



CITY OF LAGUNA NIGUEL BUILDING PERMIT - ONLINE

Community Development Department
30111 Crown Valley Pkwy, Laguna Niguel, CA 92677
(949) 362-4360 www.CityofLagunaNiguel.org/etrakit
bpermit@cityoflagunaniguel.org

Permit Number

B21-2323

Job Address				Application Date 11/18/2021	Issued Date 2/22/2022	Status ISSUED																						
SITE: 9 SOUTH PEAK B				Permit Type RESIDENTIAL	Permit Subtype ADU	Issued By: DCAR Planner:																						
Tract:	11902	Lot:	58				APN:	65924118																				
Elec:	SDGE		Zoning:	RS-3		Planning No																						
Owner:				Valuation \$75,000.00	Construction Type	Occupancy Type																						
Address: 9 S PEAK				Owner Builder Declaration I am exempt from the contractor's license law for the following reason: ____ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended for, or offered for sale (section 7044, of the business and professions code) ____ I, as owner of the property am exclusively contracting with licensed contractors to complete the permitted project under the provisions of section 7044, of the business & professions code. This permit shall expire if the building or work authorized by such permit is not completed within <u>365 days</u> after issuance. Any placement of a bin in the public right-of-way requires a permit from Public Works. Please contact PWencroachment@cityoflagunaniguel.org All work shall conform to the CBC, CMC, CEC, CPC, CRC, CGC, and CA energy code.																								
City/State/Zip: LAGUNA NIGUEL, , 92677-2903																												
Owner Builder:																												
Applicant: DANNY AMAYA																												
Contact:																												
Address: 1061 E 4TH ST				Project Description: Permit for new 510sqft detached ADU Verify for code compliance																								
City/State/Zip: SANTA ANA, CA, 92701																												
Phone: (562) 619-5383																												
Licensed Contractors Declaration I hereby claim, under penalty of perjury, the following statement: that I am licensed under provisions of chapter 9 commencing with section 7000 of division 3 of the business and professions code, and at this time my contractor's license is current, active and in full force.																												
Contractor: GOOD MEASURE CONSTRUCTION INC																												
Contact:				Fee Items <table><tr><td>BUILDING</td><td>\$858.33</td></tr><tr><td>BUILDING GMU DEPOSIT</td><td>\$1,000.00</td></tr><tr><td>ELECTRICAL FEES</td><td>\$194.63</td></tr><tr><td>GEO REVIEW FEE</td><td>\$795.00</td></tr><tr><td>GEO REVIEW FEE</td><td>\$205.00</td></tr><tr><td>GEO REVIEW FEE</td><td>\$285.00</td></tr><tr><td>GEO REVIEW FEE</td><td>\$325.00</td></tr><tr><td>MECHANICAL FEES</td><td>\$218.11</td></tr><tr><td>PLAN CHECK</td><td>\$579.97</td></tr><tr><td>PLUMBING</td><td>\$130.29</td></tr><tr><td>Total Fees:</td><td>\$4,591.33</td></tr></table>			BUILDING	\$858.33	BUILDING GMU DEPOSIT	\$1,000.00	ELECTRICAL FEES	\$194.63	GEO REVIEW FEE	\$795.00	GEO REVIEW FEE	\$205.00	GEO REVIEW FEE	\$285.00	GEO REVIEW FEE	\$325.00	MECHANICAL FEES	\$218.11	PLAN CHECK	\$579.97	PLUMBING	\$130.29	Total Fees:	\$4,591.33
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Address: 24193 ZANCON																												
City/State/Zip: MISSION VIEJO, CA, 92692																												
Phone: (949) 981-6234		Cell:																										
Lic #: 1061203		CLASS:																										
Workers' Compensation Declaration I hereby claim, under penalty of perjury, one of the following statement: ____ I have and will maintain a certificate of consent to self-insure for workers compensation, as provided for by section 3700 of the labor code for the performance of the work for which this permit is issued. ____ I have and will maintain compensation insurance as required by section 3700 of the labor code for the performance of the work which this permit is issued.				Fee Receipts <table><tr><td>11/18/2021</td><td>R21-4009</td><td>\$1,579.97</td></tr><tr><td>12/9/2021</td><td>DEPOSIT</td><td>\$795.00</td></tr><tr><td>2/10/2022</td><td>DEPOSIT</td><td>\$205.00</td></tr><tr><td>2/22/2022</td><td>R22-904</td><td>\$2,011.36</td></tr><tr><td colspan="2">Total Fees:</td><td>\$4,591.33</td></tr></table> 3-3-22 utilities to ADU ok. TP 3-31-22 DRP pipe stop up sock. need to see soil pipe outside of ADU. TP 6/1/22 Insulation ok NO Job Card. TP			11/18/2021	R21-4009	\$1,579.97	12/9/2021	DEPOSIT	\$795.00	2/10/2022	DEPOSIT	\$205.00	2/22/2022	R22-904	\$2,011.36	Total Fees:		\$4,591.33							
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Workers' Compensation Carrier: XWS Cell 108385 06/22																												
Ohio Security Insurance																												
Certificate Of Workers' Compensation Exemption ____ I certify under penalty of perjury that in the performance of the work for which this permit is issued, that I shall not employ any person in a manner so as to become subject to the workers compensation laws of California, and agree that if I should become subject to the workers compensation provisions of section 3700 of the labor code that I shall forthwith comply with those provisions.																												

* 5/25/22 partial electric

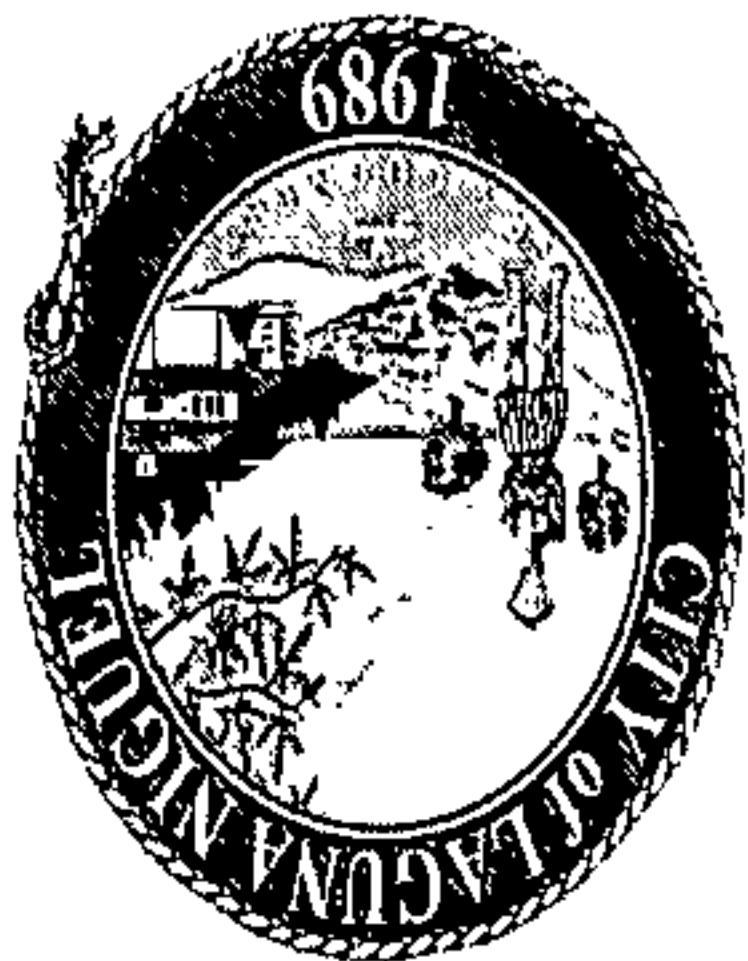
CERTIFICATE OF COMPLIANCE AND AUTHORIZING OF ENTRY: I certify I have read this application and state that the above information is correct. I agree to comply with all state laws and city ordinances and state laws relating to building construction, and authorize a representative of the City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

GOOD MEASURE CONSTRUCTION INC

2/22/2022 12:00:00 AM

Name of Applicant or Agent

Date



CITY OF LAGUNA NIGUEL
BUILDING PERMIT JOB CARD

Permit Number
B21-2323

Community Development Department
30111 Crown Valley Pkwy, Laguna Niguel, CA 92677
(949) 362-4360 www.CityofLagunaNiguel.org/etrakit

Inspection requests must be entered online at www.CityofLagunaNiguel.org/etrakit or called in at (949) 362-4381. Inspection requests must be made by 4:00 p.m. the business day prior to the inspection date. To CANCEL an inspection, please call 949-362-4334. PERMIT WILL AUTOMATICALLY EXPIRE IF WORK IS NOT COMPLETED 365 DAYS AFTER ISSUANCE. UNTIL BOX 934 BUILDING FINAL IS SIGNED, YOUR PERMIT IS CONSIDERED OPEN AND ACTIVE.

Site Address: 9 SOUTH PEAK B				Applied: 11/18/2021
Type: RESIDENTIAL	Subtype: ADU	Status: ISSUED	Approved: 2/22/2022 DCAR	
Parcel No: 65924118	Tract: 11902	Lot: 58	ISSUED: 2/22/2022 [issued by	
Description: Permit for new 510sqft ADU			Expires: 2/22/2023	

Permit for new 510sqft detached ADU
Verify for code compliance

INSPECTION	DATE	INITIALS	INSPECTION	DATE	INITIALS
002-WATER QUALITY			402-P/S POOL/EQUIPMENT LOCATION		
004-TEMP ELEC CRV/POLE			410-P/S APPR TO COVER STEEL		
006-SOIL PIPE UG			412-P/S ELEC COND UG		
008-WATER PIPE UG			414-P/S GAS PIPE UG		
009-SEWER LN HOUSE CONNECT			416-P/S BW LNS AND P-TRAP		
010-ELEC. CONDUIT UG			418-P/S FNL BW RECEPTOR		
014-GAS LINE UG AND TEST			420-P/S FENCE/ACCESS GATES		
016-VERIFY SETBACKS	4-4-22	JP	422-PRE DECK/BONDING		
018-FOOTINGS/STEEL	4-4-22	JP	424-P/S APPR FOR PLASTER		
019-UFER			428-P/S FNL - HEAT/VENT		
020-FNDTN - SLAB ON GRADE	4-4-22	JP	430-P/S FNL - PLUMBING		
021-POST TENSION			432-P/S FNL - ELECTRICAL		
022-STEEL RNF - RETAINING WALL			434-P/S FNL - POOL COVER		
024-PRE GROUT LIFT 1			436-P/S FNL - SOLAR		
026-PRE GROUT LIFT 2			438-P/S FNL - POOL/SPA**		
029-WALL DRAINAGE			700-LANDSCAPE		
030-FLR PLYWOOD NAILING			750-FNL - LANDSCAPE**		
032-SWR LINE AND HS			901-FNL - C/D VERIFICATION		
034-RF DRAINS/DECK DRAINS			902-FNL - ELEC METER RELEASE		
036-ROUGH PLMB/GAS TEST	5/25/22	JP	903-FNL - SITE INVESTIGATION**		
040-HOT MOP SHOWER			904-FNL - ELECTRICAL	1-19-23	1-25-22
041-LATHING INTERIOR			905-FNL - PV PANELS		
* 042-ROUGH ELECTRICAL	5-26-22	JP	906-FNL - SIGN		
044-ROUGH MECHANICAL			908-FNL - MECHANICAL	1-19-23	
046-FIRE DAMPERS			910-FNL - PLUMBING**	1-19-23	
048-ROOF SHEATHING	4/19/22		912-FNL - WATER SERVICE		
050-ROOF FRAMING	4/19/22		914-FNL - GAS TEST		
051-APPROVL TO COVER			916-FNL - ACCESSIBILITY REGS		
052-SHEAR WALL INTERIOR			918-FNL - REROOF**		
053-PRELIM SHEAR			920-FNL - PLANNING	1/10/23	SK
054-SHEAR WALLS EXTERIOR	4/19/22		922-FNL - ENGR/P.W.		
055-PRELIM INSULATION			924-FNL - OC HEALTH		
056-ROUGH FRAME FLASHING	5/3/25-22	JP	926-FNL - WATER DISTRICT		
059-OCFA FIRE SPRINKLER-ROUGH			927-FNL - SMOKE AND CARBON	1-19-23	
060-T-BAR CEILING			928-FNL - GRADING**		
064-LATHING EXTERIOR	5/4/22		930-FNL - OCFA SPRINKLER		
070-INSULATION	6/1/22		932-SB407 REQUIRED		
* 072-DRYWALL NAIL/FIRE WALLS	6-8-22	JP	933-ANTI-ENTRAPMENT		
400-P/S PRE SITE			934-FNL - BLDG/SAF**	1-19-23	

Residential Certificate of Occupancy

City of Laguna Niguel

Building & Safety Division

This certificate is issued pursuant to the requirements of Chapter 1, Section 111.2 of the 2019 California Building Code certifying that at the time of issuance this structure was in compliance with all the ordinances of the City of Laguna Niguel regulating building construction or use.

THIS IS A LEGAL DOCUMENT AND MUST BE GIVEN TO THE LEGAL OWNER OR PURCHASER.

