

**CITY OF FOUNTAIN VALLEY**  
**DEVELOPMENT REVIEW PUBLIC HEARING**

**July 21, 2021**

**10:00 a.m.**

**City Hall, Council Chambers**  
**10200 Slater Avenue**

**AGENDA**

- A. Development Plan Review No. 20-02 and Variance No. 337 - FAM Vans Petition submitted by FAM Vans for Development Plan Review (DPR) 20-02 for the remodel and development of a three story, 210,835 square foot building for a vans/auto dealership that is being considered that will include vehicle sales, offices, service, parts, a body shop, a spray booth, and a truck wash area at the rear of the property with a second and third level deck for vehicle storage and display and Variance 337 to allow for a front surface parking lot in the Workplace Gateway District of the Fountain Valley Crossings Specific Plan for the FAM Vans located at 10870 Kalama River.

The DPR meeting is the first of two required public hearings for the Project. The Planning Director will act on the DPR on **July 21, 2021 at 10:00 am** and the Planning Commission will act on Variance No. 337 on **July 28, 2021 at 6:00 pm**. The Planning Directors actions on DPR 20-02 are final but contingent upon Planning Commission's action on Variance No. 337.



# Request for Planning Commission Action

**TO:** Planning and Building Director

**DATE:** July 21, 2021

**FROM:** Principal Planner, Steven Ayers

**SUBJECT:** DEVELOPMENT PLAN REVIEW (DPR) 20-02 – FAM VANS

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## Location

10870 Kalama River Avenue  
An approximate 2.26-acre (98,543 square foot) property  
APN 156-164-07

## Zoning

SP – Specific Plan. Fountain Valley Crossings Specific Plan (FVCSP), Workplace Gateway District.

## Proposal

FAM Vans has submitted a request for the remodel and development of a three story, 210,835 square foot building for a vans/auto dealership. The building will include vehicle sales, offices, service, parts, a body shop, a spray booth, and a truck wash area at the rear of the property with a second and third level roof deck for vehicle storage and display (“Project”).

The proposal requires entitlement actions involving hearings by the Planning Director and Planning Commission. Development Plan Review 20-02 is the first of two required hearings on the Project and considers the physical structure and site improvements themselves. This hearing will also consider a variance request for the proposed front surface parking lot.

## Code Requirement

Pursuant to Section 2.0.5.C.1.c of the FVCSP, a Development Plan Review Hearing shall be required for any project within the Plan area for new development that includes primary and accessory structures. Vehicle sales requires the approval of a Conditional Use Permit (CUP) in the Workplace Gateway District, however, vehicle sales has been an approved use at this location through CUP No. 1386 since 1997. Since there is no proposed change in use, modifications to the existing CUP are not required. Additionally, deviation requests greater than twenty percent (20%) of any single standard, or requests that deviate from a code requirement, must be considered by the Planning Commission through a Variance.

Discussion:

FAM Vans has submitted a request for the remodel and development of a three story, 210,835 square foot building for a vans/auto dealership (Attachment #1).

FAM Vans is a family owned business and Orange County's leading commercial van and truck dealership specializing in work vans and trucks, passenger vans, handicap access vans, utility trucks, box trucks, dump trucks, and contractor body trucks. In 2003, FAM Vans opened in Fountain Valley at the Project location on Kalama River. Due to business changes and expansion, service, parts, and vehicle sales were scattered around to different locations over the years. FAM Vans is now looking to consolidate its operations into one physical location with the proposed Project (Attachment #2).

The front portion of the existing 1-story building and site improvements will remain, including two vehicular access points, a front surface parking lot, an unchanged front setback to the face of the proposed building from the front property line, with a proposed remodel and construction at the back portion of the property/building and above the 1-story front portion of the building.

The front portion of the existing 1-story building will remain with a 75'2" setback from the front property line. Within that front setback, the project will provide the required 5-foot landscape setback along the front property line, two rows of customer parking, a 25-foot wide drive-aisle, parking lot landscaping, and Americans with Disabilities Act (ADA) access from the public right-of-way to the building. Two street ingress/egress access points will remain off of Kalama River that will provide both customer access as well as entry and exit points for fire access around the perimeter of the Project and below the second and third levels of the building. A 5'0" jog will be provided along the front elevation of the building to comply with FVCSP Section 2.3.4 (Building Massing – Building Massing Primary Volume Proportions) which states the maximum building length along the street frontage (Kalama River) is 2.5 times the height of the Project. With a proposed 51-foot building height, the maximum building massing length is 127.5 feet wide. The code standard allows two primary volume massings, but the maximum length of each is 127.5 with an offset that is at least 5% of the width of the largest horizontal façade. The project will provide two primary volume massings – one with a length of 51'6" and the other with a length of 88'10" with an offset of 5 feet.

Behind the proposed two primary volume massings, the project will include the main public entrance to the business and a new 3-story vaulted sales area and office area facing Kalama River. The first floor will contain primarily a retail sales area with an employee break room, restrooms, and stairs/elevator access to the other stories. The second floor facing Kalama River will include a vaulted sales area over the 1<sup>st</sup> floor, a board room, and spare parts storage. The third floor facing Kalama River will include staff offices, a meeting room, kitchen and restrooms.

Located behind the sales and office area facing Kalama River, the Project will include a new service, parts, truck wash, spray booth, and covered vehicle display area on the first floor of the Project, and a vehicle storage and display area on the second and third levels of the structure. The proposed vehicle storage and display area will be visible from the 405 freeway.

Architecturally, the Project will provide a glass front with dark gray painted vertical and horizontal columns. Vehicular access will be provided along the west, south, and east sides of

the building under the 2<sup>nd</sup> and 3<sup>rd</sup> vehicle storage and display levels. Access to those levels will be provided along the east side via a vehicular ramp that will be built with a zero setback to the side property line. The sides of the building will be white painted concrete with dark gray roll up and sliding security gates to protect the owners inventory. Along the rear, the Project will provide the same dark gray and white painted concrete with freeway visible display areas on the second and third levels. Atop the third level, the project will include solar shade panel structures, with open air vehicle storage around the perimeter of the level.

The Project will exceed the required 4,670 square feet of landscaping per the FVCSP by providing 8,556 square feet of landscaping. Although the Project will nearly double the amount of required landscaping, the project has been conditioned to provide landscaping along Kalama River to meet requirements of the FVCSP by providing landscaping at the ends of parking lanes and a landscape finger per every 10 parking stalls (Attachment # 3 Conditions of Approval).

The Project is located within the Workplace Gateway District of the FVCSP and will comply with the following development standards found in FVCSP Section 2.1.5 outlined in Table 1: Standards Compliance below.

**Table 1: Standards Compliance**

Standard	Required	Provided
Use	Vehicle sales	Vehicle sales
Height	4 stories maximum	3 stories
Front Setback	Min 10 feet	75'2"
Side Setback (both sides)	0 feet	0 feet
Rear Setback	Min 10 feet	10 feet
Frontage Coverage on Ellis Avenue	N/A – no minimum setback on Kalama River	N/A
Build to Corner at Ellis Avenue and Pacific Street	N/A – Project not located on a corner	N/A
Street Improvements	Required	New sidewalk with pedestrian lighting along Kalama River
Maximum Block Size	3,000 feet	1,380 feet
Minimum Publicly Accessible Open Space	Required for Workplace Gateway if Project over 4 acres	N/A - Project is 2.26 acres
Setback Area Landscaping – Front	1 tree / 40 feet = 5 trees	5 trees
Setback Area Landscaping – Rear	1 tree / 40 feet = 6 trees	12 trees
Parking Lot Type	Surface lot-side	Front surface lot (Variance)
Parking	101 parking stalls	80 customer / employee / service parking with 401 display parking stalls
Street Façade Top along Kalama River	Required – Horizontal Articulation	Complies with articulation along Kalama River

Street façade wall composition along Kalama River	Required – 20% window openings	Complies with nearly 100% window openings
Façade Base and Top	Required – integral color/material change of base and top	Complies – Horizontal column at entrance and top of building
Rooftop Screening	Required – minimum 10' rooftop equipment setback with screening 2.8.1.B.6	Conditioned to comply
Signage Regulations	Required – 1 sign/frontage with sq. ft. at 1.5 times frontage	Subject to separate administrative sign review

Traffic Analysis

The City Engineer reviewed the proposed Project and determined that a Traffic Impact Analysis (TIA) was not merited; however, a traffic impact fee will be assessed per the recently approved Resolution No. 9778 that adopted the 2020-2021 Comprehensive Use Fee Schedule. Per the updated fees, the Traffic Impact Fee will be \$152,155.96.

The Project was also screened from the requirement for a Vehicle Miles Traveled (VMT) analysis and is presumed to have a less than significant transportation impact. The Project is located within a Transit Priority Area that is defined as a project that is within a half mile area around an existing major transit stop or an existing stop along a high-quality transit corridor. Per the City’s TIA Guidelines for land use projects in CEQA, this screening shall not be appropriate if the Project includes any of the following:

1. Has a Floor Area Ratio (FAR) of less than 0.75;
2. Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking);
3. Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or
4. Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

The proposed project has a FAR of 0.76. The Project plans note that only 55 parking stalls are required by code, however, staffs analysis notes that 101 parking stalls are required. With only 80 parking stalls available for customers, employees, and vehicle service, some of the 401 available vehicle display parking stalls may be utilized for additional service parking to meet the requirement of 101 parking stalls for the project. Therefore, the Project does not include more parking than required by the FVCSP. Per SCAG’s Sustainable Communities Strategy Technical Report adopted September 3, 2020, the Project will meet several strategies. The Project will focus growth near destinations and mobility options by emphasizing land use patterns that facilitate multimodal access to work, educational, and other destinations. Also, the Project will

help plan for growth near transit investments and support implementation of first/last mile strategies. First/last mile is an essential concept for transit agencies to improve access to and from transit for a wider breadth of people will ultimately lead to a better catchment for transit ridership. In addition to requiring the installation of a pedestrian sidewalk with pedestrian lighting along the frontage of the Project, the Project will be assessed a traffic impact fee of 152,155.96? to help improve traffic impacts in the area leading to an eventual improvement of access to public transit along the high transit corridor of Euclid Street. The Project does not proposed the removal or replacement of housing units.

### Findings for DPR 20-02

Per Section 2.0.5.A, The Planning Director has the authority to approve, conditionally approve, or deny a Development Plan, and to refer an application to the Planning Commission if determined to be necessary. In order to approve a Development Plan Review application, the Planning Director shall make the following findings.

1. The project is consistent with the City's General Plan and all applicable requirements of the Fountain Valley City Code.

The proposed Project is consistent with the City's General Plan and the FVCSP. This site is an existing vehicle sales dealership and the new building will be for the same use and purpose.

The Project will be consistent with the Fountain Valley General Plan and the FVCSP. The Project will maintain and enhance high quality development by encouraging variety, quality, consistency and innovation in land use practice and will promote quality commercial development (Goal 2.1 and Policies 2.1.1 and 2.1.3). Additionally, the issuance of the variance will capture value by planning the district to anticipate significant workplace, retail, and housing trends and capture value in the present and future marketplace while allowing transition over time in relation to market realities (FVCSP 1.1 Community Objective #2).

Moreover, the proposed architecture of the Project will comply with FVCSP requirements by providing a glass front with dark gray painted vertical and horizontal columns. Vehicular access will be provided along the west, south, and east sides of the building under the 2<sup>nd</sup> and 3<sup>rd</sup> vehicle storage and display levels. Access to those levels will be provided along the east side via a vehicular ramp that will be built with a zero setback to the side property line. The sides of the building will be white painted concrete with dark gray roll up and sliding security gates to protect the owners inventory. Along the rear, the Project will provide the same dark gray and white painted concrete with freeway visible display areas on the second and third levels. Atop the third level, the project will include solar shade panel structures, with open-air vehicle storage around the perimeter of the level.

2. The project will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood.

The proposed Project will not be detrimental to the general welfare of the persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood. The proposed Project and scope of work will increase property value and be an improved asset to the area.

The proposed development will not be detrimental to the general welfare to persons working within the vicinity nor be detrimental to the value of property and improvements in the neighborhood. The proposed Project will replace an older, tilt-up industrial building with a distinctively designed building that enhances the adjacent property values and provides new improvements to the neighborhood such as street landscaping, pedestrian scale lighting, a pedestrian sidewalk that will help contribute to safer and more enjoyable pedestrian circulation.

3. The project will not adversely affect the Circulation Plan of this Specific Plan.

The proposed Project will not adversely affect the circulation plan of the FVCSP. The new scope of work is an expansion of the existing use and circulation of the area.

The project is in full compliance of the required streetscape and sidewalk improvements, which will help to improve the pedestrian circulation plan of the existing neighborhood. The project includes the addition of a five-foot wide sidewalk along Kalama River Avenue complete with pedestrian lighting. A traffic fee will be assessed to offset, and go towards meeting other traffic and circulation requirements of the FVCSP.

4. The project complies with the applicable provisions of the Fountain Valley Crossings Specific Plan and other applicable regulations.

The Project complies with the applicable provisions of the FVCSP. The FVCSP does not specifically address a 3-story auto dealership. Being that this is an existing facility; the new use will be an expansion of the existing use.

The proposed development complies with the majority of applicable provisions of the FVCSP except for the noted variance, which, if approved, would bring the project into compliance with the provisions of the FVCSP. Also, the project is designed to meet the requirements of state and local building, energy and development codes. Due to unique site location, existing conditions, and type of business that will continue to operate on the property, the Project is requesting a variance to bring the project into compliance with the provisions of the FVCSP. Therefore, the approval of the projects Development Plan Review is contingent upon approval of the proposed Variance by the Planning Commission.

Architecturally, the proposed architecture of the Project will comply with FVCSP requirements by providing a glass front with dark gray painted vertical and horizontal columns. Vehicular access will be provided along the west, south, and east sides of the building under the 2<sup>nd</sup> and 3<sup>rd</sup> vehicle storage and display levels. Access to those levels will be provided along the east side via a vehicular ramp that will be built with a zero setback to the side property line. The sides of the building will be white painted concrete with dark gray roll up and sliding security gates to protect the owners inventory. Along the rear, the Project will provide the same dark gray and white painted concrete with freeway visible display areas on the second and third levels. Atop the third level, the project will include solar shade panel structures, with open-air vehicle storage around the perimeter of the level.

#### Variance

The project does fall short of meeting the requirements of a front surface parking lot per FVCSP 2.7.2. Therefore, the applicant has applied for a variance to this section of the FVCSP.

FVCSP 2.7.2.A lists a "Surface Lot – Front" as not permitted. A surface lot – front is defined as a parking lot that is located between a building and the street.

The intent of the code is to make the building the focal point by pushing it forward with parking provided on the sides, rear, behind the building, or underground. This requirement is something that is usually found in a pedestrian oriented environment as opposed to a vehicular oriented environment where buildings are pushed further back, such as the Project location. In lieu of this requirement, the applicant has proposed a Project that will:

- Provide a majority of the vehicle storage/display/parking behind the building and screened from view from Kalama River.
- Maintain the existing use of a front parking lot for the project with landscaping updates to meet FVCSP and FVMC landscaping requirements.
- Provide a new pedestrian right-of-way sidewalk with pedestrian lighting compliant with FVCSP requirements.

In order to support the proposed variance request, the applicant has submitted findings for Planning Commission review. FVMC 21.50.050 states that the Planning Commission may approve a variance request if the applicant demonstrates that special circumstances such as location, shape, size, or topography create a hardship or a situation where the property owner is deprived of property rights enjoyed by others in the vicinity. Further, the Planning Commission must determine that the following mandatory four (4) findings apply to the request. The following is a summary of the required findings and the applicant's justification:

1. There are special circumstances applicable to the property (e.g., location, shape, size, surroundings, topography or other conditions), so that the strict application of this title denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts or creates an unnecessary and non-self created hardship or unreasonable regulation which makes it obviously impractical to require compliance with the development standards.

Per the FVCSP, the location of the Project in the Workplace Gateway District requires a minimum 10-foot setback due to the fact that the property is on a smaller street in the district. Projects along larger streets in the District have a minimum and maximum front setback thus requiring placement of the building close to the street. The fact that there is no maximum front setback allows the building to provide a larger front setback. The proposed Project will not change the existing front setback to the building and will maintain the existing 75'2" setback. Additionally, the Project will provide landscaping updates to the area within the front setback to comply with the 5-foot front landscaping setback, the requirement for 1 tree for every 40 feet along the front setback, and a tree for every 10 parking stalls in the parking lot and at the ends of parking lanes. Lastly, the proposed use of vehicle sales necessitates a parking lot for customers as opposed to a pedestrian orientated environment that would benefit from the building being close to the street with a shorter front setback.

2. Granting the variance is necessary for the preservation and enjoyment of substantial property rights possessed by other property owners in the same vicinity and zoning district, and denied to the property owner for which the variance is sought.

The proposed use of the Project will not change from what it is today – vehicle sales. This type of use is considered an automobile oriented type of use and not a pedestrian oriented type of use. The requirement for a front building setback that would eliminate the front surface parking lot is geared toward a pedestrian oriented type of use rather than the proposed Project. Therefore, granting the variance is necessary for the preservation and enjoyment of the Project. Most other existing businesses in the Workplace Gateway District of the FVCSP include a front surface parking lot, including both neighbors to the Project. This is the first Project in the Workplace Gateway District that includes a majority of existing uses that have front surface parking lots. The only other Project to compare the proposed Project to is the Orange County Sanitation District Headquarters project that is considered a more pedestrian oriented business and provides a building that falls between the minimum and maximum front setback with a rear surface parking lot, which is permitted by right.

3. Granting the variance would not adversely affect the actions, goals, objective and policies of the general plan and any applicable specific plan.

Granting this variance will not adversely affect the actions, goals, objectives and policies of the General Plan any applicable Specific Plan. Issuance of the variance will maintain and enhance high quality development by encouraging variety, quality, consistency and innovation in land use practice and will promote quality commercial development (Goal 2.1 and Policies 2.1.1 and 2.1.3). Additionally, the issuance of the variance will capture value by planning the district to anticipate significant workplace, retail, and housing trends and capture value in the present and future marketplace while allowing transition over time in relation to market realities (FVCSP 1.1 Community Objective #2). The value of a freeway location is the visibility that it provides. Orienting the building closer to the freeway is the logical way to maximize the economic opportunities that the site provides.

4. Granting the variance would not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district.

The granting of this variance will not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and in the same zoning district. The variance request will allow the business to maintain the existing front setback and front surface parking lot while upgrading the site and constructing a project that meets all other requirements of the FVCSP. The Project, as an auto oriented business, will benefit from the use of a front surface parking lot for ease of use by customers to the business.

5. Granting the variance would not be materially detrimental to the public convenience, health, interest, safety, or welfare of the city, or injurious to the property or improvements in the vicinity and zoning district in which the property is located.

Granting the variance would not be materially detrimental to the public convenience, health, interest, safety, or welfare of the city, or injurious to the property or improvements in the vicinity and zoning district in which the property is located. The granting of the variance will maintain

the existing front surface parking lot for an auto oriented business what will benefit from its use by being more convenient, and safe for customers.

Staff has reviewed the request and feels that the applicant has demonstrated there are special circumstances applicable to their property to approve the variance request. The use is in an area of the Workplace Gateway District that does not have a maximum front setback. The project provides a front setback of 75'2" that meets the minimum 10-foot front setback. Due to this, the project is afforded the ability to maintain the existing front surface parking lot that exists today for their expanding auto oriented business. The project will provide landscape improvements to the front parking lot of the property to meet the landscaping requirements of the FVCSP. Additionally, a new sidewalk will be installed along the front of the property with pedestrian oriented lighting per the requirements of the FVCSP.

With Conditions of Approval outlined in Attachment #3 to this Staff Report, staff supports the applicant's request.

#### Environmental Clearance:

The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and the city's environmental review procedures and can be determined categorically exempt pursuant to Class 32 (Section 15332 – In-Fill Developments) of the California Environmental Quality Act (CEQA) Guidelines.

Class 32 allows for in-fill developments where:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; and
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; and
- (c) The project site has no value as habitat for endangered, rare or threatened species; and
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The Project is consistent with the General Plan as well as the FVCSP with the approval of the variance request. The Project occurs within the City of Fountain Valley, is on a site that is 2.26 acres in area, and is surrounded by urban uses. The project site has no value as a habitat for endangered, rare, or threatened species as is noted in the EIR for the FVCSP that was certified by City Council on January 23, 2018 (<https://www.fountainvalley.org/1278/Fountain-Valley-Crossings>). Approval of the Project will not significantly affect traffic, noise, air quality, or water quality as the proposed use will not change but will merely allow more storage of inventory on site with a taller building. The project will be required to meet AQMD air quality standards as well as the requirements of the Water Quality Management Plan (WQMP) to help prevent runoff into the sewer system. Lastly, the Project site will be adequately served by all required utilities and public services and any impacts will be offset by the impact fees the applicant will pay if the Project is approved.

Notice Furnished:

Due notice of the public hearing on July 21, 2021, conducted in the City Council Chambers at City Hall, 10200 Slater Avenue, Fountain Valley, was given as required by the Fountain Valley Municipal Code. Public hearing notices were mailed to all property owners and commercial tenants within 500 feet of the subject property. The item was published in the Fountain Valley View and notices were posted at City Hall and the Recreation Center.

Alternatives:

1. Recommend approval of a Notice of Exemption in accordance with the CEQA and approve Development Review 20-02 per the Conditions of Approval outlined in Attachment #3 of this Staff Report contingent upon Planning Commission's actions on Variance No. 337.
2. Deny the request.
3. Continue this request for additional information.

Recommended Action:

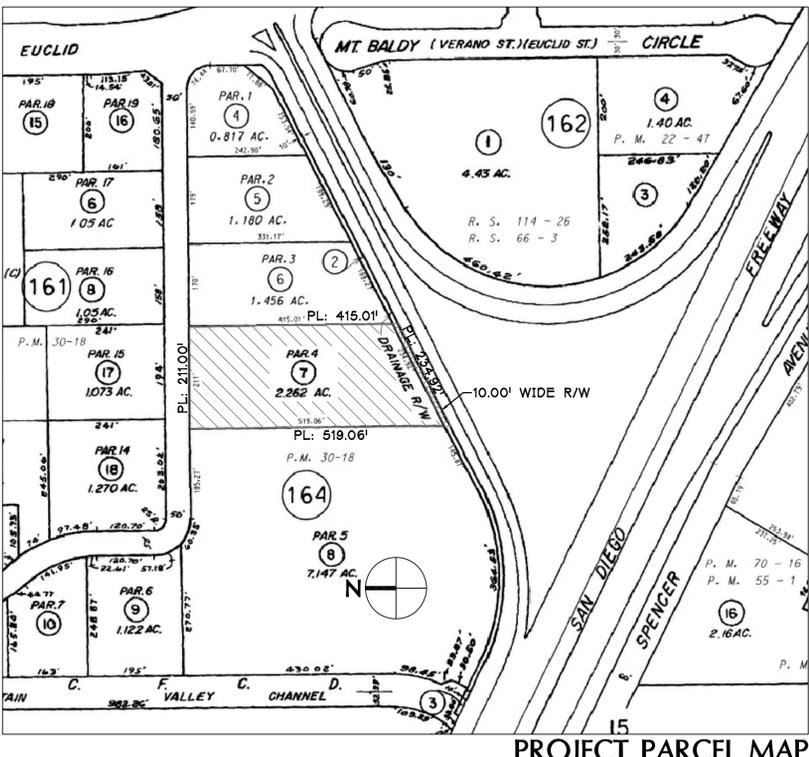
Staff recommends that the Planning and Building Department Director select Alternative #1: Recommend approval of a Notice of Exemption in accordance with the CEQA and approve Development Review 20-02 per the Conditions of Approval outlined in Attachment #3 of this Staff Report contingent upon Planning Commission's actions on Variance No. 337.

Prepared By: Steven Ayers, Principal Planner

Attachment 1: Project Plans

Attachment 2: Project Description Letter

Attachment 3: Conditions of Approval for DPR 20-02



PROJECT PARCEL MAP  
NOT TO SCALE

**BUILDING CODE DATA:**

OCCUPANCY CLASSIFICATIONS:

FIRST FLOOR AREA:	
RETAIL SPACE - OCC TYPE M	1,766 SF
OFFICE AREA - OCC TYPE B	2,362 SF
LOCKER AREA - OCC TYPE S1	240 SF
PARTS AREA - OCC TYPE S1	4,358 SF
BATHROOM AREA - OCC TYPE S1	724 SF
OPEN SERVICE BAY AREA - OCC TYPE S5	15,411 SF
SPRAY BOOTH, BODY SHOP	4,462 SF
HOIST, SERVICE BAY AREA - OCC TYPE S5	749 SF
STAIR AREA - OCC TYPE S5	113 SF
ELECTRIC ROOM AREA	512 SF
TRUCK WASH AREA	1,351 SF
RAMP & COVERED PARKING AREA	18,733 SF
LANDSCAPE AREA	7,425 SF
<b>TOTAL:</b>	<b>65,511 SF</b>
SECOND FLOOR AREA:	
PARTS AREA - OCC TYPE B	1,680 SF
OFFICE AREA - OCC TYPE B	721 SF
RETAIL SPACE - OCC TYPE M	715 SF
BATHROOM AREA - OCC TYPE S1	185 SF
COVERED VEHICLE DISPLAY AREA	63,814 SF
RAMP AREA	5,734 SF
LANDSCAPE AREA:	1,131 SF
<b>TOTAL:</b>	<b>72,914 SF</b>
THIRD FLOOR AREA:	
OFFICE AREA - OCC TYPE B	2,842 SF
VEHICLE DISPLAY	55,045 SF
COVERED VEHICLE DISPLAY AREA	16,568 SF
RAMP AREA:	2,051 SF
<b>TOTAL:</b>	<b>76,506 SF</b>
<b>GRAND TOTAL:</b>	<b>210,835 SF</b>

**PARKING DATA:**

FIRST FLOOR AREA:			
USE - SQFT	RATIO	REQUIRED PARKING	
RETAIL - 1,766 SQFT	3 / 1,000	5,298 SPACES	
OFFICE - 2,362 SQFT	2.5 / 1,000	5,905 SPACES	
SERVICE - 4,462 SQFT	3 / 1,000	28,386 SPACES	
TRUCK WASH - 1,351 SQFT	3 / 1,000	4,053 SPACES	
SECOND FLOOR AREA:			
USE - SQFT	RATIO	REQUIRED PARKING	
RETAIL - 715 SQFT	3 / 1,000	2,325 SPACES	
OFFICE - 721 SQFT	2.5 / 1,000	1,802 SPACES	
THIRD FLOOR AREA:			
USE - SQFT	RATIO	REQUIRED PARKING	
OFFICE - 2,842 SQFT	2.5 / 1,000	7,123 SPACES	
			<b>TOTAL REQUIRED</b>
			<b>55,00 SPACES</b>
PARKING SPACES PROVIDED:			
FIRST FLOOR:			
CUSTOMER PARKING:	-- -- --	21	
ADA ACCESSIBLE PARKING:	-- -- --	4	
EMPLOYEE PARKING:	-- -- --	20	
SERVICE PARKING:	-- -- --	35	
FIRST FLOOR PARKING:		80	
UPPER FLOORS:			
DISPLAY PARKING:		401	
<b>TOTAL PARKING:</b>		<b>481</b>	

**LANDSCAPE DATA:**

REQUIRED LANDSCAPE: 4,670 SQFT  
PROPOSED LANDSCAPE: 8,556 SQ FT

**GOVERNING BODY:** CITY OF FOUNTAIN VALLEY

**APPLICABLE CODES:**

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA T-24 ENERGY CONSERVATION REGULATIONS
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- ALL LOCAL CODES, AMENDMENTS, AND CITY ORDINANCE

JOB NAME: FAM VANS  
BUILDING ADDRESS: 10870 KALAMA RIVER AVE  
ZONING: SP - SPECIFIC PLAN  
APN: 156-164-07

USAGE: AUTO DEALERSHIP / SERVICE

LOT AREA: 90,543 SQ FT  
EXISTING:

LOT COVERAGE, MEASURED AT EDGE OF STRUCTURE  
EXISTING: 30,250 SQ FT / 30.10%  
PROPOSED: 78,821 SQ FT / 80.00%

TYPE OF CONSTRUCTION:  
PROPOSED TYPE II-B SPRINKLERED

FIRE SPRINKLERS:  
PROPOSED NFPA-13

**PROJECT DESCRIPTION**

- REMODEL/ADDITION FOR 3-STORY VANS/AUTO DEALERSHIP TO EXPAND EXISTING.
- STRUCTURE TO INCLUDE SALES, OFFICE, AND SERVICE PARTS STORAGE.
- VEHICLE DISPLAY AT SECOND LEVEL AND THIRD FLOOR ROOF DECK.
- TRUCK WASH AREA AT REAR OF PROPERTY FIRST FLOOR.

