slopes as part of the architectural design. Portions of the fill slopes are anticipated to be constructed at 1.5H:1V inclination using onsite soil and reinforced with geogrid in order to minimize surficial instability. On this basis, we have performed surficial stability analysis for a 15-foot-high geogrid-reinforced fill slope as shown in Appendix F – Geogrid Reinforced Slope Surficial Stability.

SOIL EXPANSION

Surficial Soils. The expansion potentials of the artificial fills mantling the site are highly variable ranging from very low to medium. Consequently, the design of building slabs and exterior hardscape features should consider a medium expansion potential.

Bedrock. The bedrock that will be exposed in the northern portion of the "Northern Parking Structure Extension Area" will likely consist largely of non-expansive sandstone. However, expansive fine-grained beds cannot be ruled out. Thus, expansion mitigation may be required.

SOIL CORROSION

Based on the test results for pH, soluble chlorides, sulfate, and minimum resistivity of the site soils obtained during our subsurface investigation, the on-site soils should be considered to have:

- A moderate sulfate content or "S1" sulfate exposure to concrete per ACI 318, Table 19.3.1.1.
- A moderate to high minimum resistivity indicating conditions that are mildly corrosive to corrosive to ferrous metals.
- A moderate to high chloride content (corrosive to ferrous metals).

STATIC SETTLEMENT / COMPRESSIBLITY

Static settlement of the site will be induced by introducing new building loads to existing grades and subsurface soils. The underlying artificial fill and bedrock soils encountered are slightly to moderately compressible under load with low levels of hydro-collapse (based on laboratory testing performed for adjacent sites). However, the geotechnical engineering characteristics of the underlying surficial soils are highly variable. The static settlement of the site was analyzed with our recommended bearing capacity utilizing assumed building foundation loads based on project experience. The estimated total static settlements for the mat foundation option are less than 0.5 inch.

It should be further noted that since the static settlement analyses is foundation-load and bearing-pressure dependent, and since foundation loads are not yet currently available, additional analyses may be required.

PRELIMINARY INFILTRATION TESTING

Three (3) preliminary infiltration tests were performed in general conformance with the County of Orange Technical Guidance Document (TGD). The drill holes, shown on the attached Plate 2 – Geotechnical Map, were excavated to depths of approximately 6.5 feet below the existing grade using a hollow-stem-auger drill rig. The calculated raw observed infiltration rates are presented in the following table:

Infiltration Rate Results

Drill Hole	Depth Below Finish Grade (feet)	Raw Observed Infiltration Rates (inches/hour) *
DH-2	6.5	0.59
DH-3	7.0	0.04
DH-4	7.0	0.28

**Rates do not incorporate a factor of safety.*

The results of the infiltration testing indicate that the uncorrected raw observed infiltration rates range from 0.04 to 0.59 inch per hour. However, if a minimum factor of safety of 2.0 is applied in accordance with the TGD manual, the observed infiltration rates do not meet the minimum requirement of 0.3 inch per the County of Orange TGD manual; therefore, the tested locations are deemed not feasible for infiltration of stormwater. The preliminary infiltration test hole locations are shown on the attached Geotechnical Map, Plate 2.

EXCAVATION CHARACTERISTICS

The artificial fill and bedrock materials underlying the site can be easily excavated with conventional grading equipment such as dozers, loaders, excavators, and backhoes. We expect that excavation of new utility trenches can be accomplished utilizing conventional trenching machines and backhoes. Furthermore, groundwater could be encountered at a relatively shallow depth of 5 feet bgs. The artificial fill soils should be considered as OSHA Type “C” soils. The Capistrano bedrock soils should be considered as OSHA Type “A” soils, to be verified in the field for stability.

CONCLUSIONS

Based on the geologic and geotechnical findings, it is our opinion that the proposed development is feasible and practical from a geotechnical standpoint if accomplished in accordance with the City of Dana Point grading and building requirements and the recommendations presented herein. It is also the opinion of GMU Geotechnical that proposed grading and construction will not adversely affect the geologic stability of adjoining properties provided grading and construction are performed in accordance with the recommendations provided in this report. A summary of conclusions is as follows:

1. The project area is not underlain by any known active faults. Structure design should be in accordance with the current 2016 CBC. Revised seismic requirements are anticipated with the adoption of the 2019 CBC based on ASCE 7-16 in 2020.

2. Groundwater was encountered at 6 to 20 feet below existing grade during previous and current investigations, and the California Geological Survey (CGS, 2001) has reported that the historic high groundwater as 5 feet below existing grade.

3. The potential for liquefaction is considered high while the potential for lateral spreading is also considered high along the existing sea wall.

4. Estimated total vertical static settlement is less than 0.5 inch, with differential settlement on the order of 0.25 inch over 40 feet for buildings supported on either a mat foundation system or Geopier option.

5. Estimated total vertical seismic settlements due to liquefaction are on the order of 3.5 inches, with differential settlement on the order of 2.25 inches over a span of 40 feet.

6. Site soils within the foundation influence zone are anticipated to have a low to medium expansion potential based on our recent laboratory test results and local experience. Recommendations herein for the proposed improvements are based on a “medium” expansive condition.

7. Corrective grading will be required to support the proposed improvements. In addition, soil and/or structural mitigation alternatives will be required to address the excessive settlements and lateral spreading.

8. Corrosion testing indicates that the on-site soils have a moderate sulfate exposure level and are corrosive to buried ferrous metals and reinforcing steel. Consequently, any metal exposed to the soil will need protection.

9. Based on our preliminary infiltration testing, infiltration of water into the subsurface soils is deemed not feasible in accordance with the County of Orange TGD manual.

RECOMMENDATIONS

REQUIRED SITE MITIGATION

Due to the nature of the site soils and the planned development, the following site mitigation options are to be considered:

- Remedial grading under buildings, appurtenant structure and site walls, and site pavement areas are to provide a uniform and stable platform for construction.
- Buildings are to be structurally supported on either mat foundations or Geopiers or equivalent gravel piers.
- Planned fills slopes of 1.5H:1V inclination along some of the building walls of the Dana House Hotel (Hotel No.2) will require geogrid-reinforcement.

GENERAL SITE PREPARATION AND GRADING

General

The following recommendations pertain to any required grading associated with the proposed improvements and corrective grading needed to support the proposed improvements. All site preparation and grading should be performed in accordance with the City of Dana Point grading code requirements and the recommendations presented in this report.

Clearing and Grubbing

All significant organic material such as weeds, brush, tree branches, or roots, or construction debris such as old irrigation lines, asphalt concrete, and other decomposable material should be removed from the areas to be graded. No rock or broken concrete greater than 6 inches in diameter should be utilized in the fills.

Corrective Grading

Structures Supported on a Mat Foundation

Remedial grading will serve to create a firm and workable platform for construction of the proposed structures. The fill material encountered during our subsurface investigation will require some corrective grading in order to densify any disturbed soil that may be encountered during the grading operation. We recommend that the mat foundation be supported on 3 feet of engineered fill where existing artificial fill is encountered, and 1 foot of engineered fill where existing bedrock is encountered. Grading recommendations should consist of the following:

- The building pad should be excavated to a depth of at least 3 feet below the bottom of the mat foundation within existing artificial fill materials, and 1 foot below the bottom of the mat foundation where existing bedrock is encountered. The lateral extent of the over-excavation should be at least 3 feet beyond the edge of the mat.

- The bottom of the excavation should then be scarified to a depth of at least 8 inches, moisture conditioned to 2% above optimum moisture content, and recompacted to at least 95% relative compaction.

- The onsite material may then be used as fill material to achieve the planned mat foundation bottom elevation. The fill material should be placed in 6- to 8-inch-thick lifts, moisture conditioned to 2% above optimum moisture content, and compacted to achieve 95% relative compaction.

Structures Supported on Geopiers or Equivalent Gravel Piers

If shallow spread footings supported on Geopiers or equivalent gravel piers are selected to support the proposed hotel structures, then the slab-on-grade (SOG) subgrade will require corrective grading prior to construction of the slab structural section. Grading should consist of the following:

- The SOG subgrade should be excavated to a depth of at least 24 inches below the bottom of the slab section.
- The bottom of the excavation should then be scarified to a depth of at least 6 inches, moisture conditioned to 2% above optimum moisture content, and recompacted to at least 90% relative compaction.

- The onsite material may then be used as fill material to achieve the planned SOG subgrade elevation. The fill material should be placed in 6- to 8-inch-thick lifts, moisture conditioned to 2% above optimum moisture content, and compacted to achieve 90% relative compaction.

Appurtenant Structures / Site Retaining Walls: Grading recommendations for the appurtenant structures and site retaining walls should consist of the following:

- The appurtenant structures should be over-excavated to a depth of at least 24 inches below the bottom of the foundations.

- The bottom of the over-excavation should then be scarified to a depth of at least 6 inches, moisture conditioned to least 2% above optimum moisture content, and recompacted to at least 90% relative compaction.

- Following the approval of the over-excavation bottom by a representative of GMU, the onsite material may be used as fill material to achieve the planned foundation bottom elevation.

- The fill material should be placed in 6- to 8-inch-thick lifts, moisture conditioned to 2% above optimum moisture content, and compacted to achieve 90% relative compaction.

Vehicular Pavement: Grading recommendations for the new vehicular pavement areas should consist of the following:

- The vehicular pavement section should be over-excavated to a depth of at least 12 inches below the bottom of the pavement section (i.e., 12 inches below the bottom of the aggregate base).

- The bottom of the over-excavation should then be scarified to a depth of at least 6 inches, moisture conditioned to least 2% above optimum moisture content, and recompacted to at least 90% relative compaction.

- Following the approval of the over-excavation bottom by a representative of GMU, the onsite material may be used as fill material to achieve the planned subgrade elevation.

- The fill material should then be placed in 6- to- 8-inch-thick lifts, moisture conditioned to at least 2% above optimum moisture content, and compacted to achieve 90% relative compaction.

Flatwork/Hardscape/Pedestrian Pavers: Grading recommendations for the new concrete flatwork/hardscape/pedestrian pavers areas should consist of the following:

- The flatwork/hardscape/pedestrian pavers section should be over-excavated to a depth of at least 12 inches below the bottom of the pavers sections (i.e., 12 inches below the bottom of the aggregate base).

- The bottom of the over-excavation should then be scarified to a depth of at least 6 inches, moisture conditioned to least 2% above optimum moisture content, and recompacted to at least 90% relative compaction.

- Following the approval of the over-excavation bottom by a representative of GMU, the onsite material may be used as fill material to achieve the planned subgrade elevation.

- The fill material should then be placed in 6- to- 8-inch-thick lifts, moisture conditioned to at least 2% above optimum moisture content, and compacted to achieve 90% relative compaction.

Additional Grading Recommendations

If the existing loose fill materials are found to be disturbed to depths greater than the proposed remedial grading, the depth of excavation, scarification, and re-compaction should be increased accordingly in local areas as recommended by the Geotechnical Engineer of Record. The Geotechnical Engineer of Record will need to provide site-specific recommendations based on their observations in the field.

Geogrid-Reinforced Fill Slopes

Based on the geogrid surficial slope stability calculations discussed earlier in this report, the fill slope should be constructed using Mirafi GF-1 bi-directional geogrid reinforcement that is 9 feet long and placed every 3 vertical feet to provide long-term surficial stability. The engineered fill between the geogrid reinforcement shall be placed at a moisture content of 2% above optimum moisture content and compacted to least 90% relative compaction. We highly recommend that the geogrid be located by survey during the installation and grading activities in order to ensure the required embedment length is achieved.

VOLUME CHANGE

In order to aid in planning for the anticipated grading, we estimate that the change in volume of on-site disturbed surficial fills that are excavated and placed as new compacted fill at an average relative compaction of 90% will result in volume losses ranging from approximately 3.5 to 9.5%. For rough planning purposes only, an average volume loss of 6.5% may be assumed.

TEMPORARY EXCAVATIONS

Temporary excavations for demolitions, earthwork, footings, and utility trenches are expected. We anticipate that unsurcharged excavations with vertical side slopes less than 4 feet high will generally be stable; however, all temporary excavations should be observed by a representative of GMU to evaluate their stability. Our recommendations for temporary excavations are as follows:

- Temporary, unsurcharged excavation sides within artificial fill material over 4 feet in height should be sloped no steeper than 1.5H:1V (horizontal:vertical).
- Temporary, unsurcharged excavation sides within bedrock material over 4 feet in height should be sloped no steeper than 1H:1V (horizontal:vertical).
- The tops of the excavations should be barricaded so that vehicles and storage loads do not encroach within 10 feet of the excavations. A greater setback may be necessary for heavy vehicles, such as concrete trucks and cranes. GMU should be advised of such heavy vehicle loadings so that specific setback requirements can be established.
- If the temporary construction excavations are to be maintained during the rainy season, berms are recommended to be graded along the tops of the excavations in order to prevent runoff water from entering the excavation and eroding the slope faces.

Our temporary excavation recommendations are provided only as **minimum** guidelines. All work associated with temporary excavations should meet the minimal safety requirements as set forth by CAL-OSHA. Temporary slope construction, maintenance, and safety are the responsibility of the contractor.

Shoring will be required where the sides of the excavation cannot be laid back to angles required by OSHA. Shoring design (if required) should be based on our geotechnical maps, cross sections, boring logs, and lab testing. Shoring designs are usually performed by a shoring contractor but should be reviewed by our office.

LATERAL SPREADING MITIGATION

Lateral spreading was evaluated along Sections A-A’ and B-B’ using the residual shear strength of liquefiable soils. Our analysis indicated that post Maximum Considered Earthquake (MCE), lateral spreading greater than 12 inches should be expected along the existing sea wall. Lateral spreading mitigation may be accomplished by installing either Deep Soil Mixing (DSM) columns or engineered Rammed Aggregate Piers (RAP). Based on discussions with specialty contractors, DSM was considered more favorable. Both RAP and DSM should be designed by specialty design-build contractors utilizing the data presented in this report. The approximate limits of mitigation are shown on Plate 2 – Geotechnical Map and Plate 3 – Geotechnical Sections.

The proposed RAPs and DSMs should be designed with sufficient strength, depth, and spacing to decrease the post-earthquake lateral displacement from the maximum displacement of over 90 inches to less than 12 inches after the mitigation. The strength of the RAP or DSM columns may be refined to further reduce the estimated deformations. The RAP and DSM columns should extend to the proposed ground surface. The final design of the lateral spreading mitigation shall be performed by a specialty design-build contractor and reviewed by GMU.

STRUCTURE SEISMIC DESIGN

No active or potentially active faults are known to cross the site, therefore, the potential for primary ground rupture due to faulting on-site is very low. However, the site will likely be subject to seismic shaking at some time in the future.

Based on our field exploration and the site soil profile, the site should be designated as Site Class C. The seismic design coefficients are based on ASCE 7-10 and 2016 CBC and are listed in the following table.

2016 CBC Site Categorization and Site Coefficients

Categorization/Coefficient	Design Value
Site Class Based on Soil Profile (ASCE 7, Table 20.3-1)	C
Short Period Spectral Acceleration S_s^{**}	1.266
1-sec. Period Spectral Acceleration S_1^{**}	0.455
Site Coefficient F_a (Table 11.4-1)**	1.200
Site Coefficient F_v (Table 11.4-2)**	1.500
Short Period MCE* Spectral Acceleration S_{MS}^{**}	1.519
1-sec. Period MCE Spectral Acceleration S_{M1}^{**}	0.682
Short Period Design Spectral Acceleration S_{DS}^{**}	1.012
1-sec. Period Design Spectral Acceleration S_{D1}^{**}	0.455
MCE Peak Ground Acceleration (PGA) *	0.555
Site Coefficient F_{PGA} (Table 11.8-1)**	1.200
MCE Peak Ground Acceleration (PGA_M) *	0.666
Mean Contributing Magnitude to MCE Event	6.8

[*] MCE: Maximum Considered Earthquake

[**] Values Obtained from USGS Earthquake Hazards Program website are **based on the ASCE 7-10 and 2016 CBC** and site coordinates of N33.46085° and W117.69342°. Revised seismic requirements are anticipated with adoption of the 2019 CBC based on ASCE 7-16 in 2020.

It should be recognized that much of southern California is subject to some level of damaging ground shaking as a result of movement along the major active (and potentially active) fault zones that characterize this region. Design utilizing the 2016 CBC is not meant to completely protect against damage or loss of function. Therefore, the preceding parameters should be considered as minimum design criteria.

HOTEL 1 "SURF LODGE" (WEST) FOUNDATION RECOMMENDATIONS

The following recommendations apply to design and construction of the proposed 4-story Hotel #1 "Surf Lodge" building located on the west side of the property. The proposed building may be supported on either: Option A) a mat foundation with engineered fill, or Option B) shallow spread footings supported on rammed aggregate piers.

Option A: Mat Foundation

- The preliminary design parameters presented below may be used for foundation structural design.
  - Bearing Material: Engineered Fill (see Corrective Grading Section, Page 14)
    - Removal and Re-compaction Depth: 3 feet below bottom of mat
    - A moisture vapor retarder consisting of Stego Wrap 15 mil or equivalent should be placed.

- Minimum Mat Foundation:
    - Based on an assumed building footprint of approximately 50 feet by 140 feet, we estimate that the building load distributed uniformly over the mat foundation footprint may induce an approximate uniform pressure of 500 psf for dead plus live loads.
    - Assumed Minimum Thickness: 24 inches
    - Final mat foundation thickness shall be determined by the structural engineer.

- Allowable Bearing Capacity:
    - Based on the above assumptions, the mat foundation estimate of an approximate uniform pressure of 500 psf can be also used as the allowable bearing capacity. However, for localized loading conditions, a maximum allowable bearing pressure of 2,000 psf may be used.
    - The above value may be increased by 1/3 for temporary wind and seismic loads.

- Settlement:
  - For the purpose of preparing this preliminary settlement estimate, we have assumed a uniform bearing pressure of 500 psf under the mat slab.
  - Static Settlement:
    - Total: 0.5 inch
    - Differential: 0.25 inch over a span of 40 feet

        - Seismic Settlement:
            - Total: 3.5 inches
            - Differential: 2.75 inches over a span of 40 feet

    - Modulus of Subgrade Reaction (k):
        - 90 pci (static)

    - Lateral Foundation Resistance:
            - Allowable passive resistance: 240 psf/ft (disregard upper 6 inches, max 2,400 psf)
            - Allowable friction coefficient: 0.33
            - Above values may be combined without reduction and may be increased by 1/3 for temporary loads such as wind or seismic

The mat slab should be designed by the project structural engineer. In addition, in order to finalize the mat foundation recommendations, we recommend that the structural engineer model the mat foundation with all anticipated point loads utilizing the provided Modulus of Subgrade Reaction (k) in this section, and provide our office with the analyses, including bearing pressure and settlement contour under the slab.

Option B: Geopiers or Equivalent Gravel Piers

As an alternative to Option A, the hotel structure may be supported on spread footings founded on rammed aggregate piers with the slab-on-grade (SOG) designed in accordance with the recommendations presented in the following Slab Subsection and Slab Design section of this report.

Based on the site conditions, it is our opinion that Geopiers or equivalent gravel piers supported on shallow spread/continuous foundation systems may be used for support of the proposed buildings. The allowable bearing capacity provided by the Geopier or equivalent system is typically up to 5,000 psf, which results in smaller size of shallow foundations based on our assumed structural loads. The gravel piers are anticipated to be 24 inches in diameter and embedded at least 12 inches into bedrock. Below the foundation of each hotel building, the aggregate piers should be installed so they extend 6 to 12 inches above the bottom of the footings so that when the footings are excavated, the upper portions of the piers are shaved off.

We recommend that once a generalized foundation plan is developed, we review the feasibility of Geopier-supported foundations at this site. If suitable, based on the structural loading conditions, Geopier-supported foundations could be a cost-effective solution for structure support, which should be designed by the specialty contractor.

Slab Subsection and Slab Design

Minimum Thickness: The minimum slab thickness shall be 6 inches.

Minimum Slab Reinforcement: Minimum slab reinforcement shall not be less than No. 4 bars placed at 18 inches on center. Welded wire mesh is not recommended. Care should be taken to position the reinforcement bars in the center of the slab.

Slab Subgrade

- The upper 18 inches of the on-site soils and subgrade soil should be moisture conditioned to 2% above the optimum moisture content and compacted to a minimum relative compaction of 90% in accordance with the latest version of ASTM D1557.
- Place moisture vapor retarder per the Moisture Vapor Transmission section of this report (Page 27).
- Sand above the moisture retarder/barrier (i.e., directly below the slab) is not a geotechnical issue. This should be provided by the structural engineer of record based on the type of slab, potential for curling, etc.

It should be noted that rammed aggregate piers will be utilized to mitigate seismic settlement below foundation elements and not below the SOG. Thus, the SOG will be subject to seismic settlement.

HOTEL 2 “DANA HOUSE” (EAST) FOUNDATION RECOMMENDATIONS

The following recommendations apply to design and construction of the proposed up to 4-story over a 1-story parking structure Hotel #2 “Dana House” building located on the east side of the property. Due to the seismic settlement and the cut/fill transition anticipated below the building pad, we recommend that the proposed building be supported on a mat foundation with a structural joint incorporated into the design to span the cut/fill transition.

Mat Foundation Design Parameters

- The preliminary design parameters presented below may be used for foundation structural design.
  - Bearing Material: Engineered Fill (see Corrective Grading Section, Page 14)
    - Removal and Re-compaction Depth: 3 feet below bottom of mat
    - A moisture vapor retarder consisting of Stegowrap 15 mil or equivalent placed.

- Minimum Mat Foundation:
    - Based on an assumed building footprint of approximately 50 feet by 140 feet, we estimate that the building load distributed uniformly over the mat foundation footprint may induce an approximate uniform pressure of 500 psf for dead plus live loads.
    - Assumed Minimum Thickness: 24 inches
    - Final mat foundation thickness shall be determined by the structural engineer.

- Allowable Bearing Capacity:
    - Based on the assumptions made above, the mat foundation estimate of an approximate uniform pressure of 500 psf can be also used as the allowable bearing capacity. However, for localized loading conditions, a maximum allowable bearing pressure of 2,000 psf may be used.
    - The above value may be increased by 1/3 for temporary loads such as wind and seismic.

- Settlement:
    - For the purpose of preparing this preliminary settlement estimate, we have assumed a uniform bearing pressure of 500 psf under the mat slab.

    - Static Settlement:
        - Total: 0.5 inch
        - Differential: 0.25 inch over a span of 40 feet
    - Seismic Settlement:
        - Total: 3.5 inches
        - Differential: 2.75 inches over a span of 40 feet

- Modulus of Subgrade Reaction (k):
    - 90 pci (static)

- Lateral Foundation Resistance:
    - Allowable passive resistance: 240 psf/ft (disregard upper 6 inches, max 2,400 psf)
    - Allowable friction coefficient: 0.33
    - These values assume that the mat foundation subgrade is treated with cement.
    - Above values may be combined without reduction and may be increased by 1/3 for temporary loads such as wind or seismic

- Structural Joint:
    - A structural joint should be incorporated into the design at the approximate location as shown in the detail on Plate 3 – Geotechnical Sections.
    - The actual location of the joint should be field verified based on the actual transition of cut and fill.

The mat slab should be designed by the project structural engineer. In addition, in order to finalize the mat foundation recommendations, we recommend that the structural engineer model the mat foundation with all anticipated point loads utilizing the provided Modulus of Subgrade Reaction (k) in this section, and provide this office with the analyses, including bearing pressure and settlement contour under the slab.

BASEMENT WALL DESIGN AND CONSTRUCTION

The following criterion is considered applicable to the design and construction of basement walls at the subject site. The design assumes the use of on-site select backfill in accordance with Plate 3 – Retaining Wall Construction Detail.

Foundation Recommendations

It is anticipated that foundations for the basement walls will be integrated into the overall foundation design. Consequently, basement walls foundation may be sized based on the type of foundation selected for each building. The types of foundations (i.e., mat or Geopiers) are discussed previously in this report.

Wall Design Parameters

At-Rest Earth Pressure: 60 pcf – level backfill

Waterproofing: The back side of all retaining walls should be waterproofed down to the top of the foundation prior to placing subdrains or backfill. The design and selection of the waterproofing system is outside the scope of our report and is outside our purview.

Concrete: 0.50 w/c ratio Type II/V cement (geotechnical perspective only).

Drainage: The backdrain system should consist of 4” perforated pipe surrounded by at least 1 cubic foot of ¾”-1.5” open graded gravel wrapped in Mirafi 140 filter fabric or equivalent. The perforated pipe should consist of SDR-35 or Schedule 40 PVC pipe or approved equivalent, laid on at least 2” of crushed rock with the perforations laid down. The backdrain gradient should not be less than 1% when possible. The perforated pipe should outlet into area drains or other suitable outlet points of runs of 200 feet or less, if practical. If the backdrains cannot be outletted by gravity flow, a sump pump system will need be designed and constructed. Redundant back-up pumps or components are recommended. Design of this system is outside of the purview of GMU.

RETAINING WALL AND SCREEN WALL DESIGN CONSTRUCTION

Retaining Wall Design Parameters

The following criterion is considered applicable to the design and construction of site retaining walls at the subject site. The design assumes the use of on-site select backfill in accordance with Plate 3 – Retaining Wall Construction Detail.

Foundation Recommendations

Minimum Foundation Width: 24 inches

Minimum Foundation Depth: Depth below lowest adjacent grade to bottom of footing:
  - 24 inches

Bearing Materials: Minimum of 2 feet of engineered fill

Allowable Bearing Capacity: 2,000 psf for footing on level ground
  - 1/3 increase for wind or seismic conditions

Allowable Coefficient of Friction: 0.33

Unit Weight of Backfill: 125 pcf

Allowable Passive Earth Pressure: 240 psf/ft of depth (static)
  - Disregard upper 6 inches
  - Reduce passive by one-third when combined with friction in sliding resistance
  - 1/3 increase for seismic conditions

Wall Design Parameters

Active Earth Pressure: 40 pcf – level backfill
(Assumes the use of select soils in backfill zone)

Weight of Backfill:	125 pcf
Control/Construction Joints:	As a minimum, maximum spacing of 15 feet and at angle points (non-basement walls)
Waterproofing:	The back side of all retaining walls should be waterproofed down to the top of the foundation prior to placing subdrains or backfill. The design and selection of the waterproofing system is outside the scope of our report and is outside our purview.
Concrete:	0.50 w/c ratio Type II/V cement (geotechnical perspective only).
Wall Backfill and Drainage:	See Retaining Wall Construction Detail Diagram and Notes (shown on Plate 3) for backfill and drainage requirements.

The values presented above assume that the supported grade is level and that surcharge loads are not applied. In addition, these pressures are calculated assuming that a drainage system will be installed behind the basement walls and that external hydrostatic pressure will not develop behind the walls. Where adequate drainage is not provided behind the walls, further evaluation should be conducted by a geotechnical engineer and the lateral earth pressure values will need to be adjusted accordingly.

The unrestrained (active) values are applicable when the walls are designed and constructed as cantilevered walls allowing sufficient wall movement to mobilize active pressure conditions. This wall movement should not be less than 0.01 H (H = height of wall) for the unrestrained values to be applicable.

Provided that the retaining walls have a maximum height of less than 6 feet, the current 2016 CBC indicates that the incorporation of seismic earth pressures is not required.

Screen Wall Design Parameters

For standard screen walls on flat ground, footings should be a minimum of 24 inches deep below the lowest outside adjacent grade. Wall foundations should be reinforced with two #4 bars top and bottom, and joints in the wall should be placed at regular intervals on the order of 10 to 20 feet. The wall foundation shall be underlain by at least a 2-foot-thick section of engineered fill.

POLE FOUNDATIONS

Pole foundations will be required for the light bollards for the new parking areas. As a minimum, the pole foundations should be at least 18 inches in diameter and at least 3 feet deep; however, the actual dimensions should be determined by the project structural engineer based on the following design parameters.

Bearing Materials. The pole foundations may bear into engineered fill approved by a representative from GMU.

Bearing Values. End-bearing capacity and skin friction may be combined to determine the allowable bearing capacities of the pole foundations. An allowable bearing pressure of 2000 pounds per square foot (psf) may be used for pole foundations at least 18 inches in diameter and embedded a minimum of 3 feet below the lowest adjacent grade. A value of 350 pounds per square foot may be used to determine the skin friction between the concrete and surrounding soil.

Lateral Load Design. Lateral loads may be resisted by friction at the base of the foundations and by passive resistance within the adjacent earth materials. A coefficient of friction of 0.33 may be used between the foundations and the recommended bearing material. For passive resistance, an allowable passive earth pressure of 240 pounds per foot of pile diameter per foot of depth into competent bearing material may be used; however, passive resistance should be ignored within the upper foot due to possible disturbance during drilling. The passive resistance may be assumed to be acting over an area equivalent to two pile diameters.

STRUCTURAL CONCRETE

Laboratory tests indicate that the onsite soils in the general area of the site possess moderate levels of sulfate content or “S1” exposure per ACI 318-14, Table 19.3.1.1. Therefore, any structural features which will be in direct contact with the site soils at depth will have restrictions on the type of Portland cement, water to cement ratio, and the concrete compressive strength per ACI 318-14, Table 19.3.2.1 as follows:

- Type II/V cement with a maximum water to cement ratio of 0.50, and a minimum compressive strength of 4,000 psi (from a geotechnical perspective only).
- NOTE: Any reinforced concrete elements that extend below the water table should be designed for C2 (Severe) exposure to moisture and chlorides.

Wet curing of the concrete per ACI Publication 308 is also recommended.

The aforementioned recommendations regarding concrete are made from a soils perspective only. Final concrete mix design is beyond our purview. All applicable codes, ordinances, regulations, and guidelines should be followed regarding the designing a durable concrete with respect to the potential for sulfate exposure from the on-site soils and/or changes in the environment.

FERROUS METAL CORROSION

The results of the laboratory chemical tests performed on a sample of soil collected within the site indicate that the on-site soils are corrosive to ferrous metals. Consequently, metal structures which will be in direct contact with the soil (i.e., underground metal conduits, pipelines, metal signposts, etc.) and/or in close proximity to the soil (wrought iron fencing, etc.) may be subject to corrosion. The use of special coatings or cathodic protection around buried metal structures has been shown to be beneficial in reducing corrosion potential. Additional provisions will be required to address high chloride contents of the soil per the 2016 CBC to protect the concrete reinforcement. The laboratory testing program performed for this project does not address the potential for corrosion to copper piping. In this regard, a corrosion engineer should be consulted to perform more detailed testing and develop appropriate mitigation measures (if necessary).

The above discussion is provided for general guidance regarding the corrosiveness of the on-site soils to typical metal structures used for construction. Detailed corrosion testing and recommendations for protecting buried ferrous metal and/or copper elements are beyond our purview. If detailed testing is required, a corrosion engineer should be consulted to perform the testing and develop appropriate mitigation measures.

MOISTURE VAPOR TRANSMISSION

Moisture Vapor Retarder

A vapor retarder or barrier such as Stego 15 Mil Class A or equivalent should be utilized beneath the slab. The retarder/barrier should be installed as follows:

- Below moisture-sensitive floor areas.
- Installed per manufacture's specifications as well as with all applicable recognized installation procedures such as ASTM E1643-98.
- Joints between the sheets and the openings for utility piping should be lapped and taped. If the barrier is not continuously placed across footings/ribs, the barrier should, as a minimum, be lapped into the sides of the footings/rib trenches down to the bottom of the trench.
- Punctures in the vapor barrier should be repaired prior to concrete placement.

A capillary break is not required. Also, sand and/or the amount of sand above the moisture vapor retarder should be specified by the owner. The selection of sand above the retarder is not a geotechnical engineering issue and is hence outside our purview.

Water Vapor Transmission Discussion

The placement of a moisture vapor retarder below all slab areas is recommended where moisture sensitive flooring will be placed. It should be noted that the moisture retarder is intended only to reduce moisture vapor transmissions from the soil beneath the concrete and is consistent with the current standard of the industry in building construction in Southern California. It is not intended to provide a “waterproof” or “vapor proof” barrier or reduce vapor transmission from sources above the retarder (i.e., concrete). Sources above the retarder include any sand placed on top of the retarder (i.e., to be determined by the project structural designer) and from the concrete itself (i.e., vapor emitted during the curing process). The evaluation of water vapor from any source and its effect on any aspect of the proposed building space above the slab (i.e., floor covering applicability, mold growth, etc.) is outside our purview and the scope of this report.

Floor Coverings

Prior to the placement of flooring, the floor slabs should be properly cured and tested to verify that the water vapor transmission rate (WVTR) is compatible with the flooring requirements.

SURFACE DRAINAGE

Surface drainage should be carefully controlled during and after grading to prevent ponding and uncontrolled runoff adjacent to building structures and/or other properties. Care will be required during grading to maintain slopes, swales, and other erosion control measures needed to direct runoff toward permanent surface drainage facilities. Positive drainage of at least 2% away from the perimeters of the structures and site pavements should be incorporated into the design. In addition, it is recommended that nuisance water be directed away from the perimeters of the structures using area drains in adjacent landscape and flatwork areas and roof drains tied into the site storm drain system.

BIORETENTION AREAS

We recommend that an impermeable liner be installed at the bottom and sides of all bioretention areas at the subject site to prevent vertical and lateral water migration into the adjacent structures and pavements.

UTILITY CONSIDERATIONS

General

New utility line pipeline trenches should be backfilled with select bedding materials beneath and around the pipes and compacted soil above the pipe bedding. Recommendations for the types of the materials to be used and the proper placement of these materials are provided in the following sections.

Pipe Bedding

The pipe bedding materials should extend from at least 6 inches below the pipes to at least 12 inches above the crown of the pipes. Pipe bedding should consist of either clean sand with a sand equivalent (SE) of at least 30, or crushed rock. If crushed rock is used, it should consist of ¾-inch crushed rock that conforms to Table 200-1.2.1 (A) of the 2018 “Greenbook.” Pipe bedding should also meet the minimum requirements of the County of Orange. If the requirements of the County are more stringent, they should take precedence over the geotechnical recommendations. Sufficient laboratory testing should be performed to verify the bedding meets the minimum requirements of the Greenbook and City of Dana Point grading code.

Based on our subsurface exploration and knowledge of the onsite materials, the soils that will be excavated from the pipeline trenches will not meet the recommendations for pipe bedding materials; therefore, imported materials will be required for pipe bedding.

Granular pipe bedding material having a sand equivalent of 30 or greater should be properly placed in thicknesses not exceeding 3 feet, and then sufficiently flooded or jetted in place.

Crushed rock, if used, should be capped with filter fabric (Mirafi 140N, or equivalent) to prevent the migration of fines into the rock.

Trench Backfill

All existing soil material within the limits of the pipeline alignment is considered suitable for use as trench backfill above the pipe bedding zone if care is taken to remove all significant organic and other decomposable debris, and moisture condition the soil materials as necessary.

Imported soils are not anticipated for backfill since the on-site soils are suitable. However, if imported soils are used, the soils should consist of clean, granular materials with physical and chemical characteristics similar to those described herein for on-site soils. Any imported soils to be used as backfill should be evaluated and approved by GMU prior to placement.

Soils to be used as trench backfill should be moistened, dried, or blended as necessary to achieve a minimum of 2% over optimum moisture content for compaction, placed in loose lifts no greater than 8 inches thick, and mechanically compacted/densified to at least 90% relative compaction as determined by ASTM Test Method D 1557. Jetting is not permitted in this trench zone.

No rock or broken concrete greater than 6 inches in maximum diameter should be utilized in the trench backfills.

Other Considerations

The site liquefaction may also affect the utilities, pavements, and pool improvements at the site. These improvements will be affected by total, regional differential, and local differential seismic settlements. In this regard, wherever possible, utilities should not be located under building slabs. We also recommend flexible connections for the utilities connecting to the hotel buildings, and earthquake shut off valves for pressured utilities at their entrance to the site. Significant repair and/or replacement will likely be required for all appurtenant structures and utilities in areas not mitigated for liquefaction, in the event of the design level earthquake. Building mat slabs may require repair and re-leveling after a significant earthquake.

SITE INFILTRATION

The infiltration rates do not meet the minimum requirement of 0.3 inch/hour when a factor of safety of 2 is implemented per the County of Orange TGD manual. Consequently, options include:

- “Contain and treat systems”, and
- Permeable paver and bio-swales with collection systems, etc.

PAVEMENT DESIGN RECOMMENDATIONS

General

It is expected that the driveways within the site will be constructed with both asphalt pavement and Portland cement concrete. Therefore, recommendations for both types of pavement areas are provided in the following sections. In order to accommodate fire truck and trash truck loading, a traffic index (T.I.) of 5.5 has been assumed for the drive areas.

Asphalt Pavement Design

Based on the R-value test results, an R-value of 30 was used for the design. The following pavement thicknesses should be anticipated:

Asphalt Concrete Over Aggregate Base Pavement Table

Location	R-Value	Traffic Index	Asphalt Concrete (in.)	Aggregate Base* (in.)
Driveways	30	5.5	4.0	6.0
Parking Stalls	30	4.0	3.0	4.0

** assumed R-Value = 78*

Asphalt Concrete Over Cement Stabilized Pulverized Base (CSPB) Pavement Table

Location	R-Value	Traffic Index	Asphalt Concrete (in.)	CSPB (in.)
Driveways	30	5.5	4.0	8.0
Parking Stalls	30	4.0	3.0	8.0

The above design sections will be verified based on additional testing performed at the completion of future precise grading of the specific locations.

The planned pavement structural sections should consist of aggregate base materials (AB) and asphalt concrete materials (AC) of a type meeting the minimum City of Dana Point standards. The subgrade soils should be moisture conditioned to a minimum 2% above the optimum moisture content to a depth of at least 18 inches and compacted to 90% relative compaction. The AB and AC should be compacted to at least 95% relative compaction.

Portland Cement Concrete Pavement Design

Driveways, vehicular drives, and appurtenant concrete paving such as trash receptacle bays, will require Portland cement concrete (PCC) pavement. Assuming a T.I. of 6 to 7, a design section of 8 inches of PCC over 6 inches AB should be adequate. PCC vehicular pavement should be designed in accordance with the City of Dana Point standards and the requirements presented on the concrete flatwork table (Page 35).

Full Depth Reclamation Alternative Design

Since minor grade changes are planned for the re-grading of the Hotel 1 and 2 parking areas, and based on site conditions and our experience, we believe the most efficient pavement rehabilitation alternative to replacement with a conventional asphalt over base pavement section would be to utilize what is called “full depth reclamation” (FDR) utilizing the pavement sections provided in the Asphalt Pavement Design section (Pages 30 & 31).

Based on our experience with similar projects, AC pavement over Cement Stabilized Pulverized Base (CSPB) section may be a cost-effective alternative. The CSPB section minimizes construction costs mainly through significant reuse of on-site materials as part of the reconstructed pavement section. An added benefit is that the cement treatment process to construct the CSPB section can inherently address unstable and wet subgrade conditions.

The general process of performing CSPB reconstruction is as follows:

- In order to accommodate the new AC section, the existing grade must be graded to the appropriate elevation so that the desired final lot elevation is achieved after the new AC section is constructed;

- Spread cement at a rate that is dependent on the required cement content as determined from a CSPB mix design, treatment area, thickness of the treated section, and representative unit weight of the in-place soil;

- Dry mix the cement using the pulverizer into the pulverized section. Homogenous mixing of the cement is crucial and requires proper equipment to achieve;

- Following dry mixing, perform a second mixing process with the introduction of water to hydrate the cement, if additional moisture is needed. The moisture content of the mixture must be approximately **1 to 3%** above optimum moisture content. From the time initial application of water occurs, the material should be fully mixed (dry and wet) and compacted within **2.5 hours or less**;

- Compaction of the final mixed/treated subgrade section (CSPB section) should be performed using a large sheepsfoot compactor. Depending on the type of equipment, a section as thick as 18 inches can be compacted in one lift. The type of equipment proposed for use should be approved by the engineer based on the lift thickness prior to bringing the equipment on site. The cement-treated section should be compacted to at least **92%** of the maximum dry density as determined by **ASTM D 1557**;

- Upon completion of compaction, the surface should be fine graded and then finish-rolled with a smooth drum roller;

- The surface of the treated material is wetted at least twice daily (possibly more depending on weather) to promote hydration of the cement;

- For at least 24 hours, traffic on the surface after completion of compaction should be minimized to the maximum extent possible, and heavy construction equipment traffic should be completely avoided to prevent breakdown of the treated material prior to the curing process. After 24 hours, the surface can be proof-rolled and checked for yielding under heavy rubber-tire vehicle loads (such as a fully loaded water truck). If the surface indicates signs of yielding or instability, an additional 24 hours of cure time should be implemented while again minimizing heavy traffic loading;

- Within 48 to 72 hours, and upon demonstration of a firm and non-yielding surface under heavy rubber-tire vehicle loading, the surface should be "micro-cracked" to minimize the potential for cement-treated soil shrinkage. Micro-cracking should be performed using a heavy smooth drum roller set to high amplitude vibration. At least 2 passes with the smooth drum roller should be performed on the treated surface.

- As an alternative to micro-cracking, at least 2 inches of granular material (such as sand or aggregate base) can be placed between the bottom of the asphalt concrete section and the top of the cement-treated section to mitigate the potential for reflective cracking to develop. The AC thickness must remain at least 3.5 inches.

- The overlaying AC structural section can be constructed meeting Standard Specification for Public Works Construction requirements.

A mix design should be performed to evaluate the required amount of cement content for the soil-cement section to achieve a 7-day unconfined compressive strength of **400 psi**. Based on the soil types encountered, for bidding purposes, we anticipate that **5 to 7 percent cement** will be sufficient to achieve the design strength.

Greenbook Section 301-3.4 Cement Stabilized Pulverized Base (CSPB) can be used as the specifications to implement this alternative. The recommendations contained within this report shall govern in the event of differences.

Concrete Interlocking Vehicular and Pedestrian Pavement Design

We understand that portions of the project site will utilize 3⅛-inch-thick (80 mm) vehicular concrete interlocking pavers placed on a section of at least 1-inch-thick bedding sand. These vehicular pavers are also planned as a part of the subject project in order to provide fire department vehicle access capable of supporting 73,000 pounds of imposed loading. GMU recommends that the on-site soil subgrade in these site vehicular areas be moisture conditioned to at least 2% above the optimum moisture content to a depth of 18 inches below the pavement section and compacted to at least 90% relative compaction. A geotextile fabric such as Mirafi 600X or equivalent should be placed on top of the compacted subgrade across the entire vehicular interlocking paver area. Based on the on-site soils having an estimated R-value of 30, a 12-inch-thick layer of Class 2 crushed aggregate base (CAB), crushed miscellaneous base (CMB), or equivalent should be moisture conditioned to at least optimum moisture and compacted to at least 95% relative compaction in order to support the interlocking pavers. Concrete bands adjacent to the vehicular interlocking pavers should consist of a design section of 8 inches of PCC over at least 6 inches of AB or equivalent, moisture conditioned to at least optimum moisture, and compacted to at least 95% relative compaction.

We further understand that in certain designated site pedestrian areas, 2⅜-inch-thick (60 mm) concrete interlocking pavers placed on a section of at least 1-inch-thick bedding sand are planned. GMU recommends that prior to the installation of the pavers and bedding sand in these pedestrian areas, the on-site soil subgrade should be moisture conditioned to at least 2% above the optimum moisture content to a depth of 18 inches below the pavement section and compacted to at least 90% relative compaction. A 4-inch-thick layer of Class 2 crushed aggregate base (CAB), crushed miscellaneous base (CMB), or equivalent should then be placed on top of the soil subgrade, moisture conditioned to at least optimum moisture, and compacted to at least 95% relative compaction in order to support the interlocking pavers in these pedestrian areas.

CONCRETE FLATWORK DESIGN CONSIDERATIONS

Due to the variable nature of the on-site soils, we recommend that the subgrade for the subject concrete flatwork be moisture conditioned to 2% over optimum to a depth of 12 inches below finish grade and compacted to 90% relative compaction. A Type II/V cement may be used.

The following Concrete Flatwork Table summarizes our flatwork recommendations:

Concrete Flatwork Table

Description	Subgrade Preparation (1)	Minimum Concrete Thickness	Cut-Off Barrier Or Edge Thickness	Reinforcement (2)	Joint Spacing (Maximum)	Concrete (3)
Concrete Sidewalks and Walkways - ≤6 ft in width (4)	1) 2% over optimum to 12"(1), 2) 2" of sand or well graded rock (i.e., Class II base or equiv.) above moisture conditioned subgrade.	4 inches	Not Required	No. 3 bars @ 18" o.c.b.w. and dowel into building and curb using 9-inch Speed Dowels @ 18"o.c (5)	5 feet	Type II/V
Concrete Patios and Walkways >6 ft in width (4)	1) 2% over optimum to 12"(1), 2) 2" of sand or well graded rock (i.e., Class II base or equiv.) above moisture conditioned subgrade.	5 inches	Where adjacent to landscape areas – 12" from adjacent finish grade. Min. 8" width	No. 3 bars @ 18" o.c.b.w. and dowel into building and curb using 9-inch Speed Dowels @ 18"o.c (5)	5 feet	Type II/V
Concrete Driveways (4)	1) 2% over optimum to 12"(1), 2) 2" of sand or well graded rock (i.e., Class II base or equiv.) above moisture conditioned subgrade.	8 inches	Where adjacent to landscape areas – 12" from adjacent finish grade. Min. 8" width	1) Slab – No. 3 bars @ 18" o.c. (2) bent into cut-off; 2) where adjacent to curbs use dowels: No. 3 bars @ 18" o.c. (5)	10 feet	Type II/V

(1) The moisture content of the subgrade must be verified by the geotechnical consultant prior to sand/rock placement.
(2) Reinforcement to be placed at or above the mid-point of the slab (i.e., a minimum of 2.0 to 2.5 inches above the prepared subgrade).
(3) The site has moderate levels of sulfates as defined by the CBC. Concrete mix design is outside the geotechnical engineer's purview.
(4) Where flatwork is adjacent a stucco surface, a ¼" to ½" foam separation/expansion joint should be used.
(5) If dowels are placed in cored holes, the core holes shall be placed at alternating in-plane angles (i.e., not cored straight into slab).

RECYCLED AC MATERIAL

The use of stockpiled in-place recycled AC and crushed miscellaneous base (CMB) for new engineered fill subgrade, and CMB outside building and landscaped areas and under new asphalt concrete pavement and hardscape, will require GMU to conduct conformance laboratory testing on representative samples of the pulverized recycled asphalt pavement to confirm that the samples meet the 2019 Greenbook Section 200-2.4 standards for Crushed Miscellaneous Base (CMB). GMU recommends that this recycled CMB may be used as engineered fill for exterior subgrade structural support of new asphalt concrete and hardscape improvements outside of the building envelopes. The recycled concrete pavement is not to be used as compacted fill for support under any of the building areas or in the planters on the subject site.

PLANTERS AND TREES

Where new trees or large shrubs are to be located in close proximity to new concrete flatwork, rigid moisture/root barriers should be placed around the perimeter of the flatwork to at least 12 inches in depth in order to offer protection to the adjacent flatwork against potential root and moisture damage. Flatwork areas with existing mature trees should also incorporate a rigid moisture/root barrier placed at least 2 feet in depth below the top of the flatwork.

PLAN REVIEW / GEOTECHNICAL TESTING DURING GRADING / FUTURE REPORTS

Plan Review

Our office should review the final approved precise grading plans and landscape plans for the site and comment on the anticipated effects of any major changes from the plan reviewed for this report. In addition, the final office building foundation plans and final foundation loads will need to be reviewed to confirm that settlements are within tolerable limits.

FUTURE SERVICES

GMU should review the final construction plans to confirm they are consistent with our recommendations provided in this report.

Geotechnical Testing

It is recommended that geotechnical observation and testing be performed by GMU during the following stages of precise grading and construction:

- During site clearing and grubbing.
- During removal of any buried irrigation lines or other subsurface structures.

- During all phases of precise grading including over-excavation, temporary excavations, removals, scarification, ground preparation, moisture conditioning, proof-rolling, and placement and compaction of all fill materials.
- During installation of Geopiers if they are selected.
- During installation of all foundations and floor slab elements.
- During backfill of underground utilities.
- During pavement section placement and compaction.
- When any unusual conditions are encountered.

LIMITATIONS

All parties reviewing or utilizing this report should recognize that the findings, conclusions, and recommendations presented represent the results of our professional geological and geotechnical engineering efforts and judgements. Due to the inexact nature of the state of the art of these professions and the possible occurrence of undetected variables in subsurface conditions, we cannot guarantee that the conditions actually encountered during grading and foundation installation will be identical to those observed and sampled during our study or that there are no unknown subsurface conditions which could have an adverse effect on the use of the property. We have exercised a degree of care comparable to the standard of practice presently maintained by other professionals in the fields of geotechnical engineering and engineering geology, and believe that our findings present a reasonably representative description of geotechnical conditions and their probable influence on the grading and use of the property.

Because our conclusions and recommendations are based on a limited amount of current and previous geotechnical exploration and analysis, all parties should recognize the need for possible revisions to our conclusions and recommendations during grading of the project. Additionally, our conclusions and recommendations are based on the assumption that our firm will act as the geotechnical engineer of record during grading of the project to observe the actual conditions exposed, to verify our design concepts and the grading contractor's general compliance with the project geotechnical specifications, and to provide our revised conclusions and recommendations should subsurface conditions differ significantly from those used as the basis for our conclusions and recommendations presented in this report.

Detailed corrosion testing and recommendations for protecting buried ferrous metal and/or copper elements are beyond our purview.

This report has not been prepared for use by other parties or projects other than those named or described herein. This report may not contain sufficient information for other parties or other purposes.

CLOSURE

If you have any questions concerning our findings or recommendations, please do not hesitate to contact us and we will be happy to discuss them with you. The Plates and Appendices that complete this report are listed in the Table of Contents.

Respectfully submitted,

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President / CEO
Principal Geotechnical Engineer

dra/17-206-01 (8-29-19)

SITE-SPECIFIC REFERENCES

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AERIAL PHOTOGRAPHS

DATE	FLIGHT	PHOTO
4-19-99	C136-45	170-171
10-15-97	C117-45	118-119
1-2-95	Cl01-45	10-11
1-14-92	C85-18	2-3
1-9-92	C-7	112-113-114
11-14-87	C-1	0012-0013
1-9-87	F	294-295
5-18-83	218-11	32-33
1-31-81	211-11	24-25
2-26-80	80033	268-269
12-13-78	203-11	43-44
1-24-77	181-11	31
1-13-75	157-11	27-28
10-29-73	132-10	20-21
1-31-70	61-10	223-224-225
3-30-67	2	94-95-96
9-20-65	1FF	86-87
3-28-59	261-R25	77-78
12-12-52	3K	49-50

TECHNICAL REFERENCES

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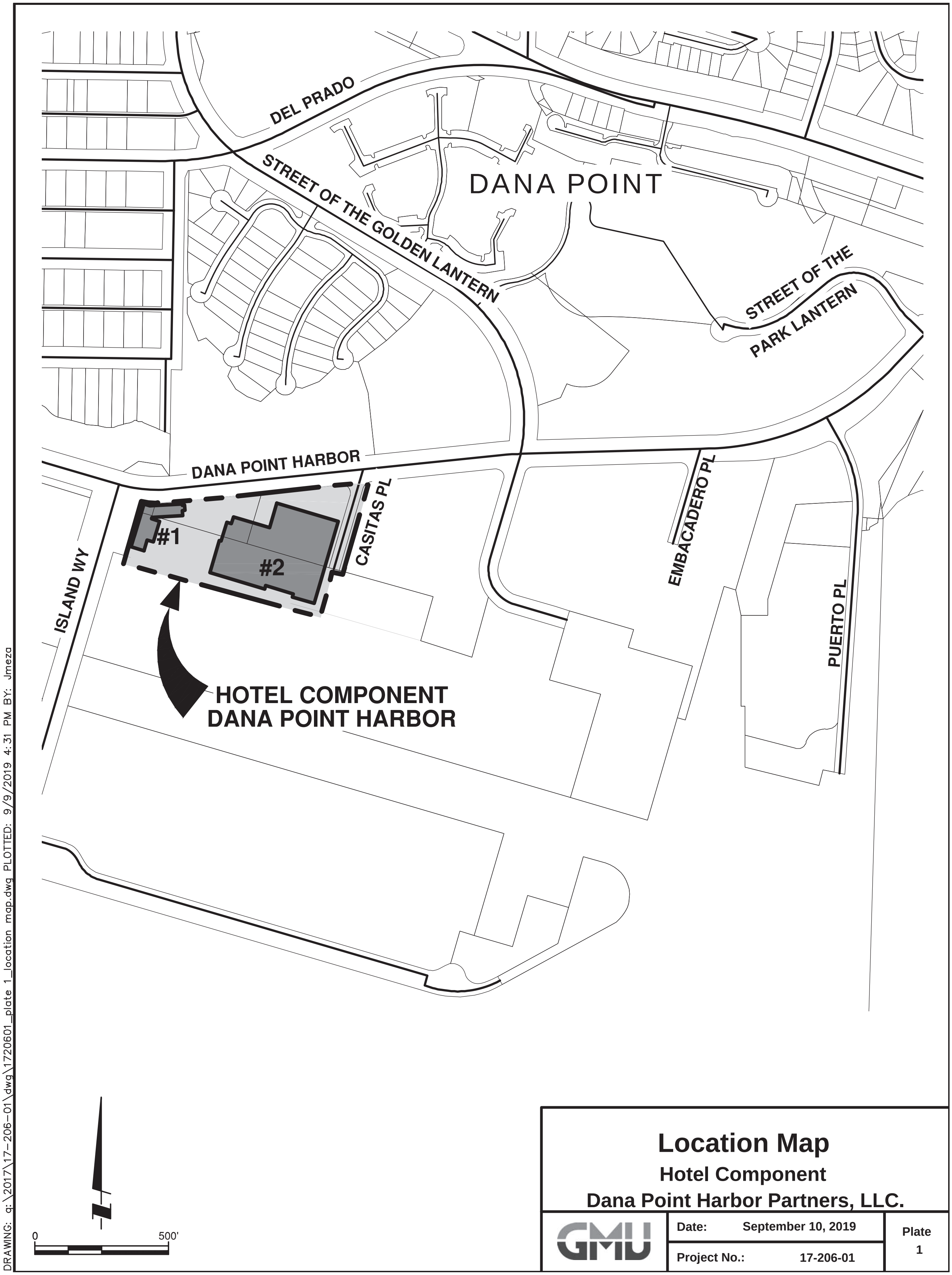

Location Map

Hotel Component

Dana Point Harbor Partners, LLC.

GMU

Date:	**September 10, 2019**	**Plate** 1
Project No.:	**17-206-01**	

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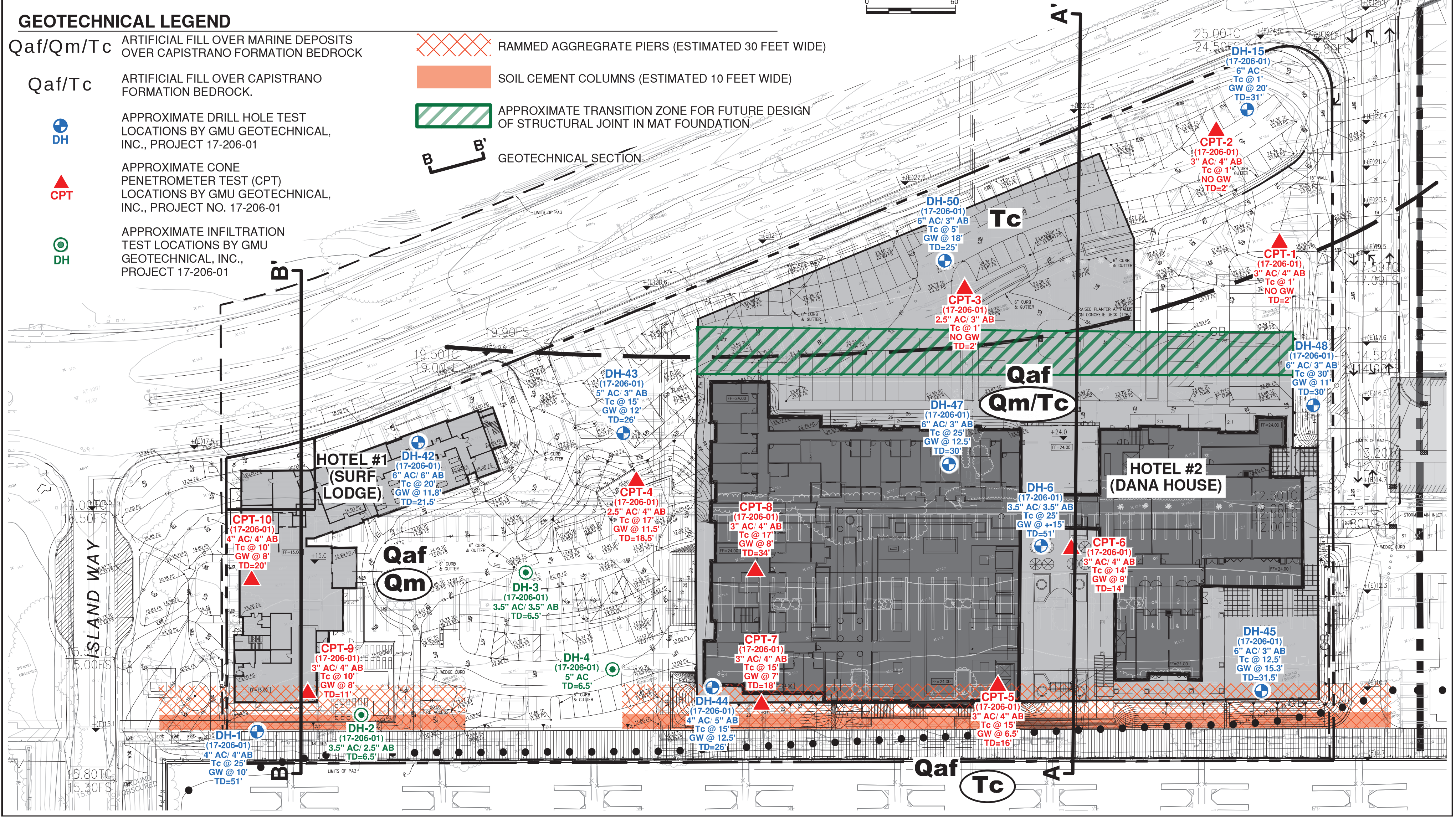
Geotechnical Map
Hotel Component
Dana Point Harbor Partners, LLC.