Property Address: **9 SOUTH PEAK DRIVE "B"**

Permit No.: **B21-2323**

Owner:

Code Year: **2019**

Owner Address: **9 SOUTH PEAK DRIVE**

Zoning Designation: **RS-3**

Construction Type: **VB**

Discretionary Permits: **N/A**

Occupancy Classification: **R3 Residential One and Two Family**

Use Type: **DETACHED ADU**

Use Description: **DETACHED ACCESSORY DWELLING UNIT**

Square Feet: **510 SQFT**

Fire Sprinkler **YES**



Ted Halsey, Building Official

2/07/2023

DATE

CITY OF LAGUNA NIGUEL

COMMUNITY DEVELOPMENT DEPARTMENT

30111 Crown Valley Parkway • Laguna Niguel, CA 92677
(949) 362-4360

JOB ADDRESS 9 SOUTH PEAK B

PERMIT NUMBER B21-2323

DATE 10/21/22

TIME _____

CORRECTION NOTICE

TYPE OF INSPECTION: BUILDING FINAL

1. EXTERIOR RECEPTACLES MUST BE WEATHER RESISTANT (WR)

2. PROVIDE BACKFLOW PROTECTION OF HOSE BIB

3. A/C DISCONNECT MUST NOT BE BEHIND THE UNIT. PROVIDE 30 BY 36

CLEAR WORKSPACE

4. PROVIDE LINE-SET COVER AND PAINT TO MATCH THE WALL W/VINYL WRAP - NO TAPE

5. T&P DISCHARGE PIPE FROM WATER HEATER MUST BE 6"-24" FROM
THE GROUND

6. ALL RECEPTACLES MUST BE TAMPER RESISTANT KIT SAYS PLUGS

7. EXPOSED ROMEX WIRING FOR UNDER CABINET LIGHTING IS NOT
PERMITTED

8. RANGE EXHAUST OUTLET MUST BE A MINIMUM OF THREE FEET
AWAY FROM ANY OPENING INTO THE HOUSE

9. SECURE THE RECEPTACLE IN THE CLOSET

10. SEAL THE HOLE IN THE CLOSET CEILING

11. EXTEND THE PLUMBING CLEAN-OUTS INTO THE CABINETS AND SEAL
AROUND DRAIN PIPES/PENETRATIONS

12. PROVIDE A VACANCY SENSOR FOR AT LEAST ONE LIGHT IN THE
BATHROOM

13. OBTAIN A FINAL INSPECTION FROM THE PLANNING DEPT

14. PAINT ALL EXPOSED PVC/ABS PIPING & METAL CONDUIT

☐ Please make corrections and call for reinspection. (949) 362-4381

☐ Please make corrections and proceed with work.

☐ Obtain proper approvals from the City prior to proceeding with work.

Inspector's Office Hours

8:00 - 8:30 a.m.

3:00 - 3:30 p.m.

JOSH PEEK

Inspector

CITY OF LAGUNA NIGUEL

COMMUNITY DEVELOPMENT DEPARTMENT

30111 Crown Valley Parkway • Laguna Niguel, CA 92677
(949) 362-4360

JOB ADDRESS 9 SOUTH PEAK B

PERMIT NUMBER B21-2323 DATE 10/21/22 TIME _____

CORRECTION NOTICE

TYPE OF INSPECTION: BUILDING FINAL

✓ 15. PROVIDE A POOL FENCE OR A DOOR ALARM

✓ 16. CHANGE THE PLANS TO MATCH THE JOBSITE CONDITIONS. INCLUDE ALL INTERIOR AND EXTERIOR CHANGES INCLUDING THE POOL FENCE

✓ 17. SECURE THE SEWAGE PUMP RECEPTACLE BOX

✓ 18. PROVIDE A ELECTRICAL LOAD CALCULATION INCLUDING THE SOLAR

- ☐ Please make corrections and call for reinspection. (949) 362-4381
- ☐ Please make corrections and proceed with work.
- ☐ Obtain proper approvals from the City prior to proceeding with work.

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JOSH PEEK

Inspector

This is house load calculations for 9 S Peak Dr, Laguna Niguel
SDG&E reference project number of 3-505736

General loads

Items#	Unit	Watts/unit	Total VA
House sf, at 3VA per sf for lighting and outlets	518sf		1554VA
small appliance for kitchens at 1500VA per circuit	2	3000W	3000VA
laundry at 1500 VA per circuit	N/A		
microwave-built-in at 1500 VA	1	950W	1500VA
electric dryer, at 5000 VA	N/A		
dishwasher at 1200 VA	1	1800W	
Electric convection ovens at 7200 VA	1	5500W	7200VA
toaster ovens at 3000 VA	N/A		
refrigerator at 900 VA	1	670W	900VA
trash compactor at 1000 VA	N/A		
garbage disposal at 900 VA	1	600W	900VA
Garage door openers at 720 VA	N/A		
spa pool equipment, total of 9600 VA	N/A		
Swimming pool equipment, total of 12000 VA	N/A		

Subtotal for general loads

first 10,000 KVA at 100%

Remainder at 40% sub-total general loads

NEC code 220-82 at 40% demand factor

Subtotal for general loads with demand factor

plus 100% AC load

5 ton AC unit at 6624 VA (MINI SPLIT)	1	800W	6642VA
4 ton AC unit at 5520 VA	N/A		
2.5 ton AC unit at 4032 VA	N/A		
Gas furnaces at 1800 VA	N/A		

sub-total AC loads

Total house VA of final general loads and AC loads

Total Amps is total house VA/240V

Therefore, electrical service of 400A, 120/240V, 1 phase, 3 wires is required

Electric Tankless Water heaters

INSTALLATION INSTRUCTIONS & HOME OWNERS MANUAL

IMPORTANT SAFETY INFORMATION

When installing or using any high voltage electrical appliance, basic safety precautions should always be followed. Under no circumstance should you attempt to clean, install, inspect, repair, disassemble or otherwise service this water heater, without first shutting off all power to the unit directly at the circuit breaker box. **SERIOUS BODILY INJURY OR DEATH COULD OCCUR IF YOU IGNORE THIS WARNING.**

THIS PRODUCT SHOULD BE INSTALLED BY A QUALIFIED ELECTRICIAN AND A QUALIFIED PLUMBER IN ACCORDANCE WITH ALL NATIONAL, STATE, PROVINCIAL AND LOCAL ELECTRICAL & PLUMBING CODES.

PLEASE READ THESE INSTRUCTIONS THOROUGHLY AND COMPLETELY PRIOR TO INSTALLATION & USE. FAILURE TO DO SO COULD CAUSE PROPERTY DAMAGE, SERIOUS INJURY, OR DEATH.

This manual should be given to the homeowner after installation and should be retained for future reference.

Proposition 65 Warning: This product contains chemicals known to the State of California to cause cancer, birth defects or other reproductive harm



Tested and certified by the Water Quality Association against NSF/ANSI 372 for lead free compliance.



Recognize this symbol as an indication of Important Safety Information!

DO NOT destroy this manual. Please read carefully and keep it in a safe place for future reference

IMPORTANT SAFETY INFORMATION.

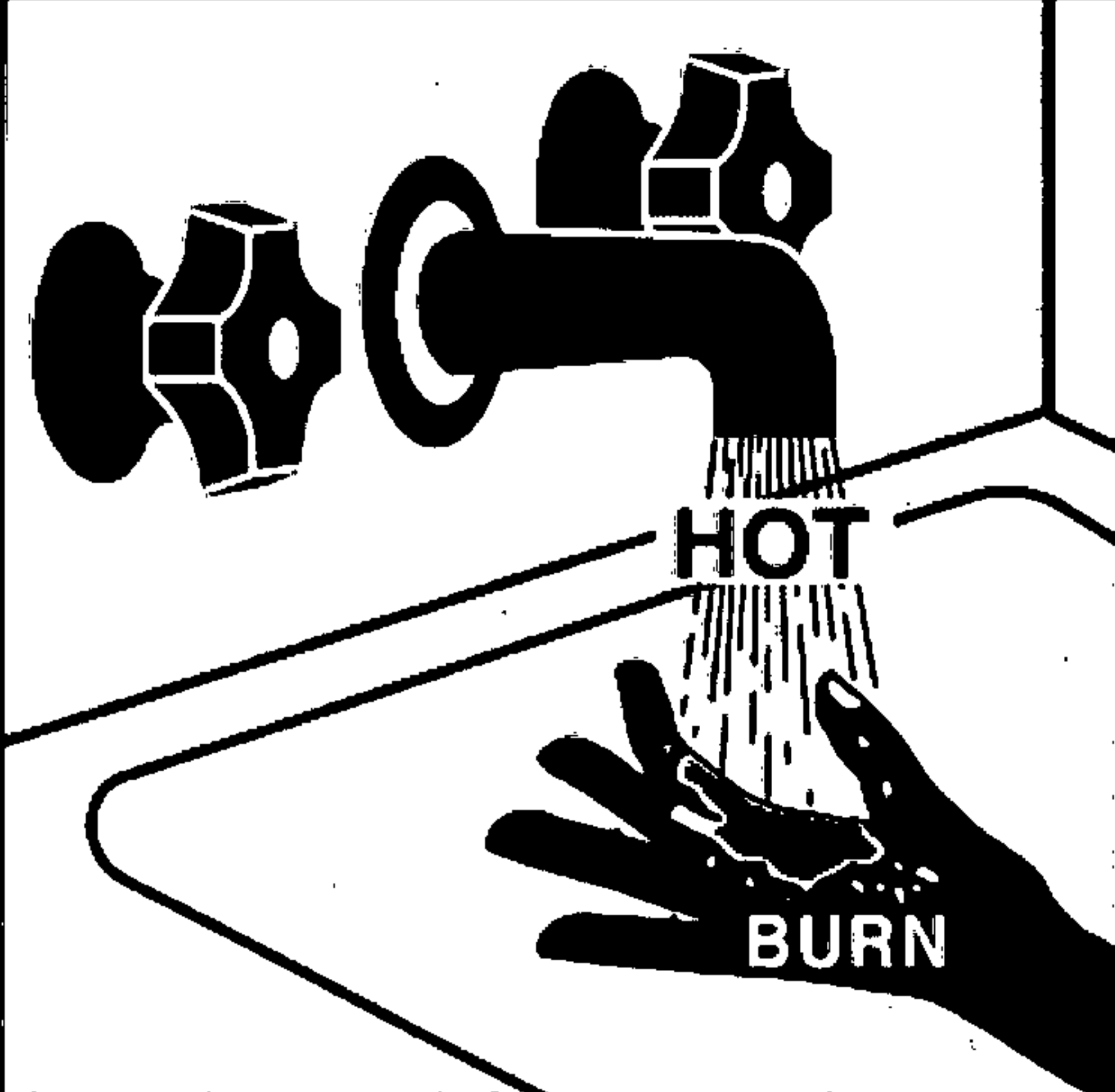
READ ALL INSTRUCTIONS BEFORE USING



! DANGER!
WATER TEMPERATURE SAFETY SETTING

Safety and energy conservation are factors to be considered when selecting the water temperature setting of water heater's thermostat. Water temperatures above the 125°F (52°C) can cause severe burns or death from scalding. Be sure to read and follow the warnings outlined on the label pictured below. This label is also located on the water heater near the thermostat access panel.

! DANGER



Water temperature over 125°F can cause severe burns instantly or death from scalds.

Children, disabled and elderly are at highest risk of being scalded.

See instruction manual before setting temperature at water heater.

Feel water before bathing or showering.

Temperature limiting valves are available, see manual.

Notice: Mixing valves are recommended for reducing point of use water temperature by mixing hot and cold water in branch water lines. It is recommended that a mixing valve complying with the Standard for Temperature Actuated Mixing Valves for Hot Water Distribution Systems, ASSE 1017 be installed.

