Before the Planning Commission in and for the County of Monterey, State of California

In the matter of the application of:
McGovern Irene & Don (PLN120045)
RESOLUTION NO. 12-020
Resolution by the Monterey County Planning Commission:

1) Considering that the Technical Addendum to the certified Final EIR for the Santa Lucia Preserve Comprehensive Development Plan (EIR No. 94-005) prepared for the original approval of the Combined Development Permit (PLN070158) is still adequate and is the appropriate environmental document for the extension request; and
2) Approving a three year extension of a previously approved Combined Development Permit (PLN070158), consisting of: (1) an Administrative Permit to allow development within a Site Plan Review or "S" zoning district for the construction of a 4,534 square foot two-story single family dwelling with an attached 1,409 square foot three car garage with 1,148 square foot recreation room above; and grading (approx. 970 cubic. yards cut/170 cubic yard fill) with 245 Liner feet of retaining walls; (2) a Use Permit to allow the removal of 11 oak trees; and (3) Design Approval.

[PLN120045, McGovern Irene & Don, 13 Arroyo Seco, Greater Monterey Peninsula Area Plan (APN: 239-091-027-00)

The McGovern application (PLN120045) came on for public hearing before the Monterey County Planning Commission on June 13, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

   EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 2010 Monterey County General Plan;
   - Carmel Valley Master Plan;
   - Monterey County Zoning Ordinance (Title 21);

   No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The property is located at 12 Arroyo Seco, Carmel (Assessor's Parcel Number 239-091-027-000), Greater Monterey Peninsula Area Plan. The parcel is zoned RC/40-D-S" [Resource Conservation, 40 acres per unit with Design Control, and Site Plan Review zoning district overlays] Residential Allocation Zoning District, which allows a single family dwelling with an attached garage, and related accessory structures.

c) The proposed project is consistent with the provisions of Sections 21.32.030 (B), (C), and (D) and is consistent with the development standards of Sections 21.32.060 and 21.64.020 of the Monterey County Zoning Ordinance (Title 21).

d) The extension request was submitted at least thirty days prior to the expiration date.

e) Site inspection conducted by staff on the subject parcel on June 5, 2007.

f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN 070158 and PLN120045.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) Staff identified potential impacts to Biological Resources and Slope Stability. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions.

c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN070158 and PLN120045.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the

neighborhood.

b) Adequate sewage disposal and water supply facilities existing or are readily available, as approved by the Environmental Health Bureau.

c) The project has been reviewed by the Environmental Health Bureau and there has been no indication from the Environmental Health Bureau that the site is not suitable for development.

d) Santa Lucia Community Services District as the water purveyor for this project site has provided a "Can & Will Serve Notice".

e) Preceding findings and supporting evidence for PLN 120045.

4. **FINDING:** **CEQA (Addendum)** - An Addendum to the certified EIR for the Santa Lucia Preserve Comprehensive Development Plan was prepared for the original approval of the subject project pursuant to Code of Regulations, Title 14, Section 15164. The addendum concluded that the project would require not major revisions to the adopted EIR. The addendum is still adequate and is the appropriate environmental document for consideration of the extension request.

EVIDENCE:

a) The development is contained in an area analyzed by the Final EIR for the Santa Lucia Preserve (EIR 94-005), Resolution No. 96-059, Planning File Nos. PC94067 and PC94218, State Clearinghouse Nos. SCH# 1994083019 and 1995023036, as a pre-determined building site.

b) There are no changes in the project description, changes in circumstances, or significant new information since the time of the approval of the subject project (March 26, 2008) that would result in new significant environmental effects or a substantial increase in the severity of environmental impacts not already analyzed in the Santa Lucia Preserve EIR or the technical addendum.

c) Addendum to the Santa Lucia Preserve (EIR 94-005), Resolution No. 96-059, Pursuant to CEQA, Article 11 Section 15164 prepared for the McGovern Combined Development Permit, Planning File No. PLN070158

d) All preceding findings and supporting evidence.

5. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Section 21.80.040 (D) Monterey County Zoning Ordinance (Title 21).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Determines that the Technical Addendum to the certified Final EIR for the Santa Lucia Preserve Comprehensive Development Plan (EIR No. 94-005) prepared for the original approval of the Combined Development Permit (PLN070158) is still adequate and is the appropriate environmental document for the extension request;
2. Approving a three year extension of a previously approved Combined Development Permit (PLN070158), consisting of: (1) an Administrative Permit to allow development within a Site Plan Review or "S" zoning district for the construction of a 4,534 square foot two-story single

family dwelling with an attached 1,409 square foot three car garage with 1,148 square foot recreation room above; and grading (approx. 970 cubic. yards cut/170 cubic yard fill) with 245 square feet of retaining walls; (2) a Use Permit to allow the removal of 11 oak trees; and (3) Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this June 13 day of April, 2012 upon motion of Commissioner Diehl, seconded by Commissioner Vandevere, by the following vote:

AYES: Brown, Vandevere, Getzelman, Roberts, Diehl, Padilla, Hert
NOES: None
ABSENT: Rochester, Salazar, Mendez
ABSTAIN: None

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON JUN 28 2012

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUL 09 2012

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

   Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 11-10-2011

Monterey County Planning Department

Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120045

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This three-year extension request was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A three-year extension (Resolution Number 12-020) was approved by Planning Commission for Assessor's Parcel Number 239-091-027-000 on June 13, 2012 . The permit was granted subject to 31 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. TRANSFER OF PREVIOUS CONDITIONS OF APPROVAL

Responsible Department:	Planning Department
Condition/Mitigation Monitoring Measure:	All of the original conditions of approval contained in Planning Commission Resolution 08012 remain in effect.
Compliance or Monitoring Action to be Performed:	on-going

McGOVERN RESIDENCE

SANTA LUCIA PRESERVE

MONTEREY COUNTY, CALIFORNIA

FINAL DESIGN REVIEW + MONTEREY COUNTY PLANNING SUBMITTAL

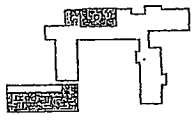
JUNE, 14 2007

PROJECT DATA

- PROJECT ADDRESS: ARROYO SECO/HA RD. CARMEL, CA 93923
- LOT NO: 102
- LANDMARK TOWN: WOODLAND
- CONSTRUCTION TYPE: TYPE V-NR, SINGLE FAMILY RESIDENCE
- OCCUPANCY GROUP: R-3
- STORIES: ONE STORY - PLUS
- GARAGE FOOTAGE: MAIN HOUSE
  - HOUSE = 4,594 sf
  - GARAGE = 1,404 sf
  - 2nd FLOOR = 1,484 sf
  - TOTAL = 7,042 sf
- PARKING: 5 ENCLOSED SPACES IN GARAGE
- HEIGHT ALLOWANCE: COVERED AREA = 6769 SQ. FT.
  - BUILD ALLOWABLE AREA = 9031 SQ. FT.
  - RIDGE A = 1641 SQ. FT.
  - RIDGE B = 1628 SQ. FT.
  - RIDGE TOTAL = 3269 SQ. FT.