GMU

Date:	September 10, 2019	Plate 2
Project No.:	17-206-01	

GEOTECHNICAL LEGEND

Qaf/Qm/Tc	ARTIFICIAL FILL OVER MARINE DEPOSITS OVER CAPISTRANO FORMATION BEDROCK
Qaf/Tc	ARTIFICIAL FILL OVER CAPISTRANO FORMATION BEDROCK.
DH	APPROXIMATE DRILL HOLE TEST LOCATIONS BY GMU GEOTECHNICAL, INC., PROJECT 17-206-01
CPT	APPROXIMATE CONE PENETROMETER TEST (CPT) LOCATIONS BY GMU GEOTECHNICAL, INC., PROJECT NO. 17-206-01
DH	APPROXIMATE INFILTRATION TEST LOCATIONS BY GMU GEOTECHNICAL, INC., PROJECT 17-206-01
☒	RAMMED AGGREGATE PIERS (ESTIMATED 30 FEET WIDE)
🟧	SOIL CEMENT COLUMNS (ESTIMATED 10 FEET WIDE)
▨	APPROXIMATE TRANSITION ZONE FOR FUTURE DESIGN OF STRUCTURAL JOINT IN MAT FOUNDATION
B B'	GEOTECHNICAL SECTION



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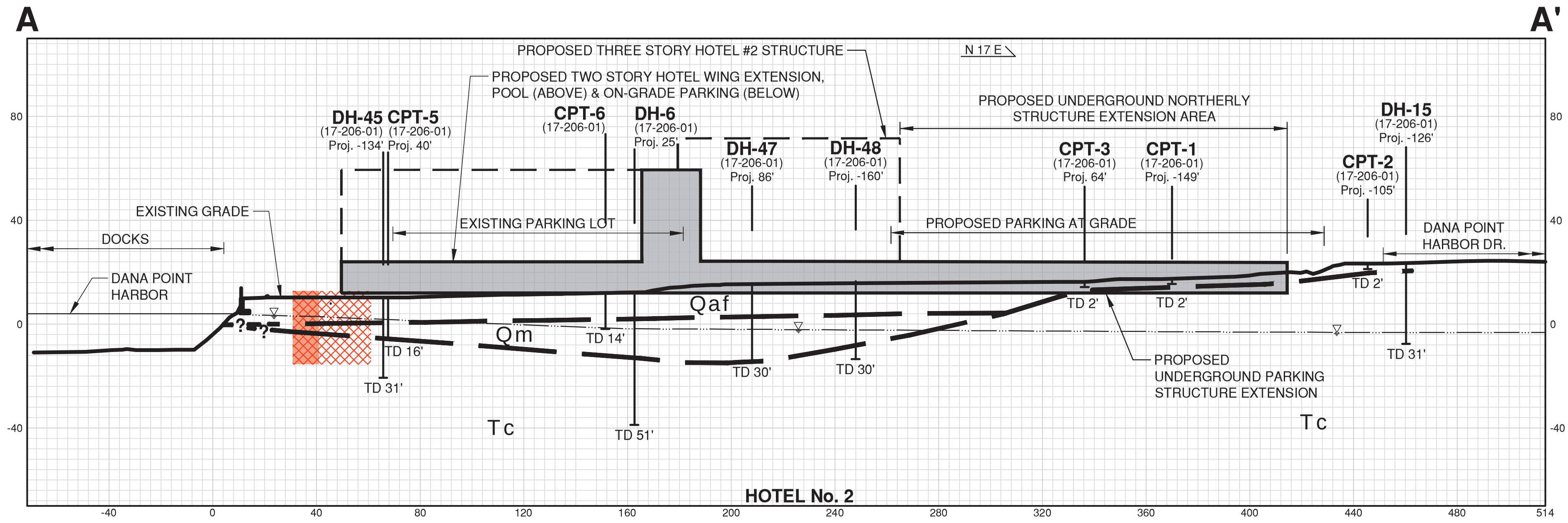

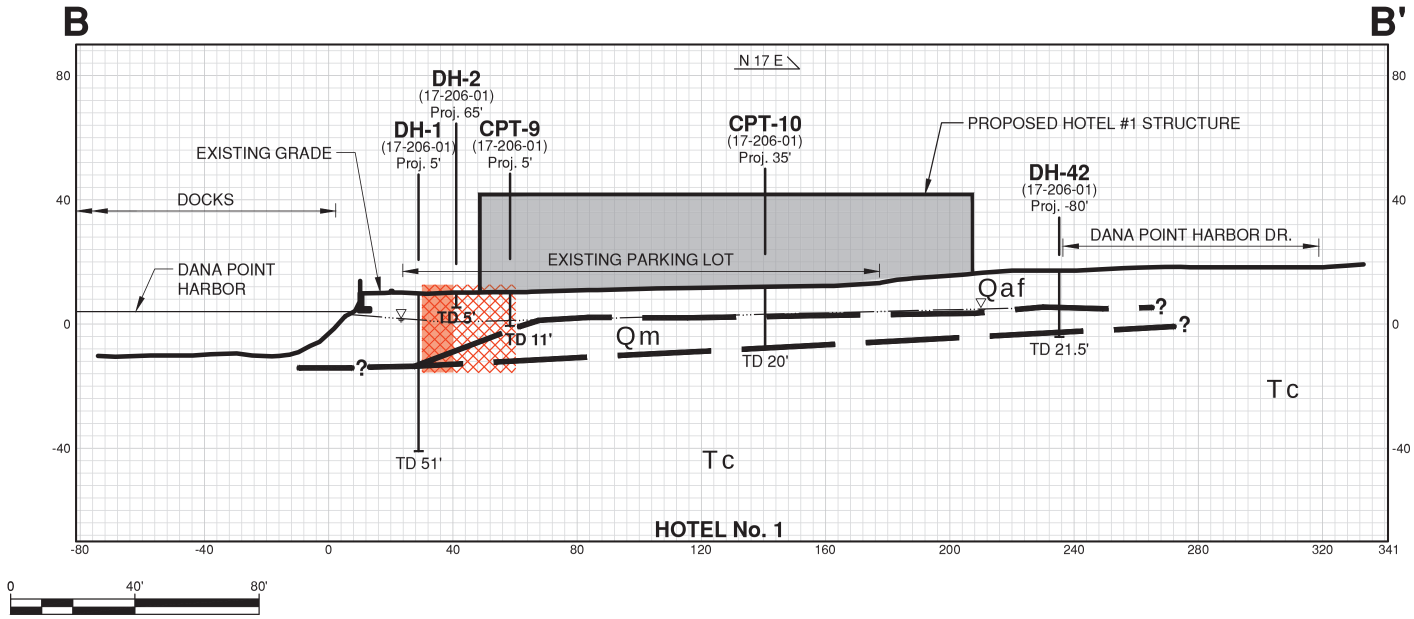

GEOTECHNICAL LEGEND

- ▨ RAMMED AGGREGRATE PIERS (30 FEET WIDE)
- 🟧 SOIL CEMENT COLUMNS (10 FEET WIDE)

Geotechnical Sections

GMU

Date:	September 10, 2019	Plate 3
Project No.:	17-206-01	

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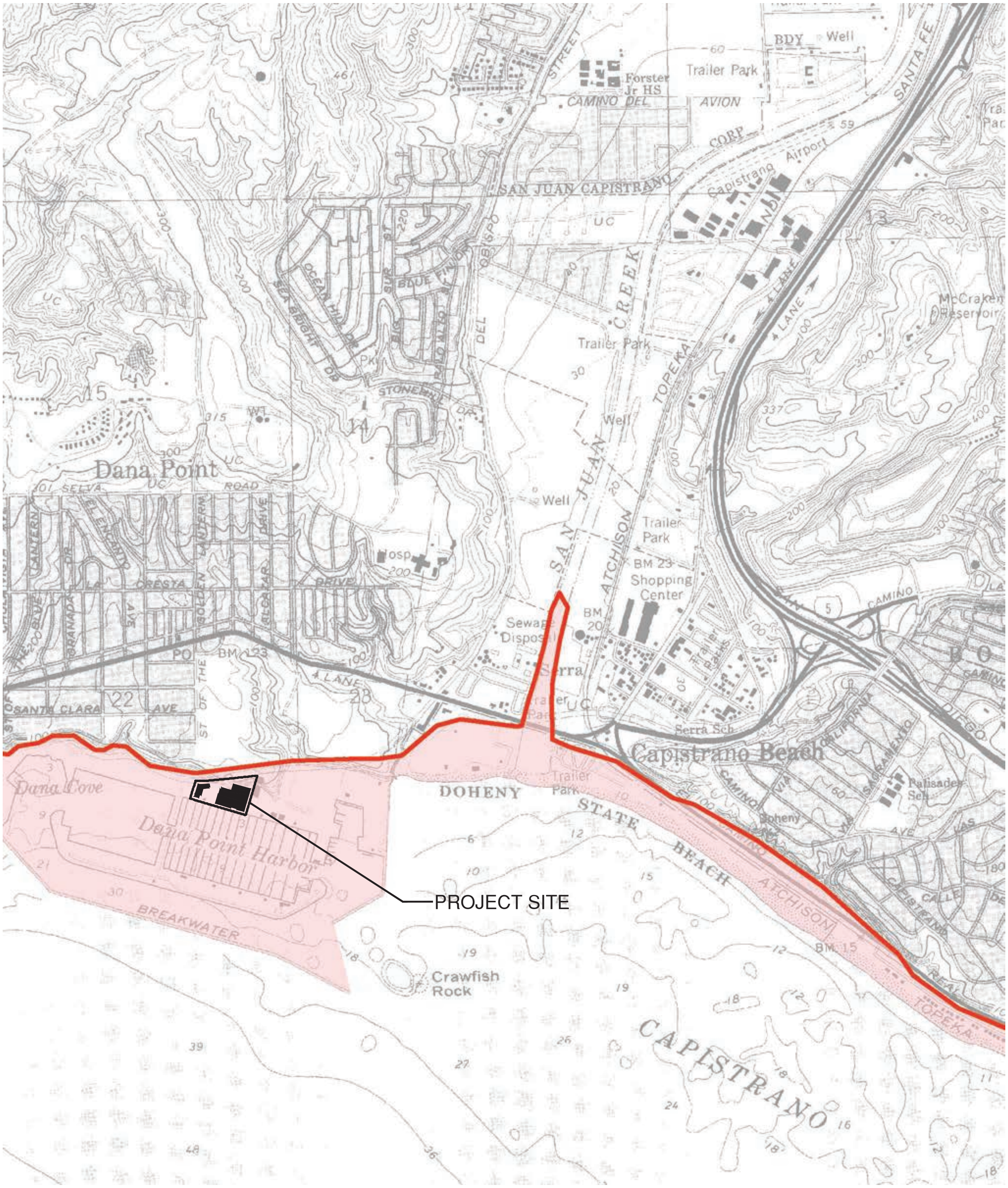


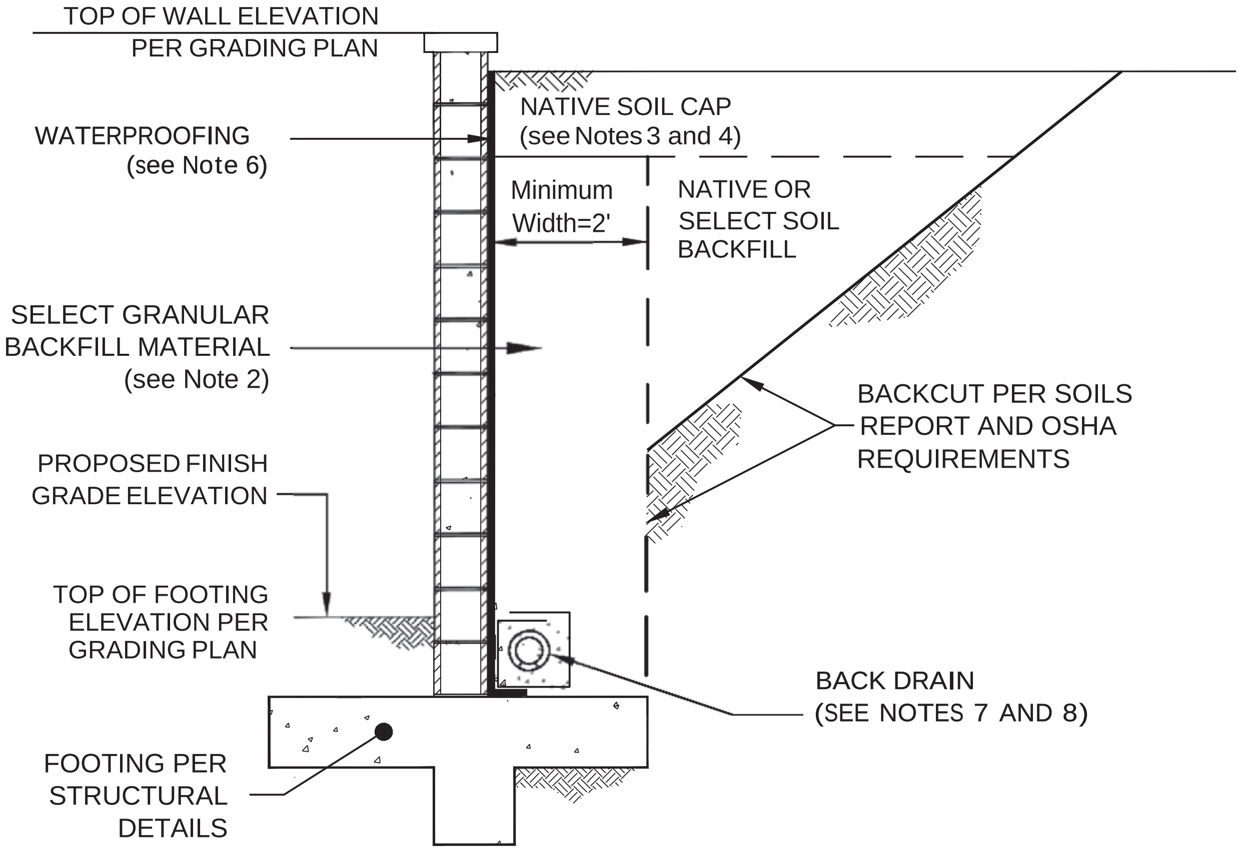
MAP EXPLANATION

〰 Tsunami Inundation Line

▨ Tsunami Inundation Area

TSUNAMI INUNDATION MAP FOR EMERGENCY PLANNING

Date:	September 10, 2019	Plate 4
Project No.:	17-206-01	



RETAINING WALL DETAIL
NOT TO SCALE

1. FINAL DETERMINATION OF THE MATERIAL TO BE USED FOR BACKFILL SHALL BE MADE BY GMU.
2. ALL SELECT BACKFILL TO WITHIN 1 TO 2 FEET OF FINAL GRADE SHOULD CONSIST OF FREE-DRAINING GRANULAR MATERIAL (I.E. SE 30 SAND, PEA GRAVEL, OR CRUSHED ROCK). CRUSHED ROCK, IF USED, SHOULD BE WRAPPED IN FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) TO MINIMIZE THE POTENTIAL FOR MIGRATION OF FINES INTO THE ROCK. THE SELECT BACKFILL SHOULD BE MOISTURE CONDITIONED TO ACHIEVE OVER OPTIMUM MOISTURE CONTENT PER THE SOILS REPORT AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD D 1557.
3. FINE-GRAINED NATIVE SOILS SHOULD BE USED TO CAP THE SELECT BACKFILL ZONE.
4. ALL NATIVE OR SELECT SOIL WALL BACKFILL SHOULD BE MOISTURE CONDITIONED AS NECESSARY TO OVER OPTIMUM MOISTURE CONTENT PER THE SOILS REPORT AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION AS DETERMINED BY ASTM TEST METHOD D 1557.
5. THE BACKSIDE OF THE WALLS SHOULD BE WATERPROOFED DOWN TO AND ACROSS THE TOP OF THE FOOTING. THE DESIGN AND SELECTION OF THE WATERPROOFING SYSTEM IS OUTSIDE OF THE PURVIEW OF GMU.
6. THE WATERPROOFING SYSTEM AND ANY DRAIN BOARDS SHOULD BE PROTECTED FROM DAMAGE BY CONSTRUCTION ACTIVITIES. THE TOP EDGE OF THE WATERPROOFING AND ANY DRAIN BOARDS SHOULD BE PROPERLY ADHERED TO THE WALL AND SEALED TO PREVENT THE POSSIBLE ACCUMULATION OF DEBRIS BETWEEN THE DRAINAGE/WATERPROOFING SYSTEM AND THE WALL.
7. THE BACKDRAIN SYSTEM SHOULD CONSIST OF 4" PERFORATED PIPE SURROUNDED BY AT LEAST ONE CUBIC FOOT OF 3/4"-1.5" OPEN GRADED GRAVEL WRAPPED IN MIRAFI 140N FILTER FABRIC (OR EQUIVALENT). THE PERFORATED PIPE SHOULD CONSIST OF SDR-35 OR SCHEDULE 40 PVC PIPE (OR APPROVED EQUIVALENT) LAID ON AT LEAST 2" OF CRUSHED ROCK WITH THE PERFORATIONS LAID DOWN. THE BACKDRAIN GRADIENT SHOULD NOT BE LESS THAN 1% WHEN POSSIBLE. THE PERFORATED PIPE SHOULD OUTLET INTO AREA DRAINS OR OTHER SUITABLE OUTLET POINTS AT RUNS OF 200 FEET OR LESS, IF PRACTICAL. IF THE BACKDRAINS CANNOT BE OUTLETED BY GRAVITY FLOW, A SUMP PUMP SYSTEM WILL NEED TO BE DESIGNED AND CONSTRUCTED. REDUNDANT BACK-UP PUMPS OR COMPONENTS ARE RECOMMENDED. DESIGN OF THIS SYSTEM IS OUTSIDE OF THE PURVIEW OF GMU.
8. THE TIE-IN LOCATIONS FOR BACKDRAIN OUTLETS SHOULD BE SHOWN ON THE PRECISE GRADING, SITE WALL, AND/OR LANDSCAPE PLANS.

GMU	**RETAINING WALL CONSTRUCTION DETAIL**	PLATE **5**

APPENDIX A

Geotechnical Exploration Procedures and Logs

APPENDIX A

GMU GEOTECHNICAL EXPLORATION PROCEDURES AND LOGS

Our exploration at the subject site consisted of thirteen (13) drill holes to a maximum depth of 51 feet below the existing grade, and ten (10) Cone Penetration Testing (CPT) soundings to a maximum depth of 34 feet below the existing grade. Our drill holes were logged by a Certified Engineering Geologist or Engineer, and drive, bulk, and SPT samples of the excavated soils were collected. The logs of each drill hole are contained in this Appendix A, and the Legend to Logs is presented as Plates A-1 and A-2. The CPT data are presented in Appendix A-1. The approximate locations of the drill holes and CPT's are shown on Plate 2 – Geotechnical Map.

"Undisturbed" samples were taken using a 3.25-inch outside-diameter drive sampler which contains a 2.416-inch-diameter brass sample sleeve 6 inches in length. Standard penetration testing (SPT) with a 2.0-inch outside diameter split spoon sampler without liners was performed in the borings during advancement. Blow counts recorded during sampling from the drive sampler and SPT are shown on the drill hole logs.

The geologic and engineering field descriptions and classifications that appear on these logs are prepared according to Corps of Engineers and Bureau of Reclamation standards. Major soil classifications are prepared according to the Unified Soil Classification System as modified by ASTM Standard No. 2487. Since the descriptions and classifications that appear on the Log of Borings are intended to be that which most accurately describe a given interval of a boring (frequently an interval of several feet), discrepancies do occur in the Unified Soil Classification System nomenclature between that interval and a particular sample in that interval. For example, an 8-foot-thick interval in a log may be identified as silty sand (SM) while one sample taken within the interval may have individually been identified as sandy silt (ML). This discrepancy is frequently allowed to remain to emphasize the occurrence of local textural variations in the interval.

MAJOR DIVISIONS			Group Letter	Symbol	TYPICAL NAMES
COARSE-GRAINED SOILS More Than 50% Retained On No.200 Sieve Based on The Material Passing The 3-Inch (75mm) Sieve. Reference: ASTM Standard D2487	**GRAVELS** 50% or More of Coarse Fraction Retained on No.4 Sieve	Clean Gravels	GW	▦	Well Graded Gravels and Gravel-Sand Mixtures, Little or No Fines.
			GP	▤	Poorly Graded Gravels and Gravel-Sand Mixtures Little or No Fines.
		Gravels With Fines	GM	▦	Silty Gravels, Gravel-Sand-Silt Mixtures.
			GC	▨	Clayey Gravels, Gravel-Sand-Clay Mixtures.
	SANDS More Than 50% of Coarse Fraction Passes No.4 Sieve	Clean Sands	SW	⁞	Well Graded Sands and Gravelly Sands, Little or No Fines.
			SP	∴	Poorly Graded Sands and Gravelly Sands, Little or No Fines.
		Sands With Fines	SM	⁞	Silty Sands, Sand-Silt Mixtures.
			SC	▨	Clayey Sands, Sand-Clay Mixtures.
FINE-GRAINED SOILS 50% or More Passe The No.200 Sieve Based on The Material Passing The 3-Inch (75mm) Sieve. Reference: ASTM Standard D2487	**SILTS AND CLAYS** Liquid Limit Less Than 50%		ML	▥	Inorganic Silts, Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands or Clayey Silts With Slight Plasticity.
			CL	░	Inorganic Clays of Low To Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays.
			OL	▒	Organic Silts and Organic Silty Clays of Low Plasticity
	SILTS AND CLAYS Liquid Limit 50% or Greater		MH	▥	Inorganic Silts, Micaceous or Diatomaceous Fine Sandy or Silty Soils, Elastic Silts.
			CH	▨	Inorganic Clays of High Plasticity, Fat Clays.
			OH	▓	Organic Clays of Medium To High Plasticity, Organic Silts.
HIGHLY ORGANIC SOILS			PT	▤	Peat and Other Highly Organic Soils.

The descriptive terminology of the logs is modified from current ASTM Standards to suit the purposes of this study

ADDITIONAL TESTS

DS = Direct Shear
HY = Hydrometer Test
TC = Triaxial Compression Test
UC = Unconfined Compression
CN = Consolidation Test
(T) = Time Rate
EX = Expansion Test
CP = Compaction Test
PS = Particle Size Distribution
EI = Expansion Index
SE = Sand Equivalent Test
AL = Atterberg Limits
FC = Chemical Tests
RV = Resistance Value
SG = Specific Gravity
SU = Sulfates
CH = Chlorides
MR = Minimum Resistivity
pH
(N) = Natural Undisturbed Sample
(R) = Remolded Sample
CS = Collapse Test/Swell-Settlement

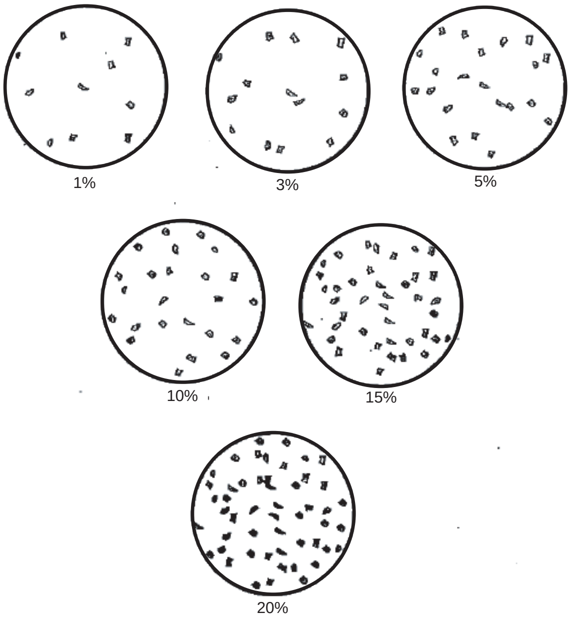
GEOLOGIC NOMENCLATURE

B = Bedding C = Contact J = Joint
F = Fracture Flt = Fault S = Shear
RS = Rupture Surface ○~ = Seepage
▼ = Groundwater

SAMPLE SYMBOLS

◧	Undisturbed Sample (California Sample)
■	Undisturbed Sample (Shelby Tube)
⊠	Bulk Sample
⊡	Unsuccessful Sampling Attempt
▧	SPT Sample

10: 10 Blows for 12-Inches Penetration
6/4: 6 Blows Per 4-Inches Penetration
P: Push
(13): Uncorrected Blow Counts ("N" Values) for 12-Inches Penetration- Standard Penetration Test (SPT)



GMU

LEGEND TO LOGS

ASTM Designation: D 2487
(Based on Unified Soil Classification System)

Plate

A-1

SOIL DENSITY/CONSISTENCY

FINE GRAINED

Consistency	Field Test	SPT (#blows/foot)	Mod (#blows/foot)
Very Soft	Easily penetrated by thumb, exudes between fingers	<2	<3
Soft	Easily penetrated one inch by thumb, molded by fingers	2-4	3-6
Firm	Penetrated over 1/2 inch by thumb with moderate effort	4-8	6-12
Stiff	Penetrated about 1/2 inch by thumb with great effort	8-15	12-25
Very Stiff	Readily indented by thumbnail	15-30	25-50
Hard	Indented with difficulty by thumbnail	>30	>50

COARSE GRAINED

Density	Field Test	SPT (#blows/foot)	Mod (#blows/foot)
Very Loose	Easily penetrated with 0.5" rod pushed by hand	<4	<5
Loose	Easily penetrated with 0.5" rod pushed by hand	4-10	5-12
Medium Dense	Easily penetrated 1' with 0.5" rod driven by 5lb hammer	10-30	12-35
Dense	Dificult to penetrat 1' with 0.5" rod driven by 5lb hammer	31-50	35-60
Very Dense	Penetrated few inches with 0.5" rod driven by 5lb hammer	>50	>60

BEDROCK HARDNESS

Density	Field Test	SPT (#blows/foot)
Soft	Can be crushed by hand, soil like and structureless	1-30
Moderately Hard	Can be grooved with fingernails, crumbles with hammer	30-50
Hard	Can't break by hand, can be grooved with knife	50-100
Very Hard	Scratches with knife, chips with hammer blows	>100

MODIFIERS

Trace	1%
Few	1-5%
Some	5-12%
Numerous	12-20%
Abundant	>20%

GRAIN SIZE

Description		Sieve Size	Grain Size	Approximate Size
Boulders		>12"	>12"	Larger than a basketball
Cobbles		3-12"	3-12"	Fist-sized to basketball-sized
Gravel	Coarse	3/4-3"	3/4-3"	Thumb-sized to fist-sized
	Fine	#4-3/4"	0.19-0.75"	Pea-sized to thumb-sized
Sand	Coarse	#10-#4	0.079-0.19"	Rock-salt-sized to pea-sized
	Medium	#40-#10	0.017-0.079"	Sugar-sized to rock salt-sized
	Fine	#200-#40	0.0029-0.017"	Flour-sized to sugar-sized
Fines		passing #200	<0.0029"	Flour-sized and smaller

MOISTURE CONTENT

Dry- Very little or no moisture
Damp- Some moisture but less than optimum
Moist- Near optimum
Very Moist- Above optimum
Wet/Saturated- Contains free moisture

GMU

LEGEND TO LOGS

ASTM Designation: D 2487
(Based on Unified Soil Classification System)

Plate
A-2

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH- 1

Sheet 1 of 3

Date(s) Drilled	**9/10/2018**	Logged By	**WD**	Checked By	**KMF**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**51.0 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**10.2**
Groundwater Depth [Elevation], feet	**10.0 [0.2]**	Sampling Method(s)	**Cal-mod sampler with 6-inch sleeve, SPT, and bulk**	Drill Hole Backfill	**Native and Quickrete**
Remarks				Driving Method and Drop	**Autohammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
10			**ARTIFICIAL FILL (Qaf)**		Asphalt Concrete (approximately 4 inches) Aggregate Base (approximately 4 inches) SILTY CLAYEY SAND (SC), yellowish brown, moist, medium dense, medium grained						
							5 4 7	140			
5	5		Interbedded sand, silty sand, and sandy silt		yellow brown to grayish brown, moist, medium dense		10 14 17	140	9	125	
					SAND and CLAYEY SAND (SC), brown, grayish brown and pale brown, moist to very moist, medium dense, medium grained, trace gravel		3 5 7	140			
0	10				▽		7 5 5	140			
-5	15				SAND and SILTY SAND (SM), gray and brownish gray, very moist, very dense, fine grained		4 50/6"	140			

Drill Hole DH- 1

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH- 1

Sheet 2 of 3

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
-10					SILTY SAND (SM), grayish brown to dark gray, wet, medium dense, fine to medium grained, some clay	■	7 7 8	140	10	115	
-15	25		**CAPISTRANO FORMATION (Tc)** Rare mottles of gray and orange brown. Tip of sampler has SILTSTONE, pale brown and gray, minor fine sand.		SAND (SP), pale brown, wet, very dense, fine grained	▨	35 50/5"	140			
-20	30		Rare gravel up to 0.5"		SANDSTONE (SP) and SILTSTONE (ML), gray with pale brown, slightly moist, very dense to hard, fine grained	■	30 50/2"	140	18	110	
-25	35		Rare orange brown mottles		SANDSTONE (SP) and SILTSTONE (ML), pale yellowish gray, gray and brownish gray, moist, very dense to hard, fine to medium grained	▨	50/6"	140			
-30	40		Orange brown mottles		SANDY SILTSTONE (ML), dark gray, wet, hard, fine grained	■	40 50/2"	140	18	107	

DH_REV3 17-206-01 (UPDATED ELEV.).GPJ GMULAB.GPJ 8/15/19

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH- 1

Sheet 3 of 3

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
-35		‖	Thinly bedded		SILTSTONE, SANDSTONE and SILTY SANDSTONE (ML), dark gray, gray and black, wet, hard, fine grained	▨	30 50/5"	140			
-40	50	⁚			SANDSTONE (SP), dark gray, moist, very dense, fine to medium grained	■	30 50/4"	140	20	106	

Total Depth: 51'
Groundwater encountered at 10'

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH- 2

Sheet 1 of 1

Date(s) Drilled	**9/10/2018**	Logged By	**WD**	Checked By	**KMF**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**6.5 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**10.3**
Groundwater Depth [Elevation], feet	**Not encountered []**	Sampling Method(s)	**Cal-mod sampler with 6-inch sleeve, SPT, and bulk**	Drill Hole Backfill	**Native and Quickrete**
Remarks	**Used for percolation testing**			Driving Method and Drop	**Autohammer**

						SAMPLE DATA			TEST DATA		
ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
10			**ARTIFICIAL FILL (Qaf)** Interbedded sand and silty sand		Asphalt Concrete (approximately 3.5 inches)						
					Aggregate Base (approximately 2.5 inches)						
					SILTY CLAYEY SAND (SC), pale brown, brown and dark brown, moist, medium dense, medium grained						
			Gravel fragments				8 14 25	140	8	118	
5	5				yellow brown and gray, moist, medium dense		4 6 10	140			
					Total Depth = 6.5' Groundwater not encountered						

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH- 3

Sheet 1 of 1

Date(s) Drilled	**9/10/2018**	Logged By	**WD**	Checked By	**KMF**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**6.5 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**12.0**
Groundwater Depth [Elevation], feet	**Not encountered []**	Sampling Method(s)	**Cal-mod sampler with 6-inch sleeve, SPT, and bulk**	Drill Hole Backfill	**Native and Quickrete**
Remarks	**Used for percolation testing**			Driving Method and Drop	**Autohammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			ARTIFICIAL FILL (Qaf)		Asphalt Concrete (approximately 3.5 inches)						
					Aggregate Base (approximately 3.5 inches)						
10					SAND and SILTY SAND (SM), yellow brown, brown and brownish gray, slightly moist, loose, fine to medium grained.						
					SILTY CLAYEY SAND (SC), yellow brown to gray browh, moist, loose		4 3 3	140			
	5						4 5 6	140			
					Total Depth = 6.5' Groundwater not encountered						

Drill Hole DH- 3

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH- 4

Sheet 1 of 1

Date(s) Drilled	**9/10/2018**	Logged By	**WD**	Checked By	**KMF**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**6.5 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**10.9**
Groundwater Depth [Elevation], feet	**Not encountered []**	Sampling Method(s)	**Cal-mod sampler with 6-inch sleeve, SPT, and bulk**	Drill Hole Backfill	**Native and Quickrete**
Remarks	**Used for percolation testing**			Driving Method and Drop	**Autohammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
			ARTIFICIAL FILL (Qaf)		Asphalt Concrete (approximately 5 inches)						
10					SILTY CLAYEY SAND (SC), brown and dark brown, moist, loose, fine to medium grained	☒					
			Rare gravel, black mottles			▨	3 3 4	140			
	5										
5					yellow brown to grayish brown, moist to very moist, medium dense, medium grained	■	5 11 18	140	11	108	
					Total Depth = 6.5' Groundwater not encountered						

DH_REV3 17-206-01 (UPDATED ELEV.).GPJ GMULAB.GPJ 8/15/19

Drill Hole DH- 4

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH- 6

Sheet 1 of 3

Date(s) Drilled	**9/10/2018**	Logged By	**WD**	Checked By	**KMF**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**51.0 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**12.3**
Groundwater Depth [Elevation], feet	**15.0 [-2.7]**	Sampling Method(s)	**Cal-mod sampler with 6-inch sleeve, SPT, and bulk**	Drill Hole Backfill	**Native and Quickrete**
Remarks				Driving Method and Drop	**Autohammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			ARTIFICIAL FILL (Qaf)		Asphalt Concrete (approximately 3.5 inches)						
					Aggregate Base (approximately 3.5 inches)						
10			Gravel up to 0.5". Orange brown, brown and black mottles. Rare roots.		SANDY CLAY (CL), brown and pale brown, slightly moist, medium dense, some clay		5 10 8	140	15	105	
					SILTY CLAYEY SAND (SC), pale yellowish brown to pale greenish brown, moist, loose, fine grained, trace clay						
	5		Rare gravel up to 0.75"				5 4 5	140			
5			Rare gravel up to 0.5"		SILTY SAND (SM) to CLAYEY SAND (SC), pale brownish gray, moist, medium dense, fine grained, fragements of silty clay		6 9 12	140	15	117	
	10		Rare gravel up to 0.75"				4 3 3	140			
0											
	15		**MARINE DEPOSITS (Qm)**		▽ SAND (SP) to SILTY SAND (SM), pale gray, wet, medium dense, medium to fine grained		5 6 8	140	16	101	
-5											

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH- 6

Sheet 2 of 3

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
		░	Sandstone fragments in tip of sampler		SAND with GRAVEL (SP), brown, wet, very dense, fine to medium grained	▨	50/6"	140			
-10		░									
	25		**CAPISTRANO FORMATION (Tc)** White mottles		CLAYSTONE (CL) and SILTSTONE (ML), very dark gray, moist to wet, stiff	■	7 17 50/5"	140	22	95	
-15											
	30	░	Interbeds of SILTSTONE, dark gray, moist, very dense,		SANDSTONE (SP), gray and orange brown, wet, very dense, fine to medium grained	▨	6 20 40	140			
-20		░									
	35	░	Orange brown mottles		SANDSTONE (SP), grayish brown, wet, very dense, medium to fine grained	■	20 50/5"	140	13	117	
-25		░									
	40	░			SANDSTONE (SP), brownish gray, moist to wet, very dense, medium to fine grained	▨	40 50/5"	140			
-30		░									

DH_REV3 17-206-01 (UPDATED ELEV.).GPJ GMULAB.GPJ 8/15/19

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH- 6

Sheet 3 of 3

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
-35					SANDSTONE (SP), pale gray, wet, very dense, medium to coarse grained	■	40 50/5"	140	14	116	
	50		Tan and orange brown mottles		SANDSTONE (SP), pale brownish gray, wet, very dense, medium to fine grained	▨	40 50/5"	140			
					Total Depth = 51' Groundwater encountered @ 15'						

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-15

Sheet 1 of 2

Date(s) Drilled	**9/11/2018**	Logged By	**WD**	Checked By	**KMF**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**31.0 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**19.4**
Groundwater Depth [Elevation], feet	**20.0 [-0.6]**	Sampling Method(s)	**Cal-mod sampler with 6-inch sleeve, SPT, and bulk**	Drill Hole Backfill	**Native and Quickrete**
Remarks				Driving Method and Drop	**Autohammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
					Asphalt Concrete (approximately 6 inches)						
			CAPISTRANO FORMATION (Tc)		SANDSTONE (SP), pale yellowish brown, slightly moist, very dense, fine to coarse grained						
			Gravel up to 1". Orange brown mottles.			▨	40 50/4"	140			
15	5					■	50/6"	140	6	116	
						▨	50/6"	140			
10	10		Scattered gravel up to 0.25", sand is coarse grained			■	50/6"	140	7	125	
5	15		Gravel up to 0.5"		SANDSTONE with GRAVEL (SP), yellowish brown, moist, very dense, coarse to medium grained	▨	40 50/4"	140			
0					∇						

Drill Hole DH-15

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-15

Sheet 2 of 2

						SAMPLE DATA			TEST DATA		
ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
					GRAVELLY SANDSTONE (SP), yellowish brown, wet, very dense, coarse to medium grained	■	50/5"	140	11	117	
-5											
	25		Rare gravel up to 0.25". Orange brown mottles, thinly interbedded SILTSTONE and SANDSTONE		SILTSTONE and SANDSTONE (SP),olive brown, moist, very dense, fine to medium grained	▨	38 50/5"	140			
-10											
	30				SANDSTONE (SP), olive brown, wet, very dense, fine grained	■	50/6"	140	16	112	
					Total Depth = 31' Groundwater encountered @ 20'						

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-42

Sheet 1 of 2

Date(s) Drilled	**9/18/2018**	Logged By	**WD**	Checked By	**KMF**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**21.5 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**17.6**
Groundwater Depth [Elevation], feet	**11.8 [5.8]**	Sampling Method(s)	**Cal-mod sampler with 6-inch sleeve, SPT, and bulk**	Drill Hole Backfill	**Native and Quickrete**
Remarks				Driving Method and Drop	**Autohammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			ARTIFICIAL FILL (Qaf)		Asphalt Concrete (approximately 6 inches)						
					Aggregate Base (approximately 6 inches)						
					CLAYEY SAND (SC), dark brown, slightly moist, medium dense, fine grained						
15			Scattered gravel to 1". Tip of sampler: Sand, pale brownish gray, fine grained.			▨	3 4 6	140			
	5		Orange brown mottles.		SILTY CLAYEY SAND (SC), pale brown and pale brownish gray, slightly moist, very dense, fine grained	■	12 21 24	140	13	106	
10			Rare gravel		brownish gray and gray, moist, medium dense, fine grained	▨	5 9 14	140			
	10				SAND (SP) and SILTY SAND (SM), brown, slightly moist, dense, fine grained, some clay ∇	■	6 14 23	140	13	117	
5			**MARINE DEPOSITS (Qm)**		SAND (SP) and SILTY SAND (SM), brown and dark brown, slightly moist, medium dense, fine grained	▨	7 12 11	140			
	15				SAND (SP), dark gray, gray and orange brown, wet, medium dense, medium to coarse grained	■	4 4 5	140	13	115	
0											

GMU

Drill Hole DH-42

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-42

Sheet 2 of 2

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
			CAPISTRANO FORMATION (Tc) Rare gravel up to 1"		SANDSTONE (SP), pale gray and gray, wet, very dense, fine to medium grained	▨	13 35 50/5"	140			
					Total Depth = 21.5' Groundwater encountered @ 11.8'						

DH_REV3 17-206-01 (UPDATED ELEV.).GPJ GMULAB.GPJ 8/15/19

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-43

Sheet 1 of 2

Date(s) Drilled	**9/18/2018**	Logged By	**WD**	Checked By	**KMF**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**26.0 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**16.5**
Groundwater Depth [Elevation], feet	**12.0 [4.5]**	Sampling Method(s)	**Cal-mod sampler with 6-inch sleeve, SPT, and bulk**	Drill Hole Backfill	**Native and Quickrete**
Remarks				Driving Method and Drop	**Autohammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	TEST DATA MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
			ARTIFICIAL FILL (Qaf)		Asphalt Concrete (approximately 5 inches)						
					Aggregate Base (approximately 3 inches)	☒					
15					CLAYEY SAND (SC), brown, slightly moist, medium dense, fine grained	☒					
			Scattered gravel to 1".			▨	4 7 8	140			
	5				CLAYEY SAND (SC), brown and reddish brown, moist, very dense, fine grained	■	7 11 18	140	10	121	
10											
					CLAYEY SAND (SC), brownish gray and gray, moist, medium dense, fine grained	▨	6 6 8	140			
	10		Rare gravel		SAND and SILTY SAND (SM), brownish gray, wet, medium dense, fine grained	■	5 5 7	140	17	111	
5					∇						
			MARINE DEPOSITS (Qm)		SAND (SP) and GRAVELLY SAND(SP), dark gray, gray and brown, wet, medium dense, fine grained	▨	3 13 10	140			
	15		**CAPISTRANO FORMATION (Tc)** Moderately well defined bedding		SANDSTONE (SP) interbedded with SILTSTONE (ML), pale gray, gray and brown, wet to slightly moist, very dense, medium to fine grained	■	35 50/3"	140	16	114	
0											

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GMU

Drill Hole DH-43

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-43

Sheet 2 of 2

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
			Sand grades downwards from fine to coarse		SANDSTONE (SP), pale gray, yellow gray and orange brown, wet, very dense, fine to coarse grained	▨	27 50	140			
-5											
	25					◧	50/4"	140			
					Total Depth = 26' Groundwater encountered @ 12'						

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-44

Sheet 1 of 2

Date(s) Drilled	**9/18/2018**	Logged By	**WD**	Checked By	**KMF**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**26.0 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**10.7**
Groundwater Depth [Elevation], feet	**12.5 [-1.8]**	Sampling Method(s)	**Cal-mod sampler with 6-inch sleeve, SPT, and bulk**	Drill Hole Backfill	**Native and Quickrete**
Remarks				Driving Method and Drop	**Autohammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			ARTIFICIAL FILL (Qaf)		Asphalt Concrete (approximately 4 inches)	☒			9		
10					Aggregate Base (approximately 5 inches)						
					SILTY CLAYEY SAND (SC), brown and brownish gray, slightly moist, medium dense, fine grained						
			Scattered gravel to 2".			▨	4 7 8	140			
5	5		Dark brown and brown			■	10 22 30	140	14	113	
			MARINE DEPOSITS (Qm)		SILTY SAND (SM), brown and gray, wet, loose, fine grained	▨	3 3 3	140			
0	10				SILTY SAND (SM), grayish brown, wet, medium dense, fine to medium grained, some clay	■	7 9 10	140	12	116	
			Rare gravel to 0.5"		▽ SILTY SAND (SM), brownish gray, wet, medium dense, fine grained, some clay	▨	6 7 6	140			
-5	15		**CAPISTRANO FORMATION (Tc)** Thinly bedded		CLAYSTONE (CL), dark gray, moist, stiff	■	4 8 16	140	24	94	

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-44

Sheet 2 of 2

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
-10					SANDSTONE (SP) interbedded with CLAYSTONE (CL), very dark gray and gray, slightly moist, hard		13 34 50/5"	140			
-15	25				SANDSTONE (SP), pale gray, yellow gray and orange brown, wet, very dense, fine to coarse grained		35 50/3.5"	140	21	99	

Total Depth = 26'
Groundwater encountered at 12.5'

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-45

Sheet 1 of 2

Date(s) Drilled	**9/18/2018**	Logged By	**WD**	Checked By	**KMF**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**31.5 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**10.6**
Groundwater Depth [Elevation], feet	**15.3 [-4.7]**	Sampling Method(s)	**Cal-mod sampler with 6-inch sleeve, SPT, and bulk**	Drill Hole Backfill	**Native and Quickrete**
Remarks				Driving Method and Drop	**Autohammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
10			**ARTIFICIAL FILL (Qaf)**		SILTY CLAYEY SAND (SC), brown and pale yellowish brown, slightly moist, medium dense, fine to medium grained						
					brownish gray, moist, dense, fine to medium grained		6 10 12	140			
5	5		Abundant gravel up to 5"				8 18 20	140	14	118	
			Scattered gravel		brown, yellow brown and gray, wet, loose, fine to medium grained		5 4 5	140			
0	10		**MARINE DEPOSITS (Qm)**		SAND (SP), gray, wet, medium dense, fine to coarse grained		8 7 8	140	20	107	
			CAPISTRANO FORMATION (Tc)		SANDSTONE (SP), pale yellowish gray, wet, very dense, fine to medium grained		20 25 40	140			
-5	15				▽		50/6"	140	15	117	

Drill Hole DH-45

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-45

Sheet 2 of 2

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
-10			Pale gray and pale yellowish gray			▨	21 31 40	140			
-15	25					■	50/5"	140	16	114	
-20	30		Thinly bedded		CLAYSTONE (CL), dark gray, moist, hard	▨	4 21 45	140			
					Total Depth = 31' Groundwater encountered at 15.3'						

DH_REV3 17-206-01 (UPDATED ELEV.).GPJ GMULAB.GPJ 8/15/19

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-47

Sheet 1 of 2

Date(s) Drilled	**4/5/2019**	Logged By	**MTF**	Checked By	**DA**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**30.0 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**15.5**
Groundwater Depth [Elevation], feet	**12.5 [3.0]**	Sampling Method(s)	**Cal-mod sampler with 6-inch sleeve, SPT, and bulk**	Drill Hole Backfill	**Native and Quickrete**
Remarks				Driving Method and Drop	**Autohammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
15			**ARTIFICIAL FILL (Qaf)**		Grass CLAYEY SAND (SC); light brown, very moist, medium dense to dense, fine to medium grained sand		NA	NA			
10	5		Large rock in tip of sampler, ~ retaining 2", white, hard, angular		SILTY CLAY (CL); gray, very moist, hard, with some fine grained sand		20 23 34	140			
5	10				CLAYEY SAND (SC); light grayish brown, saturated, medium dense, fine to medium grained sand ∇		5 8 12	140			
0	15		**MARINE DEPOSITS (Qm)** Rock in tip of sampler, ~ retaining 1.5", black, hard, angular		POORLY GRADED SAND (SP); light yellowish gray, saturated, very dense		50/4"	140			

DH_REV3 17-206-01 (UPDATED ELEV.).GPJ GMULAB.GPJ 8/15/19

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-47

Sheet 2 of 2

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
-5						▨	15 50/6"	140			
-10	25		**CAPISTRANO FORMATION (Tc)**		CLAYSTONE (CL) and SILTSTONE (ML); very dark gray, very moist to saturated, hard	○	50/5"	140			
	30				Total Depth = 30.0' Groundwater encountered @ 12.5' No Caving	○	50/5"	140			

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-48

Sheet 1 of 2

Date(s) Drilled	**4/5/2019**	Logged By	**MTF**	Checked By	**DA**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**2R Drilling**	Total Depth of Drill Hole	**30.5 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**16.5**
Groundwater Depth [Elevation], feet	**11.0 [5.5]**	Sampling Method(s)	**Cal-mod sampler with 6-inch sleeve, SPT, and bulk**	Drill Hole Backfill	**Native and Quickrete**
Remarks				Driving Method and Drop	**Autohammer**

						SAMPLE DATA			TEST DATA		
ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
			ARTIFICIAL FILL (Qaf)		Grass CLAYEY SAND (SC); light grayish brown, moist, medium dense to dense, medium to coarse grained sand		NA	NA			
15											
	5				Becomes gray		20 18 32	140			
10											
	10		Large rock at top of sampler, ~ retaining 2", white, hard, angular		Becomes light gray with orange staining, very moist to saturated, medium dense ∇		20 10 8	140			
5											
			Hard drilling, (rock)								
	15				SILTY SAND (SM); light yellowish brown and orange, very moist to saturated, very dense, fine to coarse sand, some fine to coarse grained gravel		50/5"	140			
0											
			Hard drilling, (rock)								

Drill Hole DH-48

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-48

Sheet 2 of 2

						SAMPLE DATA			TEST DATA		
ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
			MARINE DEPOSITS (Qm)		POORLY GRADED SAND (SP); light gray and pale yellow, very moist to saturated, very dense, fine grained sand	■	50/6"	140			
-5											
	25				Orange staining is present	▨	50/6"	140			
-10											
	30		**CAPISTRANO FORMATION (Tc)**			○	50/5"	140			
					CLAYSTONE (CL) and SILTSTONE (ML); very dark gray, moist to wet, moderately hard Total Depth = 30.5' Groundwater encountered @ 11.0' No Caving						

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-50

Sheet 1 of 2

Date(s) Drilled	**4/17/19**	Logged By	**DW**	Checked By	**DA**
Drilling Method	**Hollow Stem Auger**	Drilling Contractor	**ABC Drilling**	Total Depth of Drill Hole	**25.5 feet**
Drill Rig Type	**CME 75**	Diameter(s) of Hole, inches	**8**	Approx. Surface Elevation, ft MSL	**17.6**
Groundwater Depth [Elevation], feet	**18.0 [-0.4]**	Sampling Method(s)	**Cal-mod sampler with 6-inch sleeve, SPT, and bulk**	Drill Hole Backfill	**Native and Quickrete**
Remarks				Driving Method and Drop	**Autohammer**

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA			TEST DATA		
						SAMPLE	NUMBER OF BLOWS / 6"	DRIVING WEIGHT, lbs	MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
			ARTIFICIAL FILL (Qafc)		Asphalt Concrete - approximately 6 inches						
15			Very homogeneous		SILTY SAND (SM); olive yellow, damp, dense, fine to medium grained sand	☒					
10	5		**CAPISTRANO FORMATION, OSO MEMBER (Tco)** Some oxidation patches		SANDSTONE (SM); pale yellow with orange staining, damp, moderately hard, fine to coarse grained sand	■	50/6"	140			
	10		Thin beds of laminated siltstone		CLAYEY SILTSTONE (ML); grayish black, damp, hard	■	50/6"	140			
5					SANDSTONE (SM); yellowish white with orange staining, damp, moderately hard, fine to coarse grained sand						
	15		Approximately 4" zone of heavy oxidation, nearly horizontal contact between oxidized and non-oxidized		Becomes very moist, orange with beds of yellowish white	▨	37 50/4"	140			
0			Groundwater		▽						

Project: Dana Point Harbor, Hotel Component
Project Location: Dana Point Harbor Drive
Project Number: 17-206-01

Log of Drill Hole DH-50

Sheet 2 of 2

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	GEOLOGICAL CLASSIFICATION AND DESCRIPTION	ORIENTATION DATA	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: NUMBER OF BLOWS / 6"	SAMPLE DATA: DRIVING WEIGHT, lbs	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			CAPISTRANO FORMATION, OSO MEMBER (Tco) Sample saturated		SANDSTONE (SM); yellowish white, very moist/saturated, moderately hard, fine to coarse grained sand	■	13 50/4"	140			
-5											
	25					■	50/6"	140			
					Total Depth = 25' Groundwater encountered at 18'						

APPENDIX A-1

CPT Logs

KTE

Kehoe Testing and Engineering
714-901-7270
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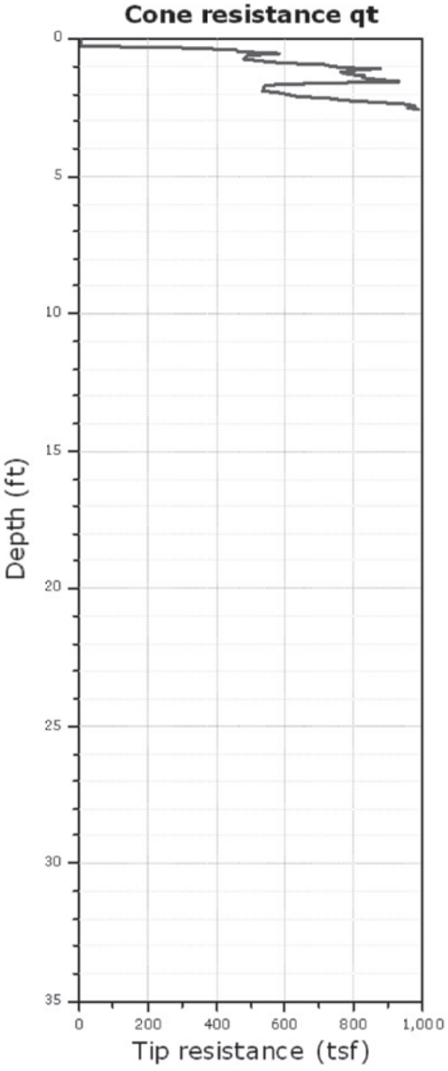
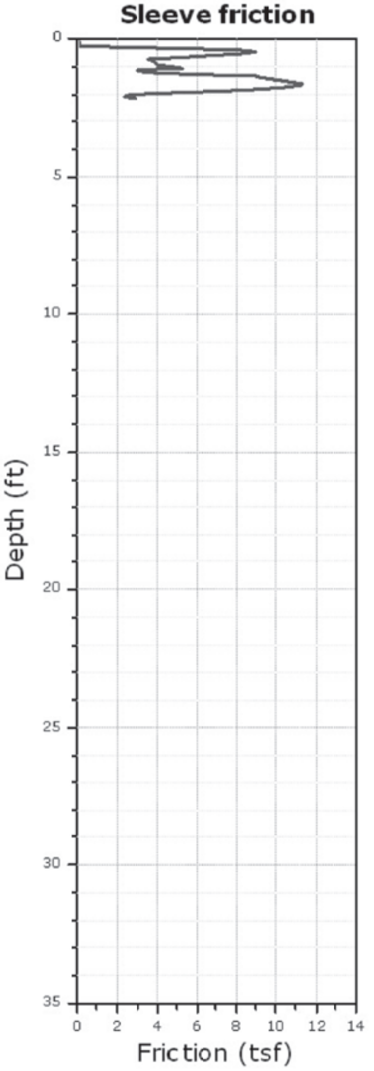
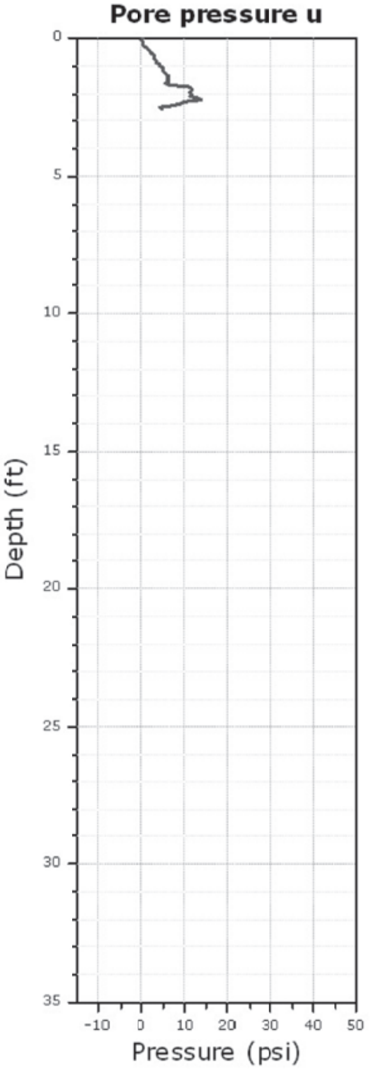
www.kehoetesting.com

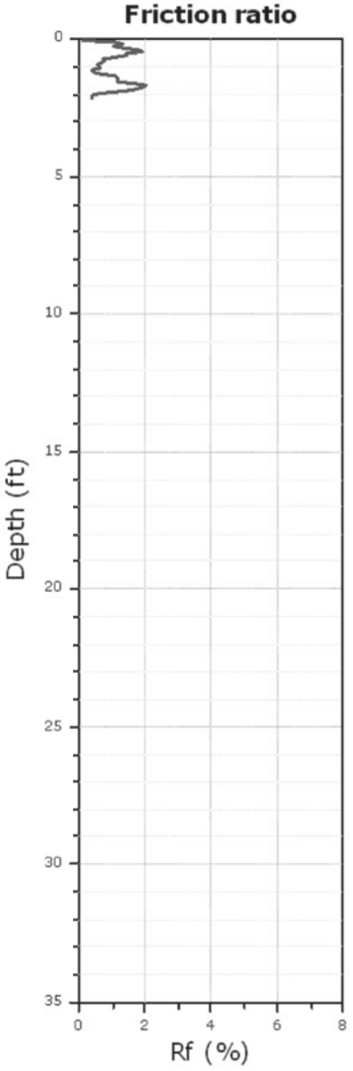
Project: **GMU Geotechnical, Inc./Hotel Component**
Location: **Casitas Pl & Dana Point Harbor Dr Dana Point, CA**

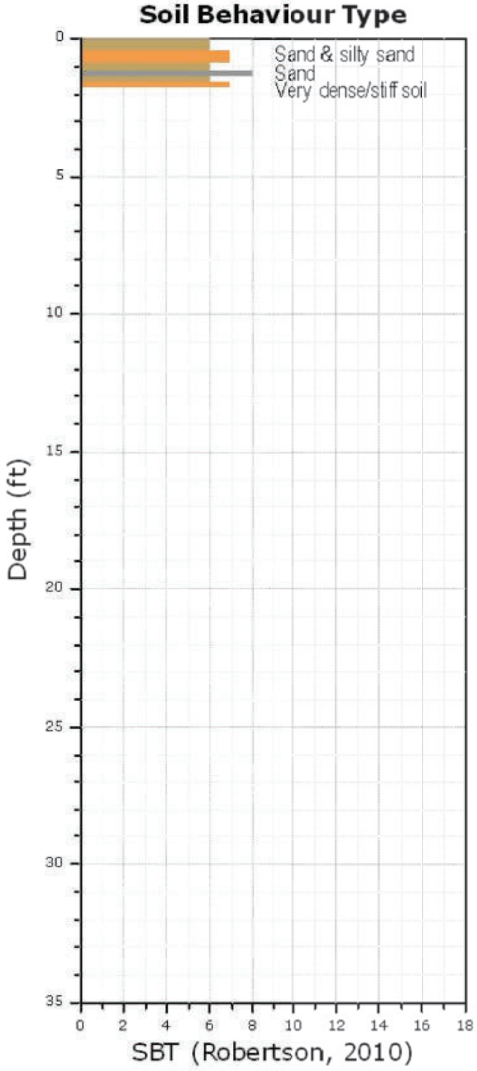
CPT-1
Total depth: 2.56 ft, Date: 9/12/2018
Cone Type: Vertek


Cone resistance qt


Sleeve friction


Pore pressure u


Friction ratio


Soil Behaviour Type

CPeT-IT v.2.1.1.13 - CPTU data presentation & interpretation software - Report created on: 9/14/2018, 2:23:37 PM
Project file: C:\GMUDanaPt9-18\Plot Data\Plots.cpt

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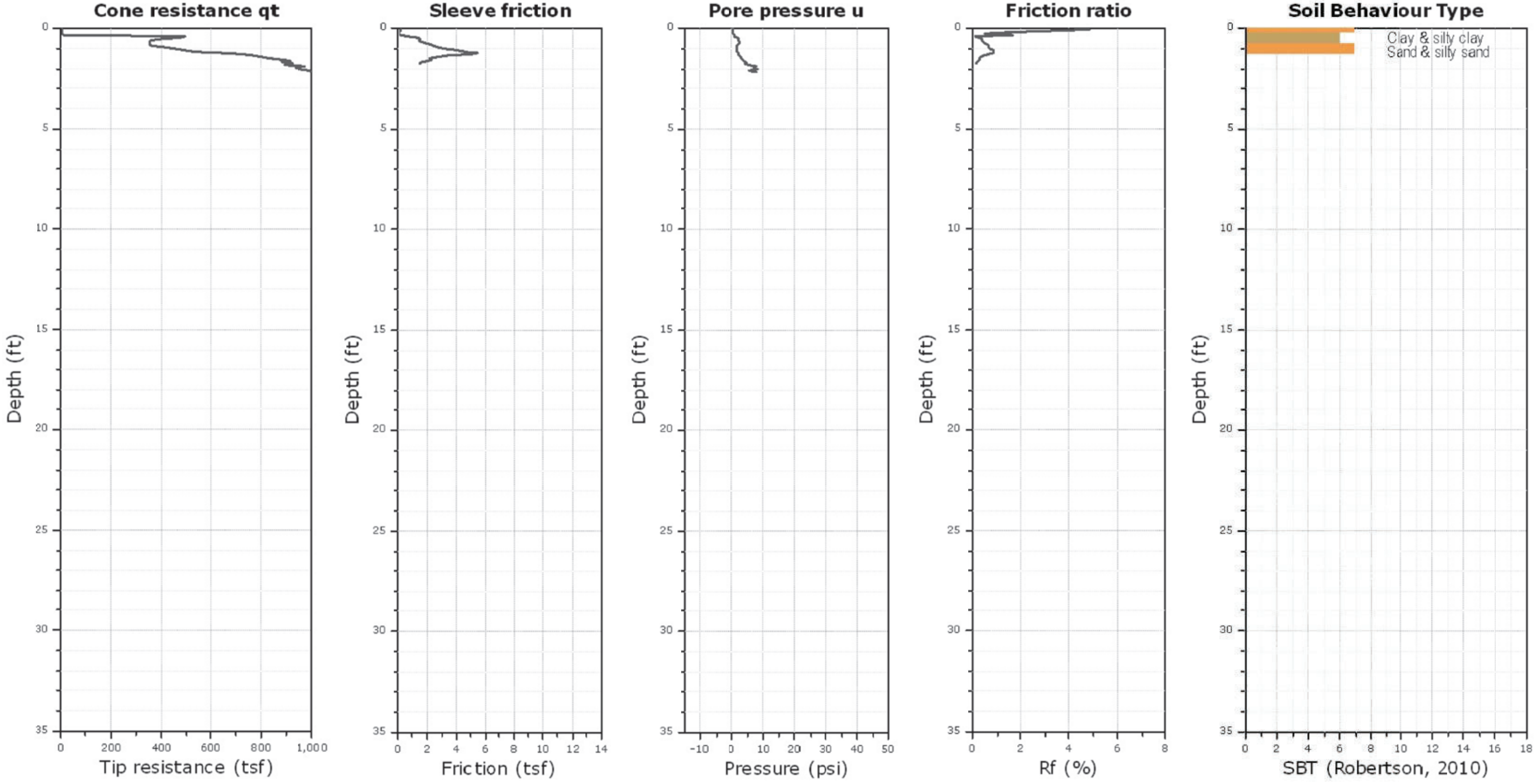
www.kehoetesting.com

Project: **GMU Geotechnical, Inc./Hotel Component**
Location: **Casitas Pl & Dana Point Harbor Dr Dana Point, CA**

CPT-2
Total depth: 2.18 ft, Date: 9/12/2018
Cone Type: Vertek



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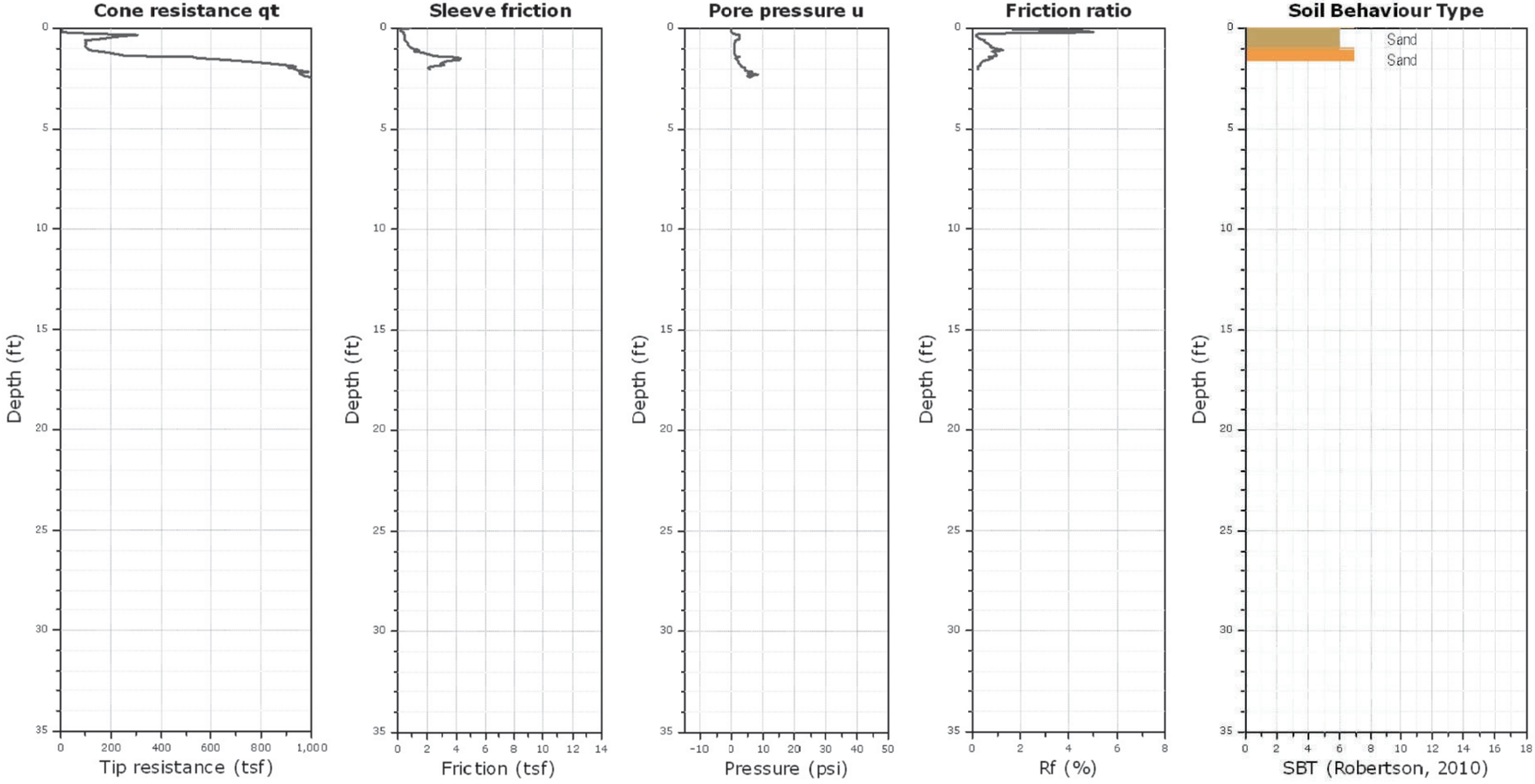
Project: **GMU Geotechnical, Inc./Hotel Component**
Location: **Casitas Pl & Dana Point Harbor Dr Dana Point, CA**

CPT-3
Total depth: 2.43 ft, Date: 9/12/2018
Cone Type: Vertek



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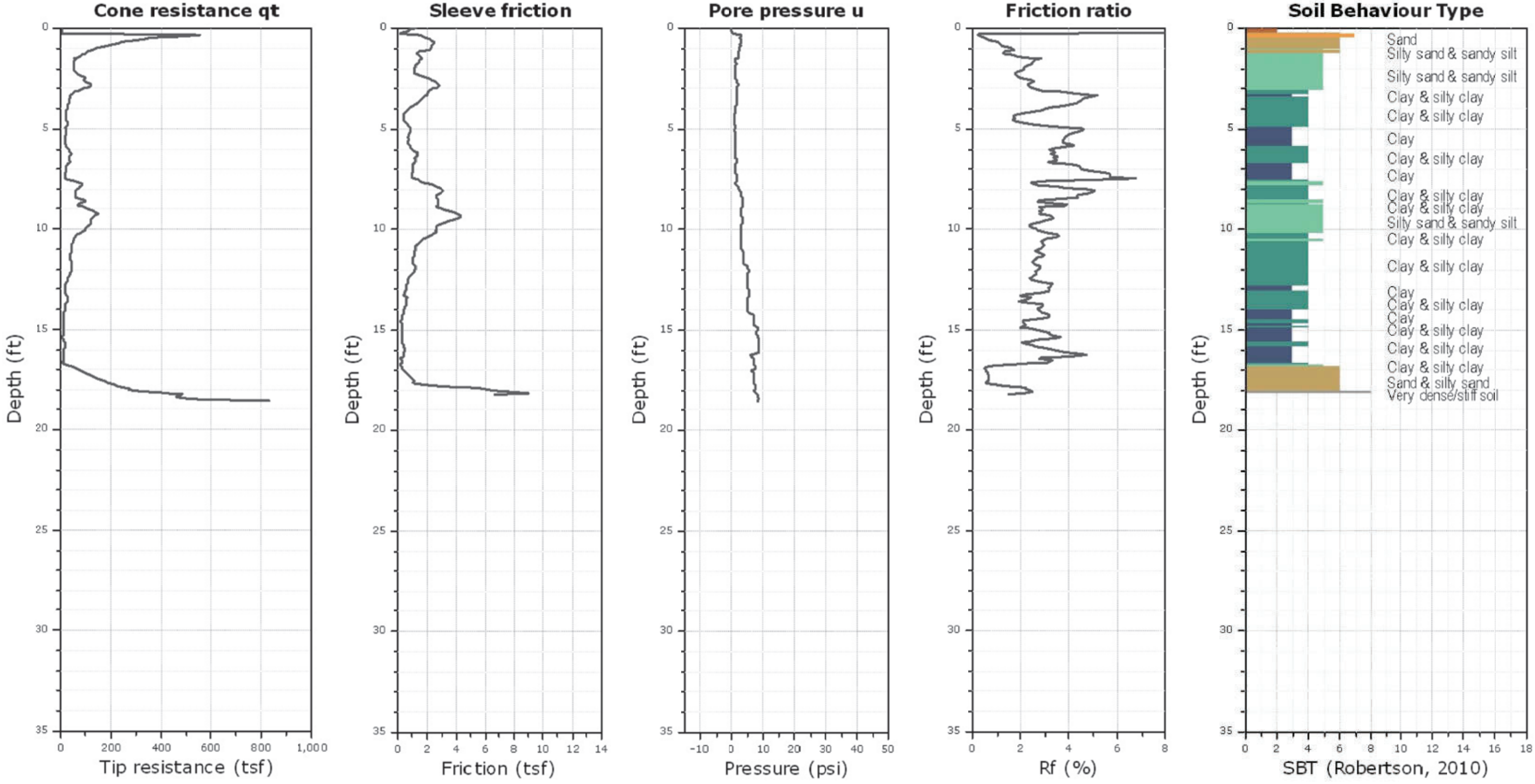
Project: **GMU Geotechnical, Inc./Hotel Component**
Location: **Casitas Pl & Dana Point Harbor Dr Dana Point, CA**

CPT-4
Total depth: 18.57 ft, Date: 9/12/2018
Cone Type: Vertek



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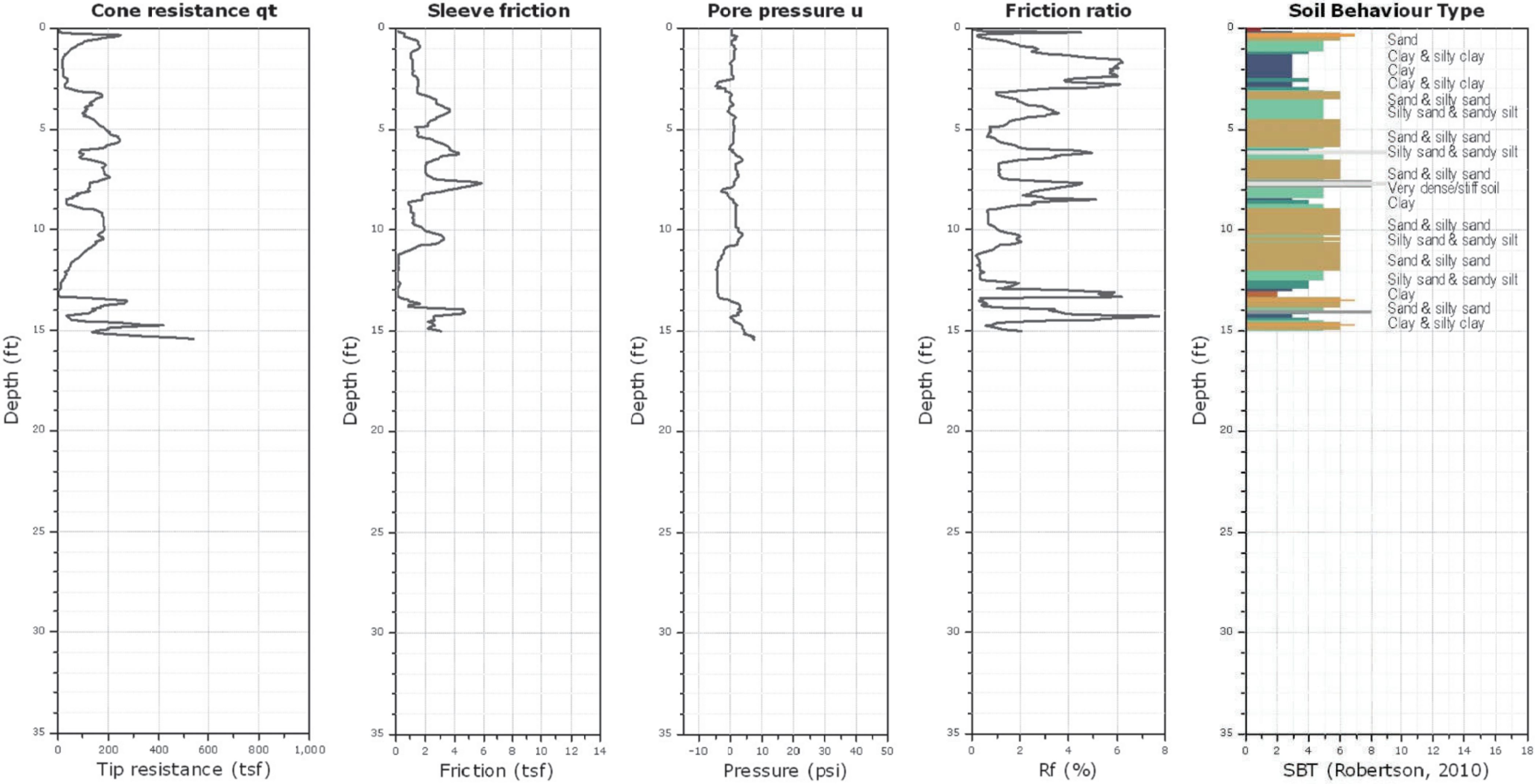
Project: **GMU Geotechnical, Inc./Hotel Component**
Location: **Casitas Pl & Dana Point Harbor Dr Dana Point, CA**

