

**Before the Monterey County Zoning Administrator
in and for the County of Monterey, State of California**

In the matter of the application of:

12 RONNOCO LLC (PLN210269)

RESOLUTION NO. 23 – 024

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project qualifies as a Class 1 and Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and 15301 and no exceptions pursuant to Section 15300.2 of the CEQA guidelines can be made; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Use Permit to allow development within the Carmel Valley Floodplain;
 - b. After-the-fact Administrative Permit and Design Approval to allow construction of a 1,000 square foot non-habitable structure; and
 - c. Administrative Permit and Design Approval to allow construction of a 750 square foot detached garage, 700 square foot detached garage with an attached 325 square foot covered porch, and associated site improvements including a 2,275 square foot sports court, pool and spa, outdoor fireplace and patios.

[12 RONNOCO LLC, 12 Ronnoco Road, Carmel Valley, Carmel Valley Master Plan, APN: 185-021-026-000]

The 12 Ronnoco LLC application (PLN210269) came on for a public hearing before the Monterey County Zoning Administrator on October 26, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Zoning Administrator 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;

- Regulations for Flood Plains (Chapter 16.16); and
- 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/or regulations of the applicable Monterey County Code (MCC).

- b) Allowed Use. The property is located at 12 Ronnoco Road, Carmel Valley (Assessor's Parcel Number [APN]: 185-021-026-000), Carmel Valley Master Plan. The parcel is zoned Low Density Residential, 2.5 acres per unit, with a Design Control, Site Plan Review, Residential Allocation Zoning overlay or "LDR/2.5-D-S-RAZ," which allows structures accessory to any permitted uses, subject to the granting of an Administrative Permit in each case. Pursuant to Monterey County Code (MCC) sections 21.44.030.A and 21.45.040.B, all development located in the Design Control ("D") and Site Plan Review ("S") zoning districts are subject to a Design Approval and Administrative Permit, respectively. The proposed project includes construction of a 750 square foot detached garage, 700 square foot detached garage with an attached 325 square foot covered porch, and associated site improvements including a 2,275 square foot sports court, a pool and hot tub, 192 linear feet of retaining walls, and 433 cubic yards of cut. The site is currently developed with a single-family residence and a detached un-permitted 1,000 square foot habitable structure. The proposed project includes an after-the-fact approval of the structure (see Finding No. 4 and supporting evidence) and an interior remodel to re-categorize the structure as non-habitable storage space. Therefore, the proposed project components are considered allowed uses that are accessory to the permitted (main residence) use. Additionally, the proposed project is located within 200 feet of the Carmel Riverbank and therefore, pursuant to MCC section 21.64.130, the project requires the granting of a Use Permit.
- c) Lot Legality. The subject property (APN: 185-021-026-000) is approximately 2.5 acres in size and identified in its current configuration and under separate ownership as a Parcel 3 in a Record of Survey, recorded on October 8, 1971. The subject residential property is currently developed with a single-family dwelling (Building Permit No. G-34140), which was remodeled under Building Permit No. 21CP00799. Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood and Community Character. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The subject property is located within an area designated as visually "sensitive" and "highly sensitive" (Figure 14 of the 2010 General Plan). However, proposed development is located within the visually sensitive portion of the property. The site is currently developed with a 3,486 square foot main residence and a 1,000 square foot habitable storage structure, which will be converted into non-

habitable space. The proposed project includes construction of two detached garages and a sports court, and after-the-fact approval of the 1,000 square foot storage building. The project is consistent with Policy CV-1.20 of the Carmel Valley Master Plan in that the proposed materials and colors (vertical wood siding, gray stone wainscot, and dark bronze metal roofing) are consistent with the rural character of the valley and are compatible and appropriate for the immediate surrounding residential area. Additionally, the proposed development has been sited in a manner that minimizes disruption of views from existing homes. Staff conducted a site visit on June 12, 2023 to determine visibility of the proposed development. The site is located approximately 365 feet directly south of Carmel Valley Road. However, due to existing mature vegetation between the subject property and Carmel Valley Road, the project's staking and flagging was only partially visible for less than a second. Condition No. 6 requires installation of down-lit, unobtrusive lighting. Therefore, as proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

