

CAPISTRANO BAY DISTRICT
AGENDA REPORT
June 12, 2024

New Business

ITEM 10c

Repairs to Damaged Parking Lots

Before the District can ramp up any surface repairs to the damaged overflow parking areas, the City Water Quality Department wants to conduct a site inspection to assess the damage and discuss some repair options – a site inspection is set for Tuesday June 11th at 2:30 PM.

The parking areas were designed and permitted as permeable paved surfaces but with the heavy construction work that has taken place, the surfaces of those three sections are no longer percolating as required.

Option One is to grade or scrape the surfaces down several inches to remove the sand, dirt and crumbled asphalt then dump an equivalent volume of ½" to ¾' dark rock aggregate into the graded out areas and compact with a steel drum roller (like what is used for ironing out fresh hot asphalt for roads).

Option Two is to grade/scrape the surface (same as option one) but construct a type of trench drain down the middle of each parking area to carry rain runoff, then pave over the parking areas with solid asphalt, covering up all the exposed gravel and rock base, except in the areas of the trench drains which must be open to collect rain runoff.

The original parking area design failed to account for the subgrade percolation that bleeds and infiltrates under the adjacent roadway section. This subgrade invasion of moisture has softened the base layers that support the road and has allowed the hard-paved road surface to prematurely degrade and fail.

Any repair design will have to address this unintended infiltration into the roadway subgrade. Option Two achieves this by locating the point of percolation back from the road edge by about 10 to 12 feet.