CPT-5
Total depth: 15.42 ft, Date: 9/12/2018
Cone Type: Vertek



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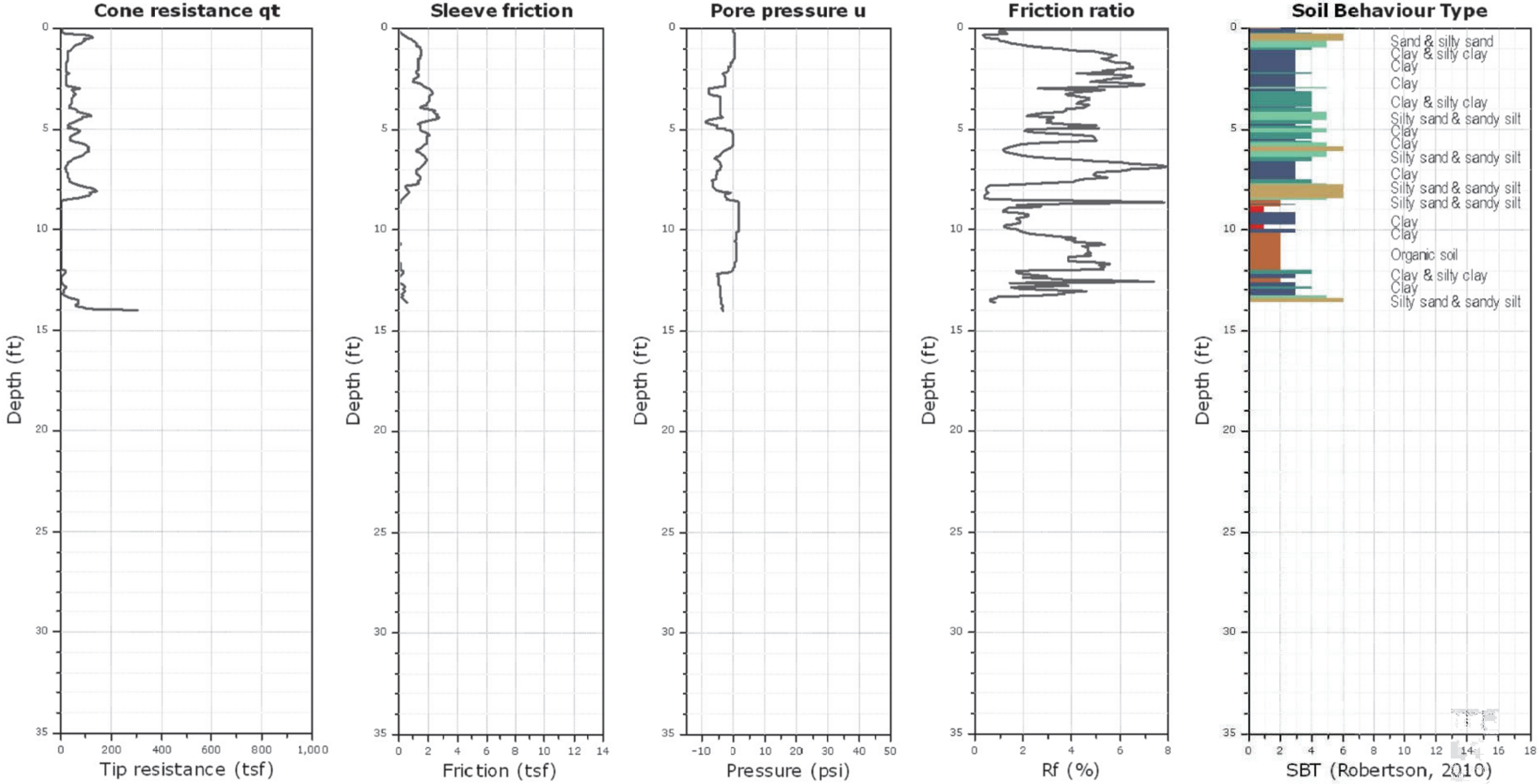
CPT-6

Project: **GMU Geotechnical, Inc./Hotel Component**
Location: **Casitas Pl & Dana Point Harbor Dr Dana Point, CA**

Total depth: 13.98 ft, Date: 9/12/2018
Cone Type: Vertek



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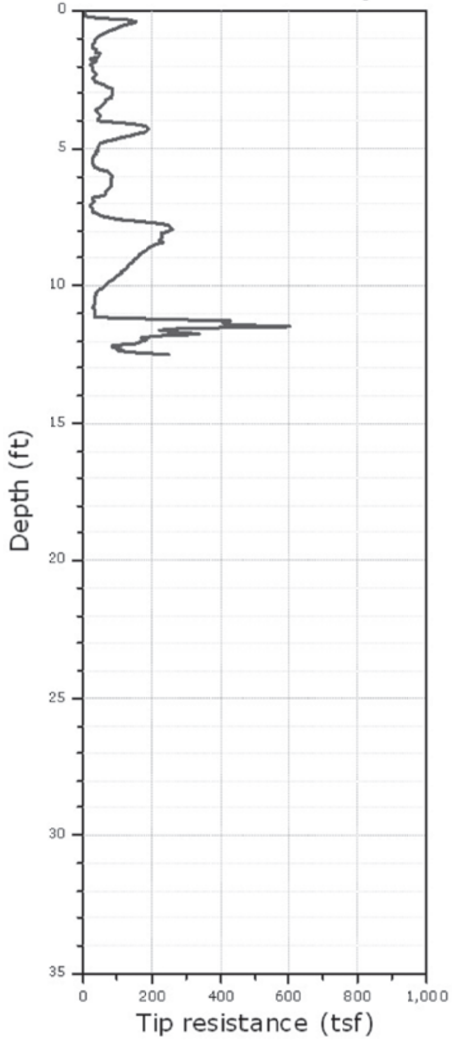
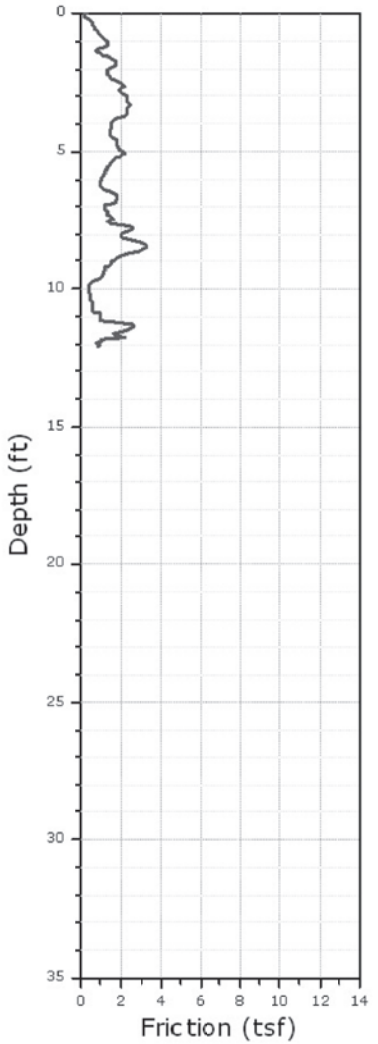
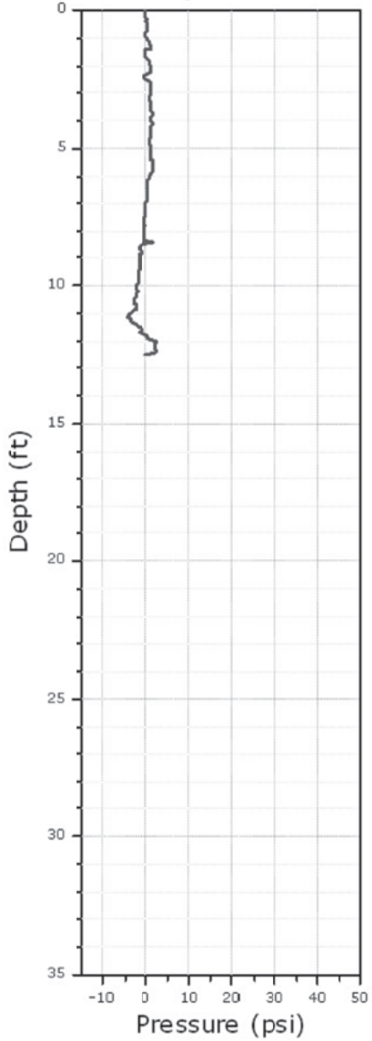
CPT-6A

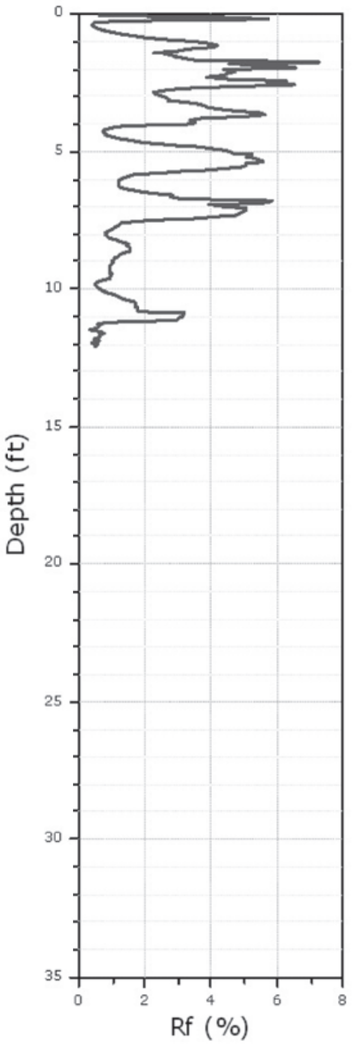
Project: **GMU Geotechnical, Inc./Hotel Component**
Location: **Casitas Pl & Dana Point Harbor Dr Dana Point, CA**

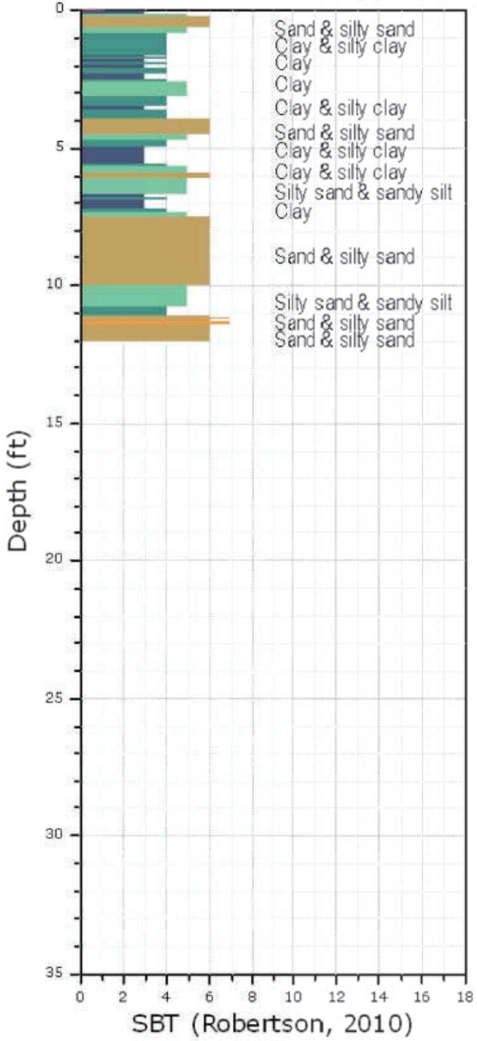
Total depth: 12.47 ft, Date: 9/12/2018
Cone Type: Vertek











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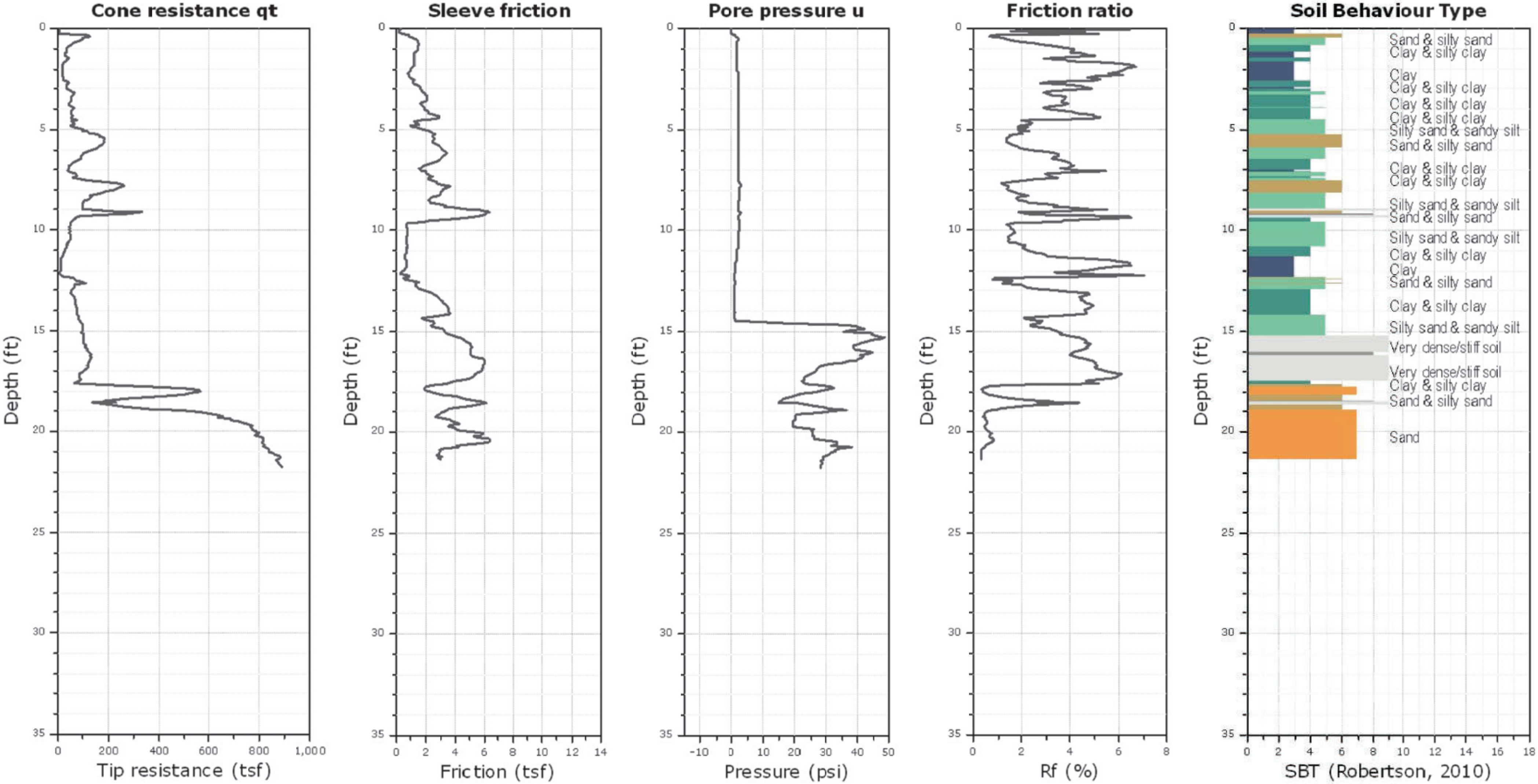
Project: **GMU Geotechnical, Inc./Hotel Component**
Location: **Casitas Pl & Dana Point Harbor Dr Dana Point, CA**

CPT-6B

Total depth: 21.73 ft, Date: 9/12/2018
Cone Type: Vertek



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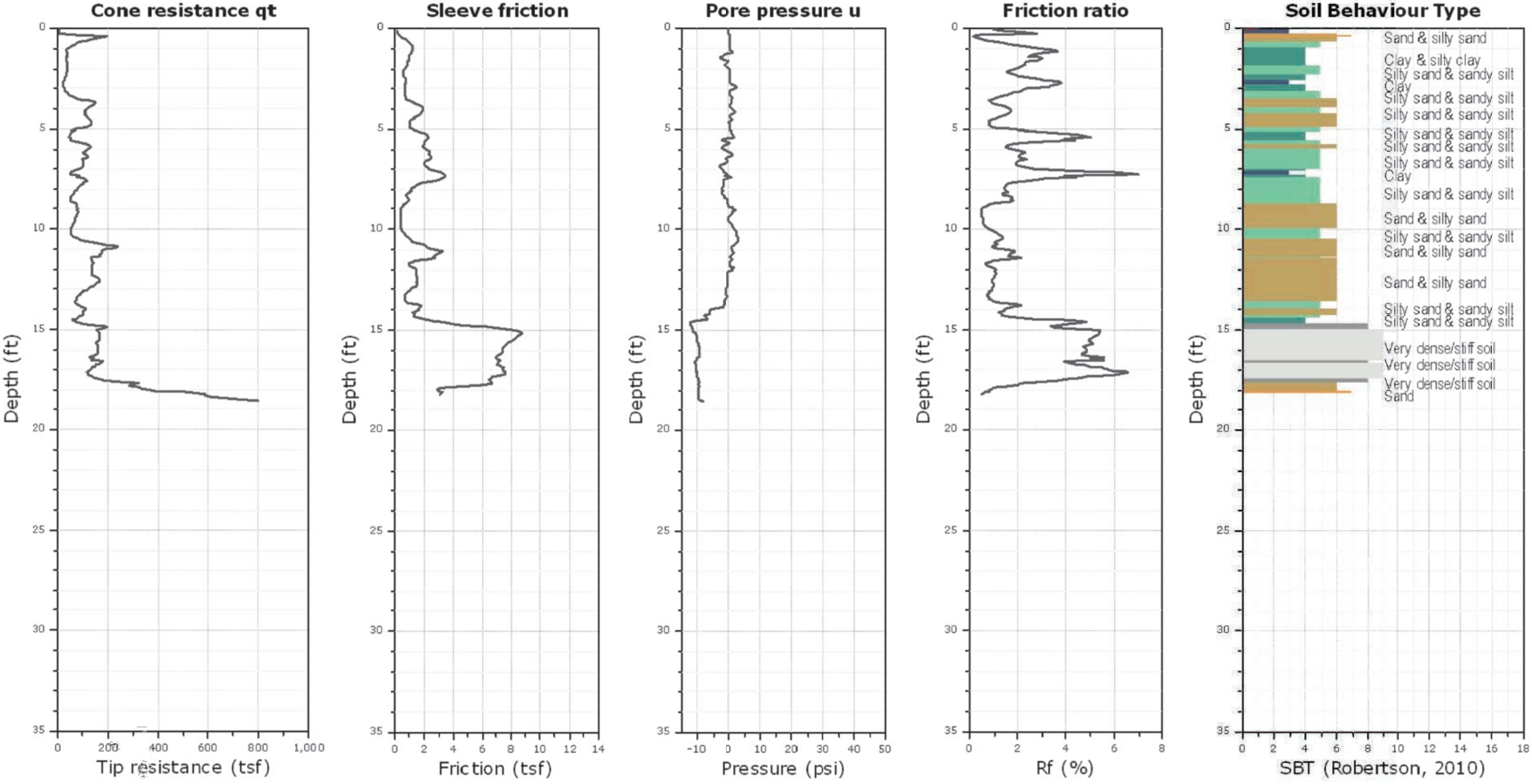
Project: **GMU Geotechnical, Inc./Hotel Component**
Location: **Casitas Pl & Dana Point Harbor Dr Dana Point, CA**

CPT-7

Total depth: 18.57 ft, Date: 9/12/2018
Cone Type: Vertek



CPeT-IT v.2.1.1.13 - CPTU data presentation & interpretation software - Report created on: 9/14/2018, 2:26:49 PM
Project file: C:\GMUDanaPt9-18\Plot Data\Plots.cpt

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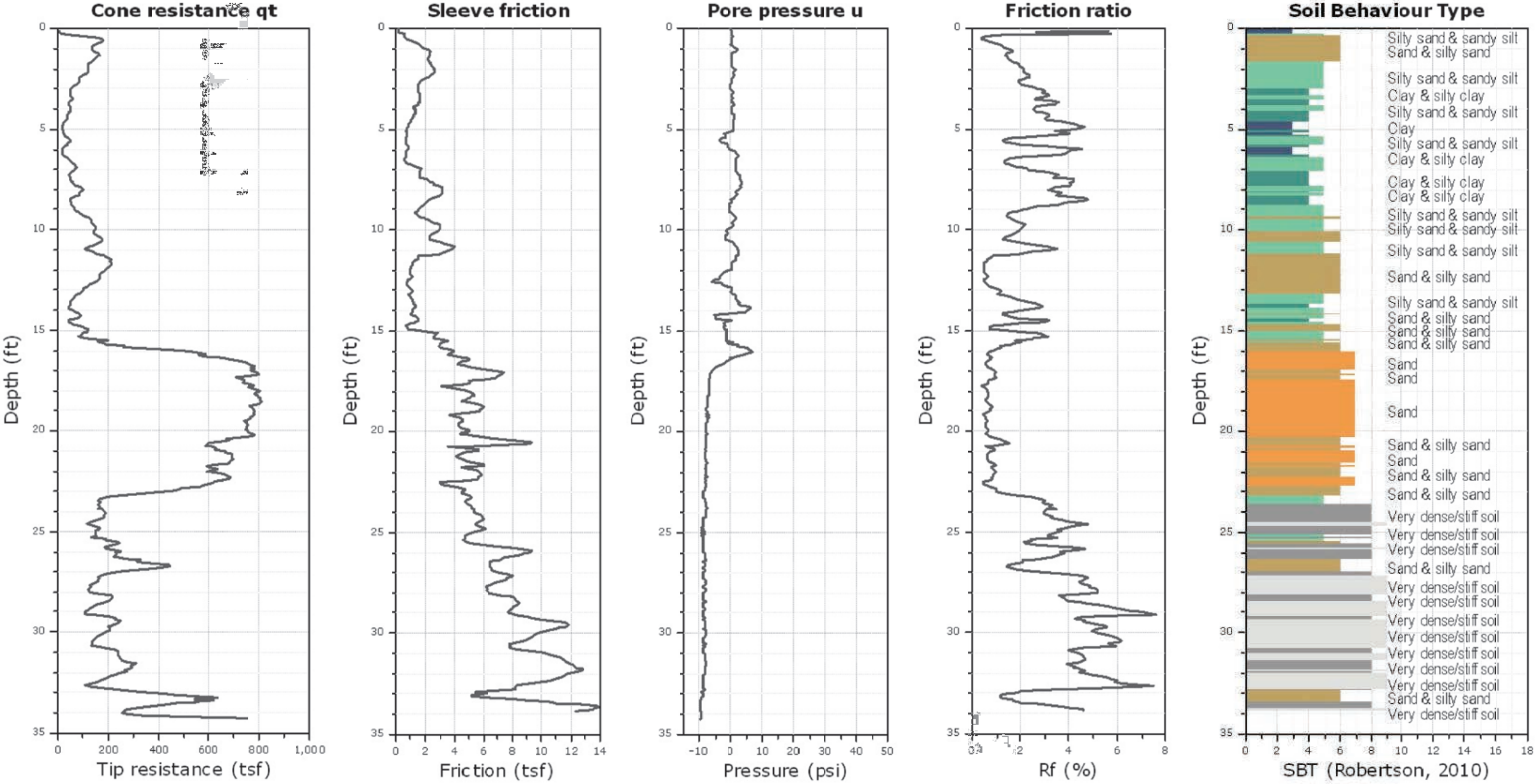
Project: **GMU Geotechnical, Inc./Hotel Component**
Location: **Casitas Pl & Dana Point Harbor Dr Dana Point, CA**

CPT-8
Total depth: 34.26 ft, Date: 9/12/2018
Cone Type: Vertek



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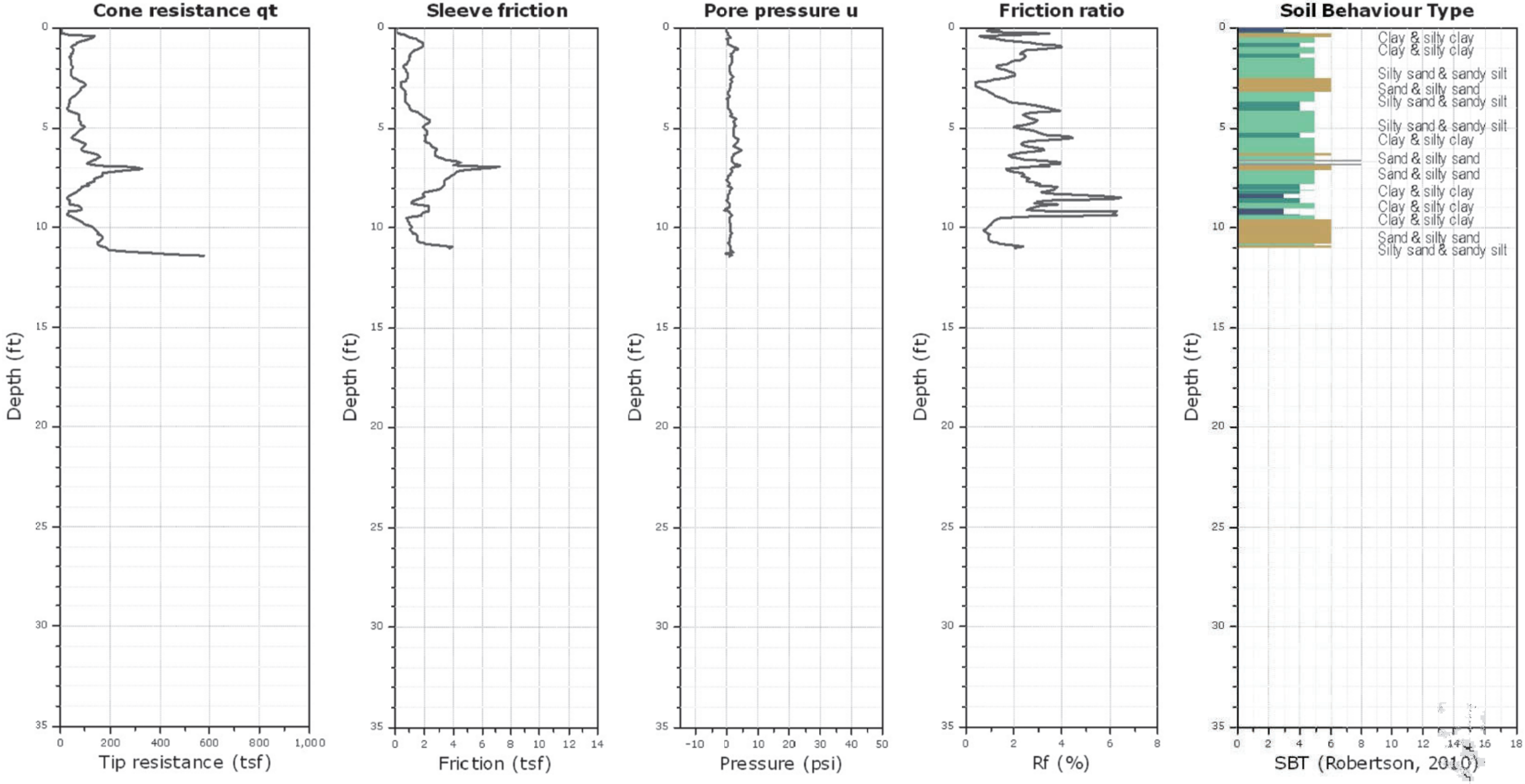
Project: **GMU Geotechnical, Inc./Hotel Component**
Location: **Casitas Pl & Dana Point Harbor Dr Dana Point, CA**

CPT-9

Total depth: 11.42 ft, Date: 9/12/2018
Cone Type: Vertek



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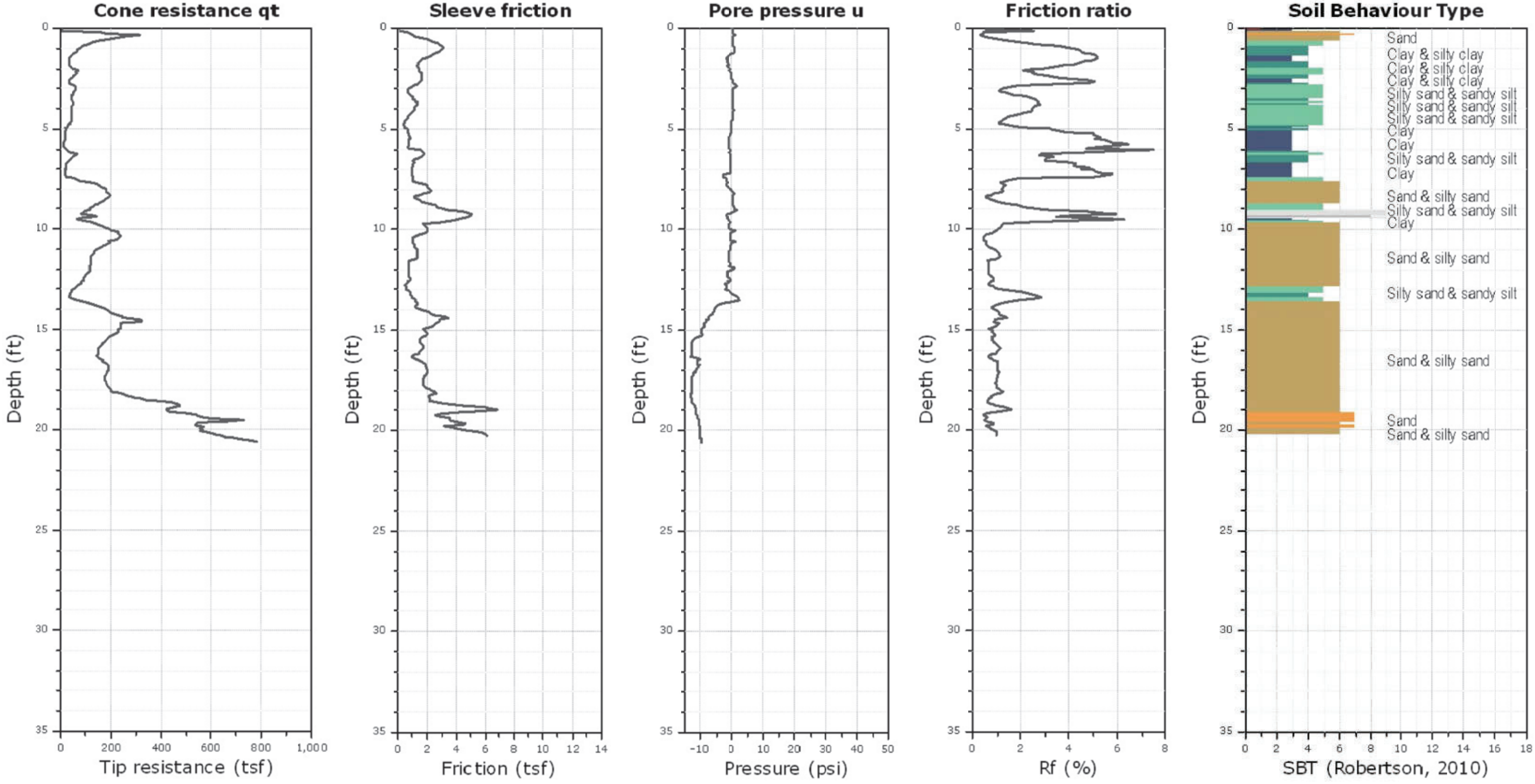
CPT-10

Project: **GMU Geotechnical, Inc./Hotel Component**
Location: **Casitas Pl & Dana Point Harbor Dr Dana Point, CA**

Total depth: 20.61 ft, Date: 9/12/2018
Cone Type: Vertek



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APPENDIX B

Geotechnical Laboratory Procedures and Test Results

APPENDIX B

GMU GEOTECHNICAL LABORATORY PROCEDURES AND TEST RESULTS

MOISTURE AND DENSITY

Field moisture content and in-place density were determined for each 6-inch sample sleeve of undisturbed soil material obtained from the drill holes. The field moisture content was determined in general accordance with ASTM Test Method D 2216 by obtaining one-half the moisture sample from each end of the 6-inch sleeve. The in-place dry density of the sample was determined by using the wet weight of the entire sample.

At the same time the field moisture content and in-place density were determined, the soil material at each end of the sleeve was classified according to the Unified Soil Classification System. The results of the field moisture content and in-place density determinations are presented on the right-hand column of the Log of Drill Hole and are summarized on Table B-1. The results of the visual classifications were used for general reference.

PARTICLE SIZE DISTRIBUTION

As part of the engineering classification of the materials underlying the site, samples were tested to determine the distribution of particle sizes. The distribution was determined in general accordance with ASTM Test Method D 422 using U.S. Standard Sieve Openings 3", 1.5", 3/4, 3/8, and U.S. Standard Sieve Nos. 4, 10, 20, 40, 60, 100, and 200. In addition, on some samples a standard hydrometer test was performed to determine the distribution of particle sizes passing the No. 200 sieve (i.e., silt and clay-size particles). The results of the tests are contained in this Appendix B. Key distribution categories (% gravel; % sand, etc.) are contained on Table B-1.

ATTERBERG LIMITS

As part of the engineering classification of the soil material, a representative sample of the on-site soil material was tested to determine relative plasticity. This relative plasticity is based on the Atterberg limits determined in general accordance with ASTM Test Method D 4318. The results of these tests are contained in this Appendix B and also Table B-1.

EXPANSION TESTS

To provide a standard definition of one-dimensional expansion, a test was performed on typical on-site materials in general accordance with ASTM Test Method D 4829. The result from this test procedure is reported as an “expansion index”. The results of this test are contained in this Appendix B and also Table B-1.

CHEMICAL TESTS

The corrosion potential of typical on-site materials under long-term contact with both metal and concrete was determined by chemical and electrical resistance tests. The soluble sulfate test for potential concrete corrosion was performed in general accordance with California Test Method 417, the minimum resistivity test for potential metal corrosion was performed in general accordance with California Test Method 643, and the concentration of soluble chlorides was determined in general accordance with California Test Method 422. The results of these tests are contained in this Appendix B and also Table B-1.

COMPACTION TESTS

Bulk samples representative of the on-site materials were tested to determine the maximum dry density and optimum moisture content of the soil. These compactive characteristics were determined in general accordance with ASTM Test Method D 1557. The results of this test are contained in this Appendix B and also Table B-1.

DIRECT SHEAR STRENGTH TESTS

Direct shear tests were performed on typical on-site materials. The general philosophy and procedure of the tests were in accord with ASTM Test Method D 3080 - “Direct Shear Tests for Soils Under Consolidated Drained Conditions”.

The tests are single shear tests and are performed using a sample diameter of 2.416 inches and a height of 1.00 inch. The normal load is applied by a vertical dead load system. A constant rate of strain is applied to the upper one-half of the sample until failure occurs. Shear stress is monitored by a strain gauge-type precision load cell and deflection is measured with a digital dial indicator. This data is transferred electronically to data acquisition software which plots shear strength vs. deflection. The shear strength plots are then interpreted to determine either peak or ultimate shear strengths. Residual strengths were obtained through multiple shear box reversals. A strain rate compatible with the grain size distribution of the soils was utilized. The interpreted results of these tests are shown in this Appendix B.

R-VALUE TESTS

Bulk samples representative of the underlying on-site materials were tested to measure the response of a compacted sample to a vertically applied pressure under specific conditions. The R-value of a material is determined when the material is in a state of saturation such that water will be exuded from the compacted test specimen when a 16.8 kN load (2.07 MPa) is applied. The results from these test procedures are reported in Appendix B-1.

TABLE B-1
SUMMARY OF SOIL LABORATORY DATA

Sample Information			Geologic Unit	USCS Group Symbol	In Situ Water Content, %	In Situ Dry Unit Weight, pcf	In Situ Satur-ation, %	Sieve/Hydrometer				Atterberg Limits			Compaction		Expansion Index	R-Value	Chemical Test Results			
Boring Number	Depth, feet	Elevation, feet						Gravel, %	Sand, %	<#200, %	<2µ, %	LL	PL	PI	Maximum Dry Unit Weight, pcf	Optimum Water Content, %			pH	Sulfate (ppm)	Chloride (ppm)	Min. Resistivity (ohm/cm)
DH- 1	0	8.3	Qaf	SC													36	32				
DH- 1	2.5	5.8	Qaf	SC				1	83	17									8.2	1101	480	7753
DH- 1	5	3.3	Qaf	SC	9.0	125	73															
DH- 1	15	-6.7	Qaf	SM				3	79	18												
DH- 1	20	-11.7	Qaf	SM	9.9	115	60															
DH- 1	30	-21.7	Tc	SP/ML	17.5	110	92															
DH- 1	40	-31.7	Tc	SP/ML	17.9	107	87															
DH- 1	50	-41.7	Tc	SP	19.7	106	93															
DH- 2	2.5	5.8	Qaf	SC	8.5	118	56															
DH- 4	5	3.3	Qaf	SC	10.9	108	55															
DH- 6	2.5	6.8	Qaf	CL/SC	15.1	105	70															
DH- 6	7.5	1.8	Qaf	SM/SC	15.4	117	98															
DH- 6	10	-0.7	Qaf	SM/SC				1	73	27												
DH- 6	15	-5.7	Qm	SP/SM	16.2	101	68															
DH- 6	25	-15.7	Tc	CL/ML	22.3	95	79															
DH- 6	35	-25.7	Tc	SP	13.3	117	84															
DH- 6	45	-35.7	Tc	SP	14.2	116	87															
DH-15	5	12.3	Tc	SP	6.1	116	37															
DH-15	10	7.3	Tc	SP	6.5	125	54															
DH-15	20	-2.7	Tc	SP	11.4	117	74															
DH-15	30	-12.7	Tc	SP	16.2	112	91															
DH-42	5	9.3	Qaf	SC	13.5	106	63															
DH-42	7.5	6.8	Qaf	SC				2	79	19												
DH-42	10	4.3	Qm	SP	13.2	117	84															
DH-42	15	-0.7	Qm	SP	13.3	115	80															

Project: Dana Point Harbor, Hotel Component
Project No. 17-206-01

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TABLE B-1
SUMMARY OF SOIL LABORATORY DATA

Sample Information			Geologic Unit	USCS Group Symbol	In Situ Water Content, %	In Situ Dry Unit Weight, pcf	In Situ Satur-ation, %	Sieve/Hydrometer				Atterberg Limits			Compaction		Expansion Index	R-Value	Chemical Test Results			
Boring Number	Depth, feet	Elevation, feet						Gravel, %	Sand, %	<#200, %	<2µ, %	LL	PL	PI	Maximum Dry Unit Weight, pcf	Optimum Water Content, %			pH	Sulfate (ppm)	Chloride (ppm)	Min. Resistivity (ohm/cm)
DH-43	0	15.3	Qaf	SC											132.5	8.0		67	7.1	37	144	6197
DH-43	5	10.3	Qaf	SC	10.4	121	76															
DH-43	10	5.3	Qaf	SM	17.3	111	94															
DH-43	15	0.3	Tc	SP/ML	16.4	114	96															
DH-44	0	8.3	Qaf	SC	8.9			13	67	20	7	26	21	5	127.0	8.5	19		5.7	339	120	3078
DH-44	5	3.3	Qaf	SC	13.9	113	79															
DH-44	10	-1.7	Qm	SM	11.9	116	75															
DH-44	12.5	-4.2	Qm	SM				10	75	15												
DH-44	15	-6.7	Tc	CL	23.7	94	82															
DH-44	25	-16.7	Tc	SP	21.4	99	85															
DH-45	5	3.3	Qaf	SC	14.5	118	95															
DH-45	7.5	0.8	Qaf	SC				3	56	40												
DH-45	10	-1.7	Qaf	SP	19.7	107	95															
DH-45	15	-6.7	Tc	SP	15.3	117	97															
DH-45	25	-16.7	Tc	SP	15.9	114	92															

Project: Dana Point Harbor, Hotel Component
Project No. 17-206-01

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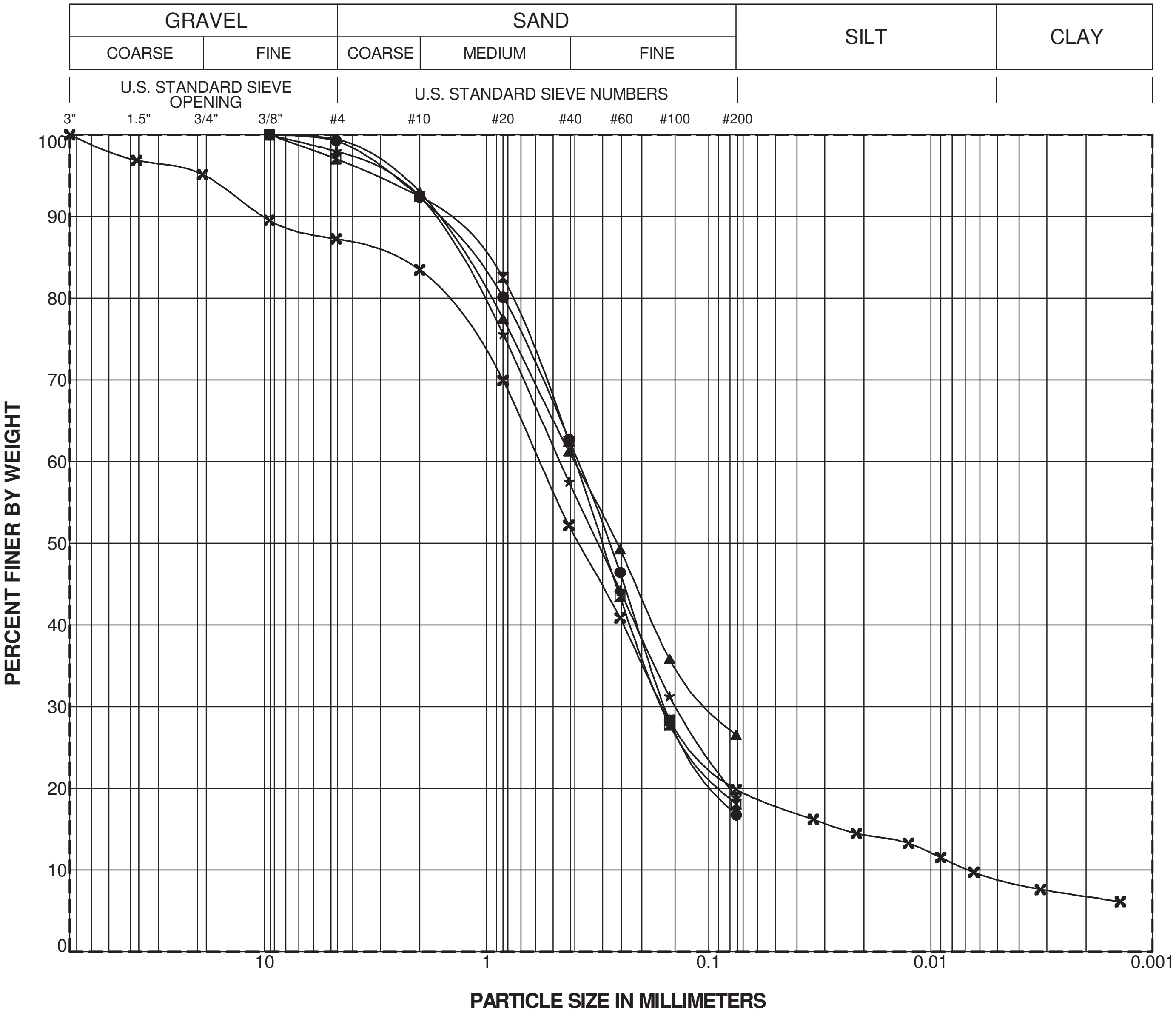

GMU_GRAIN_SIZE 17-206-01 (UPDATED ELEV.).GPJ 7/15/19

Boring Number	Depth (feet)	Geologic Unit	Symbol	LL	PI	Classification
DH- 1	2.5	Qaf	●			SILTY CLAYEY SAND (SC)
DH- 1	15.0	Qaf	☒			SILTY SAND (SM)
DH- 6	10.0	Qaf	▲			SILTY SAND TO CLAYEY SAND (SC)
DH-42	7.5	Qaf	★			CLAYEY SAND (SC)
DH-44	0.0	Qaf	✖	26	5	SILTY CLAYEY SAND (SC)

PARTICLE SIZE DISTRIBUTION

Project: Dana Point Harbor, Hotel Component
Project No. 17-206-01

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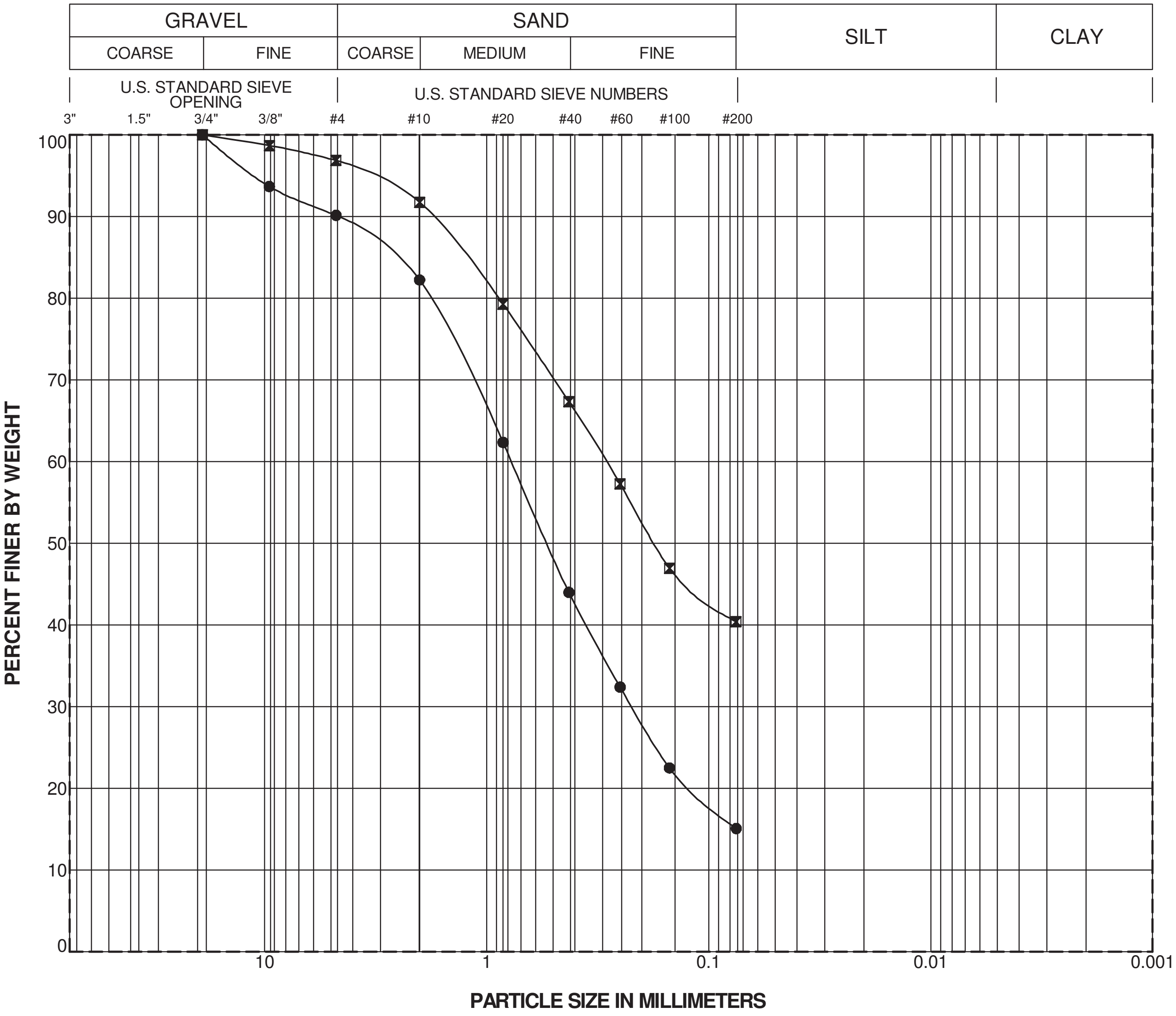

Boring Number	Depth (feet)	Geologic Unit	Symbol	LL	PI	Classification
DH-44	12.5	Qm	●			SILTY SAND (SM)
DH-45	7.5	Qaf	☒			CLAYEY SAND (SC)

PARTICLE SIZE DISTRIBUTION

Project: Dana Point Harbor, Hotel Component

Project No. 17-206-01

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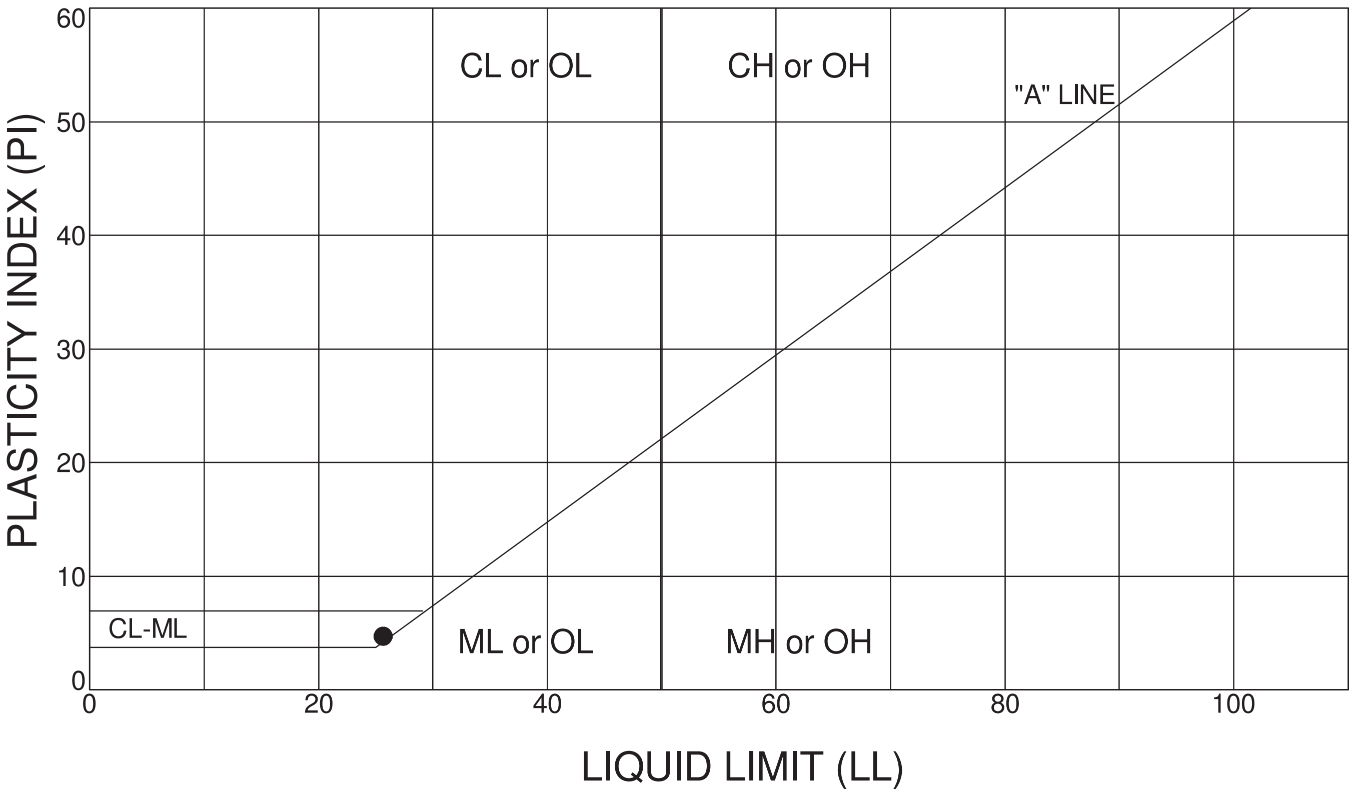

Boring Number	Depth (feet)	Geologic Unit	Test Symbol	Insitu Water Content (%)	LL	PL	PI	Classification
DH-44	0.0	Qaf	●	9	26	21	5	SILTY CLAYEY SAND (SC)

LIMITS 17-206-01 (UPDATED ELEV.).GPJ 7/15/19

ATTERBERG LIMITS

Project: Dana Point Harbor, Hotel Component
Project No. 17-206-01

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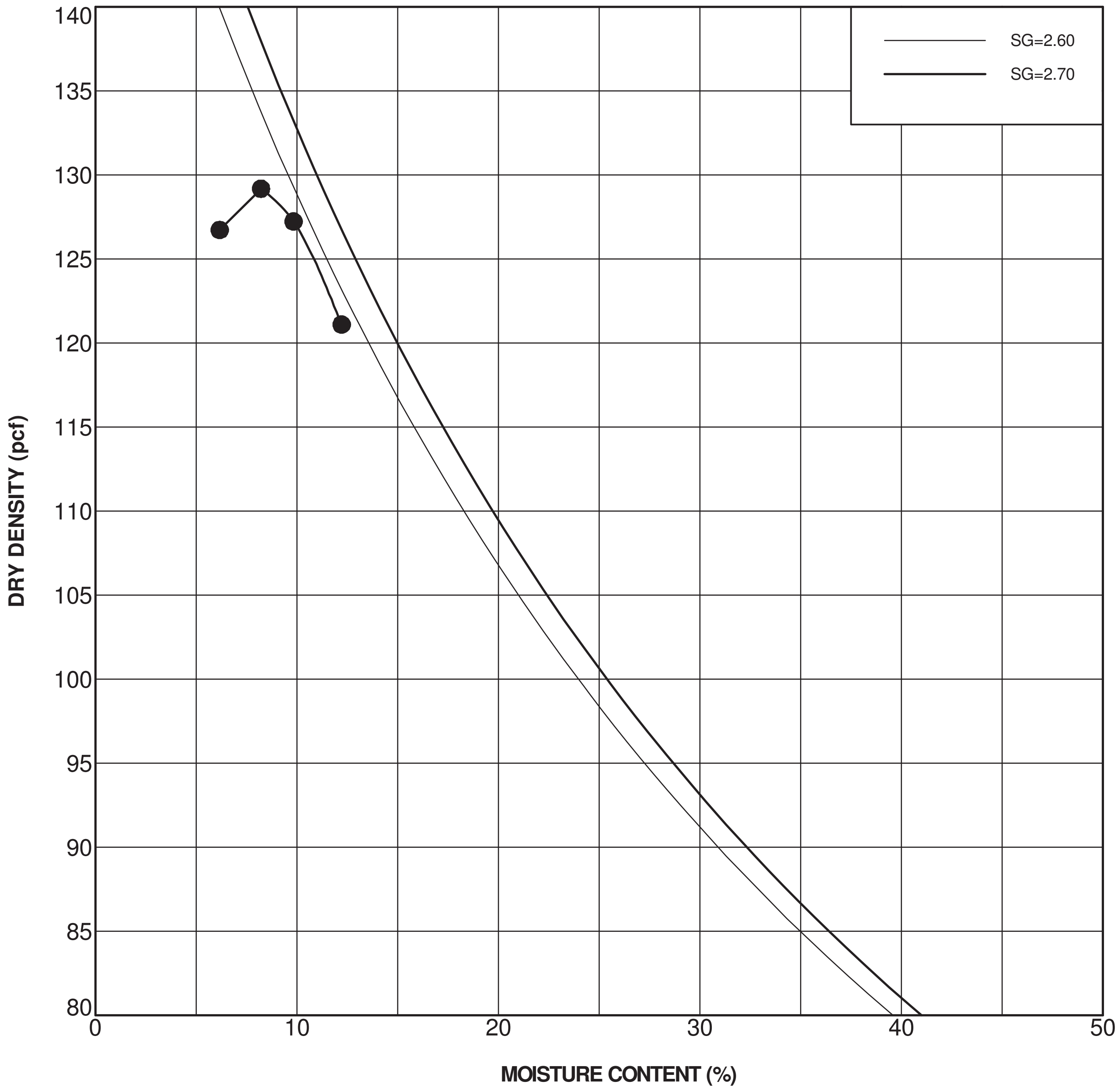
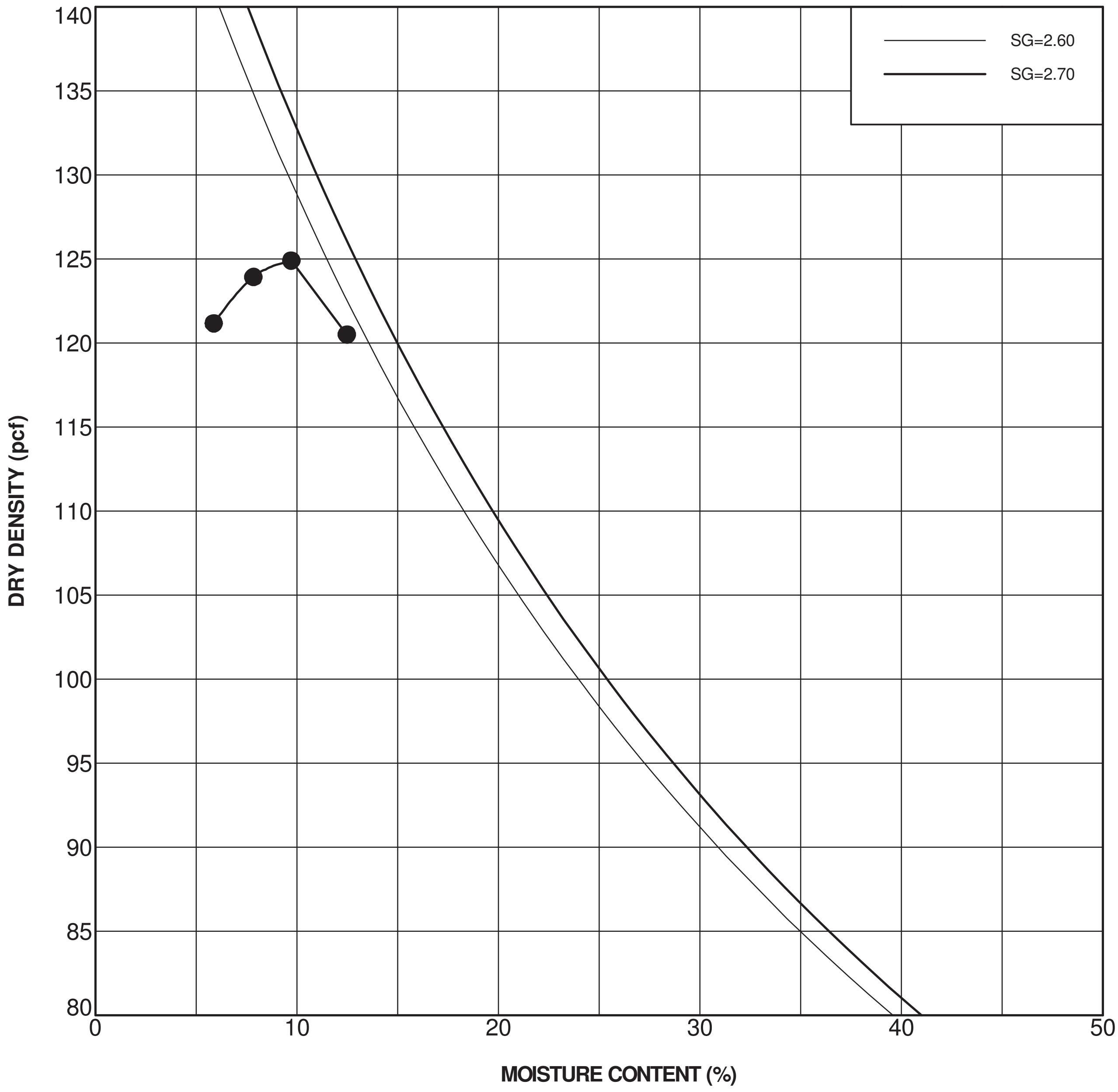


Boring Number	Depth (feet)	Geologic Unit	Symbol	Maximum Dry Density, pcf	Optimum Moisture Content, %	Classification
DH-43	0.0	Qaf	●	132.5	8	CLAYEY SAND (SC)

COMPACTION TEST DATA

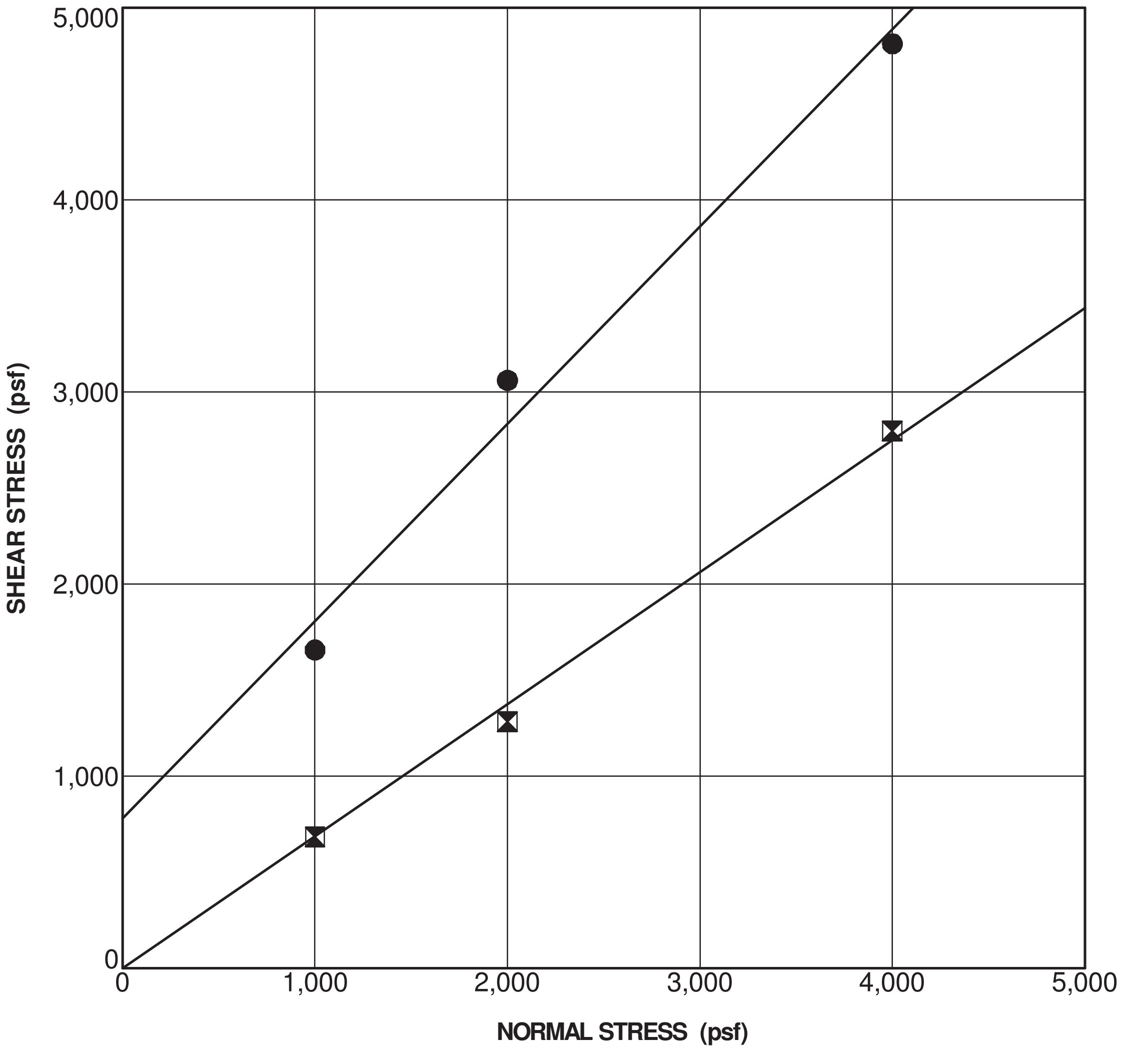
Project: Dana Point Harbor, Hotel Component
Project No. 17-206-01



Boring Number	Depth (feet)	Geologic Unit	Symbol	Maximum Dry Density, pcf	Optimum Moisture Content, %	Classification
DH-44	0.0	Qaf	●	127	8.5	SILTY CLAYEY SAND (SC)

COMPACTION TEST DATA

Project: Dana Point Harbor, Hotel Component
Project No. 17-206-01



GMU_DIRECT_SHEAR 17-206-01 (UPDATED ELEV.).GPJ GM&U.GDT 7/15/19

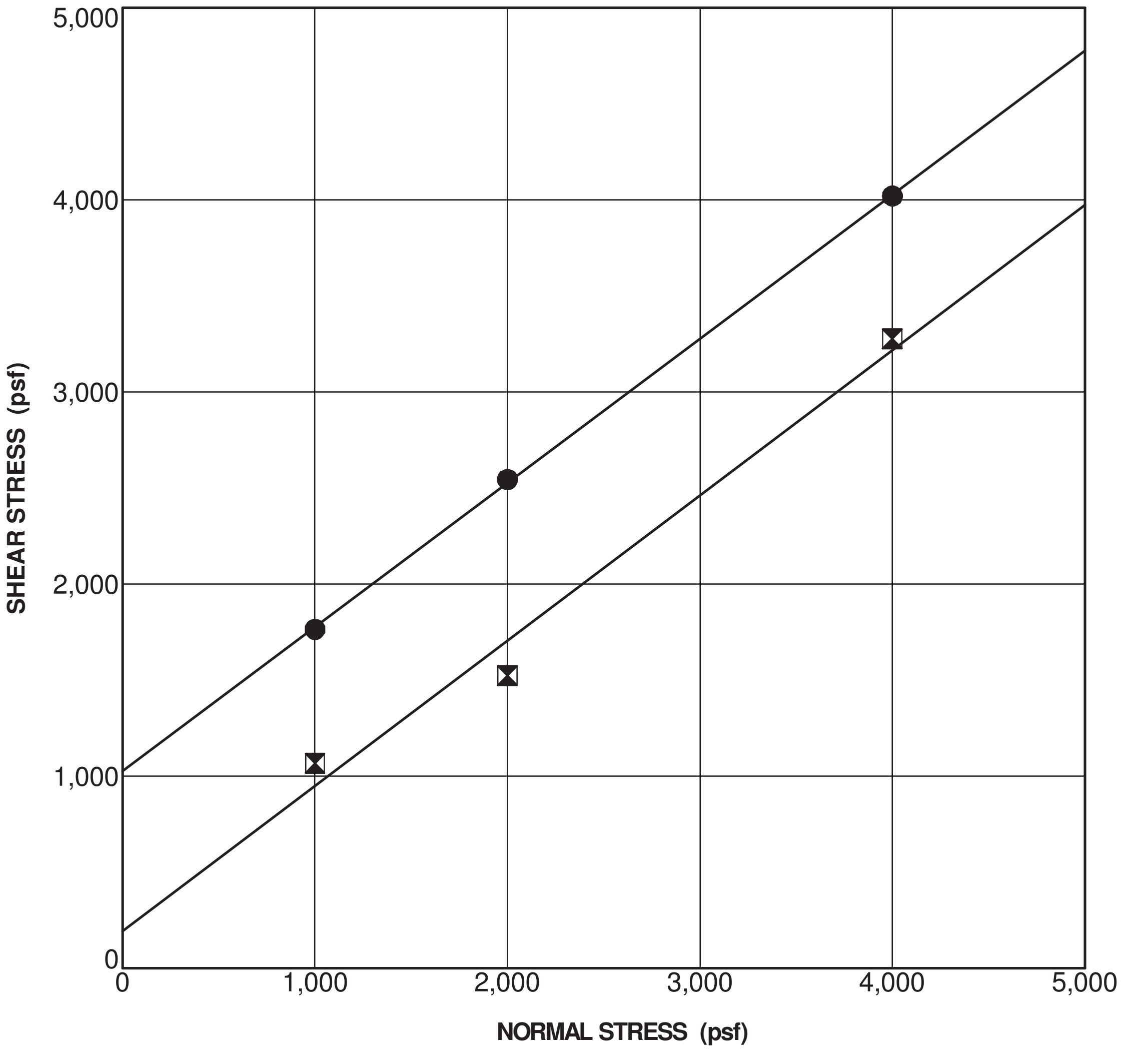
SAMPLE AND TEST DESCRIPTION
Sample Location: DH- 1 @ 5.0 ft **Geologic Unit:** Qaf **Classification:** CLAYEY SAND (SC) **Strain Rate (in/min):** 0.005 **Sample Preparation:** Undisturbed **Notes:** Sample saturated prior and during shearing

STRENGTH PARAMETERS		
STRENGTH TYPE	**COHESION (psf)**	**FRICTION ANGLE (degrees)**
● Peak Strength	780	46.0
☒ Ultimate Strength	0	35.0

SHEAR TEST DATA

Project: Dana Point Harbor, Hotel Component
Project No. 17-206-01

GMU
GEOTECHNICAL, INC.