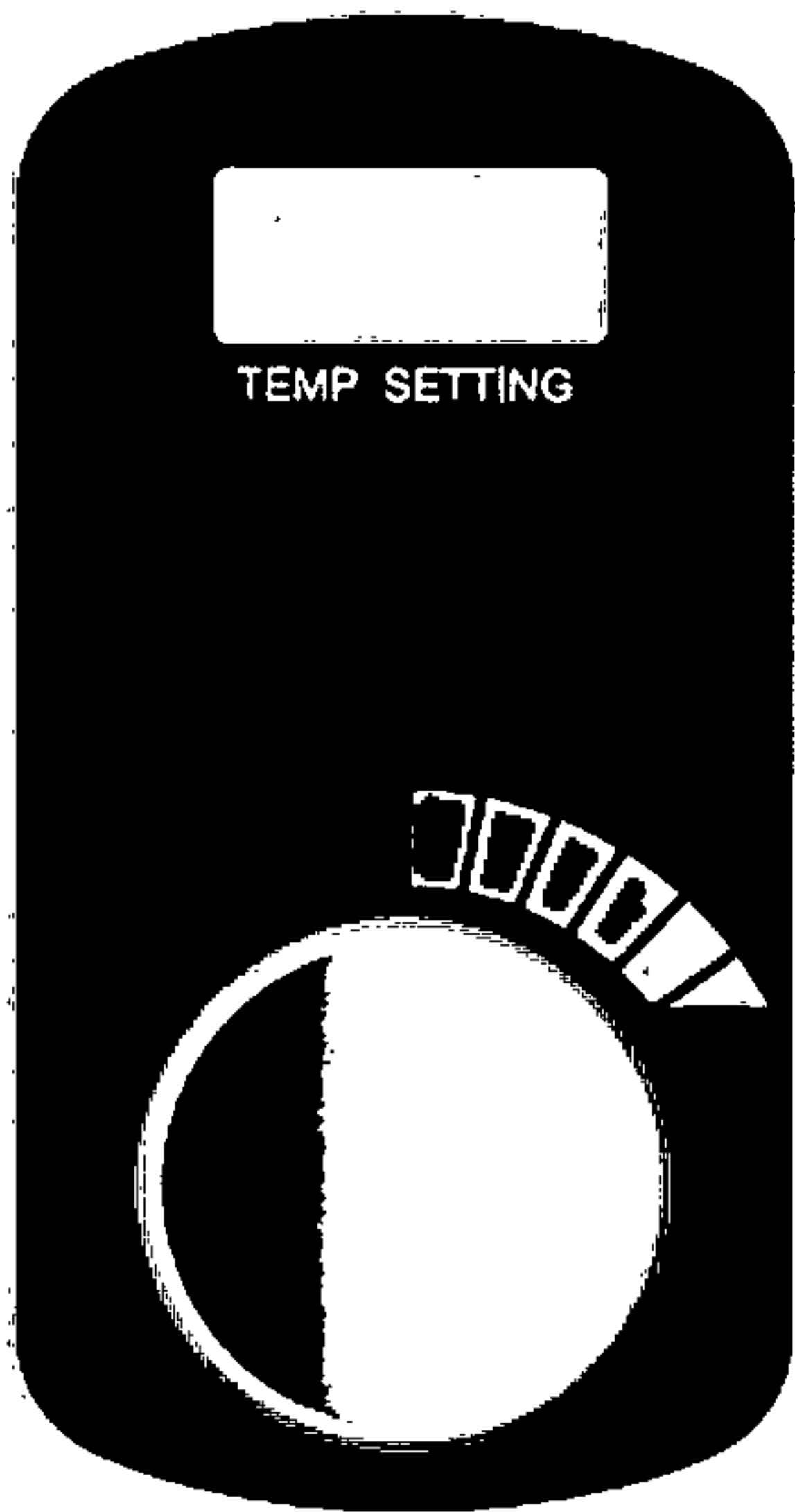
Time/Temperature Relationship in Scalds

Water Temperature	Time to Produce a Serious Burn
120°F (49°C)	More than 5 minutes
125°F (52°C)	1 1/2 to 2 minutes
130°F (54°C)	About 30 seconds
135°F (57°C)	About 10 seconds
140°F (60°C)	Less than 5 seconds
145°F (63°C)	Less than 3 seconds
150°F (66°C)	About 1 1/2 seconds
155°F (68°C)	About 1 second

Table courtesy of Shriners Burn Institute

The chart shown above may be used as a guide in determining the proper water temperature for your home.

! DANGER Households with small children, disabled, or elderly persons may require a 120°F (49°C) or lower thermostat setting to prevent contact with "HOT" water. The temperature of the water in the heater is regulated by the electronic control on the front of the water heater. To comply with safety regulations the thermostat was set at 120°F (49°C) before the water heater was shipped from the factory.



Please consult Section 10 to learn more about setting your heaters temperature. Rotate right for higher temperature (up to 140°F (60°C) or rotate left for cooler temperature (as low as 80°F (27°C) will be displayed on the screen above the knob.

ABOUT YOUR TANKLESS WATER HEATER

Congratulations on the purchase of your Electric Tankless Water Heater! You have purchased the most technologically-advanced electric tankless water heater on the market today.

Your new electric tankless water heater features advanced water flow rate and temperature sensors designed to modulate power to the heating elements to maintain a user-selected output water temperature between 80°F (27°C) and 140°F (60°C) (subject to incoming water temperature and power of the selected heaters).

To get the best performance and energy savings from your electric tankless water heater, it is important that it be installed in accordance with our instructions and the electrical and plumbing codes applicable to your area, and that you read this manual thoroughly for important operating instructions and tips.

If you have questions at any time, please contact us directly at:

Manufacturer's National Service Department
400 Captain Neville Dr. Waterbury, CT 06705 Phone: 1-(800)-374-8806.

CONTENTS

1. BEFORE INSTALLATION
2. SELECTING A LOCATION TO INSTALL
3. MOUNTING YOUR WATER HEATER
4. PLUMBING INSTALLATION
5. ELECTRICAL INSTALLATION
6. SIZING GUIDE
7. GENERAL OPERATING INSTRUCTIONS
8. MAINTENANCE
9. TROUBLE SHOOTING GUIDE
10. USER INTERFACE

1- BEFORE INSTALLATION

PLEASE READ THESE INSTRUCTIONS THOROUGHLY AND COMPLETELY PRIOR TO INSTALLATION & USE. FAILURE TO FOLLOW INSTRUCTIONS COULD CAUSE PROPERTY DAMAGE, SERIOUS PERSONAL INJURY, OR DEATH.

By installing this product, you acknowledge the terms of the manufacturer's warranty. Once the heater is installed, do not return product to the place of purchase. If you have any questions regarding the warranty or product return policies, please contact Manufacturer's national service department at 1-(800) 374-8806.

Inspect all components. The contents of your box should include one of the following units:

- 8kW
- 11kW
- 13kW
- 18kW
- 24kW
- 27kW
- 36kW

2- SELECTING A LOCATION TO INSTALL

This product is designed to be installed **indoors only**.



DO NOT install this product in a location where it may be subjected to freezing temperatures. If the water inside your tankless water heater freezes, it can cause severe and permanent damage that is not covered under your warranty.



DO NOT locate the water heater in a location that is difficult to access.

Make sure that the water heater and hot water outlet pipe are out of reach of children so they are unable to tamper with the temperature controls or injure themselves by touching the hot water outlet pipe. The outlet water pipe can get very hot.

This product does NOT require venting.

Avoid installing your tankless water heater in a location prone to excessive humidity, moisture, or dust, or in an area where it may be splashed with water or other liquids. DO NOT install under water pipes or air conditioning lines that might leak or condense moisture that could then drip onto the heater. DO NOT install above electrical boxes or junctions.



CAUTION The water heater should not be located in an area where leakage will result in damage to the area adjacent to it or to lower floors of the structure. Where such areas cannot be avoided, it is recommended that a suitable catch pan, adequately drained, be installed under the water heater. Make sure to follow all code requirements for such installations as required for your area. We recommend that you install a drip pan (connected to a safe drain) below the water heater to avoid property damage in the unlikely event of a leak. Alternatively, you can install an active water leak detector and shutoff valve designed to turn off your water supply in the event that a leak is ever detected.

3- MOUNTING YOUR WATER HEATER

Your tankless water heater should be secured to the mounting surface with 4 screws (minimum 1" (25.4mm) long) using the built-in mounting brackets on each side of the heater (heaters 18-36kW) and follow the installation template for heaters 8-13kW. Make sure that the mounting surface is solid and secure, and ensure that the unit is level prior to securing the screws. For ease of installation and servicing, we recommend that this product be installed in an upright position with the inlet and outlet water connections at the bottom of the unit for the 18, 24, 27, and 36 kW heaters, and with the inlet and outlet water connections on the left and right sides of the unit for the 8, 11, and 13 kW heaters.

Recommended Clearances:

12" (304.8mm) above and below the heater

6" (152.4mm) in front of and to the sides of the heater



Flammable materials should be kept at least 24" (609.6mm) away from your water heater and the hot water outlet pipe.

4- PLUMBING INSTALLATION

Please follow all plumbing instructions carefully. We recommend that this product be installed by a licensed and qualified plumber in accordance with all applicable national, state, provincial, and local plumbing codes.

Installation Instructions

STEP 1: Thoroughly flush cold supply line of debris and connect the HOT WATER line to the water heater OUTLET located on the left side of the heater when facing unit. Connect the COLD WATER line to the water heater marked COLD WATER INLET on the right side when facing unit.

STEP 2: After tightening both fittings at the water heater, open several hot water faucets and allow water to run through the water heater for at least 2 to 3 minutes. This process purges all the air from the water lines and **MUST** be performed prior to turning on the power at the unit. **FAILURE TO FOLLOW THIS STEP CAN CAUSE PERMANENT DAMAGE TO THE HEATING ELEMENTS.** If any maintenance is performed on the water heater or the home's plumbing system that may introduce air into the plumbing pipes, it is important to turn the power off to the water heater and purge the air out of the lines before allowing the unit to power up.

STEP 3: Carefully inspect all connections, unions, and the pressure relief valve (if installed) for leaks.

IMPORTANT NOTES:

1. Do not solder any pipes with the unit connected to pipes – heat from soldering may damage the flow sensor. Doing so will void the warranty.
2. This automatic tankless water heater is equipped with both computer-controlled and electro-mechanical auto resetting thermostat switches for high-limited temperature protection. Since this product does not use a storage tank, the use of a temperature pressure relief valve (T&P) is not required for most installations. UL Standard 499 does NOT require that a pressure relief valve be used. However, a T&P valve may be required to meet installation codes in your area. If one is required, install the pressure relief valve in accordance with local codes and ensure that it operates correctly and that air is purged from the valve prior to installing the water heater. When connecting to Flex or High Temperature CPVC pipe, we recommend that a T&P valve be used for added safety.
Please note: Installations in the Commonwealth of Massachusetts and State of Kentucky require a pressure relief valve. Please check your local installation codes for any special requirements.
3. The maximum operating water pressure is 150 PSI (1035 kPA). If the water pressure is higher, a pressure reducing valve must be installed on the main incoming water supply line prior to installing the electric tankless water heater.
4. Flexible water heater hoses are recommended to be used with your water heater as part of the installation. When connecting the inlet water pipe to the unit, make sure to use a wrench to hold the unit's connection, and another wrench to tighten, so that the flow sensor on the unit will not be loosened or damaged. Serious internal damage to the water heater can occur if the inlet or outlet connections are over tightened or if solder connections were made.
5. We recommend that a manual shut-off valve (ball valve) is installed on the inlet and outlet of the water heater so that there is a convenient shut-off point available in the event that future maintenance or servicing is required. It is extremely important to flush the lines to eliminate all plumbing paste or residue in the lines caused by any welding or soldering before connecting pipes to the water heater.

We recommend that all the water pipes or hoses within 3' (1m) of the inlet and outlet connections be rated for high temperature applications with a 150°F (66°C) minimum.



WARNING-CHECK FOR LEAKS BEFORE PROCEEDING TO ELECTRICAL INSTALLATION

5- ELECTRICAL INSTALLATION



WARNING Manufacturer recommends that this product be installed by a licensed and qualified electrician in accordance with all applicable national, state, provincial, and local electrical codes. As with all electrical appliances, under no circumstances should you attempt to install, repair or disassemble this water heater without first shutting off all power to the unit directly at the fuse or breaker box. **Make sure to shut off all breakers. SERIOUS BODILY INJURY OR DEATH COULD OCCUR IF YOU IGNORE THIS WARNING.**

All wiring (wire gauge) and circuit protection (breakers) must comply with the U.S. National Electrical Code (NEC) in the USA, or the Canadian Electrical Code (CEC) in Canada. Failure to do so could result in property damage and/or personal injury, and void your warranty. Note: The Canadian Electrical Code generally requires that all supply wires and corresponding circuit protection used for domestic hot water heating and hydronic heating applications be sized to a minimum of 125% of the maximum current rating of the heater (see heater specifications below for details).

Before installing this product, ensure that the home has sufficient electrical power available to handle the maximum amperage load of the applicable heater.

IMPORTANT NOTES:

8kW, 11kW and 13kW heaters require 1 set of wire and ground (see wiring diagram)

18kW heater requires 2 sets of wire and ground (see wiring diagram)

24kW and 27kW heaters require 3 sets of wire and ground (see wiring diagram)

36kW heater requires 4 sets of wire and ground (see wiring diagram)

Please see electrical specifications by heater input and wiring diagram on the next page for additional electrical information.

Each set of wires must be connected to its own individual double pole breaker.

Installation Instructions

STEP 1: Take each wire pair and connect them to one breaker (see wiring diagram). Make sure that each breaker is connected with one black wire and one red wire

STEP 2: Using a suitable wire gauge that meets all applicable electrical codes for the size of the breakers used, run the correct sets of wire from the home's main breaker panel to the tankless water heater.

STEP 3: A separate ground conductor for each incoming circuit is required.

STEP 4: DOUBLE CHECK the electrical connections to make sure they are correct and that all wire connections are tight and secure. Also confirm that the correct breaker size and wire gauge has been used and confirm that the unit has been connected to a ground in accordance with applicable codes.

STEP 5: Confirm that all the air has been purged from the water lines prior to turning on power to the unit. Refer to STEP 2 in the plumbing installation section.