**ITEMS UNDER SEPARATE PERMITS:**

- BUILDING SIGNAGE IS UNDER A SEPARATE PERMIT. ALL SIGNS ARE NOT PART OF BUILDING PERMIT AND MUST BE APPROVED THROUGH SEPARATE SUBMITTAL.
- AUTOMATIC FIRE SPRINKLER SYSTEM DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE FIRE PREVENTION BUREAU UNDER A SEPARATE PERMIT.
- PAINT SPRAY BOOTH FIRE PROTECTION AND CONSTRUCTION SHALL BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT.
- FIRE SPRINKLERS (STANDPIPES), FIRE MAIN UNDERGROUND, FIRE ALARM, AND OTHER FIRE PROTECTIONS SHALL BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT.

**SHEET INDEX**

T-1.0 PROJECT INFORMATION/SITE PLAN

GRADING AND DRAINAGE  
1 of 3 GRADING AND DRAINAGE PLAN TITLE SHEET  
2 of 3 GRADING AND DRAINAGE PLAN - FIRST FLOOR  
3 of 3 GRADING AND DRAINAGE PLAN - SECOND FLOOR  
4 of 3 GRADING AND DRAINAGE PLAN - THIRD FLOOR  
5 of 3 DETAILS AND SECTIONS  
6 of 3 DETAILS  
7 of 3 EROSION AND SEDIMENT CONTROL PLAN  
8 of 3 EROSION AND SEDIMENT CONTROL PLAN

WATER QUALITY MANAGEMENT PLAN  
1 of 3 WATER QUALITY MANAGEMENT PLAN COVER SHEET  
2 of 3 WATER QUALITY MANAGEMENT PLAN  
3 of 3 WATER QUALITY MANAGEMENT PLAN EXISTING CONDITION

ARCHITECTURAL  
A2.0 FIRST FLOOR PLAN  
A3.0 SECOND FLOOR PLAN  
A4.0 THIRD FLOOR PLAN  
A5.0 RENDERED SITE PLAN  
A6.0 PERSPECTIVES  
A7.0 PERSPECTIVES  
A8.0 PERSPECTIVES  
A9.0 PERSPECTIVES  
A10 PERSPECTIVES  
A11 RENDERED ELEVATIONS  
A12 RENDERED ELEVATIONS  
A13 RENDERED PERSPECTIVES  
A14 ELEVATIONS  
A15 ELEVATIONS  
A16 TRASH ENCLOSURE PLAN

ELECTRICAL:  
E-1.0 SITE LIGHTING PHOTOMETRIC PLAN  
E-1.1 SITE LIGHTING SPECIFICATIONS

LANDSCAPE:  
L1.01 LANDSCAPE PLANS  
L1.02 LANDSCAPE DETAILS  
L2.01 PLANTING PLAN



10870 KALAMA RIVER AVE  
FOUNTAIN VALLEY, CA 92708



**PROJECT PARTICIPANTS**

**OWNER** Fam Vans  
10870 Kalama River Avenue  
Fountain Valley, CA 92708  
(714) 594-5888 ph

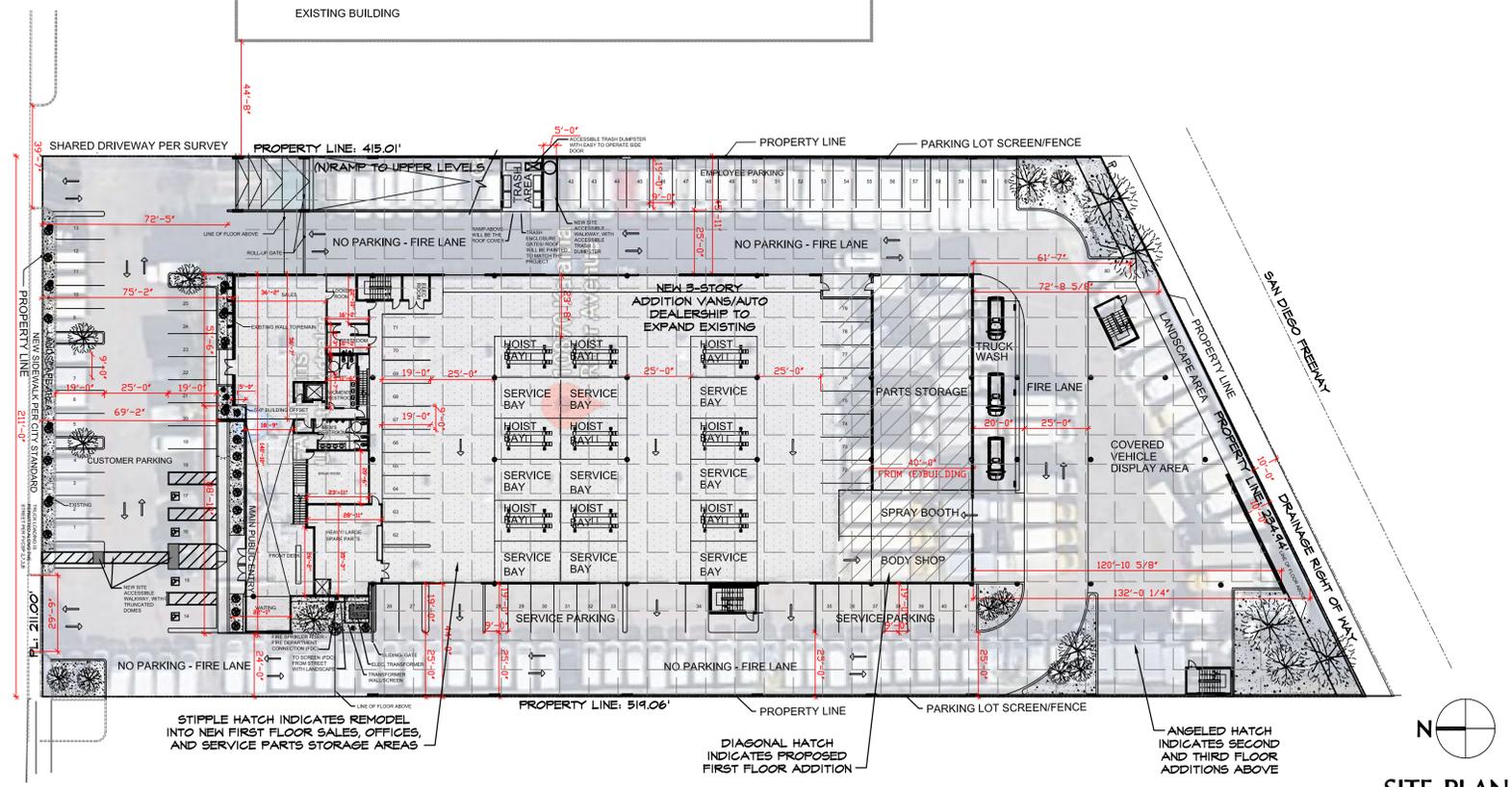
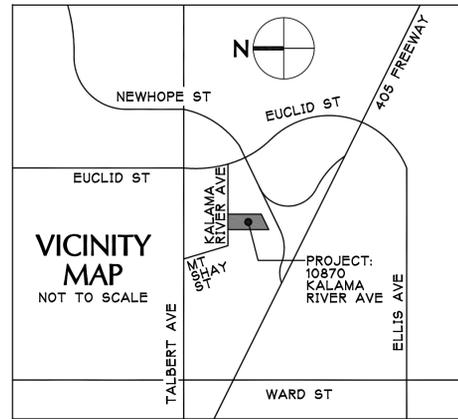
**ARCHITECT** David L. Bailey Architect, Inc.  
23183 La Cadena Dr, Suite 101  
Laguna Hills, CA 92653  
(949) 573-1050 ph  
CA License #C27404

**GENERAL CONTRACTOR** Jazzar Construction Group, Inc.  
192 Technology Dr Ste M  
Irvine, CA 92618  
(714) 422-3569 ph  
(949) 524-1312 fax  
CA License #1043051

**GRADING/WQMP CONSULTANT** Tritech Engineering Associates  
135 N. San Gabriel Blvd.  
San Gabriel, CA 91775  
(626) 570-1918 ph  
info@tritechengineer.com

**ELECTRICAL CONSULTANT** Energy Solutions Group, Inc.  
P.O. Box 6340  
La Quinta, CA 92248  
(949) 887-0285 ph  
EBeal@mespsg.com

Submitted 6/15/21



STIPPLE HATCH INDICATES REMODEL INTO NEW FIRST FLOOR SALES, OFFICES, AND SERVICE PARTS STORAGE AREAS  
DIAGONAL HATCH INDICATES PROPOSED FIRST FLOOR ADDITION  
ANGELED HATCH INDICATES SECOND AND THIRD FLOOR ADDITIONS ABOVE

REFER TO SHEET A2.0 FOR ADDITIONAL NOTES AND INFORMATION  
**SITE PLAN**  
SCALE: 1/32"=1'-0"

PROJECT INFORMATION

PRINTED  
3/31/2021  
6/14/2021

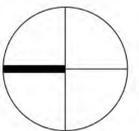
**T1.0**  
SHEET OF  
DLB INC. JOB #20045





SECOND FLOOR PLAN

SCALE 1/16"=1'-0"

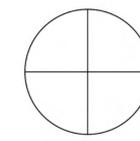


SECOND FLOOR PLAN

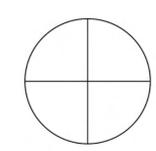
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A3.0  
SHEET OF





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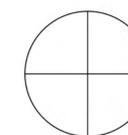






**FAM VANS**

10870 KALAMA RIVER AVE.  
FOUNTAIN VALLEY, CA 92708



PERESPECTIVES

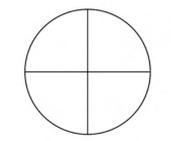
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**A9.0**  
SHEET OF



**FAM VANS**

10870 KALAMA RIVER AVE.  
FOUNTAIN VALLEY, CA 92708



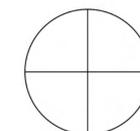
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PERESPECTIVES

**A10**  
SHEET OF



10870 KALAMA RIVER AVE.  
FOUNTAIN VALLEY, CA 92708



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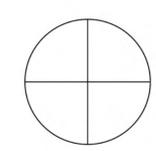
RENDERED ELEVATIONS

A11  
SHEET OF





10870 KALAMA RIVER AVE.  
FOUNTAIN VALLEY, CA 92708



PERESPECTIVES

PRINTED

A13  
SHEET OF







10870 KALAMA RIVER AVE.  
FOUNTAIN VALLEY, CA 92708



PRELIMINARY LANDSCAPE PLAN NOTES:

- TOTAL LOT AREA:  
98,937 SF
- TOTAL LANDSCAPE AREA FOR MWEL0:  
7,490 SF
- ALL AREAS IRRIGATED VIA A WEATHER-BASED AUTOMATIC IRRIGATION CONTROLLER.
- TREES ON A SEPARATE DEDICATED ZONE.
- HYDROZONES IRRIGATED SEPARATELY.

PROJECT ADDRESS: 10870 Kalama River, Fountain Valley, CA									
MAWA	Elv.	Conversion	Adj Factor	Area	MAWA TOTAL				
=	48.2	0.62	0.45	7,490	100,724				
SLA	48.2	0.62	1	7,490	GPY				
					GPY				
MAWA	HYDROZONE	PFAKL	IRR TYPE	IE	ETAF	AREA	Elv.	Adj. Fac.	Sub-TOTAL
	Special Landscape Area	0.3	Bubbler	0.81	0.99	-	48.2	0.62	-
	Special Landscape Area	0.8	Rotary	0.75	1.07	-	48.2	0.62	-
	Cool Season Turf	0.8	Rotary	0.75	1.07	-	48.2	0.62	-
	Warm Season Turf	0.6	Rotary	0.75	0.90	-	48.2	0.62	-
	Cool Season Turf	0.6	DripLine	0.81	0.74	-	48.2	0.62	-
	Warm Season Turf	0.5	DripLine	0.81	0.62	-	48.2	0.62	-
	Cool Season Turf	0.8	Rotary	0.75	1.07	-	48.2	0.62	-
	Warm Season Turf	0.6	Rotary	0.75	0.90	-	48.2	0.62	-
	Cool Season Turf	0.8	Spray	0.75	1.07	-	48.2	0.62	-
	Warm Season Turf	0.6	Spray	0.75	0.90	-	48.2	0.62	-
	High Water Use T/S/G/C	0.7	Rotary	0.75	0.93	-	48.2	0.62	-
	Med Water Use T/S/G/C	0.5	Rotary	0.75	0.67	-	48.2	0.62	-
	Low Water Use T/S/G/C	0.3	Rotary	0.75	0.49	-	48.2	0.62	-
	V Low Water Use T/S/G/C	0.2	Rotary	0.75	0.27	-	48.2	0.62	-
	High Water Use T/S/G/C	0.7	DripLine	0.81	0.96	-	48.2	0.62	-
	Med Water Use T/S/G/C	0.5	DripLine	0.81	0.62	-	48.2	0.62	-
	Low Water Use T/S/G/C	0.3	DripLine	0.81	0.37	-	48.2	0.62	-
	V Low Water Use T/S/G/C	0.2	DripLine	0.81	0.25	-	48.2	0.62	-
	High Water Use T/S/G/C	0.7	Bubbler	0.81	0.96	-	48.2	0.62	-
	Med Water Use T/S/G/C	0.5	Bubbler	0.81	0.62	368	48.2	0.62	6,788
	Low Water Use T/S/G/C	0.3	Bubbler	0.81	0.37	7,122	48.2	0.62	78,827
	V Low Water Use T/S/G/C	0.2	Bubbler	0.81	0.25	-	48.2	0.62	-
	POOL/SPA	1		0.81	1.23	-	48.2	0.62	-
	Other	0.3		0.81	0.37	-	48.2	0.62	-
							7,490	ANNUAL EWU-GAL	35,816

MWEL0 COMPLIANCE

PRINTED  
14MAY2021  
  
  
  
09JUNE2021  
L1.01  
SHEET OF

IRRIGATION LEGEND

SYM	DESCRIPTION	GPM	PSI	RAD
●	RAINBIRD 1804-PCT10-PA80. TWO PER TREE. HEADS SHALL BE INSTALLED WITHIN WATER BASIN ON OPPOSITE SIDES OF THE ROOTBALL	2@0.08	15-70	---
○	RAINBIRD 1804-PCT05-PA80 REPRESENTS 1/SHRUB	0.083	15-70	---
	NETAFIM TLHCVXR5-18XX 3/4" SCH 40 PVC HEADER	GPH 0.53	58	---
	SCH 40 3/4" PVC LATERAL PIPE - BURY 18"			
	SCH 40 1" PVC LATERAL PIPE - BURY 18"			
	SCH 40 1-1/4" PVC LATERAL PIPE- BURY 18"			
Ⓐ	RAINBIRD ESP4SMTE W/2 ESPM6 MODULES			
---	1.5" SCH 40 PVC MAINLINE - BURY 18"-24"			
MF	NETAFIM LHM15TG1PREHR HYDROMETER			
●	NETAFIM LVCZS80SF10075-LF			
⊕	NETAFIM LVET.75GH2 REMOTE CONTROL VALVE			
+	1-1/2" NIBCO T-113 GATE VALVE			
Ⓢ	NETAFIM TLSOV FLUSH VALVE. PLACE IN 10" ROUND VALVE BOX W/18" OF EXTRA BLANK TUBING.			
Ⓐ	NETAFIM 65ARIB1-150 COMBINATION AIR RELIEF VALVE.			
Ⓡ	FEBCO 1" 825Y REDUCED PRESSURE BACKFLOW DEVICE. INSTALL IN VIT BC30-CR ENCLOSURE PER LOCAL CODES ADJACENT TO BUILDING BACKFLOW DEVICE. PAINT BACKFLOW GREEN.			

C1 CONTROLLER DESIGNATION  
12 GALLONS PER MINUTE  
3/4" VALVE SIZE

NOTES:  
INSTALL ALL MAINLINES AND LATERAL LINES WITHIN PROPERTY.  
SLEEVES - CLASS 200 PVC SLEEVE TWICE THE DIAMETER OF WATER LINE.  
MAINLINE AND LATERAL LINES ARE SHOWN OUTSIDE OF PLANTER AREAS FOR GRAPHIC CLARITY ONLY. INSTALL AND ALL EQUIPMENT WITHIN PLANTER AREAS-TYP.  
THE CONTROLLER AND WEATHER SENSOR SHALL BE INSTALLED AND IN PROPER WORKING CONDITION PRIOR TO FINAL INSPECTION.  
LANDSCAPE CONTRACTOR SHALL PREPARE A NEATLY DRAWN LAMINATED IRRIGATION LAYOUT CHART FOR THE AUTOMATIC CONTROLLER.  
THE LANDSCAPE CONTRACTOR SHALL VERIFY WATER PRESSURE AT THE POINT OF CONNECTION PRIOR TO IRRIGATION INSTALLATION. IN THE EVENT THE EXISTING WATER PRESSURE IS HIGHER THAN 70-PSI, AN APPROVED IN-LINE PRE-SET 50-PSI PRESSURE REGULATOR SHALL BE INSTALLED BEFORE THE FIRST REMOTE CONTROL VALVE.  
AND LATERAL LINES ARE SHOWN OUTSIDE OF PLANTERS FOR PLAN CLARITY ONLY.

LOW VOLTAGE CONTROL WIRING  
CONNECTIONS BETWEEN THE CONTROLLER AND REMOTE CONTROL VALVES SHALL BE MADE OF DIRECT BURIAL AWG UL-UF 14 GAUGE WIRE, INSIDE GRAY SCH.40 ELECTRICAL CONDUIT SIZED AT TWICE THE DIAMETER OF THE WIRE BUNDLE CARRIED, THE MINIMUM SIZE OF THE CONDUIT BEING 2 INCH.

WIRING CONDUITS SHALL BE RUN FROM SMART CONTROLLER TO THE REMOTE CONTROL VALVES CLUSTERS FOLLOWING THE MOST DIRECT ROUTE POSSIBLE.

ALL SPLICES SHALL BE SPEARS DS-400 SLICE OR APPROVED EQUAL.

EXPANSION CURL SHALL BE PROVIDED AT THE WIRE ACCESS BOX IN THE FIELD AND AT THE CONTROL VALVES CLUSTERS. IN CASE OF REPAIR THE VALVE BONNET MAY BE BROUGHT A MINIMUM OF 12 INCHES ABOVE THE WORK AREA WITHOUT DISCONNECTING THE SOLENOID.

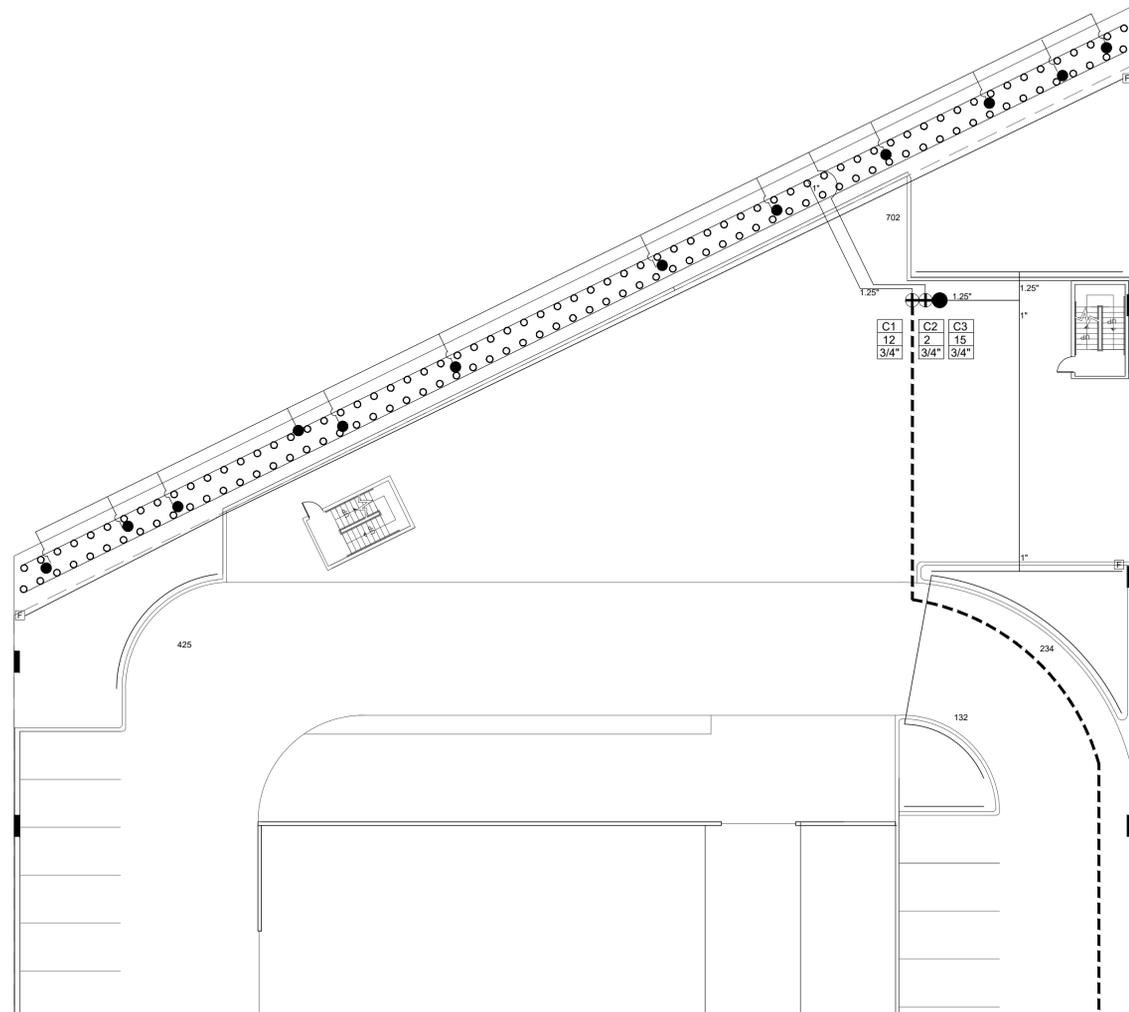
ALL STATION WIRES SHALL BE OF SOLID COLORS EXCEPT WHITE.  
COMMON WIRES AND ONLY COMMON WIRES SHALL BE WHITE IN COLOR.

BACKFILLING  
INITIAL BACKFILLING SHALL BE OF CLEAN SOIL, FREE OF ROCKS, APPLY 6 INCHES OF FINE SOIL IN TOP OF PIPE, LAY TAPE WITH A SPECIFIC MARKING IN REGARDS TO WHAT IS IN THE TRENCH, ELECTRICAL, POTABLE WATER, RECLAIMED WATER ETC

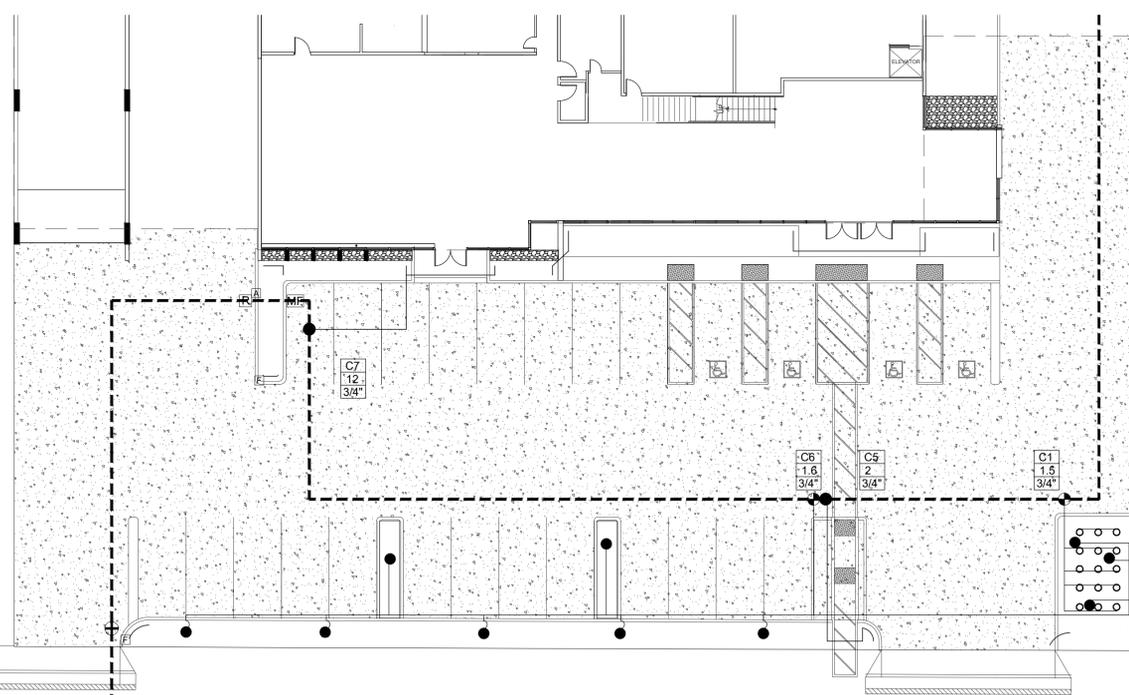
FLUSHING THE SPRINKLER SYSTEM  
AFTER ALL IRRIGATION PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, PRIOR TO INSTALLATION OF IRRIGATION HEADS, THE CONTROL VALVE SHALL BE OPEN TO FLUSH OUT THE SYSTEM.

SPRINKLERS SHALL BE INSTALLED ONLY AFTER FLUSHING THE SYSTEM TO THE SATISFACTION OF DISTRICT REPRESENTATIVE.

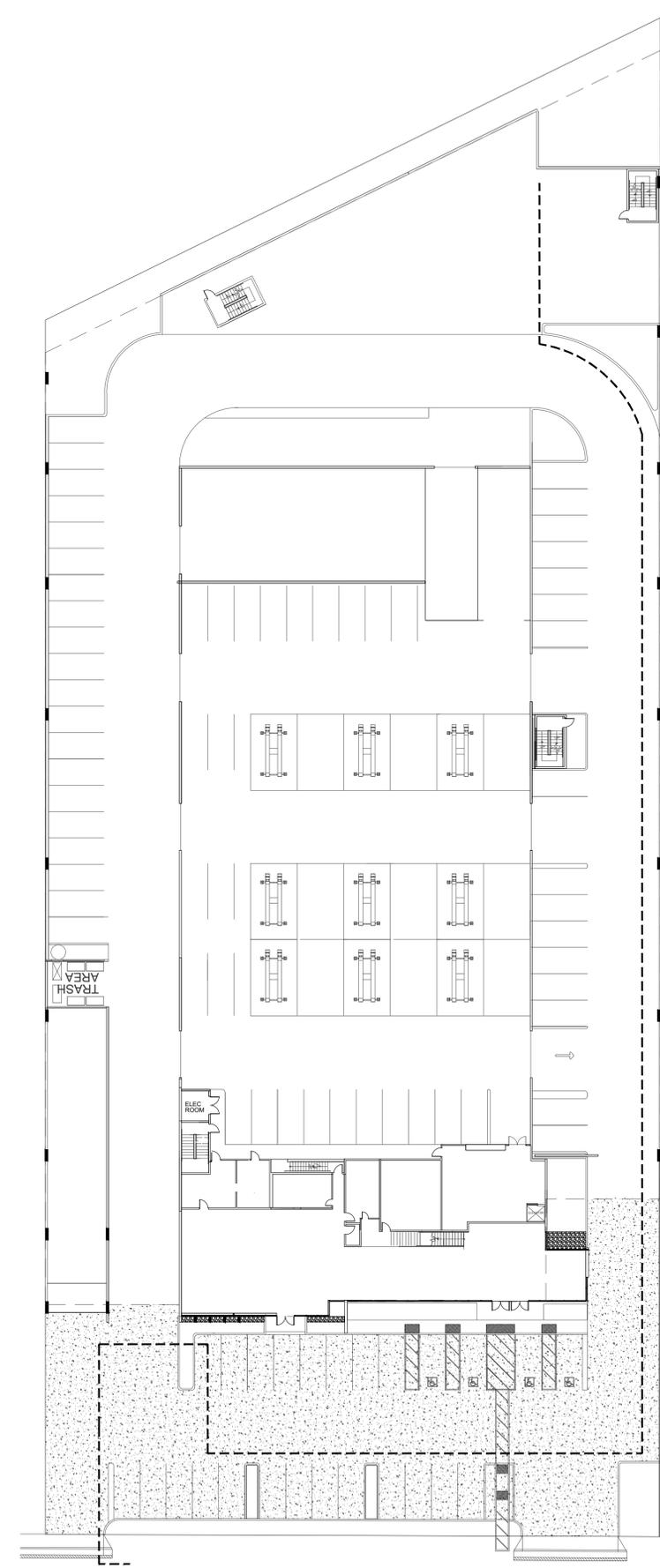
FINALIZATION  
THE ENTIRE SYSTEM SHALL BE UNDER FULL AUTOMATIC OPERATION FOR A PERIOD OF 3 DAYS PRIOR TO ANY PLANTING, HYDRO-SEEDING OR SOD INSTALLATION.  
UPON COMPLETION OF WORK, MAKE GROUND SURFACE LEVEL, REMOVE EXCESS MATERIALS, DEBRIS, ETC. AND REMOVE CONSTRUCTION EQUIPMENT FROM PREMISES.