- e) Development Standards. As proposed, the project meets all required development standards. The development standards for the LDR zoning district are identified in Title 21 section 21.14.060. Required setbacks for accessory non-habitable structures are 50 feet (front), 6 feet on the front one half of the property and 1 foot on the rear one-half of the property feet (sides), and 1 foot (rear). This property does not abut Carmel Valley Road and therefore Carmel Valley Master Plan Policy CV-3.1 does not apply in this case. Although sited to meet the required setbacks, the proposed sports court is not considered a structure. The proposed garages have front setbacks greater than 150 feet (measured from Ronnoco Road right of way), side setbacks greater than 14 feet, and rear setbacks greater than 200 feet. The existing 1,000 square foot building also meets the required setbacks. The maximum allowed height in the LDR districts for accessory non-habitable structures is 15 feet. The maximum heights of the proposed garages are 14 feet 10 inches while the existing habitable structure (to be converted to storage space) has a height of 13 feet. Condition No. 5 has been applied to ensure that the proposed garages do not exceed the allowable height limitation.

In the LDR district, the allowed building site coverage maximum is 25 percent. The property is approximately 2.51 acres, which allows a building site coverage of 27,333.9 square feet. The existing site coverage, which is limited to the main residence, detached habitable structure, and various decks and patios, is 4,423 square feet. As proposed, the resulting site coverage will be 7,414 square feet. Per Title 21 section 21.06.250, the proposed sports court does not contribute to the property's building site coverage. Therefore, as proposed and conditioned, the project conforms with the applicable development standards of the zoning district.

- f) Cultural Resources. According to Monterey County Geographical Information System (GIS), the property is located in an area of high and moderate archaeological sensitivity but not within 250 feet of a known

archaeological resource. All proposed development is located within the portion of the property within moderate sensitivity. An archaeological report (LIB210271) was prepared for the site and concluded that there is no surface evidence of potentially significant archaeological resources. Although the project area lies in close proximity to the Carmel River, no shell, stone, or other commonly occurring cultural artifacts were identified within the project footprint. The report did not recommend additional archaeological testing. The potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction. Thus, as proposed, designed, and conditioned, the proposed project minimizes and avoids potential impacts to archaeological resources.

- g) Riparian Corridor. Carmel Valley Master Plan Policy 3.8 requires that all development to be sited to protect riparian vegetation, minimize erosion, and preserve the visual aspects of the Carmel River. However, in places where the riparian vegetation no longer exists, it should be planted to a width of 150 feet from the riverbank. A riparian corridor, consistent in width (approximately 50 feet from the water) exists on this property and is contiguous in this pattern with neighboring properties along the river. Planting riparian vegetation to a width of 150 feet from the river on this property would create an anomaly in the riparian corridor on this property only and it would be inconsistent with the conditions and treatment on similarly situated properties. The project will not result in impacts to the existing riparian corridor as all proposed development and associated grading is within previously developed or utilized area. Approximately 5,000 square feet of riparian woodland restoration along the property's riverbank was authorized under Planning File No. PLN220331 to partially clear Code Enforcement Case No. 20CE00242. Therefore, the proposed project is sited to protect the riparian corridor, avoid erosion and preserve the Carmel River.
- h) Land Use Advisory Committee (LUAC) Review. Based on the Board of Supervisors Guidelines, the project was referred to the Carmel Valley LUAC for review because the project involves the granting of a Design Approval at a public hearing. The LUAC, at a duly-noticed public meeting on May 15, 2023 considered the proposed project and continued the item to the June 20, 2023 meeting to allow time for staff to address raised concerns relating to past code violations and potential impacts to Ronnoco Road. On June 20, 2023, the LUAC voted 5 to 0, with one members absent, to support the project as proposed. No additional concerns were raised during this meeting.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN210269.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services,

HCD-Environmental Services, Monterey County Regional Fire Protection District (FPD) and the Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) The following technical reports have been prepared:
- “Preliminary Cultural Resources Reconnaissance” (LIB210271) prepared by Susan Morley, Marina, CA on June 8, 2021;
 - “Biological Report” (LIB210272) prepared by Pat Regan on October 20, 2021;
 - “Geotechnical Investigation” (LIB210273) prepared by Robert Hasseler, Watsonville, CA, on January 24, 2023.
 - “Geology (Fault Evaluation) Report” (LIB230112) prepared by Chris Hardwood, Ben Lomond, CA, on October 30, 2022.
 - “Carmel River Floodplain” letter prepared by Jennifer Rudolph Monterey, CA, on May 17, 2023.