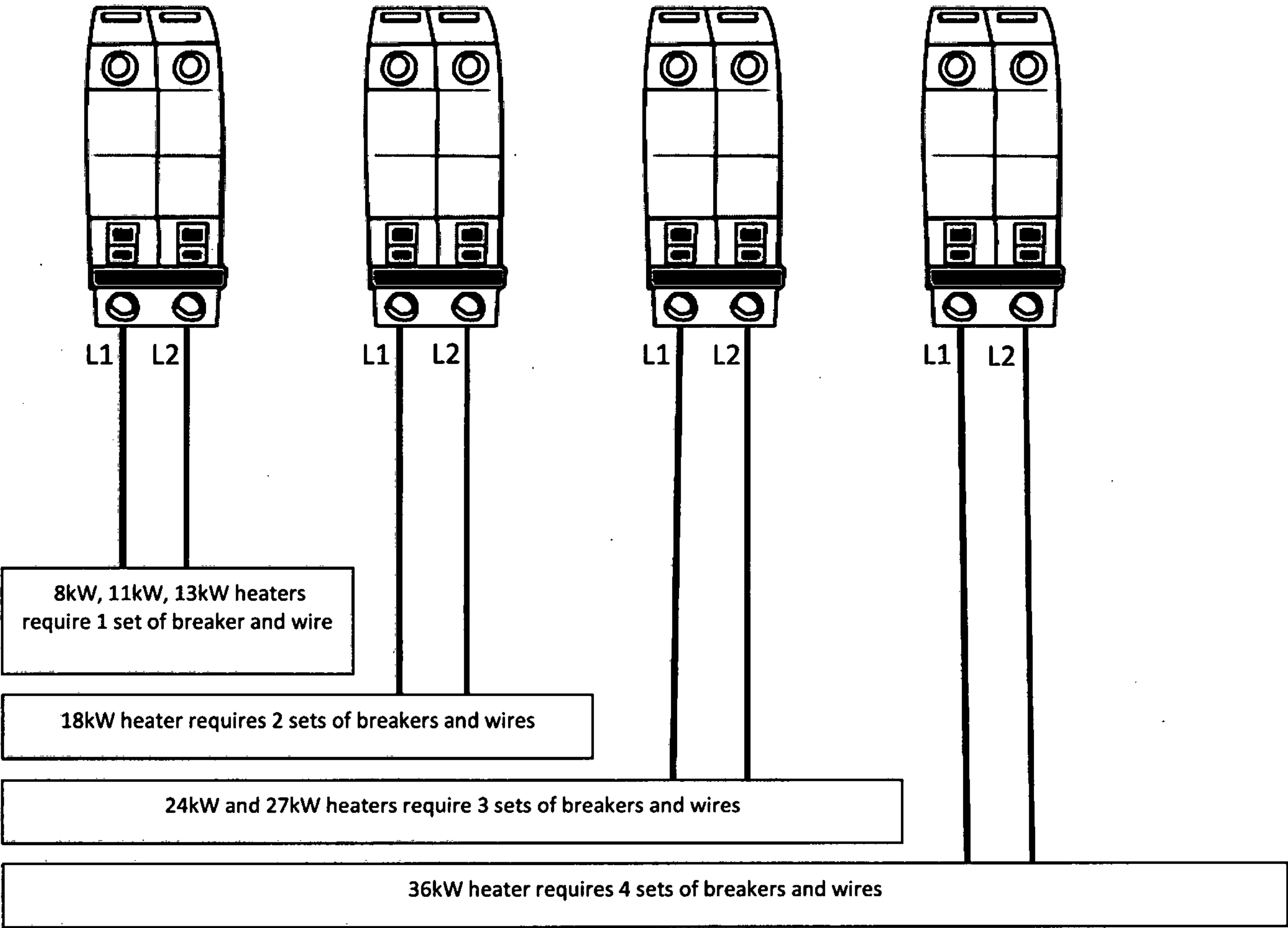
CAUTION Ensure that you have made the correct connections. You must follow the wire connection as shown to ensure proper operation of the unit. If you mix up one set of wires with another, the unit will not operate correctly even though it turns on and otherwise appears to function properly.

The water heater is now installed and ready to use! Follow the General Operating Instructions to complete the setup. We highly recommend that this is done with the homeowner present.

Electrical Specifications by Heater Input

HEATER INPUT	8kW	11kW	13kW	18kW	24kW	27kW	36kW
ELEMENTS	1	2	2	2	3	3	4
VOLTAGE	240 V	240 V	240 V	240 V	240 V	240 V	240 V
MAX kW	8 kW	11 kW	13 kW	18 kW	24 kW	27 kW	36 kW
kW PER ELEMENT	8 kW	5.5 kW	6.5 kW	9 kW	8 kW	9 kW	9 kW
MAX AMPERAGE DRAW	33 AMPS	46 AMPS	54 AMPS	75 AMPS	100 AMPS	112.5 AMPS	150 AMPS
REQUIRED BREAKERS	1 x 40 AMP	1 X 60 AMP	1 X 60 AMP	2 X 40 AMP	3 x 40 AMP	3 X 40 AMP	4 X 40 AMP
REQUIRED WIRE GAUGE	1 x 8 AWG	1 x 6 AWG	1 x 6 AWG	2 X 8 AWG	3 x 8 AWG	3 X 8 AWG	4 X 8 AWG

Wiring Diagram



6- SIZING GUIDE

The chart below indicates maximum temperature rise for a given flow rate

+ Temperature electronically limited setting on adjustable thermostat on front cove

kW	ACTIVATION	MAX	MAXIMUM TEMPERATURE RISE °F (C°)								
	FLOW	FLOW	1(3.8)	1.5(5.7)	2(7.6)	3(11.4)	4(15.1)	5(18.9)	6(22.7)	7(26.5)	8(30.3)
	GPM (LPM)	GPM (LPM)	GPM(LPM)	GPM(LPM)	GPM(LPM)	GPM(LPM)	GPM(LPM)	GPM(LPM)	GPM(LPM)	GPM(LPM)	GPM(LPM)
8	.3(1.1)	5(18.9)	55(31)	36(20)	27(15)	18(10)	14(8)	11(6)	9(5)	8(4)	7(4)
11	.3(1.1)	5(18.9)	77(43)	50(28)	38(21)	25(14)	19(11)	15(8)	13(7)	11(6)	9(5)
13	.3(1.1)	5(18.9)	89(49)	59(33)	44(24)	30(17)	22(12)	18(10)	15(8)	13(7)	11(6)
18	.3(1.1)	7(26.5)	+	82(46)	61(34)	41(23)	31(17)	25(14)	20(11)	18(10)	15(8)
24	.3(1.1)	7(26.5)	+	+	82(46)	55(31)	41(23)	33(18)	27(15)	23(13)	20(11)
27	.3(1.1)	7(26.5)	+	+	92(51)	61(34)	46(26)	37(21)	31(17)	26(14)	23(13)
36	.3(1.1)	8(30.9)	+	+	+	82(46)	61(34)	49(27)	41(23)	35(19)	31(17)

FLOW REGULATOR – OPTIONAL

To ensure the optimal temperature output and overall performance of your tankless water heater you may require a flow regulator. These flow regulators are installed on the outlet connection of your tankless water heater and limit the maximum volume coming out of your unit to a specified flow rate to prevent the exit temperature from becoming too cool. To learn more about flow regulators or find out how to purchase one for your tankless water heater contact Manufacturer's national service department at 1-(800)-374-8806.

Steps for Choosing a Flow Regulator

1. Find your heater input in the chart on the left
2. Choose the column with the inlet water temperature closest to your geographical location
3. Take the GPM or gallons per minute you find and match it with the corresponding flow regulator on the right

Inlet Water Temperature GPM(LPM)					Part Number	Maximum Flow Rate GPM(LPM)	Connection Size
	40°F(4°C)	50°F(10°C)	60°F(16°C)	70°F(21°C)			
8kW	1.0 (3.7)	1.0 (3.7)	1.0 (3.7)	1.5 (5.7)	ECO IFR-1-2	1.0 (3.7)	1/2" Compression
11kW	1.0 (3.7)	1.0 (3.7)	1.5 (5.7)	2.0(7.6)		1.5 (5.7)	1/2" Compression
13kW	1.0 (3.7)	1.0 (3.7)	1.5 (5.7)	2.0(7.6)		2.0(7.6)	1/2" Compression
18kW	2.0(7.6)	2.0(7.6)	2.0(7.6)	3.0(11.4)	ECO IFR-3-4	2.0(7.6)	3/4" NPT
24kW	2.0(7.6)	2.0(7.6)	3.0(11.4)	4.0(15.1)		3.0(11.4)	3/4" NPT
27kW	2.0(7.6)	3.0(11.4)	4.0(15.1)	5.0(18.9)		4.0(15.1)	3/4" NPT
36kW	3.0(11.4)	4.0(15.1)	5.0(18.9)	5.0(18.9)		4.0(15.1)	3/4" NPT

*Selection based on inlet temperature above and outlet temperature of 105°F (41°C)

7- GENERAL OPERATING INSTRUCTIONS

Operating your new tankless water heater is similar to using any traditional water heating system. However, it is very important that you carefully read all of the setup procedures and operating instructions and tips to ensure the maximum performance and energy savings from your new water heater. We recommend that all members of the household read these General Operating Instructions.

How your new water heater works: Your tankless water heater does not store hot water like a conventional tank-type water heater. It contains heating elements that are capable of heating water on-demand. As soon as you turn on a hot water faucet, a sophisticated flow sensor recognizes that you have turned on the water. This sensor measures flow rate while another sensor measures the incoming water temperature. This information is transmitted continually to the computer logic controls which decide how much power to send to the heating elements to heat the water to your desired temperature. Once the water faucet is turned off your water heater will turn off as well.

Water Quality: Quality of water should be taken into consideration when installing and maintaining the water heater. Water conditions outside the recommended levels outlined below are not permitted and can damage the water heater. Manufacture reserves the right to deny any warranty claim regarding damage suffered due to use in water conditions not in accordance with the table below.

If water heater is installed in an area that is known to have hard water that cause scale build-up, the water must be treated and/or the heater exchanger flushed regularly to prevent damage to heat exchanger and/or heating elements.

A water treatment device or water softener should be installed to maintain optimal performance of the water heater in hard water areas. Contact customer service for additional information on these accessory kits.


Chart for Recommended Water Quality Levels									
pH	Total Dissolved Solids (TDS)	Free Carbon Dioxide (CO ₂)	Total Hardness	Aluminum	Chloride	Copper	Iron	Manganese	Zinc
6.5 - 8.5	Up to 500 mg/l.	Up to 500 mg/l.	Up to 200 mg/l.	0.05 to 0.2 mg/l.	Up to 250 mg/l.	Up to 1.0 mg/l.	Up to 0.3 mg/l.	Up to 0.05 mg/l.	Up to 5 mg/l.

8- MAINTENANCE

To ensure maximum performance of your water heater and to reduce the risk of a water leak, we recommend the following maintenance:

Inspect the connections on the inlet and outlet of the water heater at least on an annual basis for any signs of damage or failure. Any signs of damage, cracks, leakage or weakness should be addressed. Take care not to over tighten the connections. Serious internal damage to your water heater can occur if you over tighten the water heater connections at the unit.

IMPORTANT NOTES:

 **DANGER** As with all electrical appliances, under no circumstances should you attempt to install, repair or disassemble this water heater without first shutting off all power to the unit directly at the fuse or circuit breaker. **SERIOUS BODILY INJURY OR DEATH COULD OCCUR IF YOU IGNORE THIS WARNING.**

When any maintenance is performed on the water heater or the home's plumbing system that may introduce air into the plumbing pipes, it is important to turn the power off to the water heater and purge the air out of the lines before allowing the unit to power up. **FAILURE TO DO SO COULD CAUSE PERMANENT DAMAGE TO THE HEATING ELEMENT AND VOID YOUR WARRANTY.**

If you have a water supply with a high level of mineralization (hard water), you should increase the frequency of your maintenance.

9- TROUBLE SHOOTING GUIDE

Are you having problems with your water heater?

Please call or email our customer service and technical support team for any help you may need.

TOLL FREE 1-(800) 374-8806

The following table represents some of the most common technical support questions we receive. Before calling us, please read thoroughly to see if your question or problem is addressed.

PROBLEM	POSSIBLE CAUSE	SOLUTION
Water heater is not heating at all (water is flowing but the unit is not heating - the outgoing water temperature is the same as the cold water supply) - the digital display does NOT light up.	No power or incorrect wiring.	Make sure the breakers at main electrical panel are ON. You may have a faulty breaker or unit may be wired incorrectly.
	Flow rate is too low / water pressure is too low.	Your water heater has an activation flow rate of approximately 0.3 GPM (1.1 LPM). If your water flow rate is less than this level, your unit will not activate. Increase the flow rate.
Water heater is not heating at all (water is flowing but the unit is not heating - the outgoing water temperature is the same as the cold water supply) The digital display DOES light up.	Internal part failure.	Please call us for technical assistance.
Water heater is heating, but the water temperature is not hot enough.	User temperature setting too low.	Turn up the temperature setting on the unit.
	Flow rate is too high.	Depending on your incoming water temperature and the kW of your heater, your water flow rate may exceed the physical heating capacity of your water heater. Reduce the flow rate by installing a Flow Regulator. Use the chart in section 6 to find out which flow regulator works best for your particular heater.
	Crossed wires.	If it's a new installation, have your electrician double check the wiring. Is possible that the wiring is incorrect.
	Voltage less than 240 volts.	The heating elements on your water heater are design for 240 volts. When used with a lower voltage, they produce less heating power. You may need to upgrade to a larger input heater.
	Mixing too much cold water.	You do not need to mix as much cold water with your tankless water heater compared to when you use a conventional water heater. You may also have an anti-scald feature on your faucet that is mixing cold water. These types of faucets can usually be adjusted to reduce the amount of cold water mixed.
The water temperature at the faucet is less or greater than the temperature setting of my water heater.	Voltage less than 240 volts.	The computer chips in your tankless water heater are programmed with the expectation that your incoming line voltage is 240 volts. If you have less than 240 volts, it may affect the reading on your water heater's digital display and cause it to read slightly higher than the actual output temperature. To compensate for this, increase the setting on your water heater if you need / want hotter water.
	Anti-Scald pressure/balancing valve or tempering valve.	Your faucet may have an anti-scald feature or a tempering valve that automatically mixes cold water even when you turn your control lever or handle to full hot. These devices are usually adjustable so you can turn off the cold mix completely. You can compensate for this by increasing the setting on your water heater if you need/want hotter water.
	Thermal loss due to long pipe run	As the hot water from the heater runs through the hot water delivery system to your faucet, some heat will be lost especially if it has long distance to travel or the pipes are cold. This is normal. You can compensate for this by increasing the setting on your water heater if you need/want hotter water.
	Water temperature at the faucet is too hot	Check your flow for too little flow, set point temperature is too high, or internal part failure. Call us for technical assistance.