NOTE: PROJECT TO COMPLY WITH ORDINANCE No. 3951 OF THE MONTEREY COUNTY WATER RESOURCES AGENCY PERTAINING TO MANAGING WATER CONSERVATION REGULATIONS

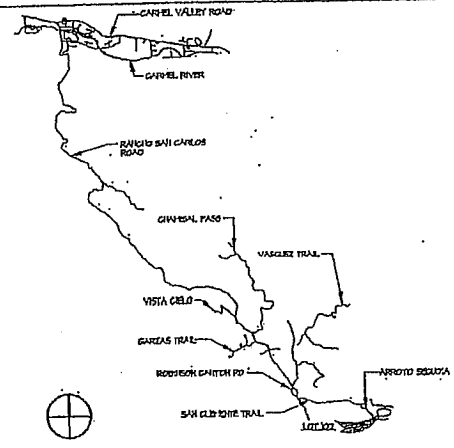
NOTE: BUILDING EQUIPPED WITH FIRE ALARM AND TO BE FULLY SPRINKLERED. FIRE ALARM CONNECTED TO CMS APPROVED BY CVFPD AND SUP



CONSULTANTS AND CONTACTS

- ARCHITECTURAL: BAR ARCHITECTS, 543 HOWARD ST, SAN FRANCISCO, CA 94105, T 415-293-5700, F 415-293-5701, CONTACT: RICHARD BEARA/LISA VICTOR
- GENERAL CONTRACTOR: FIRE AND DOR HOCKSVETH, 2241 ESTATE DRIVE, LOS ALTOS, CA 94024, T 650-948-9433, CONTACT: FIRE AND DOR HOCKSVETH
- LANDSCAPE ARCHITECT: LANDRO ASSOCIATES, 250 10TH STREET, SAN FRANCISCO, CA 94103, T 415-552-3000, F 415-552-3001, CONTACT: RON LANDRO/ANDREA ROVEL
- ARCHITECTURAL PLANNING: WARD RADMUSH + ASSOCIATES, 16 EAST LAKE AVE, WATSONVILLE, CA 95076, T 831-722-4175, F 831-722-5271, CONTACT: JOE WARD
- SURVEYING/CIVIL ENGINEERS: HATCH PROVENZA, 1641 BLUE LANTERN LANE STE 105, MONTEREY, CA 93940, T 831-649-8225, F 831-372-3015, CONTACT: RICHARD HATCH
- ARBORISTS: HAYDEN HYDE, 814 ALVARADO AVE. SUITE C, SANTA CRUZ, CA 95060, T 831-420-0201, F 831-420-8025
- STRUCTURAL ENGINEERS: TU STRUCTURES, 185 FILBERT ST, SUITE 254, OAKLAND, CA 94607, T 510-763-5112, F 510-763-5178, CONTACT: PETER YU
- MEP ENGINEERS: ACES SUSTAINABLE, 1414 DRAKE AVE SUITE 101, SANTA VALLE, CA 94069, T 408-522-8200, F 408-522-8300, CONTACT: ALEXANDER PETROVIC
- LIGHTING DESIGNERS: ALE BANKS + ASSOCIATES, 461 SECOND ST. #254, SAN FRANCISCO, CA 94107, T 415-618-0858, F 415-618-0858, CONTACT: IRVAN BANKS

VICINITY MAP



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McGOVERN RESIDENCE | SANTA LUCIA PRESERVE LOT 102

BARARCHITECTS

543 Howard Street, San Francisco, CA 94105, T. 415 293 5700, F. 415 293 5701 WWW.BARARCH.COM

06045 | 9.13.07

FINAL DESIGN REVIEW
PLANNING SUBMITTAL

G.01

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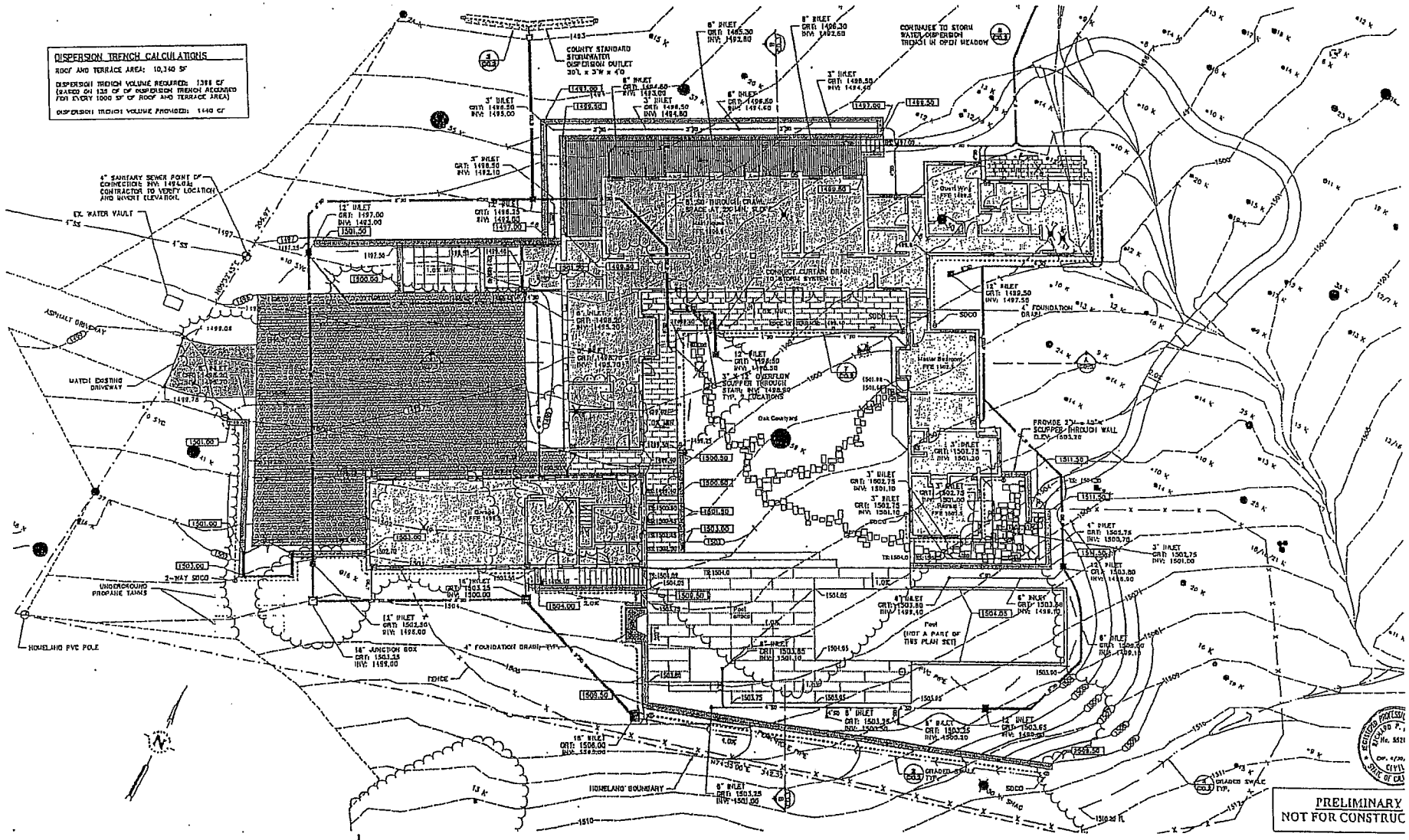

McGOVERN RESIDENCE | SANTA LUCIA PRESERVE LOT 102

CIVIL GRADING AND DRAINAGE PLAN

BARARCHITECTS
543 Howard Street, San Francisco, CA 94105, T. 415 293 5700, F. 415 293 5701 WWW.BARARCH.COM

WHITSON ENGINEERS
Civil Engineering • Land Surveying • Project Management

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FINAL DESIGN REVIEW-PLANNING SUI

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EROSION CONTROL NOTES

1. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.

2. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

3. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
   A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
   B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
   C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
   D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
   E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN APPROVED SANTA LUCIA PRESERVE SEED MIX. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

4. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

5. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.

7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.

8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.

10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

11. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

12. WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

EROSION CONTROL MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.

2. STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.

2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.

3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.

4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.

5. APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING AS SHOWN ON THIS SHEET.

6. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.

7. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

VEGETATIVE SOIL STABILIZATION MAINTENANCE

1. MAINTENANCE DURING VEGETATION ESTABLISHMENT SHOULD INCLUDE REPAIR AND RESEEDING IF THE FOLLOWING CONDITIONS ARE OBSERVED:
   - UNEXPECTED SHEET OR RILL EROSION
   - SEDIMENT BUILDUP AT TOE OF SLOPE
   - SEED AND/OR MULCH HAVE BEEN DISPLACED.
2. ALL MULCHES AND SOIL COVERINGS SHOULD BE INSPECTED PERIODICALLY —BOTH DURING AND AFTER RAINSTORMS— TO CHECK FOR EROSION. ADDITIONAL MULCH SHOULD BE APPLIED IN ALL AREAS WHERE EROSION IS OBSERVED.
3. NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISCOLORATION OR FAILURE. IF EITHER OCCURS, DAMAGE TO THE SLOPE OR DITCH SHOULD BE REPAIRED AND THE COVERING REINSTALLED.

THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR THROUGHOUT THE WINTER MONTHS. WHENEVER RAIN IS FORECAST, AT THE END OF THE LAST DAY OF A WORK WEEK OR BEFORE ANY EXTENDED SUSPENSION OF WORK, THE GENERAL CONTRACTOR SHALL ENSURE THAT THE MEASURES SHOWN ON THESE PLANS SHALL BE IN PLACE AND SATISFACTORILY INSTALLED TO PROVIDE THE INTENDED PROTECTION. AFTER EACH RAIN, THE GENERAL CONTRACTOR SHALL INSPECT THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES TO DETERMINE THAT THEY OPERATED SATISFACTORY. REPAIRS SHALL BE MADE AS REQUIRED. IF IT IS DETERMINED THAT A PARTICULAR MEASURE IS NOT PROVIDING THE INTENDED PROTECTION, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGN ENGINEER TO DETERMINE ALTERNATIVE MEASURES. ALTERNATIVE DESIGNS WILL BE SUBMITTED TO THE COUNTY FOR REVIEW PRIOR TO IMPLEMENTATION.

THE GENERAL CONTRACTOR SHALL KEEP ADEQUATE SUPPLIES ON SITE TO PROVIDE EMERGENCY REPAIRS AS REQUIRED. THESE SUPPLIES MAY BE ADDITIONAL SILT FENCING, FILTER FABRIC, STRAW BALES, JUTE NETTING, BAGS AND TARPS.

THIS IS TO STATE THAT THE GENERAL CONTRACTOR AGREES TO THE ABOVE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES.

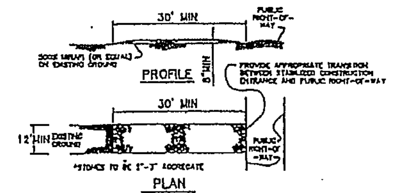
____

BY: ________________

____

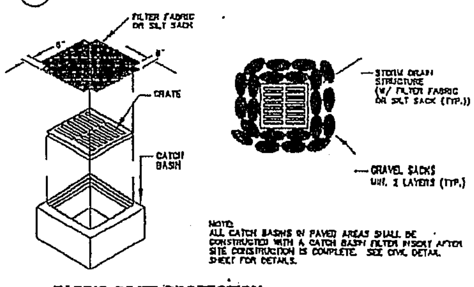
IN CASE OF EMERGENCY THE GENERAL CONTRACTOR'S REPRESENTATIVE CAN BE REACHED AT (___) ___-____ OR THE OWNER'S REPRESENTATIVE CAN BE REACHED AT (___) ___-____ AFTER WORK HOURS AND ON WEEKENDS, CAN BE PAGED AT (___) ___-____

MAINTENANCE MEASURES*		
CONTROLS:	INSPECTION FREQUENCY:	MAINTENANCE/REPAIR MEASURES
Stabilized Construction Entrance	Monthly and After Each Rainfall	Replace gravel materials when voids are present Remove all sediment deposited on all paved roadways within 24 hours Remove gravel at completion of construction
Silt Fencing and Sediment Rolls	Weekly and After Each Rain	Repair whenever fence is damaged Remove sediment when it reaches 1/3 the height of the fence especially if heavy rains are expected
Storm Drain Inlet Protection	Weekly and after each rain	Replace clogged filter fabric immediately Remove sediment when the depth exceeds 2/3 the height of the filter



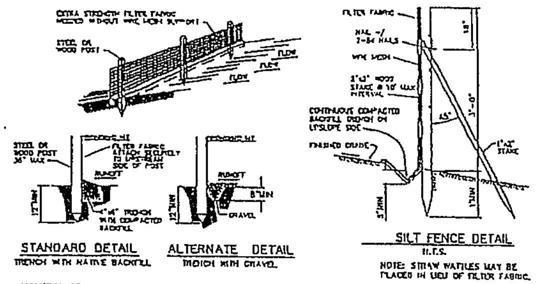
MAINTENANCE
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1 CONSTRUCTION ENTRANCE
NO SCALE



NOTE:
ALL CATCH BASINS IN PAVED AREAS SHALL BE CONSTRUCTED WITH A CATCH BASIN FILTER INSERT AFTER SITE CONSTRUCTION IS COMPLETE. SEE CIVIL DETAIL SHEET FOR DETAILS.

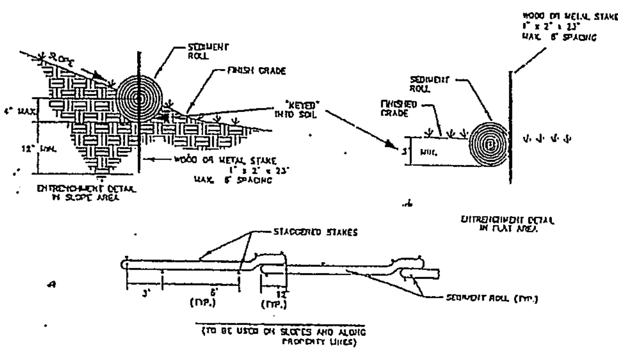
2 FABRIC INLET PROTECTION
NO SCALE



NOTE: STRAW WATTLES MAY BE PLACED IN LIEU OF FILTER FABRIC.

MAINTENANCE
- SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED DURING AND IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE DURING THE TIME THE FENCE OR BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.
- SILT BUILDUPS MUST BE REMOVED WHEN BULGES DEVELOP IN THE FENCE REGARDLESS OF DEPTH OF DEPOSITION.

3 SILT FENCE DETAIL
NO SCALE



NOTES
1. PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH THREE (3" MIN.) TO FOUR (4") INCHES MAX DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
2. SOIL EXCAVATED IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDER CUTTING THE ROLL.
3. PLACE SEDIMENT ROLL INTO KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL TO WITHIN SIX FEET (6') OF EACH END AND THEN EVERY SIX FEET (6') WITH 1" x 2" x 23" WOOD OR METAL STAKES.
4. STAKES ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE SEDIMENT ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED TWELVE INCHES (12") MIN. TO PROVIDE A TIGHT JOINT, NOT ABUTTED TO ONE ANOTHER.