ENLARGED LANDSCAPE PLAN FOR SOUTH PERIMETER ALONG FREEWAY 1" = 16'-0"



ENLARGED LANDSCAPE PLAN FOR NORTH PERIMETER ALONG KALAMA RIVER 1" = 16'-0"



MAINLINE LAYOUT FOR SITE 1" = 32'-0"

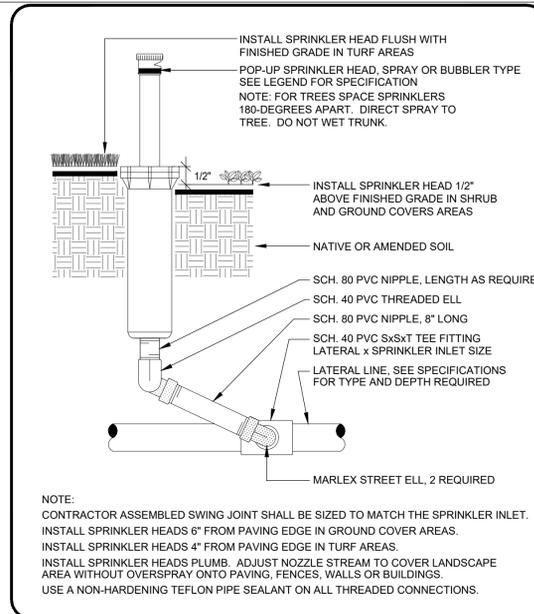
IRRIGATION PLAN

L1.01

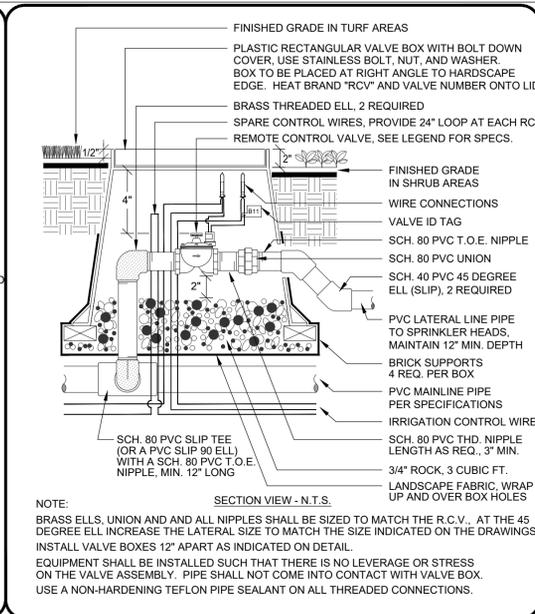
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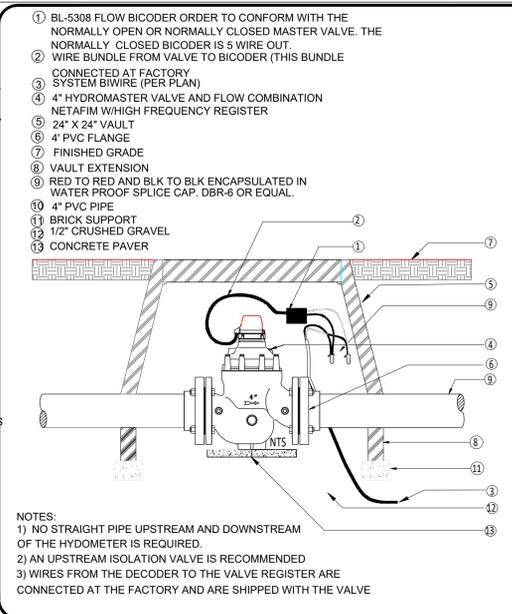
silver bar studio  
landscape architecture  
environmental design  
mariposa, ca.



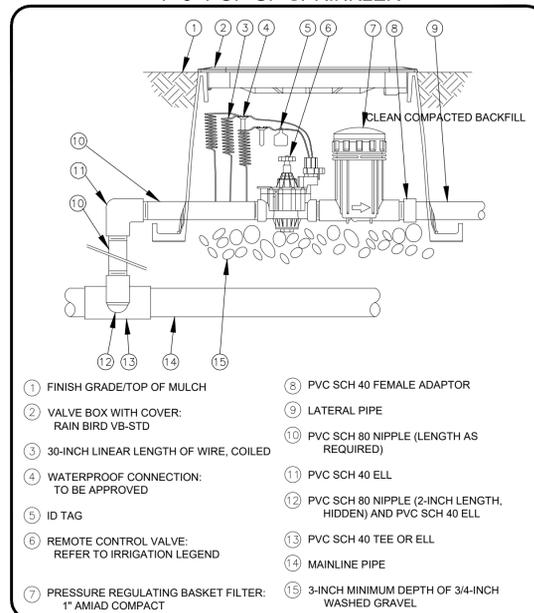
4"-6" POP-UP SPRINKLER



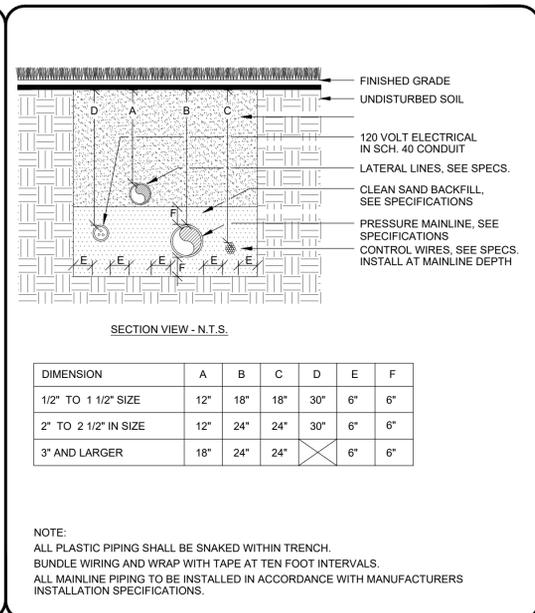
REMOTE CONTROL VALVE



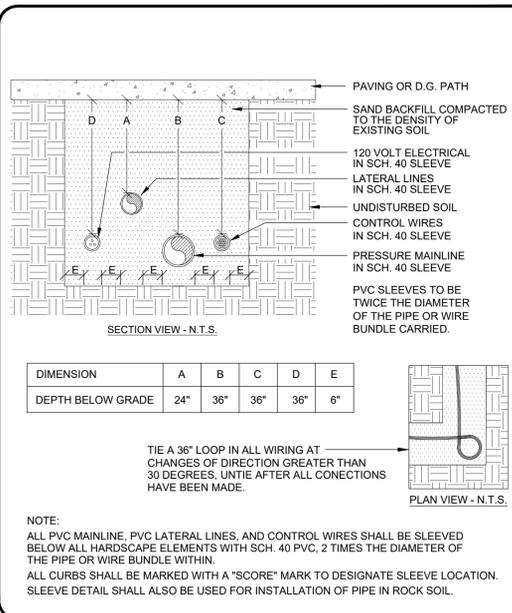
HYDROMETER INSTALLATION



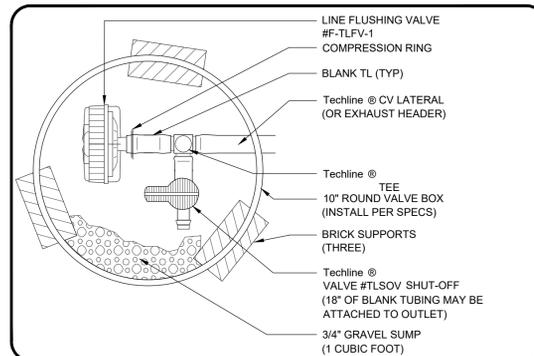
DIPLINE AND BUBBLER CONTROL ZONE



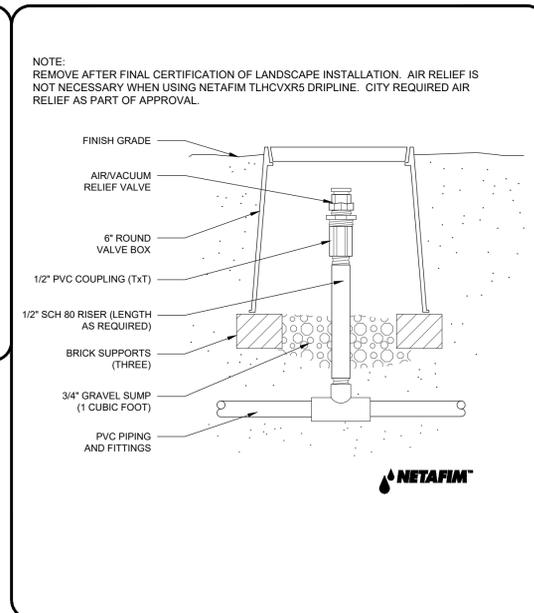
PIPE AND WIRE TRENCHING



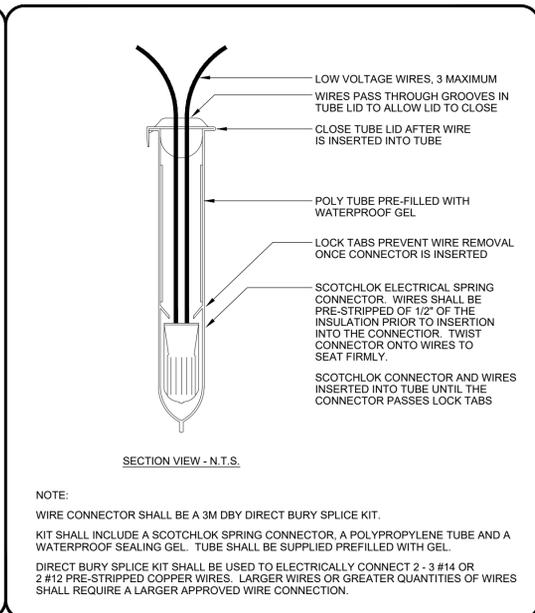
SLEEVE TRENCHING



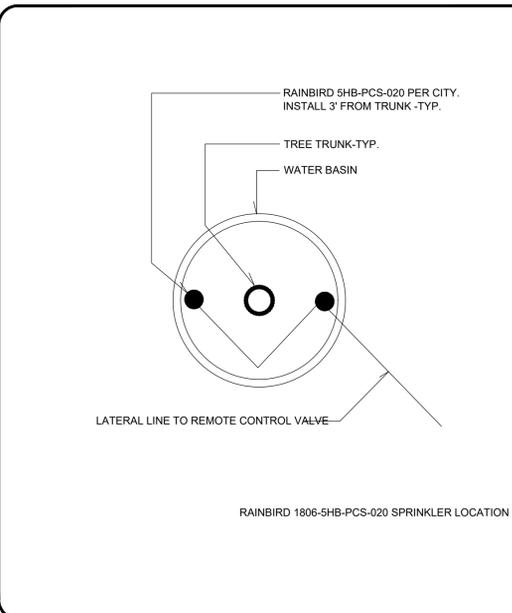
FLUSHING VALVE W/SHUT-OFF VALVE



COMBINATION AIR/VACUUM RELIEF



WIRE CONNECTOR



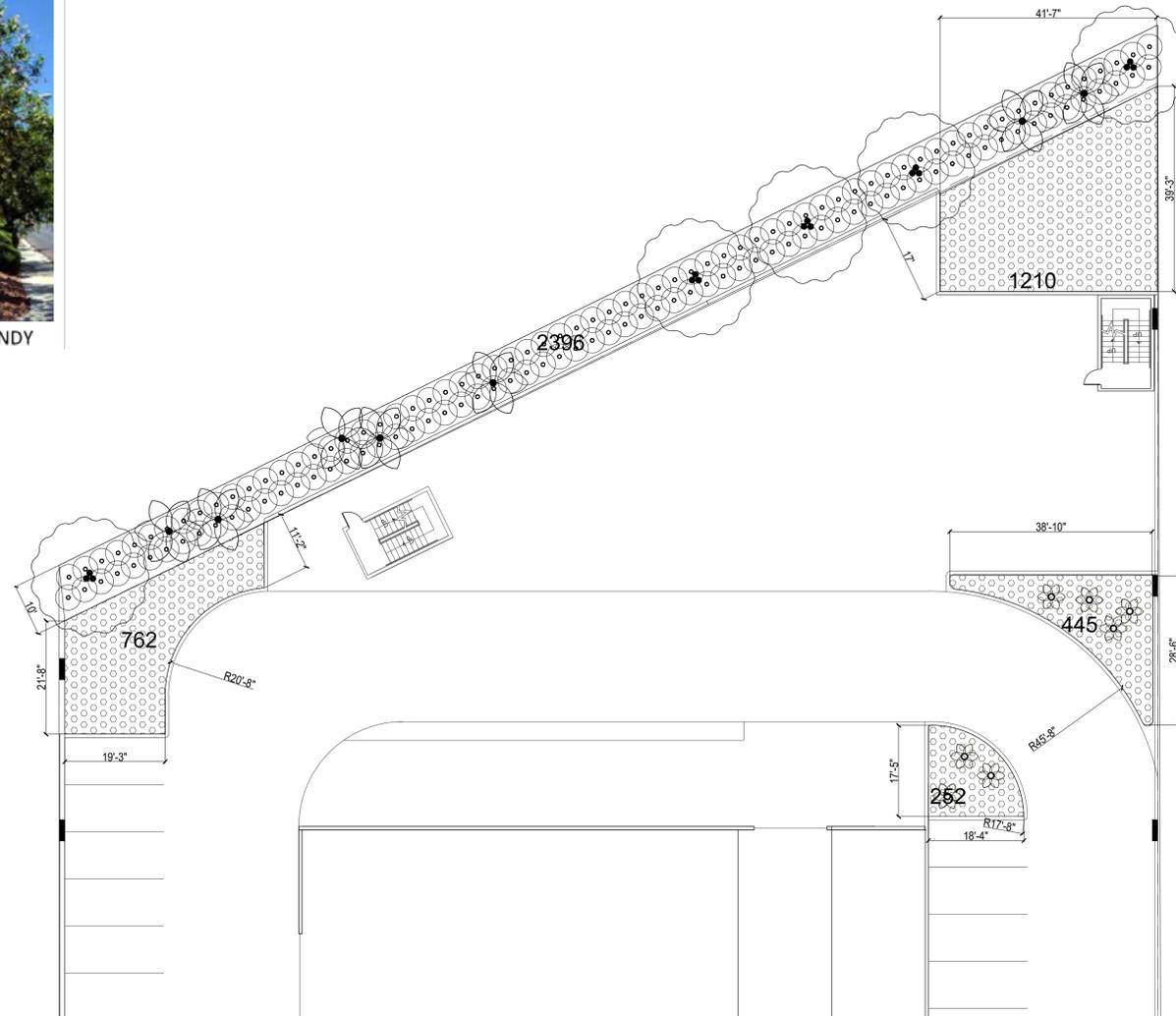
PCT-10 LAYOUT AT TREES



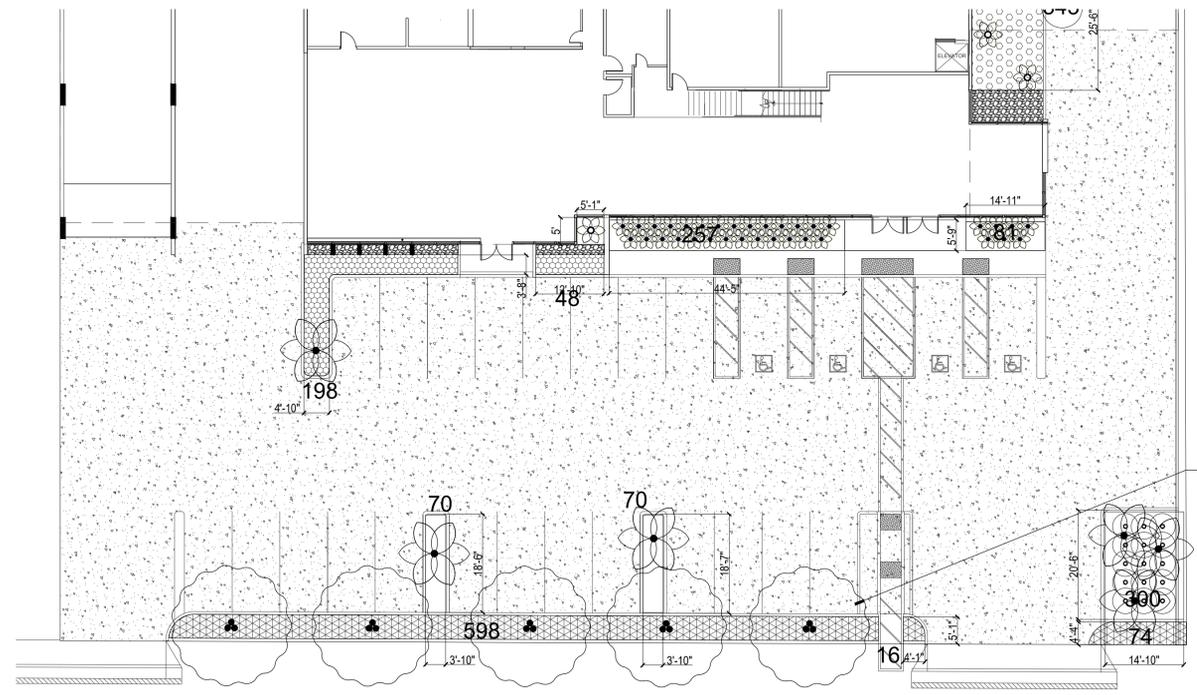
SYAGRUS ROMANZOFFIANUM



CHATALPA TASHKENTENSIS BURGUNDY



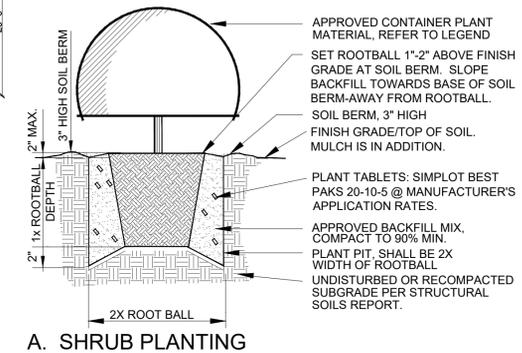
ENLARGED PLANTING PLAN FOR SOUTH PERIMETER ALONG FREEWAY 1" = 16'-0"



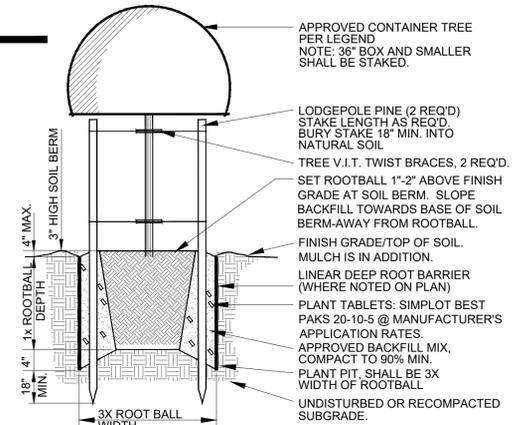
ENLARGED PLANTING PLAN FOR NORTH PERIMETER ALONG KALAMA RIVER 1" = 16'-0"

TREE/SHRUB/GROUND COVER PLANTING LEGEND

SYM	BOTANICAL/COMMON NAME	MWEO STATS
	CHATALPA TASHKENTENSIS 'BURGUNDY' 24" BOX	WUCOLS 3: MED 28" TALL/20" WIDE SUN
	SYAGRUS ROMANZOFFIANUM QUEEN PALM 12" BTF	WUCOLS 3: MED 20" TALL/8" WIDE SUN
	PHOENIX ROEBILINII PIGMY DATE PALM 15-GAL.	WUCOLS 3: MED 8" TALL/6" WIDE SHADE
	CALLISTEMON V. 'LITTLE JOHN' 5-GAL. @ 42" O.C.	WUCOLS 3: LOW 2" TALL/5" WIDE SUN
	PHILODENDRON 'XANADU' 5-GAL. @ 30" O.C.	WUCOLS 3: LOW 30" TALL/42" WIDE SUNSHADE
	SENECIO MANDRALISCAE BLUE CHALKS 1-GAL. @ 24" O.C.	WUCOLS 3: LOW 6" TALL/SPREADING SUN
	CLIVIA MINIATA KAFFIR LILY 1-GAL. @ 30" O.C.	WUCOLS 3: LOW 18" TALL/24" WIDE SHADE/PART SUN
	LOMANDRA LONGIFOLIA 'BREEZE' 5-GAL. @ 32" O.C.	WUCOLS 3: LOW 30" TALL/42" WIDE SUNPART SUN



A. SHRUB PLANTING



B. TREE PLANTING

PROVIDE DEEP ROOT BARRIER FOR MAGNOLIA TREES ALONG KALAMA RIVER SIDEWALK PLANTER.

10870 KALAMA RIVER AVE.  
FOUNTAIN VALLEY, CA 92708



PRELIMINARY LANDSCAPE PLAN NOTES:

TOTAL LOT AREA:  
98,937 SF

TOTAL LANDSCAPE AREA FOR MWEO:  
7,147 SF

ALL AREAS WOULD BE IRRIGATED VIA A WEATHER-BASED AUTOMATIC IRRIGATION CONTROLLER.

TREES WOULD BE ON A SEPARATE DEDICATED ZONE.

HYDROZONES WOULD BE IRRIGATED SEPARATELY.

Proposed Landscape										
PROJECT ADDRESS: 10870 Kalama River, Fountain Valley, CA										
MAWA	Eto	Conversion	Adj. Factor	Area	MAWA TOTAL					
	48.2	0.62	0.45	7,147	96,111					
SLA	48.2	0.62	1	7,147	96,111					
164 N. Abel Street, Milpitas, CA										
MAWA	HYDROZONE	PIFAL	IRR TYPE	IE	ETA	AREA	Eto	Adj. Fac.	SUB/TOTAL	
Special Landscape Area	0.8	Bubbler	0.81	0.59	-	48.2	0.62	-	-	
Special Landscape Area	0.8	Dripine	0.81	0.59	-	48.2	0.62	-	-	
Special Landscape Area	0.8	Rotary	0.75	1.07	-	48.2	0.62	-	-	
Cool Season Turf	0.8	Rotor	0.75	1.07	-	48.2	0.62	-	-	
Warm Season Turf	0.6	Rotor	0.75	0.80	-	48.2	0.62	-	-	
Cool Season Turf	0.6	Dripine	0.81	0.74	-	48.2	0.62	-	-	
Warm Season Turf	0.5	Dripine	0.81	0.62	-	48.2	0.62	-	-	
Cool Season Turf	0.8	Rotary	0.75	1.07	-	48.2	0.62	-	-	
Warm Season Turf	0.6	Rotary	0.75	0.80	-	48.2	0.62	-	-	
Cool Season Turf	0.8	Spray	0.75	1.07	-	48.2	0.62	-	-	
Warm Season Turf	0.6	Spray	0.75	0.80	-	48.2	0.62	-	-	
High Water Use T/S/GC	0.7	Rotary	0.75	0.93	-	48.2	0.62	-	-	
Med Water Use T/S/GC	0.5	Rotary	0.75	0.67	-	48.2	0.62	-	-	
Low Water Use T/S/GC	0.3	Rotary	0.75	0.40	-	48.2	0.62	-	-	
V Low Water Use T/S/GC	0.2	Rotary	0.75	0.27	-	48.2	0.62	-	-	
High Water Use T/S/GC	0.7	Dripine	0.81	0.86	-	48.2	0.62	-	-	
Med Water Use T/S/GC	0.5	Dripine	0.81	0.62	-	48.2	0.62	-	-	
Low Water Use T/S/GC	0.3	Dripine	0.81	0.37	-	48.2	0.62	-	-	
V Low Water Use T/S/GC	0.2	Dripine	0.81	0.25	-	48.2	0.62	-	-	
High Water Use T/S/GC	0.7	Bubbler	0.81	0.86	-	48.2	0.62	-	-	
Med Water Use T/S/GC	0.5	Bubbler	0.81	0.62	368	48.2	0.62	6,788	-	
Low Water Use T/S/GC	0.3	Bubbler	0.81	0.37	6,779	48.2	0.62	75,031	-	
V Low Water Use T/S/GC	0.2	Bubbler	0.81	0.25	-	48.2	0.62	-	-	
POOL/SPA	1		0.81	1.23	-	48.2	0.62	-	-	
Other	0.3		0.81	0.37	-	48.2	0.62	-	-	
7,147 ANNUAL EWU-GAL. 81,819										

MWEO COMPLIANCE

PRINTED	14MAY2021
09JUNE2021	
PLANTING PLAN	L2.01
SHEET	OF

10870 KALAMA RIVER AVE.  
FOUNTAIN VALLEY, CA 92708



silver bar studio  
landscape architecture  
environmental design  
mariposa, ca.



PRELIMINARY LANDSCAPE PLAN NOTES:

- TOTAL LOT AREA: 98,937 SF
- TOTAL LANDSCAPE AREA FOR MWLO: 7,147 SF
- ALL AREAS WOULD BE IRRIGATED VIA A WEATHER-BASED AUTOMATIC IRRIGATION CONTROLLER.
- TREES WOULD BE ON A SEPARATE DEDICATED ZONE.
- HYDROZONES WOULD BE IRRIGATED SEPARATELY.