10- USER INTERFACE

Power

- Click adjustment knob, the display will turn on
- Click the adjustment knob again, the display will turn off

C/F Conversion

- Press the adjustment knob for 3 seconds, the display will change from Fahrenheit to Celsius or vice versa

Temperature Control

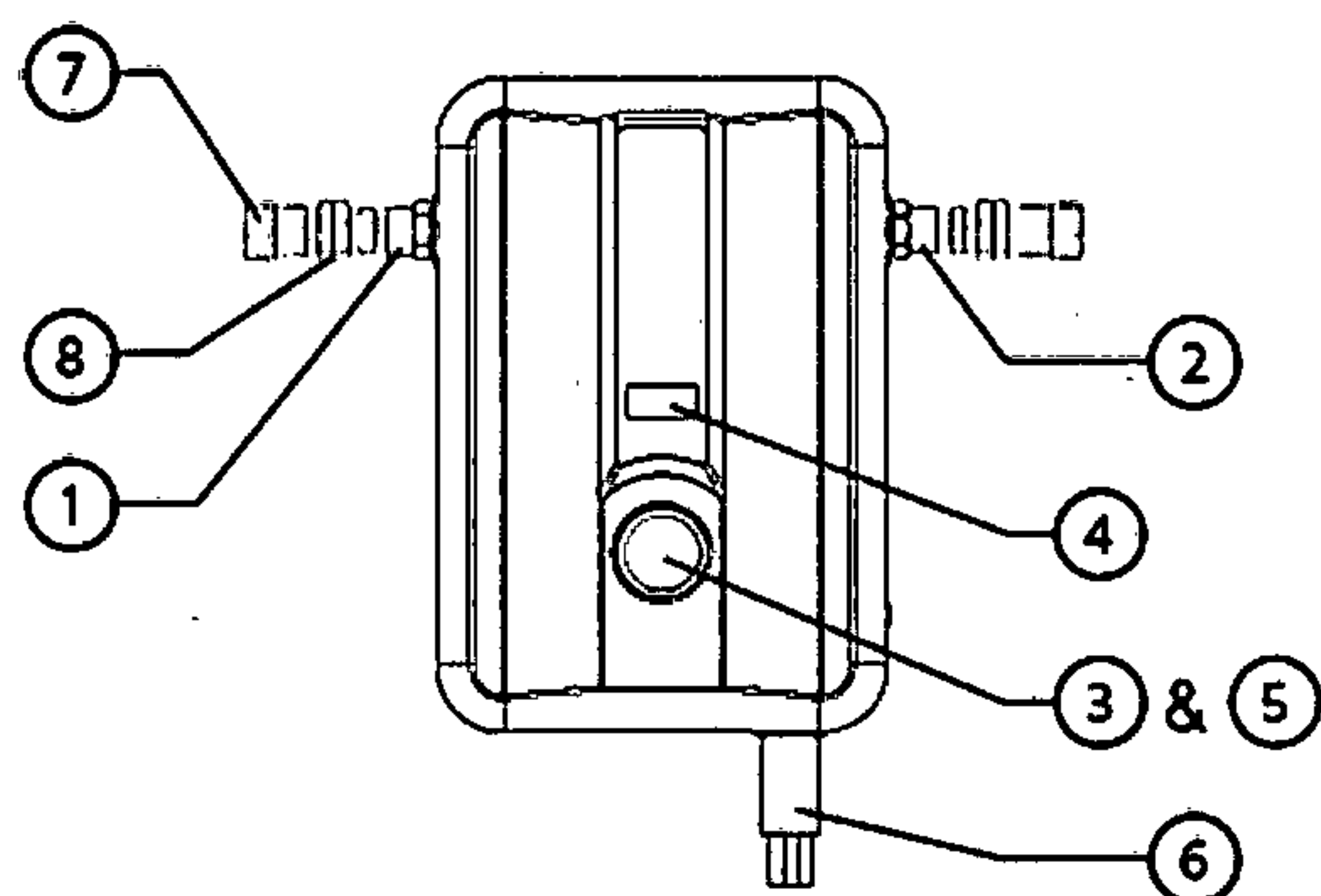
- Turning the knob clockwise increases the set output water temperature
- Turning the knob counter clockwise decreases the set output water temperature
- You can set or adjust the temperature at any time between 80°F – 140°F (27°C – 60°C). The temperature can be changed to your desired setting. The display will only stay on when the unit is in use or when you are setting the temperature.



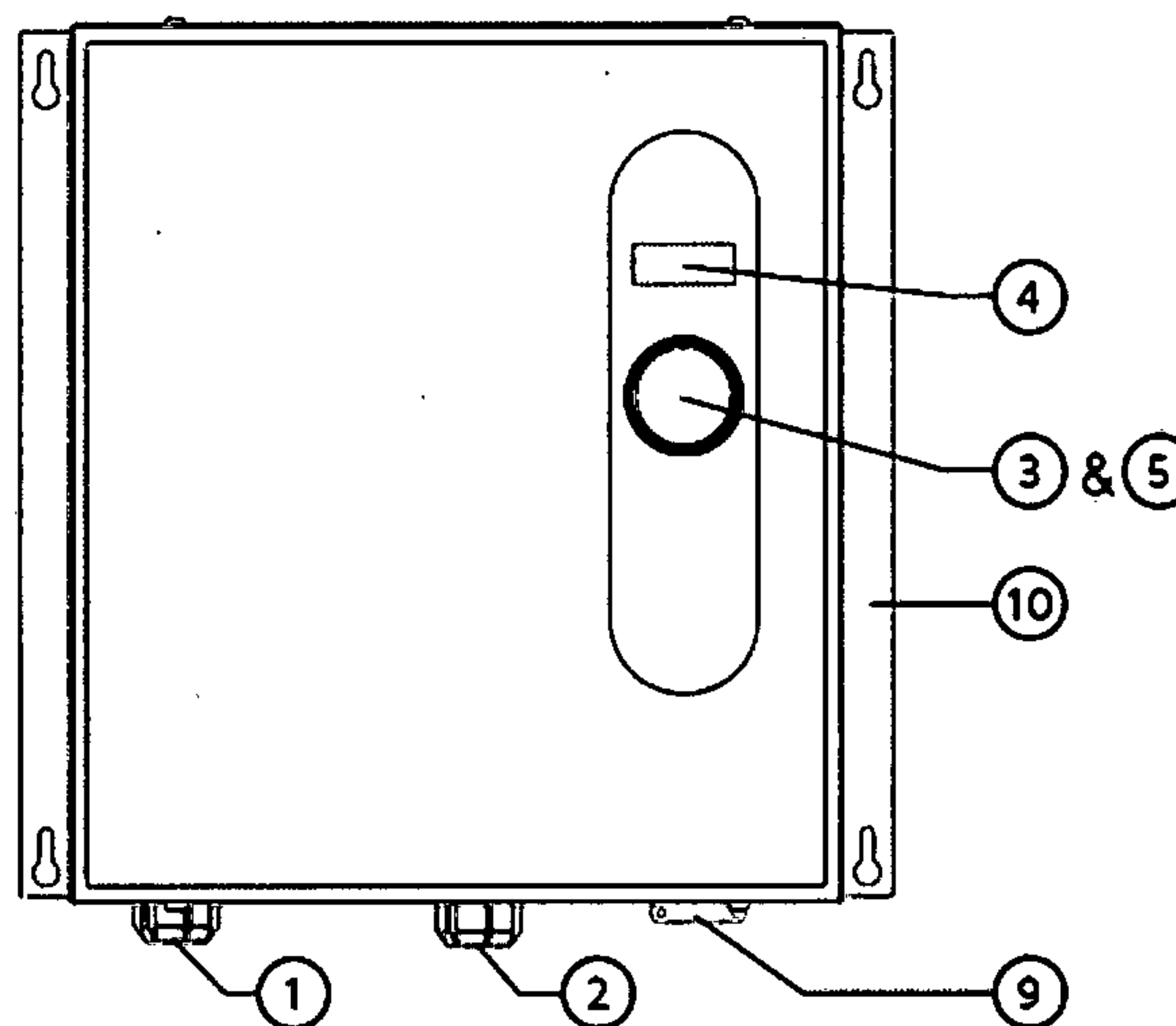
DANGER Hotter water increases the potential for Hot Water SCALDS

CAUTION – removing the cover to change the temperature set point exposes electrical shock and burn hazards, which can cause INJURY or DEATH. Adjustment should only be done by a licensed plumber or electrician.

Heater input: 8kW –11kW –13kW



Heater input: 18kW –24kW –27kW –36kW



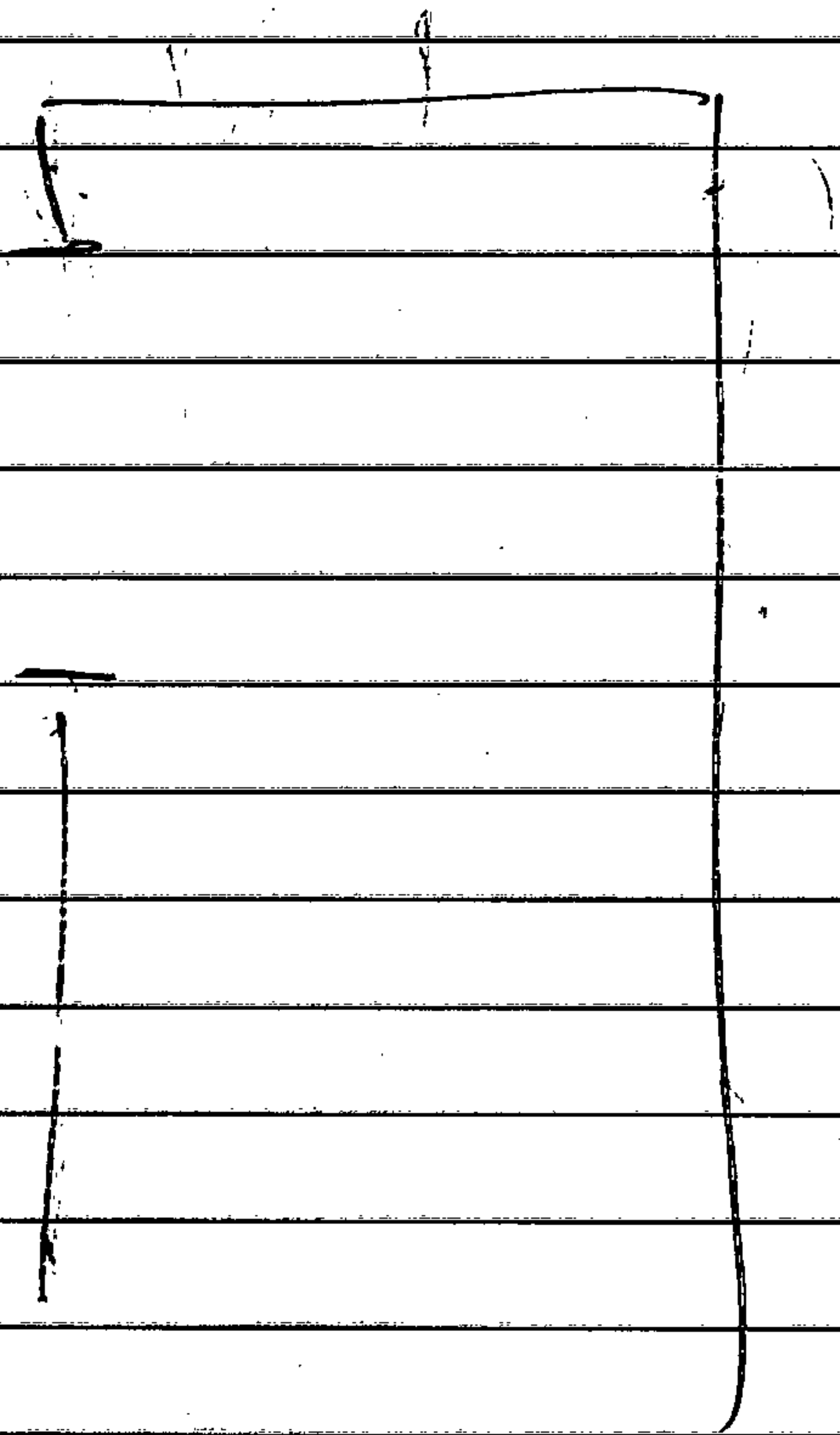
1. Hot Water Outlet
2. Cold Water Inlet
3. Celsius/Fahrenheit Conversion (Press & Hold 3 sec.)
4. Temperature Set Point Display

5. Adjustment Knob & Temperature Control
6. Wire Connection
7. Brass Compression Nut
8. Brass Compression Ferrule

9. Electrical Strain Relief
10. Mounting Bracket (1")

Input	Height in(mm)	Width in(mm)	Depth in(mm)
8/11/13kW	12 (292.1)	9.75 (247.7)	3.75 (95.3)
18kW	18 (431.8)	14 (355.6)	3.75 (95.3)
24/27kW	18 (431.8)	17 (431.8)	3.75 (95.3)
36kW	18 (431.8)	19 (482.6)	3.75 (95.3)

NOTES





City of Laguna Niguel
Building Division
30111 Crown Valley Parkway
Laguna Niguel, CA 92677
949-362-4360
www.cityoflagunaniguel.org

CITY OF LAGUNA NIGUEL
RECEIVED

DATE STAMP
NOV 18 2021

COMMUNITY DEVELOPMENT

FORM 123

TRAKIT CASE NO.
(STAFF USE ONLY)