SAMPLE AND TEST DESCRIPTION
Sample Location: DH- 1 @ 30.0 ft **Geologic Unit:** Tc **Classification:** SANDSTONE (SP)
Strain Rate (in/min): 0.005 **Sample Preparation:** Undisturbed
Notes: Sample saturated prior and during shearing

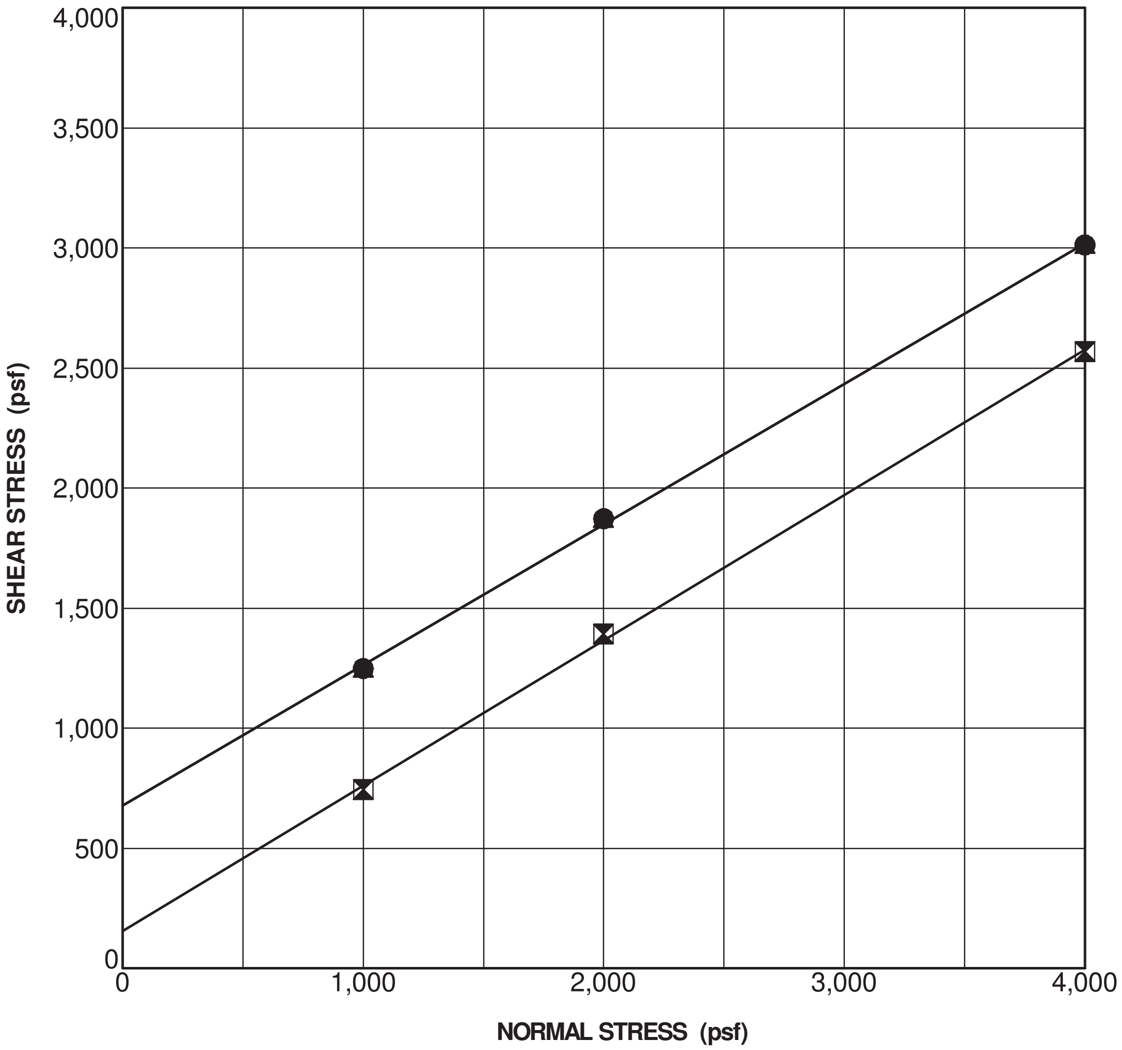
STRENGTH PARAMETERS		
STRENGTH TYPE	**COHESION (psf)**	**FRICTION ANGLE (degrees)**
● Peak Strength	1026	37.0
☒ Ultimate Strength	192	37.0

SHEAR TEST DATA

Project: Dana Point Harbor, Hotel Component

Project No. 17-206-01

GMU GEOTECHNICAL, INC.



SAMPLE AND TEST DESCRIPTION
Sample Location: DH-15 @ 5.0 ft **Geologic Unit:** Tc **Classification:** SANDSTONE (SP) **Strain Rate (in/min):** 0.005 **Sample Preparation:** Undisturbed **Notes:** Sample saturated prior and during shearing

STRENGTH PARAMETERS

STRENGTH TYPE	COHESION (psf)	FRICTION ANGLE (degrees)
● Peak Strength	678	30.0
⧗ Ultimate Strength	156	31.0

SHEAR TEST DATA

Project: Dana Point Harbor, Hotel Component
Project No. 17-206-01

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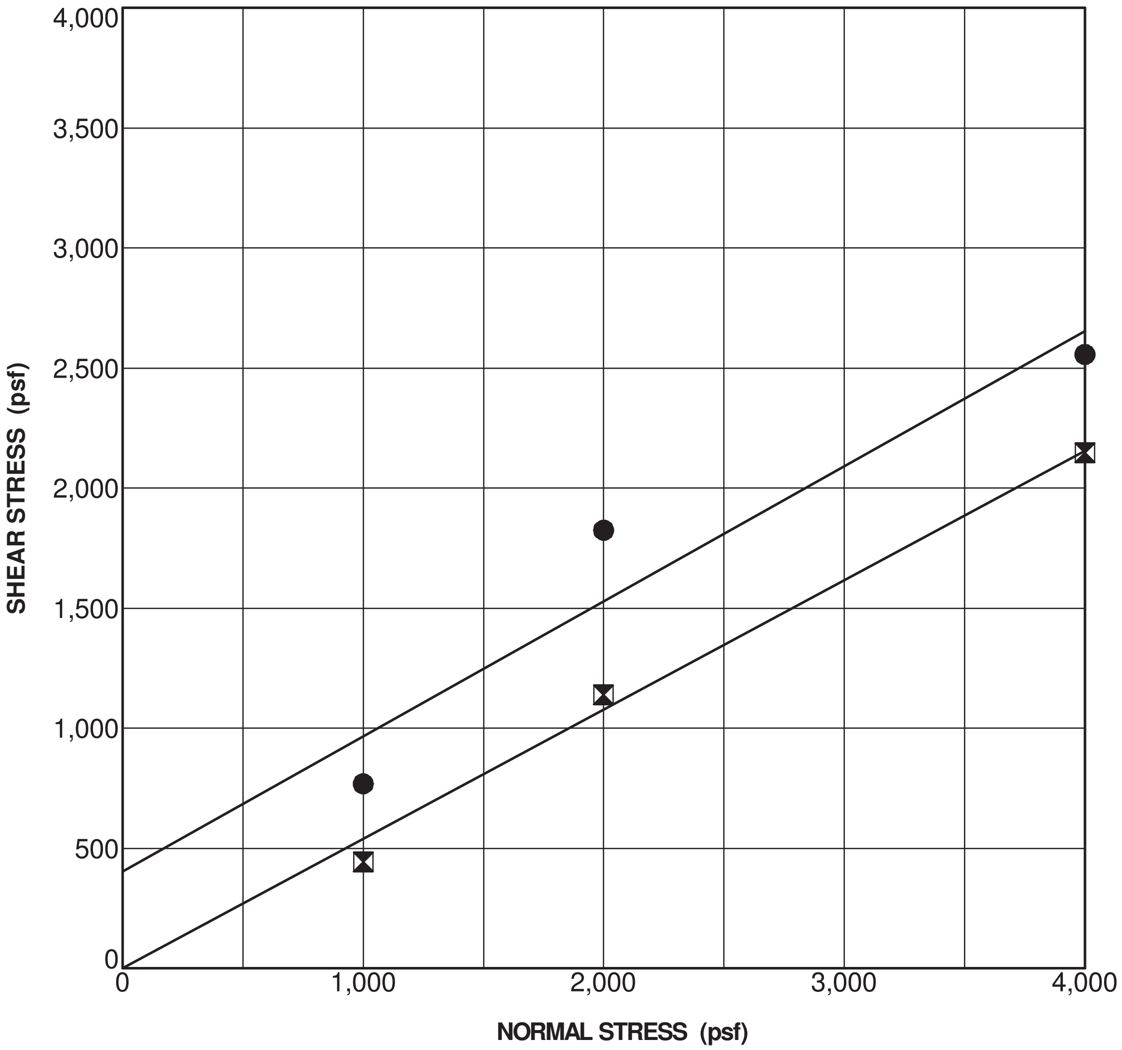

SAMPLE AND TEST DESCRIPTION

Sample Location: DH-43 @ 0.0 ft **Geologic Unit:** Qaf **Classification:** CLAYEY SAND (SC)
Strain Rate (in/min): 0.005 **Sample Preparation:** Remolded
Notes: Remolded 90% compaction at optimum

STRENGTH PARAMETERS

STRENGTH TYPE	COHESION (psf)	FRICTION ANGLE (degrees)
● Peak Strength	402	29.0
☒ Ultimate Strength	0	28.0

SHEAR TEST DATA

Project: Dana Point Harbor, Hotel Component
Project No. 17-206-01

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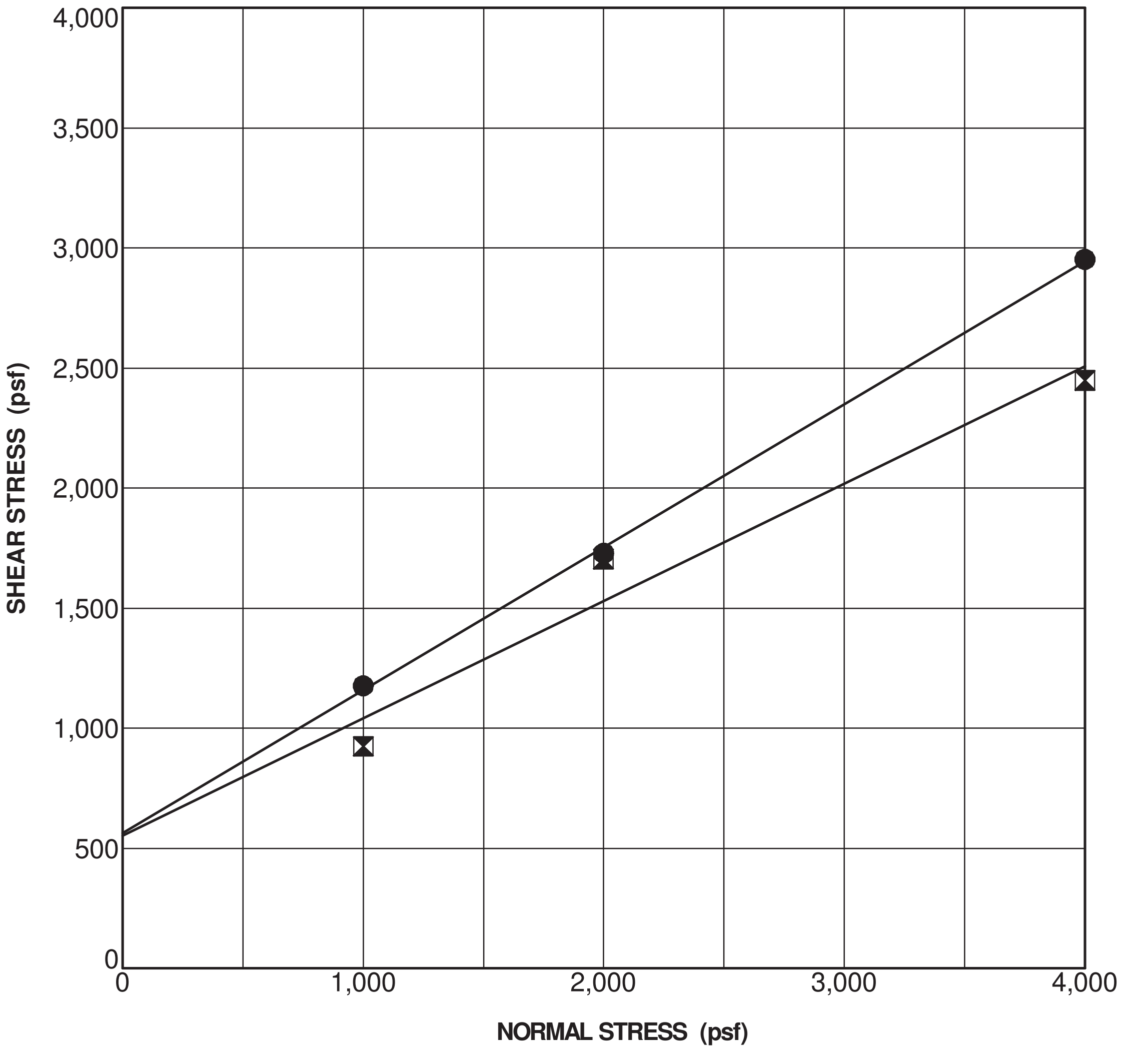


SAMPLE AND TEST DESCRIPTION

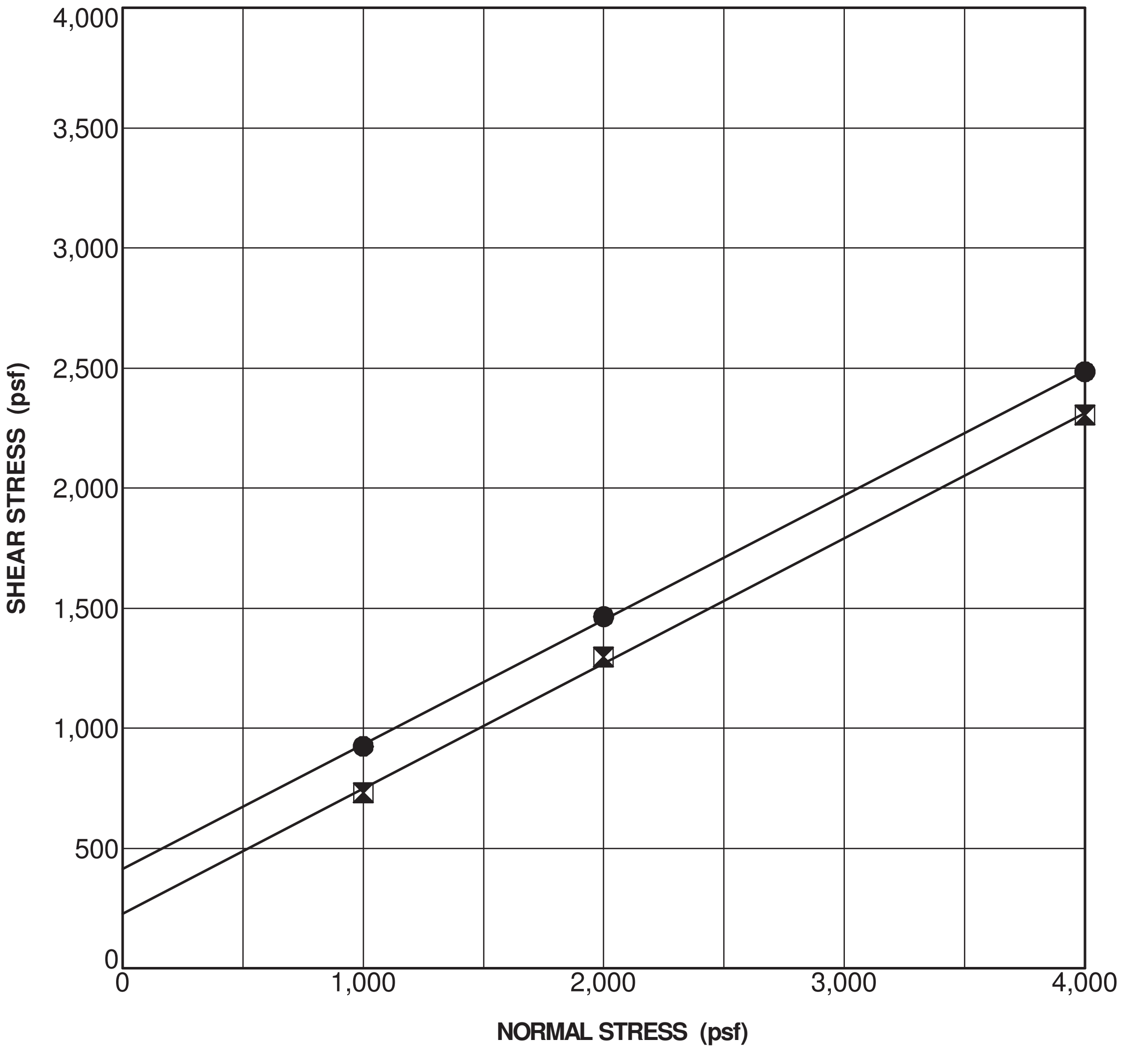
Sample Location: DH-43 @ 5.0 ft **Geologic Unit:** Qaf **Classification:** CLAYEY SAND (SC)
Strain Rate (in/min): 0.005 **Sample Preparation:** Undisturbed
Notes: Sample saturated prior and during shearing

STRENGTH PARAMETERS

STRENGTH TYPE	COHESION (psf)	FRICTION ANGLE (degrees)
● Peak Strength	564	31.0
☒ Ultimate Strength	552	26.0

SHEAR TEST DATA

Project: Dana Point Harbor, Hotel Component
Project No. 17-206-01



SAMPLE AND TEST DESCRIPTION

Sample Location: DH-44 @ 0.0 ft **Geologic Unit:** Qaf **Classification:** SILTY CLAYEY SAND (SC)
Strain Rate (in/min): 0.005 **Sample Preparation:** Remolded
Notes: 90% compaction at optimum

STRENGTH PARAMETERS

STRENGTH TYPE	COHESION (psf)	FRICTION ANGLE (degrees)
● Peak Strength	414	27.0
⧗ Ultimate Strength	228	28.0

SHEAR TEST DATA

Project: Dana Point Harbor, Hotel Component
Project No. 17-206-01

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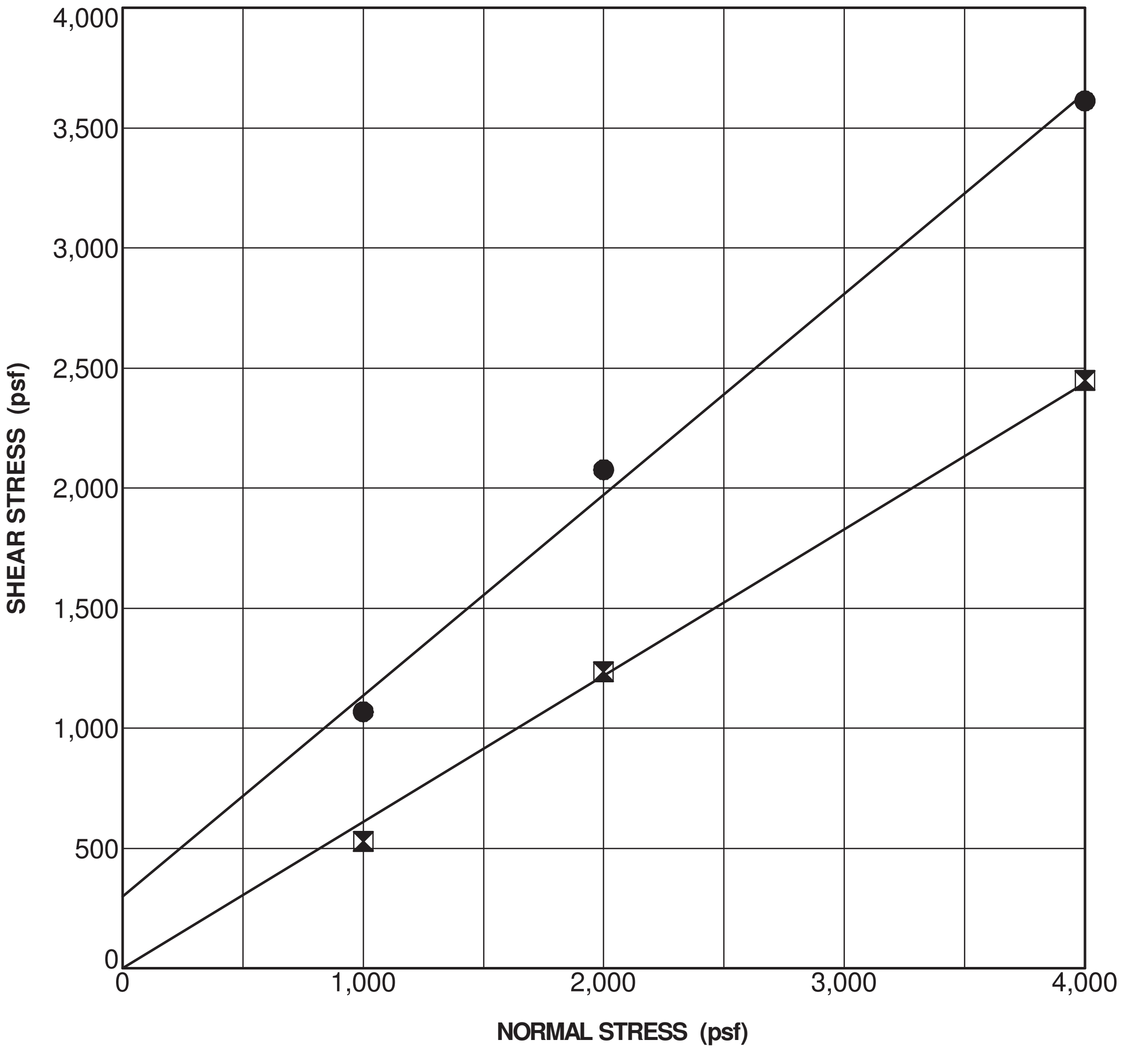

SAMPLE AND TEST DESCRIPTION

Sample Location: DH-44 @ 5.0 ft **Geologic Unit:** Qaf **Classification:** SILTY CLAYEY SAND (SC)
Strain Rate (in/min): 0.005 **Sample Preparation:** Undisturbed
Notes: Sample saturated prior and during shearing

STRENGTH PARAMETERS

STRENGTH TYPE	COHESION (psf)	FRICTION ANGLE (degrees)
● Peak Strength	300	40.0
☒ Ultimate Strength	0	31.0

SHEAR TEST DATA

Project: Dana Point Harbor, Hotel Component
Project No. 17-206-01

GMU
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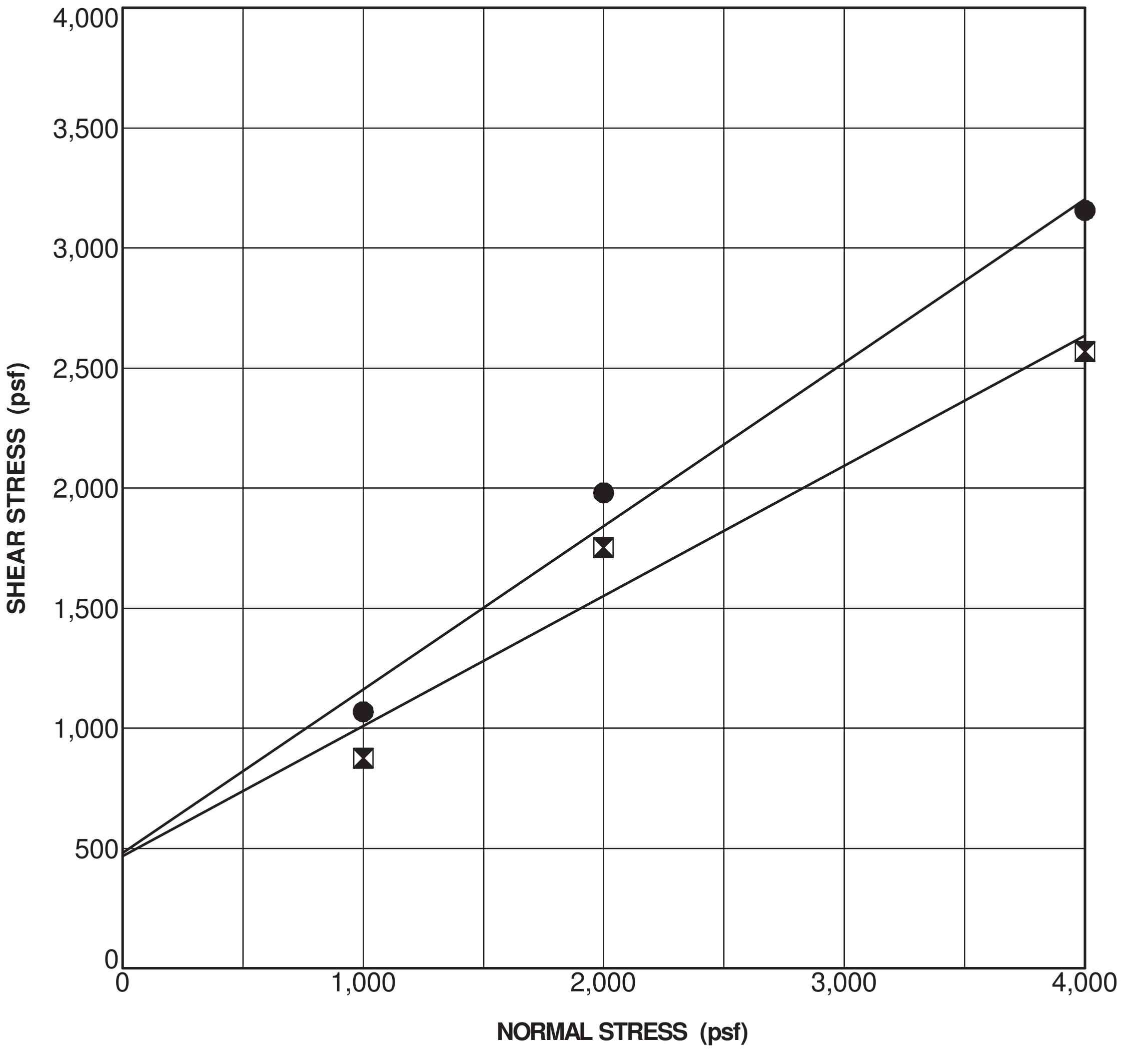


SAMPLE AND TEST DESCRIPTION

Sample Location: DH-45 @ 5.0 ft **Geologic Unit:** Qaf **Classification:** CLAYEY SAND (SC)
Strain Rate (in/min): 0.005 **Sample Preparation:** Undisturbed
Notes: Sample saturated prior and during shearing

STRENGTH PARAMETERS

STRENGTH TYPE	COHESION (psf)	FRICTION ANGLE (degrees)
● Peak Strength	480	34.0
☒ Ultimate Strength	468	28.0

SHEAR TEST DATA

Project: Dana Point Harbor, Hotel Component
Project No. 17-206-01

APPENDIX C

Infiltration Test Results

Riverside/Orange County - Infiltration Test in a Boring

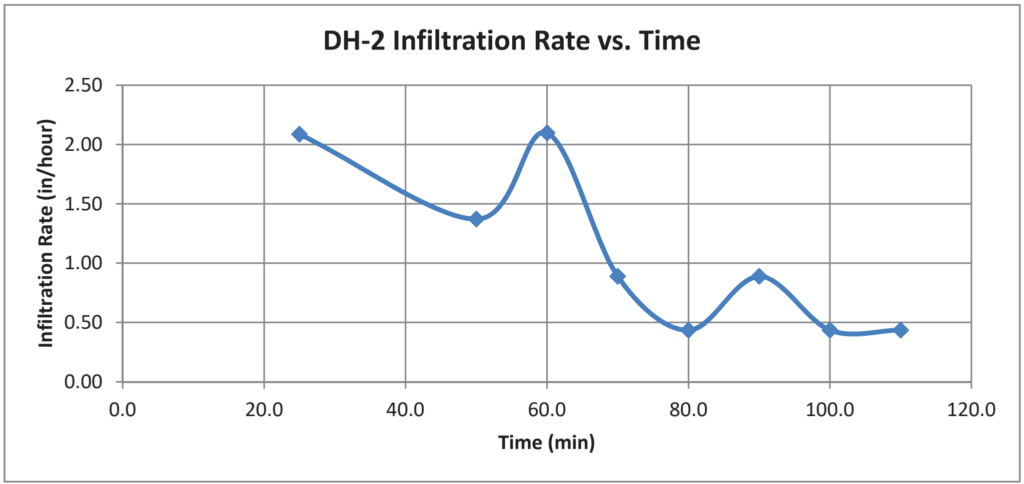
Project Name:	DPHP, LLC Hotel Component
Project Number:	17-206-01
Date:	9/11/18

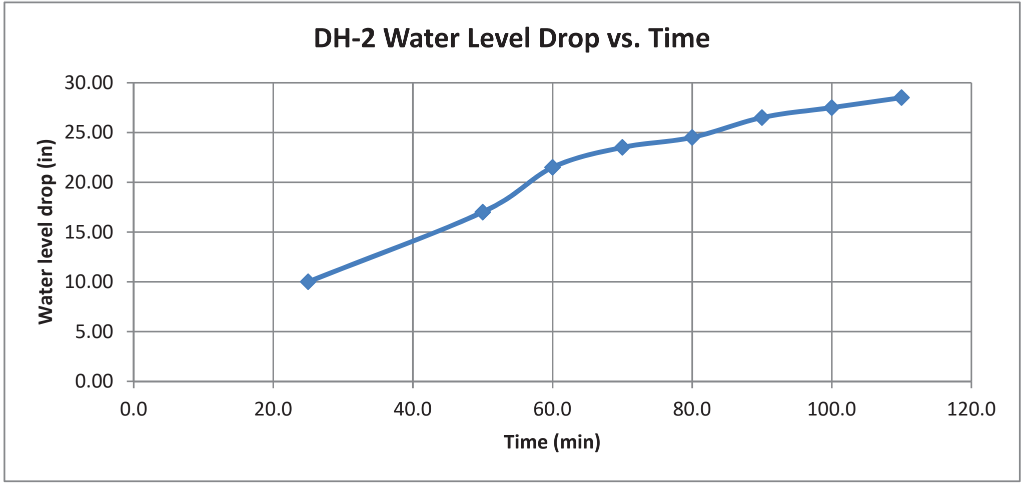
Test Hole Number:	DH-2				
Total Depth :	3.00	feet		36	inches
Test Hole Diameter:	8.00	inches	radius=	4	inches

Trial	Start Time	End Time	△T	Total Time	Initial Depth of Water	Final Depth of Water	△D	∑△D	△Havg	Infiltration Rate
			(min)	*(min)*	*(ft)*	*(ft)*	*(in)*	*(in)*	*(in)*	*(in/hour)*
1	8:40	9:05	25.0	25.0	0.83	1.67	10.00	10.00	21.00	2.09
2	9:05	9:30	25.0	50.0	0.83	1.42	7.00	17.00	22.50	1.37
3	9:32	9:42	10.0	60.0	0.83	1.21	4.50	21.50	23.75	2.10
4	9:42	9:52	10.0	70.0	0.83	1.00	2.00	23.50	25.00	0.89
5	9:52	10:02	10.0	80.0	0.83	0.92	1.00	24.50	25.50	0.44
6	10:02	10:12	10.0	90.0	0.83	1.00	2.00	26.50	25.00	0.89
7	10:12	10:22	10.0	100.0	0.83	0.92	1.00	27.50	25.50	0.44
8	10:22	10:32	10.0	110.0	0.83	0.92	1.00	28.50	25.50	0.44

Average Infiltration Rate (in/hour) **0.59**

ADJUSTED INFILTRATION RATE (IN/HOUR) **0.29**

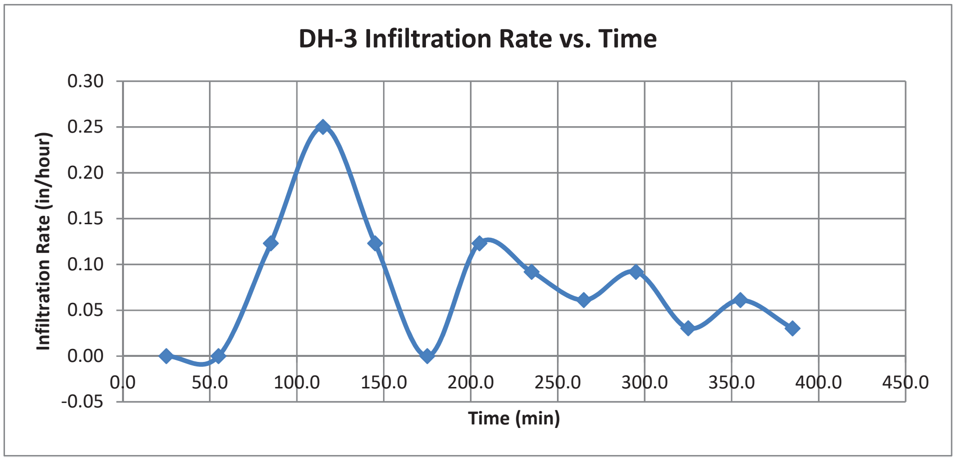


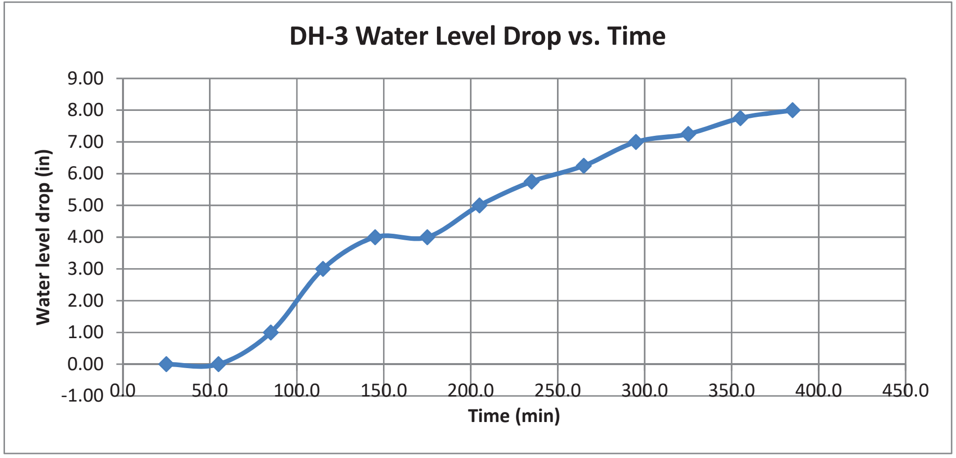


Riverside/Orange County - Infiltration Test in a Boring

Project Name:	DPHP, LLC Hotel Component			
Project Number:	17-206-01			
Date:	9/11/18			
Test Hole Number:	DH-3			
Total Depth :	3.00 feet		36	inches
Test Hole Diameter:	8.00 inches	radius=	4	inches

Trial	Start Time	End Time	∆T	Total Time	Initial Depth of Water	Final Depth of Water	∆D	∑∆D	∆Havg	Infiltration Rate
			(min)	*(min)*	*(ft)*	*(ft)*	*(in)*	*(in)*	*(in)*	*(in/hour)*
1	9:01	9:26	25.0	25.0	0.42	0.42	0.00	0.00	31.00	0.00
2	9:26	9:56	30.0	55.0	0.42	0.42	0.00	0.00	31.00	0.00
3	9:56	10:26	30.0	85.0	0.42	0.50	1.00	1.00	30.50	0.12
4	10:26	10:56	30.0	115.0	0.42	0.58	2.00	3.00	30.00	0.25
5	10:56	11:26	30.0	145.0	0.42	0.50	1.00	4.00	30.50	0.12
6	11:26	11:56	30.0	175.0	0.42	0.42	0.00	4.00	31.00	0.00
7	11:56	12:26	30.0	205.0	0.42	0.50	1.00	5.00	30.50	0.12
8	12:26	12:56	30.0	235.0	0.42	0.48	0.75	5.75	30.63	0.09
9	12:56	1:26	30.0	265.0	0.42	0.46	0.50	6.25	30.75	0.06
10	1:26	1:56	30.0	295.0	0.42	0.48	0.75	7.00	30.63	0.09
11	1:56	2:26	30.0	325.0	0.42	0.44	0.25	7.25	30.88	0.03
12	2:26	2:56	30.0	355.0	0.42	0.46	0.50	7.75	30.75	0.06
13	2:56	3:26	30.0	385.0	0.40	0.42	0.25	8.00	31.13	0.03
							Average Infiltration Rate (in/hour)			**0.04**

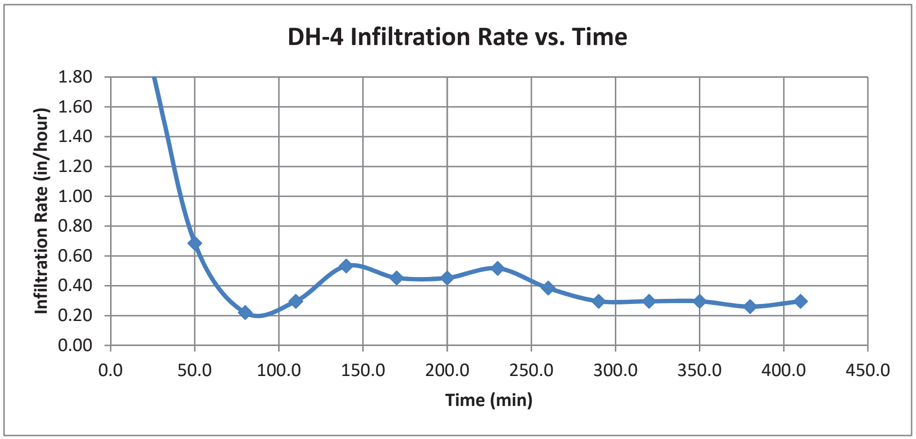


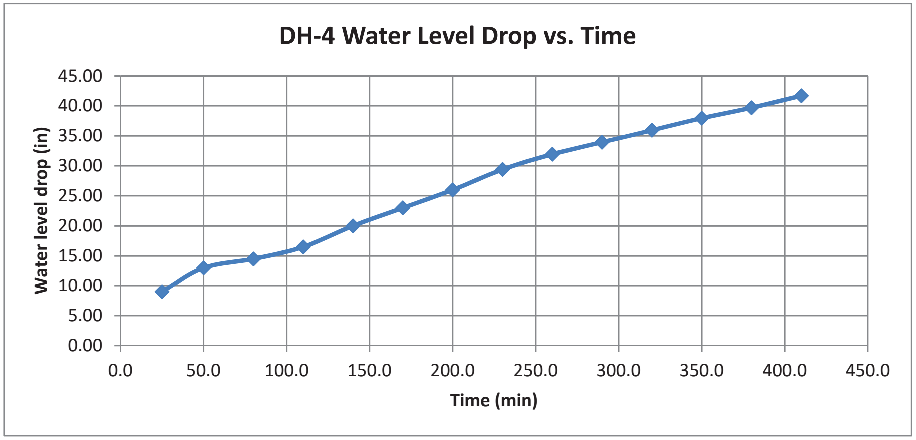


Riverside/Orange County - Infiltration Test in a Boring

Project Name:	DPHP, LLC Hotel Component			
Project Number:	17-206-01			
Date:	9/11/18			
Test Hole Number:	DH-4			
Total Depth :	3.00 feet		36	inches
Test Hole Diameter:	8.00 inches	radius=	4	inches

Trial	Start Time	End Time	△T	Total Time	Initial Depth of Water	Final Depth of Water	△D	∑△D	△Havg	Infiltration Rate
			(min)	*(min)*	*(ft)*	*(ft)*	*(in)*	*(in)*	*(in)*	*(in/hour)*
1	9:15	9:40	25.0	25.0	0.83	1.58	9.00	9.00	21.50	1.84
2	9:40	10:05	25.0	50.0	0.67	1.00	4.00	13.00	26.00	0.69
3	10:05	10:35	30.0	80.0	0.83	0.96	1.50	14.50	25.25	0.22
4	10:35	11:05	30.0	110.0	0.83	1.00	2.00	16.50	25.00	0.30
5	11:05	11:35	30.0	140.0	0.83	1.13	3.50	20.00	24.25	0.53
6	11:35	12:05	30.0	170.0	0.83	1.08	3.00	23.00	24.50	0.45
7	12:05	12:35	30.0	200.0	0.83	1.08	3.00	26.00	24.50	0.45
8	12:35	1:05	30.0	230.0	0.83	1.12	3.40	29.40	24.30	0.52
9	1:05	1:35	30.0	260.0	0.85	1.06	2.55	31.95	24.53	0.38
10	1:35	2:05	30.0	290.0	0.83	1.00	2.00	33.95	25.00	0.30
11	2:05	2:35	30.0	320.0	0.83	1.00	2.00	35.95	25.00	0.30
12	2:35	3:05	30.0	350.0	0.83	1.00	2.00	37.95	25.00	0.30
13	3:05	3:35	30.0	380.0	0.85	1.00	1.75	39.70	24.88	0.26
14	3:35	4:05	30.0	410.0	0.83	1.00	2.00	41.70	25.00	0.30
									Average Infiltration Rate (in/hour)	**0.28**





APPENDIX D

CPT Liquefaction Analyses

GMU Geotechnical, Inc.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
www.GMUGEO.com

LIQUEFACTION ANALYSIS REPORT

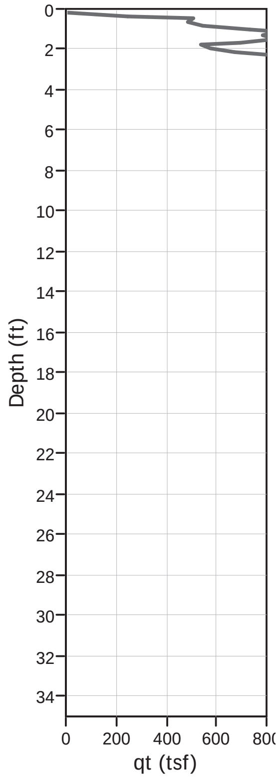
Project title : 17-206-01 **Location : Dana Point Harbor "Hotel"**

CPT file : CPT-1

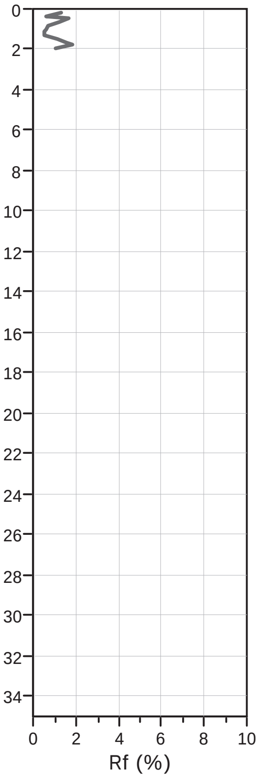
Input parameters and analysis data

Analysis method:	Robertson (2009)	G.W.T. (in-situ):	26.00 ft	Use fill:	No	Clay like behavior applied:	All soils
Fines correction method:	Robertson (2009)	G.W.T. (earthq.):	5.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	1	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.80	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method based
Peak ground acceleration:	0.67	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

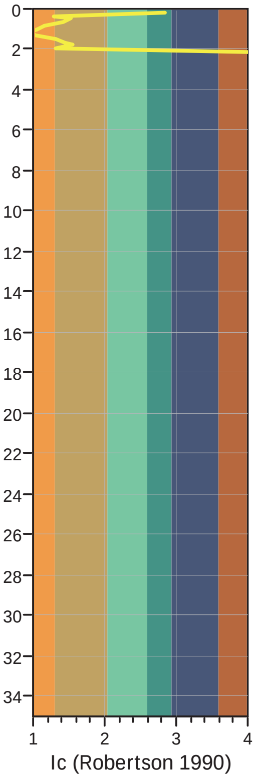
Cone resistance



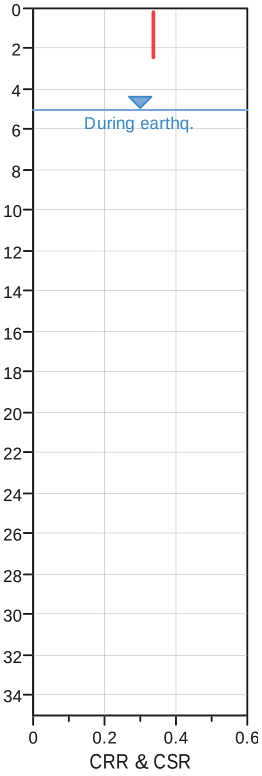
Friction Ratio



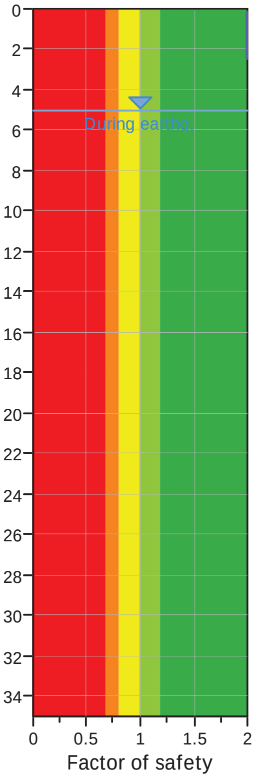
SBTn Plot



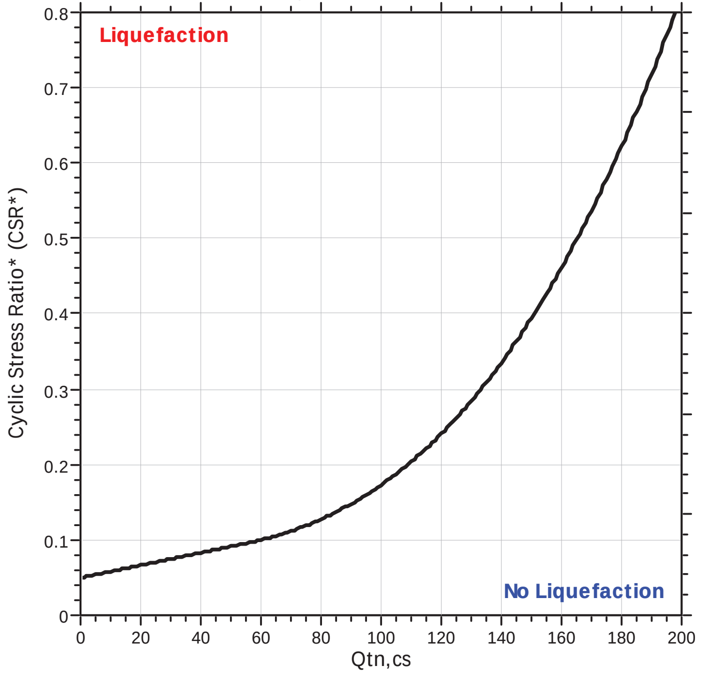
CRR plot



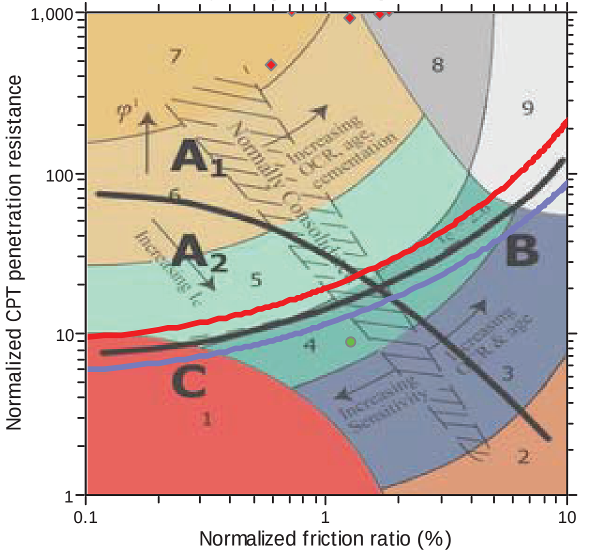
FS Plot



$M_w=7^{1/2}$, sigma'=1 atm base curve

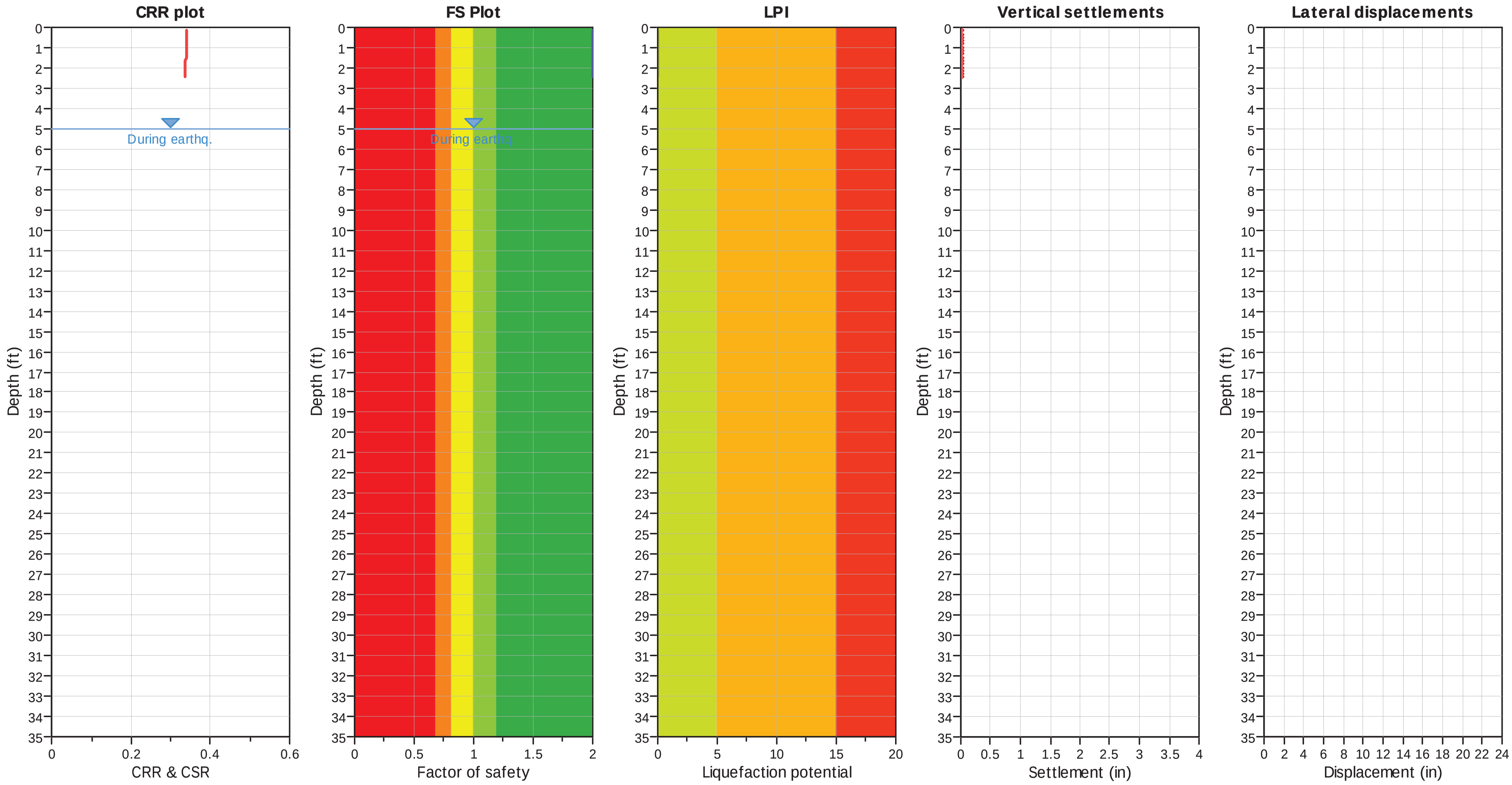


Summary of liquefaction potential



Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	26.00 ft	Fill height:	N/A	Limit depth:	N/A

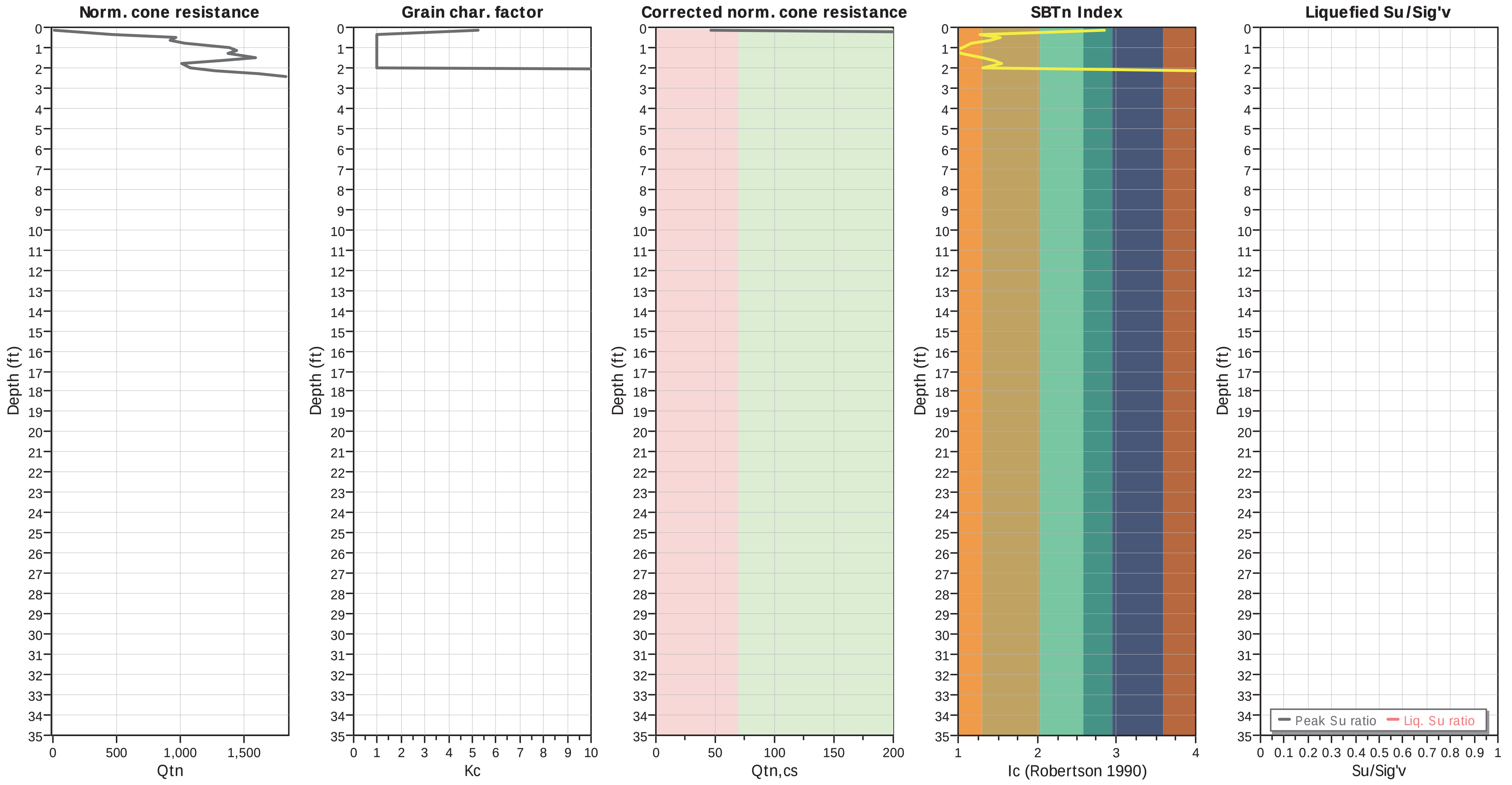
F.S. color scheme

- 🟥 Almost certain it will liquefy
- 🟧 Very likely to liquefy
- 🟨 Liquefaction and no liq. are equally likely
- 🟩 Unlike to liquefy
- 🟩 Almost certain it will not liquefy

LPI color scheme

- 🟥 Very high risk
- 🟧 High risk
- 🟨 Low risk

Check for strength loss plots (Robertson (2010))



Norm. cone resistance

Grain char. factor

Corrected norm. cone resistance

SBTn Index

Liquefied Su/Sig'v

Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	26.00 ft	Fill height:	N/A	Limit depth:	N/A

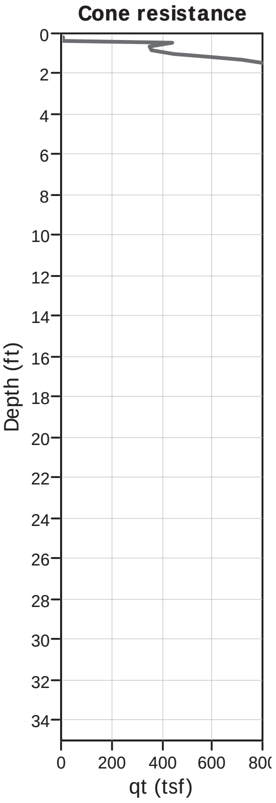
LIQUEFACTION ANALYSIS REPORT

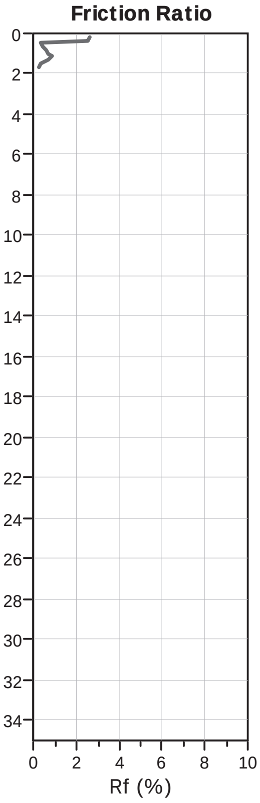
Project title : 17-206-01 **Location : Dana Point Harbor "Hotel"**

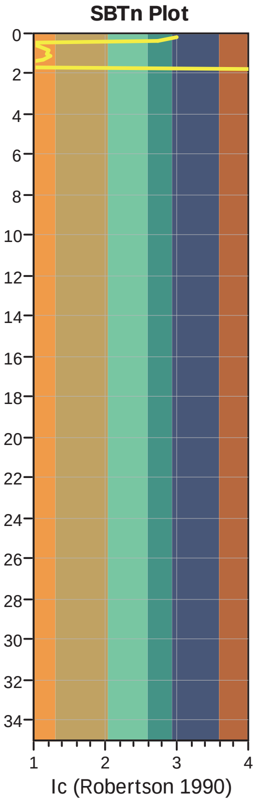
CPT file : CPT-2

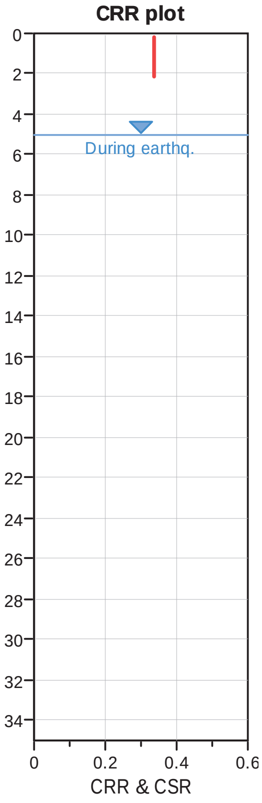
Input parameters and analysis data

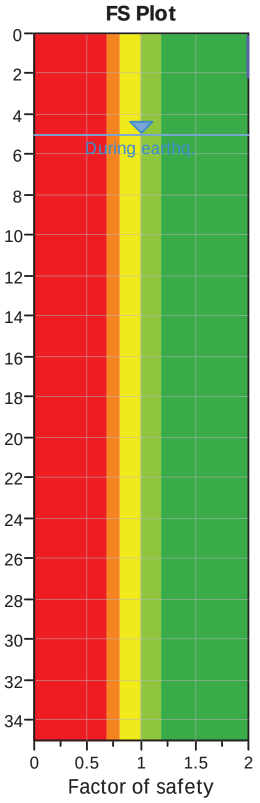
Analysis method:	Robertson (2009)	G.W.T. (in-situ):	26.00 ft	Use fill:	No	Clay like behavior applied:	All soils
Fines correction method:	Robertson (2009)	G.W.T. (earthq.):	5.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	1	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.80	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method based
Peak ground acceleration:	0.67	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