Proposed Landscape

PROJECT ADDRESS		10870 Kalama River, Fountain Valley, CA		MWA TOTAL	
MWA	Eto	Conversion	Adj Factor	Area	GPY
48.2	0.62	0.45	1	7,147	96,111
SLA	48.2	0.62	0.45	7,147	96,111

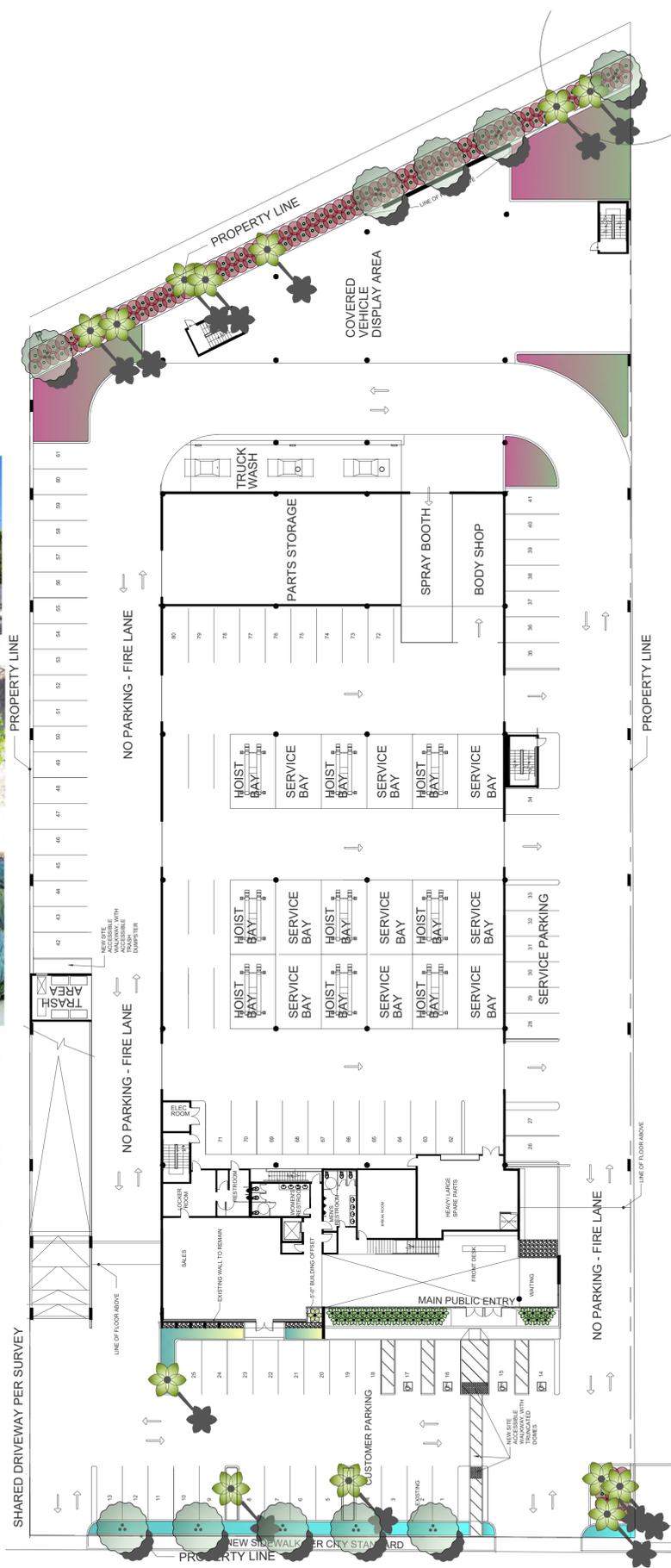
MWA		164 N. Abel Street, Meridian, CA		MWA TOTAL	
HYDROZONE	PFA/L	Imp Type	1-E	ETA	AREA
Special Landscape Area	0.8	Bubler	0.81	0.59	48.2
Special Landscape Area	0.8	DripLine	0.81	0.59	48.2
Special Landscape Area	0.8	Rotary	0.75	1.07	48.2
Cool Season Turf	0.8	Rotary	0.75	1.07	48.2
Cool Season Turf	0.6	Rotary	0.75	0.80	48.2
Cool Season Turf	0.6	DripLine	0.81	0.74	48.2
Warm Season Turf	0.5	DripLine	0.81	0.62	48.2
Cool Season Turf	0.8	Rotary	0.75	1.07	48.2
Warm Season Turf	0.5	Rotary	0.75	0.85	48.2
Cool Season Turf	0.8	Spray	0.75	1.07	48.2
Warm Season Turf	0.5	Spray	0.75	0.85	48.2
High Water Use T/S/GC	0.7	Rotary	0.75	0.93	48.2
Med Water Use T/S/GC	0.5	Rotary	0.75	0.67	48.2
Low Water Use T/S/GC	0.3	Rotary	0.75	0.49	48.2
V Low Water Use T/S/GC	0.2	Rotary	0.75	0.27	48.2
High Water Use T/S/GC	0.7	DripLine	0.81	0.86	48.2
Med Water Use T/S/GC	0.5	DripLine	0.81	0.62	48.2
Low Water Use T/S/GC	0.3	DripLine	0.81	0.37	48.2
V Low Water Use T/S/GC	0.2	DripLine	0.81	0.25	48.2
High Water Use T/S/GC	0.7	Bubler	0.81	0.86	48.2
Med Water Use T/S/GC	0.5	Bubler	0.81	0.62	368
Low Water Use T/S/GC	0.3	Bubler	0.81	0.37	6,779
V Low Water Use T/S/GC	0.2	Bubler	0.81	0.25	48.2
POOL/SPA	1	Other	0.81	1.23	48.2
Other	0.3	Other	0.81	0.37	48.2

7,147 ANNUAL EWU-GAL 81,819

MWLO COMPLIANCE

PRINTED	03FEBRUARY2021
14MAY2021	LD1
SHEET	OF

PRELIMINARY LANDSCAPE PLAN

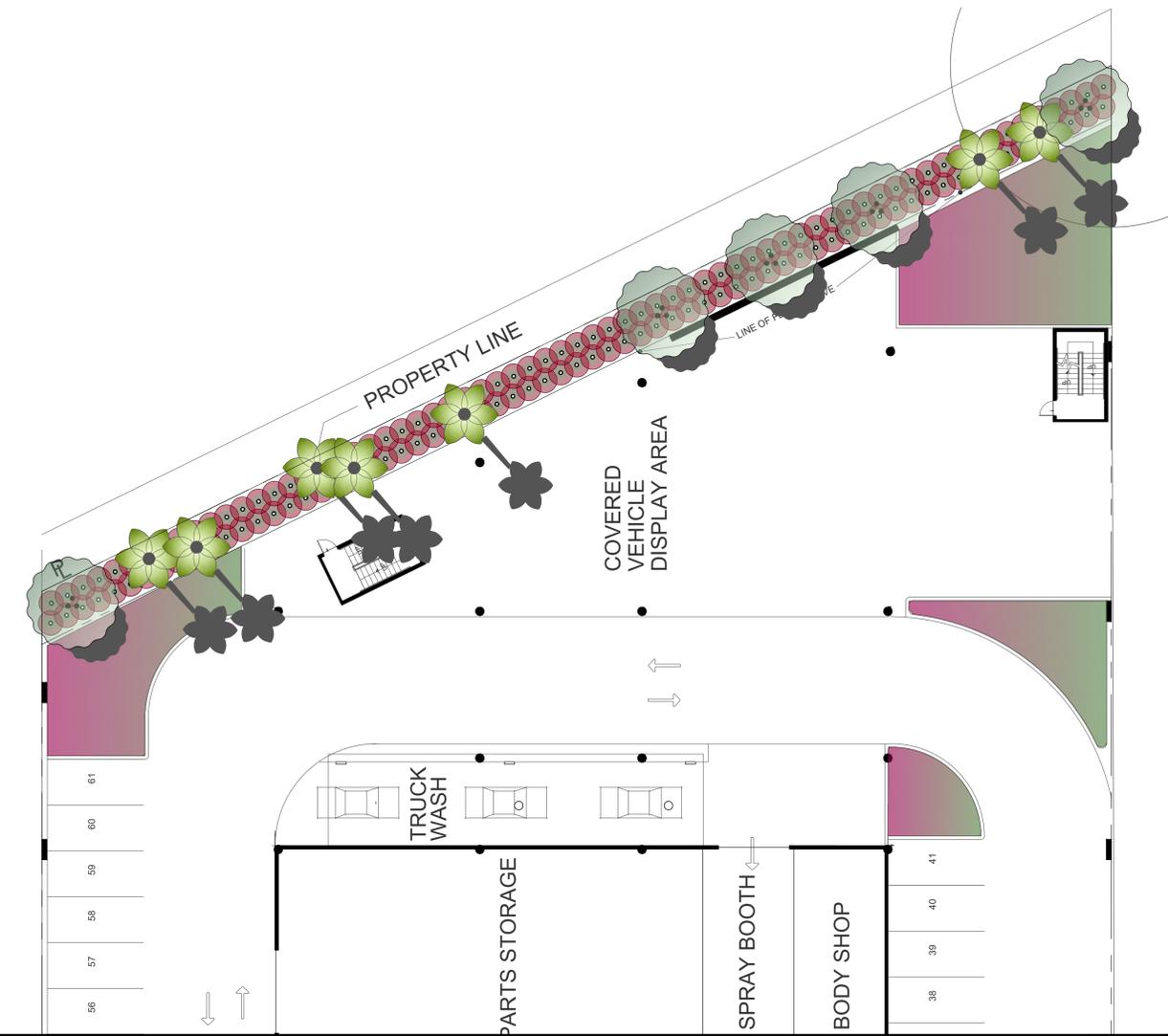
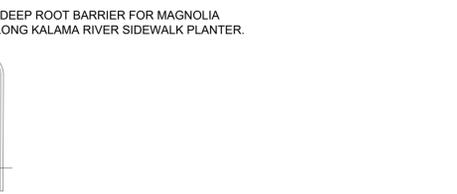


PRELIMINARY LANDSCAPE PLAN

1" = 32'-0"

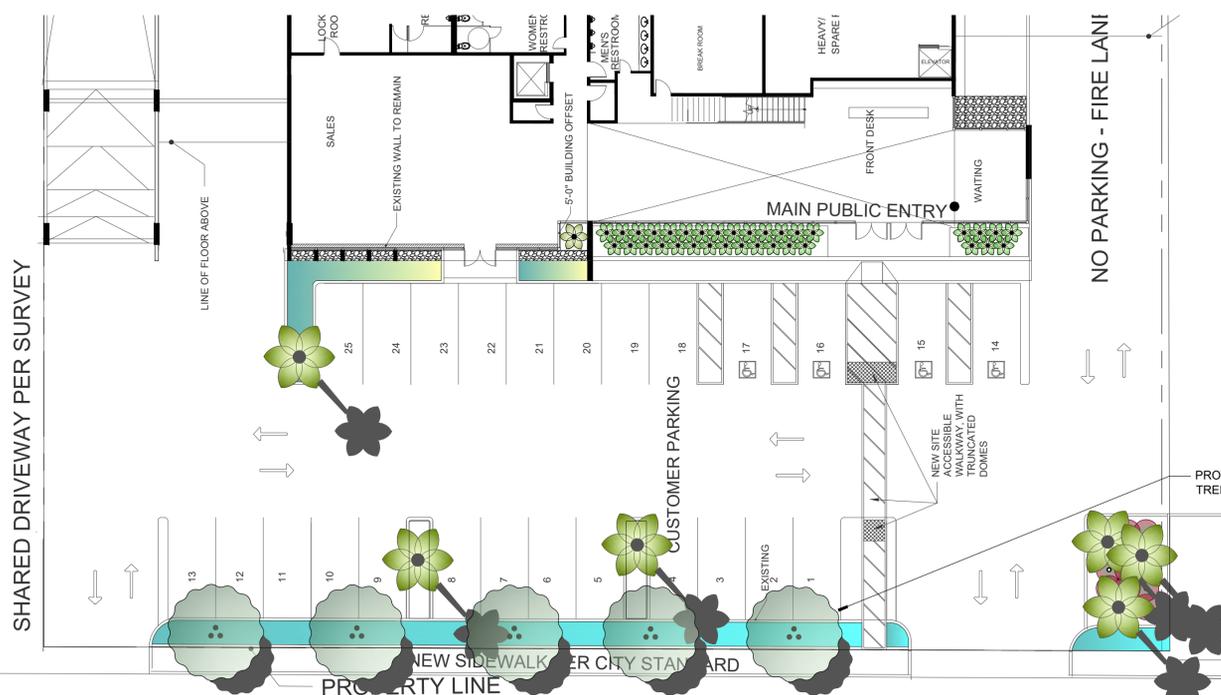
TREE/SHRUB/GROUND COVER PLANTING LEGEND

SYM	BOTANICAL/Common Name	MWLO Stats
	CHATALPA TASKENTENSIS 'BURGUNDY'	WUCOLS 3: MED 28" TALL/20" WIDE 24" BOX
	SYAGRUS ROMANZOFFIANUN	WUCOLS 3: MED 20" TALL/8" WIDE 12" BTF
	CALLISTEMON V. 'LITTLE JOHN'	WUCOLS 3: LOW 2" TALL/5" WIDE 5-GAL. @ 42" O.C.
	PHILODENDRON 'XANADU'	WUCOLS 3: LOW 30" TALL/42" WIDE 5-GAL. @ 30" O.C.
	SENECIO MANDRALISCAE	WUCOLS 3: LOW 6" TALL/SPREADING 1-GAL. @ 24" O.C.
	CLIVIA MINIATA	WUCOLS 3: LOW 18" TALL/24" WIDE 1-GAL. @ 30" O.C.
	LOMANDRA LONGIFOLIA 'BREEZE'	WUCOLS 3: LOW 30" TALL/42" WIDE 5-GAL. @ 32" O.C.



ENLARGED LANDSCAPE PLAN FOR SOUTH PERIMETER ALONG FREEWAY

1" = 16'-0"



ENLARGED LANDSCAPE PLAN FOR NORTH PERIMETER ALONG KALAMA RIVER

1" = 16'-0"

PROVIDE DEEP ROOT BARRIER FOR MAGNOLIA TREES ALONG KALAMA RIVER SIDEWALK PLANTER.

**PLAN NOTES**

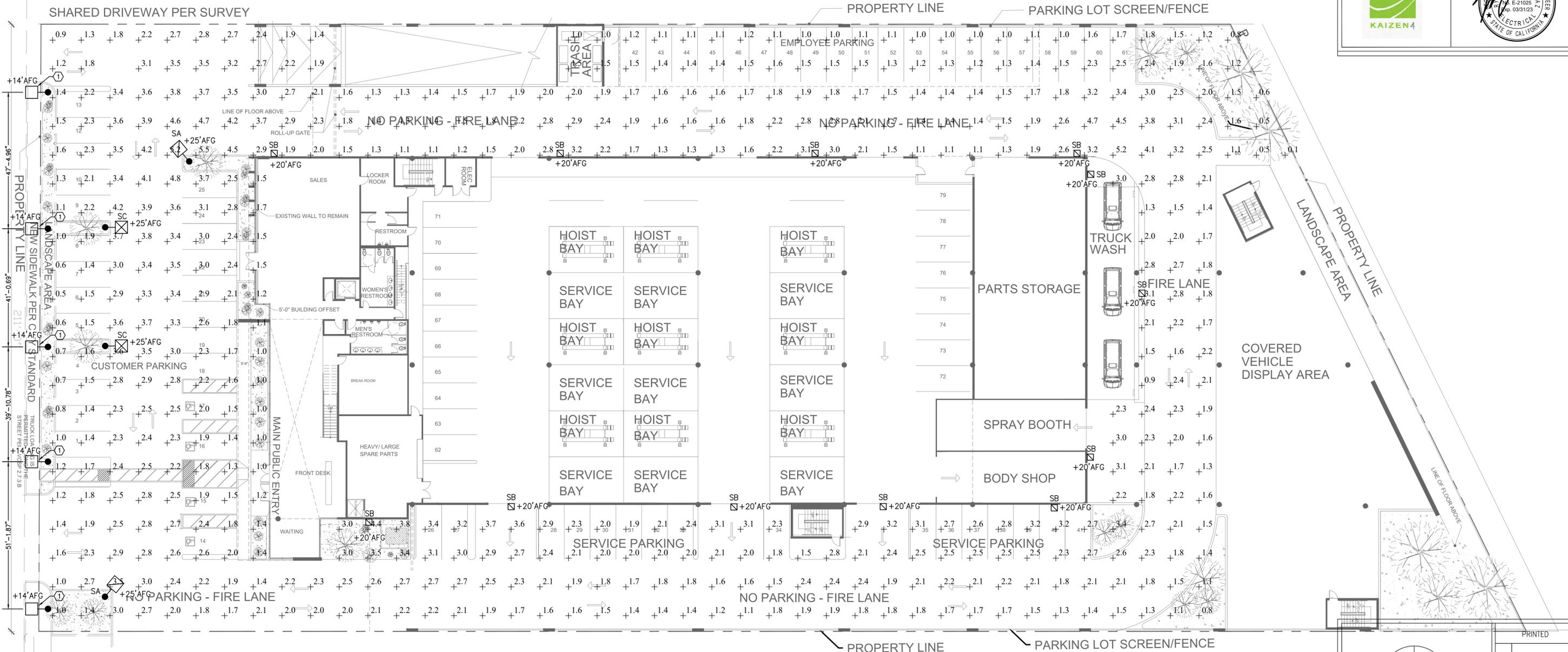
- ① PUBLIC WORKS TO DETERMINE EXACT LIGHTING FIXTURE TYPE, WATTAGE, KELVIN TEMPERATURE, MINIMUM FOOT CANDLE REQUIREMENTS ETC.

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Efficiency
●	SA	2	Lithonia Lighting	DSX1 LED P6 40K TFM MVOLT	DSX1 LED P6 40K TFM MVOLT	LED	1	DSX1_LED_P6_40K_TFM_MVOLT.txd	19037	0.9	163	100%
□	SB	12	Lithonia Lighting	DSXW2 LED 30C 1000 50K T4M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LEDs, 1000mA DRIVER, 5000K LED, TYPE 4 MEDIUM OPTIC	LED	1	DSXW2_LED_30C_1000_50K_T4M_MVOLT.txd	11198	0.9	109	100%
●	SC	2	Lithonia Lighting	DSX1 LED P4 30K T4M MVOLT HS	DSX1 LED P4 30K T4M MVOLT with houside shield	LED	1	DSX1_LED_P4_30K_T4M_MVOLT_HS.txd	10217	0.9	125	100%

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone	+	2.1 fc	5.5 fc	0.1 fc	55.0:1	21.0:1

10870 KALAMA RIVER AVE.  
FOUNTAIN VALLEY, CA 92708

**MEP** Energy Solutions Group, Inc.  
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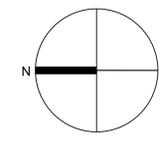


**ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN**

1' = 0" = 1/16" ①

ELECTRICAL SITE LIGHTING  
PHOTOMETRIC PLAN

**E1.0**  
SHEET OF



PRINTED

Performance Data										
Lumen Output										
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configuration shown, with the tolerances allowed by lighting facts. Contact factory for performance data on any configurations not shown here.										
Forward Optics	Beam Angle	Beam Spread	Beam Diameter	Beam Length	Beam Area	Beam Volume	Beam Weight	Beam Power	Beam Temperature	Beam Color
40	120°	PA	100W	100W	100W	100W	100W	100W	100W	100W
40	140°	PF	100W	100W	100W	100W	100W	100W	100W	100W
60	100°	PA	200W	200W	200W	200W	200W	200W	200W	200W
60	120°	PA	200W	200W	200W	200W	200W	200W	200W	200W

Performance Data									
Lumen Ambient Temperature (LAT) Multipliers									
Data refers to the unregulated performance program for the performance used in a 20°C ambient, based on 10,000 hours of LED testing based per IESNA LM-80-08 and projected per IESNA LM-79-08.									
Operating Hours	0	25,000	50,000	100,000					
Temperature	0	0.95	0.92	0.87					
0	1.00								
25,000	0.95								
50,000	0.92								
100,000	0.87								

Performance Data									
Electrical Load									
Forward Optics	Beam Angle	Beam Spread	Beam Diameter	Beam Length	Beam Area	Beam Volume	Beam Weight	Beam Power	Beam Temperature
40	120°	PA	100W	100W	100W	100W	100W	100W	100W
40	140°	PF	100W	100W	100W	100W	100W	100W	100W
60	100°	PA	200W	200W	200W	200W	200W	200W	200W
60	120°	PA	200W	200W	200W	200W	200W	200W	200W

### D-Series Size 1 LED Area Luminaire



**Specifications**  
 EPA: 131 (lm/ft²)  
 Length: 33" (864mm)  
 Width: 13" (330mm)  
 Height H1: 7-1/2" (191mm)  
 Height H2: 3-1/2" (91mm)  
 Weight: 27 lbs (12kg)  
 Depth: 10" (254mm)

**Ordering Information**  
 EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBX2

Series	LED	Color Temperature	Beam Angle	Mounting	Shipped Included
DSX1 LED	P7	40K	30°	T5	SPA
	P7	50K	30°	T5	SPA
	P7	50K	30°	T5	SPA

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# MEP

Energy Solutions Group, Inc.  
Mechanical • Electrical  
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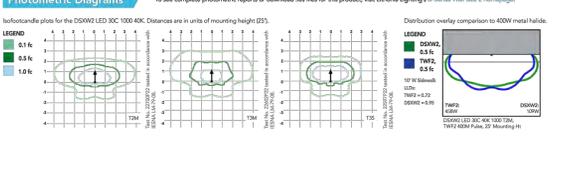
(949) 887-0285 | Ehealy@mepeg.com  
P.O. BOX 6390 La Brea, CA 92488  
Website | www.mepeg.com




Performance Data									
Lumen Ambient Temperature (LAT) Multipliers									
Data refers to the unregulated performance program for the performance used in a 20°C ambient, based on 10,000 hours of LED testing based per IESNA LM-80-08 and projected per IESNA LM-79-08.									
Operating Hours	0	25,000	50,000	100,000					
Temperature	0	0.95	0.92	0.87					
0	1.00								
25,000	0.95								
50,000	0.92								
100,000	0.87								

### Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 2 homepage.



**INTENDED USE**  
 The energy saving, long life and easy-to-install design of the D-Series Wall Size 2 makes it the smart choice for lighting residential dining and entryway illumination for nearly any facility.

**FEATURES & SPECIFICATIONS**  
 The energy saving, long life and easy-to-install design of the D-Series Wall Size 2 makes it the smart choice for lighting residential dining and entryway illumination for nearly any facility.

**CONSTRUCTION**  
 Two-piece die-cast aluminum housing for long life and easy-to-install design. The D-Series Wall Size 2 makes it the smart choice for lighting residential dining and entryway illumination for nearly any facility.

**FINISH**  
 Superior paint is protected by a clear-coated Super Duracryl™ 100% fluoropolymer powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 10-year finish life. The finish is available in several colors. Changes without cracking or peeling. Available in textured and non-textured finishes.

**OPTICS**  
 Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to lighting residential applications. Light engines are available in 3000 K (30 min. CRI), 4000 K (90 min. CRI) or 5000 K (90 min. CRI) color temperatures.

**ELECTRICAL**  
 Light engine consists of 10 high-efficiency LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life. LED/100,000 hr. at 20°C. Class II electronic driver. Low power factor (PF) > 0.95, THD < 20%, and maximum 2.00 A surge current. When ordering the SPD option, a separate surge protection device is installed within the luminaire which makes a minimum Category C (see ANSI/IEEE C62.41.2).

Performance Data									
Lumen Output									
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configuration shown, with the tolerances allowed by lighting facts. Contact factory for performance data on any configurations not shown here.									
Forward Optics	Beam Angle	Beam Spread	Beam Diameter	Beam Length	Beam Area	Beam Volume	Beam Weight	Beam Power	Beam Temperature
40	120°	PA	100W	100W	100W	100W	100W	100W	100W
40	140°	PF	100W	100W	100W	100W	100W	100W	100W
60	100°	PA	200W	200W	200W	200W	200W	200W	200W
60	120°	PA	200W	200W	200W	200W	200W	200W	200W

### D-Series Size 2 LED Wall Luminaire



**Specifications**  
 Width: 18-1/2" (467mm)  
 Depth: 10" (254mm)  
 Height: 7-5/8" (194mm)

**Ordering Information**  
 EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBT2X

Series	LED	Color Temp	Beam Angle	Mounting	Shipped Included
DSXW2 LED	30C	3000K	30°	T5	SPA
	30C	4000K	30°	T5	SPA
	30C	5000K	30°	T5	SPA

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# GRADING AND DRAINAGE PLAN

## SPECIAL NOTES

### Inspection

Inspection by the soils engineer, geotechnical engineer, or engineering geologist shall be performed during all filling and compacting operations to verify that the fill operations were performed in accordance with the soils report on file for the project and the accepted standards and specifications. Soils engineer shall certify compaction of all pad elevations to the City of Fountain Valley.

### Seasonal Limitations

No fill materials shall be placed, spread, or rolled during unfavorable weather conditions. When work is interrupted by heavy rains, fill operations shall not be resumed until the field tests by the soils engineer, geotechnical engineer, or engineering geologist indicate that the moisture content and density of the fill are as previously specified.

### Private Engineer's Notice to Contractor

The existence and location of any underground utilities or structures shown in these plans are obtained by a search of available records, and to the best of our knowledge, there are not existing utilities except those shown on these plans. The contractor is required to take all precautionary measures to protect the utilities shown, and any other lines or structures not shown on these plans, and is responsible for the protection of and any damage to these lines or structures.

The construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall apply continuously and not be limited to normal working hours. The construction contractor shall defend, indemnify, and hold harmless the City, its employees, elected officials and agents from any and all liability, real or alleged, in connection with the performance of work on this project.

The contractor shall be responsible to report discrepancies in plans and/or field conditions immediately to the design engineer for resolution prior to construction and shall be responsible for discrepancies not so reported and resolved.

## GENERAL NOTES

### Applicable Provisions

All applicable provisions of the Building Code and the Standard Specification for Public Works Construction, hereinafter referred to as the "Green Book", the most recent edition, as adopted by the City of Fountain Valley, shall be complied with during all grading and paving operations

### Soils Investigation

The contractor is hereby notified that a soils investigation was performed by \_\_\_\_\_ GEOBODEN, INC. All recommendations made by the soils engineer, geotechnical engineer, engineering geologist or the site engineer shall be complied with, and the contractor is required to review the soils investigation report to familiarize himself/herself with the job site conditions.

### Existing Asphalt Concrete

The onsite existing asphaltic concrete paving shall be demolished and disposed of in an approved manner. If approved in advance by the soils engineer, geotechnical engineer, engineering geologist or the site engineer, and the Fountain Valley Public Works Inspector, the asphaltic concrete may be used to produce miscellaneous base material to be used below the new paving section, in the parking areas only.

### Earthwork Quantities

Earthwork quantities are estimated for permit purposes only. The grading contractor shall inspect the grading plan and calculate quantities for bid purposes.

CUT: 1,420 CUBIC YARDS, FILL INCLUDING 15% SHRINKAGE: 208 CUBIC YARDS.  
TOTAL: 1,628 CUBIC YARDS.  
OVEREXCAVATION: 7,162 CUBIC YARDS, 15% SHRINKAGE: 1,074 CUBIC YARDS.  
IMPORT: 138 CUBIC YARDS.

### Inspection Schedule

The following inspection schedule (as suggested by the Uniform Building Code), subject to modification by the City of Fountain Valley, is presented herein as a guideline for the contractor to follow:

### Excavation and Fill Inspection

The permittee or his agent shall notify the Public Works Inspector a minimum of 24 hours before the grading operation is ready for each of the following operations:

- Initial Inspection:** When the permittee is ready to begin work, but before any grading or brushing is started.
- Toe Inspection:** After the natural ground is exposed and prepared to receive fill, but before any fill is placed.
- Excavation Inspection:** After the excavation is started, but before the vertical depth of the excavation exceeds ten feet.
- Fill Inspection:** After the fill emplacement is started but before the vertical height of the lifts exceed ten feet.
- Drainage Device Inspection:** After forms and pipe are in place, but before any concrete is placed.
- Rough Grading:** When all rough grading has been completed.
- Final:** When all work, including installation of all drainage structures and other protective devices, has been completed and the as-graded plan and required reports have been submitted.

### Dimensions and Elevations

All dimensions shown hereon shall be verified by the grading contractor. The building layout shall be in accordance with approved grading, site and architectural plans. The engineer of record for the rough and/or precise grading plan shall provide rough and/or precise grading certificates to the City prior to final approval of the grading operations.

### Dust Control

The grading contractor shall maintain dust control at all times.

### Final Clean Up

Only Rainbow Disposal will be allowed to provide construction bins for rubbish disposal within the City of Fountain Valley.

### As Built

Contractor shall maintain and be required to submit "As Built" plans to the City prior to receiving final inspection and approval. All "As Built" changes shall be maintained on one master copy and approved and initialed by the City Project Inspector prior to implementation in the field. The final "As Built" plans shall be submitted on 24" x 36" mylar and digitally in an AutoCAD format (contact the City's Engineering Department for AutoCAD version required).

## STANDARD GRADING NOTES

- All work shall be done in accordance with the grading code of the City of Fountain Valley, the Uniform Building Code, "The Standard Specifications for Public Work Construction," hereinafter referred to as "Green Book", the most recent edition, and special requirements of the permit.
- No grading shall be started without first notifying the Public Works Inspector and obtaining the required permits.
- The grading contractor shall notify the Public Works Inspector for inspection and obtain approval of the completed grading.
- The Design Engineer shall submit to the City Engineer a Final Grading Certificate in accordance with City requirements. The Final Grading Certificate shall be submitted to the City at the completion of the grading operation and prior to issuance of a Certificate of Occupancy.
- All rough grade pads shall be constructed 5' minimum outside of the buildings.
- Cut slopes shall be no steeper than 2' horizontal to 1' vertical.
- Fill slopes shall be no steeper than 2' horizontal to 1' vertical and shall have not less than 90% compaction to the finished surface.
- Fills shall be compacted throughout to 90% density, as determined by A.S.T.M. Standard D1557 and certified by a soils engineer, geotechnical engineer, or engineering geologist.
- Dust shall be controlled by daily watering.
- Sanitary facilities shall be maintained on the site.
- shall be prepared prior to the casting of concrete slabs to the satisfaction of the soils engineer and the public works inspector.
- Elevations shown in parentheses and dashed contour lines are existing.
- Clear and remove all deleterious vegetation, such as trees, logs, roots, brush, grass, weeds, and other objectionable material prior to commencing grading.
- All materials removed shall be taken from the building site and disposed of in a lawful manner by the contractor.
- Areas over which fills are to be placed shall first be scarified to provide a bond between the existing ground and the material to be deposited thereon.
- Fill materials shall be placed in horizontal layers such that the compacted thickness of each layer does not exceed 8 inches.
- At the time of compaction, the moisture content of the fill material shall be such that the specified relative compaction will be obtained and fill will be firm, hard, and unyielding. Subgrade shall be compacted to 90% relative compaction.
- If wet clay or expansive, organic soil is encountered, it shall be removed to a sufficient depth and area that when suitable material is imported and substituted for that material which was removed, 90% relative compaction of the subgrade can be obtained.
- Subgrade shall be prepared such that it does not vary by more than 0.10 foot from the specified grade or cross-section.