4 SEDIMENT ROLL DETAILS
NO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER RICHARD F. WEBER No. 55119 EXP. 6/30/08 CIVIL STATE OF CALIFORNIA

McGOVERN RESIDENCE

SANTA LUCIA PRESERVE LOT 102

EROSION CONTROL NOTES AND DETAILS

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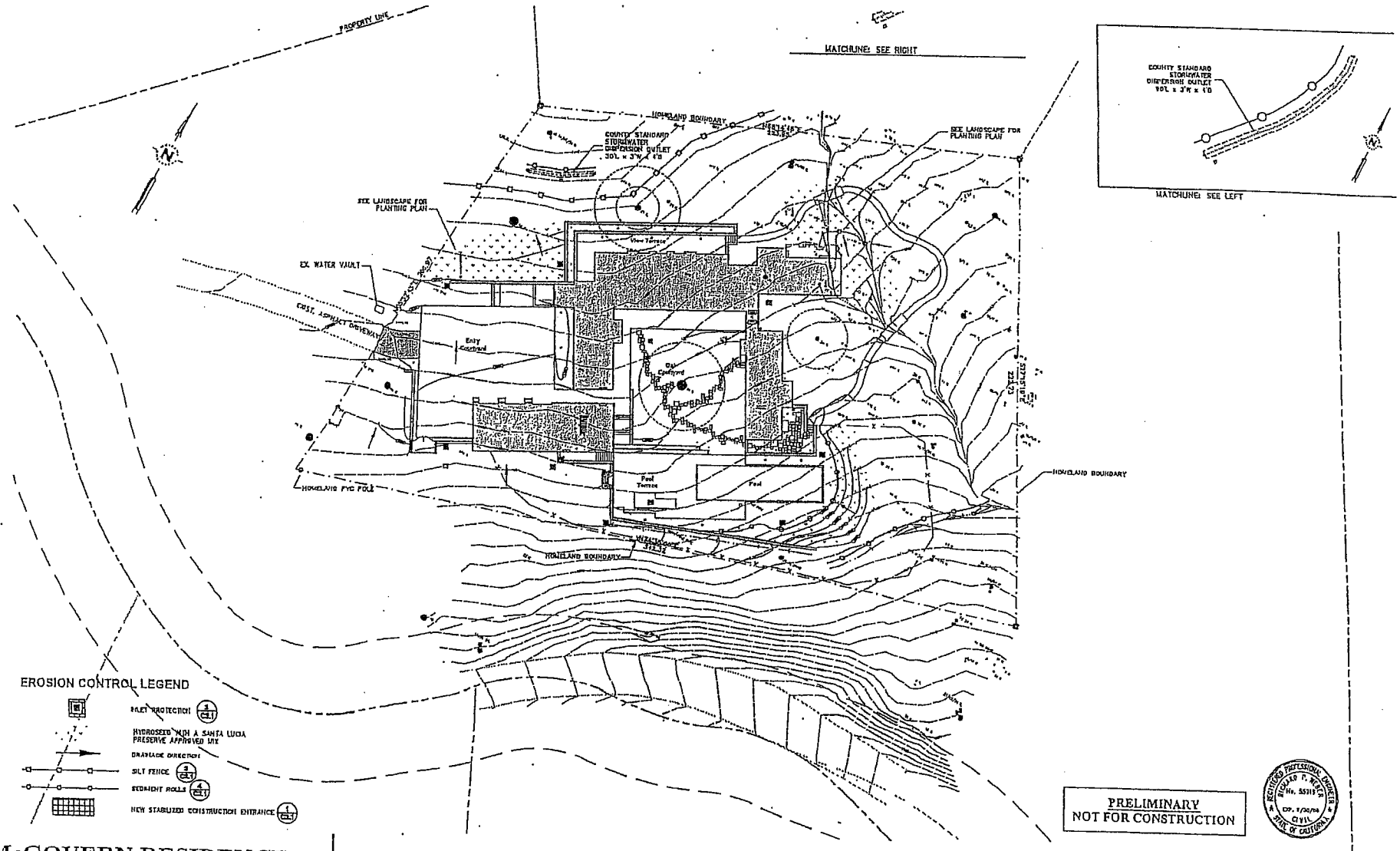

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CIVIL SITE EROSION CONTROL PLAI

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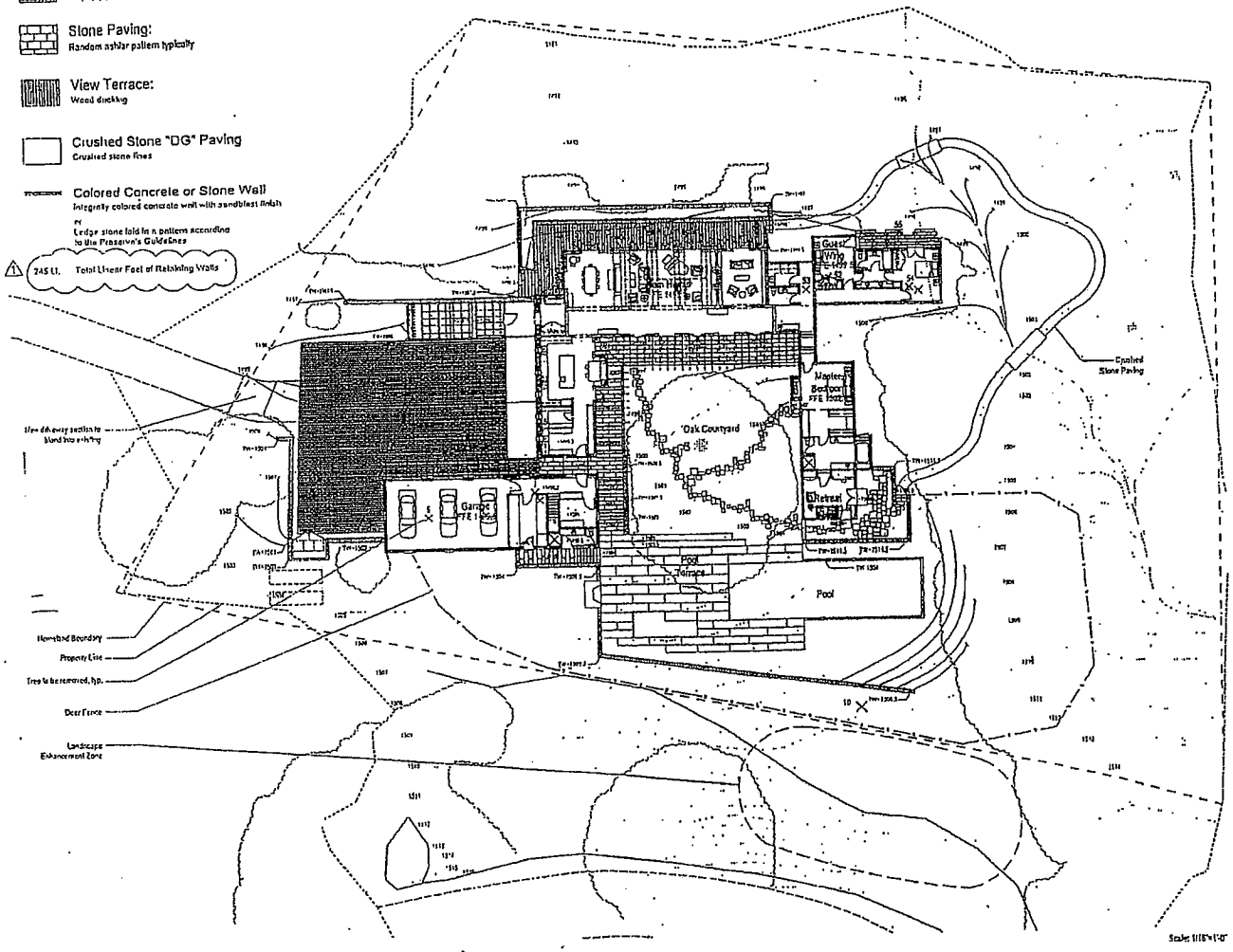
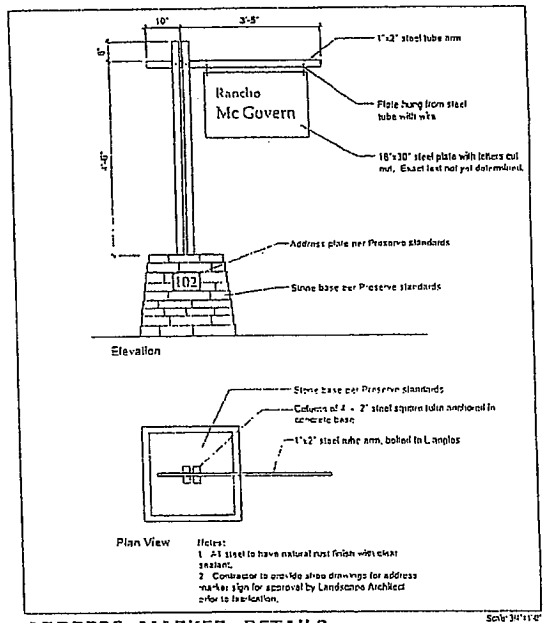
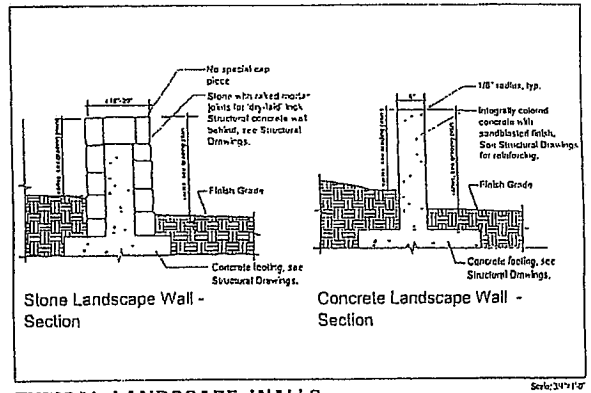
Materials and Finishes Legend