Upon independent review, staff concurs with the conclusions of the reports. There are no physical or environmental constraints that render the site unsuitable for the proposed project.

- c) Staff conducted a site inspection on June 12, 2023, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210269.

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 HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Monterey County Regional FPD, and the Environmental Health Bureau. The respective 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) Necessary public facilities are provided. The property will continue to be served potable water by Cal-Am. An existing on-site wastewater treatment system (OWTS) serves the existing residence. The Environmental Health Bureau reviewed the proposed project and existing OWTS and raised no concerns.
- c) Staff conducted a site inspection on June 12, 2023 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210269.

4. **FINDING:** **NO VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to zoning uses but is in compliance with subdivision and other provisions of the applicable zoning ordinance (Title 21). The approval of this permit will correct the violation and bring the property into compliance.
- EVIDENCE:** a) Staff reviewed Monterey County HCD - Planning and Building Services Department records and found no active code enforcement case. However, upon review of historical Google Earth Imagery, FEMA lidar mapping, and HCD -Planning and Building Services Department records, it appears that the 1,000 square foot detached habitable structure was constructed or re-built in approximately 2018 and never received a discretionary permit or construction permit. HCD-Planning staff received evidence insinuating that the structure was constructed with the main residence in 1987. The structure's permitting history is unclear. The structure meets required setbacks, height, and floodplain requirements for non-habitable structures (flow through vents). Therefore, an after-the-fact Administrative Permit and Design Approval have been applied for.
- b) Approval of this project will correct this violation. When implemented, and upon final inspection of the associated construction permit, the project will bring the subject property into compliance with all rules and regulations pertaining to the property and will remove the existing violations.
5. **FINDING:** **DEVELOPMENT WITHIN CARMEL RIVER FLOODPLAIN** – The project is not located in the mapped floodway or floodway fringe and sufficient setbacks and measures to avoid erosion are proposed.
- EVIDENCE:** a) The project includes development within the 200 feet of the Carmel River top of bank and therefore, is subject to Monterey County Code Chapter 16.16 – *Regulations for Floodplains in Monterey County* and Monterey County Code Chapter 21.64.130 – *Regulations for Land Use in the Carmel Valley Floodplain*. Pursuant to MCC 21.64.130.D.2, development within 200 feet of the riverbank is prohibited except where it can be shown that the development will accommodate sufficient setbacks to avoid erosion. The proposed project would not meet the exclusions listed in MCC 21.64.130.G and therefore requires the granting of a Use Permit. The Zoning Administrator is the appropriate authority to grant a Use Permit.
- b) The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, effective date April 2, 2009, identifies the Base Flood Elevation (BFE) as 155.8 feet above mean sea level (FAMSL) (NAVD 88) for the portion of the Carmel River adjacent to the subject property. No development is located within the Carmel River regulatory floodway. However, a majority of the property is located within the floodplain (Zone AE). The BFE is 2 to 3 feet below the top of the riverbank. All proposed improvements will have finish floor elevations of approximately 154 to 154.5 FAMSL and are thus below the BFE. Monterey County Code section 16.16.050.C requires elevating all new construction at least one foot above the BFE, or 156.8 FAMSL in this

case. However, because proposed structures are non-habitable, these structures only need to allow pass through of water, be floodproofed to a minimum of one foot above BFE, and have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. As detailed in the attached plan set, all proposed structures have been designed with flood proofing techniques. The proposed development and associated building and grading materials will increase the property's on-site materials volume by approximately 11,587 cubic feet. As recommended by the project engineer, the proposed sports court and surrounding area will be graded/developed 2.8 to 1.8 feet below BFE (153-154 FAMSL) and will off-set the increase in on-site volume. Approximately 429 cubic yards of soils will be exported off-site. This excavated area will result in equal or greater floodplain storage. Additionally, all development is sufficiently setback from the top of bank. As a result, all improvements are not subject to erosion and will not reduce the capacity of the river by either increasing stream velocities or diverting the flow.