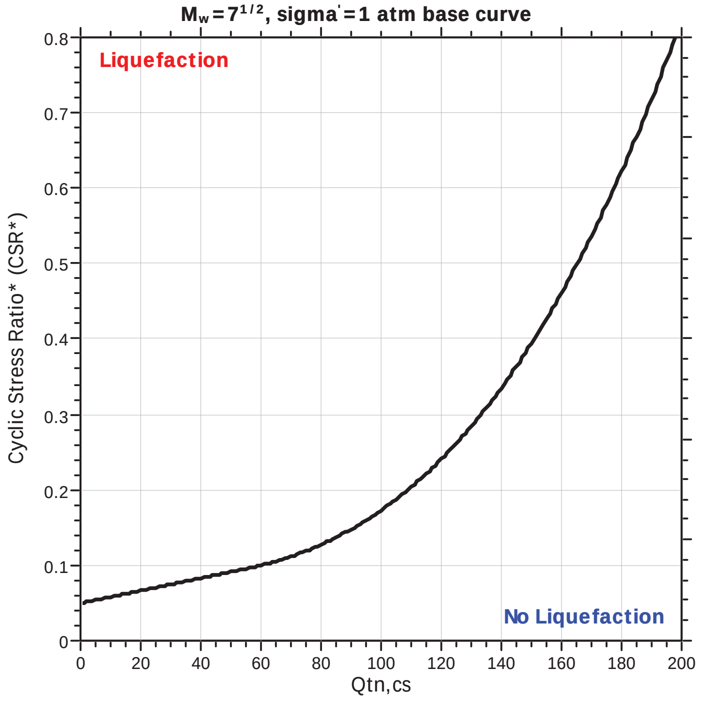


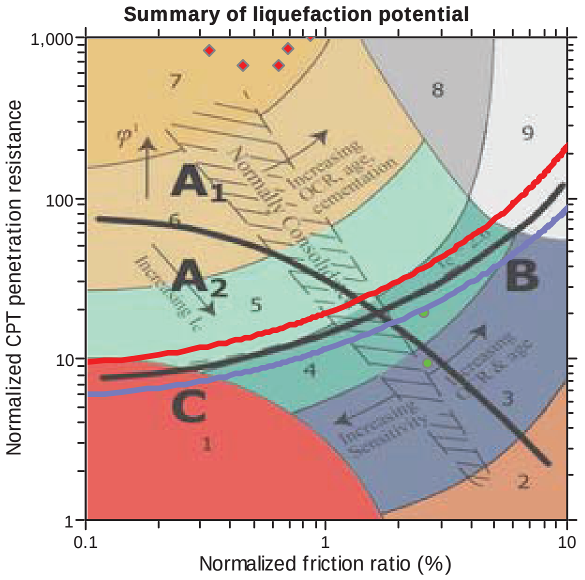






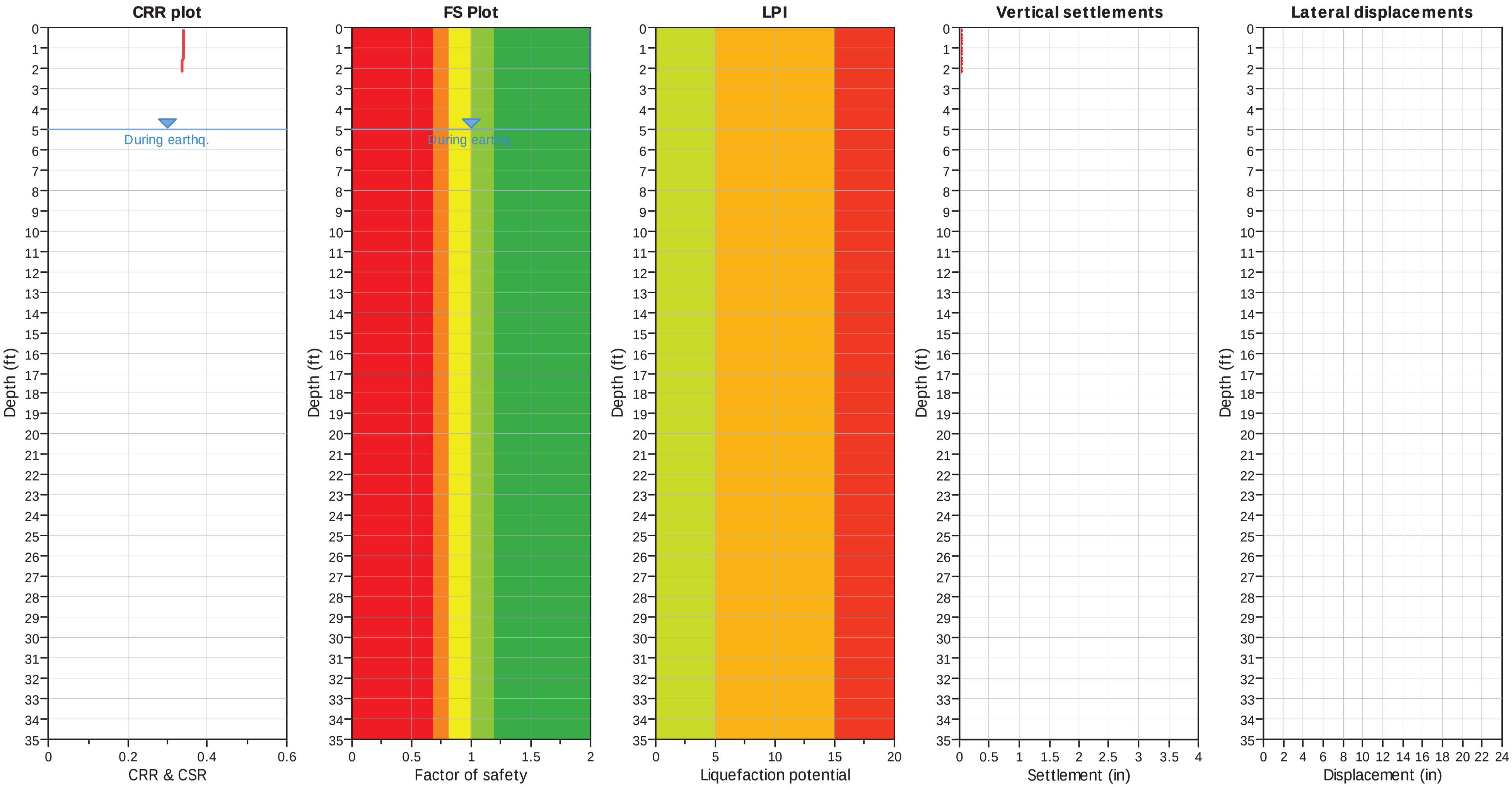






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method: Robertson (2009)
Fines correction method: Robertson (2009)
Points to test: Based on Ic value
Earthquake magnitude M_w: 6.80
Peak ground acceleration: 0.67
Depth to water table (insitu): 26.00 ft

Depth to water table (erthq.): 5.00 ft
Average results interval: 1
Ic cut-off value: 2.60
Unit weight calculation: Based on SBT
Use fill: No
Fill height: N/A

Fill weight: N/A
Transition detect. applied: Yes
K_σ applied: Yes
Clay like behavior applied: All soils
Limit depth applied: No
Limit depth: N/A

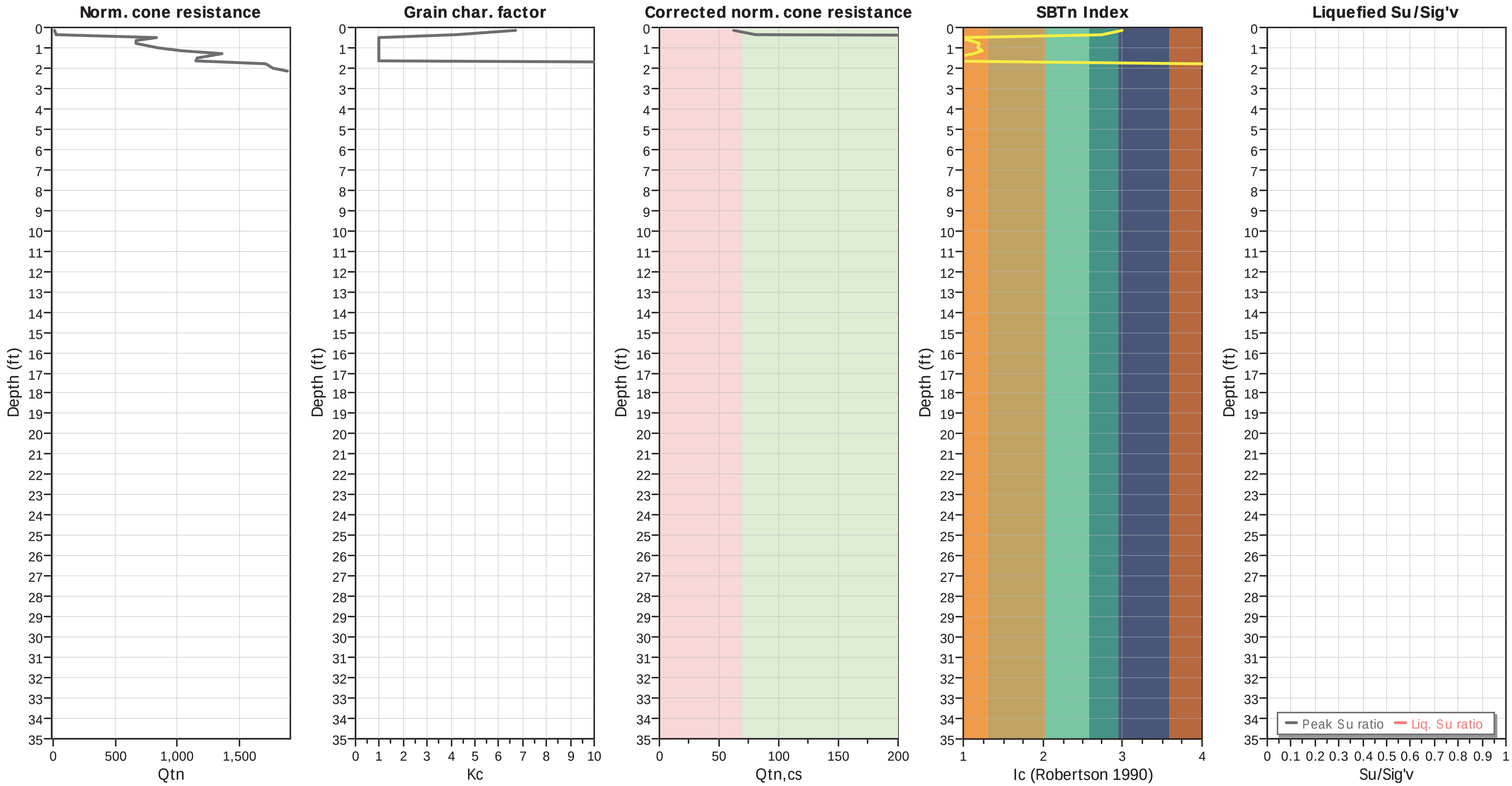
F.S. color scheme

- 🟥 Almost certain it will liquefy
- 🟧 Very likely to liquefy
- 🟨 Liquefaction and no liq. are equally likely
- 🟩 Unlike to liquefy
- 🟩 Almost certain it will not liquefy

LPI color scheme

- 🟥 Very high risk
- 🟧 High risk
- 🟨 Low risk

Check for strength loss plots (Robertson (2010))



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	26.00 ft	Fill height:	N/A	Limit depth:	N/A

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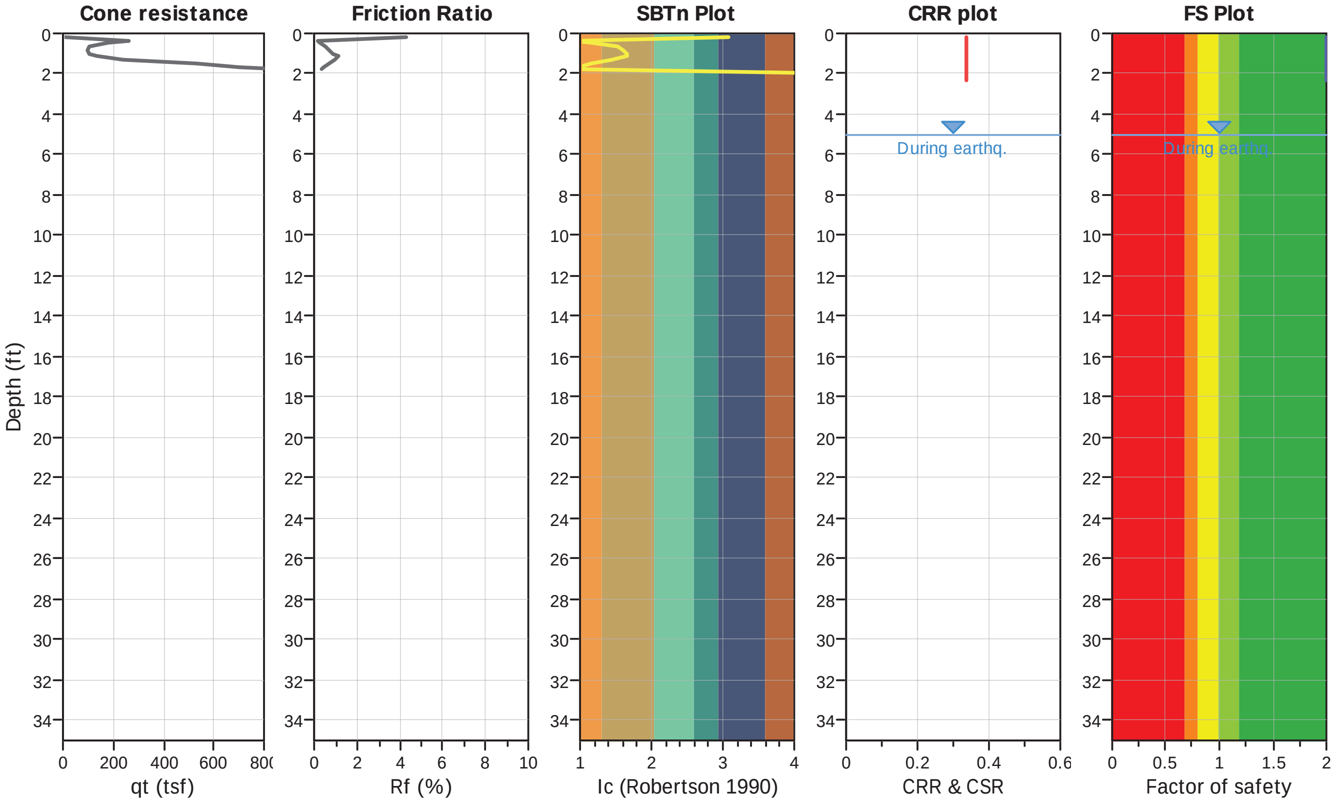
LIQUEFACTION ANALYSIS REPORT

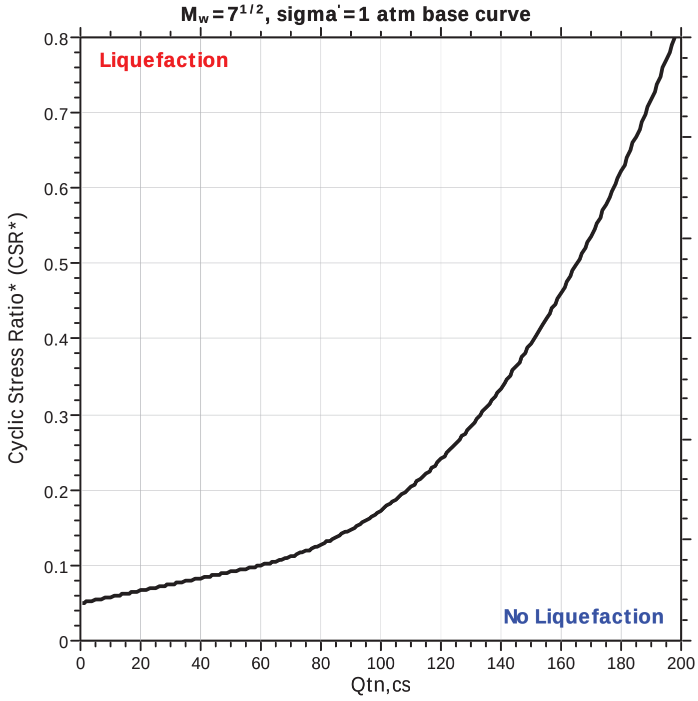
Project title : 17-206-01 **Location : Dana Point Harbor "Hotel"**

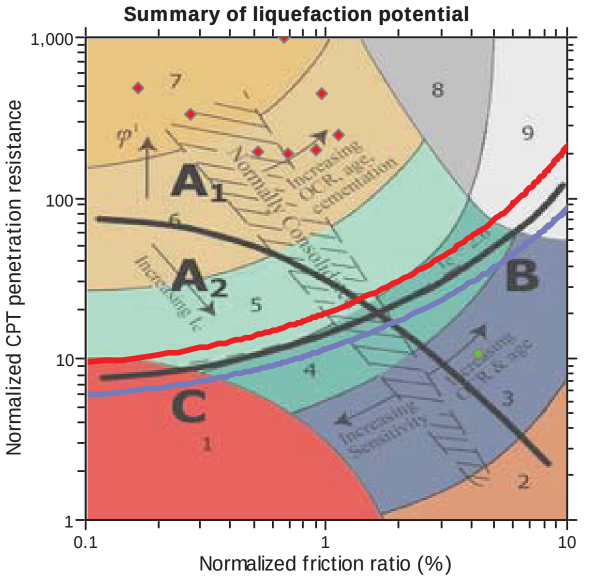
CPT file : CPT-3

Input parameters and analysis data

Analysis method:	Robertson (2009)	G.W.T. (in-situ):	15.00 ft	Use fill:	No	Clay like behavior applied:	All soils
Fines correction method:	Robertson (2009)	G.W.T. (earthq.):	5.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	1	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.80	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method based
Peak ground acceleration:	0.67	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

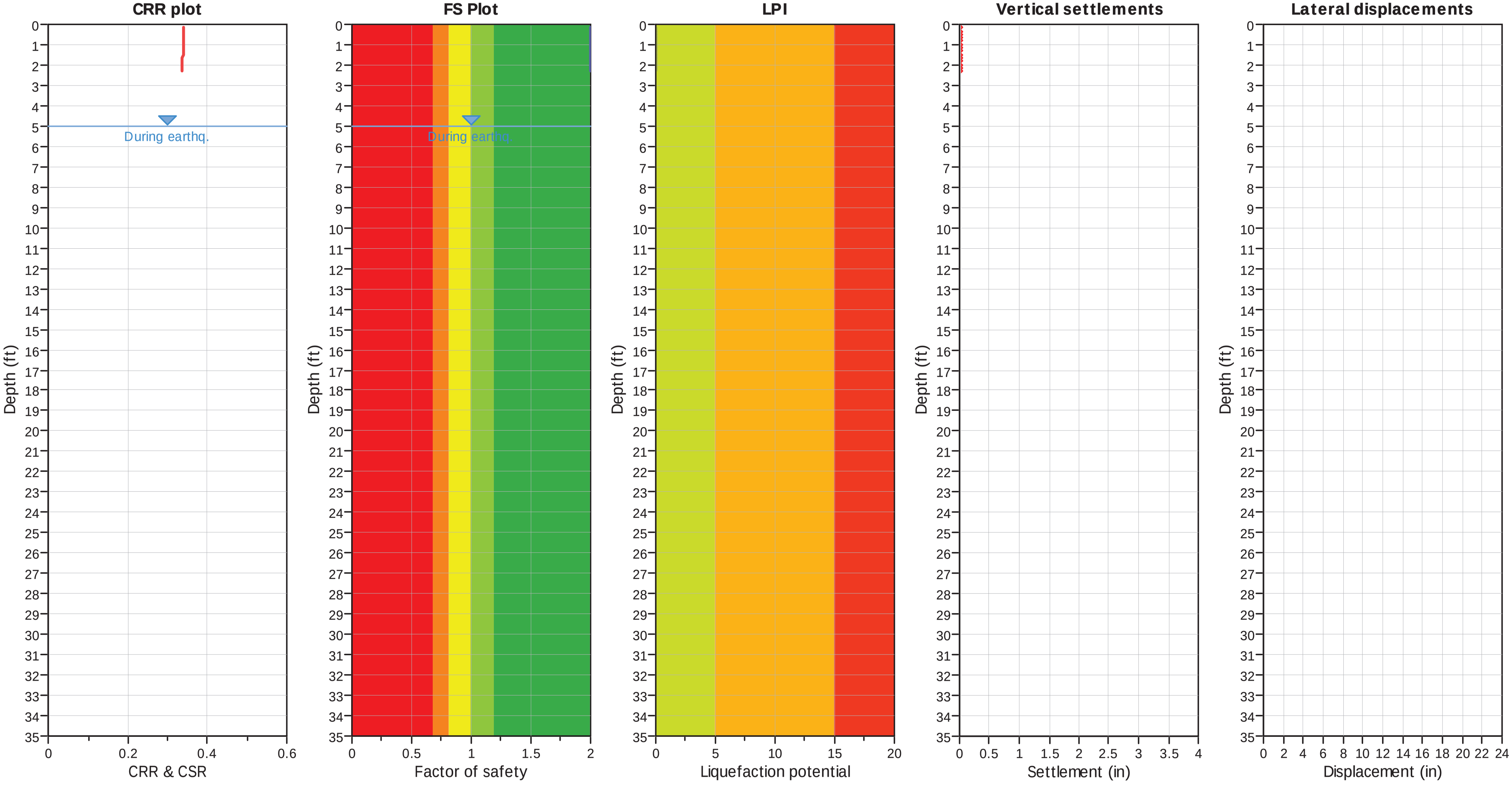






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	15.00 ft	Fill height:	N/A	Limit depth:	N/A

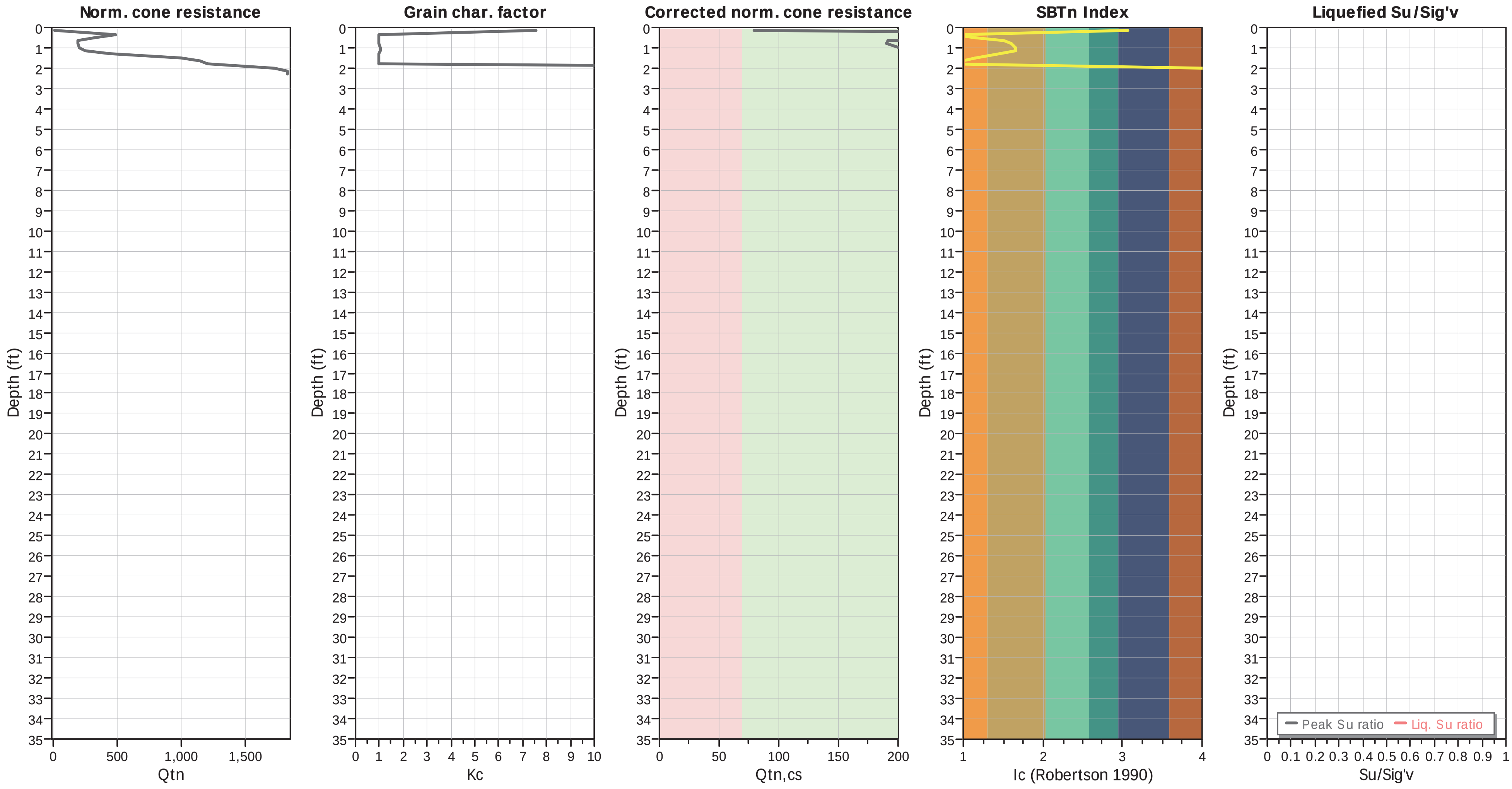
F.S. color scheme

- 🟥 Almost certain it will liquefy
- 🟧 Very likely to liquefy
- 🟨 Liquefaction and no liq. are equally likely
- 🟩 Unlike to liquefy
- 🟩 Almost certain it will not liquefy

LPI color scheme

- 🟥 Very high risk
- 🟧 High risk
- 🟨 Low risk

Check for strength loss plots (Robertson (2010))



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	15.00 ft	Fill height:	N/A	Limit depth:	N/A

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www.GMUGEO.com

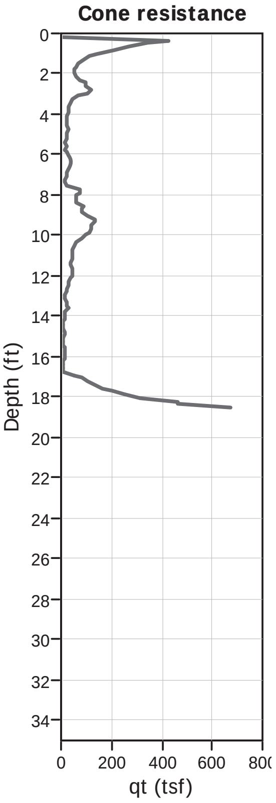
LIQUEFACTION ANALYSIS REPORT

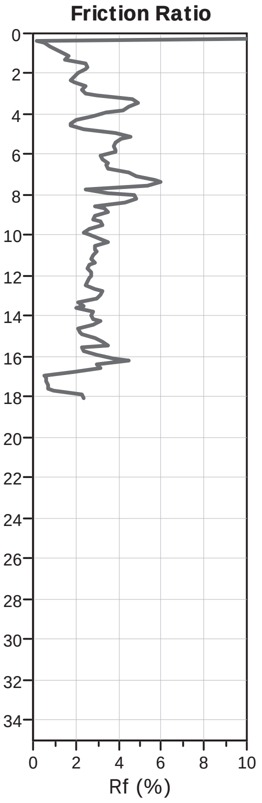
Project title : 17-206-01 **Location : Dana Point Harbor "Hotel"**

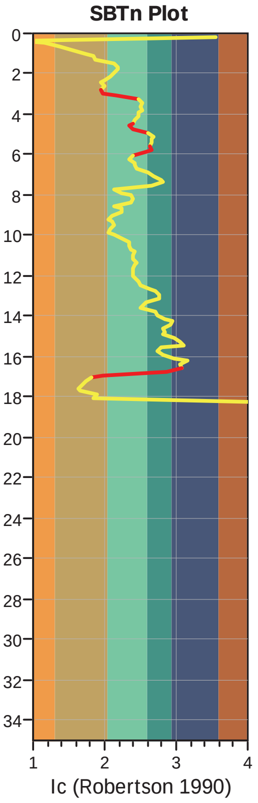
CPT file : CPT-4

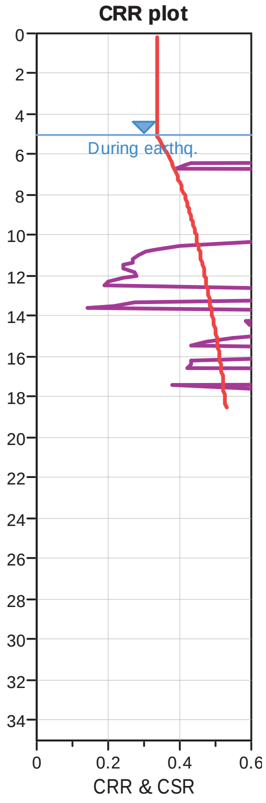
Input parameters and analysis data

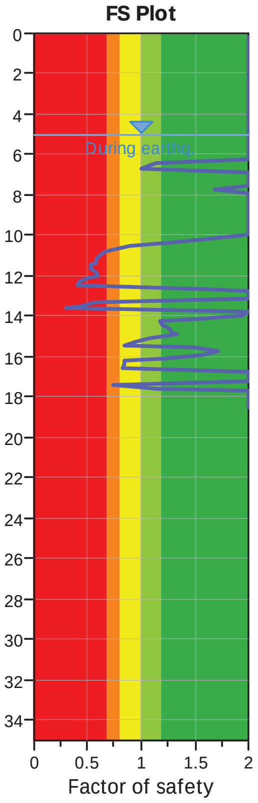
Analysis method:	Robertson (2009)	G.W.T. (in-situ):	11.00 ft	Use fill:	No	Clay like behavior applied:	All soils
Fines correction method:	Robertson (2009)	G.W.T. (earthq.):	5.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	1	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.80	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method based
Peak ground acceleration:	0.67	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

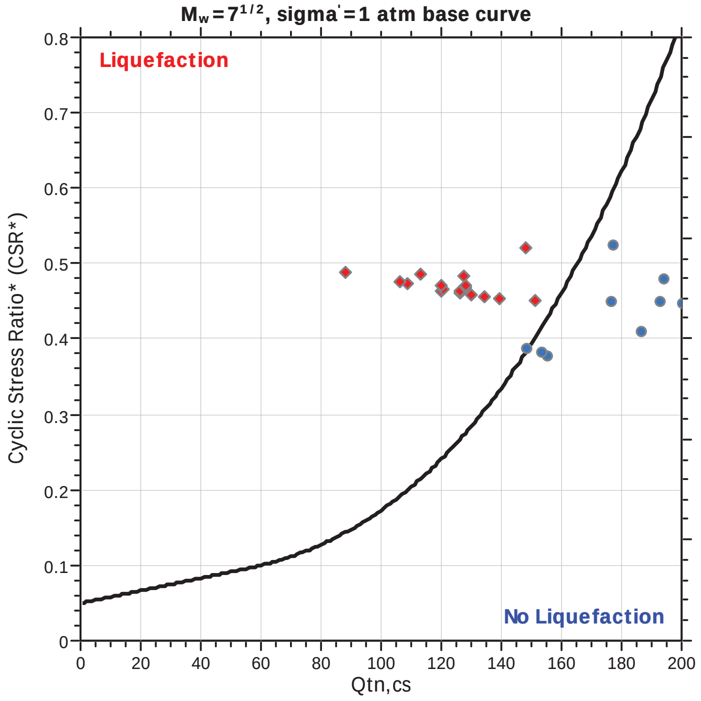

Cone resistance

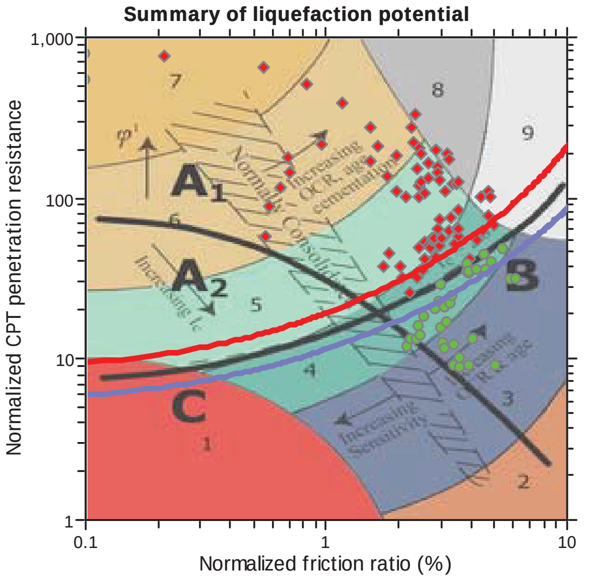

Friction Ratio


SBTn Plot


CRR plot

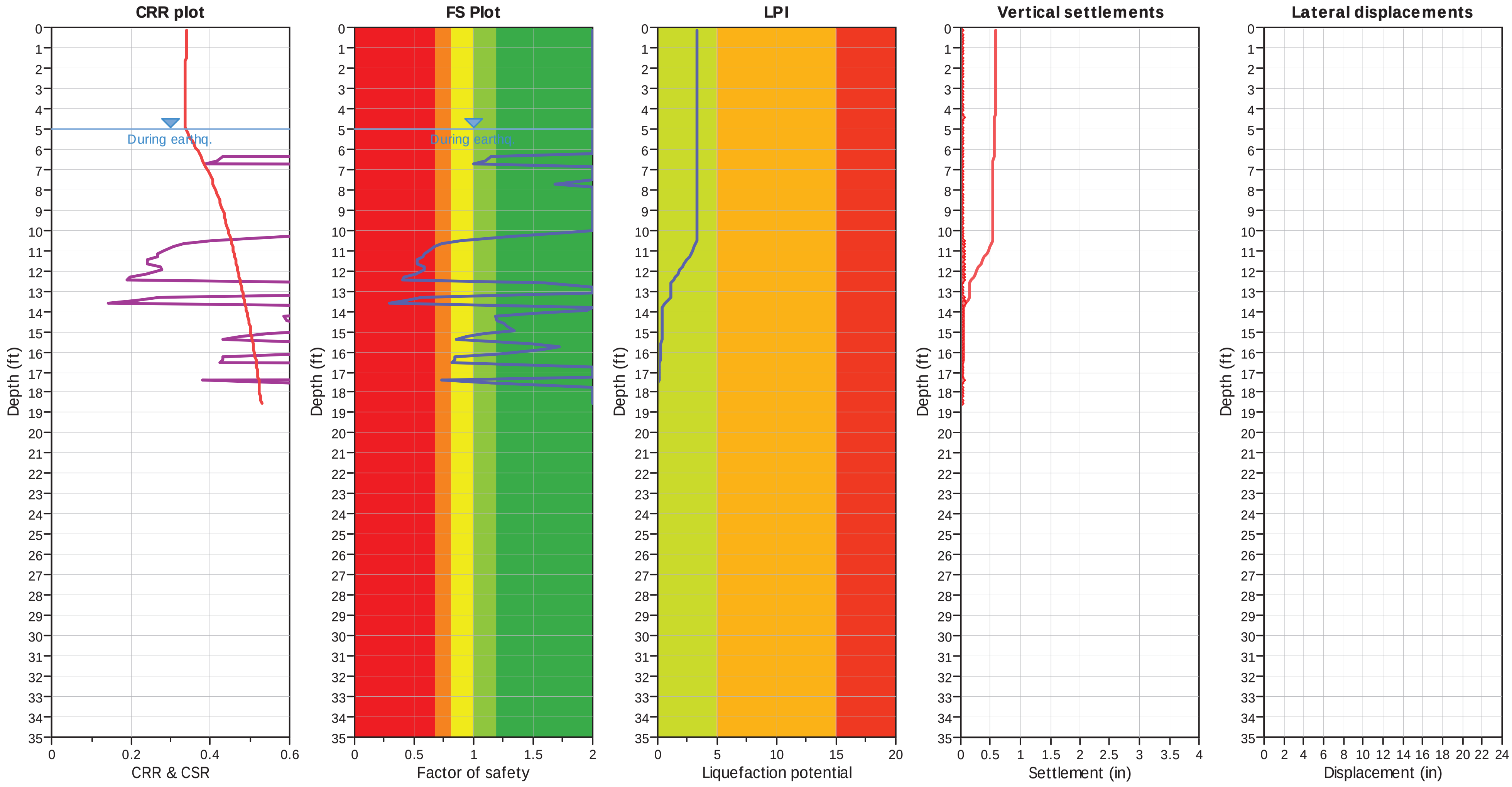

FS Plot


$M_w = 7^{1/2}$, sigma' = 1 atm base curve


Summary of liquefaction potential

Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method: Robertson (2009)
Fines correction method: Robertson (2009)
Points to test: Based on Ic value
Earthquake magnitude M_w: 6.80
Peak ground acceleration: 0.67
Depth to water table (insitu): 11.00 ft

Depth to water table (erthq.): 5.00 ft
Average results interval: 1
Ic cut-off value: 2.60
Unit weight calculation: Based on SBT
Use fill: No
Fill height: N/A

Fill weight: N/A
Transition detect. applied: Yes
K_σ applied: Yes
Clay like behavior applied: All soils
Limit depth applied: No
Limit depth: N/A

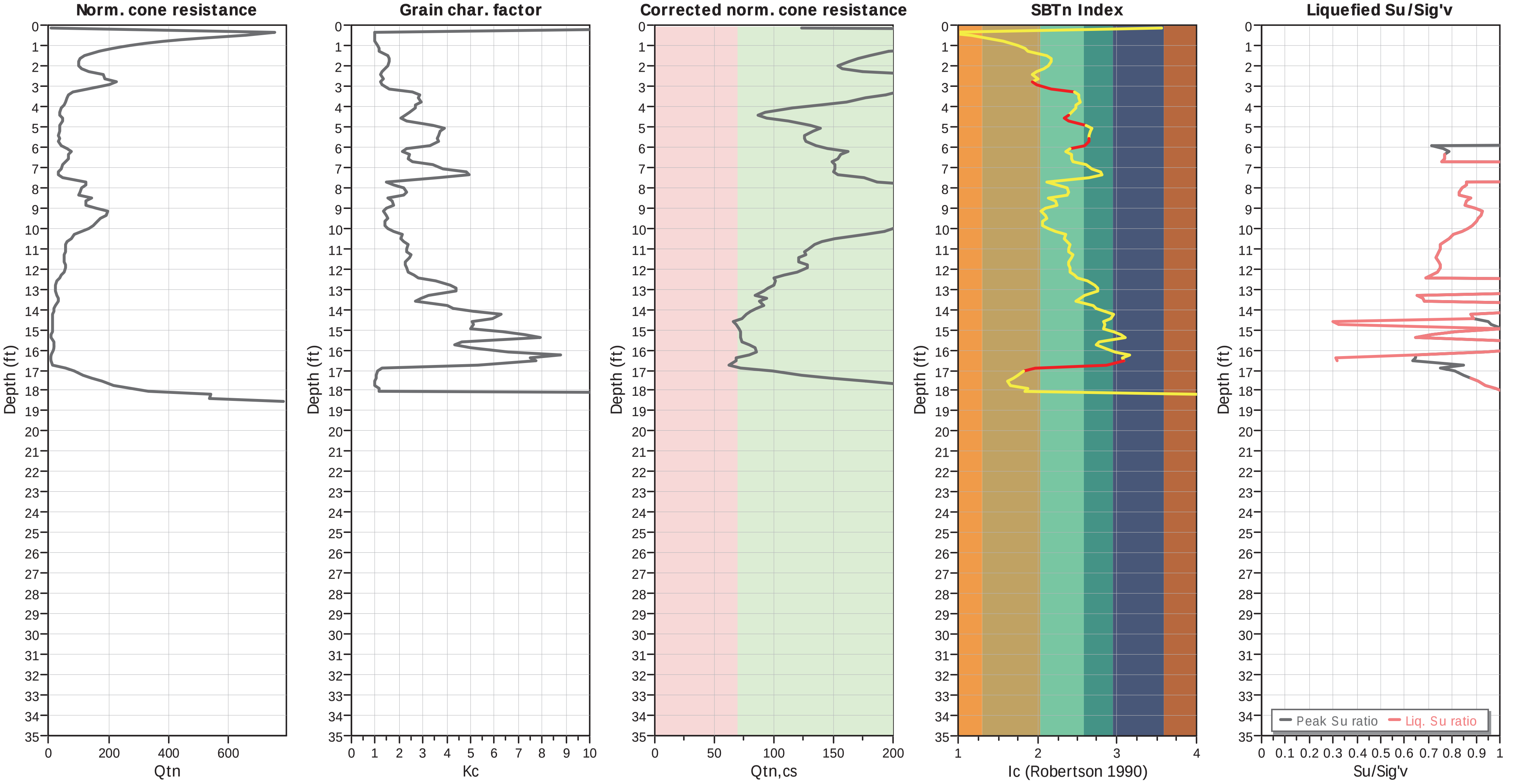
F.S. color scheme

- 🟥 Almost certain it will liquefy
- 🟧 Very likely to liquefy
- 🟨 Liquefaction and no liq. are equally likely
- 🟩 Unlike to liquefy
- 🟩 Almost certain it will not liquefy

LPI color scheme

- 🟥 Very high risk
- 🟧 High risk
- 🟨 Low risk

Check for strength loss plots (Robertson (2010))



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	11.00 ft	Fill height:	N/A	Limit depth:	N/A

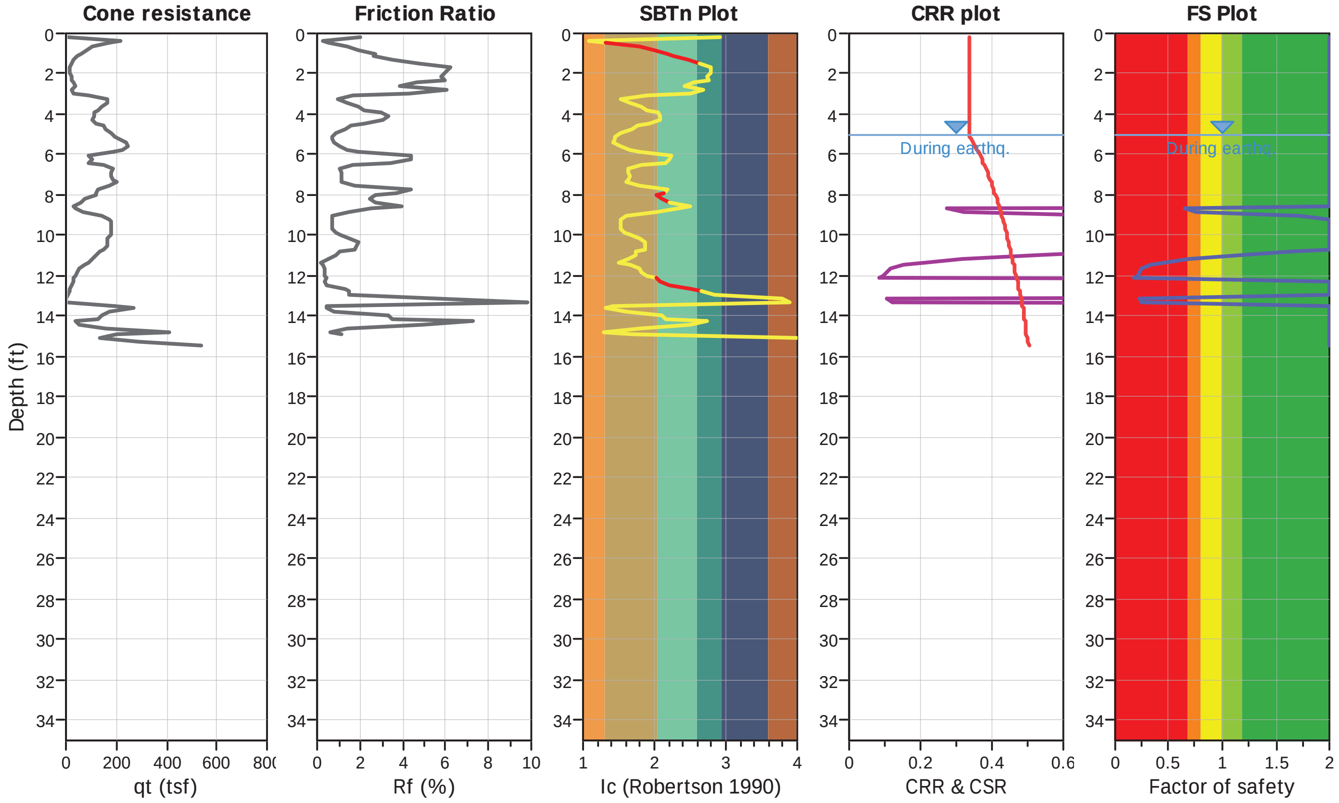
LIQUEFACTION ANALYSIS REPORT

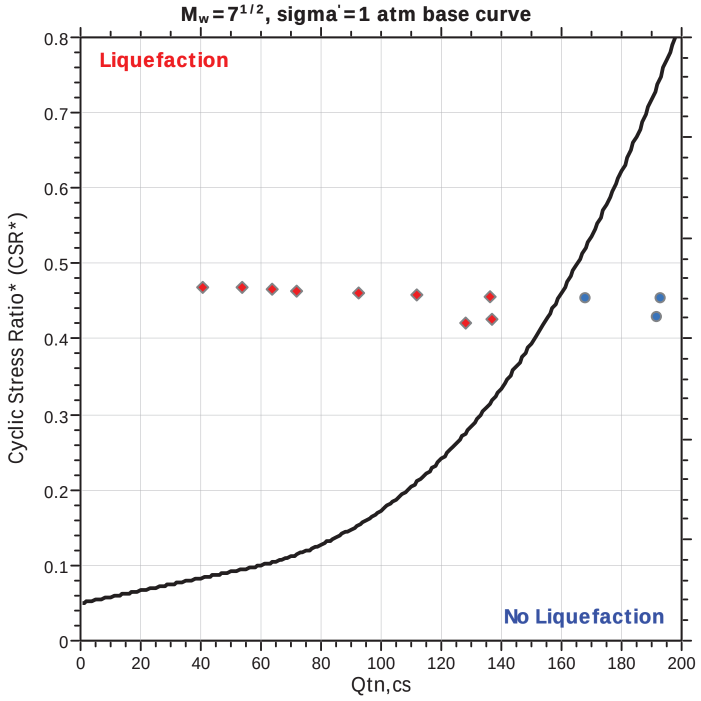
Project title : 17-206-01 **Location : Dana Point Harbor "Hotel"**

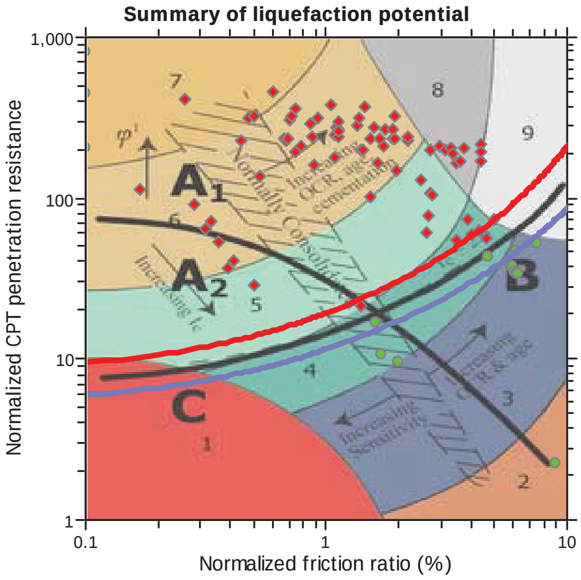
CPT file : CPT-5

Input parameters and analysis data

Analysis method:	Robertson (2009)	G.W.T. (in-situ):	6.50 ft	Use fill:	No	Clay like behavior applied:	All soils
Fines correction method:	Robertson (2009)	G.W.T. (earthq.):	5.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	1	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.80	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method based
Peak ground acceleration:	0.67	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

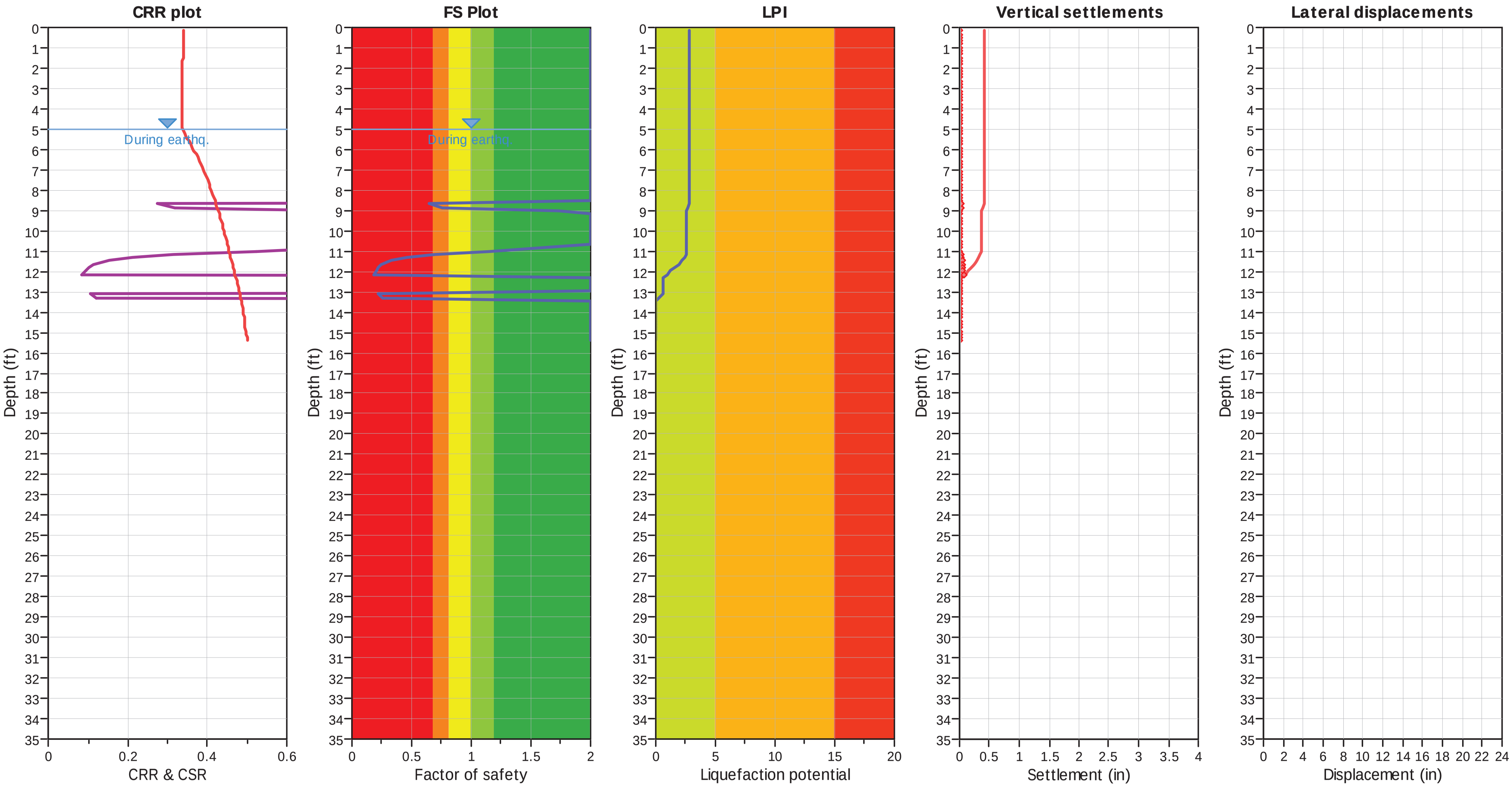






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	6.50 ft	Fill height:	N/A	Limit depth:	N/A

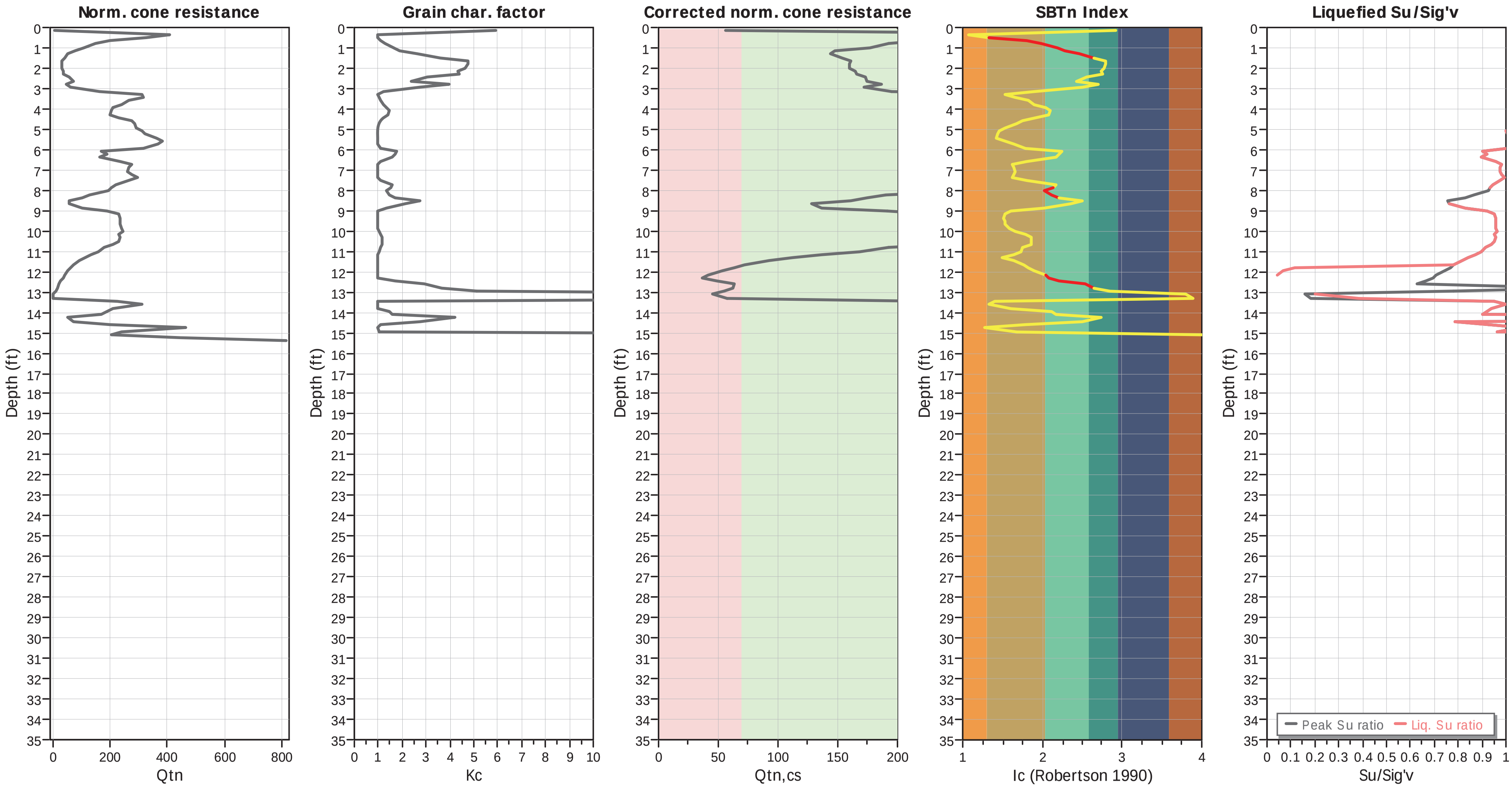
F.S. color scheme

- 🟥 Almost certain it will liquefy
- 🟧 Very likely to liquefy
- 🟨 Liquefaction and no liq. are equally likely
- 🟩 Unlike to liquefy
- 🟩 Almost certain it will not liquefy

LPI color scheme

- 🟥 Very high risk
- 🟧 High risk
- 🟨 Low risk

Check for strength loss plots (Robertson (2010))



Input parameters and analysis data

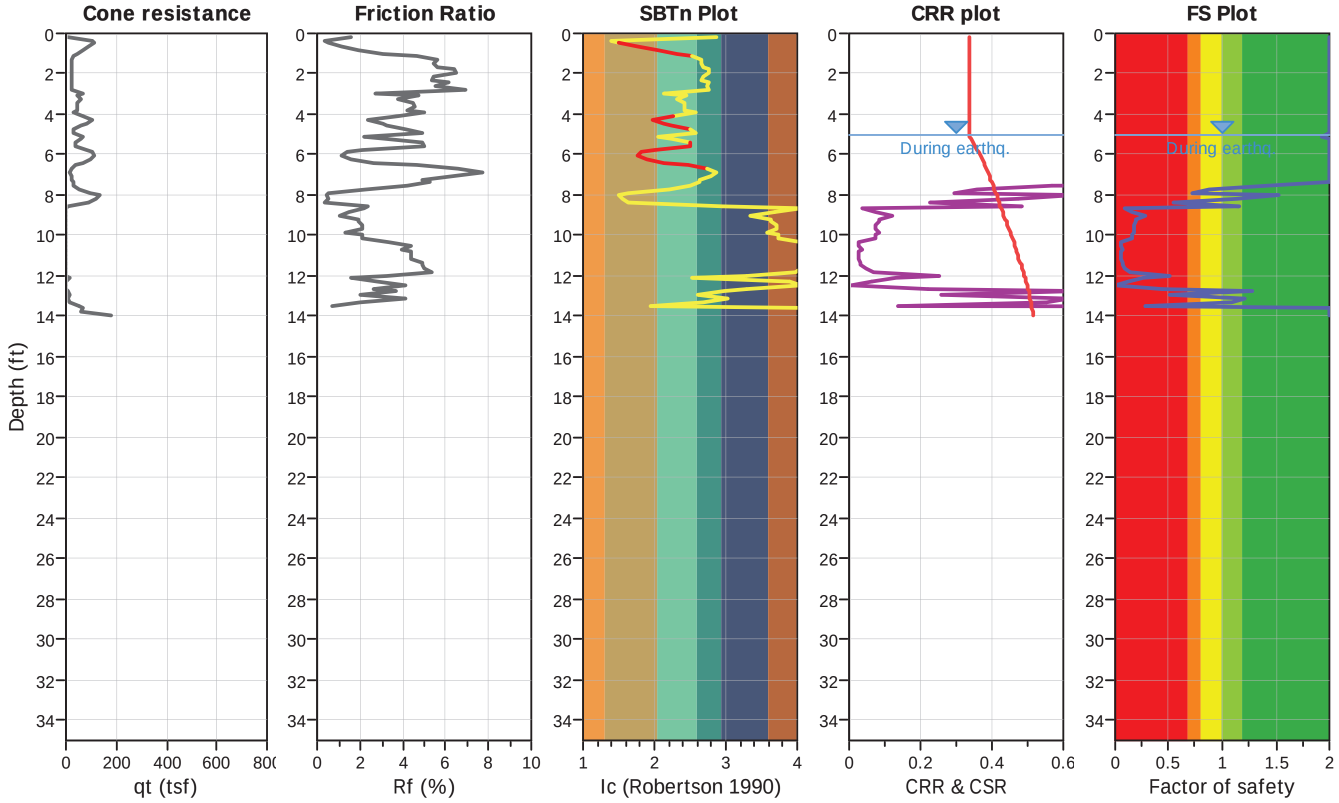
Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	6.50 ft	Fill height:	N/A	Limit depth:	N/A

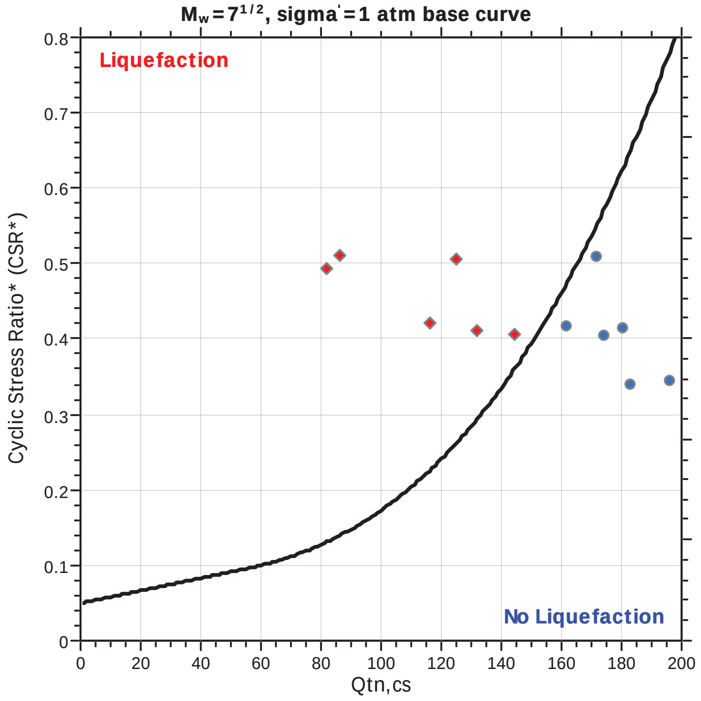
Project title : 17-206-01 **Location : Dana Point Harbor "Hotel"**

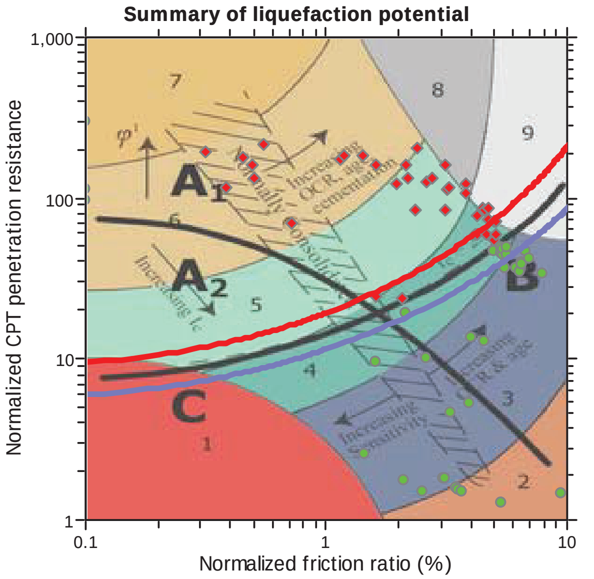
CPT file : CPT-6

Input parameters and analysis data

Analysis method:	Robertson (2009)	G.W.T. (in-situ):	9.00 ft	Use fill:	No	Clay like behavior applied:	All soils
Fines correction method:	Robertson (2009)	G.W.T. (earthq.):	5.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	1	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.80	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method based
Peak ground acceleration:	0.67	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

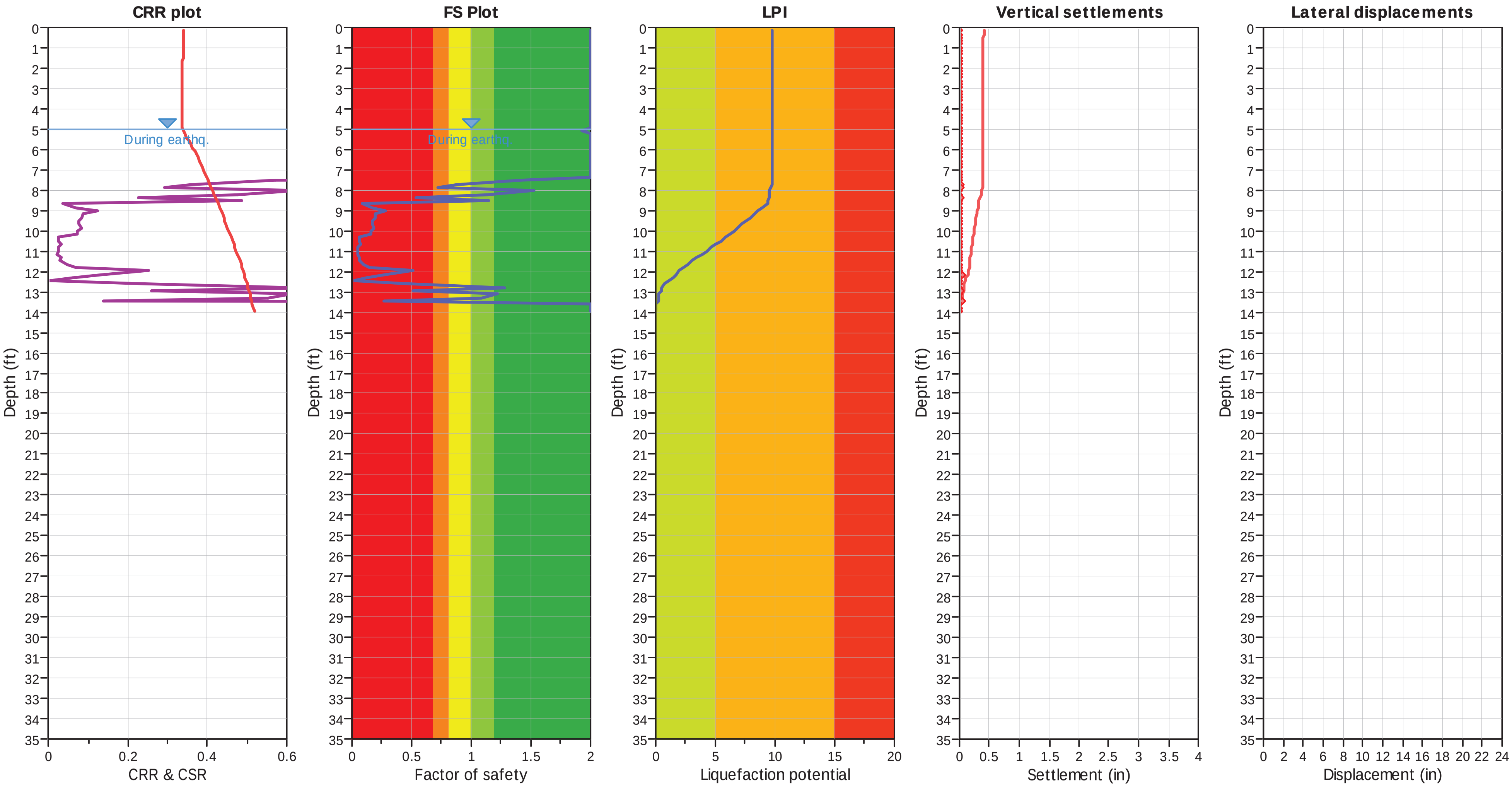






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	9.00 ft	Fill height:	N/A	Limit depth:	N/A