- **Entry Courtyard Paving:** Porphyry paving
- **Stone Paving:** Random ashlar pattern typically
- **View Terrace:** Wood decking
- **Crushed Stone "DG" Paving** Crushed stone fines
- **Colored Concrete or Stone Wall** Integrally colored concrete wall with sandblast finish or Ledge stone laid in a pattern according to the Preserve's Guidelines
- 245 Lf. Total Linear Feet of Retaining Walls





ADDRESS MARKER DETAILS



TYPICAL LANDSCAPE WALLS

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HOMELAND SITE PLAN

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LUTSKO ASSOCIATES
landscape

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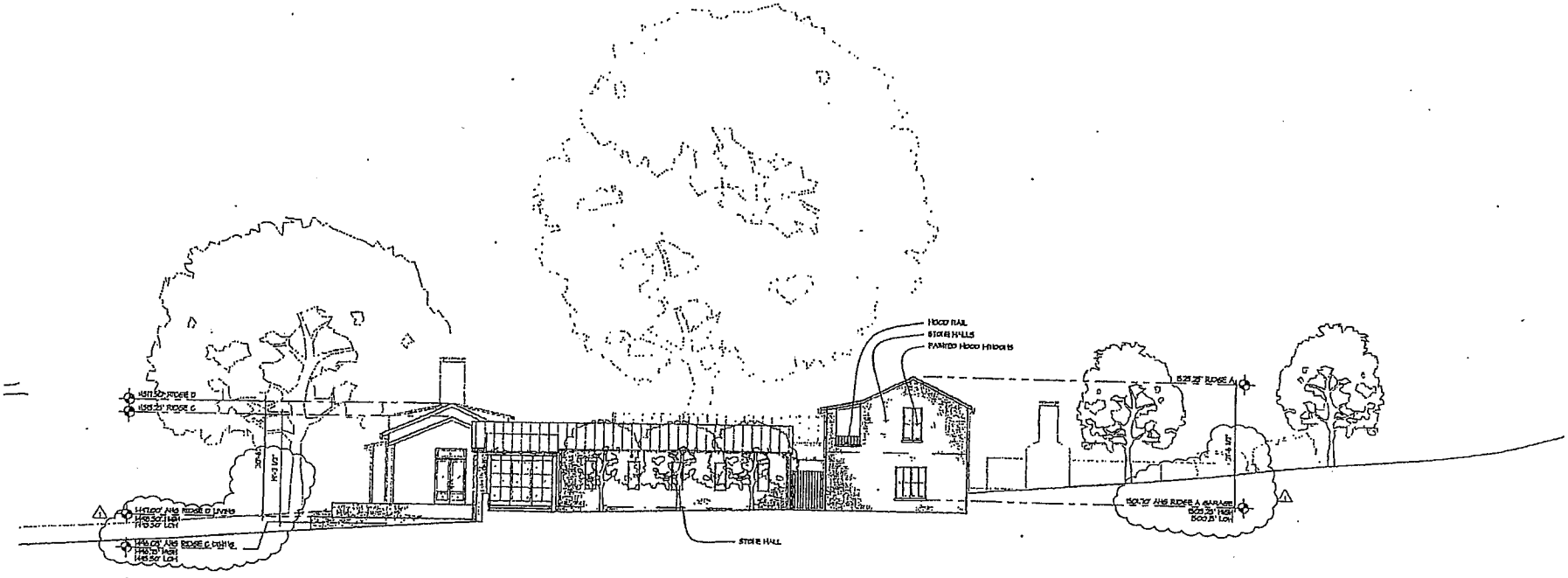

1 A06 WEST ELEVATION-FROM ENTRY DRIVE

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ELEVATION/SECTION

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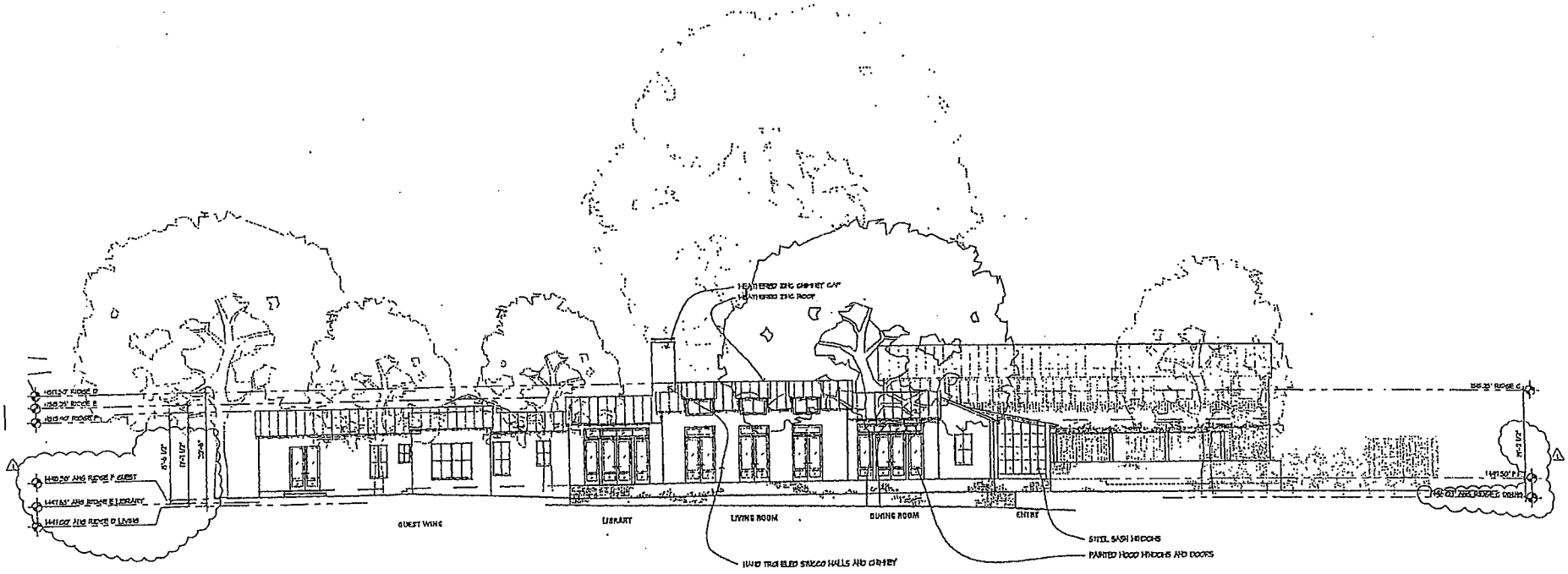
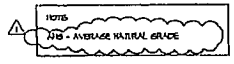
A.06