B21-2323

RESIDENTIAL BUILDING PERMIT APPLICATION

PROJECT SITE INFORMATION					
ADDRESS AND SUITE NUMBER 9 S PEAK DR, LAGUNA NIGUEL, CA 92677					
DETAILED PROJECT DESCRIPTION					
New ADU (510 s.f.) <i>Detached</i>					
VALUATION \$75,000		EXISTING AREA OF WORK SQFT		NEW AREA OF WORK SQFT 510 s.f.	
TYPE OF CONSTRUCTION VB		OCCUPANCY TYPE Single family residence		SPRINKLERED? YES OR NO	
PROPERTY OWNER		ARCHITECT/PREPARER OF PLANS		PRE-1978 BUILDING? YES OR NO	
NAME		NAME Dmitriy Kazakov		LICENSE NO. C-37418	
ADDRESS 9 S Peak Dr		ADDRESS 1433 N Beverly Glen Blvd			
CITY Laguna Niguel	STATE CA	ZIP CODE 92677	CITY Los Angeles	STATE CA	ZIP CODE 90077
PHONE	E-MAIL		PHONE 310 739-0799	E-MAIL dmitriy@kazakovdesign.com	
APPLICANT			ENGINEER		
NAME <i>Danny Araya</i>			NAME Dev Mani		
ADDRESS <i>1061 E 4th St</i>			ADDRESS 3130 E Willow St		
CITY <i>Santa Ana</i>	STATE <i>CA</i>	ZIP CODE <i>92701</i>	CITY Signal Hill	STATE CA	ZIP CODE 90755
PHONE <i>562-619-5383</i>	E-MAIL <i>damaya@shorebreakenergy.com</i>		PHONE 323 868-2054	E-MAIL kyengineering@gmail.com	
CONTRACTOR INFORMATION <i>Good Measure Const. Inc.</i>					
NAME <i>Shorebreak Energy</i>			ADDRESS <i>1061 E 4th St.</i>		
CITY <i>Santa Ana</i>	STATE <i>CA</i>	ZIP CODE <i>92701</i>	PHONE <i>949-502-0800</i>	E-MAIL <i>bheidale@shorebreakenergy.com</i>	
STATE LICENSE NUMBER <i>97264</i> <i>97266</i>			CLASS <i>A, C-10</i>	EXPIRATION DATE <i>5-31-22</i>	
APPLICANT CERTIFICATION <i>1061203</i>					
I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant. Permit applications expire 12 months from the date of application. Permits must be obtained prior to expiration (Pursuant of CBC Sec 105). Please be aware that grading and/or building plan check fees are non-refundable.					
X APPLICANT SIGNATURE			PAYMENT METHOD Cash or Check # _____ or Visa/MasterCard		
PLANNING DIVISION COUNTER REVIEW (Staff Use Only)		YES	NO		
HOA or PROPERTY MANAGER APPROVAL REQUIRED?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	OK to PLAN CHECK - ROUTING REQUIRED (Submittal does not guarantee Planning Approval)	
HOA or PROPERTY MANAGER APPROVAL PROVIDED?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	OK to ISSUE	
PLANNER SIGNATURE			DATE	NOTES	



City of Laguna Niguel
Building Division
30111 Crown Valley Parkway
Laguna Niguel, CA 92677
949-362-4360
www.cityoflagunaniguel.org

DATE STAMP

FORM 123

TRAKIT CASE NO.
(STAFF USE ONLY)

Enter quantities of replaced,
repaired, or new fixtures.

PROJECT ADDRESS

9 S PEAK DR, LAGUNA NIGUEL, CA 92677

Plumbing

Qty	Item	Qty	Item
	Backflow Device	1	Kitchen Sink
	Bar Sink		Roof Drains
	Bathtubs		Service Sink
1	Dishwashers		Sewer Cap
	Drinking Fountains		Sewer Connection
	Fixture	1	Showers
	Floor Drains		Temp Gas Service
	Floor Sinks		Urinal
1	Garbage Disposal	1	Water Closet
	Gas Piping 1-5		Water Heater Fee
	Gas Piping 6 Plus	1	Water Heater Tankless
	Gas Pressure Regulator		Water Heater Vent
	Gas Service/Meter Release		Water Piping Alteration
	Hose Bib	1	Water Service
	Interceptors/Classifiers		

Mechanical

Qty	Item	Qty	Item
	A/C Coil		Heat Pump or A/C 0-5 Tons
1	A/C Condenser		Heating Systems & Ducting:
	Boiler:	1	<=100K BTU
	<=100K BTU		>1M<=2M BTU
	>100K<=500K BTU		>100K<=500K BTU
	>1M<=2M BTU		>2M BTU
	>2M BTU		>500K<=1M BTU
	500K<=1M BTU		Hood or Canopy
	Duct Work		Refrigeration System +100K BTU

Electrical

Qty	Item	Qty	Item
	A/C Disconnect		Pole Lights
	Automatic Washer	1	Range
1	Cooking Unit		Self-Contained Appliance
	Device Boxes <=20		Services & Switchboards:
	Device Boxes >20	1	<=600 amps
1	Dishwasher		>1,000 amps
1	Dryers		>600 to <=1,000 amps
	Electrical Conduit Per Circuit		Sub Panel
1	F.A.U.		Switches/Outlets <=20
	Fixtures <=20		Switches/Outlets >20
	Fixtures >20		Temp Construction Lighting <=500 lamps
	Garbage Disposal		Temp Construction Lighting >500 lamps
	Meter Release		Temp Construction Sub Pole
	Motors:		Temp Power Pole or Piggyback
	<=1 HP		Time Clock
	>1 to <=10 HP		Transformer:
	>10 to <=50 HP		<=1 HP
	>100 HP		>1 to <=10 HP
	>50 to <=100 HP		>10 to <=50 HP
	Motors, HP		>100 HP
	Pedestal Meter		>50 to <=100 HP
			Transformer, HP
	Evaporative Cooler		Refrigeration System 0-100K BTU
	Exhaust System		System Repair/Alteration
	Fireplace/Factory Build ICBO#		Ventilation Fan
	Heat Pump or A/C +5 Tons		

**City of Laguna Niguel**

Community Development Department
30111 Crown Valley Parkway
Laguna Niguel, CA 92677
949-362-4300
www.cityoflagunaniguel.org

HOLD-ON-FINAL**218****NOTIFICATION OF HOLD-ON-FINAL**To: **Building / Grading**From: **Planning**Project: 9 South Peak Plan Check/Building Permit: B21-2323Project Address: 9 South Peak

Project Description: _____

Outstanding Conditions: - Deed Restriction

THE PROJECT REFERENCED ABOVE HAS OUTSTANDING CONDITION(S) THAT ARE REQUIRED TO BE SATISFIED PRIOR TO THE FINAL OF A BUILDING PERMIT. FINAL BUILDING PERMIT APPROVAL SHALL NOT BE GIVEN TO ANY PROJECT UNTIL ALL OUTSTANDING CONDITIONS HAVE BEEN SATISFIED AND THE STAFF MEMBER BELOW RELEASES THE HOLD-ON-FINAL.

By: Jose Jaes Date: 2/22/2022

For Planning Staff Use Only

Release of Hold-on-Final:By: Daniel Kesichasian  Date: 1/19/2023

NOTES

RECEIPT

DATE 2/22/2022 NO. 73336

RECEIVED FROM Shorebreak Energy Developers

ADDRESS 1061 E 4th St

Santa Ana Ca 92701 \$ 2,080.80

FOR Tract # 11902 lot # 58

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	✓	
BALANCE DUE			MONEY ORDER		

APN # 659-241-18

SD # 9119

BY Karl D. Delle



Capistrano Unified School District

RESIDENTIAL PROJECT CERTIFICATE OF COMPLIANCE Developer Fee Program

DATE SUBMITTED: 2/22/2022

RECEIPT NO: 3336

DATE PAID: 2/22/2022

CHECK NO: 819

SCHOOL DIST. NO: 9119

GRID CODE: _____

Project Name: 9 SOUTH PEAK ADU

Address: 9 SOUTH PEAK LAGUNA NIGUEL, CA
(Street) (Community, ST) (Zip)

Project Applicant: SHOREBREAK ENERGY DEVELOPERS

Phone: 949/228-2354

Applicant Address: 1061 E. 4TH STREET SANTA ANA, CA 92701
(Street) (Community, ST) (ZIP)

Project Tract Map No.: 11902 Assessor
Parcel No.(s): 659-241-18

Lot No(s): 58

Comments:

(Do not write below this line -- for School District staff use)

STATUS OF PROJECT

Project is charged fees under Government Code Section 65995
Applicant is hereby noticed that any party filing a protest regarding
the imposition of fees pursuant to Government Code Section 53080 must do
so within 90 days from the payment of the fee.

Enclosed and Covered Area: 510 x Rate: \$4.08 = FEE: \$2,080.80

Number of Buildings: 1

School District Signature: _____

CLARK HAMPTON

Date: 2/22/2022

Title: Deputy Superintendent Business & Support Services



November 29, 2021

City of Laguna Niguel
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

Attention: Community Development

Regarding: Conditional Will Serve Letter
South Peak ADU
9 South Peak Drive
Laguna Niguel, CA 92677

Dear Sir or Madam:

This letter serves as notice that the Moulton Niguel Water District (MNWD) will serve water and sanitary sewer to the above subject project. MNWD staff has determined that there is no need for grease intercepting facilities. This project is completely within MNWD's boundaries. This indication of MNWD's ability to serve the above-referenced project is conditional upon the payment of all applicable fees.

The availability of water service is subject to the suppliers of water to Moulton Niguel Water District continuing to honor their contractual obligation relative to the amount of water to be supplied. Moulton Niguel Water District can make no representations as to the future intention of said suppliers in this regard. The use of recycled water for construction water needs will be required. Contractor must submit a use-site application, and responsible site supervisor will receive training on the proper use of recycled water. Potable water services, shall require proper backflow protection to protect the public system.

Sincerely,

MOULTON NIGUEL WATER DISTRICT

Mark H Mountford

Mark H. Mountford, P.E.
Principal Engineer

MHM: cg

cc: Katie Greenwood, SOCWA

Requestor(s):
Danny Amaya
damaya@shorebreakenergy.com

BOARD OF
DIRECTORS

Duane D. Cave
VICE PRESIDENT

Richard Fiore
DIRECTOR

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Bill Moorhead
DIRECTOR

Brian S. Probolsky
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DIRECTOR

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DIRECTOR



B21-2323



Plan Check Routing Sheet

☐ Building ☐ CAA ☐ Planning

(please return this form & all plans with your next submittal)

Plan Check #: B21-2323
Project Address: 9 SOUTH PEAK
Valuation: 75000
Project Description: Permit for new 510sqft ADU
Verify for code compliance

	SUBMITTED	DUE	CORRECTION	CLEARED	INITIAL
1 st Check :	11/18/21	12/6/21	12/7/21		Ted H
2 nd Check:	2/1/22	2/1/22		DC Ted H	
3 rd Check:					
4 th Check:					

Plan Check Reviewed By: _____

Final Approval By: _____ Date: _____

Attached is:

- ___ Set of Plans
- ___ Set of Structural Calculations
- ___ Soil Report
- ___ Title 24 Energy Calculations
- ___ Set of ES Reports
- ___ Plan Check Correction List

___ School Fees Payment or Exemption Letter Received, Date: _____

___ HOA Approval Received **SOUTH PEAK**

___ Discretionary Application #(s), if applicable _____

CITY OF LAGUNA NIGUEL
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COMMUNITY DEVELOPMENT

CITY OF LAGUNA NIGUEL

30111 Crown Valley Pkwy
Laguna Niguel, CA 92677

ARCHITECTURAL PLAN REVIEW LIST

PLAN CHECK NO.	<u>B21-2323</u>	CONST. TYPE	<u>V-B</u>
PROJECT ADDRESS	<u>9 South Peak</u>	OCCUPANCY	<u>SPRINKLE</u>
DESCRIPTION:	<u>ADU</u>		<u>R-3</u>
1ST REVIEW BY:	<u>Ted H</u>	DATE: <u>12/7/21</u>	<u>CORRECTIONS</u>
2ND REVIEW BY:	<u>Ted H</u>	DATE: <u>2/1/22</u>	<u>CORRECTIONS</u>
3RD REVIEW BY:		DATE:	<u>CORRECTIONS</u>

APPROVED
APPROVED
APPROVED

Contact: Ted Halsey, Building Official (949) 362-4326, thalsey@cityoflagunaniguel.org

- ☒ Show approximate location of underground utility runs - gas, elec, plumbing, dedicated sewer. See revised 1.0 Site plan
- ☒ Provide photovoltaic system details or list on cover sheet as a deferred submittal. See revised 0.0 Title sheet with deferred submittal listed
- ☒ Note somewhere on plans that there are no slopes within 10' of the ADU or provide a soils report to address. See note on revised 1.0 Site plan
- ☒ Update code reference on cover sheet to 2019 codes. Updated - see revised 0.0 Title sheet
- ☒ Show how the ADU will comply with the CBC Pool Enclosure safety standards. (CBC 3109) See pool enclosure shown on 1.0 Site plan



Plan Check Routing Sheet

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(please return this form & all plans with your next submittal)

Plan Check #: B21-2323
Project Address: 9 SOUTH PEAK
Valuation: 75000
Project Description: Permit for new 510sqft ADU
Verify for code compliance

	SUBMITTED	DUE	CORRECTION	CLEARED	INITIAL
1st Check :	11/18/21	12/6/21	✓		JJ
2nd Check:	2/1/22	2/8/22		✓	JJ
3rd Check:					
4th Check:					

✗ COMPLETE ADU SURVEY ; SEE ATTACHED
✗ PROVIDE HOA APPROVAL

Plan Check Reviewed By: JOSE JARA

Final Approval By: _____ Date: _____

Attached is:

- ___ Set of Plans
- ___ Set of Structural Calculations
- ___ Soil Report
- ___ Title 24 Energy Calculations
- ___ Set of ES Reports
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___ Discretionary Application #(s), if applicable _____

SOUTH PEAK COMMUNITY ASSOCIATION

January 20, 2022

9 South Peak
Laguna Niguel CA 92677

Re: Architectural Application – Conditional Approval
C234-00506-1

Dear Homeowner(s):

Your architectural application received on 01/06/22 to construct an Auxiliary Dwelling Unit (ADU). has been conditionally approved by the SOUTH PEAK COMMUNITY ASSOCIATION Architectural Design Committee, per the following condition(s):

1. ADU must have a 7' side yard setback. (See Exhibit 'H')
2. The Window trim details must match existing home window trim details.
3. Solar Panel for roof must have a separate Architectural submission.
Per CC&R's section 6.8.5. Roofs. All roofing material shall be one of the following: wood shingles or shake, crushed rock, clay tile, or concrete tile. Roof pitches shall be flat or a minimum of 4:12. Architect notes: **(Standards require 4:12 slope. Roof slope is noted as 1.5/12 and material noted as single ply composite membrane. Adjust slope to 4:12 accordingly.)** Committee notes: "Roof to be covered with solar panels"
4. ADU color, stucco and stone must match existing home finishes.