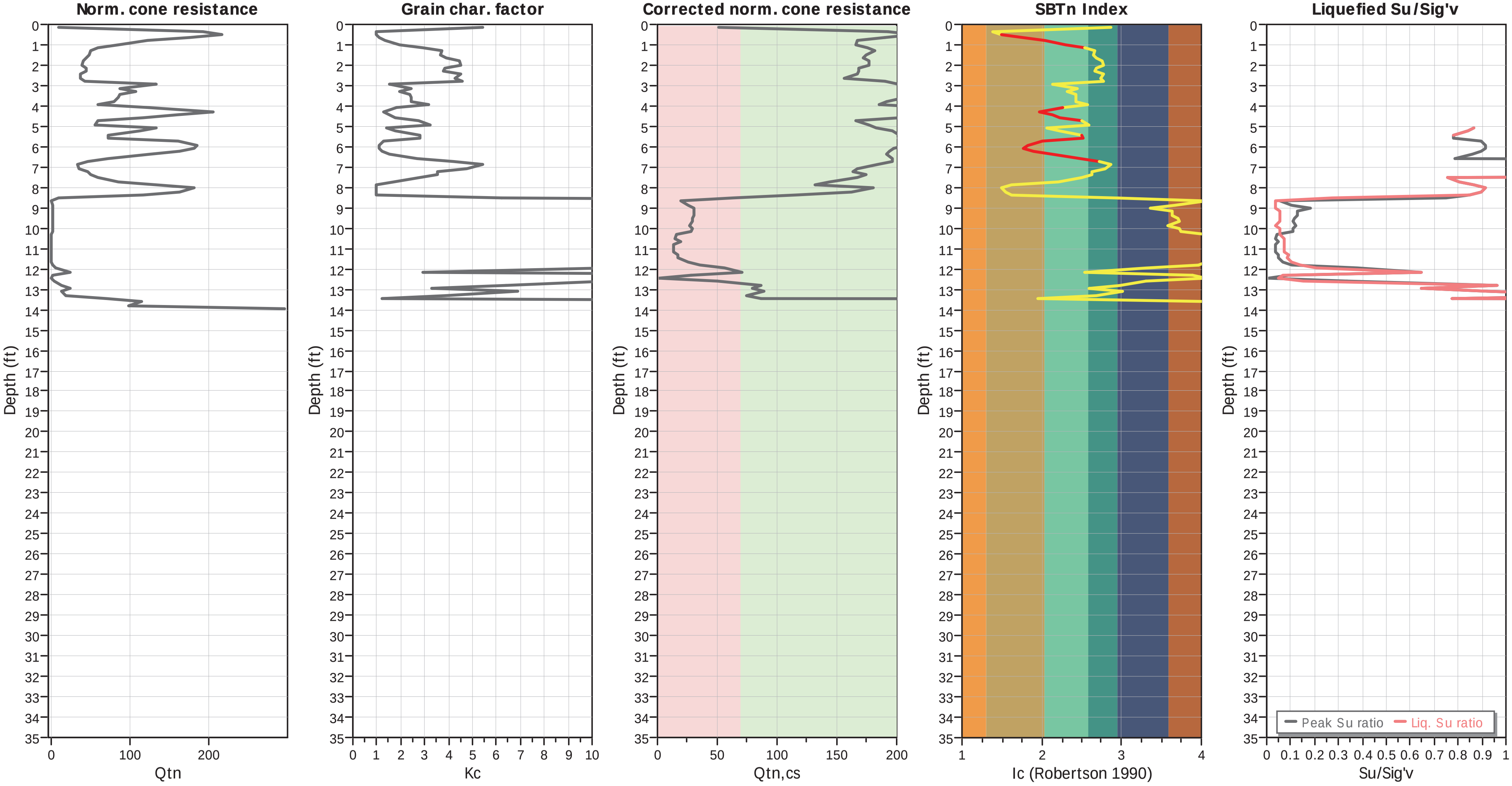
F.S. color scheme

- 🟥 Almost certain it will liquefy
- 🟧 Very likely to liquefy
- 🟨 Liquefaction and no liq. are equally likely
- 🟩 Unlike to liquefy
- 🟩 Almost certain it will not liquefy

LPI color scheme

- 🟥 Very high risk
- 🟧 High risk
- 🟨 Low risk

Check for strength loss plots (Robertson (2010))



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	9.00 ft	Fill height:	N/A	Limit depth:	N/A

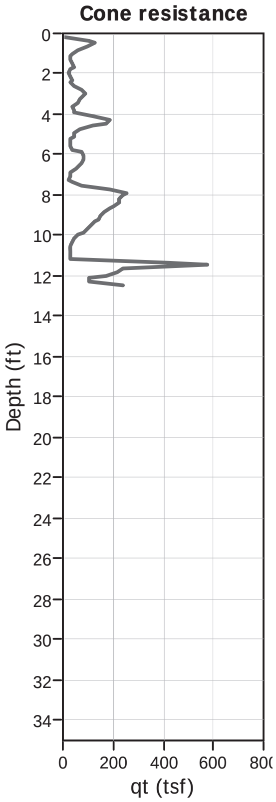
LIQUEFACTION ANALYSIS REPORT

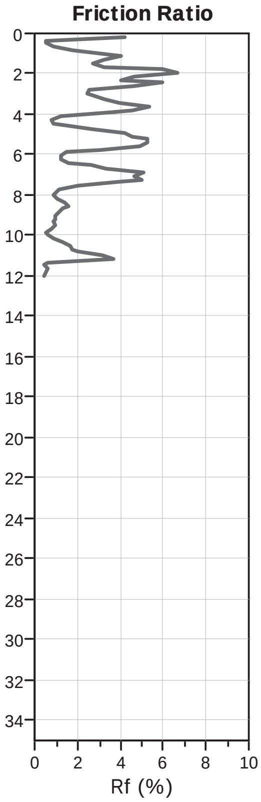
Project title : 17-206-01 **Location : Dana Point Harbor "Hotel"**

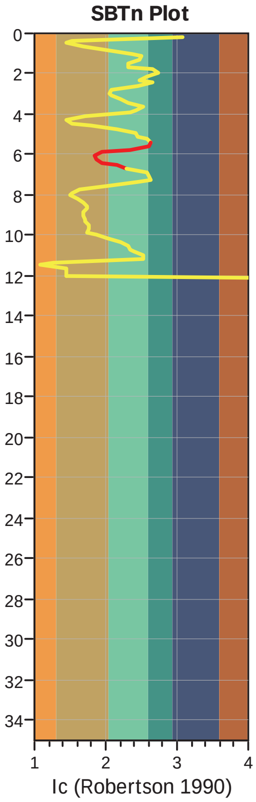
CPT file : CPT-6A

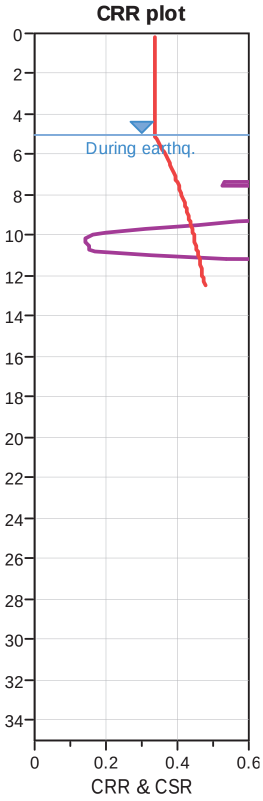
Input parameters and analysis data

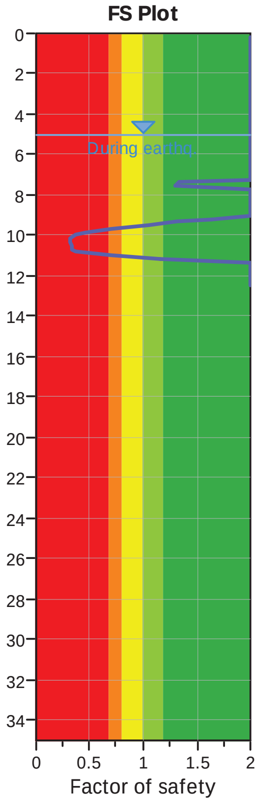
Analysis method:	Robertson (2009)	G.W.T. (in-situ):	9.00 ft	Use fill:	No	Clay like behavior applied:	All soils
Fines correction method:	Robertson (2009)	G.W.T. (earthq.):	5.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	1	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.80	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method based
Peak ground acceleration:	0.67	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

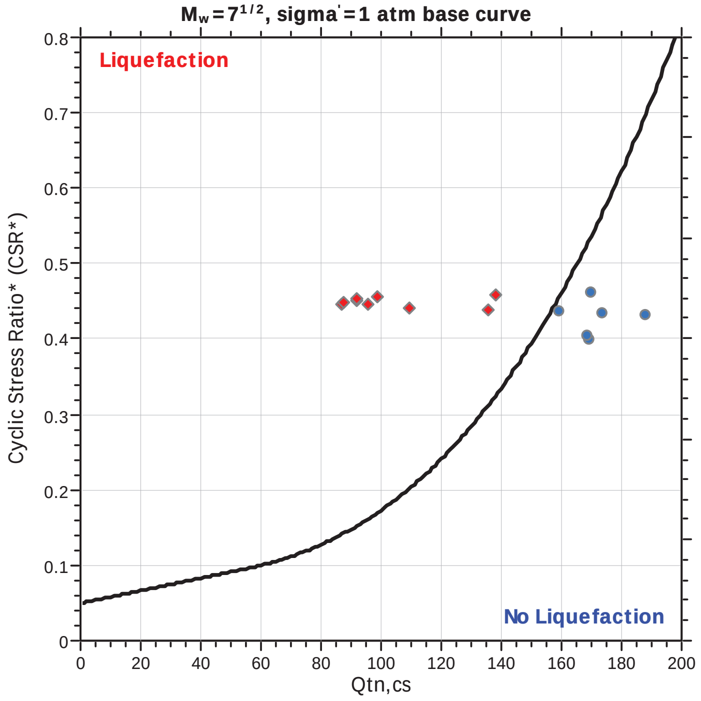

Cone resistance

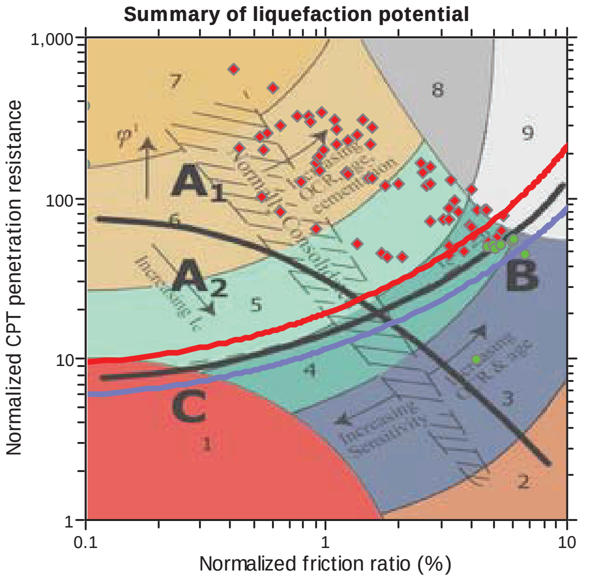

Friction Ratio


SBTn Plot


CRR plot

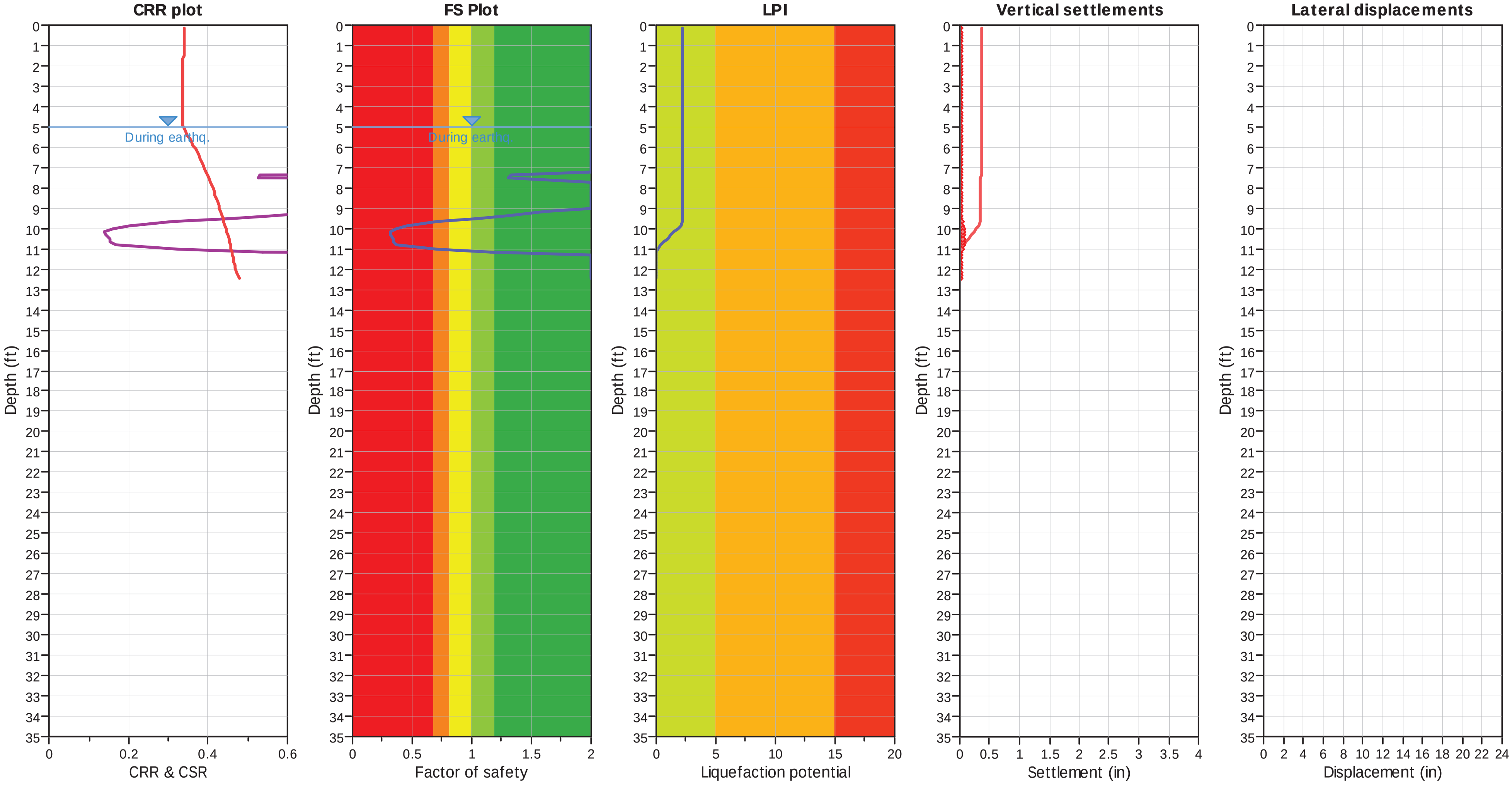

FS Plot


$M_w=7^{1/2}$, sigma'=1 atm base curve


Summary of liquefaction potential

Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	9.00 ft	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- 🟥 Almost certain it will liquefy
- 🟧 Very likely to liquefy
- 🟨 Liquefaction and no liq. are equally likely
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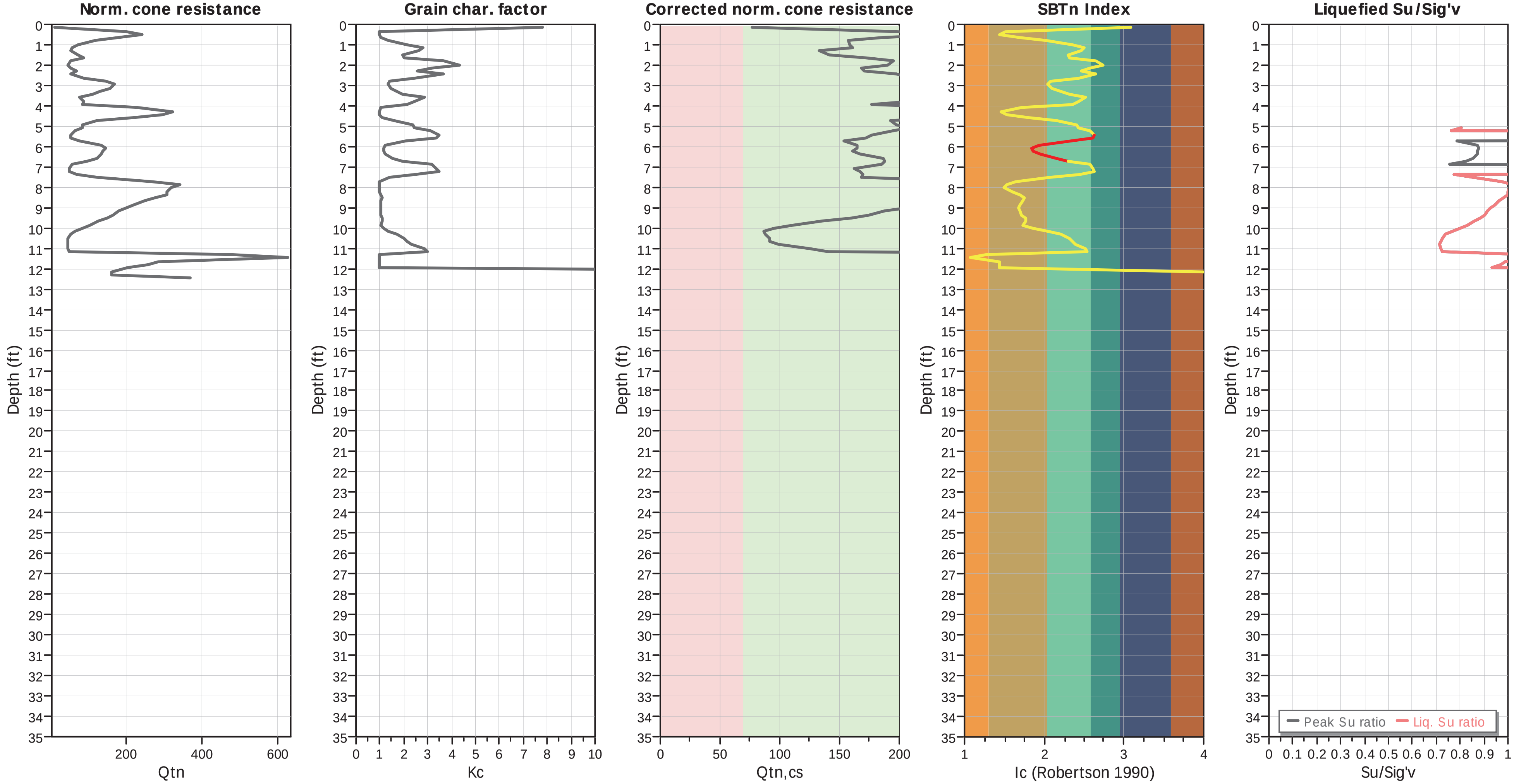
LPI color scheme

- 🟥 Very high risk
- 🟧 High risk
- 🟨 Low risk

Check for strength loss plots (Robertson (2010))



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	9.00 ft	Fill height:	N/A	Limit depth:	N/A

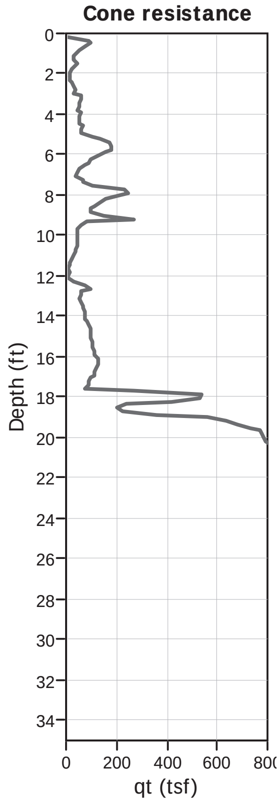
LIQUEFACTION ANALYSIS REPORT

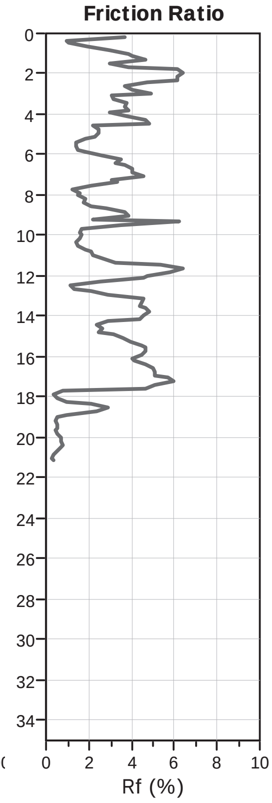
Project title : 17-206-01 **Location : Dana Point Harbor "Hotel"**

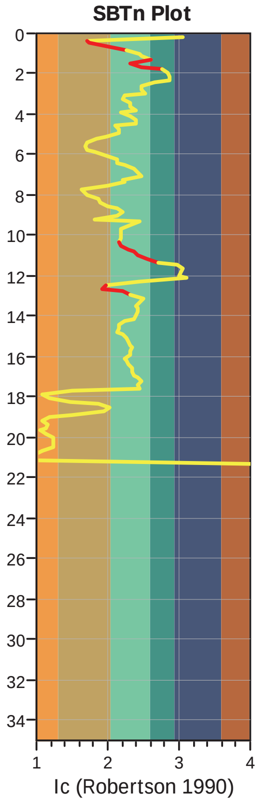
CPT file : CPT-6B

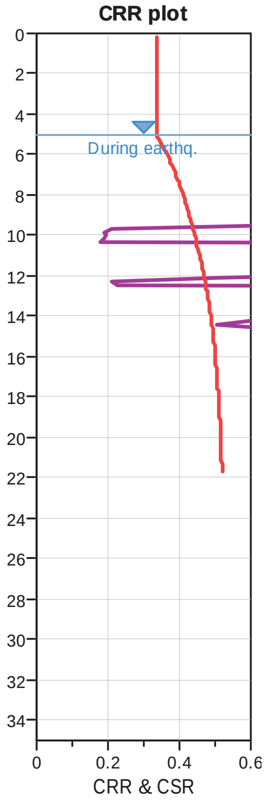
Input parameters and analysis data

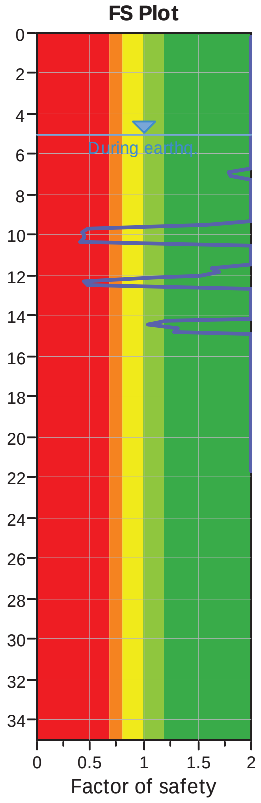
Analysis method:	Robertson (2009)	G.W.T. (in-situ):	9.00 ft	Use fill:	No	Clay like behavior applied:	All soils
Fines correction method:	Robertson (2009)	G.W.T. (earthq.):	5.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	1	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.80	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method based
Peak ground acceleration:	0.67	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

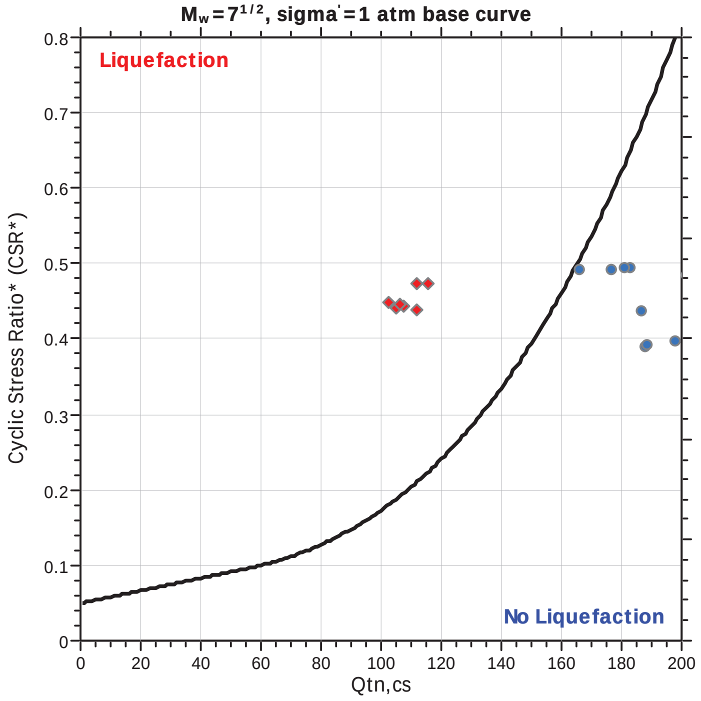


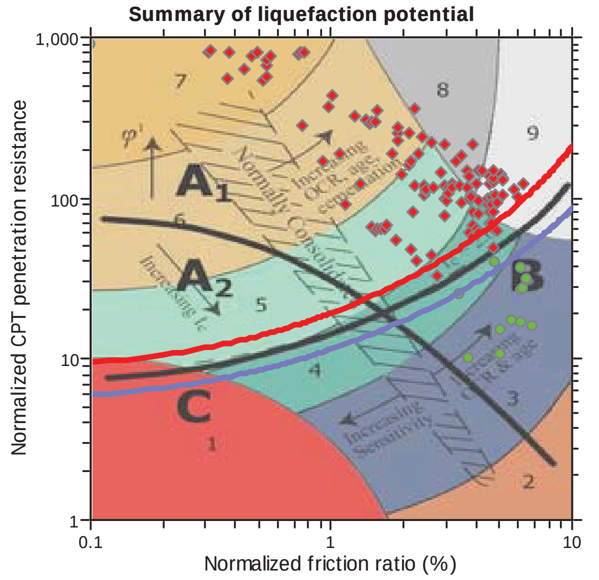






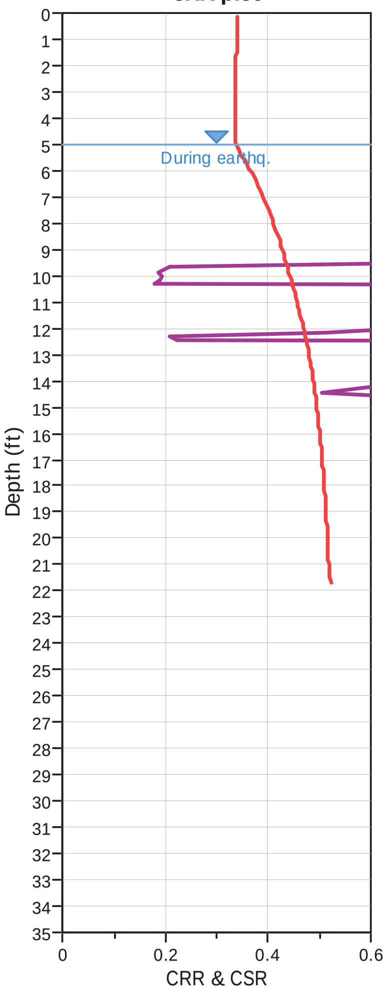


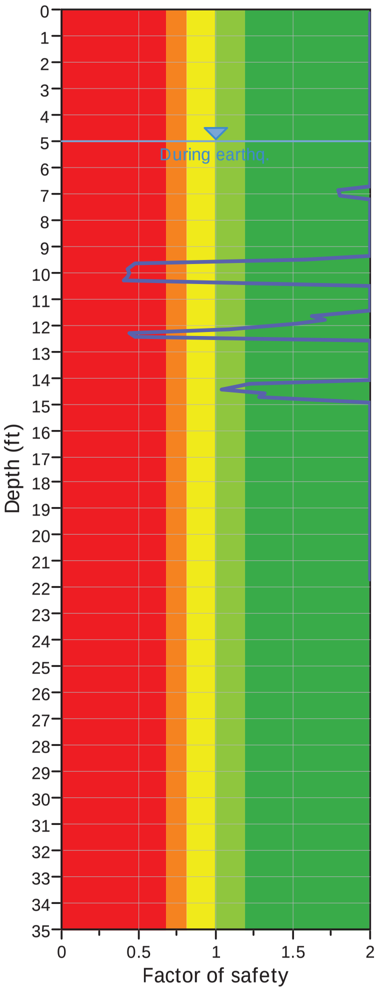


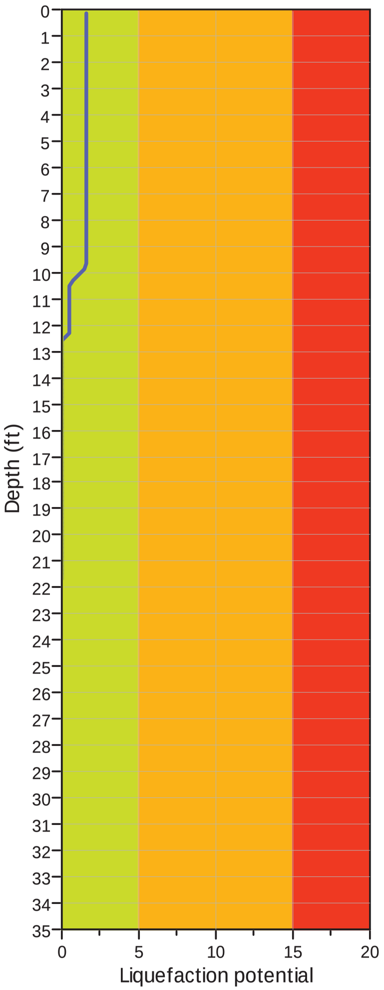


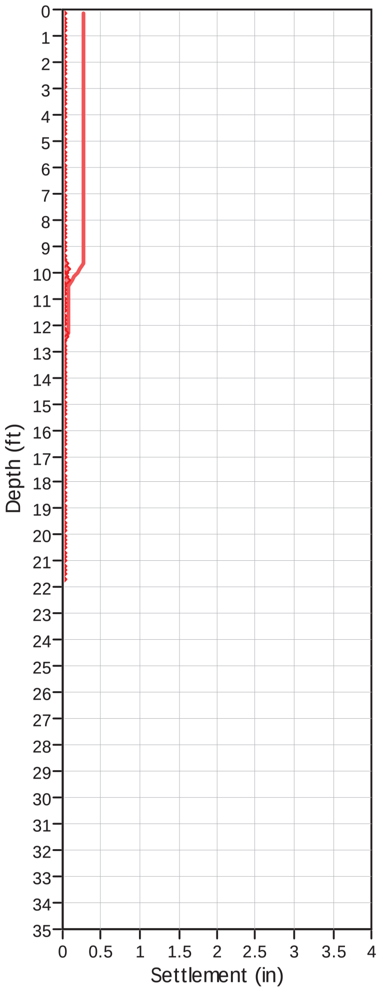
Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

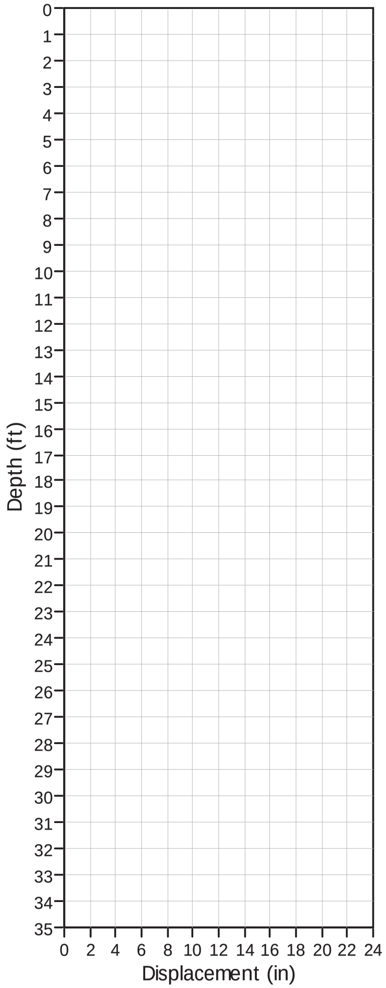
Liquefaction analysis overall plots


CRR plot


FS Plot


LPI


Vertical settlements


Lateral displacements

Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	9.00 ft	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- 🟥 Almost certain it will liquefy
- 🟧 Very likely to liquefy
- 🟨 Liquefaction and no liq. are equally likely
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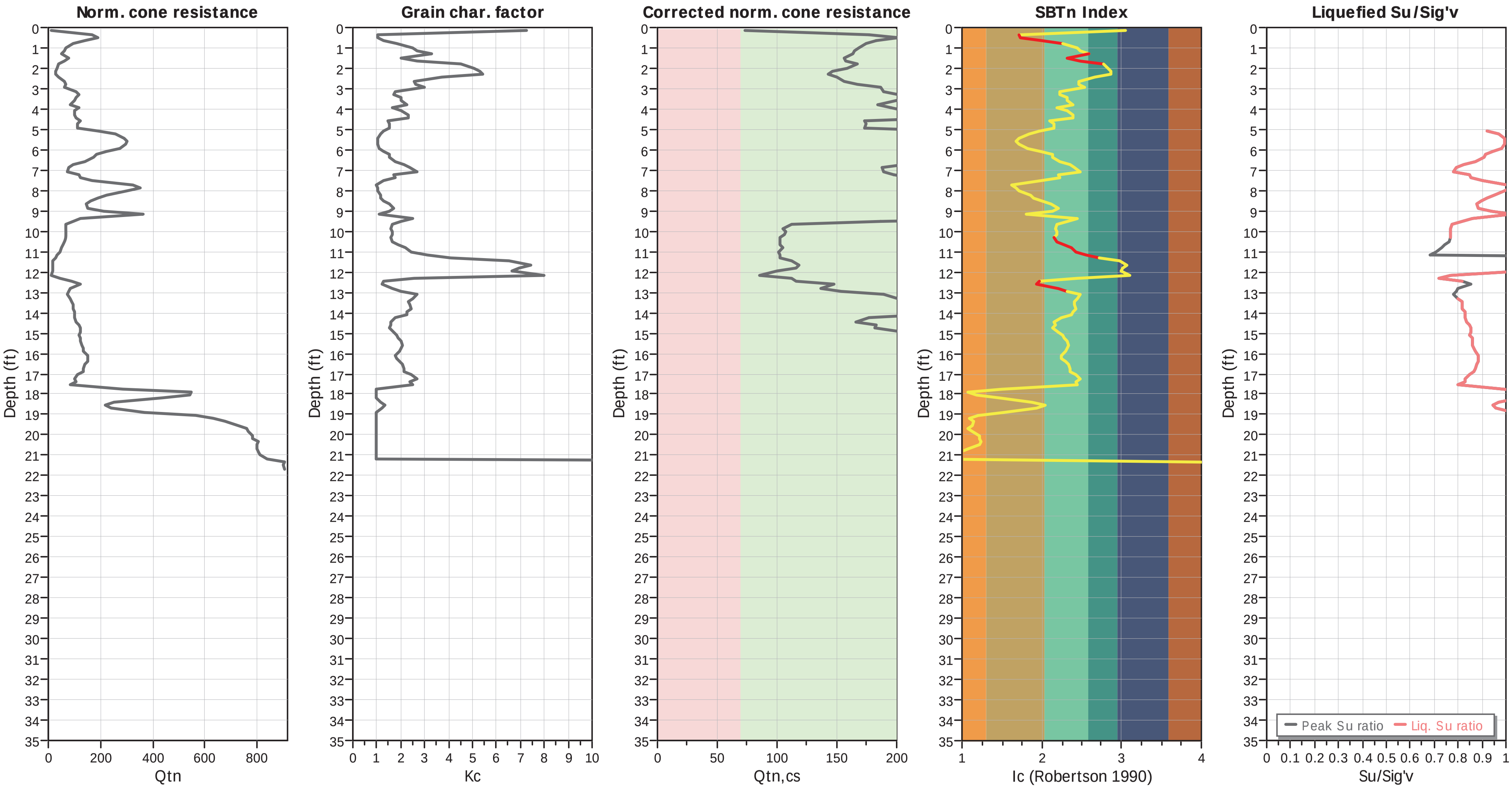
- 🟩 Almost certain it will not liquefy

LPI color scheme

- 🟥 Very high risk
- 🟧 High risk
- 🟨 Low risk

Check for strength loss plots (Robertson (2010))



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	9.00 ft	Fill height:	N/A	Limit depth:	N/A

GMU Geotechnical, Inc.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
www.GMUGEO.com

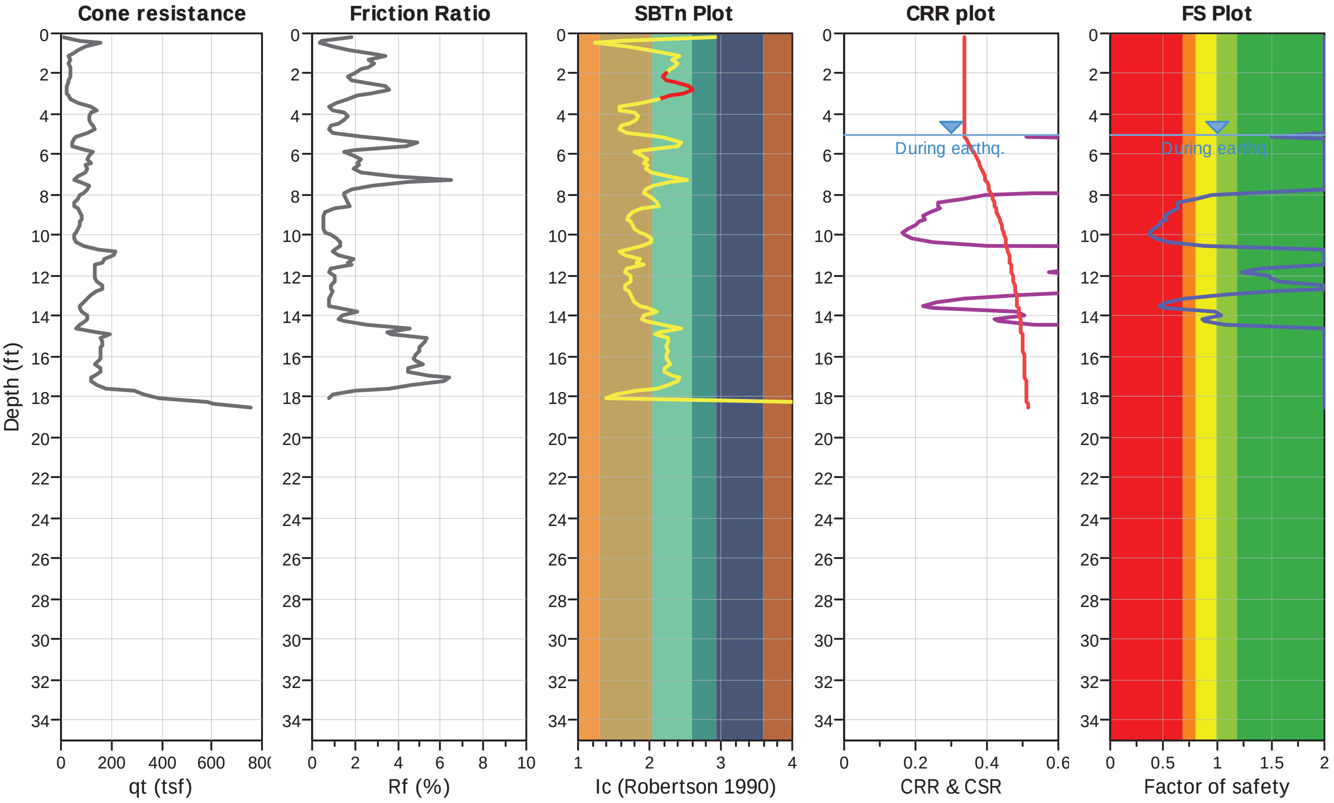
LIQUEFACTION ANALYSIS REPORT

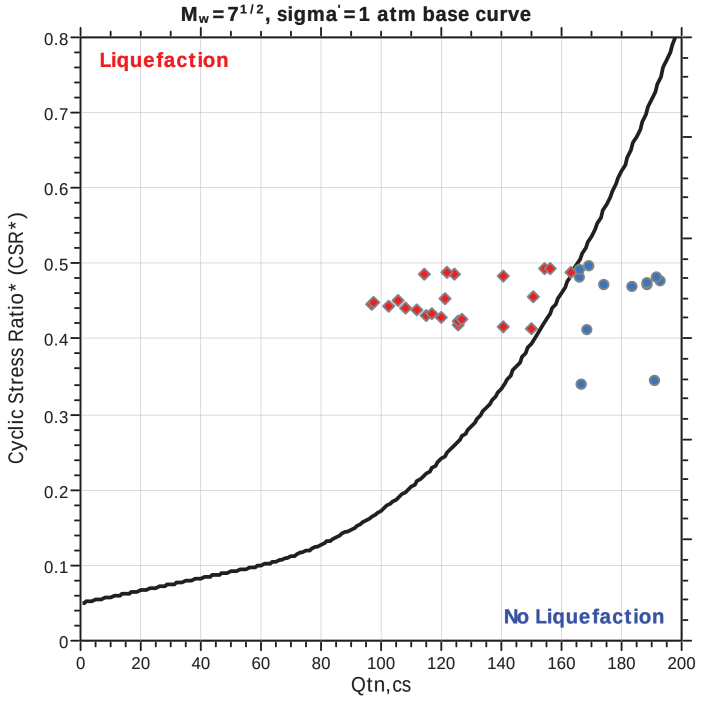
Project title : 17-206-01 **Location : Dana Point Harbor "Hotel"**

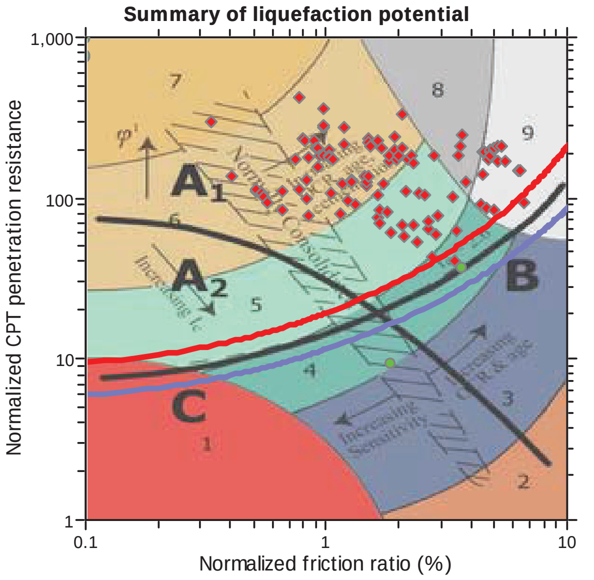
CPT file : CPT-7

Input parameters and analysis data

Analysis method:	Robertson (2009)	G.W.T. (in-situ):	7.00 ft	Use fill:	No	Clay like behavior applied:	All soils
Fines correction method:	Robertson (2009)	G.W.T. (earthq.):	5.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	1	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.80	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method based
Peak ground acceleration:	0.67	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

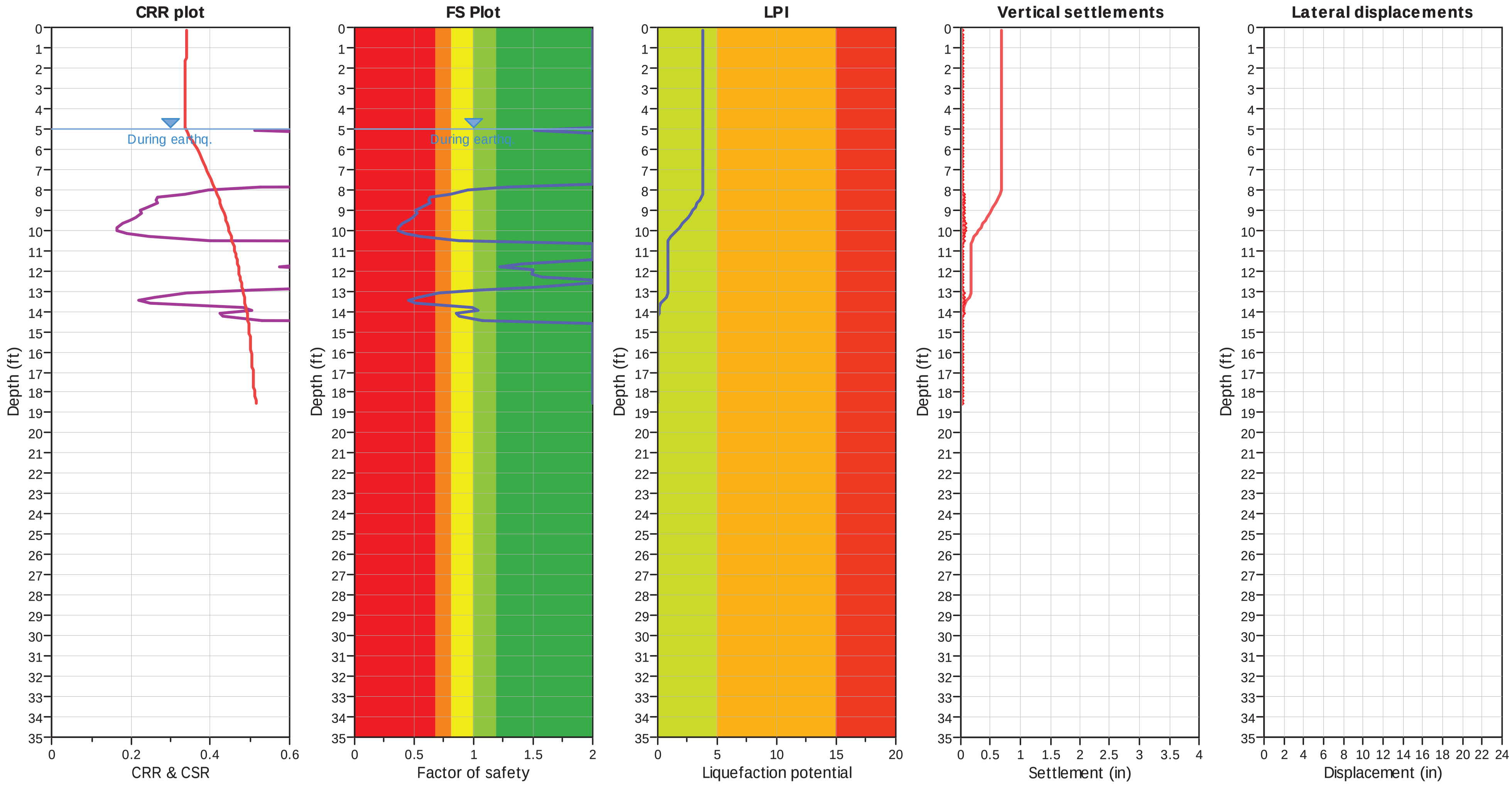






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	7.00 ft	Fill height:	N/A	Limit depth:	N/A

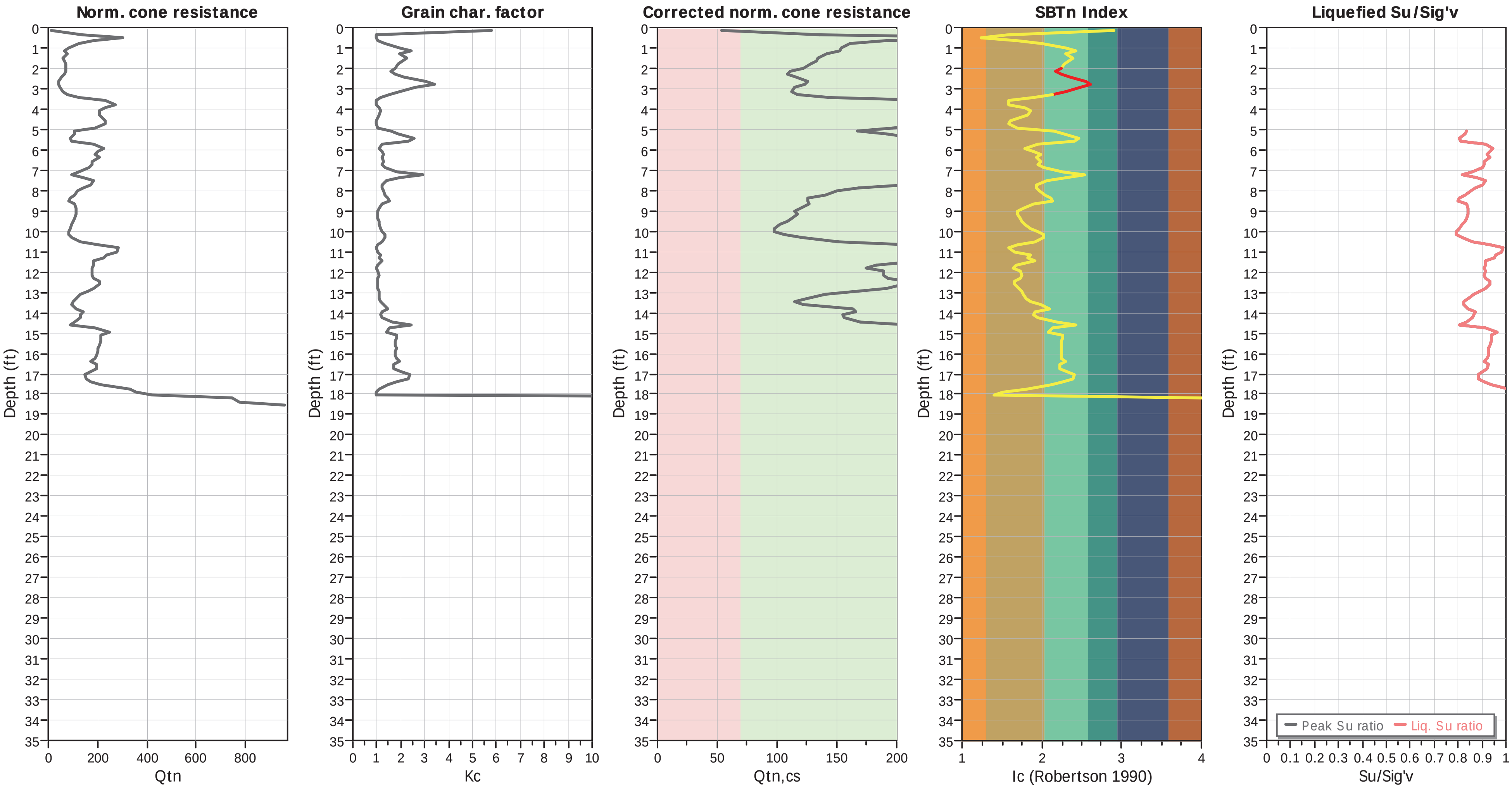
F.S. color scheme

- 🟥 Almost certain it will liquefy
- 🟧 Very likely to liquefy
- 🟨 Liquefaction and no liq. are equally likely
- 🟩 Unlike to liquefy
- 🟩 Almost certain it will not liquefy

LPI color scheme

- 🟥 Very high risk
- 🟧 High risk
- 🟨 Low risk

Check for strength loss plots (Robertson (2010))



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	7.00 ft	Fill height:	N/A	Limit depth:	N/A

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www.GMUGEO.com

LIQUEFACTION ANALYSIS REPORT

Project title : 17-206-01 **Location : Dana Point Harbor "Hotel"**

CPT file : CPT-8

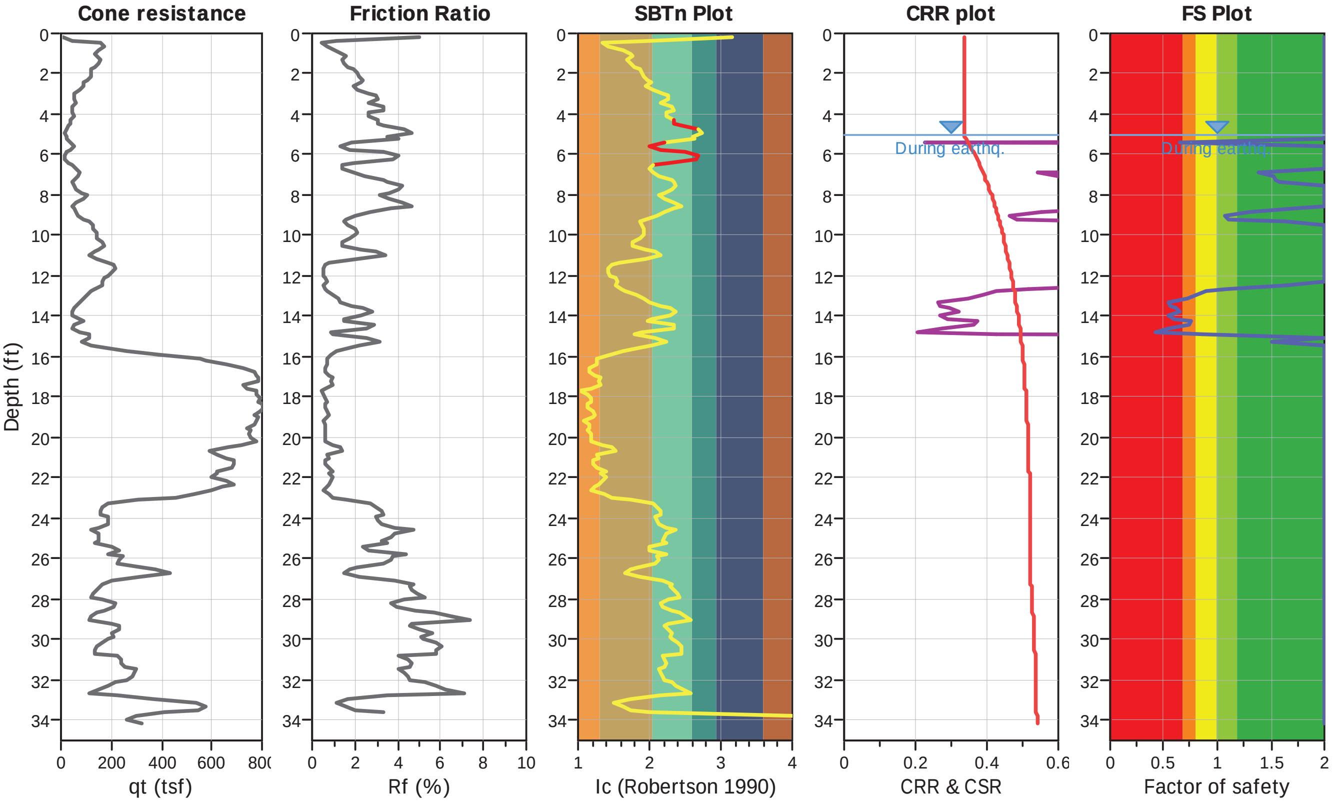
Input parameters and analysis data

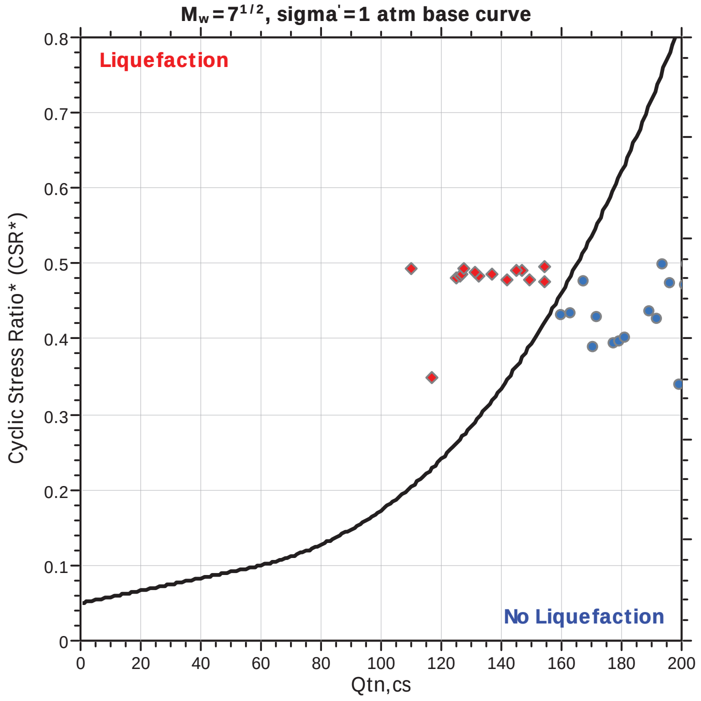
Analysis method: Robertson (2009)
Fines correction method: Robertson (2009)
Points to test: Based on Ic value
Earthquake magnitude M_w: 6.80
Peak ground acceleration: 0.67

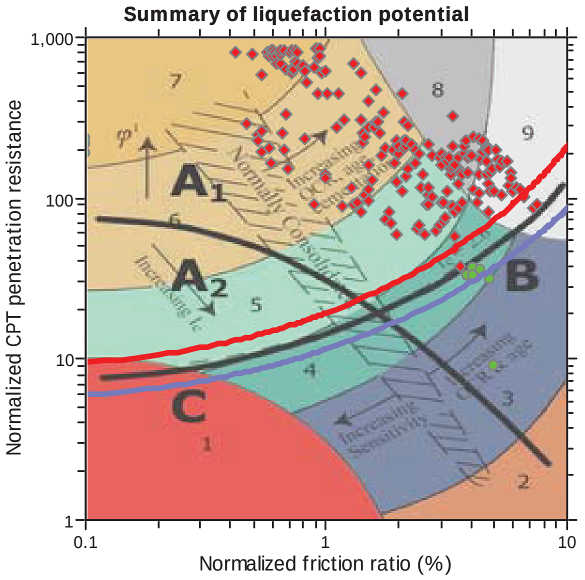
G.W.T. (in-situ): 7.00 ft
G.W.T. (earthq.): 5.00 ft
Average results interval: 1
Ic cut-off value: 2.60
Unit weight calculation: Based on SBT

Use fill: No
Fill height: N/A
Fill weight: N/A
Trans. detect. applied: Yes
K_σ applied: Yes

Clay like behavior applied: All soils
Limit depth applied: No
Limit depth: N/A
MSF method: Method based

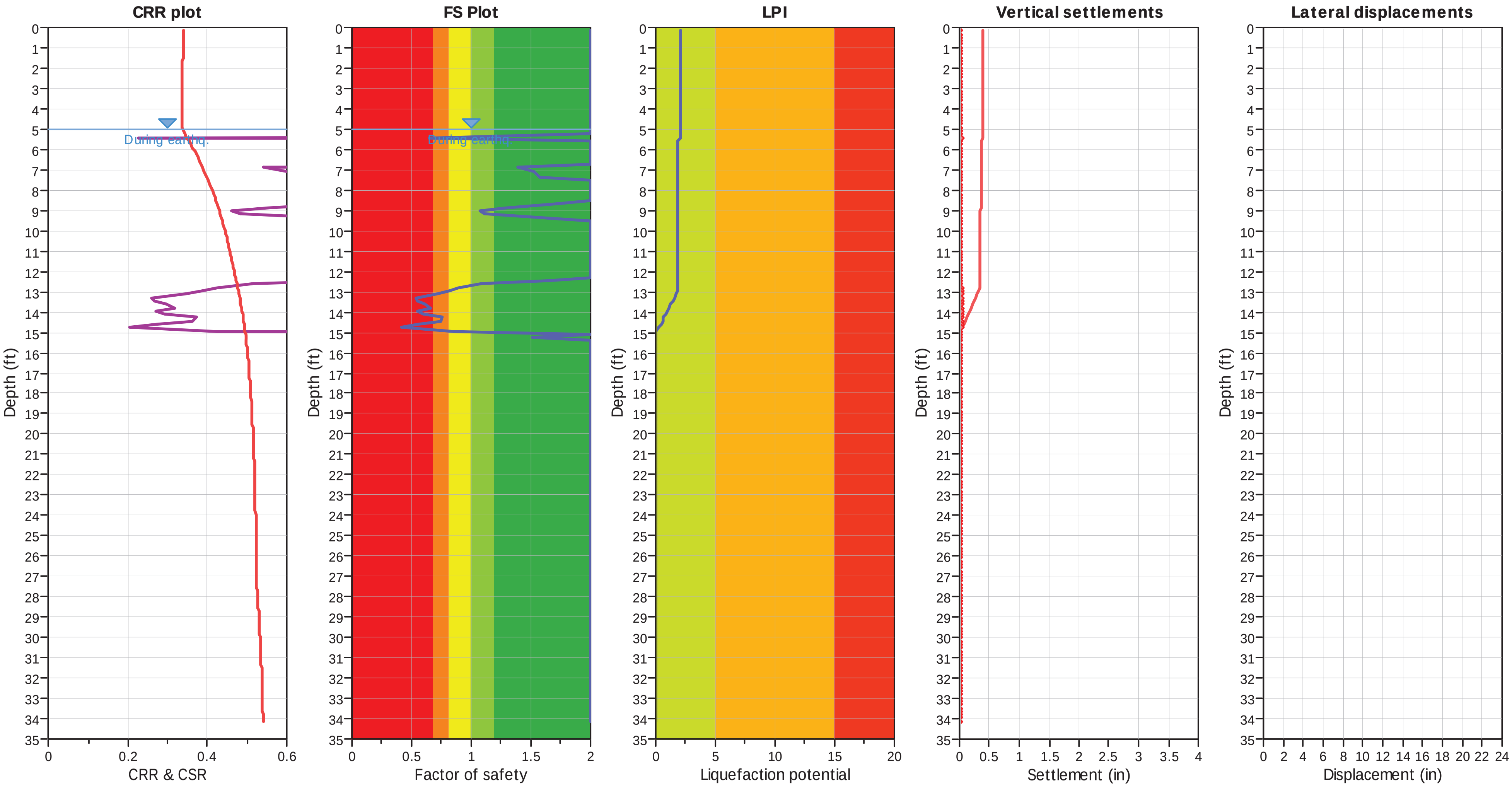






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	7.00 ft	Fill height:	N/A	Limit depth:	N/A

F.S. color scheme

- 🟥 Almost certain it will liquefy
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LPI color scheme

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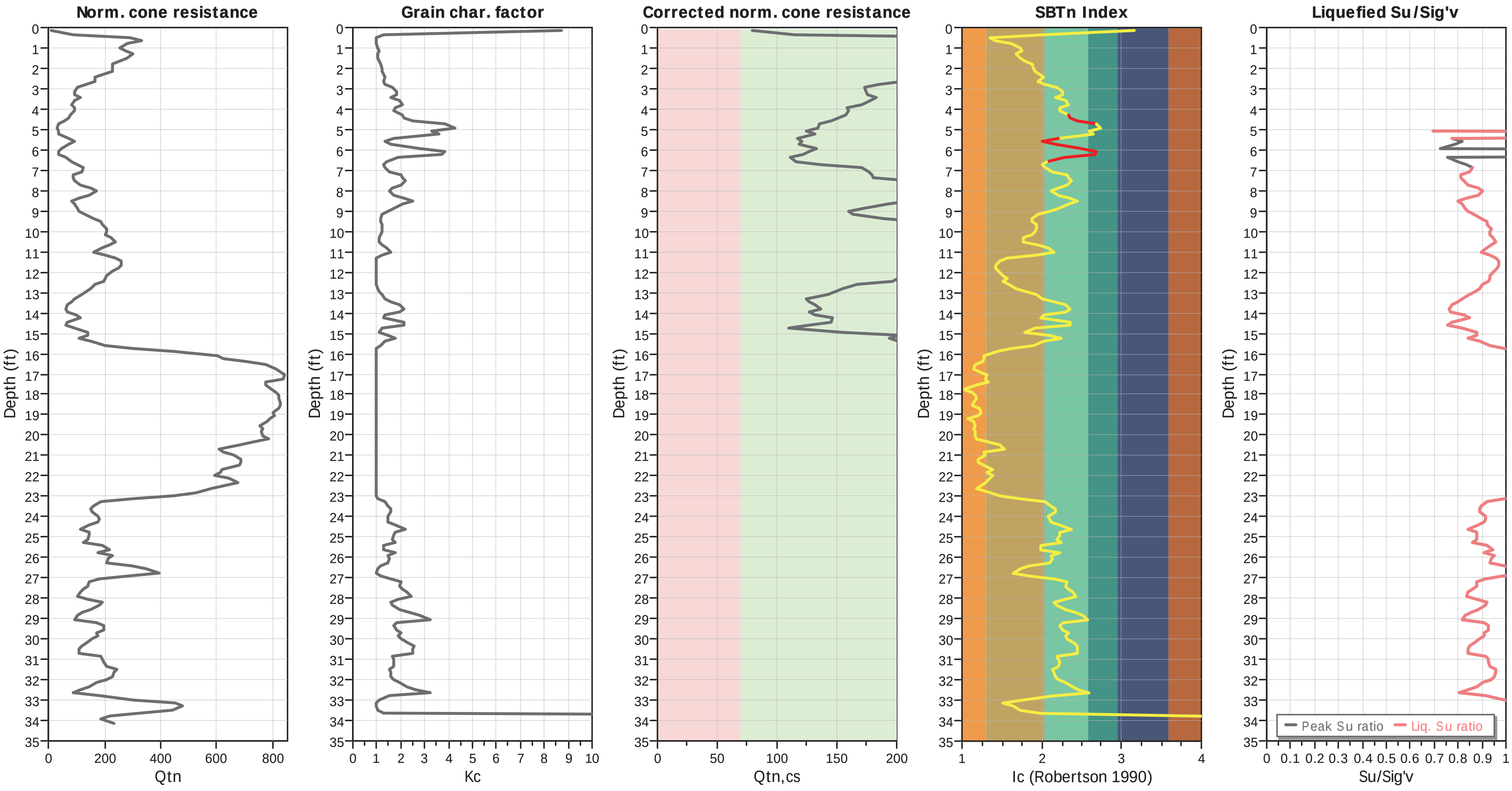
Check for strength loss plots (Robertson (2010))



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	7.00 ft	Fill height:	N/A	Limit depth:	N/A