1 A05 NORTH ELEVATION · FROM MEADOW
1/8"=1'-0"



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ELEVATION

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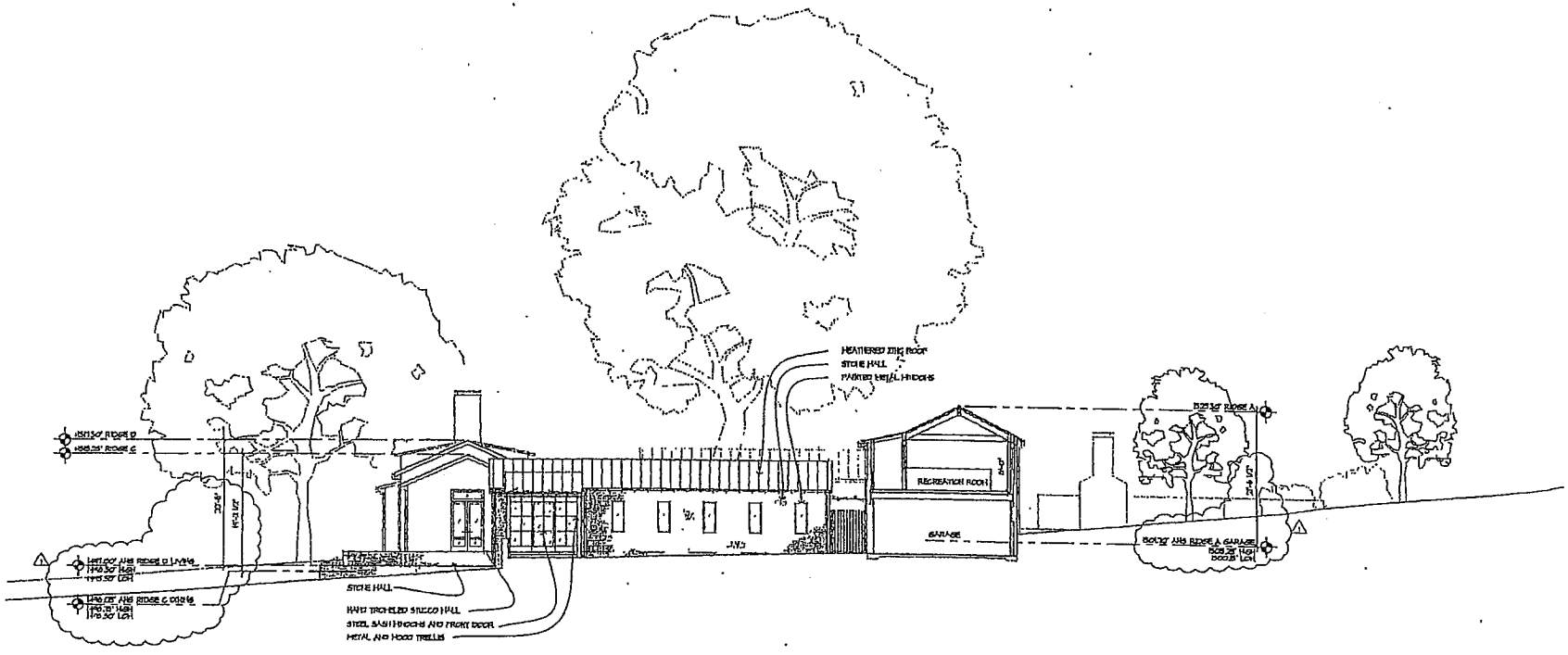

1 A.07 WEST ELEVATION/SECTION - THRU ENTRY COURTYARD

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ELEVATION/SECTION

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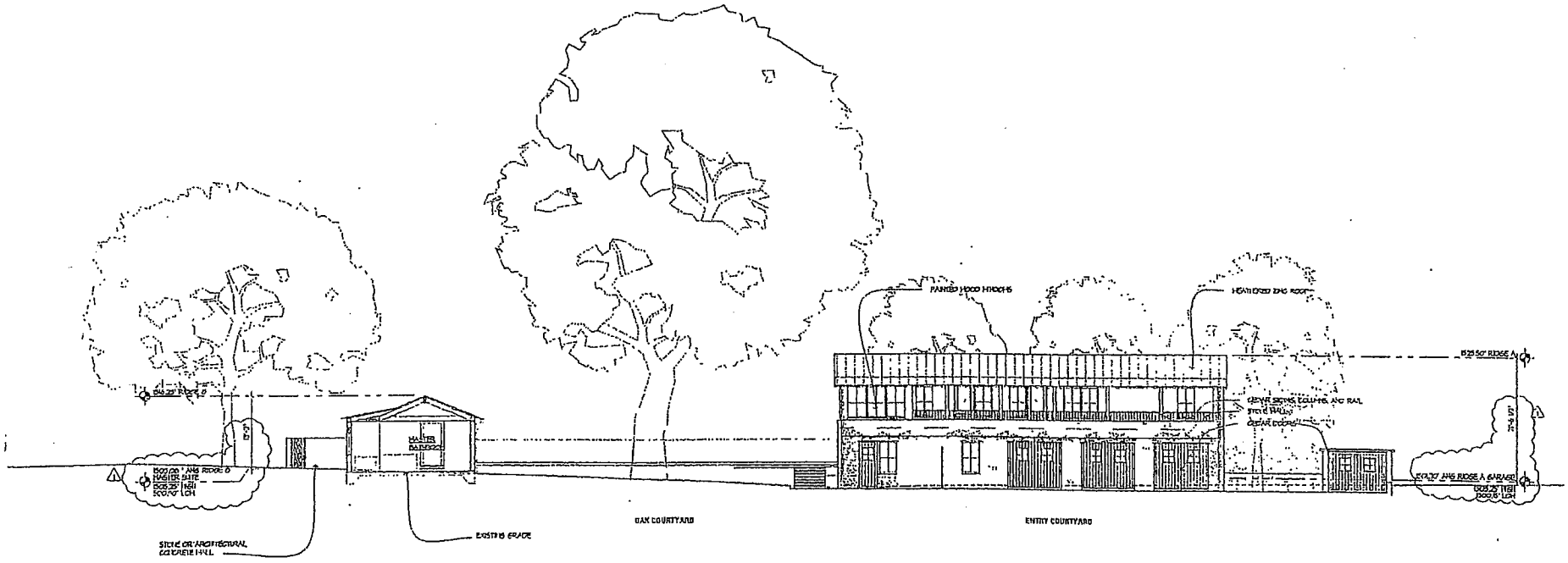
A.07