With this conditional approval, we anticipate your commitment to only using the material(s) and performing the improvement(s) stated in the conditionally approved application. In addition, please verify with the City if permits are required prior to the commencement of the project. If permits are required, we anticipate your commitment to obtaining the necessary City permits.

Upon completion of the improvement(s), please submit your Notice of Completion Form along with color photographs of the completed improvement(s).

If you have any questions, please contact your Community Manager, Alyssa Lynn Carle at (949)508-1583 or via email at acarle@powerstonepm.com.

Sincerely,

On Behalf of the Architectural Design Committee
SOUTH PEAK COMMUNITY ASSOCIATION
cc: File/Board of Directors



City of Laguna Niguel
Planning Division
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360
www.CityofLagunaNiguel.org

ACCESSORY DWELLING UNIT SURVEY

218

Project Address: J S. Peak, Unit B

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1. What is the intended use of the accessory unit?

- ☐ Full-time occupancy by a family member or friend
☐ Full-time occupancy by a household employee or caregiver
☒ Occasional use by guests
☐ Rental to tenants
☐ Other _____

2. How many persons will typically occupy the unit? 1 / or 2 person occupied

3. Will any cash rent be charged?

- ☐ Yes – expected monthly rent: \$ _____
☐ No – the unit is intended for use by household employee(s)
☒ No – the unit is intended for use by family, friends or guests
☐ Other _____

4. Will utilities be paid by the occupant or the owner?

- ☐ Utilities paid by Occupant
☒ Utilities paid by Owner

Thank you for your help.

(for City use)

Case No:

B21-2323

Date approved:

2/10/22

Square footage:

510 SF

No. of Bedrooms:

1



City of Laguna Niguel
Community Development Department
30111 Crown Valley Parkway
Laguna Niguel, CA 92677
949-362-4300
www.cityoflagunaniguel.org

HOLD-ON-FINAL

218

NOTIFICATION OF HOLD-ON-FINAL

To: **Building / Grading**

From: **Planning**

Project: _____ Plan Check/Building Permit: B21-2323

Project Address: 9 SOUTH PEAK, unit B

Project Description: New Detached ADU 510 SF

Outstanding Conditions: - Deed Restriction to be Recorded

with County.

+ Address Exhibit.

THE PROJECT REFERENCED ABOVE HAS OUTSTANDING CONDITION(S) THAT ARE REQUIRED TO BE SATISFIED PRIOR TO THE FINAL OF A BUILDING PERMIT. FINAL BUILDING PERMIT APPROVAL SHALL NOT BE GIVEN TO ANY PROJECT UNTIL ALL OUTSTANDING CONDITIONS HAVE BEEN SATISFIED AND THE STAFF MEMBER BELOW RELEASES THE HOLD-ON-FINAL.

By: Jose Jara Date: 2/9/22

For Planning Staff Use Only

Release of Hold-on-Final:

By: _____ Date: _____



Plan Check Routing Sheet

☐ Building ☐ CAA ☐ Planning

(please return this form & all plans with your next submittal)

Plan Check #: **B21-2323**
Project Address: **9 SOUTH PEAK**
Valuation: **75000**
Project Description: **Permit for new 510sqft ADU**
Verify for code compliance

	SUBMITTED	DUE	CORRECTION	CLEARED	INITIAL
1 st Check :	11/18/21	12/6/21	11/28/2021		PN
2 nd Check:	2/1/22	2/8/22		02/07/2022	PN
3 rd Check:					
4 th Check:					

Plan Check Reviewed By: _____

Final Approval By: _____ Date: _____

Attached is:

- ___ Set of Plans
- ___ Set of Structural Calculations
- ___ Soil Report
- ___ Title 24 Energy Calculations
- ___ Set of ES Reports
- ___ Plan Check Correction List

___ School Fees Payment or Exemption Letter Received, Date: _____

___ HOA Approval Received **SOUTH PEAK**

___ Discretionary Application #(s), if applicable _____

PACIFIC COAST LAND CONSULTING
Engineering Geologic Service

City of Laguna Niguel
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

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

9 South Peak
Laguna Niguel, CA 92677

Subject: Response to Geotechnical Review Sheet
Reference no. B21-2323
February 8, 2022
Prepared by GMU Geotechnical Inc.

To all concerned parties,
Presented herein, is the response to the referenced geotechnical review sheet. If you have any questions, please do not hesitate to contact me.

- 1) The contractor has jumped the gun on the project and over excavated the area outlined in our report. That soils were removed from the site. We propose to use the over excavation as the test pit. The test pit log is presented herein.
- 2) We have advised the contractor to source a non-expansive silty or clayey sand and use this material to replace the soils hauled off site. We will obtain samples of this material and have it tested for maximum dry density, expansion index, and sieve analysis. The use of low to non-expansive soils for the fill will negate the issue of foundation design for highly expansive soil. However, our recommendation which was intended for highly expansive soils (5 inch slab & 2 with #4 at 12"oc-ew and 24 inch deep footing with 4 #4 2-top, 2-bottom) will remain in place.

P.O. Box 230941, Encinitas, CA 92023-0941
(760) 473- 4117 PCLC2003@gmail.com
www.pacificcoastlandconsulting.net

February 14, 2022
FN N-2-21

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COMMUNITY DEVELOPMENT

PACIFIC COAST LAND CONSULTING
Engineering Geologic Service



Over excavation to be used as test pit log TP-1

Test Pit -1 9 South Peak, February 9, 2022 Loed by RKJ/KS

0"-3" Topsoil, silty Clay dark grey brown, moist-wet, organic soft.

3"-18" Fill, silty Sand medium brown moist slightly dense possibly

18"-26" Fill silty Clay, dark grey moist damp moderately dense

26"-34" Fill sandy silt to silty sand light orange brown moist dense

Note: pockets of whitish grey sand in irregular and thick lifts observed.
No caving, No groundwater, Total depth 34 Inches.

P.O. Box 230941, Encinitas, CA 92023-0941
(760) 473- 4117 PCLC2003@gmail.com
www.pacificcoastlandconsulting.net

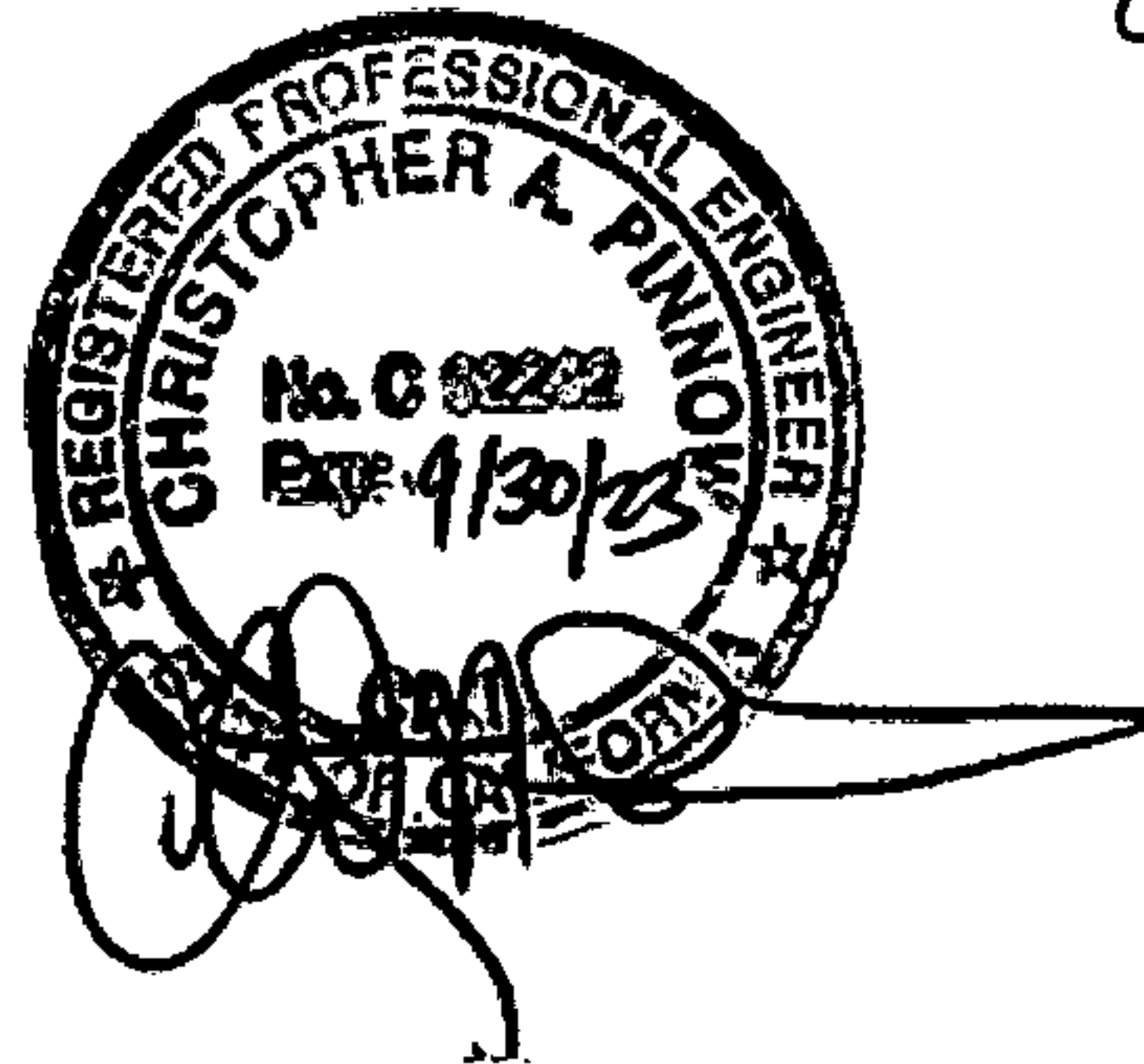
PACIFIC COAST LAND CONSULTING
Engineering Geologic Service

- 3) The civil engineer and engineering geologist will review and stamp all plans. Upon completion of grading, a final as built compaction report will be filed for the city review and records.

Thank you and regards,



Ralph K. Jeffery
Principal Engineering Geologist
RG 3815 CEG 1183



Chris Pinnow
Civil Engineer
RCE 62262

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CITY OF LAGUNA NIGUEL

30111 Crown Valley Parkway
Laguna Niguel, California 92677
Phone (949) 362-4300 | Fax (949) 362-4340

GEOTECHNICAL REVIEW SHEET

Reviewed by:

GMU GEOTECHNICAL, INC.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
(949) 888-6513 • Fax: (949) 888-1380 • email: info@gmugeo.com

Page 1

REFERENCE NO.: B21-2323

DATE: February 16, 2022

PROJECT DESCRIPTION: Proposed ADU Construction

LOCATION: 9 South Peak

DEVELOPER/OWNER: Kazakov Design International

GEOTECHNICAL FIRM: Pacific Coast Land Consulting

THEIR JOB NO.: N-9-21

GEOTECHNICAL ENGINEER: None

ENGINEERING GEOLOGIST: Ralph K. Jeffery, CEG 1183

DOCUMENT REVIEWED: "Response to Geotechnical Review Sheet, Reference No. B21-2323," prepared by Pacific Coast Land Consulting, dated February 14, 2022.

PREVIOUSLY REVIEWED: (1) "Engineering Geological and Geotechnical Investigation for New Construction, 9 South Peak, Laguna Niguel, California," prepared by Pacific Coast Land Consulting, dated November 8, 2021; (2) Structural Calculations, 9 South Peak, prepared by KY Engineering, LLC, dated November 14, 2021; (3) ADU Improvement Plans, 9 South Peak, prepared by Kazakov Design, dated November 16, 2021.