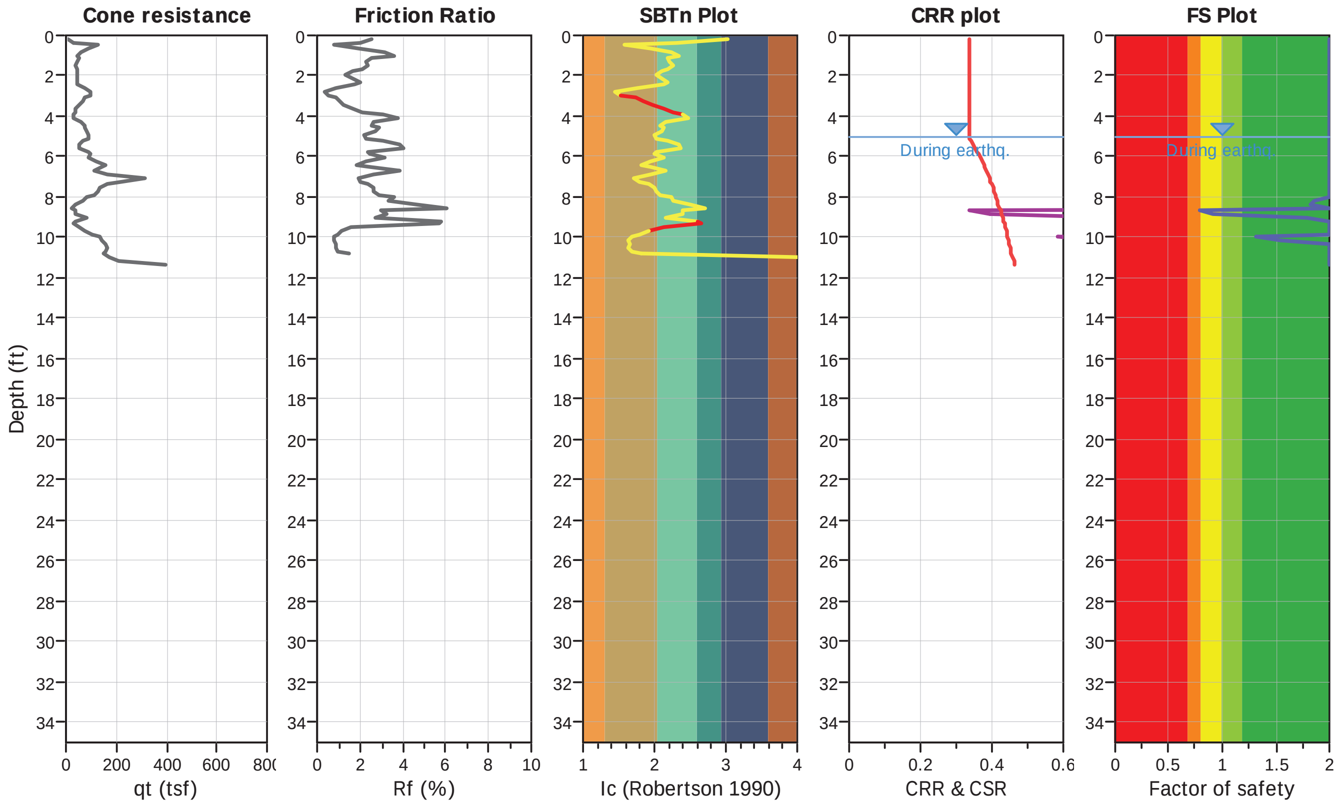
LIQUEFACTION ANALYSIS REPORT

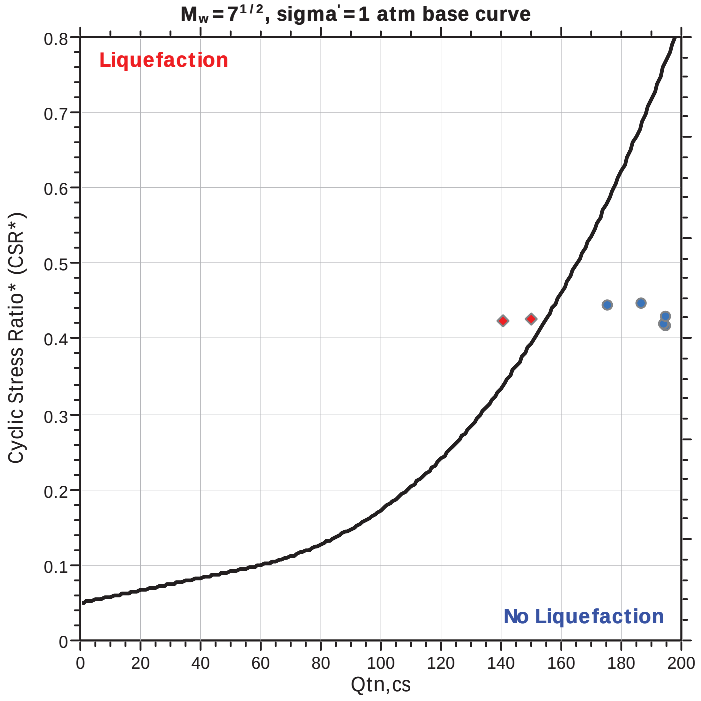
Project title : 17-206-01 **Location : Dana Point Harbor "Hotel"**

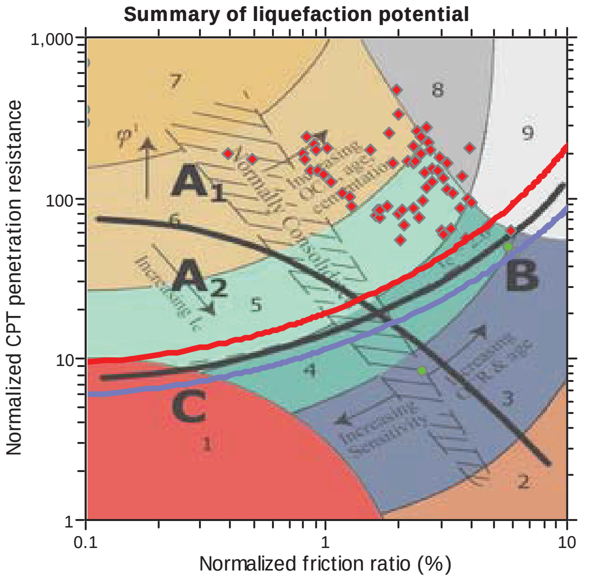
CPT file : CPT-9

Input parameters and analysis data

Analysis method:	Robertson (2009)	G.W.T. (in-situ):	8.00 ft	Use fill:	No	Clay like behavior applied:	All soils
Fines correction method:	Robertson (2009)	G.W.T. (earthq.):	5.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	1	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.80	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method based
Peak ground acceleration:	0.67	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

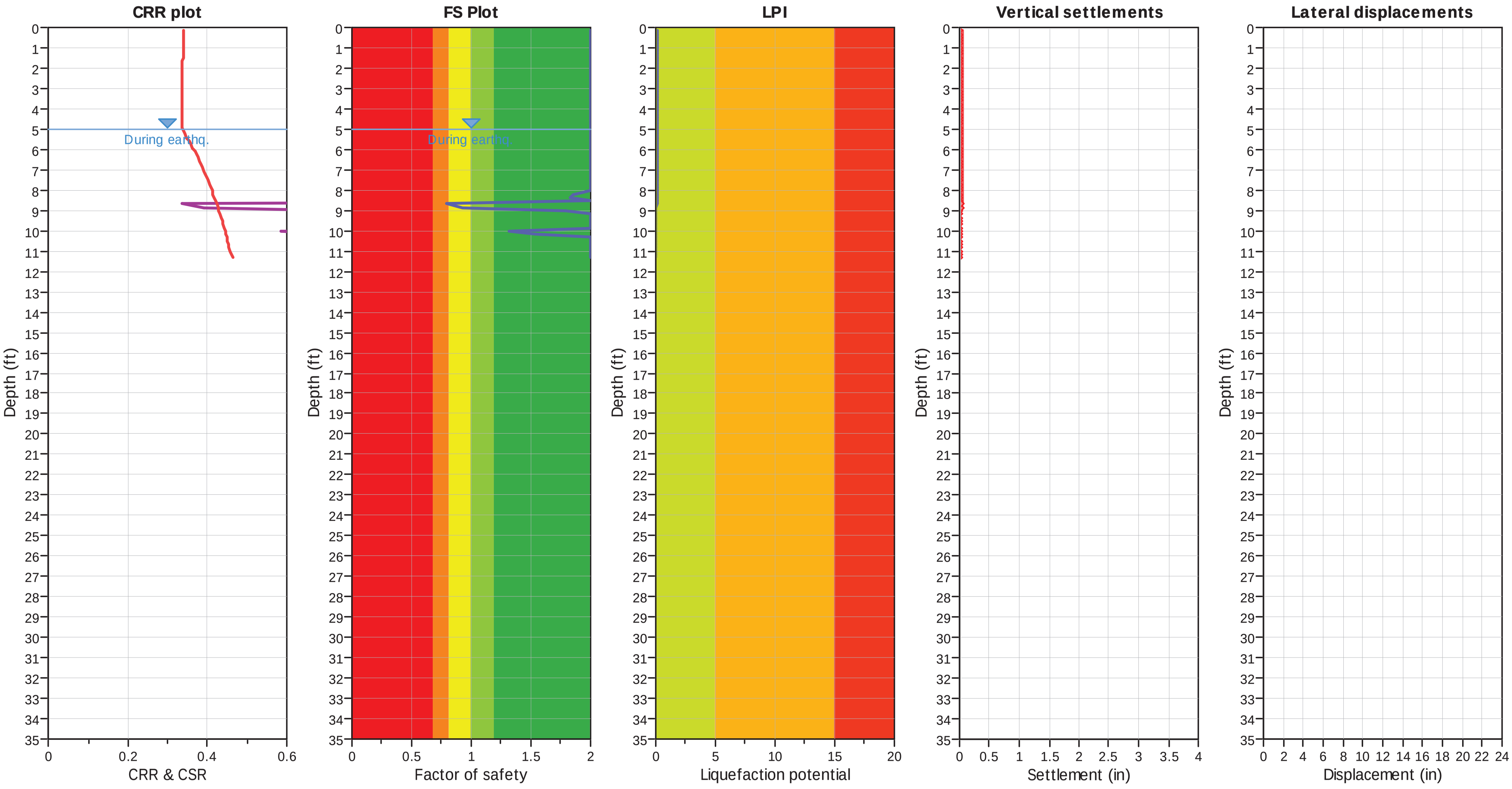






Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	8.00 ft	Fill height:	N/A	Limit depth:	N/A

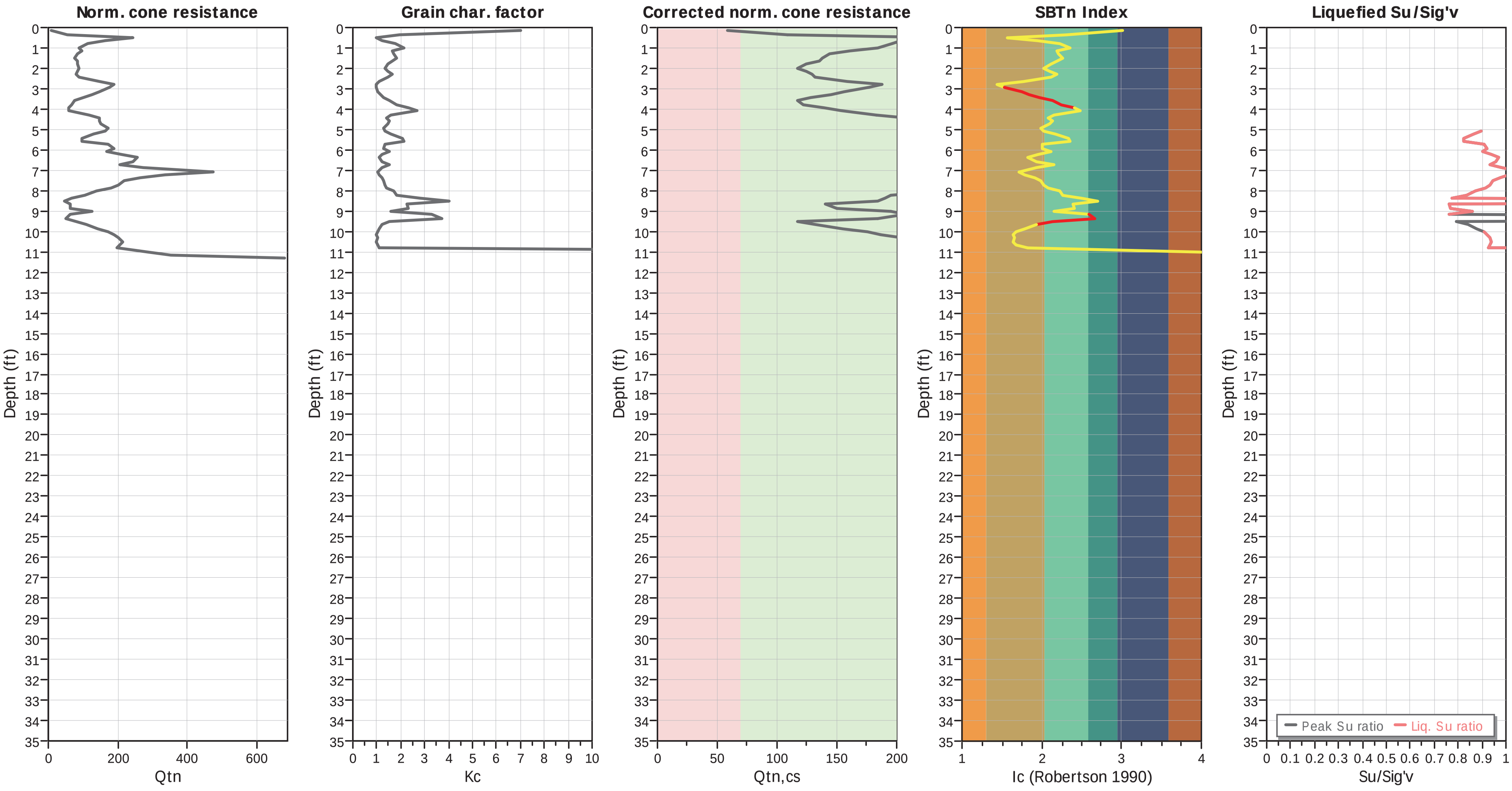
F.S. color scheme

- 🟥 Almost certain it will liquefy
- 🟧 Very likely to liquefy
- 🟨 Liquefaction and no liq. are equally likely
- 🟩 Unlike to liquefy
- 🟩 Almost certain it will not liquefy

LPI color scheme

- 🟥 Very high risk
- 🟧 High risk
- 🟨 Low risk

Check for strength loss plots (Robertson (2010))



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	8.00 ft	Fill height:	N/A	Limit depth:	N/A

GMU Geotechnical, Inc.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
www.GMUGEO.com

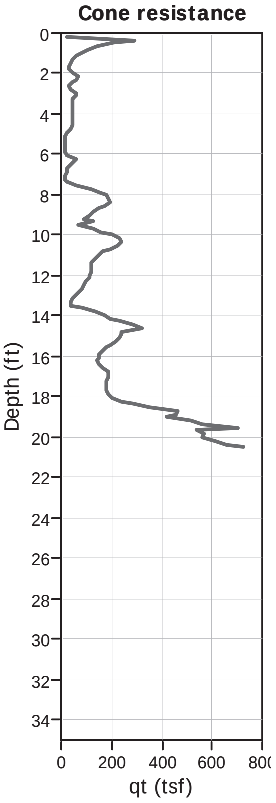
LIQUEFACTION ANALYSIS REPORT

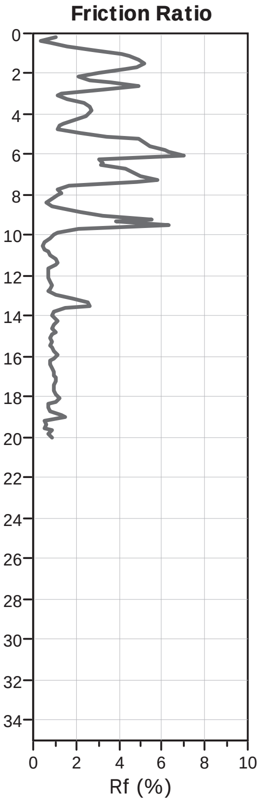
Project title : 17-206-01 **Location : Dana Point Harbor "Hotel"**

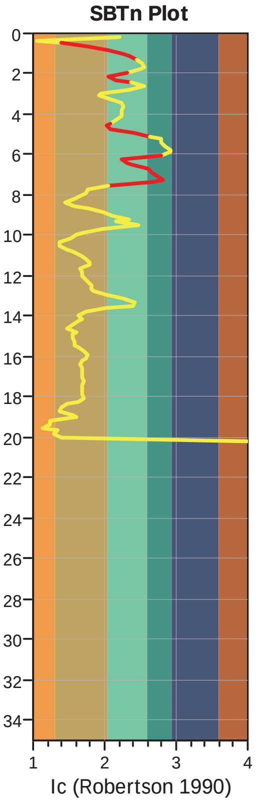
CPT file : CPT-10

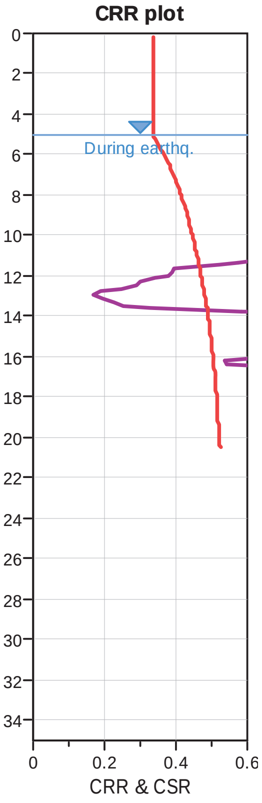
Input parameters and analysis data

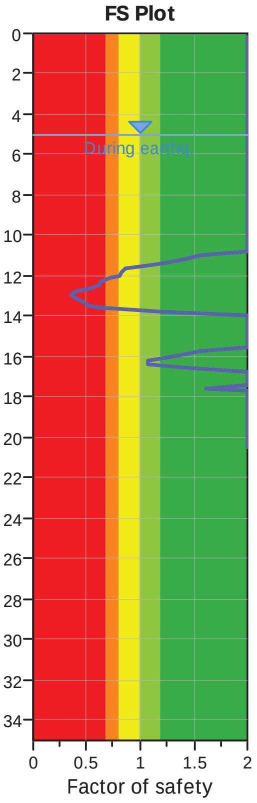
Analysis method:	Robertson (2009)	G.W.T. (in-situ):	8.00 ft	Use fill:	No	Clay like behavior applied:	All soils
Fines correction method:	Robertson (2009)	G.W.T. (earthq.):	5.00 ft	Fill height:	N/A	Limit depth applied:	No
Points to test:	Based on Ic value	Average results interval:	1	Fill weight:	N/A	Limit depth:	N/A
Earthquake magnitude M_w:	6.80	Ic cut-off value:	2.60	Trans. detect. applied:	Yes	MSF method:	Method based
Peak ground acceleration:	0.67	Unit weight calculation:	Based on SBT	K_σ applied:	Yes		

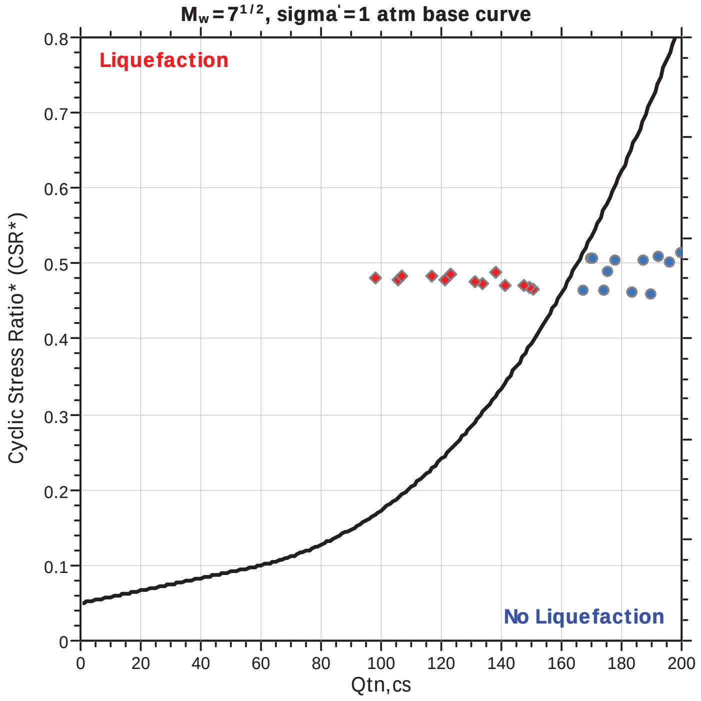


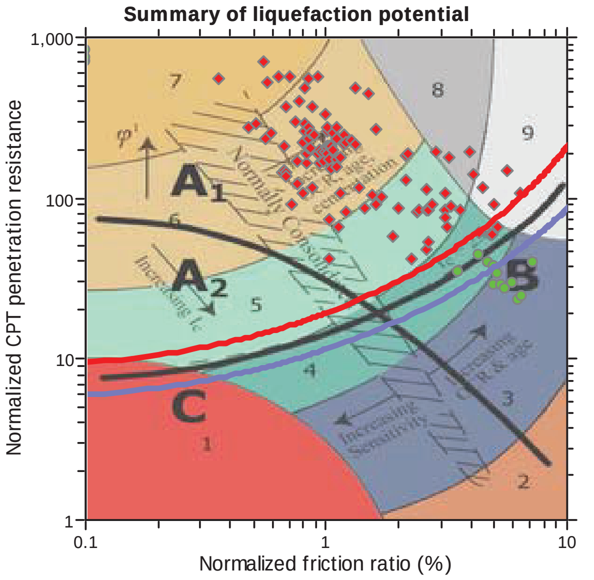








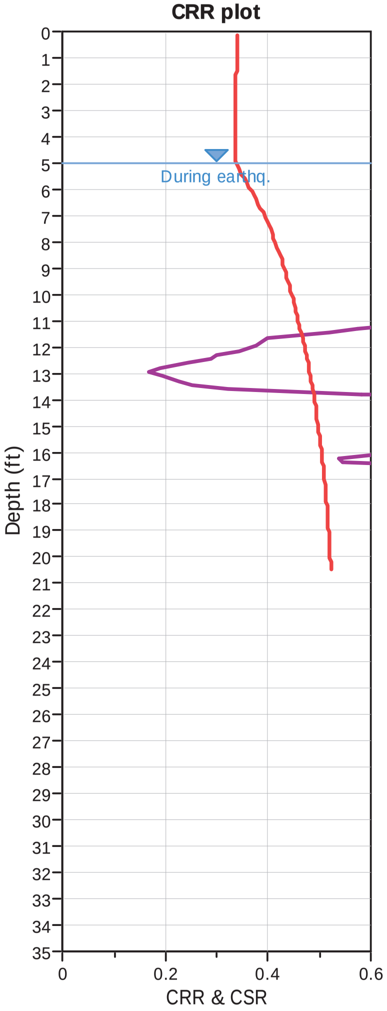




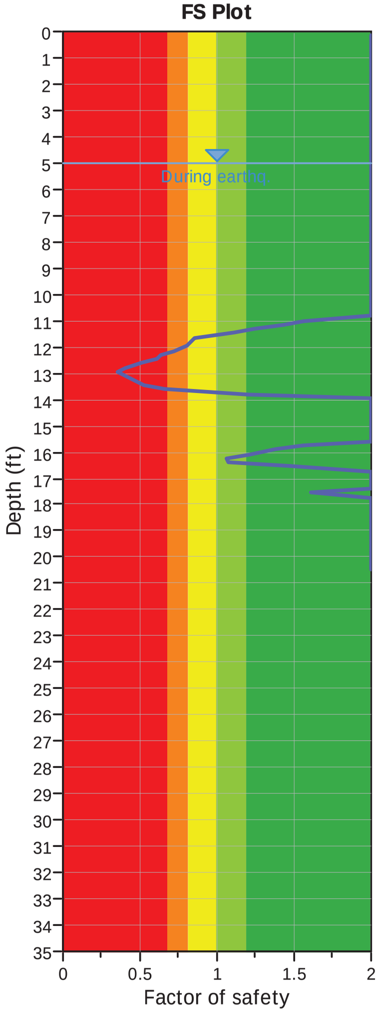
Zone A_1: Cyclic liquefaction likely depending on size and duration of cyclic loading
Zone A_2: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

Liquefaction analysis overall plots

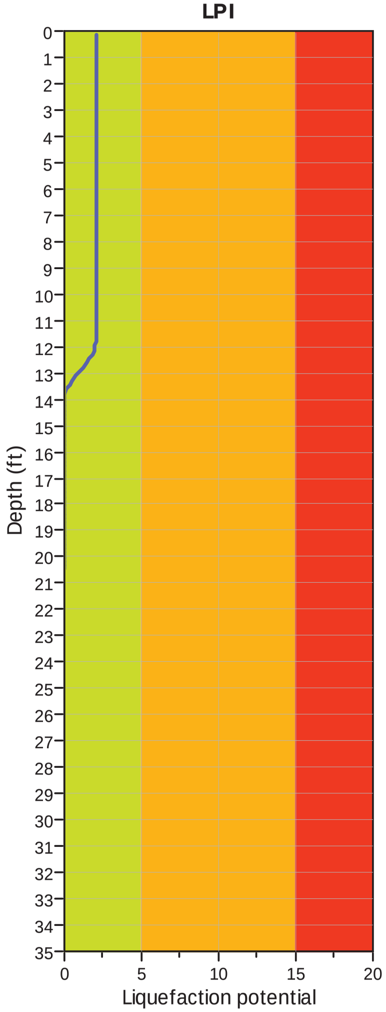
CRR plot



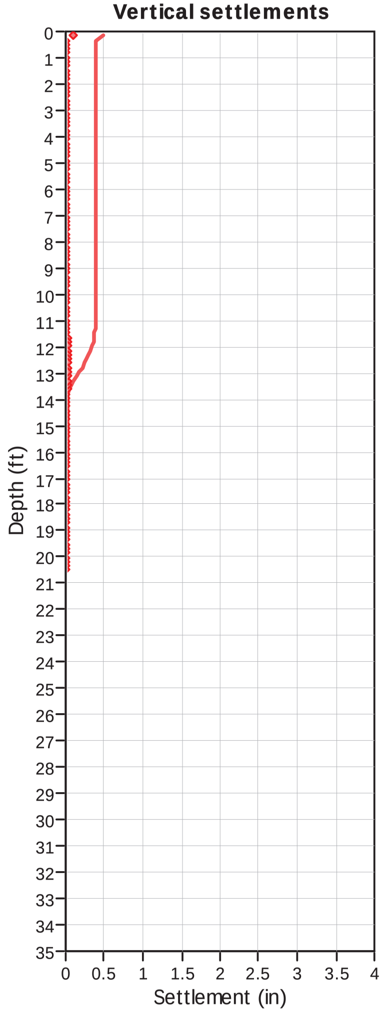
FS Plot



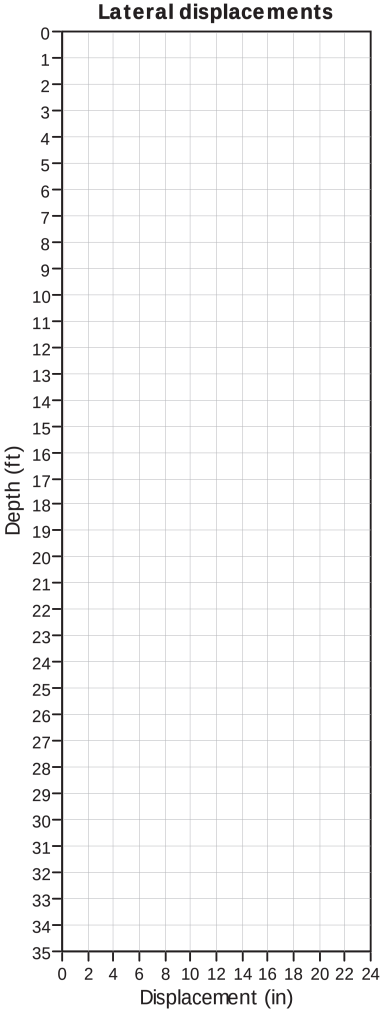
LPI



Vertical settlements



Lateral displacements



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	8.00 ft	Fill height:	N/A	Limit depth:	N/A

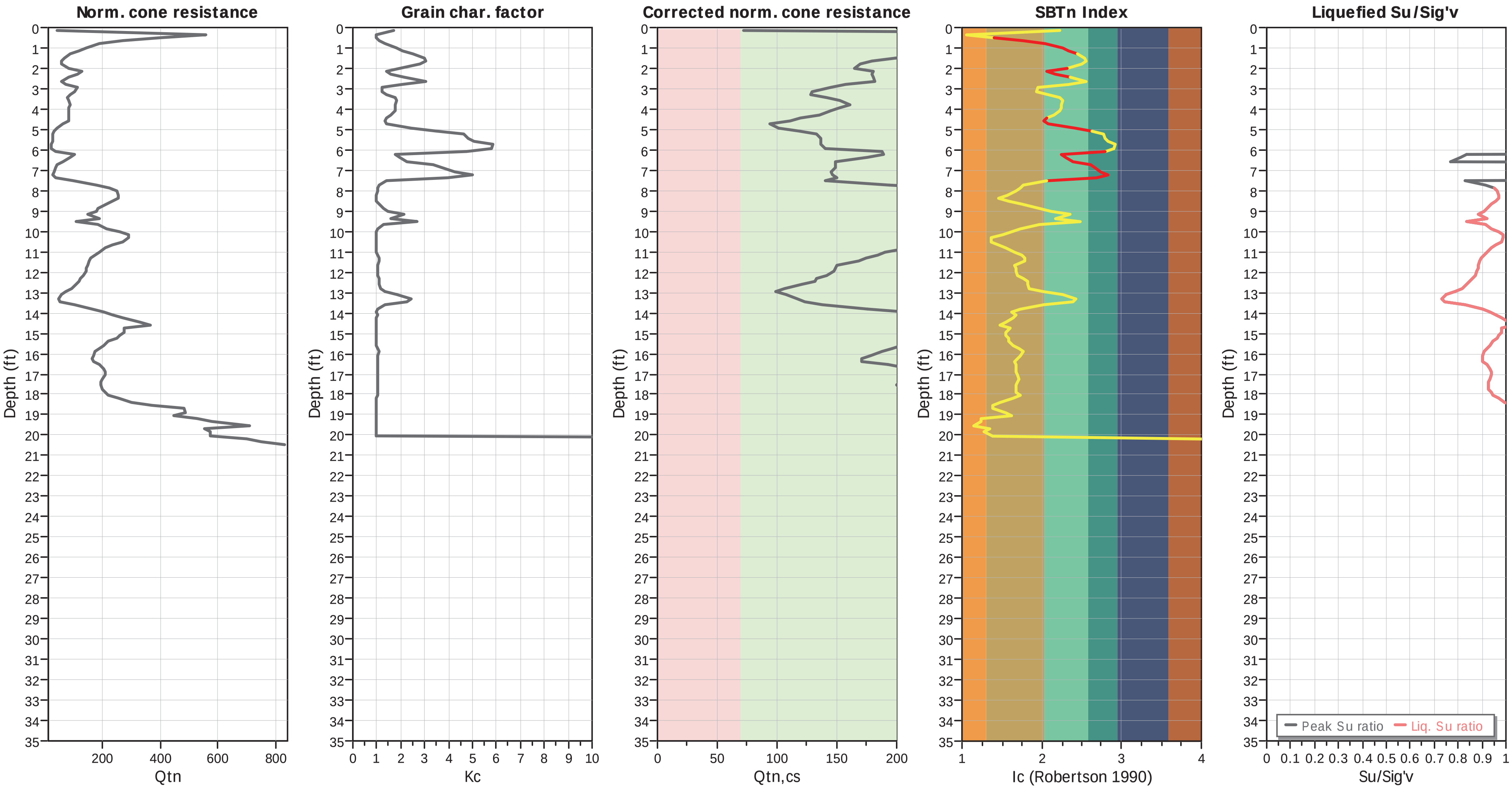
F.S. color scheme

- 🟥 Almost certain it will liquefy
- 🟧 Very likely to liquefy
- 🟨 Liquefaction and no liq. are equally likely
- 🟩 Unlike to liquefy
- 🟩 Almost certain it will not liquefy

LPI color scheme

- 🟥 Very high risk
- 🟧 High risk
- 🟨 Low risk

Check for strength loss plots (Robertson (2010))


Norm. cone resistance

Grain char. factor

Corrected norm. cone resistance

SBTn Index

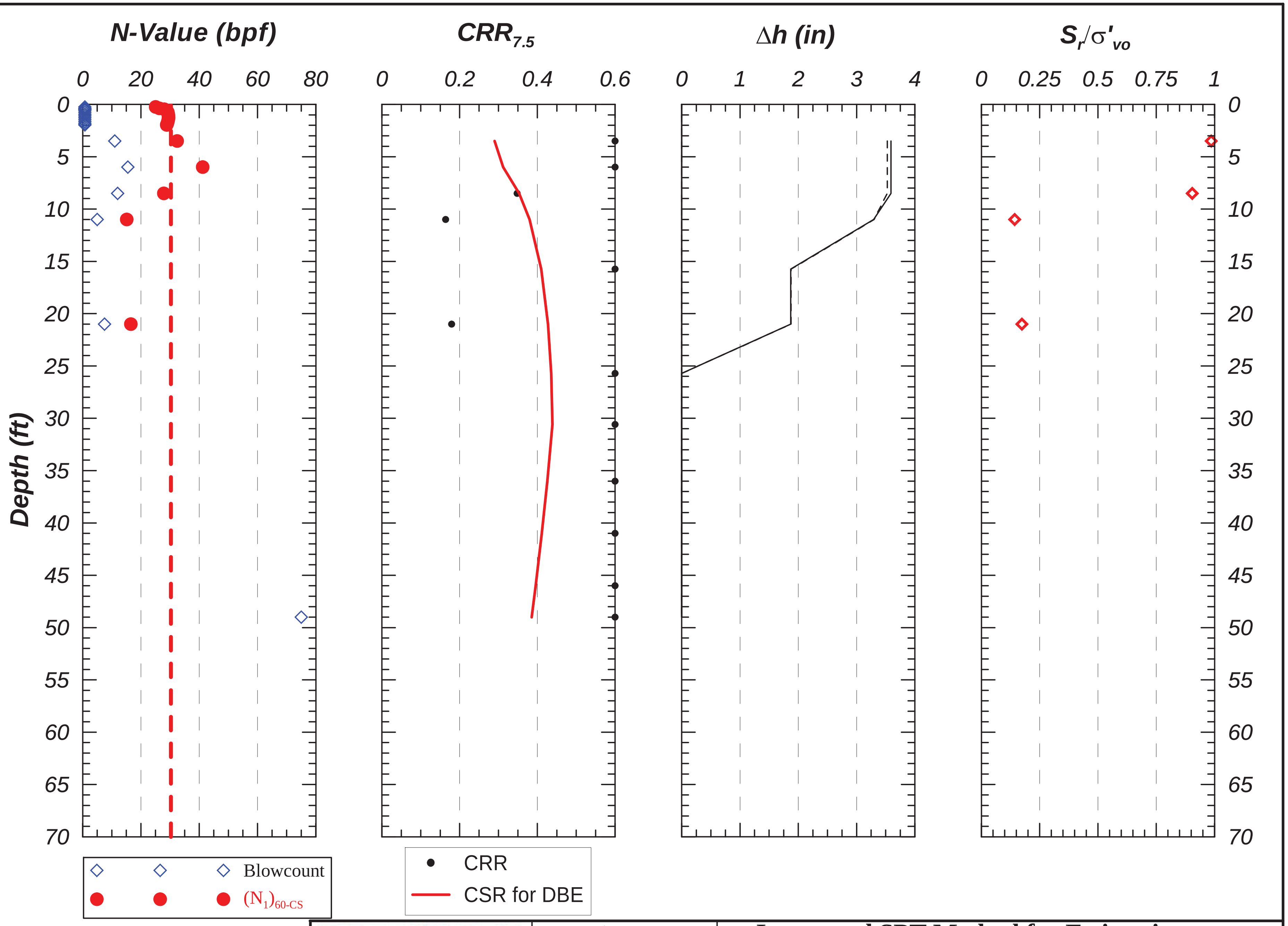
Liquefied Su/Sig'v

Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	5.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	1	Transition detect. applied:	Yes
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_σ applied:	Yes
Earthquake magnitude M_w:	6.80	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.67	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	8.00 ft	Fill height:	N/A	Limit depth:	N/A

APPENDIX D-1

SPT Liquefaction Analyses



GMU GEOTECHNICAL, INC.

Project Name
Dana Point Harbor
Hotel Component

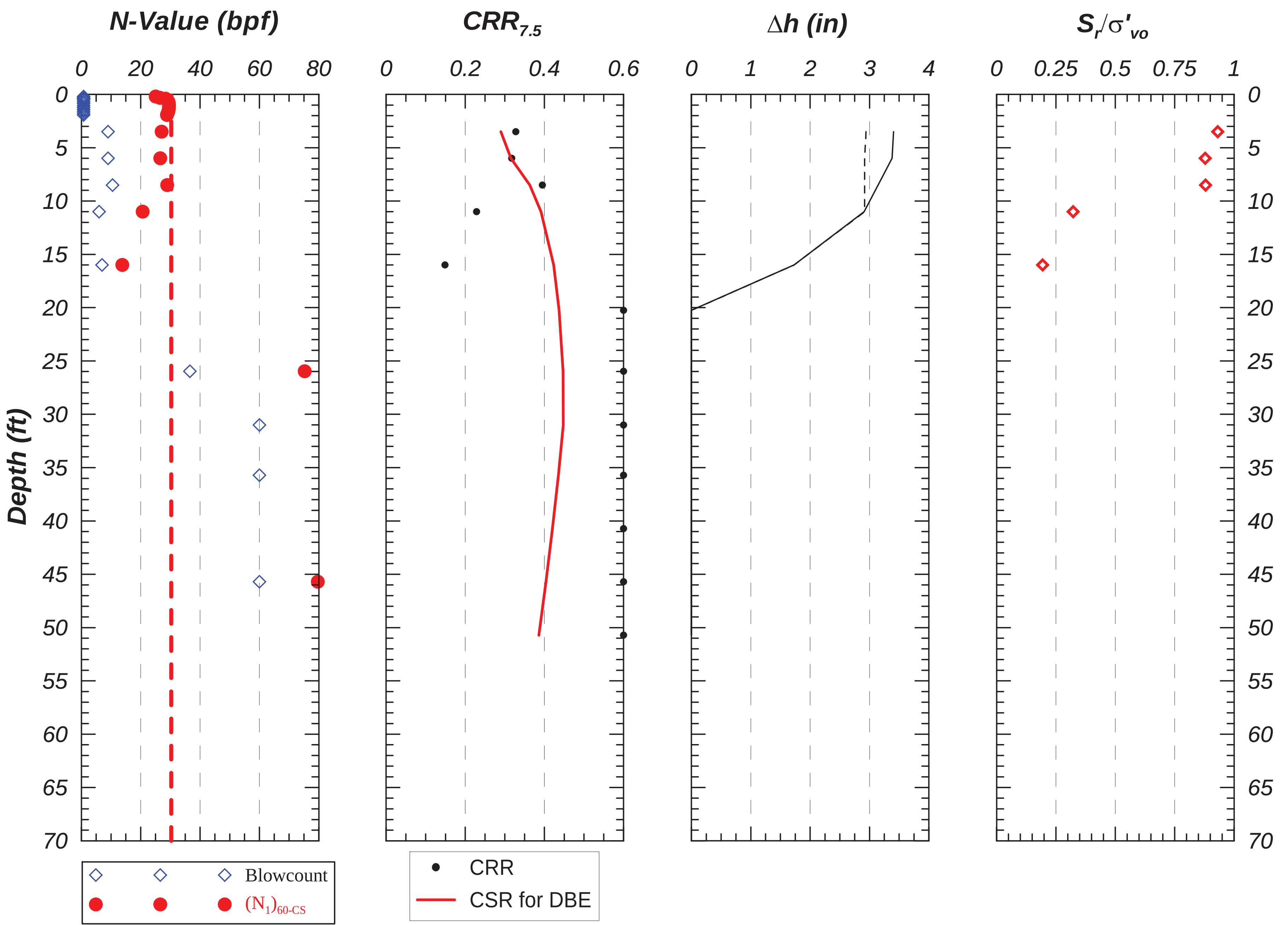
Project No.
17-206-01

Integrated SPT Method for Estimating Subsurface Stratification & Liquefaction
Drill Hole DH-1

Figure D-1

DH-1.xls, DH-1.grf

Date: Oct. 2013



Project Name
Dana Point Harbor
Hotel Component

Project No.
17-206-01

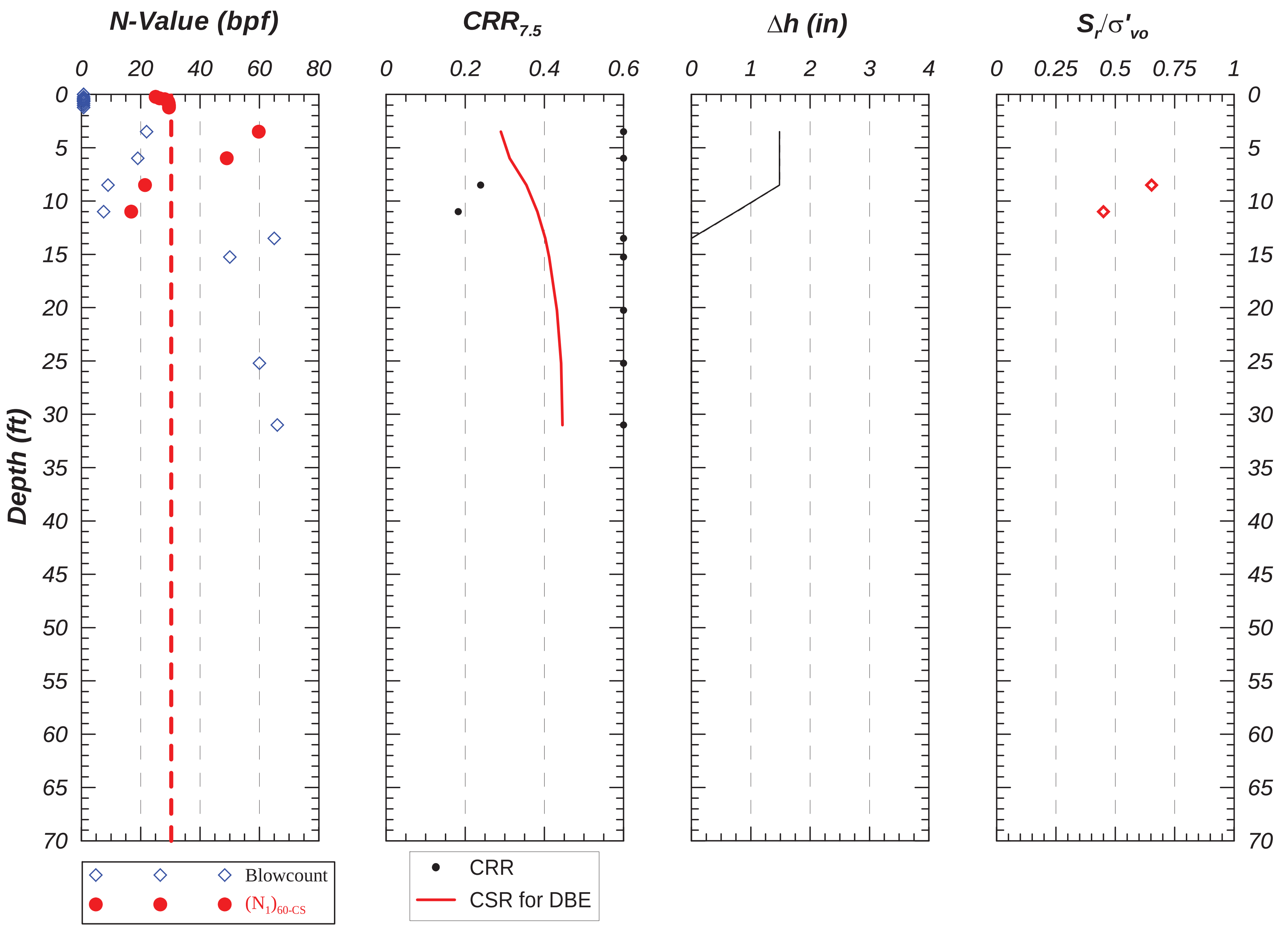
GMU GEOTECHNICAL, INC.

Integrated SPT Method for Estimating Subsurface Stratification & Liquefaction
Drill Hole DH-6

Figure D-2

DH-1.xls, DH-1.grf

Date: Oct. 2013



GMU GEOTECHNICAL, INC.

Project Name
Dana Point Harbor
Hotel Component

Project No.
17-206-01

Integrated SPT Method for Estimating Subsurface Stratification & Liquefaction
Drill Hole DH-45

Figure D-3

DH-1.xls, DH-1.grf

Date: Oct. 2013

APPENDIX E

Lateral Spread Analysis

Project No. 17-206-01
Section A-A'
December, 2018

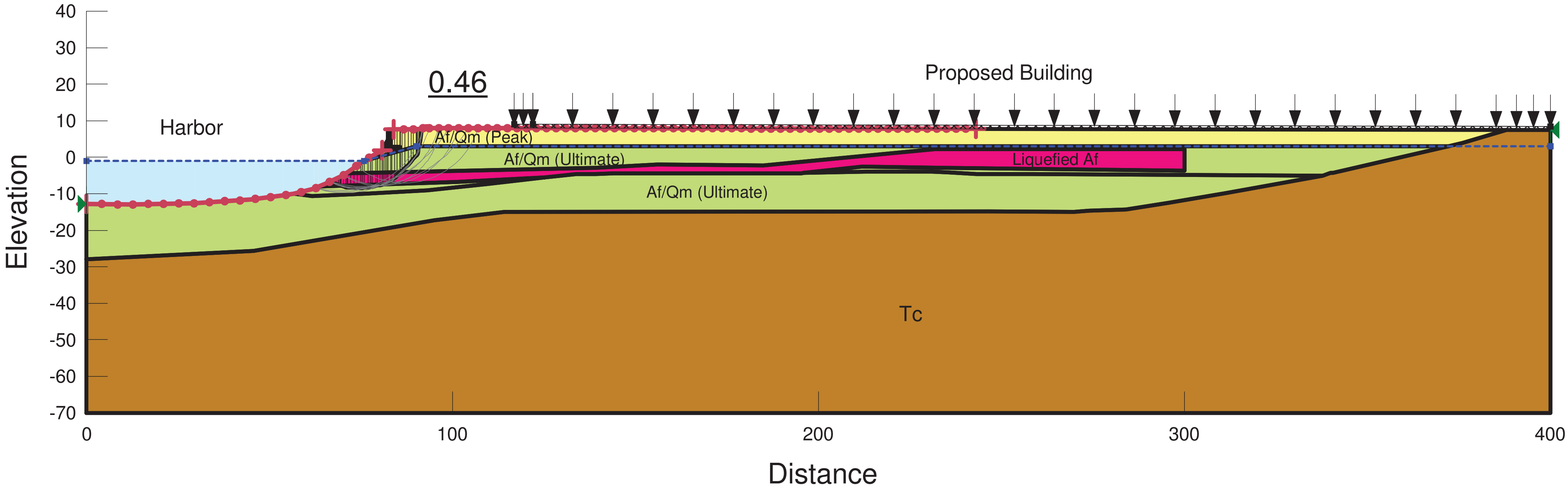
Static Analysis, Run 1.1
Post Earthquake Condition
Horz Seismic Coef.: 0
Entry and Exit

Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied Af
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.05



Project No. 17-206-01
Section A-A'
December, 2018

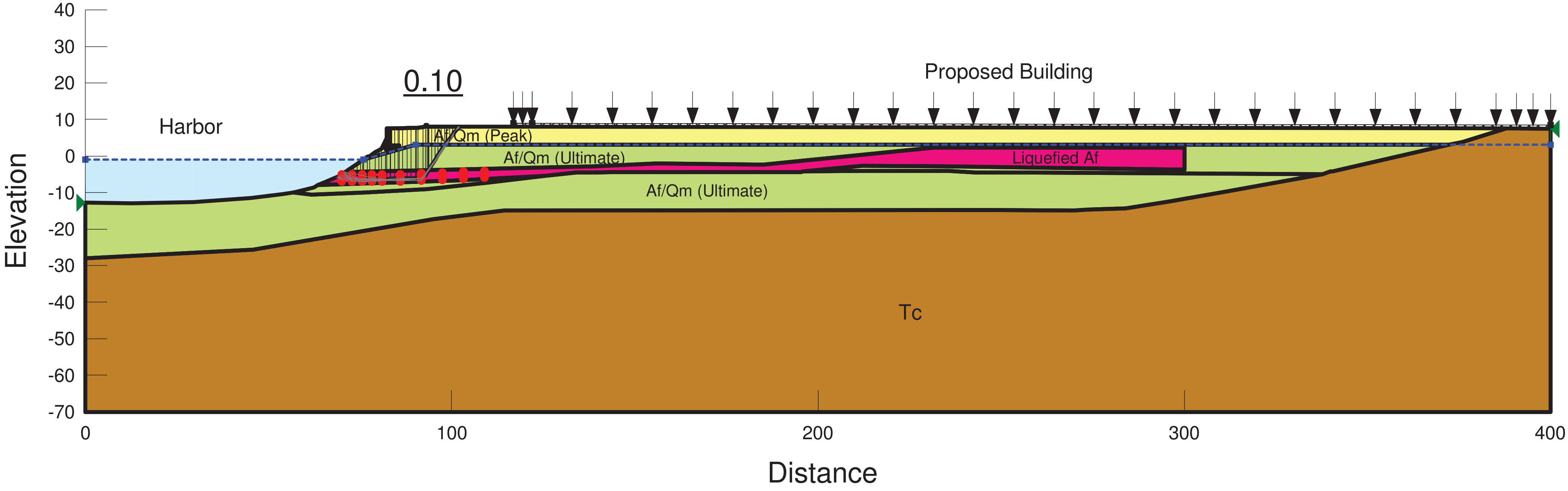
Static Analysis, Run 1.2
Post Earthquake Condition
Horz Seismic Coef.: 0
Block Search

Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied Af
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.05



Project No. 17-206-01
Section A-A'
December, 2018

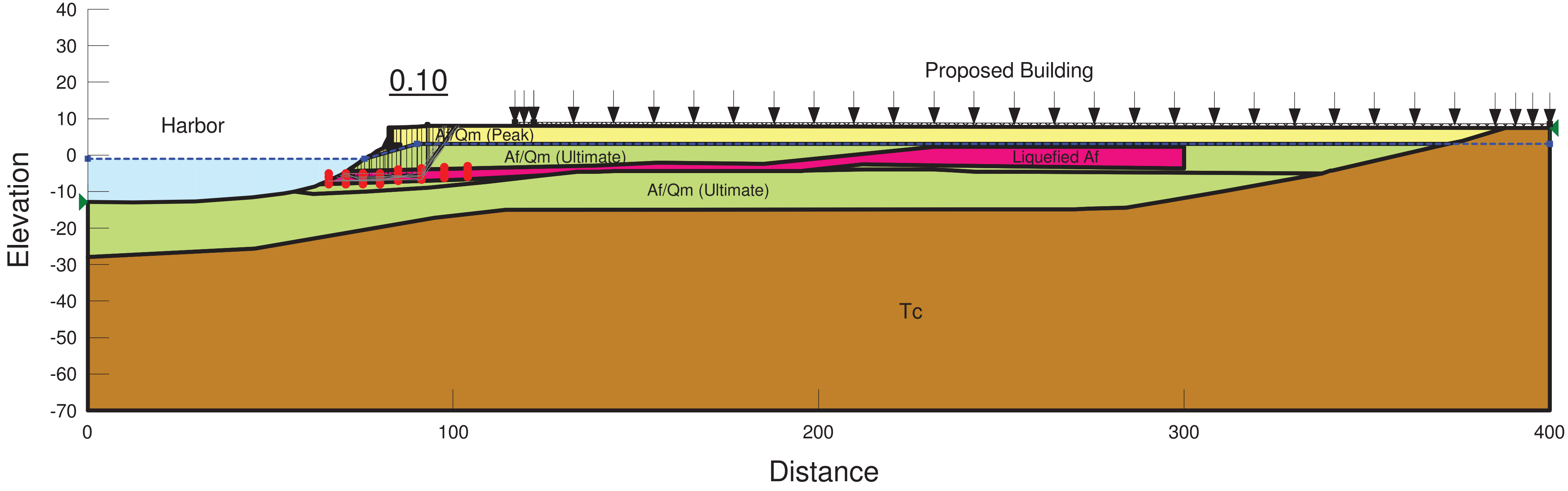
Pseudo-Static Analysis, Run 1.2
Horz Seismic Coef.: 0.15
Block Search

Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied Af
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.05



Project No. 17-206-01
Section A-A'
December, 2018

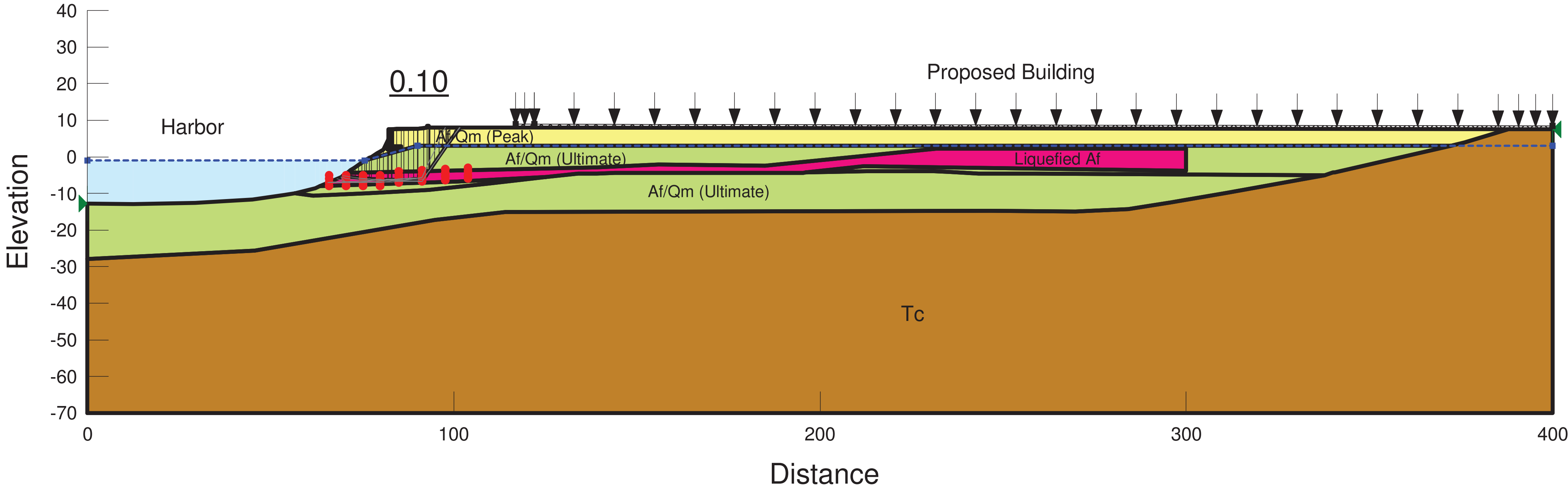
Deformation Analysis, Run 1.2
Horz Seismic Coef.: 0
Deformation > 92 inches
Block Search

Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied Af
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.05



Project No. 17-206-01
Section A-A'
December, 2018

Static Analysis, Run 1.3
Post Earthquake Condition
with Mitigation
Horz Seismic Coef.: 0
Block Search

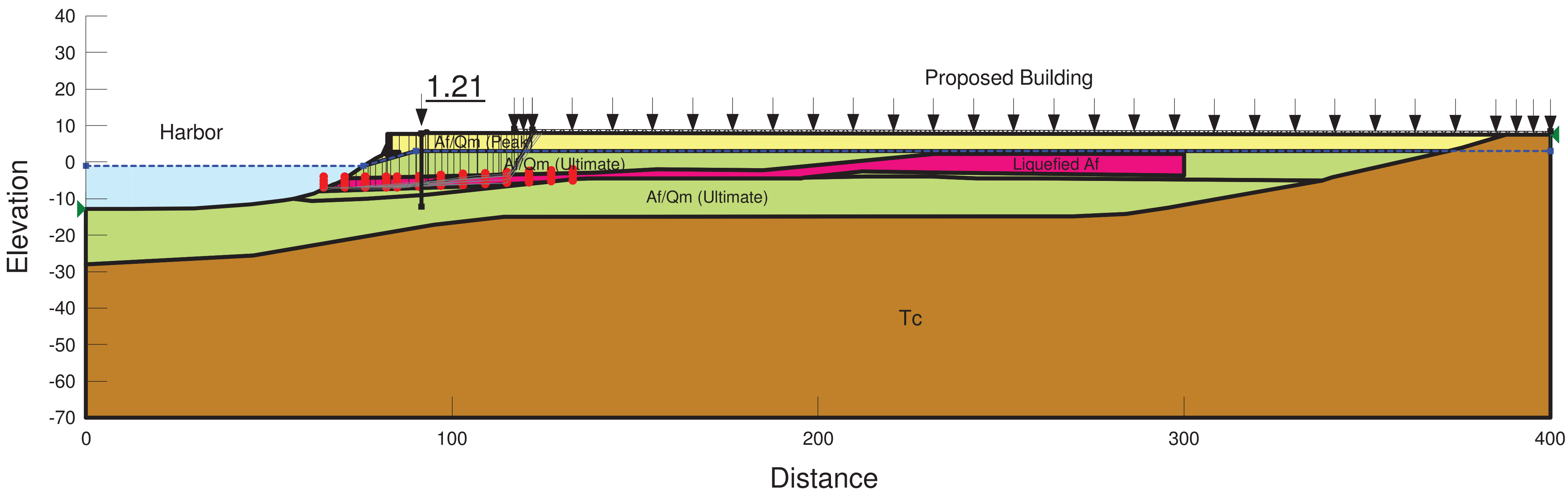
Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied Af
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.05

Type: Pile
Total Length: 20 ft
Shear Force: 18,000 lbs
Pile Spacing: 1 ft



Project No. 17-206-01
Section A-A'
December, 2018

Pseudo-Static Analysis, Run 1.3
with Mitigation
Horz Seismic Coef.: 0.15
Block Search

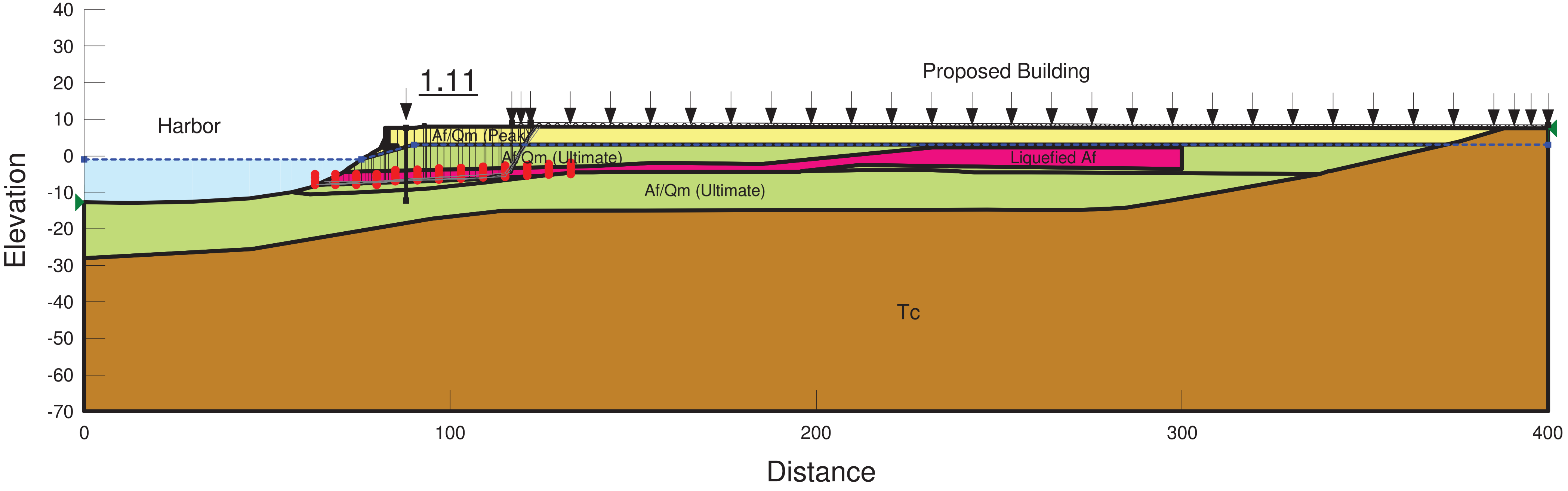
Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied Af
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.05

Type: Pile
Total Length: 20 ft
Shear Force: 28,600 lbs
Pile Spacing: 1 ft



Project No. 17-206-01
Section A-A'
December, 2018

Deformation Analysis, Run 1.3
with Mitigation
Horz Seismic Coef.: 0.206
Deformation = 12-inches
Block Search

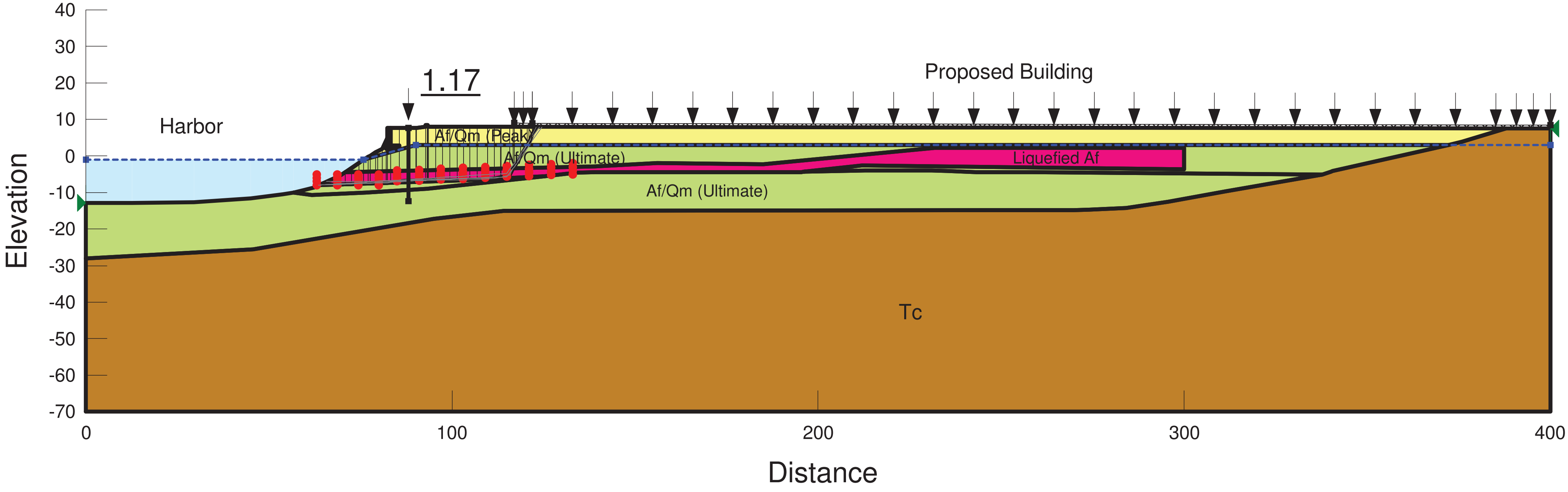
Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied Af
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.05

Type: Pile
Total Length: 20 ft
Shear Force: 32,500 lbs
Pile Spacing: 1 ft



Project No. 17-206-01
Section B-B'
December, 2018

Static Analysis, Run 1.1
Post Earthquake Condition
Horz Seismic Coef.: 0
Entry and Exit

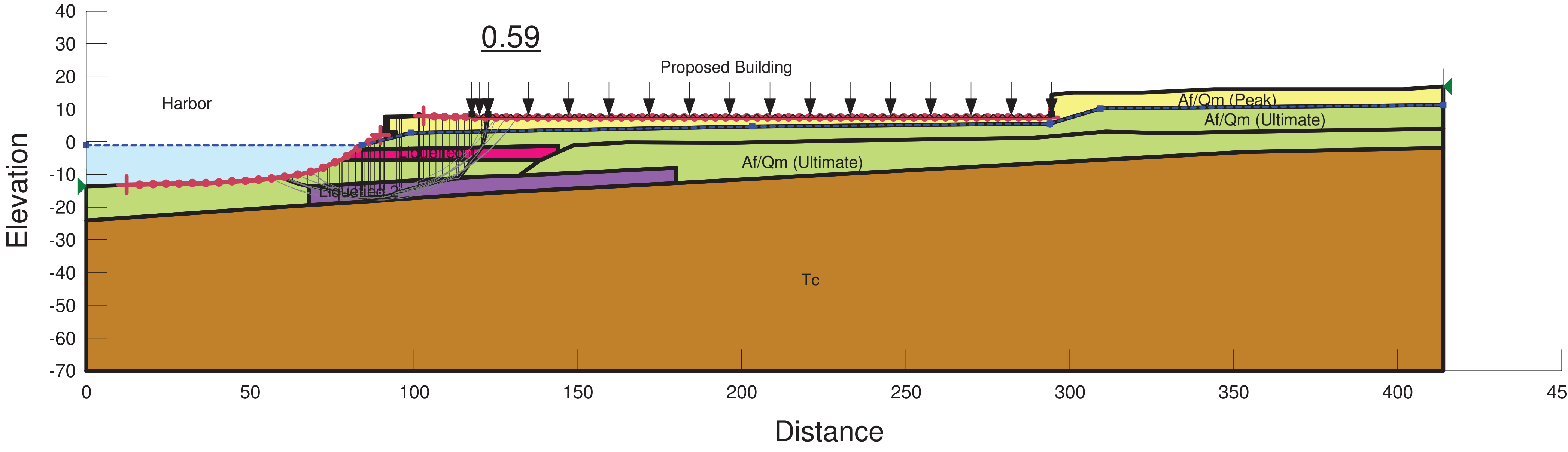
Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied 1
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.14

Name: Liquefied 2
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.17



Project No. 17-206-01
Section B-B'
December, 2018

Static Analysis, Run 1.2
Post Earthquake Condition
Liquefied Layer 1
Horz Seismic Coef.: 0
Block Search

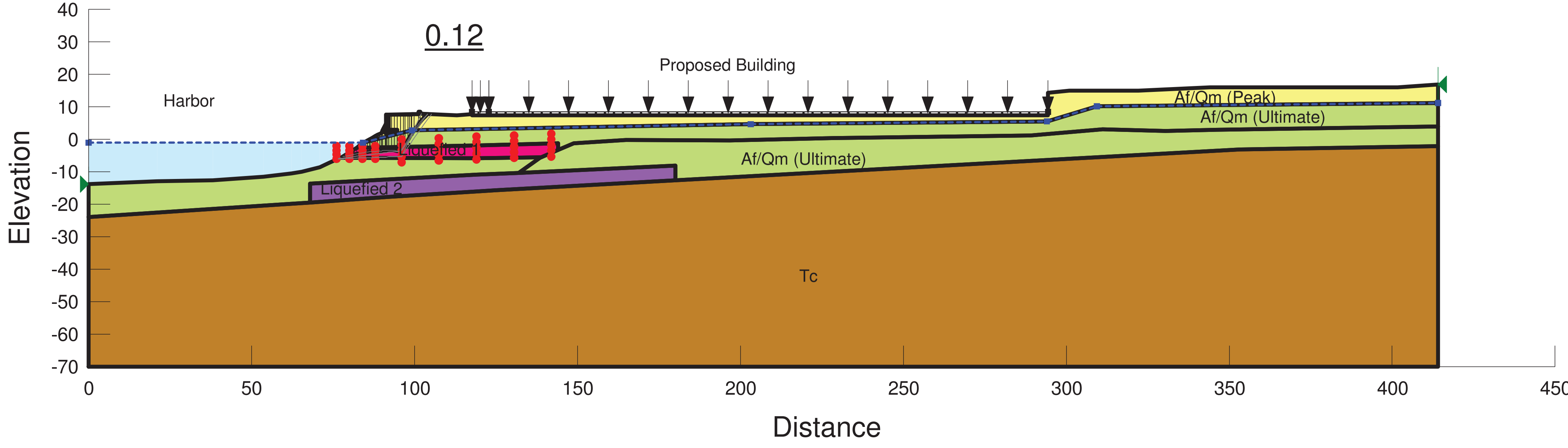
Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied 1
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.14