1 A.08 NORTH ELEVATION/SECTION @ ENTRY COURTYARD & OAK COURTYARD

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ELEVATION/SECTION

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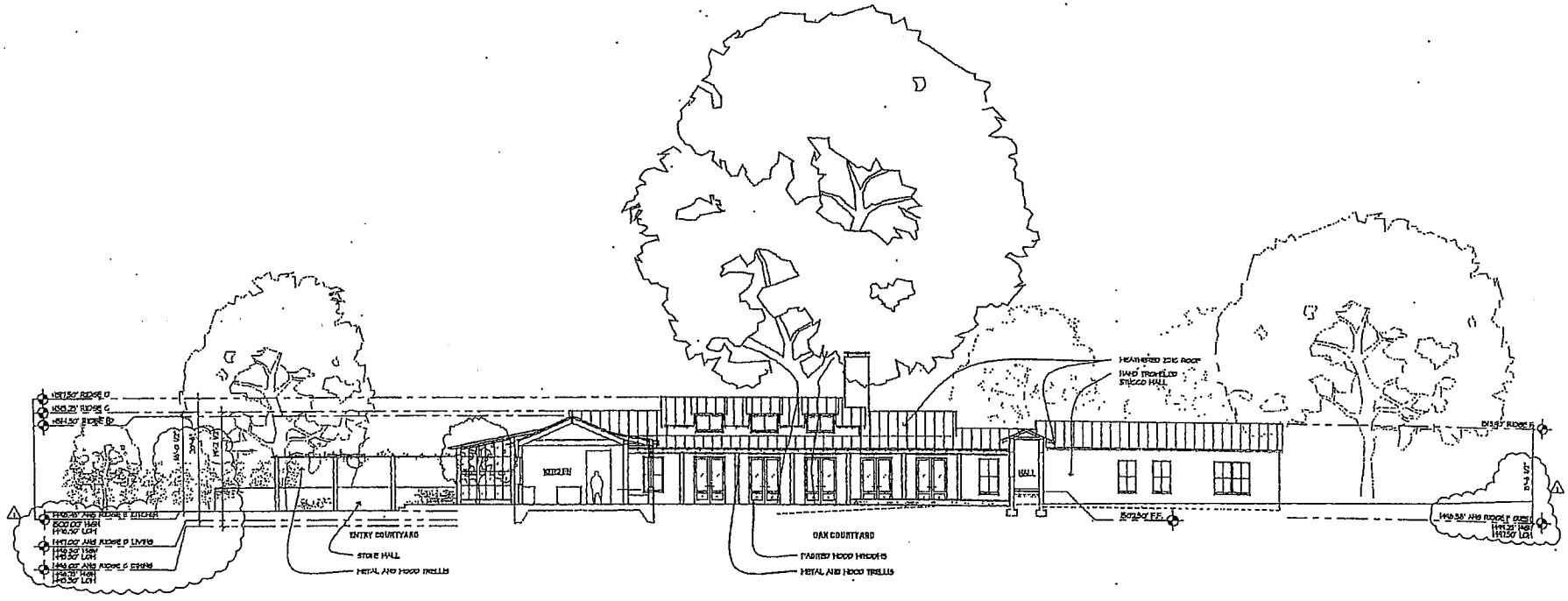
A.08



1 A.09 SOUTH ELEVATION/SECTION o ENTRY COURTYARD & OAK COURTYARD
1/8"=1'-0"

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ELEVATION/SECTION

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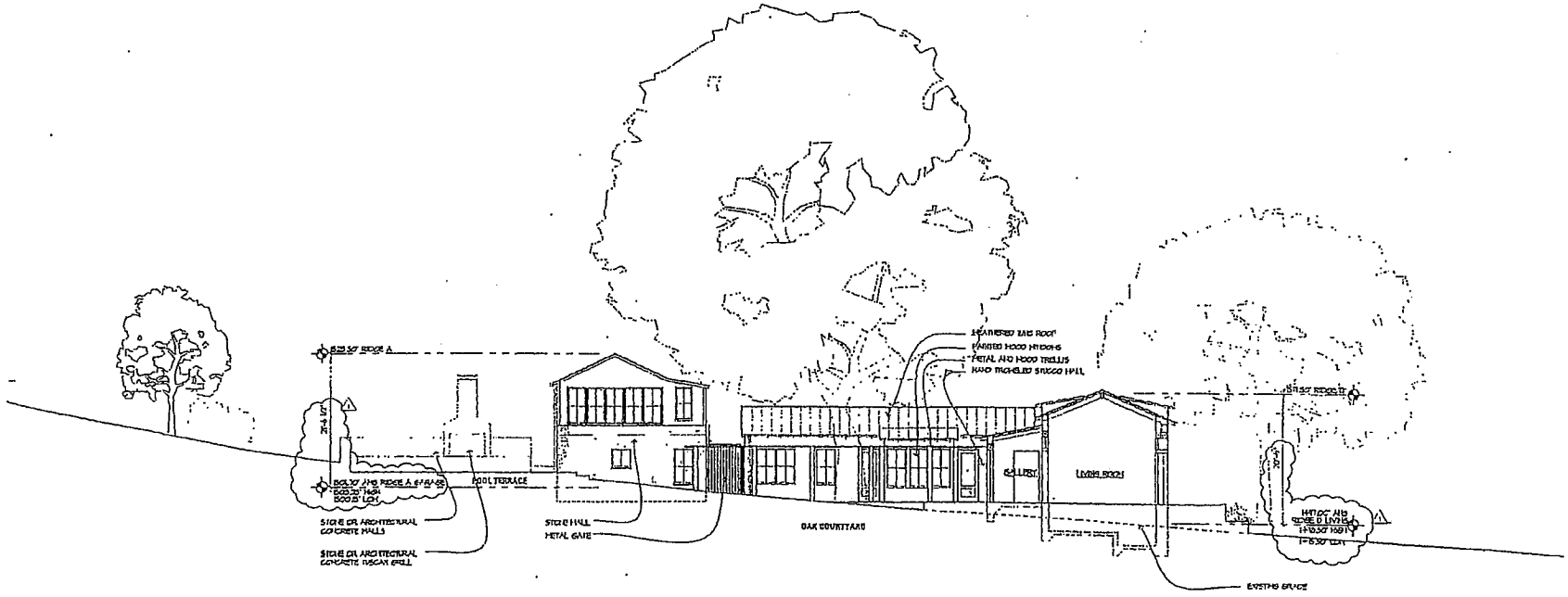
A.09



1 A.10 EAST ELEVATION/SECTION o OAK COURTYARD
1/8"=1'-0"

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ELEVATION/SECTION

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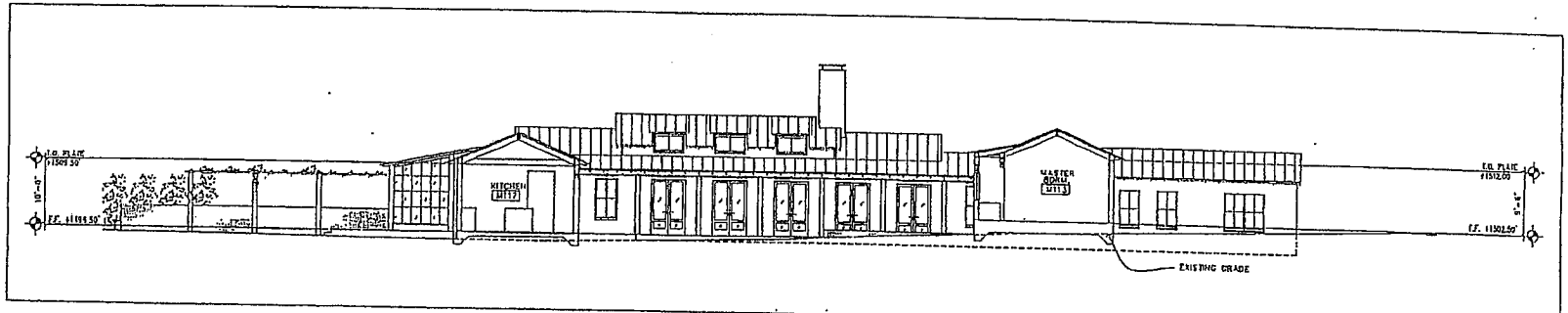
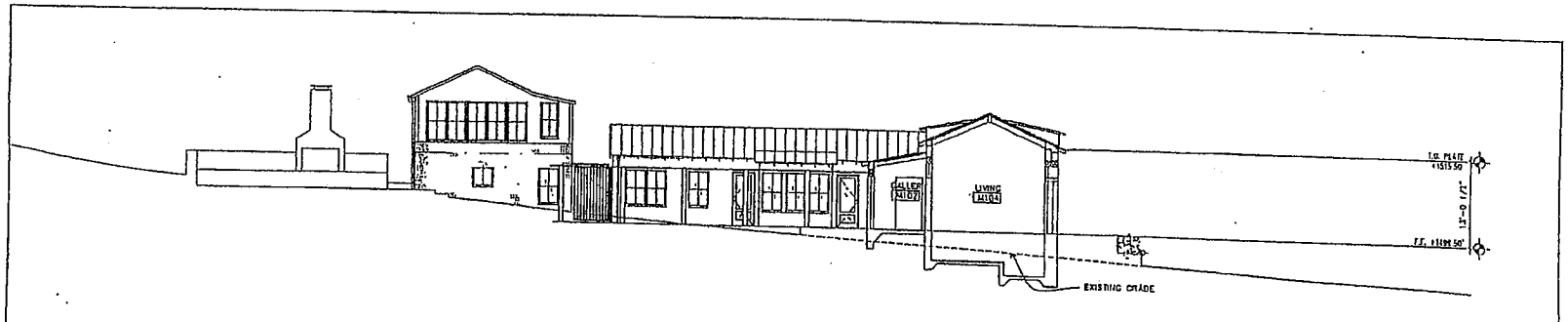
A.10