- c) The limits of grading are outside of the Carmel River's top of bank and associated riparian corridor, and the proposed development is setback further than the existing development. Grading and erosion control measures are incorporated by design and required by applicable Monterey County Code. In accordance with MCC 21.64.130, the proposed project is sufficiently setback from the top of the bank and will not result in any project related or flood related erosion. Additionally, pursuant to MCC 16.16.050.J, due to the project's location outside of the Carmel River Floodway, the proposed development will not reduce the capacity of the river or watercourse and will be protected from flow related erosion and flow related erosion hazards. Therefore, the project will not result in detrimental impacts to health, safety, peace, morals, comfort and general welfare of the individuals residing at the subject property in the surrounding residential properties.

6. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of small accessory structures including garages, patios, and swimming pools, and the conversion of existing structures.
 - b) As proposed, the project consists of the construction of a 750 square foot detached garage, 700 square foot detached garage with an attached 325 square foot covered porch, and associated site improvements including a 2,275 square foot sports court, a pool and hot tub, 192 linear feet of retaining walls. The project also includes conversion of an existing habitable structure into non-habitable storage structure. Therefore, the project qualifies as a Class 3 Categorical Exemption.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development that will adversely impact views from a scenic highway, unusual circumstances that would result

in a significant effect or development that would result in a cumulative significant impact. The proposed development will be heavily screen from Carmel Valley Road and will not create an adverse visual impact. All proposed development is sited appropriately and is adequately setback from the Carmel River and adjacent riparian corridor. Although proposed development is located within Carmel River floodplain, the development has been designed to comply with County of Monterey Floodplain Regulations (Chapter 16.16), will not impact the watercourse or be affected by flow related erosion or hazards, and will result in an equal or greater volume of floodplain storage. Additionally, there are no unusual circumstances because there is no feature or condition of the project that distinguishes the project from the exempt class.

- d) No adverse environmental effects were identified during staff review of the development application during a site visit on PLN210269.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210269.

7. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Planning Commission. Pursuant to Title 21 section 21.80.040, an appeal may be made to the Planning Commission by any public agency or person aggrieved by the discretionary decision of the Zoning Administrator.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Zoning Administrator does hereby:

- 1) Finding the project qualifies as a Class 1 and Class 3 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and 15301 and no exceptions pursuant to Section 15300.2 of the CEQA guidelines can be made; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Use Permit to allow development within the Carmel Valley Floodplain;
 - b. After-the-fact Administrative Permit and Design Approval to allow construction of a 1,000 square foot non-habitable structure; and
 - c. Administrative Permit and Design Approval to allow construction of a 750 square foot detached garage, 700 square foot detached garage with an attached 325 square foot covered porch, and associated site improvements including a 2,275 square foot sports court, pool and spa, outdoor fireplace and patios.

All of which are 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 26th day of October, 2023.

DocuSigned by:

Mike Novo

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Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE 10/27/23

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 11/6/23

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 Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

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

County of Monterey HCD Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN210269

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Combined Development Permit consisting of: 1) Use Permit to allow development within the Carmel Valley Floodplain; 2) after-the-fact Administrative Permit and Design Approval to allow construction of a 1,000 square foot non-habitable structure; and 3) Administrative Permit and Design Approval to allow construction of a 750 square foot detached garage, 700 square foot detached garage with an attached 325 square foot covered porch, and associated site improvements including a 2,275 square foot sports court. The property is located at 12 Ronnoco Road, Carmel Valley (Assessor's Parcel Number 185-021-026-000), Carmel Valley Master Plan. This permit 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 RMA - Planning. 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)

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

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 23-024) was approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 185-021-026-000 on October 26, 2023. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PDSP001- INTERIOR REMODEL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A construction permit to allow an interior remodel of the existing 1,000 square foot structure shall be issued prior to or concurrently with construction permits for the proposed garages and other site improvements. No temporary occupancy or final inspection for other structures shall occur prior to final of the 1,000 square foot interior remodel. Final inspections may occur concurrently. A planning hold shall be applied to the construction permit to ensure compliance with this condition.