Name: Liquefied 2
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.17



Project No. 17-206-01
Section B-B'
December, 2018

Pseudo-Static Analysis, Run 1.2
Liquefied Layer 1
Horz Seismic Coef.: 0.15
Block Search

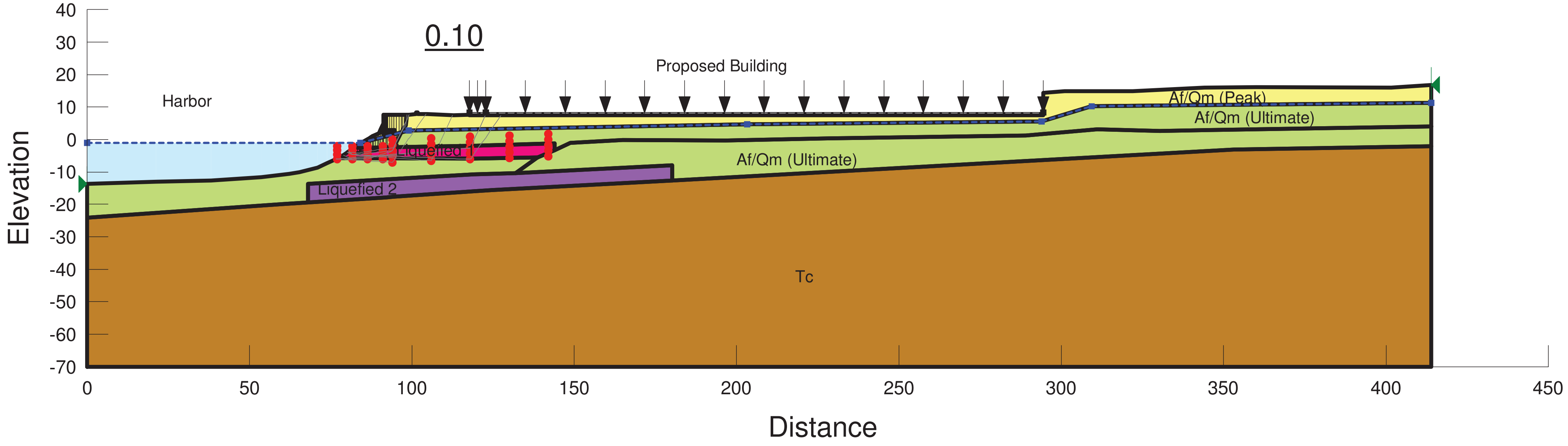
Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied 1
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.14

Name: Liquefied 2
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.17



Project No. 17-206-01
Section B-B'
December, 2018

Deformation Analysis, Run 1.2
Liquefied Layer 1
Horz Seismic Coef.: 0
Deformation > 124 inches
Block Search

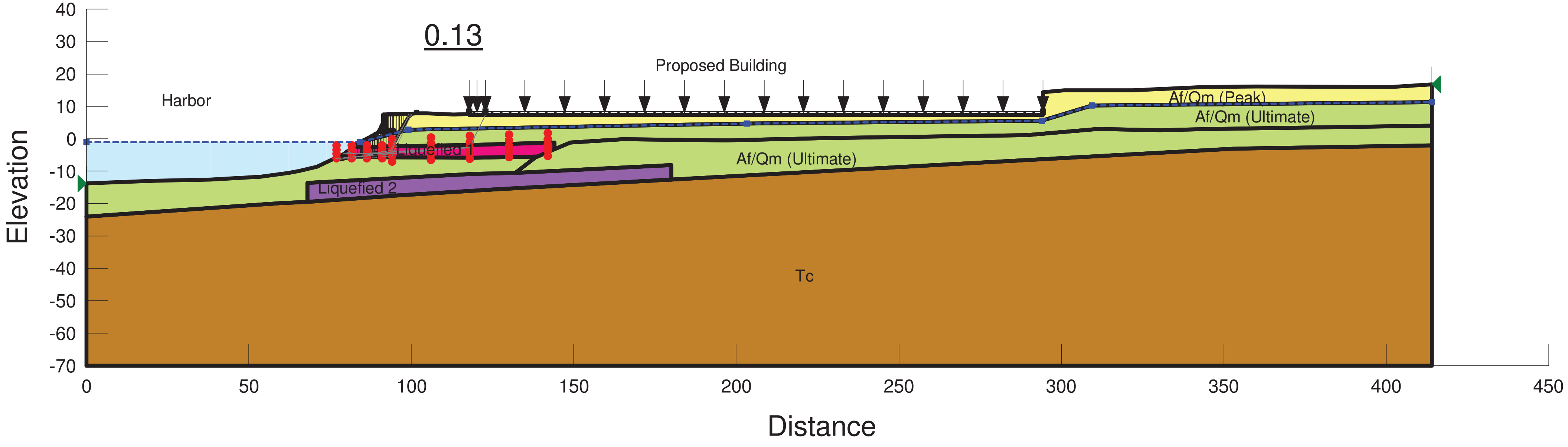
Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied 1
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.14

Name: Liquefied 2
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.17



Project No. 17-206-01
Section B-B'
December, 2018

Static Analysis, Run 1.3
Post Earthquake Condition
Liquefied Layer 2
Horz Seismic Coef.: 0
Block Search

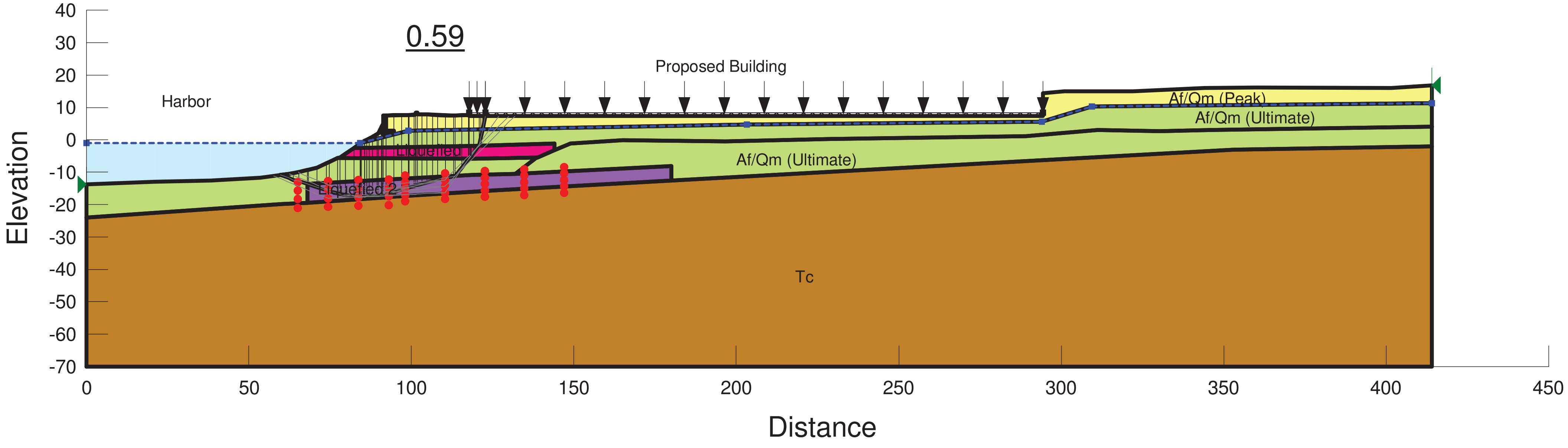
Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied 1
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.14

Name: Liquefied 2
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.17



Project No. 17-206-01
Section B-B'
December, 2018

Pseudo-Static Analysis, Run 1.3
Liquefied Layer 2
Horz Seismic Coef.: 0.15
Block Search

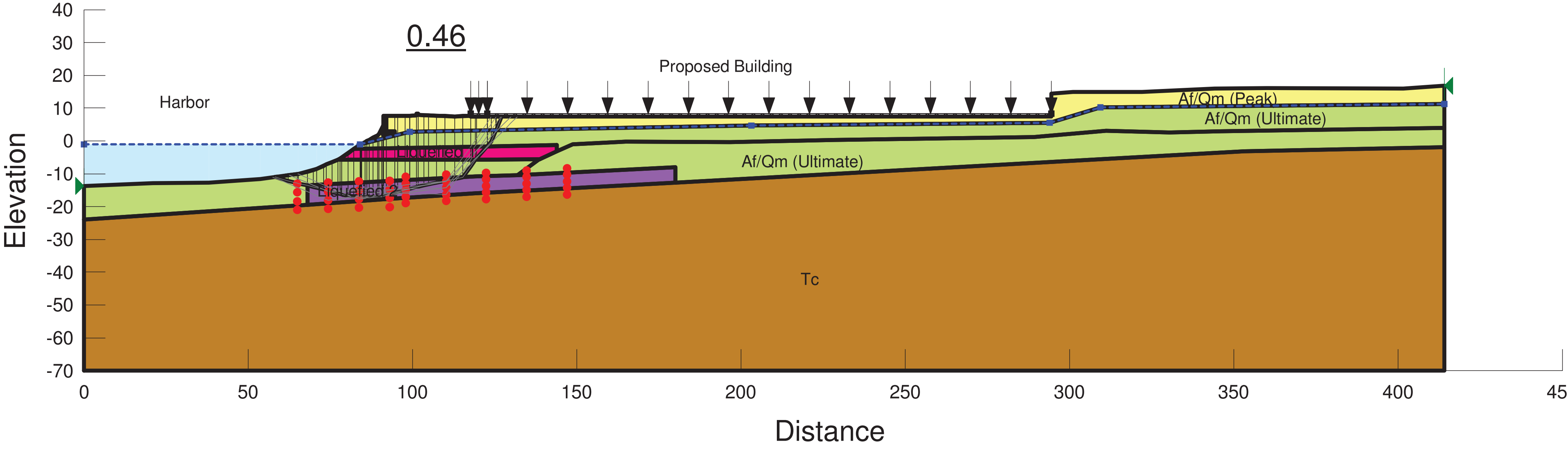
Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied 1
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.14

Name: Liquefied 2
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.17



Project No. 17-206-01
Section B-B'
December, 2018

Deformation Analysis, Run 1.3
Liquefied Layer 2
Horz Seismic Coef.: 0.15
Deformation > 99.17
Block Search

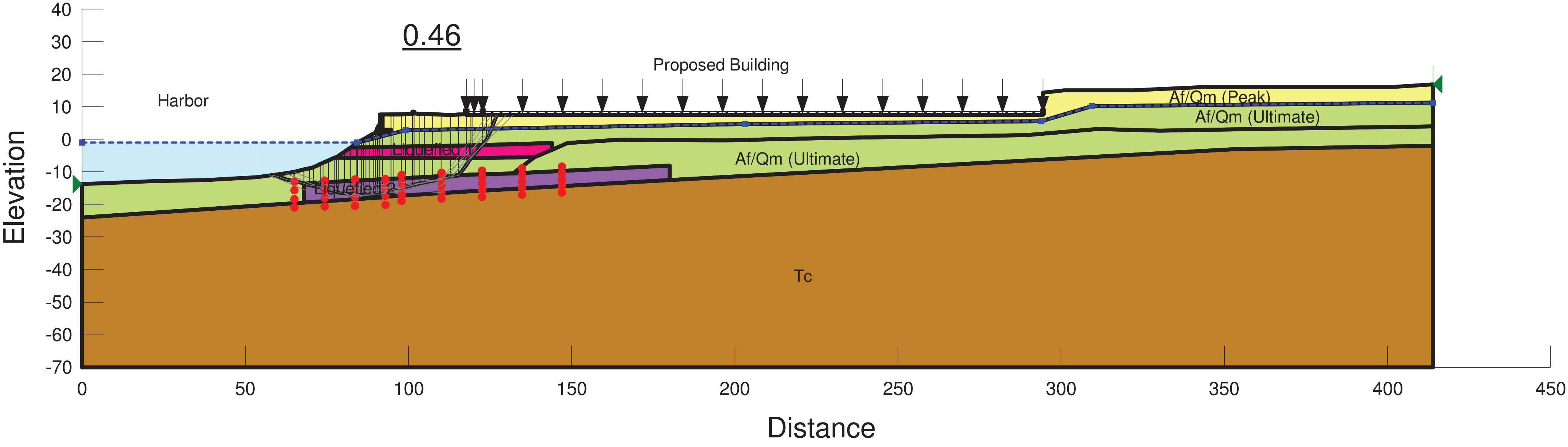
Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied 1
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.14

Name: Liquefied 2
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.17



Project No. 17-206-01
Section B-B'
December, 2018

Static Analysis, Run 1.4
Liquefied Layer 1
with Mitigation
Horz Seismic Coef.: 0
Block Search

Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

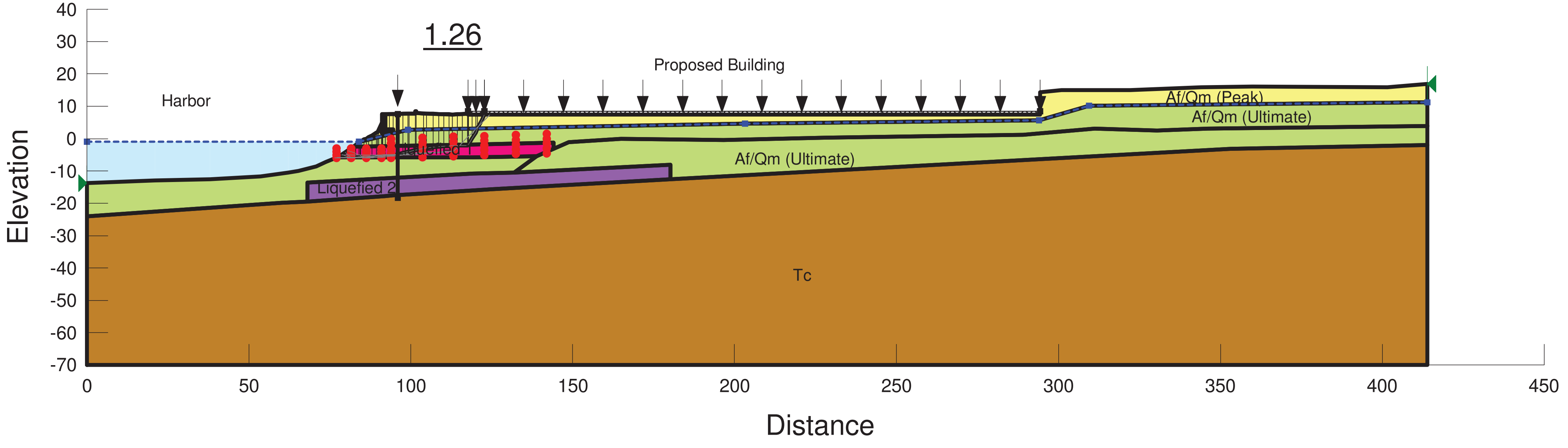
Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied 1
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.14

Name: Liquefied 2
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.17

Type: Pile
Total Length: 26 ft
Shear Force: 16,000 lbs
Pile Spacing: 1 ft



Project No. 17-206-01
Section B-B'
December, 2018

Pseudo-Static Analysis, Run 1.4
Liquefied Layer 1
with Mitigation
Horz Seismic Coef.: 0.15
Block Search

Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

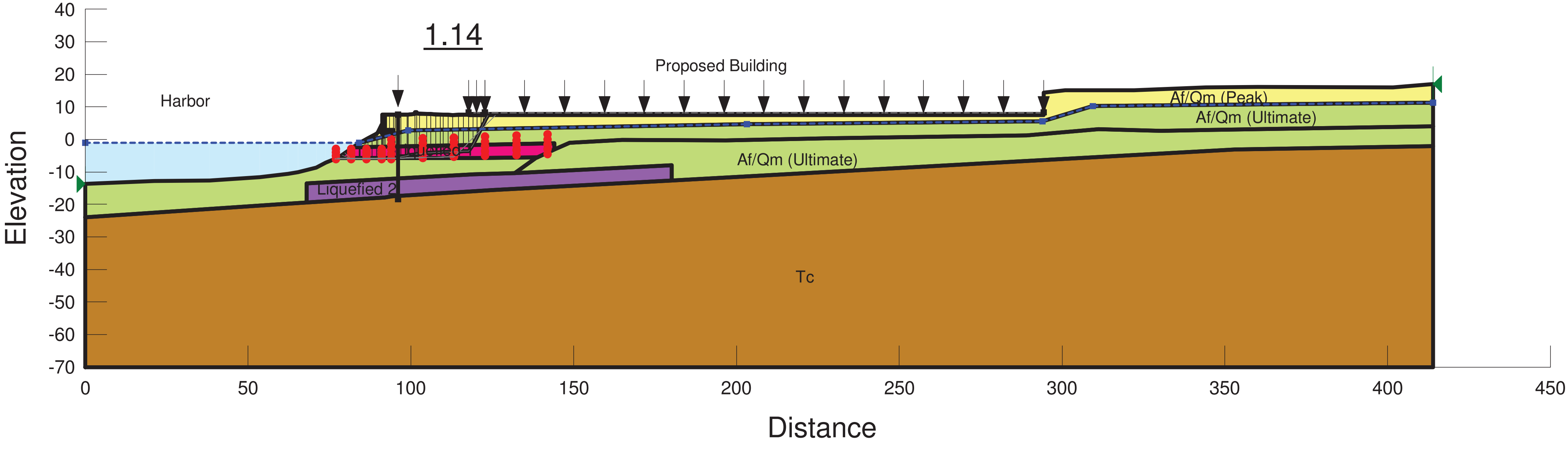
Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied 1
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.14

Name: Liquefied 2
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.17

Type: Pile
Total Length: 26 ft
Shear Force: 23,000 lbs
Pile Spacing: 1 ft



Project No. 17-206-01
Section B-B'
December, 2018

Deformation Analysis, Run 1.4
Liquefied Layer 1
with Mitigation
Horz Seismic Coef.: 0.215
Deformation = 12 inches
Block Search

Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

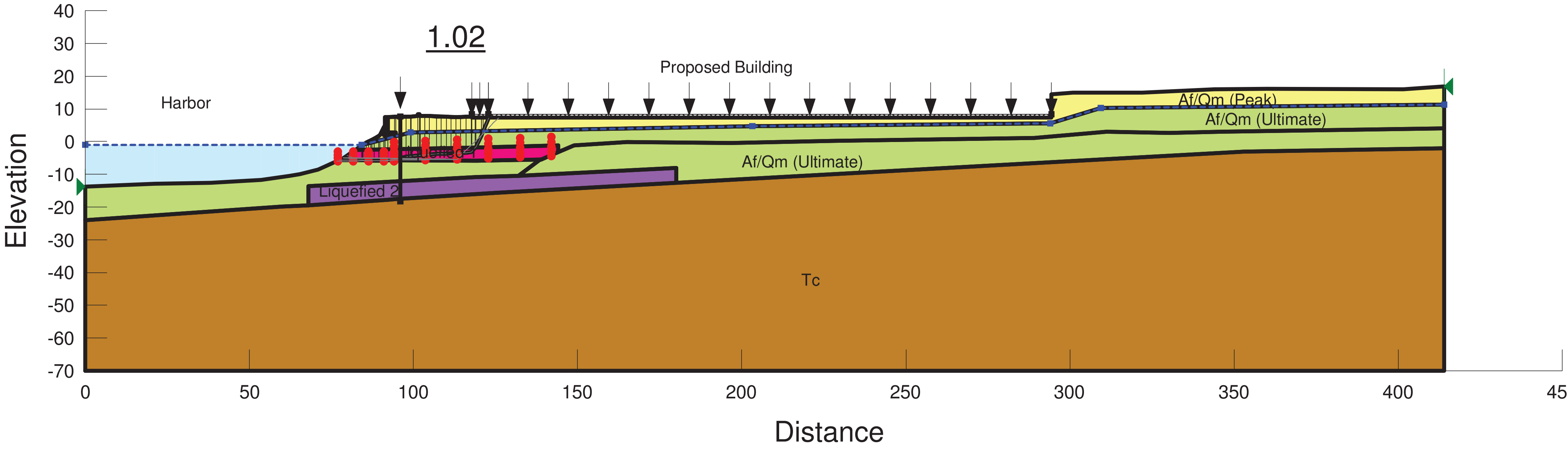
Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied 1
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.14

Name: Liquefied 2
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.17

Type: Pile
Total Length: 26 ft
Shear Force: 24,700 lbs
Pile Spacing: 1 ft



Project No. 17-206-01
Section B-B'
December, 2018

Static Analysis, Run 1.5
Liquefied Layer 2
with Mitigation
Horz Seismic Coef.: 0
Block Search

Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

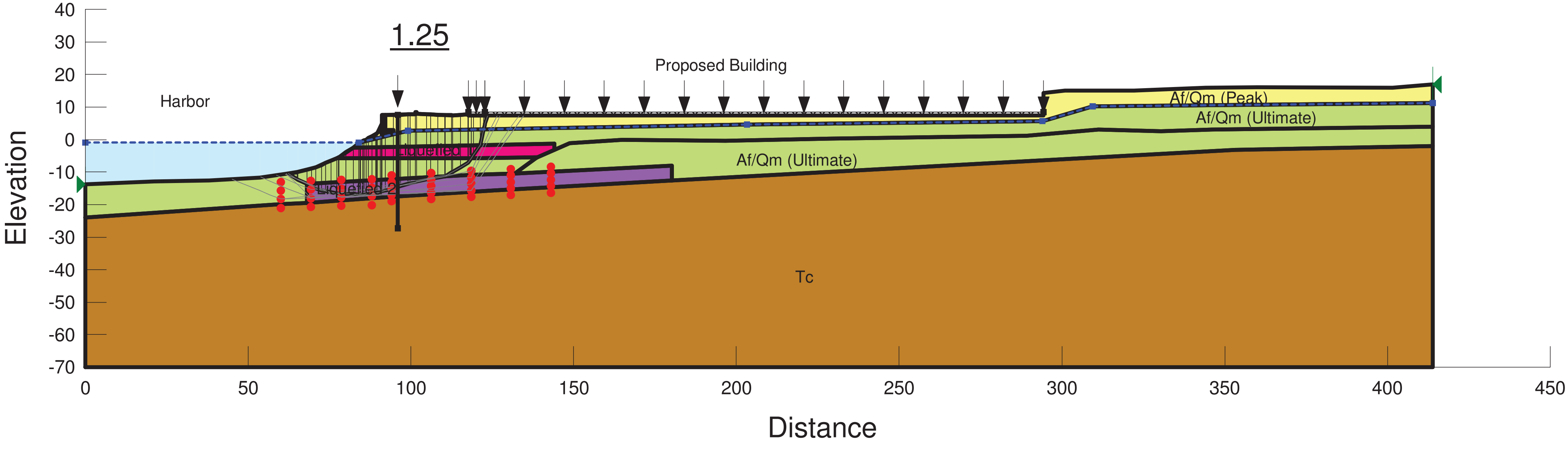
Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied 1
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.14

Name: Liquefied 2
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.17

Type: Pile
Total Length: 35 ft
Shear Force: 22,000 lbs
Pile Spacing: 1 ft



Project No. 17-206-01
Section B-B'
December, 2018

Pseudo-Static Analysis, Run 1.5
Liquefied Layer 2
with Mitigation
Horz Seismic Coef.: 0.15
Block Search

Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

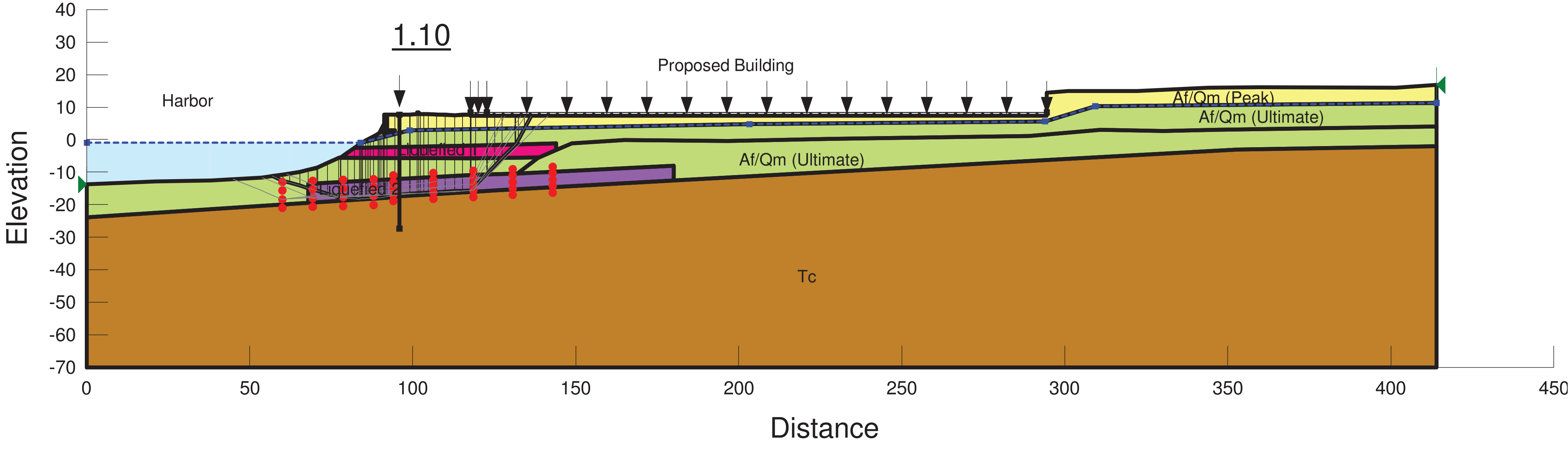
Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied 1
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.14

Name: Liquefied 2
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.17

Type: Pile
Total Length: 35 ft
Shear Force: 33,000 lbs
Pile Spacing: 1 ft



Project No. 17-206-01
Section B-B'
December, 2018

Deformation Analysis, Run 1.5
Liquefied Layer 2
with Mitigation
Horz Seismic Coef.: 0.21
Deformation = 12 inches
Block Search

Name: Af/Qm (Ultimate)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 80 psf
Phi': 30 °

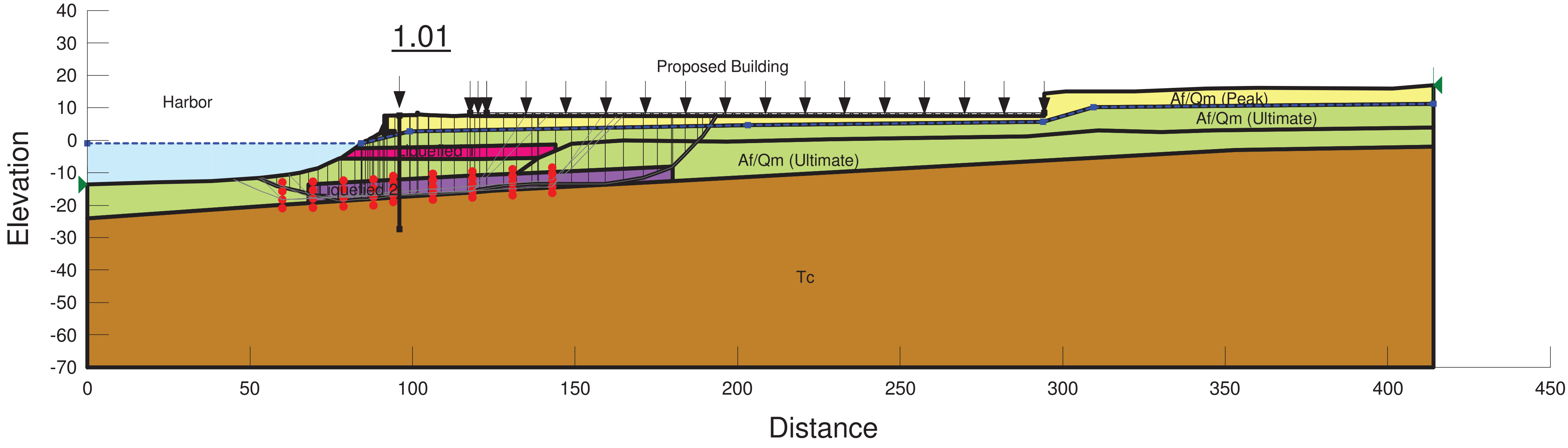
Name: Af/Qm (Peak)
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 395 psf
Phi': 31 °

Name: Tc
Model: Mohr-Coulomb
Unit Weight: 125 pcf
Cohesion': 695 psf
Phi': 34 °

Name: Liquefied 1
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.14

Name: Liquefied 2
Model: S=f(overburden)
Unit Weight: 125 pcf
Tau/Sigma Ratio: 0.17

Type: Pile
Total Length: 35 ft
Shear Force: 49,000 lbs
Pile Spacing: 1 ft



APPENDIX F

Geogrid Reinforced Slope Surficial Stability Analysis

CALCULATIONS FOR SLOPE REINFORCED AGAINST SURFICIAL STABILITY BY GEOGRIDS

Spreadsheet Name: SurficialwGrid OC - Miragrid 2XT

DANA POINT HARBOR - HOTEL COMPONENT

References:
(1) Geogrid Reinforcement for Surficial Stability of Slopes by D.L. Thielen and J.G. Collin, *Geosynthetics '93 - Vancouver, Canada*
(2) Controlling surficial stability problems on reinforced steep slopes by James G. Collin, *Geotechnical Fabrics Report,* April 1996
(3) Geosynthetics for Soil Reinforcement, Reinforced Soil Engineering (Download from MIRAFI website.)

INPUT DATA

Factor of Safety	FS =	1.5			
Slope Height	H =	15	ft		
Vertical Depth of Submergence	z =	4	ft		
Slope Angle	beta =	33.69	deg	0.5880014	rad
Effective Cohesion	c' =	160	psf		
Saturated Soil Unit Weight	gamma =	125	pcf		
Unit Weight of Water	water =	62.4	pcf		
Effective Angle of Int Friction	phi =	27	deg	0.4712389	rad

Step 1: Calculate Total Geogrid Resistance Fg Required to Achieve an Overall Factor of Safety = 1.5 for Slope Height H

Eq (1), Ref (2) **Fg =** 2373 lb/ft of slope width

Step 2: Calculate Available Geogrid Pullout Resistance Per Geogrid as Controlled by Pullout in the Slide Mass, Pos

Eq (3), Ref (3) **Pos =** 500 lb/ft of slope width

Step 3: Calculate Long Term Allowable Strength of Geogrid, Ta, From Partial Factor of Safety Equation

Eq (16), Ref (1) **Ta =** 731 lb/ft of slope width

Step 4: Determine the Required Total Number of Geogrid Layers, N

tg = lesser of Ta or Pos **tg =** 500 lb/ft of slope width

Eq (17), Ref (1) **N = Fg/tg =** 4.7 layers

Step 5: Compute La, the Required Geogrid Length Behind the Slide Plane

Eq (18), Ref (1) **La =** 2.8 ft

Step 6: Finalize Spacing and Length of Geogrids

Eq (19), Ref (1) **Spacing S =** 3.16 ft

Eq (20), Ref (1) **Lg =** 8.8 ft

Table 3, Ref (3)

Soil Type	Ci
Sands	0.9-1.0
Silts	0.8-0.9
Clays	0.7-0.8

Calculate Fg

FS*gamma*H*z*Cos(beta)*Sin(beta)	N1 =	5192.303	
c'*H	N2 =	2400	
(gamma-water)*H*z*(Cos(beta))^2*Tan(phi)	N3 =	1324.925	
Sin(beta)*Cos(beta)	N4 =	0.461538	
(SIN(beta))^2*TAN(phi)	N5 =	0.156777	
N4 + N5	N6 =	0.618315	
Fg = (N1-N2-N3)/N6	**Fg** =	2373	lb/ft of slope width

Pullout in Slide Mass

Length of Geogrid in Slide Mass	Ls =	6.0	ft
Average Effective Normal Stress	sigma =	163.5999	psf
Coefficient of Shear Stress Interaction	Ci =	0.75	Table 3, Ref (3)
Factor of Safety Against Pullout	FSpo =	1.5	
	Pos =	500	lb/ft of slope width

Long Term Design Strength

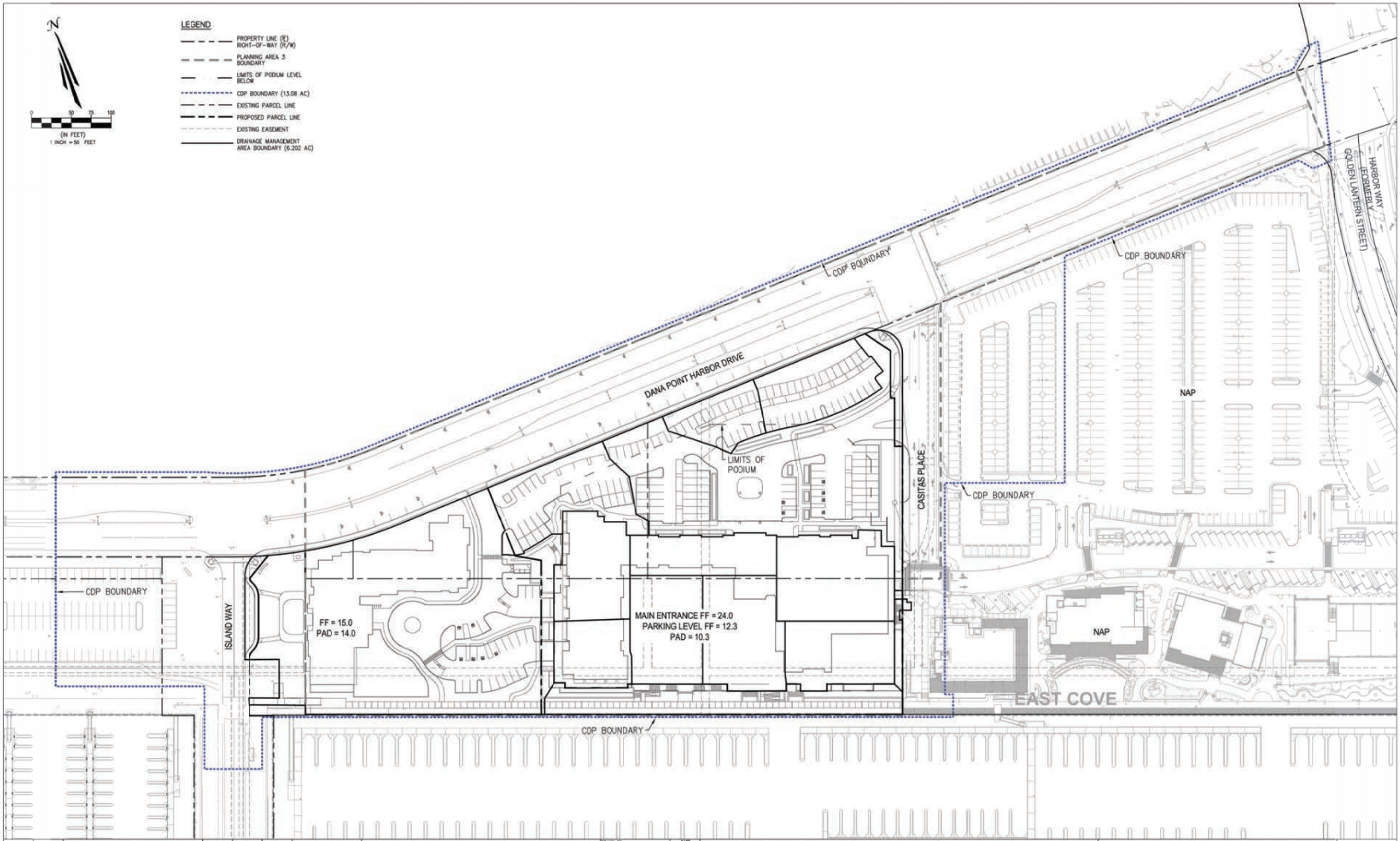
Miragrid 2XT			
	LTDS =	1096	lb/ft of slope width
Orange County Factor of Safety	OCFS =	1.5	
	Ta =	731	lb/ft of slope width

Compute La

Average Effective Normal Stress	sigma =	500	psf
F* = (2/3)*TAN(ø) w/o testing	F* =	0.339684	
α = 0.8 for geogrids	α =	0.8	
Factor of Safety Against Pullout	FSpo =	1.5	
	La =	2.8	ft

Attachment H: Construction Plans

For Reference Only



NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE
7					
6					
5					
4					
3					
2					
1					

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11/5/2024

DESIGN ENGINEER R.C.E. No. DATE

DRAWN BY: KG	DATE 8/19/24
DESIGNED BY: JV	DATE 8/19/24
CHECKED BY: DM	DATE 8/19/24
RECOMMENDED BY:	DATE

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM | WARD PROPERTIES R.D.OLSON DEVELOPMENT BELLWETHER FINANCIAL GROUP

LIMITS OF DISTURBANCE EXHIBIT

SHT 3 OF 4

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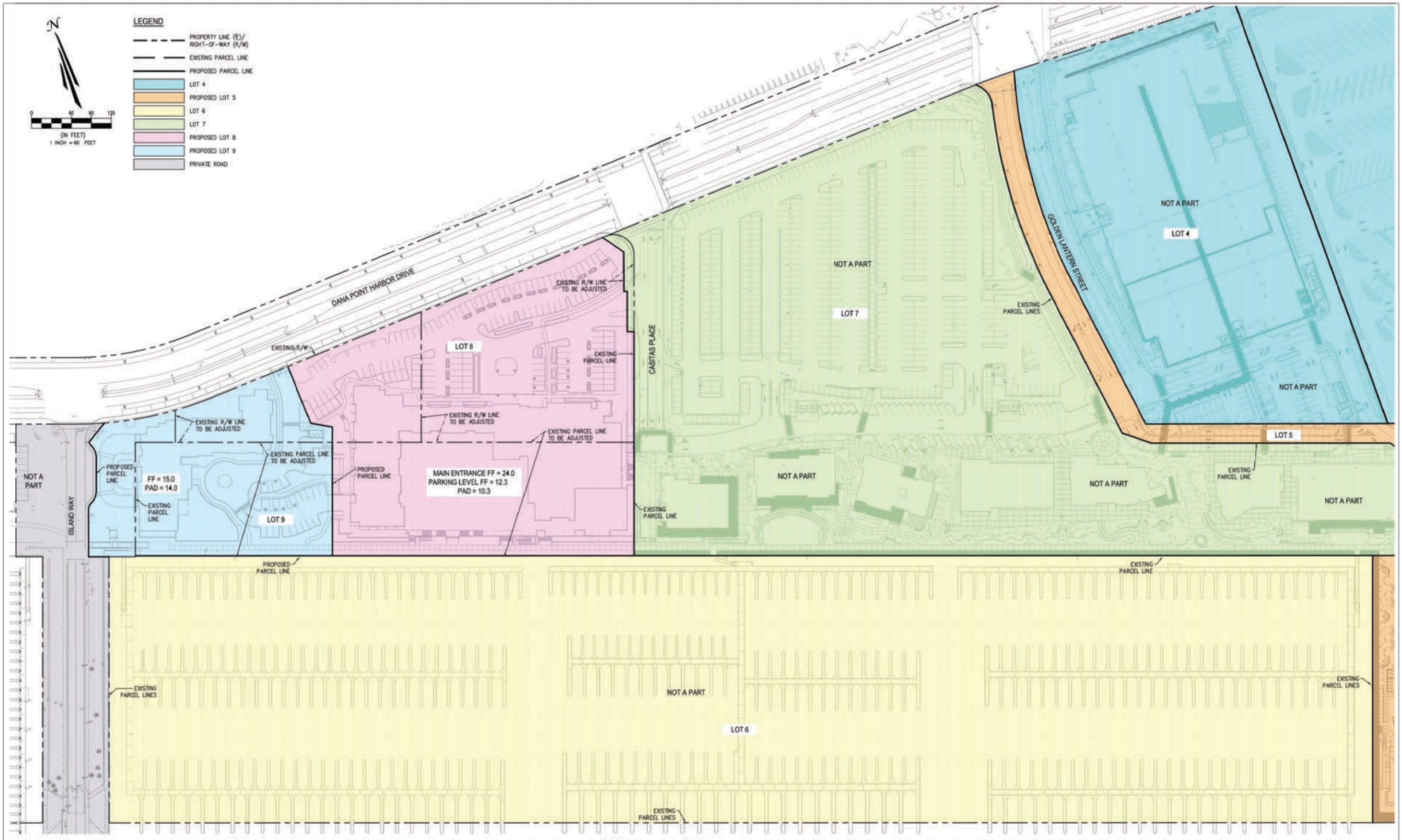

NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE
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6					
5					
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Ontario San Diego Boise Denver Portland

DESIGN ENGINEER R.C.E. No. DATE 11/5/2024

DRAWN BY: NF	DATE 6/1/21
DESIGNED BY: JV	DATE 6/1/21
CHECKED BY: JV	DATE 6/1/21
RECOMMENDED BY:	DATE

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM I WARD PROPERTIES
R.D.OLSON DEVELOPMENT
BELLWETHER FINANCIAL GROUP

PROPERTY LINES EXHIBIT

SHT 4 OF 4

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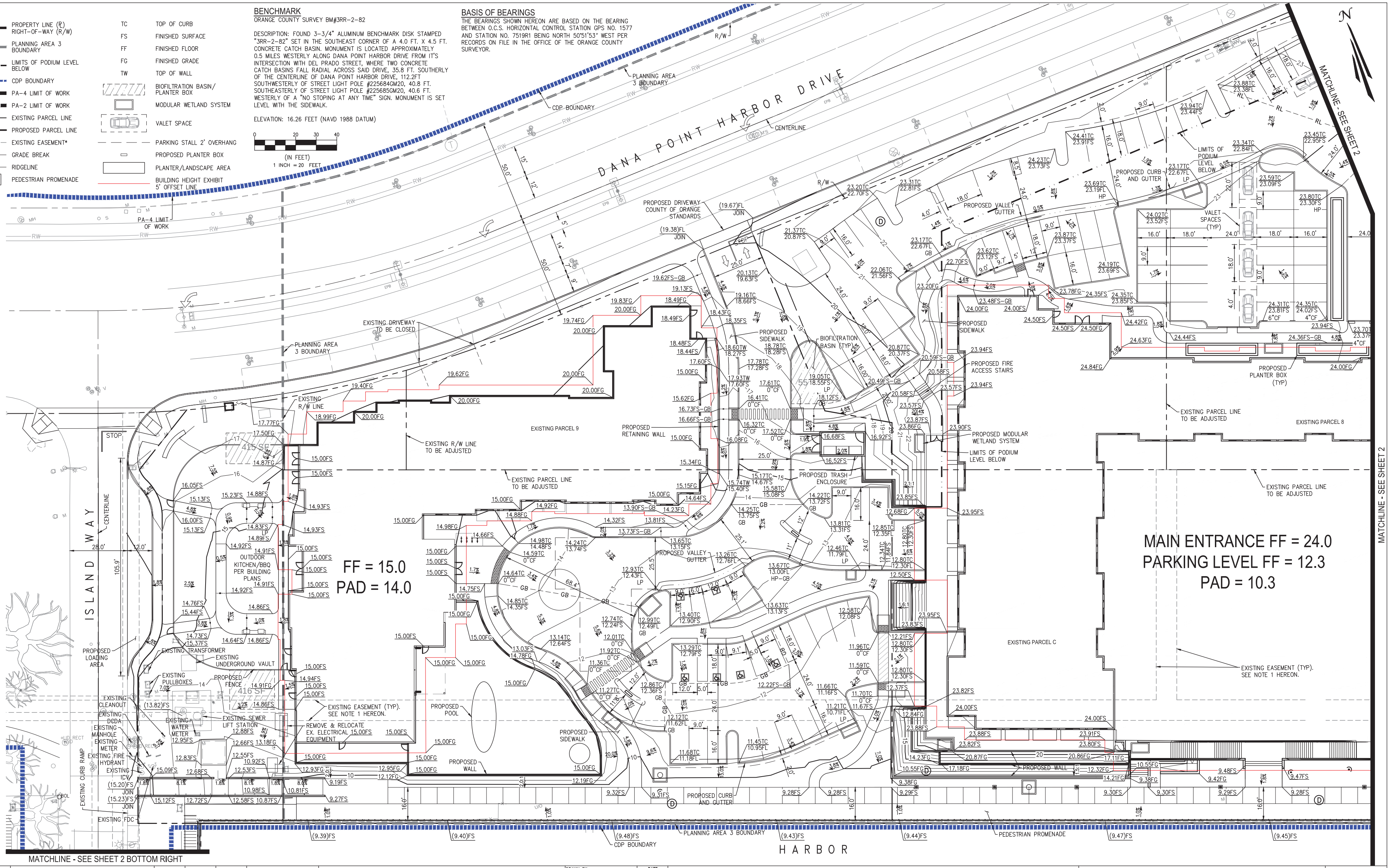

LEGEND

- PROPERTY LINE (PL) RIGHT-OF-WAY (R/W)
- PLANNING AREA 3 BOUNDARY
- LIMITS OF PODIUM LEVEL BELOW
- CDP BOUNDARY
- PA-4 LIMIT OF WORK
- PA-2 LIMIT OF WORK
- EXISTING PARCEL LINE
- PROPOSED PARCEL LINE
- EXISTING EASEMENT*
- GB GRADE BREAK
- RL RIDGELINE
- PEDESTRIAN PROMENADE

TC	TOP OF CURB
FS	FINISHED SURFACE
FF	FINISHED FLOOR
FG	FINISHED GRADE
TW	TOP OF WALL

- BIOFILTRATION BASIN/ PLANTER BOX
- MODULAR WETLAND SYSTEM
- VALET SPACE
- PARKING STALL 2' OVERHANG
- PROPOSED PLANTER BOX
- PLANTER/LANDSCAPE AREA
- BUILDING HEIGHT EXHIBIT 5' OFFSET LINE

BENCHMARK

ORANGE COUNTY SURVEY BM#3RR-2-82

DESCRIPTION: FOUND 3-3/4" ALUMINUM BENCHMARK DISK STAMPED "3RR-2-82" SET IN THE SOUTHEAST CORNER OF A 4.0 FT. X 4.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED APPROXIMATELY 0.5 MILES WESTERLY ALONG DANA POINT HARBOR DRIVE FROM IT'S INTERSECTION WITH DEL PRADO STREET, WHERE TWO CONCRETE CATCH BASINS FALL RADIAL ACROSS SAID DRIVE, 35.8 FT. SOUTHERLY OF THE CENTERLINE OF DANA POINT HARBOR DRIVE, 112.2FT SOUTHWESTERLY OF STREET LIGHT POLE #225684GM20, 40.8 FT. SOUTHEASTERLY OF STREET LIGHT POLE #225685GM20, 40.6 FT. WESTERLY OF A "NO STOPING AT ANY TIME" SIGN. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 16.26 FEET (NAVD 1988 DATUM)

0 20 30 40

(IN FEET)
1 INCH = 20 FEET

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 1577 AND STATION NO. 7519R1 BEING NORTH 50°51'53" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

NOTES:

1. *SEE SHEET 2 OF ALTA/NSPS LAND TITLE SURVEY FOR TYPE OF EXISTING EASEMENT.
2. SEE SHEET 2 OF THIS SET FOR TYPICAL PARKING STALL, ADA PARKING STALL, AND VALET SPACE LAYOUT.
3. SEE SHEET 2 OF THIS SET FOR PRELIMINARY EARTHWORK QUANTITIES.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD., (2017.50 EPOCH O.C.C GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY THE MEAN VALUE, .0999995824 FOR THIS TRACT MAP.

NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE
7					
6					
5					
4					
3					
2					
1					

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11/5/2024
DESIGN ENGINEER R.C.E. No. DATE

	DATE
DRAWN BY: CD	7/18/24
DESIGNED BY: JV	7/18/24
CHECKED BY: JV	7/18/24
RECOMMENDED BY:	

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM | WARD PROPERTIES R.D.OLSON DEVELOPMENT BELLWETHER FINANCIAL GROUP

CONCEPTUAL GRADING EXHIBIT

SHT 1 OF 2

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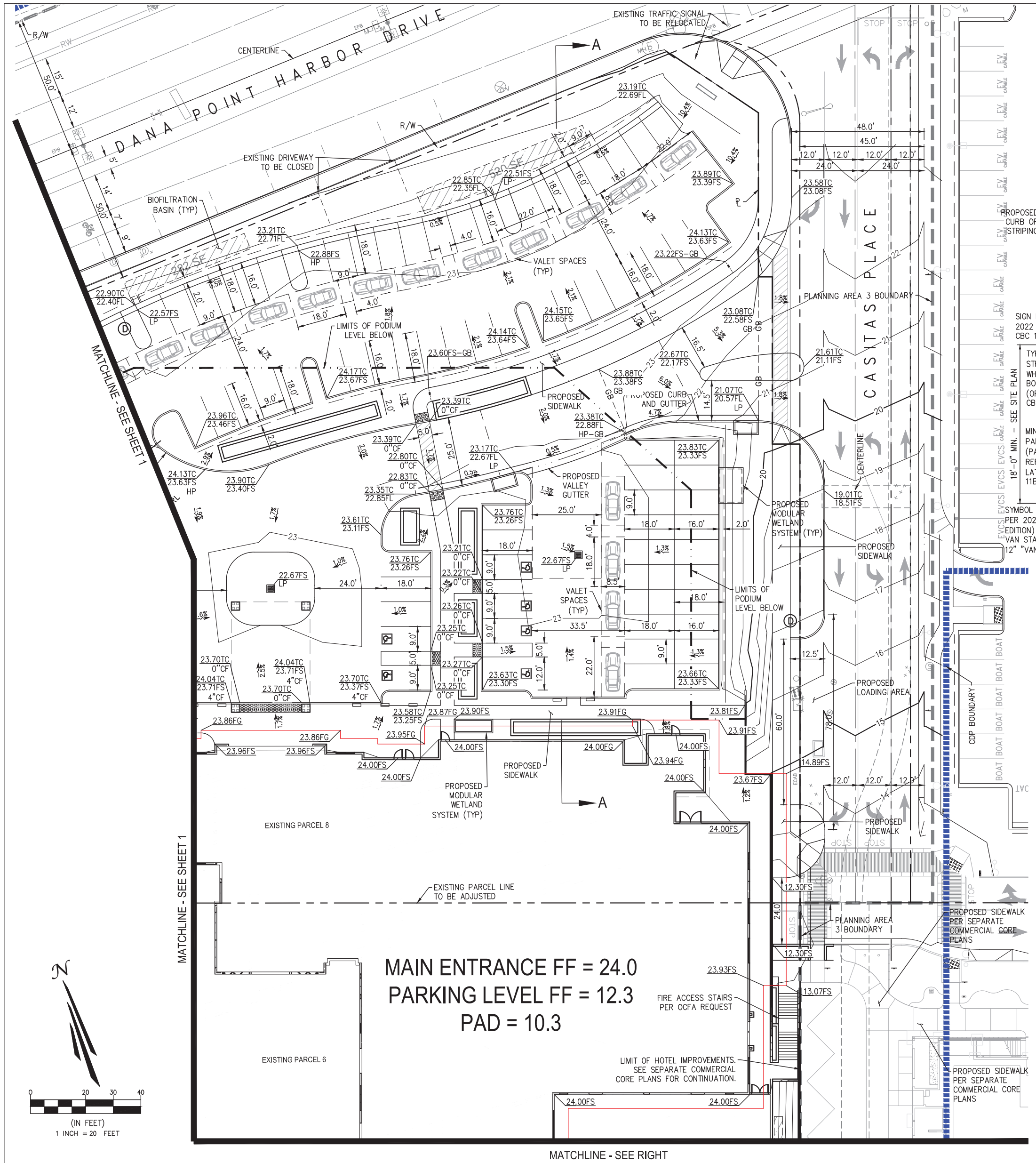
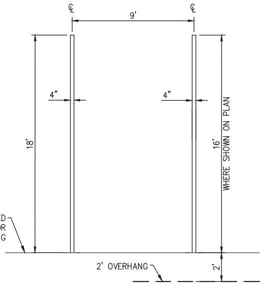
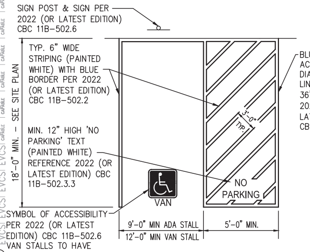




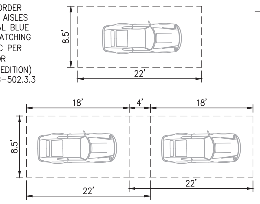
TYPICAL PARKING STALL

NTS



ADA PARKING STALL

NTS



VALET SPACE

NTS

BENCHMARK

ORANGE COUNTY SURVEY BM#3RR-2-82

DESCRIPTION: FOUND 3-3/4" ALUMINUM BENCHMARK DISK STAMPED "3RR-2-82" SET IN THE SOUTHEAST CORNER OF A 4.0 FT. X 4.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED APPROXIMATELY 0.5 MILES WESTERLY ALONG DANA POINT HARBOR DRIVE FROM IT'S INTERSECTION WITH DEL PRADO STREET, WHERE TWO CONCRETE CATCH BASINS FALL RADIAL ACROSS SAID DRIVE, 35.8 FT. SOUTHERLY OF THE CENTERLINE OF DANA POINT HARBOR DRIVE, 112.2FT SOUTHWESTERLY OF STREET LIGHT POLE #225684GM20, 40.8 FT. SOUTHEASTERLY OF STREET LIGHT POLE #225685GM20, 40.6 FT. WESTERLY OF A "NO STOPING AT ANY TIME" SIGN. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 16.26 FEET (NAVD 1988 DATUM)

PRELIMINARY EARTHWORK QUANTITIES (FOR BONDING PURPOSES ONLY)

EARTHWORK SUMMARY	CUT (CY)	FILL (CY)
ESTIMATED RAW CUT	11,570	
ESTIMATED RAW FILL		12,240
ESTIMATED NET IMPORT		670

NOTE: THE QUANTITIES AS SHOWN HEREON ARE PRELIMINARY AND FOR BONDING PURPOSES ONLY. THE ABOVE CUT AND FILL FIGURES REPRESENT PURE VOLUME FIGURE ONLY. UNLESS NOTED OTHERWISE, THERE IS NO CONSIDERATION TAKEN FOR SHRINKAGE, SUBSIDENCE, OR ANY OTHER LOSS FACTOR.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 1577 AND STATION NO. 7519R1 BEING NORTH 50°51'53" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

DATUM STATEMENT

COORDINATES SHOWN ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, 1983 NAD., (2017.50 EPOCH O.C.C GPS ADJUSTMENT). ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY THE MEAN VALUE, .099995824 FOR THIS TRACT MAP.

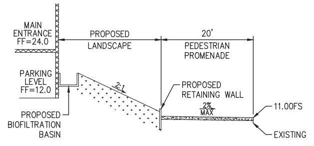
LEGEND

▬ ▬ ▬ ▬	PROPERTY LINE (℄) RIGHT-OF-WAY (R/W)
▬ ▬ ▬ ▬	PLANNING AREA 3 BOUNDARY
▬ · · ▬ · · ▬	LIMITS OF PODIUM LEVEL BELOW
■■■■■■■■	CDP BOUNDARY
▬ ▏ ▬	PA-4 LIMIT OF WORK
▬ ▏▏ ▬ ▏▏ ▬	PA-2 LIMIT OF WORK
—— – – ——	EXISTING PARCEL LINE
—— – – ——	PROPOSED PARCEL LINE
– – – – – –	EXISTING EASEMENT*
— — GB — — —	GRADE BREAK
— — RL — — —	RIDGELINE
▥	PEDESTRIAN PROMENADE

TC	TOP OF CURB
FS	FINISHED SURFACE
FF	FINISHED FLOOR
FG	FINISHED GRADE
TW	TOP OF WALL
▨	BIOFILTRATION BASIN/ PLANTER BOX
▭	MODULAR WETLAND SYSTEM
⬚	VALET SPACE
— — — —	PARKING STALL 2' OVERHANG
▭	PROPOSED PLANTER BOX
▭	PLANTER/LANDSCAPE AREA
——	BUILDING HEIGHT EXHIBIT 5' OFFSET LINE

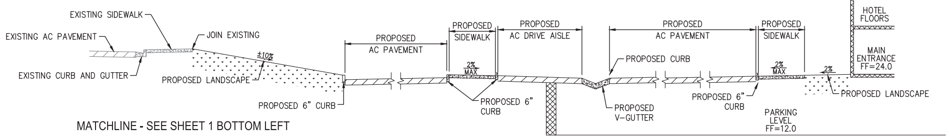
NOTES:

1. *SEE SHEET 2 OF ALTA/NSPS LAND TITLE SURVEY FOR TYPE OF EXISTING EASEMENT.



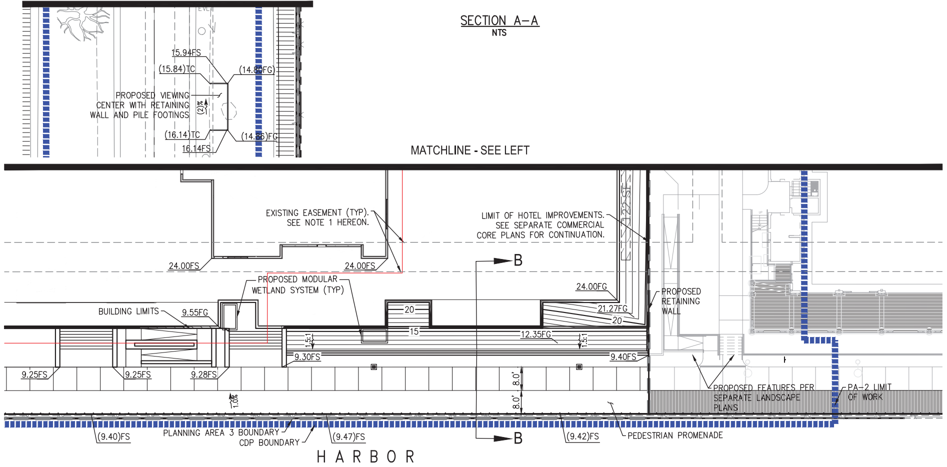
SECTION B-B

NTS



SECTION A-A

NTS



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NO.	DATE	REVISIONS	ENGR.	APPROV.	DATE

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DESIGN ENGINEER	R.C.E. No.	DATE
		11/5/2024

	DATE
DRAWN BY: CD	7/18/24
DESIGNED BY: JV	7/18/24
CHECKED BY: JV	7/18/24
RECOMMENDED BY:	

DANA POINT HARBOR REVITALIZATION

DANA POINT HARBOR PARTNERS, LLC

BWP BURNHAM WARD PROPERTIES R.D.OLSON DEVELOPMENT BELLWETHER FINANCIAL GROUP

CONCEPTUAL GRADING EXHIBIT

SHT 2 OF 2

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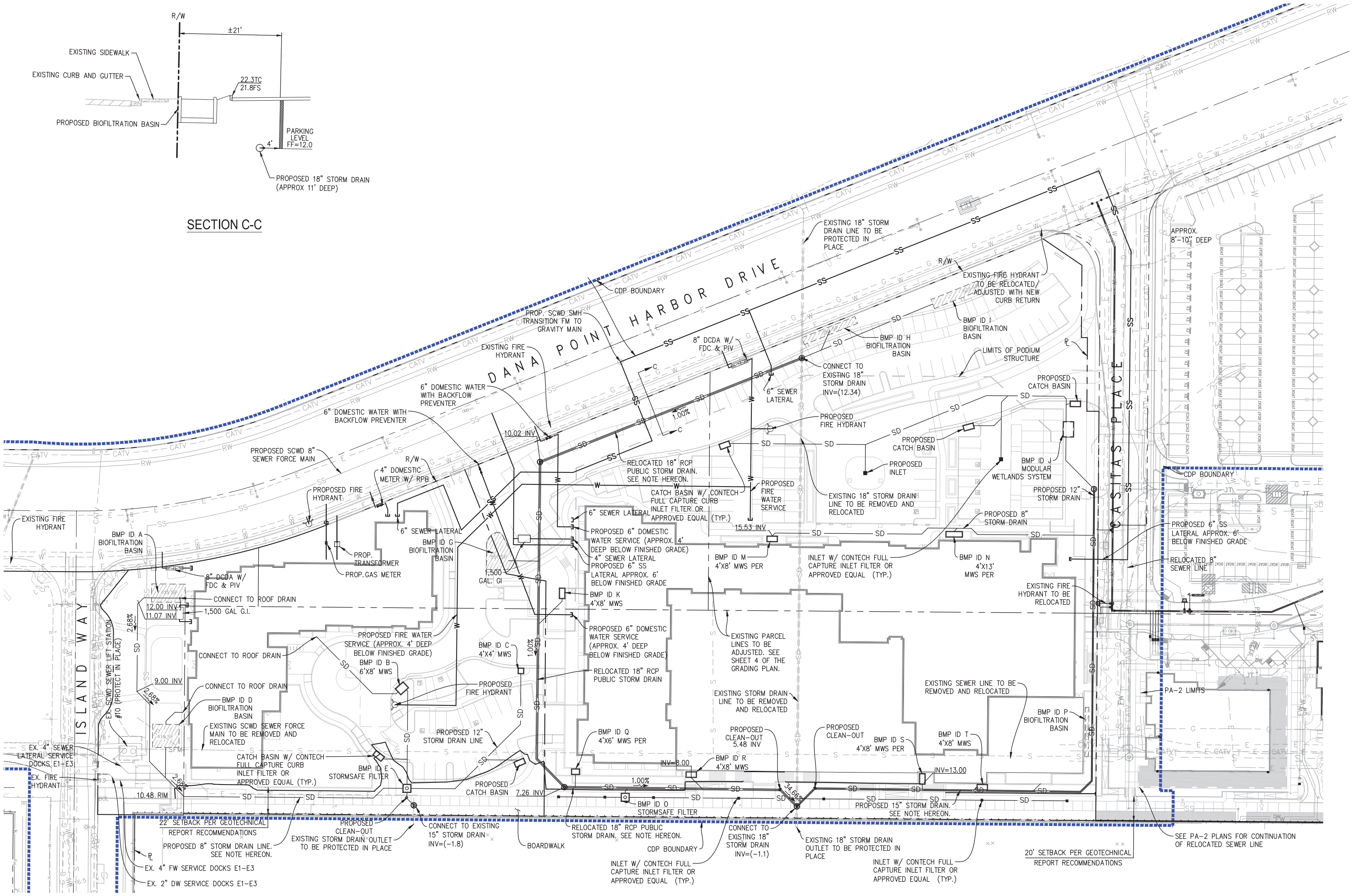
SECTION C-C



CONCEPTUAL UTILITY PLAN

ABBREVIATIONS:

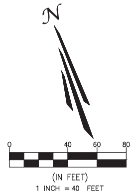
ID	IDENTIFICATION
GI	GREASE INTERCEPTOR
EX	EXISTING
PROP	PROPOSED
MWS	MODULAR WETLANDS SYSTEM
RCP	REINFORCED CONCRETE PIPE
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
INV	INVERT
PIP	PROTECT IN PLACE

LEGEND:

	EXISTING RIGHT-OF-WAY
— · —	EXISTING PROPERTY LINE
— —	PROPOSED PARCEL LINE
- - -	CDP BOUNDARY
— S —	EXISTING SEWER LINE
— W —	EXISTING WATER LINE
— SD —	EXISTING STORM DRAIN LINE
— G —	EXISTING GAS LINE
— E —	EXISTING ELECTRICAL LINE
— CATV —	EXISTING TELEVISION LINE
—S—	PROPOSED SEWER LINE
—W—	PROPOSED WATER LINE
—SD—	PROPOSED STORM DRAIN LINE
—G—	PROPOSED GAS LINE
Ⓢ	PROPOSED SEWER MANHOLE
Ⓓ	PROPOSED STORM DRAIN MANHOLE
	PROPOSED BACKFLOW PREVENTER
	PROPOSED DCDA
W	PROPOSED WATER METER
G	PROPOSED GAS METER
☐	PROPOSED GREASE INTERCEPTOR
☐	PROPOSED BIO BASIN
☐	MODULAR WETLANDS SYSTEM
	AREA OF GEOTECHNICAL IMPROVEMENTS. SEE GEOTECHNICAL REPORT AND EXHIBITS FOR ADDITIONAL INFORMATION AND REQUIRED SETBACKS FROM QUAY WALL
	PROPOSED HOTEL BUILDING
	PROPOSED UNDERGROUND PARKING STRUCTURE

NOTE:

PROPOSED HDPE STORM DRAIN LINE SHALL INCLUDE ALL GASKETED/WATERPROOF JOINTS. PROPOSED STORM DRAIN NORTH OF THE EXISTING PODIUM AND/OR IN THE "AREA OF GEOTECHNICAL IMPROVEMENTS" IN FRONT OF BOTH HOTELS, SHALL HAVE 2 SACK SLURRY TO SET AND BACKFILL THE STORM DRAIN LINE. LASTLY, THE PROPOSED CMP STORM DRAIN LINE SHALL BE INSTALLED VIA SURVEY CONTROL TO VERIFY THE LOCATION IN REFERENCE TO THE PODIUM.



(IN FEET)
1 INCH = 40 FEET

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7					
6					
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2					
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		11/5/2024

	DATE
DRAWN BY: NF	6/1/21
DESIGNED BY: JV	6/1/21
CHECKED BY: JV	6/1/21
RECOMMENDED BY:	

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SHT 1 OF 1

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