ACTION:

- ☐ RECOMMENDED APPROVAL OF DOCUMENT(S) SUBMITTED
- ☒ CONDITIONAL APPROVAL OF DOCUMENT(S) SUBMITTED – *See COMMENTS.*
- ☐ REQUEST ADDITIONAL DATA FOR REVIEW



CITY OF LAGUNA NIGUEL

30111 Crown Valley Parkway
Laguna Niguel, California 92677
Phone (949) 362-4300 | Fax (949) 362-4340

GEOTECHNICAL REVIEW SHEET

Reviewed by:

GMU GEOTECHNICAL, INC.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
(949) 888-6513 · Fax: (949) 888-1380 · email: info@gmugeo.com

Page 2

REFERENCE NO.: B21-2323

DATE: February 16, 2022

CONDITIONS OF APPROVAL

1. As stated in the report, during construction, laboratory testing shall be performed as specified as included in the final as-built report.
2. The geotechnical engineer shall review the grading plans and building plans and calculations to verify their geotechnical recommendations have been incorporated including the building setback from the rear yard slope. The geotechnical consultant shall stamp and sign the finalized plans.

REVIEWED BY:

Lisa Bates, PG, CEG 2293
Associate Geologist

DISTRIBUTION:

Ted Halsey, Leslie Benitez, Danielle Carter, Donna Molina, City of Laguna Niguel (email)
Ralph Jeffery, Pacific Coast Land Consulting (email)



FEE SHEET

ATTENTION: Building Department, City of Laguna Niguel

REFERENCE NO.: B21-2323
PROJECT ADDRESS: 9 South Peak
SERVICE TYPE: Geotechnical Review

Document(s) Reviewed	Date of Review Sheet	Status of Review	Charge
(1) "Engineering Geological and Geotechnical Investigation for New Construction, 9 South Peak, Laguna Niguel, California," prepared by Pacific Coast Land Consulting, dated November 8, 2021; (2) Structural Calculations, 9 South Peak, prepared by KY Engineering, LLC, dated November 14, 2021; (3) ADU Improvement Plans, 9 South Peak, prepared by Kazakov Design, dated November 16, 2021.	12/9/21	NOT APPROVED	\$ 795.00
(1) "Engineering Geological and Geotechnical Investigation for New Construction, 9 South Peak, Laguna Niguel, California," prepared by Pacific Coast Land Consulting, dated November 8, 2021; (2) Structural Calculations, 9 South Peak, prepared by KY Engineering, LLC, dated November 14, 2021; (3) ADU Improvement Plans, 9 South Peak, prepared by Kazakov Design, dated November 16, 2021.	02/09/22	NOT APPROVED	\$ 490.00
"Response to Geotechnical Review Sheet, Reference No. B21-2323," prepared by Pacific Coast Land Consulting, dated February 14, 2022.	2/16/22	CONDITIONALLY APPROVED	\$ 325.00



CITY OF LAGUNA NIGUEL

30111 Crown Valley Parkway
Laguna Niguel, California 92677
Phone (949) 362-4300 | Fax (949) 362-4340

GEOTECHNICAL REVIEW SHEET

Reviewed by:

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23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
(949) 888-6513 · Fax: (949) 888-1380 · email: info@gmugeo.com

Page 1

REFERENCE NO.: B21-2323

DATE: February 8, 2022

PROJECT DESCRIPTION: Proposed ADU Construction

LOCATION: 9 South Peak

DEVELOPER/OWNER: Kazakov Design International

GEOTECHNICAL FIRM: Pacific Coast Land Consulting

THEIR JOB NO.: N-9-21

GEOTECHNICAL ENGINEER: None

ENGINEERING GEOLOGIST: Ralph K. Jeffery, CEG 1183

DOCUMENTS REVIEWED: (1) "Engineering Geological and Geotechnical Investigation for New Construction, 9 South Peak, Laguna Niguel, California," prepared by Pacific Coast Land Consulting, dated November 8, 2021; (2) Structural Calculations, 9 South Peak, prepared by KY Engineering, LLC, dated November 14, 2021; (3) ADU Improvement Plans, 9 South Peak, prepared by Kazakov Design, dated November 16, 2021.

ACTION:

☐ RECOMMENDED APPROVAL OF DOCUMENT(S) SUBMITTED

☐ CONDITIONAL APPROVAL OF DOCUMENT(S) SUBMITTED

☒ REQUEST ADDITIONAL DATA FOR REVIEW – *See COMMENTS.*

*Please send responses directly to the City of Laguna Niguel, Building Department.
GMU Geotechnical can only accept responses forwarded from the City.*



CITY OF LAGUNA NIGUEL

30111 Crown Valley Parkway
Laguna Niguel, California 92677
Phone (949) 362-4300 | Fax (949) 362-4340

GEOTECHNICAL REVIEW SHEET

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Rancho Santa Margarita, CA 92688

(949) 888-6513 · Fax: (949) 888-1380 · email: info@gmugeo.com

Page 2

REFERENCE NO.: B21-2323

DATE: February 8, 2022

COMMENTS

1. The response to previous Comment 2 is incomplete. Provide the results of subsurface exploration (i.e., hand auger, test pit, drill hole) for the proposed project, as well as applicable laboratory testing. It should be noted that this is a requirement for all habitable structures within the City.
2. The response to previous Comment 4 is incomplete. Given that the soils are assumed to be highly expansive, provide recommendations per current Code, i.e., all new slabs constructed on-grade should be designed in accordance with the *WRI/CRSI Design of Slab-on-Ground Foundations* publication or other suitable alternative method per Section 1808.6.2 of the CBC. In order for the structural engineer to provide this design and determine the rib spacing or other suitable design per the *WRI/CRSI Design of Slab-on-Ground Foundations* publication, the effective plasticity index of the subgrade soils should be provided.
3. The geotechnical engineer shall review the grading plans and building plans and calculations to verify their geotechnical recommendations have been incorporated including the building setback from the rear yard slope. The geotechnical consultant shall stamp and sign the finalized plans. This will be a condition of approval.

REVIEWED BY:

Lisa Bates, PG, CEG 2293
Associate Geologist

Greg Silver, M.Sc., PE, GE 2336
Principal Engineer

DISTRIBUTION:

Ted Halsey, Leslie Benitez, Danielle Carter, Donna Mason, City of Laguna Niguel (email)
Ralph Jeffery, Pacific Coast Land Consulting (email)



CITY OF LAGUNA NIGUEL

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GEOTECHNICAL REVIEW SHEET

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GMU GEOTECHNICAL, INC.

23241 Arroyo Vista

Rancho Santa Margarita, CA 92688

(949) 888-6513 • Fax: (949) 888-1380 • email: info@gmugeo.com

Page 1

REFERENCE NO.: B21-2323

DATE: December 9, 2021

PROJECT DESCRIPTION: Proposed ADU Construction

LOCATION: 9 South Peak

DEVELOPER/OWNER: Kazakov Design International

GEOTECHNICAL FIRM: Pacific Coast Land Consulting

THEIR JOB NO.: N-9-21

GEOTECHNICAL ENGINEER: None

ENGINEERING GEOLOGIST: Ralph K. Jeffery, CEG 1183

DOCUMENTS REVIEWED: (1) "Engineering Geological and Geotechnical Investigation for New Construction, 9 South Peak, Laguna Niguel, California," prepared by Pacific Coast Land Consulting, dated November 8, 2021; (2) Structural Calculations, 9 South Peak, prepared by KY Engineering, LLC, dated November 14, 2021; (3) ADU Improvement Plans, 9 South Peak, prepared by Kazakov Design, dated November 16, 2021.

ACTION:

☐ RECOMMENDED APPROVAL OF DOCUMENT(S) SUBMITTED

☐ CONDITIONAL APPROVAL OF DOCUMENT(S) SUBMITTED

☒ REQUEST ADDITIONAL DATA FOR REVIEW – *See COMMENTS.*

Please send responses directly to the City of Laguna Niguel, Building Department.

GMU Geotechnical can only accept responses forwarded from the City.



CITY OF LAGUNA NIGUEL

30111 Crown Valley Parkway
Laguna Niguel, California 92677
Phone (949) 362-4300 | Fax (949) 362-4340

GEOTECHNICAL REVIEW SHEET

Reviewed by:

GMU GEOTECHNICAL, INC.

23241 Arroyo Vista

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Page 2

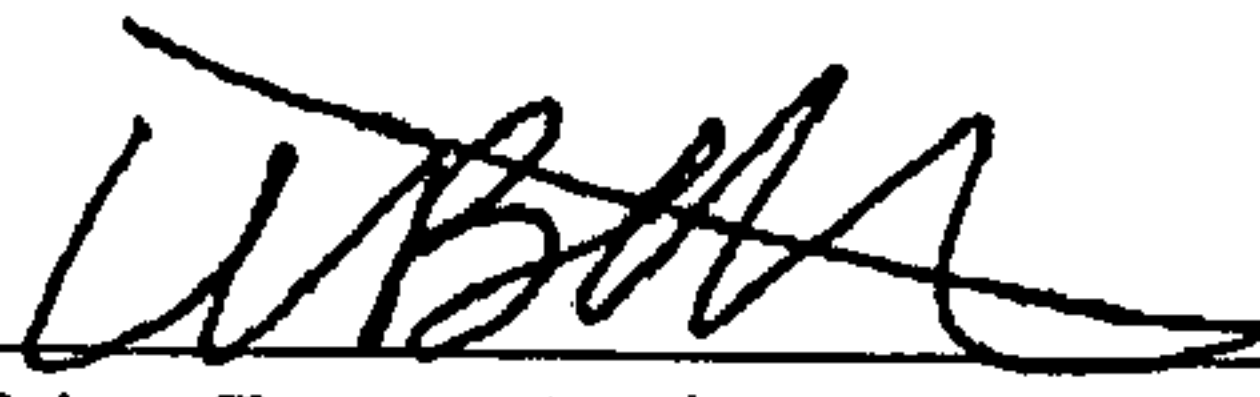
REFERENCE NO.: B21-2323

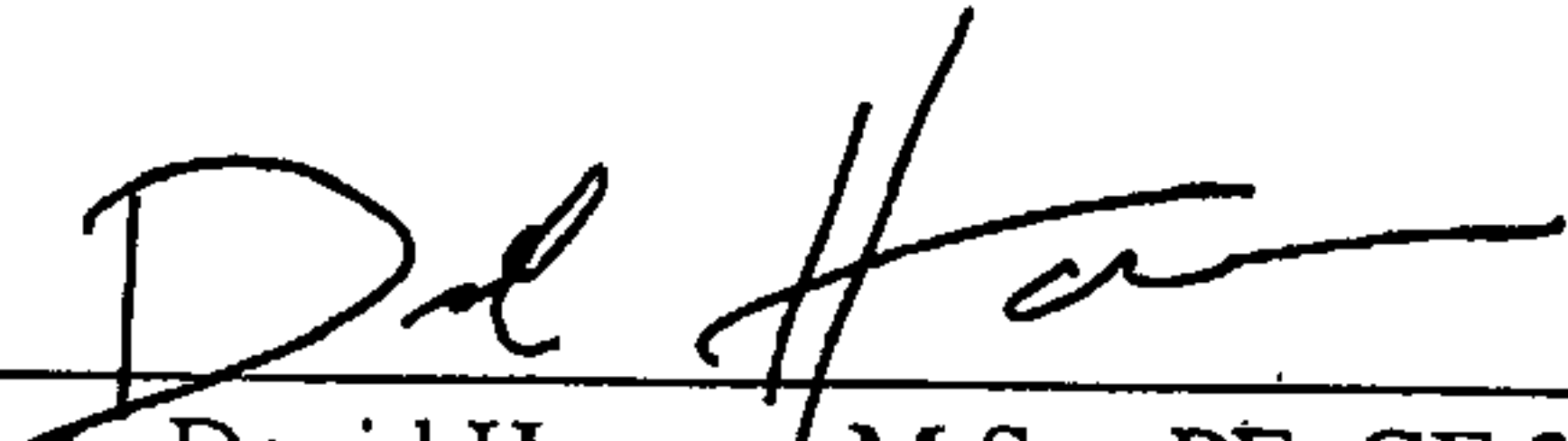
DATE: December 9, 2021

COMMENTS

1. The submitted geotechnical report includes geotechnical engineering recommendations but is not signed by a geotechnical engineer. Provide a geotechnical report signed and stamped by a geotechnical engineer.
2. Section 1.2 of the report states that the fill in the area of the new ADU appears to have settlement issues and is expansive; however, no recommendations for mitigation of settlement are provided, nor is data provided to justify that the existing fill is adequate for support of the planned improvements. A subsurface exploration should be performed in the area of the proposed ADU to determine depths of existing fill. In-situ density testing along with lab testing (i.e., maximum dry density and optimum moisture content and/or consolidation testing) should be performed to determine the depths at which the existing fill materials have suitable compaction.
3. Based on the results of the lab testing, provide recommendations for remedial grading within the areas of proposed improvements.
4. Perform expansion index and corrosion testing of the onsite soils. In the absence of site-specific testing, highly expansive soils and highly corrosive soil conditions must be assumed. The foundation recommendations should be revised in accordance with the results of the expansion index and corrosion testing.
5. The geotechnical engineer shall review the building plans and calculations to verify their recommendations are incorporated. In addition, the geotechnical engineer shall comment on minimum building code slope setback requirements for the proposed ADU location and whether the proposed location meets the requirements or if deepened foundations will be required.

REVIEWED BY:


Lisa Bates, PG, CEG 2293
Associate Geologist


David Hansen, M.Sc., PE, GE 3056
Associate Engineer

DISTRIBUTION:

Ted Halsey, Leslie Benitez, Danielle Carter, City of Laguna Niguel (email)
Ralph Jeffery, Pacific Coast Land Consulting (email)