## CONSTRUCTION NOTES - ESTIMATED QUANTITIES

ITEM	DESCRIPTION	ON-SITE	OFF-SITE
<b>ON-SITE</b>			
1	CONSTRUCT 6"-CONCRETE CURB PER CITY STANDARD NO. 200-1, TYPE B-1	534 LF	
2	CONSTRUCT 24"-HIGH PLANTER WALL	128 LF	
3	CONSTRUCT 36"x36" CATCH BASIN PER BROOKS PRODUCTS INC.MODEL NO. 3636CB USE STEEL TRAFFIC SOLID COVER. SEE SHEET 3 FOR DETAILS	2 EA	
4	CONSTRUCT 24"x24" CATCH BASIN PER BROOKS PRODUCTS INC.MODEL NO. 2424CB USE STEEL TRAFFIC GRATE. SEE SHEET 3 FOR DETAILS	5 EA	
5	INSTALL GRATE INLET SKIMMER BOX PER SUNTREE TECHNOLOGIES, INC MODEL GISB-24-24-24 OR EQUAL. SEE SHEET 3 FOR DETAILS	5 EA	
6	INSTALL STORMDRAIN STENCIL. SEE SHEET 3 FOR DETAILS	37 EA	
7	CONSTRUCT 4"AC PAVEMENT TOP OF 6"CAB PER ARCH PLAN	375 SF	
8	CONSTRUCT 5" ASPHALT CONCRETE PAVEMENT OVER 6" CRUSHED AGGREGATE BASE TOP OF COMPACTED SOIL	45,462 SF	
9	CONSTRUCT 6" P.V.C. PIPES, SCHED-80, OR EQUAL	807 LF	
10	CONSTRUCT 8" P.V.C. PIPES, SCHED-80, OR EQUAL	1,091 LF	
11	CONST. TRENCH DRAIN WIDTH GRATE W=8" FOR TRAFFIC PER ALHAMBRA FOUNDRY COMPANY MODEL A-2446 OR EQUAL SEE SHEET 4 FOR DETAILS	33 LF	
12	INSTALL "FLO-GARD" TRENCH DRAIN FILTER INSERT MODEL FG-TDOF6 OR EQUAL SEE SHEET 4 FOR DETAILS	1 EA	
13	CONSTRUCT 12" P.V.C. PIPES, SCHED-80, OR EQUAL	801 LF	
14	CONSTRUCT INFILTRATION TRENCH, WIDTH=14', LENGTH = 165', DEPTH =5' SEE SHEET 4 FOR DETAILS. GPS:33.700141, -117.939088	1 EA	
15	CONSTRUCT TWO 36"-DIA PERFORATED PIPE INSIDE INFILTRATION TRENCH, TOTAL LENGTH = 330', SEE SHEET 4 FOR DETAILS	330 LF	
16	OVEREXCAVATION PER SOILS REPORT	7,162 CY	
18	CONSTRUCT 12"x12" CATCH BASIN PER BROOKS PRODUCTS INC.MODEL NO. 1212CB USE STEEL TRAFFIC GRATE. SEE SHEET 4 FOR DETAILS	30 EA	
19	INSTALL DOWNSPOUT FILTER PER BIO CLEAN ENVIRONMENTAL SERVICE, INC MODEL BC-DF8 OR EQUAL. SEE SHEET 4 FOR DETAILS.	13 EA	
22	CONSTRUCT STORMDRAIN CLEANOUT PER SPPWC STD PLAN 204-2	15 EA	

## OFF-SITE

ITEM	DESCRIPTION	ON-SITE	OFF-SITE
17	REMOVE EXISTING DRIVEWAY AND CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY STANDARD PLAN NQ206-1, W = PER PLAN, X=3' PER SEPARATE PERMIT		407 SF
20	CONSTRUCT PARKWAY DRAIN PER SPPWC STD PLAN 151-2, INLET TYPE 1, S=30" PER SEPARATE PERMIT		2 EA
21	SAWCUT AND REMOVE EXISTING A.C.PAVEMENT & AB (12" WIDE) PER SEPARATE PERMIT		58 LF

THE FOLLOWING ITEMS REQUIRE A SEPERATE PUBLIC WORKS ENCROACHMENT PERMIT: (17) (20) (21)



## VICINITY MAP

TG 858-G2 NOT TO SCALE



### ABBREVIATIONS:

C/B ..... Catch Basin  
CBW ..... Conc. Block Wall  
C&G ..... Curb and Gutter  
CLF ..... Chain Linked Fence  
CONC. .... Concrete  
D/A ..... Driveway Apron  
DS ..... Outlet From Roof Drain  
EC ..... Edge of Concrete  
EP ..... Edison Pole  
EX ..... Existing  
FF ..... Finish Floor Elevation  
FH ..... Fire Hydrant  
FG ..... Finish Grade Elevation  
FL ..... Flow Line Elevation  
FOW ..... Face of Wall  
FS ..... Finish Surface Elevation  
FP ..... Finish Pavement Elevation  
GB ..... Grade Break Elevation  
HP ..... High Point Elevation  
H ..... Wall Height Elevation  
INV ..... Invert Elevation  
LIP ..... Lip of Gutter  
LS ..... Land Scaping  
PFL ..... Pipe Flow Line  
RW ..... Retaining Wall  
R/W ..... Right of Way  
SMM ..... Sewer Manhole  
SW ..... Sidewalk  
TBR ..... To Be Removed  
TC ..... Top of Curb Elevation  
TF ..... Top of Footing Elevation  
TG ..... Top of Grade Elevation  
TW ..... Top of Wall Elevation  
TWB ..... Top of Block Wall Elevation  
WF ..... Wooden Fence  
WM ..... Water Meter

### LEGEND:

100.36 ..... Design Elevation  
(100.10) ..... Existing Elevation  
..... Ex. Structure  
..... Ex. Tree, Diameter  
..... Prop. Flow Line for Swale  
..... Prop. Sheet Flow  
..... Ex. Flow  
..... Catch Basin  
x ..... Area Drain  
..... Landscape Area  
..... Detention / Infiltration Trench  
..... Concrete Pavement (Const. Note No.8)  
..... Concrete Pavement (Const. Note No.7)

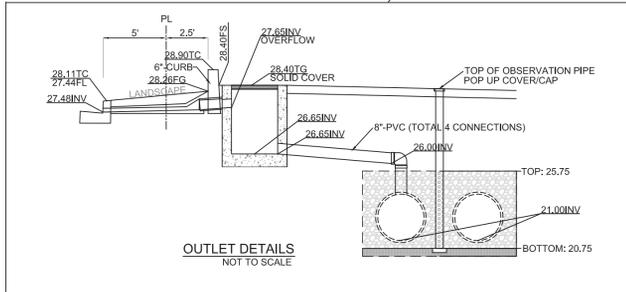
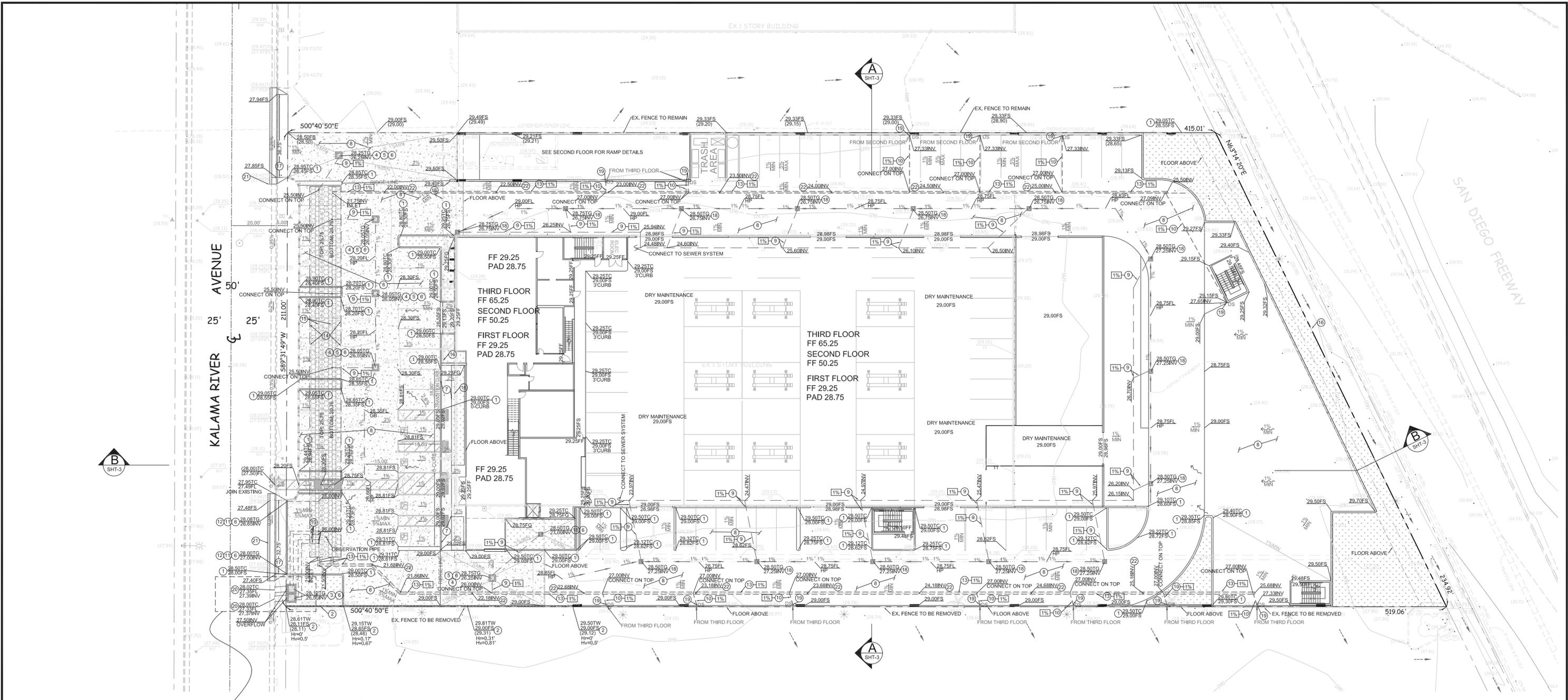
## INDEX TO SHEETS

SHEET NO.	PLANS OF
1	TITLE SHEET
2	GRADING AND DRAINAGE PLAN - FIRST FLOOR
3	GRADING AND DRAINAGE PLAN - SECOND FLOOR
4	GRADING AND DRAINAGE PLAN - THIRD FLOOR
5	DETAILS AND SECTIONS
6	DETAILS
7	EROSION AND SEDIMENT CONTROL PLAN
8	EROSION AND SEDIMENT CONTROL PLAN



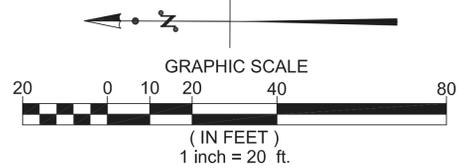
APN# 156-164-07

<p>DIAL TOLL FREE <b>811</b> AT LEAST TWO DAYS BEFORE YOU DIG</p> <p>UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA</p>	<p><b>BENCHMARK:</b></p> <p>BM ID: FV-81-89 ELEV: 30.493 YEAR OF RECORD: 2010 DATUM: NGVD (1988)</p>	<p><b>OWNER:</b></p> <p>AHMED ELKAYAL 18001 IRVINE BLVD TUSTIN, CA 92780 TEL: 714-606-3646</p>	<p><b>BASIS OF BEARINGS:</b></p> <p>THE BEARING N 89°31'49" E OF THE CENTERLINE OF KALAMA RIVER AVENUE, AS SHOWN IN PARCEL MAP, P.M. 30-18, RECORDS OF ORANGE COUNTY.</p>	<p><b>SOILS ENGINEER:</b></p> <p>GEOBODEN, INC</p> <p>5 HODGENVILLE IRVINE, CA 92620 TEL (949) 872-9565 PROJECT: KALAMA-2-01 DATE: JULY 28, 2020</p>	<p><b>LEGAL DESCRIPTION:</b></p> <p>BEING A SURVEY OF PARCEL 4 OF PARCEL MAP, IN THE CITY OF FOUNTAIN VALLEY, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 30 PAGE 18 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p> <p>APN# : 156-164-07</p>		<p><b>SUBDIVISION LAND SURVEY CIVIL ENGINEERING &amp; DESIGN</b></p> <p>135 N. SAN GABRIEL BLVD. SAN GABRIEL, CA 91775 TEL: (626) 570-1918 EMAIL: info@tritechengineer.com</p>	<p><b>CITY OF FOUNTAIN VALLEY</b></p> <p>APPROVED BY:</p> <p>TEMO GALVEZ, ACTING DIRECTOR OF PUBLIC WORKS DATE R.C.E.49335, EXP. DATE 09-30-22</p> <p>BRIAN JAMES PLANNING AND BUILDING DIRECTOR DATE</p>	<p><b>GRADING AND DRAINAGE PLAN</b></p> <p>SCALE: 1" = 20' DATE: 03/26/2021</p> <p>TITLE SHEET</p> <p>10870 KALAMA RIVER AVENUE, FOUNTAIN VALLEY, CA 92708</p> <p>SHEET 1 OF 8</p>	<p>DRAWN BY: SMTH REVISED:</p> <p>JOB NO. 200721</p>
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**CONSTRUCTION NOTES**

- 1) CONSTRUCT 6"-CONCRETE CURB PER CITY STANDARD NO. 200-1, TYPE B-1
- 2) CONSTRUCT 24"-HIGH PLANTER WALL
- 3) CONSTRUCT 36"x36" CATCH BASIN PER BROOKS PRODUCTS INC. MODEL NO. 3636CB USE STEEL TRAFFIC SOLID COVER, SEE SHEET 5 FOR DETAILS
- 4) CONSTRUCT 24"x24" CATCH BASIN PER BROOKS PRODUCTS INC. MODEL NO. 2424CB USE STEEL TRAFFIC GRATE, SEE SHEET 5 FOR DETAILS
- 5) INSTALL GRATE INLET SKIMMER BOX PER SUNTREE TECHNOLOGIES, INC. MODEL GISB-24-24-24 OR EQUAL, SEE SHEET 5 FOR DETAILS
- 6) INSTALL STORMDRAIN STENCIL, SEE SHEET 5 FOR DETAILS
- 7) CONSTRUCT 4" AC PAVEMENT TOP OF 6" CAB PER ARCH PLAN
- 8) CONSTRUCT 5" ASPHALT CONCRETE PAVEMENT OVER 6" CRUSHED AGGREGATE BASE TOP OF COMPACTED SOIL
- 9) CONSTRUCT 6" P.V.C. PIPES, SCHED-80, OR EQUAL
- 10) CONSTRUCT 8" P.V.C. PIPES, SCHED-80, OR EQUAL
- 11) CONSTRUCT TRENCH DRAIN WIDTH GRATE W=8" FOR TRAFFIC PER ALHAMBRA FOUNDRY COMPANY MODEL A-2446 OR EQUAL SEE SHEET 6 FOR DETAILS
- 12) INSTALL "FLO-GARD" TRENCH DRAIN FILTER INSERT MODEL FG-TD06F OR EQUAL, SEE SHEET 6 FOR DETAILS
- 13) CONSTRUCT 12" P.V.C. PIPES, SCHED-80, OR EQUAL
- 14) CONSTRUCT INFILTRATION TRENCH, WIDTH=14", LENGTH = 165', DEPTH = 5', SEE SHEET 6 FOR DETAILS, GPS:33.700141, -117.939088
- 15) CONSTRUCT TWO 36"-DIA PERFORATED PIPE INSIDE INFILTRATION TRENCH, TOTAL LENGTH = 330'. SEE SHEET 6 FOR DETAILS
- 16) OVEREXCAVATION PER SOILS REPORT
- 17) REMOVE EXISTING DRIVEWAY AND CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY STANDARD PLAN NO206-1, W = PER PLAN, X=3' PER SEPARATE PERMIT
- 18) CONSTRUCT 12"x12" CATCH BASIN PER BROOKS PRODUCTS INC. MODEL NO. 1212CB USE STEEL TRAFFIC GRATE, SEE SHEET 6 FOR DETAILS
- 19) INSTALL DOWNSPOUT FILTER PER BIO CLEAN ENVIRONMENTAL SERVICE, INC. MODEL BC-DF8 OR EQUAL, SEE SHEET 6 FOR DETAILS.
- 20) CONSTRUCT PARKWAY DRAIN PER SPPWC STD PLAN 151-2, INLET TYPE 1, S=30", PER SEPARATE PERMIT
- 21) SAWCUT AND REMOVE EXISTING A.C. PAVEMENT & AB (12" WIDE) PER SEPARATE PERMIT
- 22) CONSTRUCT STORMDRAIN CLEANOUT PER SPPWC STD PLAN 204-2



**FIRST FLOOR**  
APN# 156-164-07



**BENCHMARK:**  
BM ID: FV-81-89  
ELEV: 30.493  
YEAR OF RECORD: 2010  
DATUM: NGVD (1988)

DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "FV-81-89", SET IN THE SOUTHWEST CORNER OF A 4.5 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF EUCLID STREET AND TALBERT AVENUE, 97.7 FT. EASTERLY OF THE CENTERLINE OF EUCLID STREET AND 52 FT. NORTHERLY OF THE CENTERLINE OF TALBERT. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

**OWNER:**  
AHMED ELKAYAL  
18001 IRVINE BLVD  
TUSTIN, CA 92780  
TEL: 714-606-3646

**BASIS OF BEARINGS:**  
THE BEARING N 89°31'49" E OF THE CENTERLINE OF KALAMA RIVER AVENUE, AS SHOWN IN PARCEL MAP, P.M. 30-18, RECORDS OF ORANGE COUNTY.

**SOILS ENGINEER:**  
GEOBODEN, INC  
5 HODGENVILLE  
IRVINE, CA 92620  
TEL (949) 872-9565  
PROJECT: KALAMA-2-01  
DATE: JULY 28, 2020

**LEGAL DESCRIPTION:**  
BEING A SURVEY OF PARCEL 4 OF PARCEL MAP, IN THE CITY OF FOUNTAIN VALLEY, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 30 PAGE 18 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN# : 156-164-07

**TRITECH ENGINEERING ASSOCIATES**  
135 N. SAN GABRIEL BLVD.  
SAN GABRIEL, CA 91775  
TEL: (626) 570-1918  
EMAIL: info@tritechengineer.com

**CITY OF FOUNTAIN VALLEY**

APPROVED BY:

TEMO GALVEZ, ACTING DIRECTOR OF PUBLIC WORKS DATE  
R.C.E.49335, EXP. DATE 09-30-22

BRIAN JAMES PLANNING AND BUILDING DIRECTOR DATE

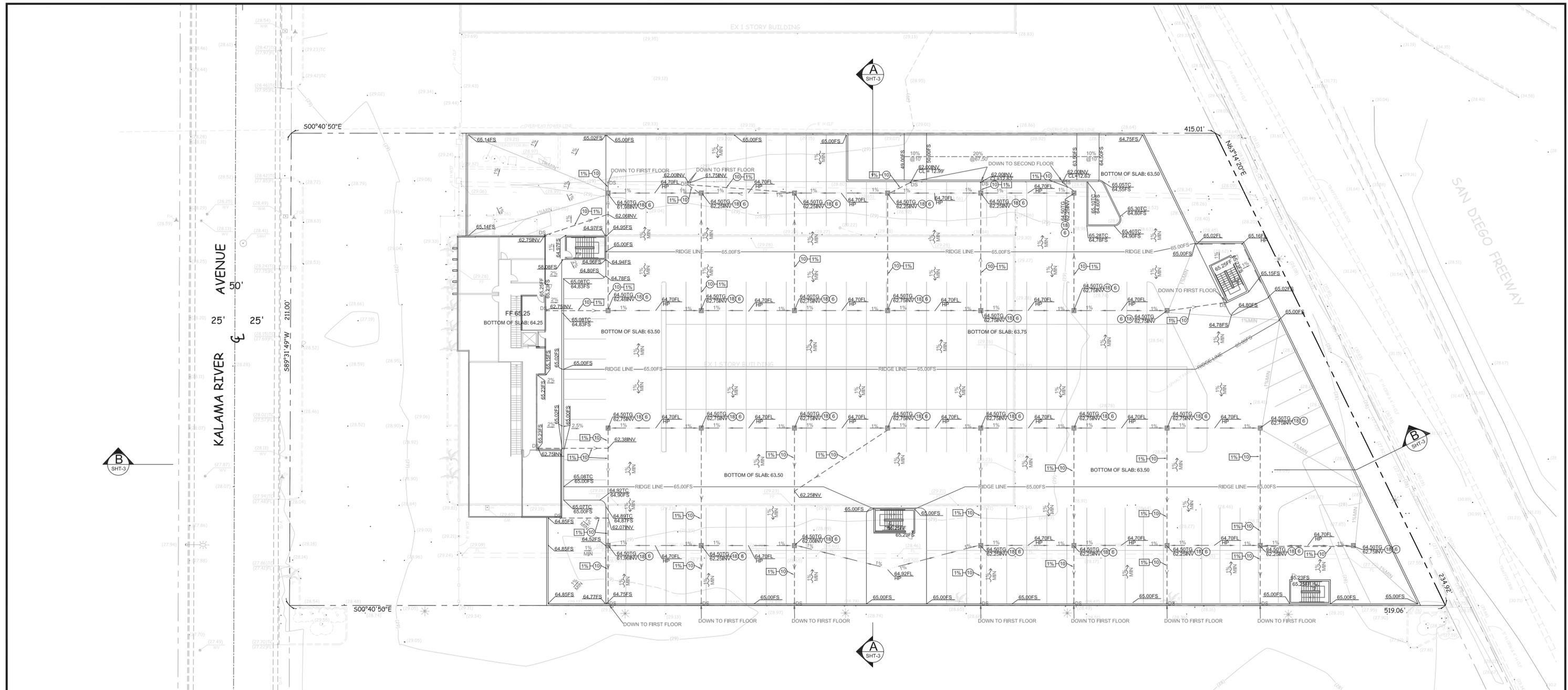
**GRADING AND DRAINAGE PLAN**

SCALE: 1" = 20'  
DATE: 03/26/2021

TITLE SHEET  
10870 KALAMA RIVER AVENUE,  
FOUNTAIN VALLEY, CA 92708

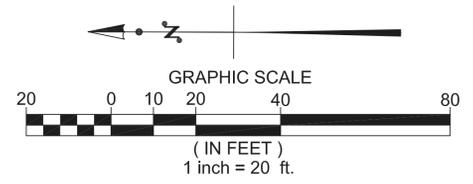
DRAWN BY: SMITH  
REVISED:

SHEET 2 OF 8  
JOB NO. 200721



**CONSTRUCTION NOTES**

- ① CONSTRUCT 6"-CONCRETE CURB PER CITY STANDARD NO. 200-1, TYPE B-1
- ② CONSTRUCT 24"-HIGH PLANTER WALL
- ③ CONSTRUCT 36"x36" CATCH BASIN PER BROOKS PRODUCTS INC.MODEL NO. 3636CB USE STEEL TRAFFIC SOLID COVER, SEE SHEET 5 FOR DETAILS
- ④ CONSTRUCT 24"x24" CATCH BASIN PER BROOKS PRODUCTS INC.MODEL NO. 2424CB USE STEEL TRAFFIC GRATE, SEE SHEET 5 FOR DETAILS
- ⑤ INSTALL GRATE INLET SKIMMER BOX PER SUNTREE TECHNOLOGIES, INC. MODEL GISB-24-24-24 OR EQUAL, SEE SHEET 5 FOR DETAILS
- ⑥ INSTALL STORMDRAIN STENCIL, SEE SHEET 5 FOR DETAILS
- ⑦ CONSTRUCT 4"AC PAVEMENT TOP OF 6"CAB PER ARCH PLAN
- ⑧ CONSTRUCT 5" ASPHALT CONCRETE PAVEMENT OVER 6" CRUSHED AGGREGATE BASE TOP OF COMPACTED SOIL
- ⑨ CONSTRUCT 6" P.V.C. PIPES, SCHED-80, OR EQUAL
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- ⑮ CONSTRUCT TWO 36"-DIA PERFORATED PIPE INSIDE INFILTRATION TRENCH, TOTAL LENGTH = 330', SEE SHEET 6 FOR DETAILS
- ⑯ OVEREXCAVATION PER SOILS REPORT
- ⑰ REMOVE EXISTING DRIVEWAY AND CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY STANDARD PLAN N0206-1, W = PER PLAN, X=3' PER SEPARATE PERMIT
- ⑱ CONSTRUCT 12"x12" CATCH BASIN PER BROOKS PRODUCTS INC.MODEL NO. 1212CB USE STEEL TRAFFIC GRATE, SEE SHEET 6 FOR DETAILS
- ⑲ INSTALL DOWNSPOUT FILTER PER BIO CLEAN ENVIRONMENTAL SERVICE, INC MODEL BC-DF8 OR EQUAL, SEE SHEET 6 FOR DETAILS.
- ⑳ CONSTRUCT PARKWAY DRAIN PER SPPWC STD PLAN 151-2, INLET TYPE 1, S=30", PER SEPARATE PERMIT
- ㉑ SAWCUT AND REMOVE EXISTING A.C.PAVEMENT & AB (12' WIDE) PER SEPARATE PERMIT
- ㉒ CONSTRUCT STORMDRAIN CLEANOUT PER SPPWC STD PLAN 204-2



**THIRD FLOOR**  
APN# 156-164-07



**BENCHMARK:**  
BM ID: FV-81-89  
ELEV: 30.493  
YEAR OF RECORD: 2010  
DATUM: NGVD (1988)

DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "FV-81-89", SET IN THE SOUTHWEST CORNER OF A 4.5 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF EUCLID STREET AND TALBERT AVENUE, 97.7 FT. EASTERLY OF THE CENTERLINE OF EUCLID STREET AND 52 FT. NORTHERLY OF THE CENTERLINE OF TALBERT. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

**OWNER:**  
AHMED ELKAYAL  
18001 IRVINE BLVD  
TUSTIN, CA 92780  
TEL: 714-606-3646

**BASIS OF BEARINGS:**  
THE BEARING N 89°31'49" E OF THE CENTERLINE OF KALAMA RIVER AVENUE, AS SHOWN IN PARCEL MAP, P.M. 30-18, RECORDS OF ORANGE COUNTY.