SECTION A - SOUTH ELEVATION/SECTION AT ENTRY COURTYARD AND OAK COURTYARD
SCALE 1/8"=1'-0"



SECTION B - EAST ELEVATION/SECTION AT OAK COURTYARD
SCALE 1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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SANTA LUCIA PRESERVE LOT 102

CIVIL SITE SECTIONS

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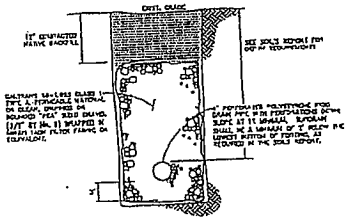
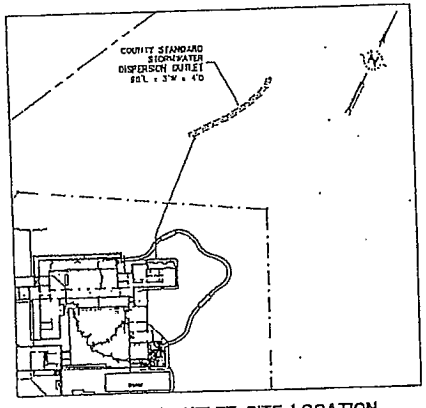
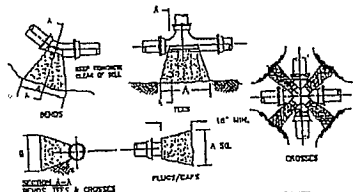


7 CURTAIN DRAIN DETAIL
NO SCALE



8 DISPERSION OUTLET SITE LOCATION
1" = 30'

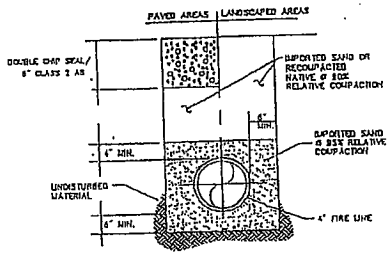


SECTION AA
BENDS, TEES & CROSSES

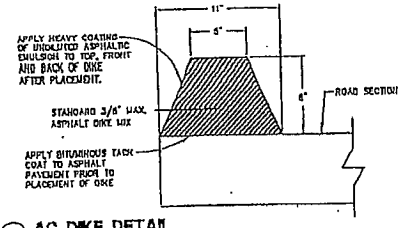
SIZE	90° BENDS			45° BENDS			22.5° BENDS			TEES and PLUGS		
	SIZE SQ. FT.	"A"	"B"	SIZE SQ. FT.	"A"	"B"	SIZE SQ. FT.	"A"	"B"	SIZE SQ. FT.	"A"	"B"
4"	1.5	23"	12"	1.0	12"	12"	0.5	16"	7"	1.3	16"	12"
6"	1.0	36"	18"	2.2	20"	16"	1.1	18"	10"	2.6	28"	14"
8"	7.1	42"	24"	3.8	22"	21"	2.0	21"	14"	5.0	43"	18"
10"	11.1	53"	30"	6.1	30"	30"	3.1	22"	20"	7.8	48"	21"
12"	16.0	58"	40"	8.7	38"	36"	4.4	32"	30"	11.3	51"	30"
14"	21.8	71"	42"	11.9	43"	42"	6.0	36"	34"	15.4	82"	36"
16"	28.4	85"	48"	15.5	53"	42"	7.8	37"	30"	20.1	81"	42"

NOTES:
1. BASED ON 100 PSI STATIC PRESSURE PLUS 100 PSI WATER HAMMER AND 2500 PSF SOIL BEARING.
2. FOR UNSTABLE SOIL CONDITIONS DOUBLE MIN DIMENSION FOR THRUST BLOCK DIMENSIONS.
3. FOR MAIN SIZES GREATER THAN 12" USE DIAMETER FOR THRUST BLOCK DIMENSIONS.

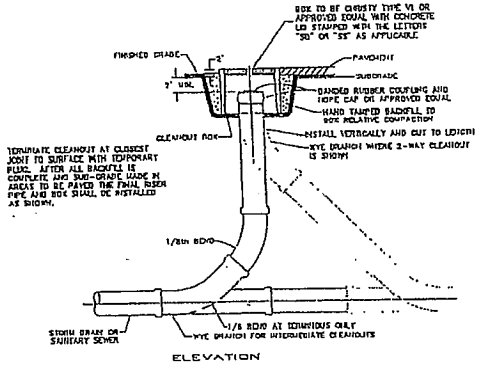
4 THRUST BLOCK DETAIL
NO SCALE



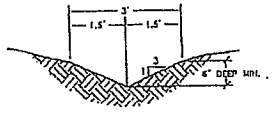
5 FIRE LINE TRENCH DETAIL
NO SCALE



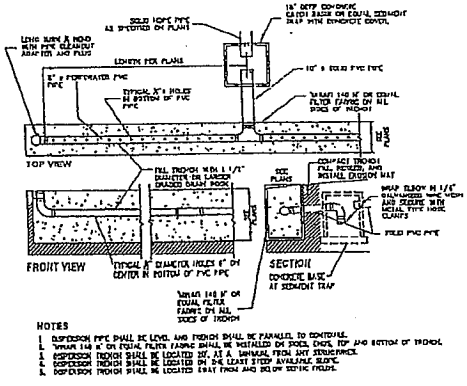
6 AC DIKE DETAIL
NO SCALE



1 STORM/SANITARY CLEAN OUT
NO SCALE



2 GRADED SWALE
NO SCALE



NOTES
1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2. "WRAP 140 N" OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, DECK, TOP AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE LOCATED 10' AT A MINIMUM FROM ANY STRUCTURES.
4. DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
5. DISPERSION TRENCH SHALL BE LOCATED EAST FROM AND BELOW SEPTIC FIELDS.

3 COUNTY STANDARD STORMWATER DISPERSION OUTLET
NO SCALE

REGISTERED PROFESSIONAL ENGINEER
RICHARD F. KOCH
No. 58319
EXP. 12/30/08
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION

McGOVERN RESIDENCE

SANTA LUCIA PRESERVE LOT 102

CIVIL SITE DETAIL SHEET

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