**SOILS ENGINEER:**  
GEOBODEN, INC  
5 HODGENVILLE  
IRVINE, CA 92620  
TEL (949) 872-9565  
PROJECT: KALAMA-2-01  
DATE: JULY 28, 2020

**LEGAL DESCRIPTION:**  
BEING A SURVEY OF PARCEL 4 OF PARCEL MAP, IN THE CITY OF FOUNTAIN VALLEY, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 30 PAGE 18 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN# : 156-164-07



**CITY OF FOUNTAIN VALLEY**

APPROVED BY:

TEMO GALVEZ, ACTING DIRECTOR OF PUBLIC WORKS DATE  
R.C.E.49335, EXP. DATE 09-30-22

BRIAN JAMES PLANNING AND BUILDING DIRECTOR DATE

**GRADING AND DRAINAGE PLAN**

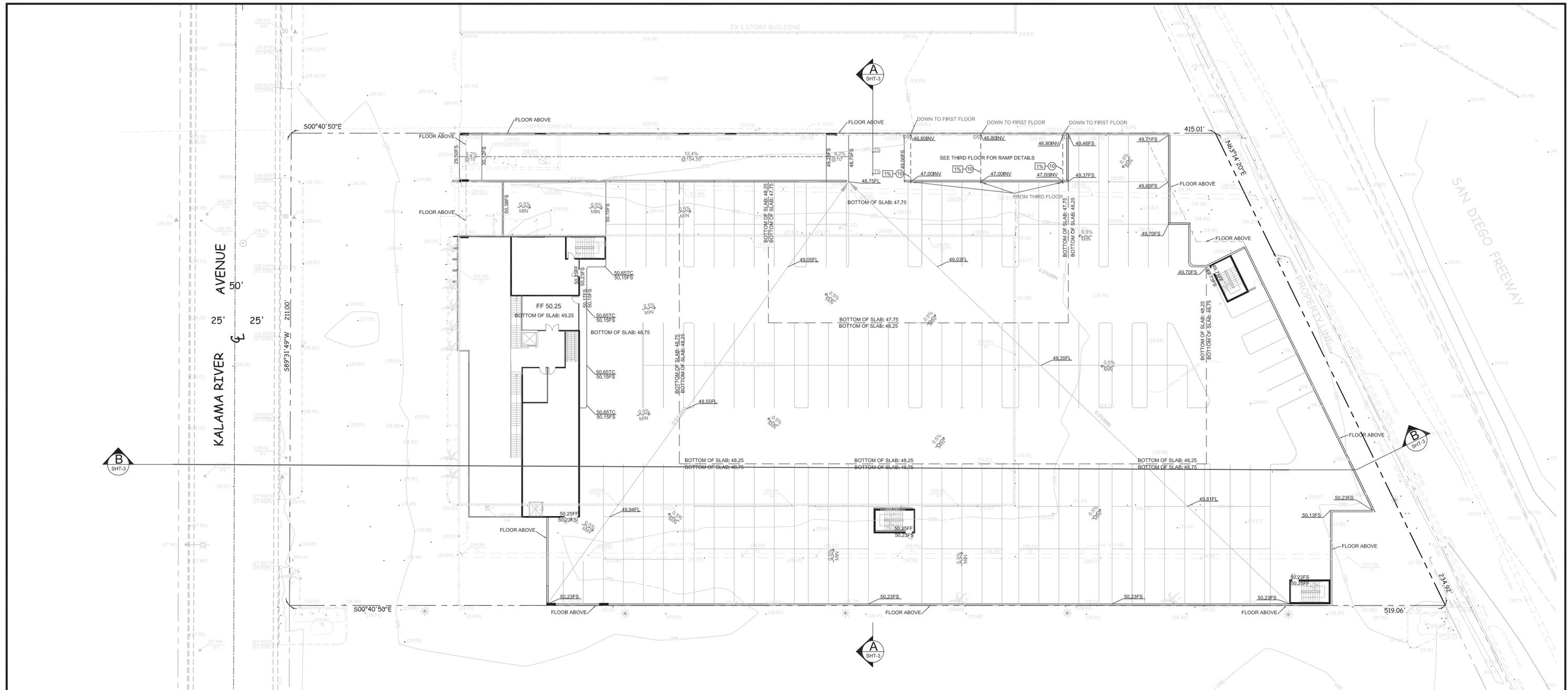
SCALE: 1" = 20'  
DATE: 03/26/2021

TITLE SHEET  
10870 KALAMA RIVER AVENUE,  
FOUNTAIN VALLEY, CA 92708

DRAWN BY: SMITH  
REVISED:

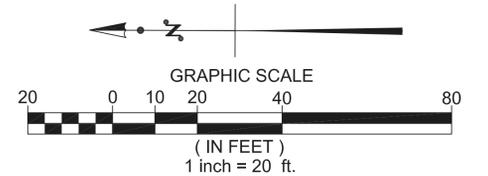
JOB NO. 200721

SHEET 3 OF 8



**CONSTRUCTION NOTES**

- ① CONSTRUCT 6" CONCRETE CURB PER CITY STANDARD NO. 200-1, TYPE B-1
- ② CONSTRUCT 24" HIGH PLANTER WALL
- ③ CONSTRUCT 36"x36" CATCH BASIN PER BROOKS PRODUCTS INC. MODEL NO. 3636CB USE STEEL TRAFFIC SOLID COVER. SEE SHEET 5 FOR DETAILS
- ④ CONSTRUCT 24"x24" CATCH BASIN PER BROOKS PRODUCTS INC. MODEL NO. 2424CB USE STEEL TRAFFIC GRATE. SEE SHEET 5 FOR DETAILS
- ⑤ INSTALL GRATE INLET SKIMMER BOX PER SUNTREE TECHNOLOGIES, INC. MODEL GISB-24-24 OR EQUAL. SEE SHEET 5 FOR DETAILS
- ⑥ INSTALL STORMDRAIN STENCIL. SEE SHEET 5 FOR DETAILS
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- ⑫ INSTALL "FLO-GARD" TRENCH DRAIN FILTER INSERT MODEL FG-TD06 OR EQUAL. SEE SHEET 6 FOR DETAILS
- ⑬ CONSTRUCT 12" P.V.C. PIPES, SCHED-80, OR EQUAL
- ⑭ CONSTRUCT INFILTRATION TRENCH, WIDTH=14", LENGTH = 165", DEPTH = 5", SEE SHEET 6 FOR DETAILS. GPS: 33.700141, -117.939088
- ⑮ CONSTRUCT TWO 36"-DIA PERFORATED PIPE INSIDE INFILTRATION TRENCH, TOTAL LENGTH = 330", SEE SHEET 6 FOR DETAILS
- ⑯ OVEREXCAVATION PER SOILS REPORT
- ⑰ REMOVE EXISTING DRIVEWAY AND CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY STANDARD PLAN NO206-1, W = PER PLAN, X=3' PER SEPARATE PERMIT
- ⑱ CONSTRUCT 12"x12" CATCH BASIN PER BROOKS PRODUCTS INC. MODEL NO. 1212CB USE STEEL TRAFFIC GRATE. SEE SHEET 6 FOR DETAILS
- ⑲ INSTALL DOWNSPOUT FILTER PER BIO CLEAN ENVIRONMENTAL SERVICE, INC. MODEL BC-DF8 OR EQUAL. SEE SHEET 6 FOR DETAILS.
- ⑳ CONSTRUCT PARKWAY DRAIN PER SPPWC STD PLAN 151-2, INLET TYPE 1, S=30', PER SEPARATE PERMIT
- ㉑ SAWCUT AND REMOVE EXISTING A.C. PAVEMENT & AB (12" WIDE) PER SEPARATE PERMIT
- ㉒ CONSTRUCT STORMDRAIN CLEANOUT PER SPPWC STD PLAN 204-2



**SECOND FLOOR**  
APN# 156-164-07

**DIGALERT**  
DIAL TOLL FREE  
811  
AT LEAST TWO DAYS  
BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

**BENCHMARK:**  
BM ID: FV-81-89  
ELEV: 30.493  
YEAR OF RECORD: 2010  
DATUM: NGVD (1988)  
DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "FV-81-89", SET IN THE SOUTHWEST CORNER OF A 4.5 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF EUCLID STREET AND TALBERT AVENUE, 97.7 FT. EASTERLY OF THE CENTERLINE OF EUCLID STREET AND 52 FT. NORTHERLY OF THE CENTERLINE OF TALBERT. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

**OWNER:**  
AHMED ELKAYAL  
18001 IRVINE BLVD  
TUSTIN, CA 92780  
TEL: 714-606-3646

**BASIS OF BEARINGS:**  
THE BEARING N 89°31'49" E OF THE CENTERLINE OF KALAMA RIVER AVENUE, AS SHOWN IN PARCEL MAP, P.M. 30-18, RECORDS OF ORANGE COUNTY.

**SOILS ENGINEER:**  
GEOBODEN, INC  
5 HODGENVILLE  
IRVINE, CA 92620  
TEL (949) 872-9565  
PROJECT: KALAMA-201  
DATE: JULY 28, 2020

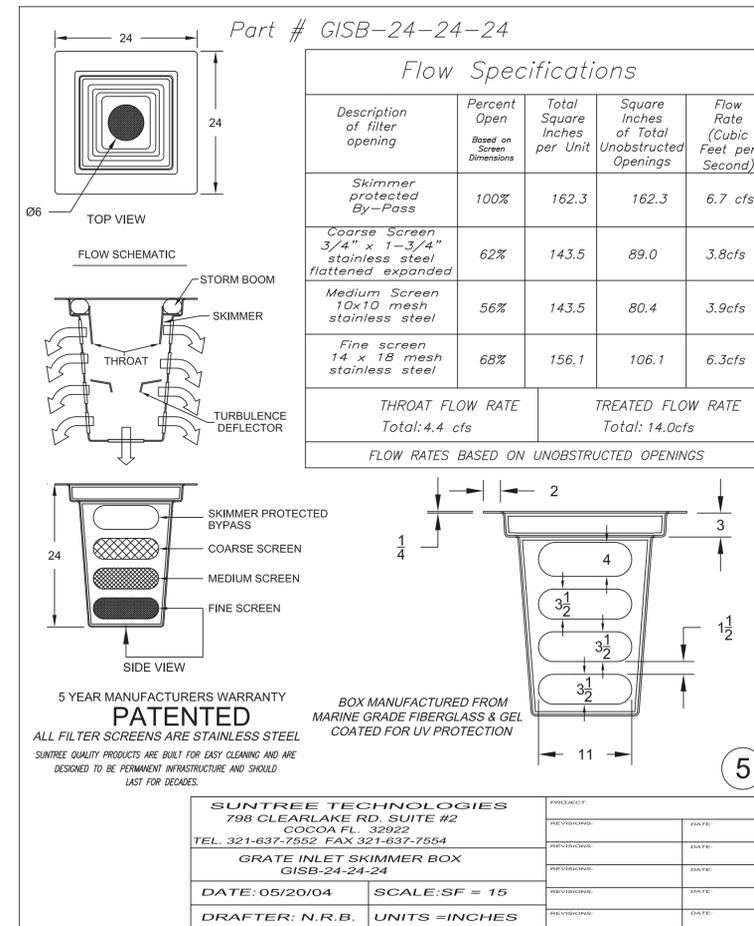
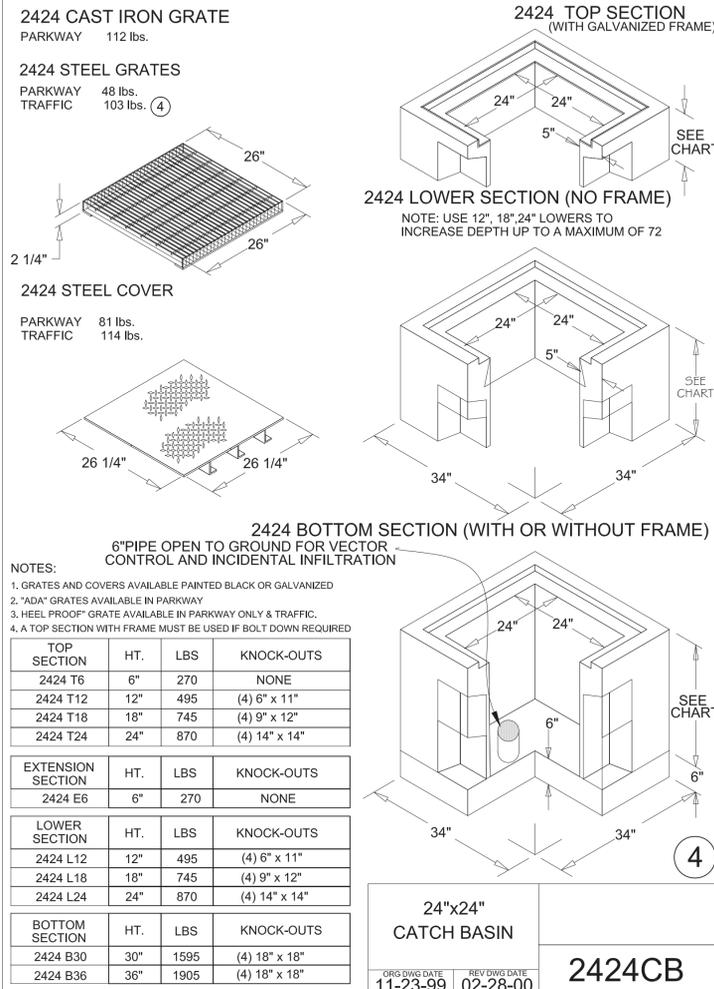
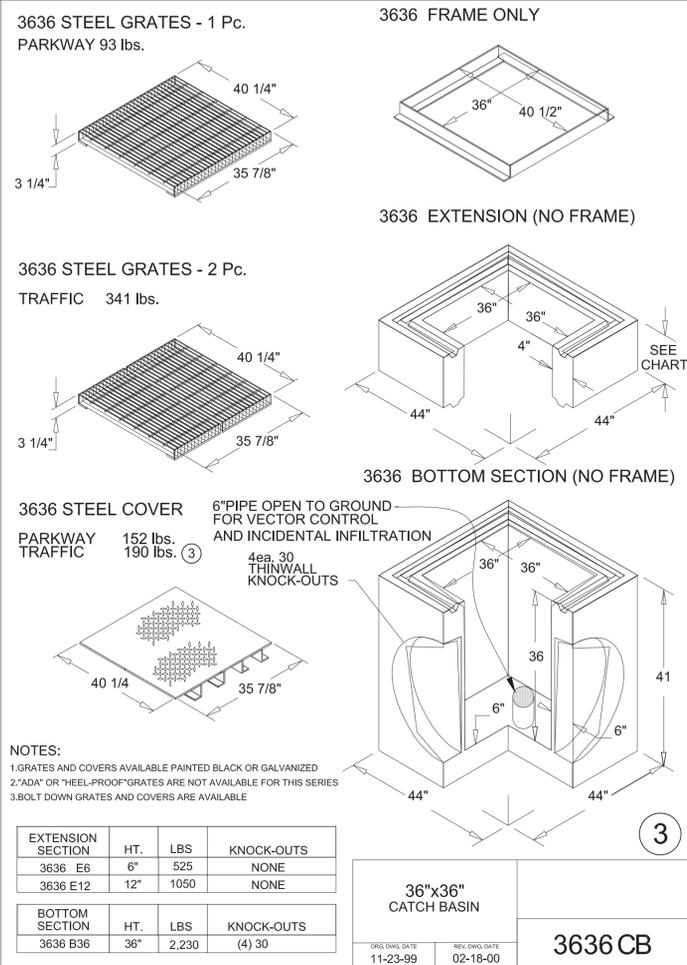
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APN# : 156-164-07

**TRITECH ENGINEERING ASSOCIATES**

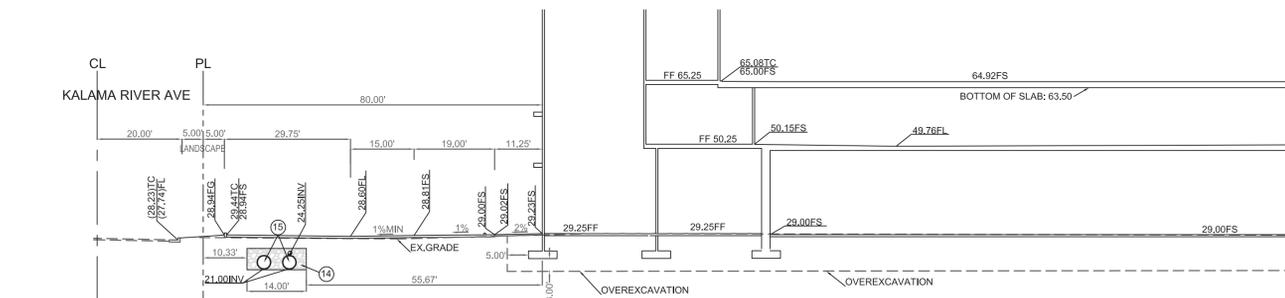
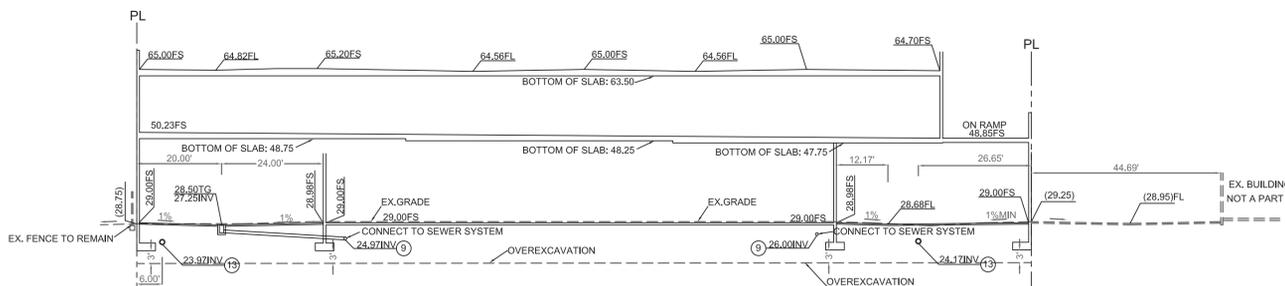
**SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN**  
135 N. SAN GABRIEL BLVD.  
SAN GABRIEL, CA 91775  
TEL: (626) 570-1918  
EMAIL: info@tritechengineer.com

**CITY OF FOUNTAIN VALLEY**  
APPROVED BY:  
TEMO GALVEZ, ACTING DIRECTOR OF PUBLIC WORKS DATE  
R.C.E.49335, EXP. DATE 09-30-22  
BRIAN JAMES PLANNING AND BUILDING DIRECTOR DATE

**GRADING AND DRAINAGE PLAN**  
SCALE: 1" = 20'  
DATE: 03/26/2021  
TITLE SHEET  
10870 KALAMA RIVER AVENUE, FOUNTAIN VALLEY, CA 92708  
SHEET 4 OF 8  
DRAWN BY: SMITH  
REVISED:  
JOB NO. 200721



⑥ STORM DRAIN STENCIL DETAIL  
NOT TO SCALE



**CONSTRUCTION NOTES**

- CONSTRUCT 6\"/>
- CONSTRUCT 24\"/>
- CONSTRUCT 36\"/>
- CONSTRUCT 24\"/>
- INSTALL GRATE INLET SKIMMER BOX PER SUNTREE TECHNOLOGIES, INC MODEL GISB-24-24-24 OR EQUAL. SEE SHEET 5 FOR DETAILS
- INSTALL STORMDRAIN STENCIL. SEE SHEET 5 FOR DETAILS
- CONSTRUCT 4\"/>
- CONSTRUCT 5\"/>
- CONSTRUCT 6\"/>
- CONSTRUCT 8\"/>
- CONSTRUCT TRENCH DRAIN WIDTH GRATE W=8\"/>
- INSTALL \"FLO-GARD\" TRENCH DRAIN FILTER INSERT MODEL FG-TDOF6 OR EQUAL. SEE SHEET 6 FOR DETAILS
- CONSTRUCT 12\"/>
- CONSTRUCT INFILTRATION TRENCH, WIDTH=14\", LENGTH = 165\", DEPTH = 5\"/>
- CONSTRUCT TWO 36\"/>
- OVEREXCAVATION PER SOILS REPORT
- REMOVE EXISTING DRIVEWAY AND CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY STANDARD PLAN NO206-1, W = PER PLAN, X=3\"/>
- CONSTRUCT 12\"/>
- INSTALL DOWNSPOUT FILTER PER BIO CLEAN ENVIRONMENTAL SERVICE, INC MODEL BC-DF8 OR EQUAL. SEE SHEET 6 FOR DETAILS.
- CONSTRUCT PARKWAY DRAIN PER SPPWC STD PLAN 151-2, INLET TYPE 1, S=3\"/>
- SAWCUT AND REMOVE EXISTING A.C.PAVEMENT & AB (12\"/>
- CONSTRUCT STORMDRAIN CLEANOUT PER SPPWC STD PLAN 204-2



APN# 156-164-07



**BENCHMARK:**  
BM ID FV-81-89  
ELEV 30.493  
YEAR OF RECORD 2010  
DATUM NGVD (1988)

DESCRIBED BY OCS 2002 - FOUND 3 3/4\"/>

**OWNER:**  
AHMED ELKAYAL  
18001 IRVINE BLVD  
TUSTIN, CA 92780  
TEL: 714-606-3646

**BASIS OF BEARINGS:**  
THE BEARING N 89°31'49\"/>

**SOILS ENGINEER:**  
GEOBODEN, INC  
5 HODGENVILLE  
IRVINE, CA 92620  
TEL (949) 872-9565  
PROJECT: KALAMA-2-01  
DATE: JULY 28, 2020

**LEGAL DESCRIPTION:**  
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SAN GABRIEL, CA 91775  
TEL: (626) 570-1918  
EMAIL: info@tritechengineer.com

**CITY OF FOUNTAIN VALLEY**

APPROVED BY:

TEMO GALVEZ, ACTING DIRECTOR OF PUBLIC WORKS DATE  
R.C.E.49335, EXP. DATE 09-30-22

BRIAN JAMES PLANNING AND BUILDING DIRECTOR DATE

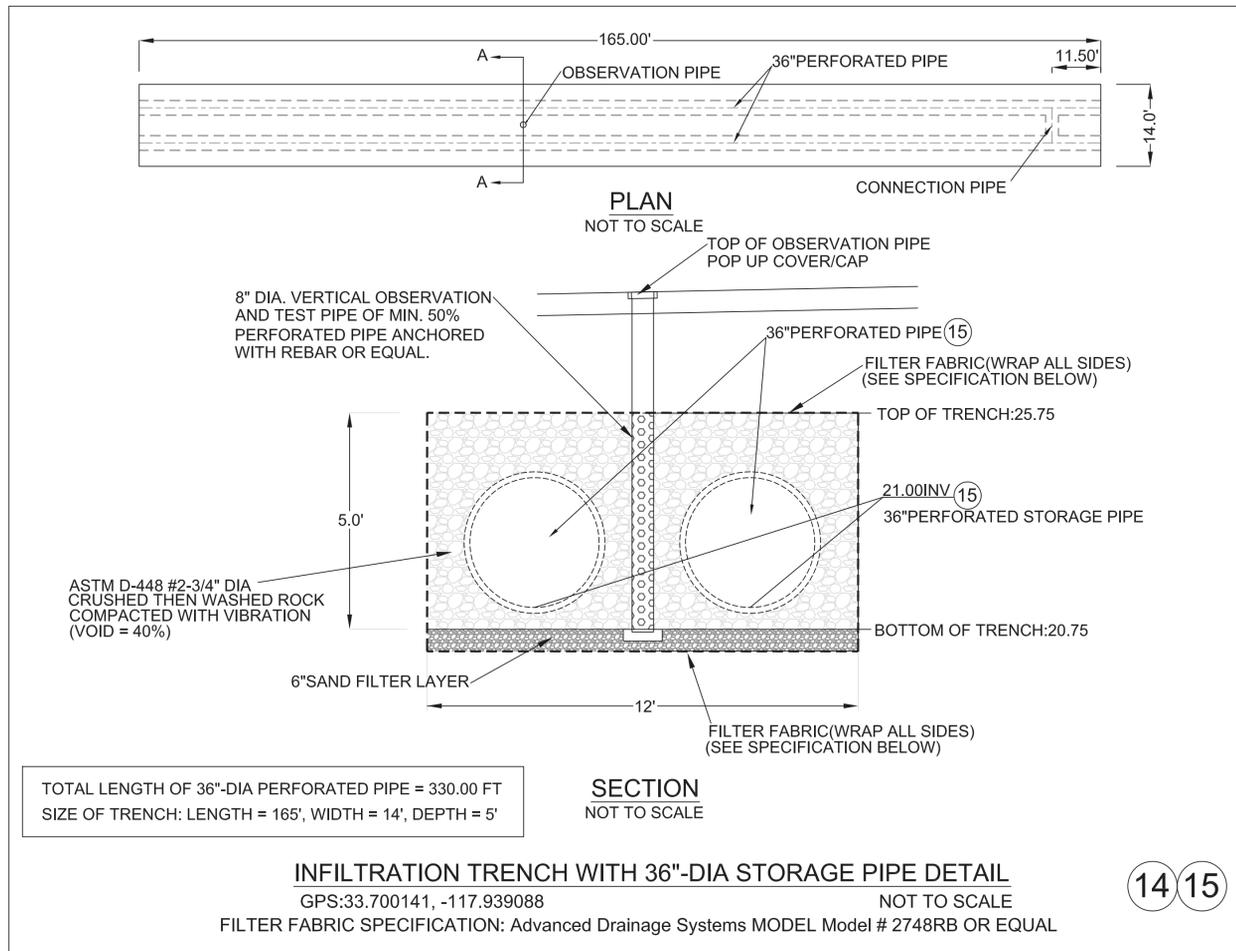
**GRADING AND DRAINAGE PLAN**

SCALE: 1\"/>

TITLE SHEET  
10870 KALAMA RIVER AVENUE,  
FOUNTAIN VALLEY, CA 92708

SHEET 5 OF 8

DRAWN BY: SMITH  
REVISED:  
JOB NO. 200721



**ALHAMBRA FOUNDRY COMPANY, LTD.**  
www.alhambrafoundry.com

**FORMED STEEL TROUGH FOR GRATE OR SOLID COVER**  
ELIMINATES FORMING FOR CONCRETE TROUGH FURNISHED IN 10 FT. LENGTHS NON-TRAFFIC

WIDTH GRATE	WIDTH TRENCH	DEPTH TRENCH	LENGTH GRATE	APPROX. WEIGHT PER FOOT GRATE AND TROUGH	APPROX. WEIGHT PER FOOT COVER AND TROUGH
6	4	6	24	22	23
8	6	6	24	26	28 1/2
10	8	6	24	31	33
12	10	6	24	35	35 1/2
14	12	6	24	39	41 1/2

**A-2440 OR A-2442**  
NARROW SLOTS SEE A-2401 PAGE C-29

**A-2446 OR A-2448**  
NARROW SLOTS SEE A-2405 PAGE C-29

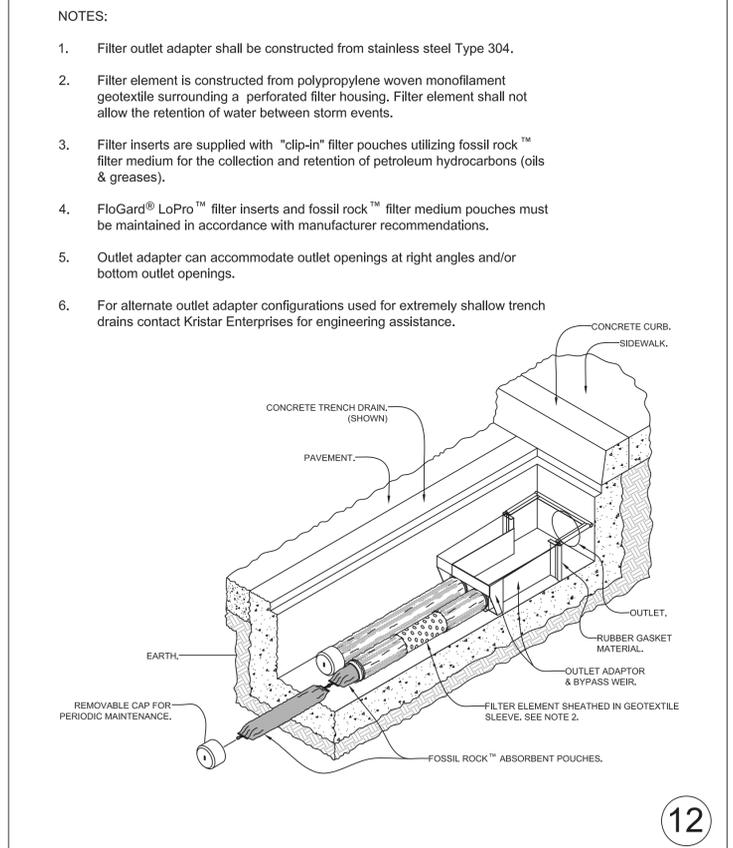
**FOR TRAFFIC**

WIDTH GRATE	WIDTH TRENCH	DEPTH TRENCH	LENGTH GRATE	APPROX. WEIGHT PER FOOT GRATE AND TROUGH	APPROX. WEIGHT PER FOOT COVER AND TROUGH
6	4	8	24	34	42
8	6	8	24	43	47 1/2
10	8	8	24	51	53
12	10	8	24	51	60 1/2
14	12	8	24	69	80

**GRATE AND FRAME FOR TRAFFIC**

WIDTH W/FT	10"	12"	14"
A-2403 - GRATE ONLY - APPROX. WTS PER LINEAL FOOT	39#	45#	53#

**11**



**FloGard® LoPro™**  
**TRENCH DRAIN FILTER INSERT**

**KriStar Enterprises, Inc.**  
P.O. Box 6419, Santa Rosa, CA 95406  
Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

**12**

**1212 CAST IRON GRATE**  
PARKWAY ONLY 28 lbs.

**1212 STEEL GRATES**  
PARKWAY 16 lbs.  
TRAFFIC 18 lbs.

**1212 STEEL COVER**  
PARKWAY 22 lbs.  
TRAFFIC 25 lbs.

**1212 TOP SECTION (WITH GALVANIZED FRAME)**

**1212 LOWER SECTION (NO FRAME)**  
NOTE: USE 1/2" 18" 24" 28" LOWERS TO INCREASE DEPTH UP TO A MAXIMUM OF 72"

**1212 BASE**  
WT. 165 lbs

**12" X 12" CATCH BASIN**  
**1212CB**

TOP SECTION	HT.	LBS	KNOCK-OUT
1212 T6	6"	170	NONE
1212 T12	12"	275	(4) 5" x 10"
1212 T18	18"	270	(4) 8" x 12"
1212 T24	24"	430	(4) 8" x 15"
1212 T28	28"	380	(4) 8" x 22"

EXTENSION SECTION	HT.	LBS	KNOCK-OUT
1212 E6	6"	170	NONE

LOWER SECTION	HT.	LBS	KNOCK-OUT
1212 L12	12"	275	(4) 5" x 10"
1212 L18	18"	270	(4) 8" x 12"
1212 L24	24"	430	(4) 8" x 15"
1212 L28	28"	380	(4) 8" x 22"

**18**

**BIO CLEAN 6" DIA DOWNSPOUT FILTER - Screen Type**

MODEL #S  
BC-DF4, BC-DF6, BC-DF8

NOTE: USE 1/2" 18" 24" 28" LOWERS TO INCREASE DEPTH UP TO A MAXIMUM OF 72"

4" LISTED ADAPTER For Model# BC-DF4

6" LISTED ADAPTER For Model# BC-DF6

8" LISTED ADAPTER For Model# BC-DF8

TREATMENT FLOW RATE = 1.14 CFS  
BYPASS FLOW RATE = 2.25 CFS

1.3 SQ FT FILTER SURFACE AREA

**19**

**CONSTRUCTION NOTES**

- CONSTRUCT 6"-CONCRETE CURB PER CITY STANDARD NO. 200-1, TYPE B-1
- CONSTRUCT 24"-HIGH PLANTER WALL
- CONSTRUCT 36"x36" CATCH BASIN PER BROOKS PRODUCTS INC. MODEL NO. 3636CB USE STEEL TRAFFIC SOLID COVER, SEE SHEET 5 FOR DETAILS
- CONSTRUCT 24"x24" CATCH BASIN PER BROOKS PRODUCTS INC. MODEL NO. 2424CB USE STEEL TRAFFIC GRATE, SEE SHEET 5 FOR DETAILS
- INSTALL GRATE INLET SKIMMER BOX PER SUNTREE TECHNOLOGIES, INC. MODEL GISB-24-24-24 OR EQUAL, SEE SHEET 5 FOR DETAILS
- INSTALL STORMDRAIN STENCIL, SEE SHEET 5 FOR DETAILS
- CONSTRUCT 4" AC PAVEMENT TOP OF 6" CAB PER ARCH PLAN
- CONSTRUCT 5" ASPHALT CONCRETE PAVEMENT OVER 6" CRUSHED AGGREGATE BASE TOP OF COMPACTED SOIL
- CONSTRUCT 6" P.V.C. PIPES, SCHED-80, OR EQUAL
- CONSTRUCT 8" P.V.C. PIPES, SCHED-80, OR EQUAL
- CONSTRUCT TRENCH DRAIN WIDTH GRATE W=8" FOR TRAFFIC PER ALHAMBRA FOUNDRY COMPANY MODEL A-2446 OR EQUAL SEE SHEET 6 FOR DETAILS
- INSTALL "FLO-GARD" TRENCH DRAIN FILTER INSERT MODEL FG-TDOF6 OR EQUAL, SEE SHEET 6 FOR DETAILS
- CONSTRUCT 12" P.V.C. PIPES, SCHED-80, OR EQUAL
- CONSTRUCT INFILTRATION TRENCH, WIDTH=14", LENGTH = 165', SEE SHEET 6 FOR DETAILS, GPS:33.700141, -117.939088
- CONSTRUCT TWO 36"-DIA PERFORATED PIPE INSIDE INFILTRATION TRENCH, TOTAL LENGTH = 330', SEE SHEET 6 FOR DETAILS
- OVEREXCAVATION PER SOILS REPORT
- REMOVE EXISTING DRIVEWAY AND CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY STANDARD PLAN NO206-1, W = PER PLAN, X=3" PER SEPARATE PERMIT
- CONSTRUCT 12"x12" CATCH BASIN PER BROOKS PRODUCTS INC. MODEL NO. 1212CB USE STEEL TRAFFIC GRATE, SEE SHEET 6 FOR DETAILS
- INSTALL DOWNSPOUT FILTER PER BIO CLEAN ENVIRONMENTAL SERVICE, INC MODEL BC-DF8 OR EQUAL, SEE SHEET 6 FOR DETAILS.
- CONSTRUCT PARKWAY DRAIN PER SPPWC STD PLAN 151-2, INLET TYPE 1, S=30", PER SEPARATE PERMIT
- SAWCUT AND REMOVE EXISTING A.C.PAVEMENT & AB (12" WIDE) PER SEPARATE PERMIT
- CONSTRUCT STORMDRAIN CLEANOUT PER SPPWC STD PLAN 204-2

**12**

**FloGard® LoPro™**  
**TRENCH DRAIN FILTER INSERT**

**KriStar Enterprises, Inc.**  
P.O. Box 6419, Santa Rosa, CA 95406  
Ph: 800.579.8819, Fax: 707.524.8186, www.kristar.com

**12**

**DIGALERT**  
DIAL TOLL FREE 811  
AT LEAST TWO DAYS BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

**BENCHMARK:**  
BM ID: FV-81-89  
ELEV: 30.493  
YEAR OF RECORD: 2010  
DATUM: NGVD (1988)

DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "FV-81-89", SET IN THE SOUTHWEST CORNER OF A 4.5 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF EUCLID STREET AND TALBERT AVENUE, 97.7 FT. EASTERLY OF THE CENTERLINE OF EUCLID STREET AND 32 FT. NORTHERLY OF THE CENTERLINE OF TALBERT. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

**OWNER:**  
AHMED ELKAYAL  
18001 IRVINE BLVD  
TUSTIN, CA 92780  
TEL: 714-606-3646

**BASIS OF BEARINGS:**  
THE BEARING N 89°31'49" E OF THE CENTERLINE OF KALAMA RIVER AVENUE, AS SHOWN IN PARCEL MAP, P.M. 30-18, RECORDS OF ORANGE COUNTY.

**SOILS ENGINEER:**  
GEOBODEN, INC  
5 HODGENVILLE  
IRVINE, CA 92620  
TEL (949) 872-9565  
PROJECT: KALAMA-201  
DATE: JULY 28, 2020

**LEGAL DESCRIPTION:**  
BEING A SURVEY OF PARCEL 4 OF PARCEL MAP, IN THE CITY OF FOUNTAIN VALLEY, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 30 PAGE 18 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN#: 156-164-07

**TRITECH ENGINEERING ASSOCIATES**  
135 N. SAN GABRIEL BLVD.  
SAN GABRIEL, CA 91775  
TEL: (626) 570-1918  
EMAIL: info@tritechengineer.com

**CITY OF FOUNTAIN VALLEY**  
APPROVED BY:  
TEMO GALVEZ, ACTING DIRECTOR OF PUBLIC WORKS DATE  
R.C.E.49335, EXP. DATE 09-30-22

**GRADING AND DRAINAGE PLAN**  
SCALE: 1" = 20'  
DATE: 03/26/2021  
TITLE SHEET  
DRAWN BY: SMTH  
REVISED:  
10870 KALAMA RIVER AVENUE,  
FOUNTAIN VALLEY, CA 92708  
SHEET 6 OF 8  
JOB NO. 200721

APN# 156-164-07

# EROSION AND SEDIMENT CONTROL PLAN

## EROSION CONTROL NOTES:

- EROSION CONTROL IS REQUIRED FOR GRADING OPERATIONS DURING "DRY SEASON" REQUIREMENTS (MAY 1 THROUGH SEPTEMBER 30) AND FOR "WET SEASON" REQUIREMENTS (OCTOBER 1 THROUGH APRIL 30). APPROVED PLANS ARE REQUIRED FOR ALL ROUGH GRADING OPERATIONS.
- IN CASE OF EMERGENCY CALL:  
  

AHMED ELKAYAL	AT	TEL: 714-606-3646
(RESPONSIBLE PERSON)	(FIRM)	(24 HOUR PHONE NO.)
- THE DESIGN CIVIL ENGINEER WILL SUPERVISE EROSION CONTROL WORK AND ENSURE THAT WORK IS IN ACCORDANCE WITH THE APPROVED PLANS (IF REQUIRED).
- THERE SHALL BE A "WEATHER TRIGGERED" ACTION PLAN AND THE ABILITY TO DEPLOY STANDBY SEDIMENT CONTROL BMPs AS NEEDED TO PROTECT ALL EXPOSED PORTIONS OF THE SITE WITHIN 48 HOURS OF A PREDICTED STORM EVENT (A PREDICTED STORM EVENT IS DEFINED AS A NATIONAL WEATHER SERVICE FORECASTED, 50% CHANCE OF RAIN).
- EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
- ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS, SILT FENCES, AND DESILTING BASINS, ETC.
- GRADED AREAS AROUND THE TRACT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- DESILTING BASINS ARE TO BE CONSTRUCTED AS GRADING OF INDIVIDUAL GRADING AREAS ARE COMPLETE PER ROUGH GRADING PLANS.
- THE CITY ENGINEER RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THIS PLAN AS DEEMED NECESSARY.
- INFORMATION ON THIS PLAN IS FOR EROSION CONTROL ONLY. ALL OTHER INFORMATION IS SUBJECT TO CHANGE.
- TEMPORARY EROSION PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.
- AREAS SHALL BE MAINTAINED IN SUCH A STATE THAT FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).
- NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR DURING THE "WET SEASON", UNLESS ADEQUATE TEMPORARY/ PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PRACTICAL STREET, STORM DRAIN OR NATURAL WATER COURSE.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHANNELLED INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.
- CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO THIS SITE AND ADJACENT PROPERTIES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
- SLOPES CONSTRUCTED PRIOR TO OCTOBER 1 SHALL BE TREATED FOR EROSION CONTROL PRIOR TO OCTOBER 15. SLOPES CONSTRUCTED AFTER OCTOBER 1 SHALL BE TREATED FOR EROSION CONTROL AS THE CONSTRUCTION OF SLOPE PROGRESSES IN INCREMENTS OF 25 FEET OR LESS MEASURED VERTICALLY.
- FILL AREAS WHILE BEING BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED BY VARIOUS MEASURES TO ELIMINATE EROSION AND THE SILTATION OF DOWNSTREAM FACILITIES AND ADJACENT AREAS. THESE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: TEMPORARY DOWNDRAINS, EITHER IN THE FORM OF PIPES OR PAVED DITCHES WITH PROTECTED OUTFALL AREAS; GRADED BERMS AROUND AREAS TO ELIMINATE EROSION OF FILL SLOPES BY SURFACE RUNOFF; CONFINED PONDING AREAS TO DESILT RUNOFF; TEMPORARY CHECK DAMS IN TOE OF SLOPE DITCHES TO DESILT RUNOFF; PROTECTION SUCH AS SAND BAGS AROUND INLETS WHICH HAVE NOT BEEN BROUGHT UP TO GRADE; AND EARTH BERMS AND APPROPRIATE GRADING TO DIRECT DRAINAGE AWAY FROM THE EDGE OF THE TOP OF SLOPES SHALL BE CONSTRUCTED AND MAINTAINED ON THOSE FILL AREAS WHERE EARTH-WORK OPERATIONS ARE NOT IN PROGRESS.
- TOP OF CUT BROW DITCHES, WHERE REQUIRED ON THE PLANS, SHALL BE CONSTRUCTED PRIOR TO EXCEEDING 12 FEET OF CUT MEASURED VERTICALLY.
- CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS THAT HAVE BEEN CLEARED AND GRUBBED PRIOR TO GRADING OPERATION, AND THAT ARE SUBJECT TO RUNOFF DURING THE PERIOD FROM THE BEGINNING OF THE "WET SEASON". THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO: GRADED DITCHES; BRUSH BARRIERS AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND THE LIMITS OF GRADING.
- CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS AND OMISSIONS DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.

23. The following BMPs from the 2009 Construction BMP Handbook Portal must be implemented for all construction activities as applicable. As an alternative, details from "Caltrans Stormwater Quality Handbooks, Construction Site Best Management Practices (BMP) Manual" may be used. Additional measures may be required if deemed appropriate by the Building Official.

### EROSION CONTROL

- EC1 - SCHEDULING
- EC2 - PRESERVATION OF EXISTING VEGETATION
- EC3 - HYDRAULIC MULCH
- EC4 - HYDROSEEDING
- EC5 - SOIL BINDERS
- EC6 - STRAW MULCH
- EC7 - GEOTEXTILES & MATS
- EC8 - WOODMULCHING
- EC9 - EARTH DIKES AND DRAINAGE SWALES
- EC10 - VELOCITY DISSIPATION DEVICES
- EC11 - SLOPE DRAINS
- EC12 - STREAMBANK STABILIZATION
- EC13 - RESERVED
- EC14 - COMPOST BLANKETS
- EC15 - SOIL PREPARATION / ROUGHENING
- EC16 - NON-VEGETATED STABILIZATION

### TEMPORARY SEDIMENT CONTROL

- SE1 - SILTFENCE
- SE2 - SEDIMENT BASIN
- SE3 - SEDIMENT TRAP
- SE4 - CHECKDAM
- SE5 - FIBER ROLLS
- SE6 - GRAVEL BAG BERM
- SE7 - STREET SWEEPING AND VACUUMING
- SE8 - SANDBAG BARRIER
- SE9 - STRAW BALE BARRIER
- SE10 - STORM DRAIN INLET PROTECTION
- SE11 - ACTIVE TREATMENT SYSTEMS
- SE12 - TEMPORARY SILT DIKE
- SE13 - COMPOST SOCKS & BERMS
- SE14 - BIOFILTER BAGS

### WIND EROSION CONTROL

- WE1 - WIND EROSION CONTROL

### TEMPORARY TRACKING CONTROL

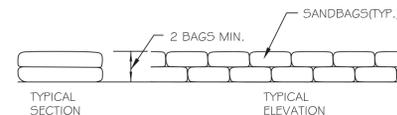
- TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
- TC2 - STABILIZED CONSTRUCTION ROADWAY
- TC3 - ENTRANCE/OUTLET TIRE WASH

### NON-STORMWATER MANAGEMENT

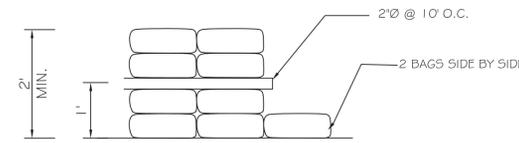
- NS1 - WATER CONSERVATION PRACTICES
- NS2 - DEWATERING OPERATIONS
- NS3 - PAVING AND GRINDING OPERATIONS
- NS4 - TEMPORARY STREAM CROSSING
- NS5 - CLEAR WATER DIVERSION
- NS6 - ILLICIT CONNECTION/DISCHARGE
- NS7 - POTABLE WATER/IRRIGATION
- NS8 - VEHICLE AND EQUIPMENT CLEANING
- NS9 - VEHICLE AND EQUIPMENT FUELING
- NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 - FILE DRIVING OPERATIONS
- NS12 - CONCRETE CURING
- NS13 - CONCRETE FINISHING
- NS14 - MATERIAL AND EQUIPMENT USE
- NS15 - DEMOLITION ADJACENT TO WATER
- NS16 - TEMPORARY BATCH PLANTS

### WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

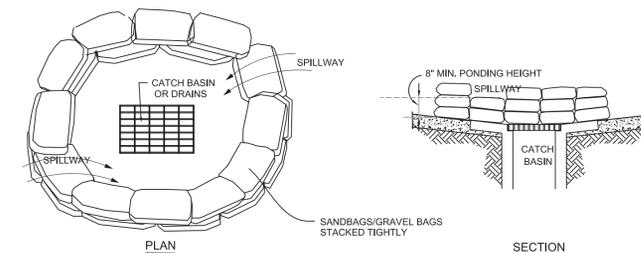
- WM1 - MATERIAL DELIVERY AND STORAGE
- WM2 - MATERIAL USE
- WM3 - STOCKPILE MANAGEMENT
- WM4 - SPILL PREVENTION AND CONTROL
- WM5 - SOLID WASTE MANAGEMENT
- WM6 - HAZARDOUS WASTE MANAGEMENT
- WM7 - CONTAMINATION SOIL MANAGEMENT
- WM8 - CONCRETE WASTE MANAGEMENT
- WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
- WM10 - LIQUID WASTE MANAGEMENT



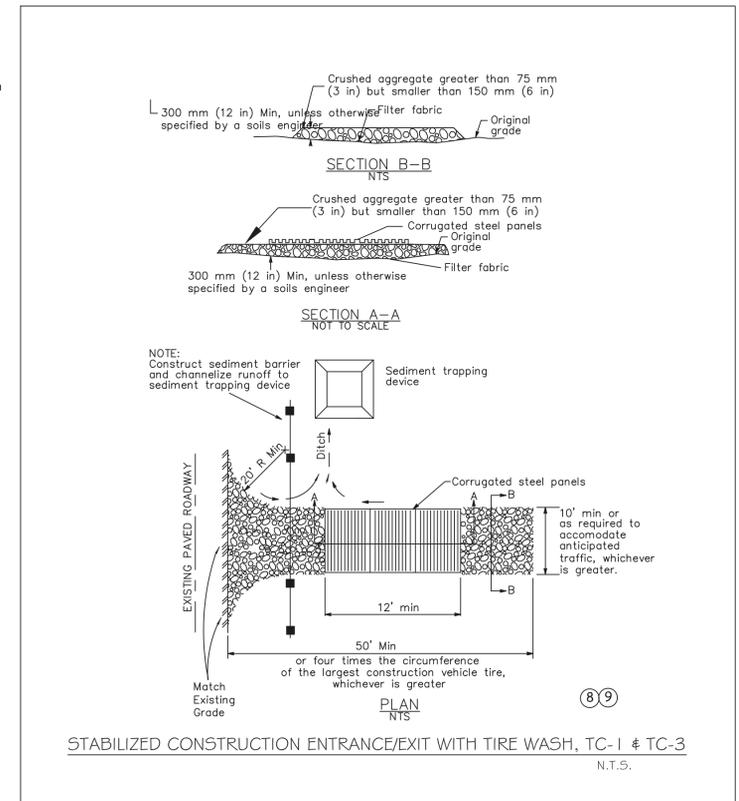
7 SAND BAG BARRIER  
N.T.S.



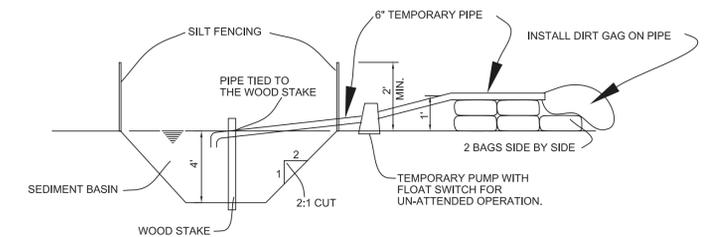
7 SAND BAG BARRIER  
N.T.S.



11 STORM DRAIN INLET PROTECTION, SE10  
NOT TO SCALE



8,9 STABILIZED CONSTRUCTION ENTRANCE/EXIT WITH TIRE WASH, TC-1 & TC-3  
N.T.S.



12 SEDIMENT BASIN, SE2 (DETAIL SECTION)  
NOT TO SCALE

### DESIGNATED BMPs:

- 1 STAGING AREA FOR BMPs NS-8, NS-9 & NS-10.
- 2 CONCRETE WASHOUT FACILITIES FOR BMP WM-8.
- 3 WM-6, HAZARDOUS WASTE MANAGEMENT.
- 4 WM-5, SOLID WASTE MANAGEMENT.
- 5 WM-1, MATERIAL DELIVERY & STORAGE.
- 6 WM-9, SANITARY/SEPTIC WASTE MANAGEMENT.
- 7 SE-8, SANDBAG BARRIER, TYPICAL.
- 8 TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT.
- 9 TC-3, ENTRANCE OUTLET TIRE WASH.
- 10 SE1 - SILT FENCE
- 11 SE-10, STORM DRAIN INLET PROTECTION
- 12 SE-2, SEDIMENT BASIN.



APN# 156-164-07



**BENCHMARK:**  
BM ID: FV-81-89  
ELEV: 30.493  
YEAR OF RECORD: 2010  
DATUM: NGVD (1988)

DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "FV-81-89", SET IN THE SOUTHWEST CORNER OF A 4.5 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF EUCLID STREET AND TALBERT AVENUE, 97.7 FT. EASTERLY OF THE CENTERLINE OF EUCLID STREET AND 32 FT. NORTHERLY OF THE CENTERLINE OF TALBERT. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

**OWNER:**  
AHMED ELKAYAL  
18001 IRVINE BLVD  
TUSTIN, CA 92780  
TEL: 714-606-3646

**BASIS OF BEARINGS:**  
THE BEARING N 89°31'49" E OF THE CENTERLINE OF KALAMA RIVER AVENUE, AS SHOWN IN PARCEL MAP, P.M. 30-18, RECORDS OF ORANGE COUNTY.

**SOILS ENGINEER:**  
GEOBODEN, INC  
5 HODGENVILLE  
IRVINE, CA 92620  
TEL (949) 872-9565  
PROJECT: KALAMA-2-01  
DATE: JULY 28, 2020

**LEGAL DESCRIPTION:**  
BEING A SURVEY OF PARCEL 4 OF PARCEL MAP, IN THE CITY OF FOUNTAIN VALLEY, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 30 PAGE 18 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN# : 156-164-07

**SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN**

135 N. SAN GABRIEL BLVD.  
SAN GABRIEL, CA 91775  
TEL: (626) 570-1918  
EMAIL: info@tritechengineer.com

**CITY OF FOUNTAIN VALLEY**

APPROVED BY:

TEMO GALVEZ, ACTING DIRECTOR OF PUBLIC WORKS DATE  
R.C.E.49335, EXP. DATE 09-30-22

BRIAN JAMES PLANNING AND BUILDING DIRECTOR DATE

**EROSION AND SEDIMENT CONTROL PLAN**

SCALE: 1" = 20'

DATE: 03/26/2021

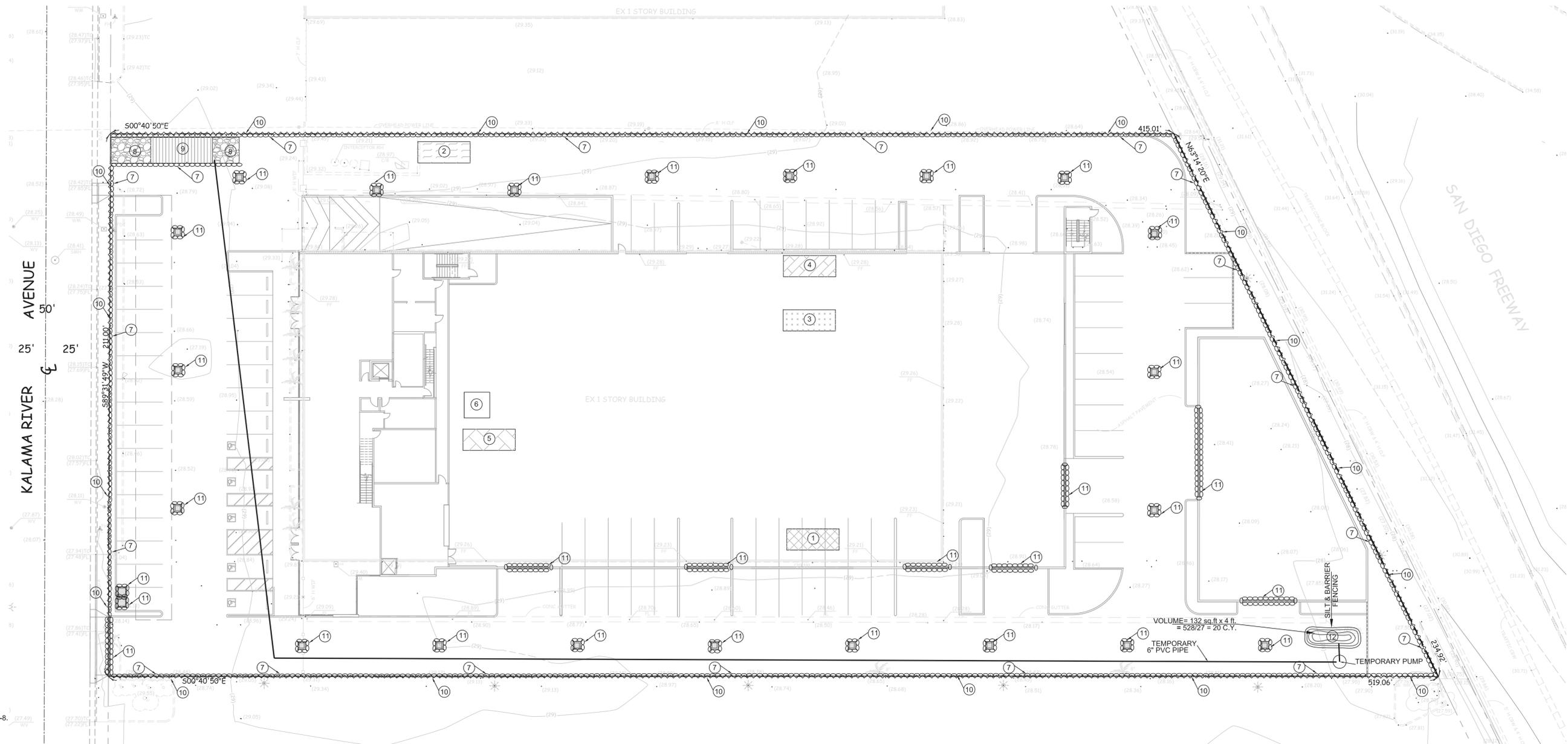
NOTES AND DETAILS

10870 KALAMA RIVER AVENUE,  
FOUNTAIN VALLEY, CA 92708

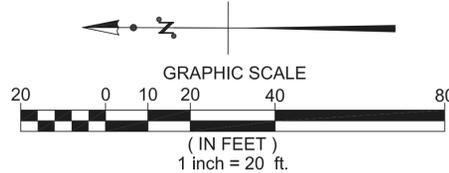
SHEET 7 OF 8

DRAWN BY: SMTH  
REVISED:  
JOB NO. 200721

# EROSION AND SEDIMENT CONTROL PLAN



- DESIGNATED BMPs:**
- ① STAGING AREA FOR BMPs NS-8, NS-9 & NS-10.
  - ② CONCRETE WASHOUT FACILITIES FOR BMP WM-8.
  - ③ WM-6, HAZARDOUS WASTE MANAGEMENT.
  - ④ WM-5, SOLID WASTE MANAGEMENT.
  - ⑤ WM-1, MATERIAL DELIVERY & STORAGE.
  - ⑥ WM-9, SANITARY/SEPTIC WASTE MANAGEMENT.
  - ⑦ SE-8, SANDBAG BARRIER, TYPICAL.
  - ⑧ TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT.
  - ⑨ TC-3, ENTRANCE OUTLET TIRE WASH.
  - ⑩ SE1 - SILT FENCE
  - ⑪ SE-10, STORM DRAIN INLET PROTECTION
  - ⑫ SE-2, SEDIMENT BASIN.



APN# 156-164-07



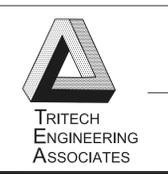
**BENCHMARK:**  
BM ID: FV-81-89  
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YEAR OF RECORD: 2010  
DATUM: NGVD (1988)  
DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "FV-81-89", SET IN THE SOUTHWEST CORNER OF A 4.5 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF EUCLID STREET AND TALBERT AVENUE, 97.7 FT. EASTERLY OF THE CENTERLINE OF EUCLID STREET AND 52 FT. NORTHERLY OF THE CENTERLINE OF TALBERT. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

**OWNER:**  
AHMED ELKAYAL  
18001 IRVINE BLVD  
TUSTIN, CA 92780  
TEL: 714-606-3646

**BASIS OF BEARINGS:**  
THE BEARING N 89°31'49" E OF THE CENTERLINE OF KALAMA RIVER AVENUE, AS SHOWN IN PARCEL MAP, P.M. 30-18, RECORDS OF ORANGE COUNTY.

**SOILS ENGINEER:**  
GEOBODEN, INC  
5 HODGENVILLE  
IRVINE, CA 92620  
TEL (949) 872-9565  
PROJECT: KALAMA-2-01  
DATE: JULY 28, 2020

**LEGAL DESCRIPTION:**  
BEING A SURVEY OF PARCEL 4 OF PARCEL MAP, IN THE CITY OF FOUNTAIN VALLEY, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 30 PAGE 18 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
APN# : 156-164-07



**SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN**  
135 N. SAN GABRIEL BLVD.  
SAN GABRIEL, CA 91775  
TEL: (626) 570-1918  
EMAIL: info@tritechengineer.com

**CITY OF FOUNTAIN VALLEY**  
APPROVED BY:  
TEMO GALVEZ, ACTING DIRECTOR OF PUBLIC WORKS DATE  
R.C.E.49335, EXP. DATE 09-30-22  
BRIAN JAMES PLANNING AND BUILDING DIRECTOR DATE

**EROSION AND SEDIMENT CONTROL PLAN**  
SCALE: 1" = 20'  
DATE: 03/26/2021  
PLAN  
10870 KALAMA RIVER AVENUE,  
FOUNTAIN VALLEY, CA 92708  
SHEET 8 OF 8  
DRAWN BY: SMITH  
REVISID:  
JOB NO. 200721



RECEIVED  
JUN 15 2021  
PLANNING

10870 Kalama River Ave.  
Fountain Valley, CA 92708  
714-274-1144  
contact@famvans.com

## Company Profile

FAM Vans is Orange County's leading commercial van and truck dealership. Specializing in work vans and trucks, we also carry passenger vans, handicap access vans, utility trucks, box trucks between 10 and 26 feet, dump trucks, plumber, and contractor bodies. FAM Vans has a full service department and parts store.

FAM Vans, a family-owned business, was started by three brothers Fred, Aziz & Mike (hence the name FAM Vans). Starting from their home garage the brothers quickly found a niche in used commercial vans and opened their first location in Santa Ana with a 3000 Sq. ft. warehouse. FAM Vans moved 7 times in their first 10 years, always increasing in size and at one time having 2 locations in two different cities.

In 2003, with steady growth and a profitable business, they ultimately found a new home in Fountain Valley right off the 405 freeway at the Euclid exit. They vacated the two locations in Costa Mesa and Santa Ana and moved into one 34,000 Sq. ft. warehouse including office space on Kalama River Avenue. FAM Vans ran its Sales, Service and Parts Supply division from this location.

[ Figure 1. FAM Vans, Fountain Valley, CA ]

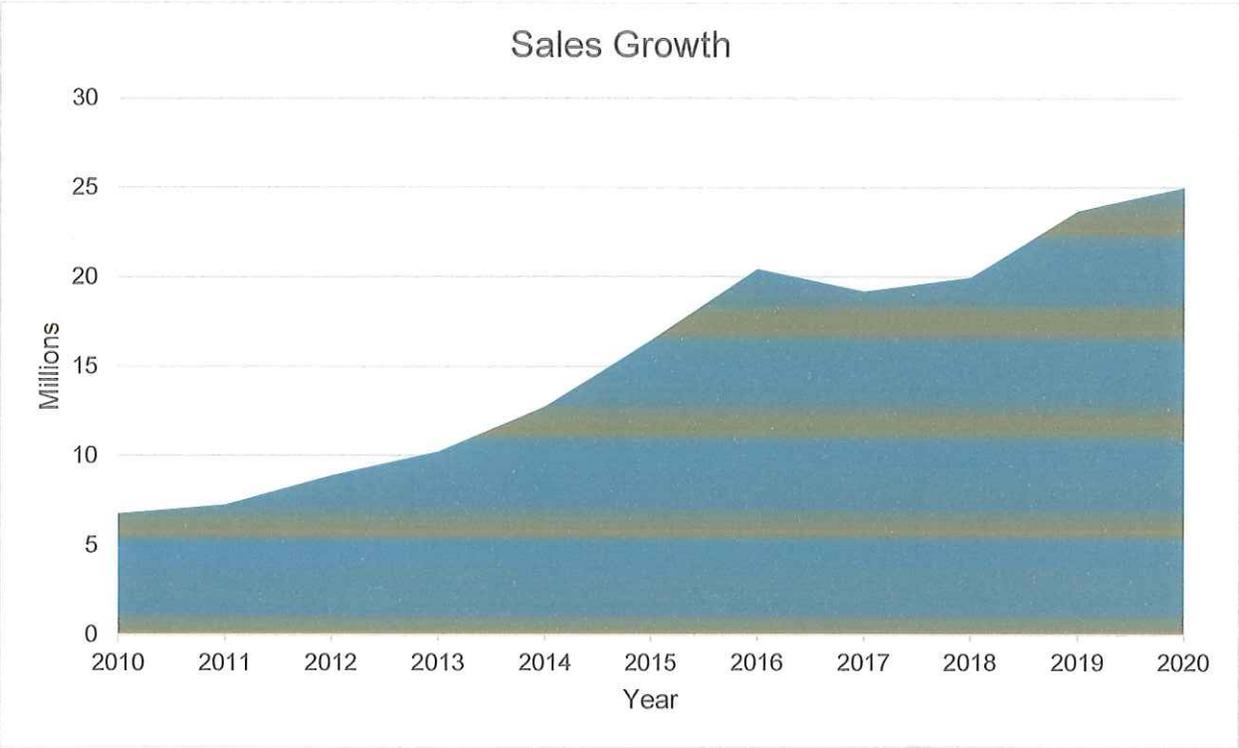


During the economic downturn of 2007 - 2009, FAM Vans realized that it should concentrate more on vehicle maintenance, repairs, and servicing. This business strategy allowed FAM Vans to further grow its business and ride out the economic recession while many other businesses in our industry were closing.

**Sales and Operations Growth**

Annual sales for 2010 were \$6,755,512.87. We are projecting to hit \$25 million in sales for the 2020 fiscal year.

**[ Figure 2. FAM Vans Sales Growth ]**



Due to the success and growth of the service and parts divisions, the parts department required its own space and moved into a new 19,000 Sq. ft. warehouse in 2010. Soon after, in March of 2012, the service department also expanded into a new facility. The service division went from having 4 service bays to 12 in a new warehouse facility that has 26,000 Sq. ft. including office space.

This move allowed the existing 34,000 Sq. ft. location on Kalama River Ave to use the reclaimed space for its sales operations. More inventory can be purchased and stored which is an additional benefit to customers looking for the right kind of vehicle.

As the business has continued to grow, the original Fountain Valley location is again becoming too small. The company is also seeing logistic problems with having their divisions spread across three separate locations.

FAM Vans began exploring its options for consolidating its operations into one physical location, Sales, Service and Parts all under one roof. This culminated in the idea of on-site expansion by building upwards, above and around the existing facility with a new parking facility built above the existing warehouse and remodeling the entire front office.

[ Figure 3-4. FAM Vans design of a new structure ]



FAM Vans has been in business for over 28 years, growing and expanding all while building a very loyal customer base. Proudly serving Orange County but also bringing in customers from all over Southern California, Norther California, and even neighboring states. FAM Vans is currently operating with a staff of 35 employees with plans to increase that number to 45 after our next expansion.

As it started, FAM Vans is still a family-owned and operated company, a family growing larger with each new employee and each new customer.

**FAM VANS**  
10870 Kalama River Ave.  
Fountain Valley, CA 92708

Mon-Fri: 9am to 7pm  
Sat: 9am to 4pm  
Sun: 10am to 3pm

[www.famvans.com](http://www.famvans.com)

## **ATTACHMENT 3**

### **CONDITIONS OF APPROVAL**

Development Plan Review 20-02

FAM Vans  
10870 Kalama River  
Fountain Valley Crossings Specific Plan (FVCSP)

The following Conditions of Approval [COA] apply to this project. The COA's are specific conditions applicable to the proposed project. The property owner is responsible for the fulfillment of all conditions and standard development requirements, unless specifically stated otherwise.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, permittee expressly accepts and agrees to comply with the following Conditions of Approval of this Permit:

#### **Planning Department Conditions Unique to this Project**

1. The site plans, elevation plans, floor plans, landscape plans, perspective plans, etc. dated submitted 6/15/21 (attached as Attachment # 1 to the staff report for this project), have been reviewed and approved by the Planning Director on July 21, 2021.
2. The number of persons shall not exceed the maximum occupancy load as determined by the Fire Department. If required by the Fire Department, signs indicating the occupant load shall be posted in a conspicuous place near the main entrance and must be posted prior to final inspection and prior to issuance of a certificate of occupancy.
3. Signs for the business shall comply with the sign regulations of the Crossings Specific Plan.
4. The windows of the business shall be free of any obstruction, tinting, or painting, except for window signage as permitted by the Crossings Specific Plan and Fountain Valley Sign Code.
5. The property owner shall install signage near the trash dumpster prohibiting trash dumping during the hours of 10:00 p.m. – 7:00 a.m. compliant with FVMC 6.28.050. Said signage shall be installed prior to certificate of occupancy of the building.
6. To prevent scavenging, illegal dumping, and to contribute to the general cleanliness of the property, the project shall provide a refuse containment area with a screened and securable gate. Also, exterior signage shall be provided outside of the trash enclosure prohibiting the scavenging of any material from the trash dumpster. Any refuse containment area and signage shall be included in the applicant's plan check submittal to the Building Department and shall be installed prior to issuance of certificate of occupancy of the building.
7. Trash enclosure areas shall be enclosed by six-foot high masonry walls with steel gates. A concrete apron equal to the width of the gate and outward from the enclosure a minimum of six feet shall be provided. The director may require the provision of a roof structure over the enclosure to obstruct visibility of the enclosure from above if necessary.

8. Trash enclosure areas shall be well lit with a minimum one footcandle. Compliance with this condition of approval shall be provided upon building plan check for the trash enclosure and on the electrical plans for the Project.
9. Signs shall be conspicuously posted on each storage area giving instructions on the use of the recycling bins and containers. Each sign shall not exceed four square feet in area and shall be posted on the exterior of the storage area, adjacent to the access point.
10. Rooftop equipment such as mechanical equipment or large receiving dishes shall be set back a minimum of ten (10) feet from building façade walls, screened on all sides, and integrated into the overall building design.
11. Clear glass shall be used and reflective glass should not be used at vision panels. If tinted glazing is used, light tints and green, gray or blue hues should be used.
12. An anti-graffiti coating shall be applied at the ground floor level and wherever exposed façade surfaces may be accessible from upper floors through wall openings.
13. To maintain the cleanliness of the property, the property owner shall be responsible for maintaining the area adjacent to their premises over which they have control free of litter.
14. The colors, materials and facades of the building shall not be changed without approval by the Planning Director and/or the Planning Commission.
15. Live Entertainment or "Accessory Entertainment Uses" as defined in the Fountain Valley Municipal Code shall be prohibited.
16. Per FVCSP 3.2.3.2.c, pedestrian scale street lighting is required along sidewalks. FVCSP 3.2.3.2.c states, "Decorative pedestrian-scale street lighting shall be provided along the sidewalk at a maximum spacing of ninety (90) feet on-center and staggered in relation to the street lights on the sidewalk across the street. Light source should be located twelve to fourteen (12-14) feet above finished grade." Proposed pedestrian lighting shall be consistent with Public Works standards for pedestrian lighting in the FVCSP and shall be installed within the public right of way.
17. Per FVCSP 2.7.4.B and FVMC 21.20.040.d.2.B, a curbed four foot wide (interior dimension) landscape finger with a 5-gallon minimum tree shall be installed on the east and west side of the ADA striping near parking stall #1, on the east side of parking stall #14, on the west side of parking stall #15, and halfway between parking stall #'s 15-26 as shown on sheet A2.0.
18. Per FVCSP 2.7.3.D.3, the ADA pathway from the public right of way to the building shall be a minimum five feet wide.
19. Per FVMC 21.20.050.b.1.D, Trees in landscape planters less than ten feet in width or located closer than five feet from a permanent structure shall be provided with root barriers.
20. Per FVCSP 2.6.7.B, landscape irrigation should utilize recycled water systems to the extent feasible through City, business, and property owner participation in the Green Acres Project (GAP) run by the Orange County Water District (OCWD). The GAP pipeline is located along Ward Street with a very short extension spur along Talbert Avenue. Prospective users should contact OCWD or water retailer for connection feasibility and potential reimbursement programs for capital investment costs.
21. Per FVCSP 2.6.7, screening walls should be constructed of materials that are compatible with the architecture and character of the site. Both side property lines fences must meet this requirement.
22. Development Plan Review 20-01 and Deviations to the FVCSP shall adhere to all

Mitigation Measures outlined in the Mitigation Monitoring and Reporting Program for the FVCSP EIR.

23. The approval of Development Plan Review 20-02 shall be contingent upon approval of the following entitlements:
  - a. Variance 337 – Approval authority from Planning Commission

Planning Department Standard Conditions

24. Development Plan Review 20-02 shall be approved and in effect for a period of 12 months from the original date of approval by the Planning Director and/or Planning Commission. If no development has commenced at the end of this 12-month time period, project approval shall expire and be determined void. A one-year extension may be granted at the discretion of the Planning Director. A request for an extension of time should be made in writing by the applicant forty (40) days prior to the expiration date. The site plan, floor plans, elevations, and landscape plans submitted shall be marked "Exhibit A" and made part of this application approval and cannot be modified without prior approval by either the Planning Director or Planning Commission.

Date of Project Approval: July 21, 2021

Date of Project Expiration: July 21, 2022

25. This conditions of approval is not effective unless it is signed by the applicant indicating and acknowledging his/her understanding of the conditions imposed herein. The failure of the applicant to sign this permit in no way shall be deemed to confer any greater rights than are contained in this permit.
26. By signing and accepting this conditions of approval, the applicant accepts the benefits conferred by the permit subject to the conditions imposed therein. By accepting the right to operate pursuant to the permit, the applicant waives all rights to challenge any condition imposed as unfair or unreasonable.
27. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by City's active negligence. The applicant shall provide a copy of conditions of approval to each manager and to all employees.
28. The applicant shall comply with all federal, state, and local laws. Violations of any of those laws in connection with the use will be cause for revocation of this permit.
29. Violation of any condition of approval shall be a misdemeanor.
30. Applicant shall comply with FVMC 21.24.110(27) which prohibits vehicle signs for the principal purpose of advertising a business.
31. No satellite dishes greater than 2.2 meters shall be installed on the subject property without approval of the Planning Commission.
32. The colors, materials and facades of the building shall be as approved by the Planning Director. No changes to the colors or materials shall occur without approval by the Planning Director. Changes that the Planning Director deems to vary significantly from the originally approved design shall be subject to the review requirements of the FVCSP.
33. All vents, gutters, downspouts, flashings, electrical conduits, etc. shall be internal to the building and shall not be visible from public view.

34. Refuse containment areas shall be provided with a screened and securable gate compliant with the FVCSP, Fountain Valley Municipal Code, and Rainbow Disposal specs.
35. The exterior lighting shall be scheduled to direct the light downward away from adjacent properties. If needed, light shielding may be installed to prevent light spillage onto adjacent properties. No additional exterior lighting is to be added unless a photometric study concludes the added lighting will have zero lighting shed impact on adjacent properties.
36. The applicant shall provide signing on the trash enclosure prohibiting the salvage of any material from the trash dumpsters.
37. There shall be no trash dumping from the facility between the hours of 10:00 p.m. and 7:00 a.m., seven (7) days a week.
38. Street and unit numbers are to be maintained in such a manner as to be plainly visible, shall not be hidden from view by trees, shrubs, bushes, etc., and other obstructions on the property. Street numbers shall be located and be a minimum size so that they are clearly visible from the street and be maintained on the front and rear doors. All numbers shall not be less than 6 in. in height and 2 in. in stroke and be of contrasting color from the background.
39. The petitioner shall be responsible for maintaining their area, and the area adjacent to which they have control, free of litter.
40. There shall be no storage of boats, trailers, campers, or the like on the premises unless as inventory to be sold.
41. Complete landscape plans shall be submitted to the Planning and Building Department. The landscape plans shall comply with the Fountain Valley Water Efficient Landscape Ordinance.
42. The petitioner shall be responsible for maintaining the premises free of graffiti.
43. All automatic fire sprinkler riser piping and components shall be contained within the interior of the building with adequate accessibility for service and maintenance. Final installation shall be subject to Fire Department approval.
44. The conditions herein contained shall run with the property and shall be binding on the applicant, and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.

#### Building Department

45. Install, maintain and provide for all California Disabled Access compliance per the California Building Code and the Division of State Architect. No encroachment into the disabled path of travel is allowed under any condition with the exception of emergency vehicles and personnel.
46. Projects must comply with the California Code of Regulations, Title 24; Fountain Valley Ordinances, and California law in effect at the time of plan submittal.

#### Public Works Department

47. All public improvements, including but not limited to, streets, sewer, water, storm drain, traffic systems, traffic control, and street repairs shall be constructed in accordance with

- the most recent edition of the City of Fountain Valley Public Works Standard plans.
48. Provide improvement plans as prepared by a Registered Civil Engineer for all improvements. The plans shall be 24 in. by 36 in. mylar with an appropriate engineering scale (1"=10', 1"=20', 1"=40'). The plans shall include, but not be limited to, paving, sidewalk, curb, gutter, street lighting and all underground utilities. Underground utilities shall include, but not be limited to: electrical, communications, street lighting, gas, sewer, water and appropriate storm drain facilities. The design, layout and location of the gas, electrical, communications and street lighting shall be in accordance with the requirements of the respective utility company.
  49. Prior to securing permits, complete landscaping plans prepared and signed by a California licensed landscape architect shall be approved by the Public Works and Planning Directors. The plans shall be on 24"x36" mylar with a scale to be consistent with the site plans.
    - a. Prior to the issuance of the Certificate of Occupancy, developer shall provide a certificate of substantial completion signed and sealed by the licensed landscape architect of record confirming the landscaping and irrigation system have been installed per approved plans.
  50. Without credit, provide for street improvements including, but not limited to, curbs, gutters, street paving, traffic control devices, ADA accessible driveway approaches, ADA curb ramps, and sidewalks within the public right-of-way.
  51. Provide street lighting facilities as recommended by the City Engineer and in accordance with City standards.
  52. Install a reduced pressure principle device on the domestic water supply line to the buildings as required by the City Engineer.
  53. Install approved backflow devices for irrigation systems as required by the City Engineer.
  54. When building is required to be fire sprinklered, the developer shall install a double check detector check valve assembly as required by the Fire Marshal and City Engineer.
  55. Developer shall prepare for City a preliminary Water Quality Management Plan for new development and significant redevelopment projects that meet one or more of the following criteria:
    - a. All significant redevelopment projects, where significant redevelopment is defined as projects that include the addition or replacement of 5,000 square feet or more of impervious surface on a developed site. Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the facility, or emergency redevelopment activity required to protect public health and safety. Where redevelopment results in the addition or replacement of less than fifty percent of the impervious surfaces of a previously existing developed site, and the existing development was not subject to WQMP requirements, the numeric sizing criteria discussed below applies only to the addition or replacement, and not to the entire developed site. Where redevelopment results in the addition or replacement of more than fifty percent of the impervious surfaces of a previously existing developed site, the numeric sizing criteria applies to the entire development.
    - b. New development projects that create 10,000 square feet or more of impervious surface (collectively over the entire project site) including commercial, industrial, residential housing subdivisions (i.e., detached single family home subdivisions,

multi-family attached subdivisions (town homes), condominiums, apartments, etc.), mixed-use, and public projects. This category includes development projects on public or private land, which fall under the planning and building authority of the permittees.

- c. Automotive repair shops (with SIC codes 5013, 5014, 5541, 7532-7534, 7536-7539).
  - d. Restaurants where the land area of development is 5,000 square feet or more.
  - e. All hillside developments on 5,000 square feet or more, which are located on areas with known erosive soil conditions or where the natural slope is twenty-five percent or more.
  - f. Developments of 2,500 square feet of impervious surface or more, adjacent to (within 200 feet) or discharging directly<sup>51</sup> into environmentally sensitive areas, such as areas designated in the Ocean Plan as Areas of Special Biological Significance or waterbodies listed on the CWA Section 303(d) list of impaired waters.
  - g. Parking lots of 5,000 square feet or more of impervious surface exposed to storm water.  
Parking lot is defined as a land area or facility for the temporary storage of motor vehicles.
  - h. Streets, roads, highways and freeways of 5,000 square feet or more of paved surface shall incorporate USEPA guidance, "Managing Wet Weather with Green Infrastructure: Green Streets" in a manner consistent with the maximum extent practicable standard. This category includes any paved surface used for the transportation of automobiles, trucks, motorcycles and other vehicles and excludes any routine road maintenance activities where the footprint is not changed.
  - i. Retail gasoline outlets of 5,000 or more square feet with a projected average daily traffic of 100 or more vehicles per day.
  - j. Emergency and public safety projects in any of the above-listed categories may be excluded if the delay caused due the requirement for a WQMP compromises public safety, public health and/or environmental protection.
56. An approved WQMP is required prior to the City issuing a grading or building permit. Each successor of the business or property is responsible for compliance with the WQMP.
57. Project needs to be in compliance with State Water Board trash provision requirements.
58. All washing of vehicles is to occur in the truck wash; no other washing outside of the rack is permitted.
59. Operations and maintenance of the existing clarifier is to be submitted to the City annually as part of the WQMP and the City's NPDES permit compliance.
60. Per the 2020-2021 Comprehensive User Fee Schedule (Resolution No. 9778), the developer shall pay a Traffic Impact Fee in the amount of \$0.88 per square foot of commercial space, \$0.68 per square foot of office space, and \$0.36 per square foot of industrial space. **Fee is estimated to be \$152,155.96.**
61. Pay a Drainage Annexation Fee in the amount of \$3,195.86 per gross acre of new development in accordance with Title 13 of the FVMC. In the event that this fee has not been paid with previous development activity, the developer shall be responsible for payment of the fee applied to the gross acreage of the entire property.
62. Pay a Sewer Connection Fee in accordance with the City's Sewer Master Plan and Title 14 the FVMC. In the event that this fee has not been paid with previous development activity, the developer shall be responsible for payment of the fee applied to the gross

acreage of the entire property.

63. Driveway approaches to the property will need to be replaced per City Std. plan 206 and as noted on the submitted plan.

#### Fire Department

64. Code. Group M, B, and S-1 occupancies shall comply with 2019 California Fire Code (CFC), 2019 California Building Code (CBC), and current Fountain Valley Municipal Code (FVMC).
65. Automatic Fire Sprinkler Systems. An automatic fire sprinkler system shall be provided in accordance with the 2019 California Building Code and for the following:
  - (a) Notwithstanding any provision in Section 903.2 of the CFC and Section 903.2 of the CBC, approved automatic fire sprinklers shall be installed and maintained in accordance with N.F.P.A., Standard 13, when total square footage equals three thousand five hundred (3,500) square feet or more throughout all buildings as set forth.
  - (b) Any existing building shall retrofit with automatic fire sprinklers when one of the following occurs:
    1. When a structure exceeds three thousand five hundred square feet or additions or tenant improvements are made which exceed thirty percent of the original building square footage.
66. Premise Identification. Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. CFC 505.1
67. Portable Fire Extinguishers. Provide one 2A10BC State Fire Marshal tagged fire extinguisher for every 3000 square feet of floor area. Travel distance not to exceed 75 feet. CFC 906.3
68. Knox Box. Where access to or within a structure or area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official. CFC 506.1
69. Motor Fuel – Dispensing Facilities and Repair Garages. Automotive motor fuel-dispensing facilities, marine motor fuel-dispensing facilities, fleet vehicle motor fuel-dispensing facilities, aircraft motor-vehicle fuel-dispensing facilities and repair garages shall be in accordance with the 2013 *California Fire Code* chapter 23 and the *California Building Code*, *California Plumbing Code* and *California Mechanical Code*. Such operations shall include both those that are accessible to the public and private operations. CFC 2301.1
70. Application of Flammable Finishes. The application of flammable finishes by means of spray apparatus, dipping or immersing articles or materials, utilizing powder spray guns, electrostatic powder spray guns, fluidized beds or electrostatic beds, floor surfacing or finishing operations in areas exceeding 350 square feet, and flammable finishes consisting of dual-component coatings when applied by brush or roller in quantities exceeding 1 gallon shall comply with the requirements of the 2013 *California Fire Code* Chapter 24. CFC 2401.1
71. Hazardous Materials. All businesses storing or handling hazardous materials in quantities exceeding 55 gallons, 200 cu. Ft. or 500 lbs. shall file a hazardous materials Business

- Emergency plan with the Fire Department. Health and Safety Code, Chapter 6.95, Sections 25500 through 25545, and Title 19, Division 2, Chapter 4.
72. General. Fire Safety during construction shall comply with Chapter 33 of the 2019 California Fire Code as well as the following:
  73. Access for Fire Fighting. Provide Fire Department access roads prior to the start of combustible construction. Roads shall be installed to Fire Department and Public Works standards. CFC 3310
  74. Fire Hydrants. Hydrants shall be installed in accordance with The Fire Code official approval and City Engineer prior to start of any combustible construction. Additional fire hydrant may be required. CFC 3310
  75. Portable Fire Extinguishers. Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard as follows:
    1. At each stairway on all floor levels where combustible materials have accumulated.
    2. In every storage and construction shed.
    3. Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use of flammable and combustible liquids. CFC 3315.1
  76. Hazardous Materials. There shall be no hazardous storage where the aggregate quantity exceeds the exempt amounts set forth in the California Fire Code. All storage, dispensing, use and handling of hazardous materials shall be in accordance with Chapter 50 of the 2019 California Fire Code.
  77. Building exhaust/ventilation systems shall comply with Chapter 4 and 5 of the CBC 2019 Edition and all other requirements of the CBC.
  78. FVFD will require a deferred submittal for the fire protection and construction of an approved paint spray booth.
  79. A dust collection system will be required for automobile body work modifications.
  80. An approved plan-permit form AQMD will be required.
  81. Deferred submittals for the following items to be submitted to FVFD – Fire Sprinklers (standpipes), fire main underground, fire alarm, other fire protections systems as required by CFC.
  82. The “spray booth” room on the first floor will require deferred submittals from both the Fountain Valley Building Department and the Fire Department for an approved spray booth. FVFD will require a deferred submittal for the booth and the fire protection system for the booth. AQMD approval will be required as well. The state CERS program will require an update 30 days after final inspection for any additional hazardous materials added to Fam Vans inventory. Additional FVFD operational permits will be implemented after final inspection and Certificate of Occupancy has been issued.

#### Police Department

83. Install and maintain in working order security cameras around the premises. Surveillance cameras shall be installed in parking lots and structures, and should cover as much area as possible. In structures, they should be placed at entrances and exits as well as interior areas, especially at elevator waiting areas and stairwells. Cameras shall record 24 hours a

day and 7 days a week with clear signs indicating these operations. These cameras should include, but are not limited to, visual coverage of the areas available to the public on the inside of the business, as well as the parking area in front of the business, and the structure area. These cameras will have high resolution and low-light capability. Video from all cameras will be recorded and made available to the Police Department upon request. A video camera plan shall be included in the applicant's plan check submittal to the Building Department and security cameras shall be installed prior to issuance of certificate of occupancy.

84. An alarm system shall be installed and be of a type that sounds a signal when it is activated.
85. Parking structure stairwells, elevators, and waiting areas should be designed to allow pedestrians to be seen from the outside of these structures and for pedestrians to see out.

PASSED, APPROVED AND ADOPTED THIS 21<sup>ST</sup> DAY OF JULY, 2021

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Planning & Building Director

BY SIGNING THIS PERMIT, THE PERMITTEE ACKNOWLEDGES ALL OF THE CONDITIONS IMPOSED AND ACCEPTS THIS PERMIT SUBJECT TO THOSE CONDITIONS AND WITH THE FULL AWARENESS OF THE PROVISIONS OF CHAPTER 2.0.5 OF THE FOUNTAIN VALLEY CROSSINGS SPECIFIC PLAN.

BY SIGNING THIS RESOLUTION, THE APPLICANT ACKNOWLEDGES ACCEPTANCE OF THE BENEFITS OF THE **DEVELOPMENT PLAN REVIEW AND DEVIATIONS** AND AGREES TO WAIVE ANY RIGHT TO LATER CHALLENGE ANY CONDITION(S) IMPOSED AS UNFAIR, UNNECESSARY, OR UNREASONABLE.

---

Date

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Applicant Sign/Print