Compliance or Monitoring Action to be Performed: Prior to or concurrently with issuance of construction permits for other permitted/allowed structures, the Applicant/Owner shall obtain a construction permit for an interior remodel to the existing 1,000 square foot structure.

Prior to or concurrently with final inspection if the permitted structures, the Applicant/Owner shall obtain a final inspection of the 1,000 square foot structure.

5. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

7. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

8. PD049 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2019 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

SHEET INDEX

- A0.0 TITLE (PROJECT DATA AND SITE LOCATION)
- A0.1 SITE-SPECIFIC NOTES AND CONDITIONS OF APPROVAL
- A1.0 PROPOSED SITE PLAN
- A2.0 GARAGE 1 PLAN AND ROOF PLAN
- A3.0 GARAGE 2 PLAN AND ROOF PLAN
- A4.0 STUDIO PLAN - EXISTING AND PROPOSED
- A5.0 GARAGE 1 EXTERIOR ELEVATIONS
- A6.0 GARAGE 2 EXTERIOR ELEVATIONS
- A7.0 EXISTING AND PROPOSED ROOF PLAN - STUDIO
- A8.0 EXISTING ELEVATIONS - STUDIO
- A9.0 PROPOSED ELEVATIONS - STUDIO
- A10.0 COLORS AND MATERIALS

EXISTING SITE PHOTOGRAPHS



PROJECT DATA

SCOPE OF WORK:
REMODEL OF EXISTING HOUSE UNDER SEPARATE DESIGN APPROVAL AND BUILDING PERMIT. CONVERT 1000 SF HABITABLE ACCESSORY BUILDING TO NON-HABITABLE ACCESSORY STORAGE WITH ATTACHED COVERED PORCH. ADDITION OF 700 SF DETACHED GARAGE WITH COVERED PORCH/BREEZEWAY AND EXTERIOR FIREPLACE. ADDITION OF 725 SF DETACHED GARAGE. NEW LANDSCAPE WALLS, RAISED PATIO, IN-GROUND POOL, AND HOT TUB. NEW SPORT COURT (35' X 65') AND ASSOCIATED GRADING (EST. 433 CY CUT). 192 LINEAR FEET OF CONCRETE RETAINING/ PLANTER WALLS.

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	YES
WATER:	CAL-AM
SEWER:	EXISTING SEPTIC
TREE REMOVAL:	NONE
GRADING:	433 CUBIC YARDS (CUT)

SITE COVERAGE CALCULATIONS:

LOT SIZE 2.51 ACRES

REFER TO SITE PLAN FOR DETAILED LOT COVERAGE CALCULATIONS.

EXISTING SITE COVERAGE

(E) MAIN HOUSE	1,885 SF
(E) GARAGE	700 SF
(E) STORAGE	613 SF
(E) DECKS, COVERED PATIO	1,855 SF

TOTAL (E) SITE COVERAGE	4,423 SF
TOTAL (N) SITE COVERAGE	7,414 SF

FLOOR AREA CALCULATIONS:

EXISTING FLOOR AREA (MAIN HOUSE) 2,786 SF (LIVING AREA)

FIRST FLOOR	1,885 SF
SECOND FLOOR	901 SF
(E) GARAGE	700 SF

(E) STORAGE	1,000 SF
-------------	----------

PROPOSED FLOOR AREA (MAIN HOUSE) 4,068 SF (LIVING AREA)

FIRST FLOOR	2,585 SF
SECOND FLOOR (E)	901 SF
SECOND FLOOR (N)	582 SF
(E) GARAGE	---

(E) STORAGE	1,000 SF
-------------	----------

(N) GARAGE 1	700 SF
(N) GARAGE 2	750 SF

PROPOSED FLOOR AREA 6,518 SF

PROJECT DATA

ADDRESS:	12 RONNOCO ROAD CARMEL VALLEY, CALIFORNIA 93924
A.P.N.	185-021-026-000
ZONING	LDR/2.5-D-S-RAZ 100' SETBACK FROM CARMEL VALLEY ROAD

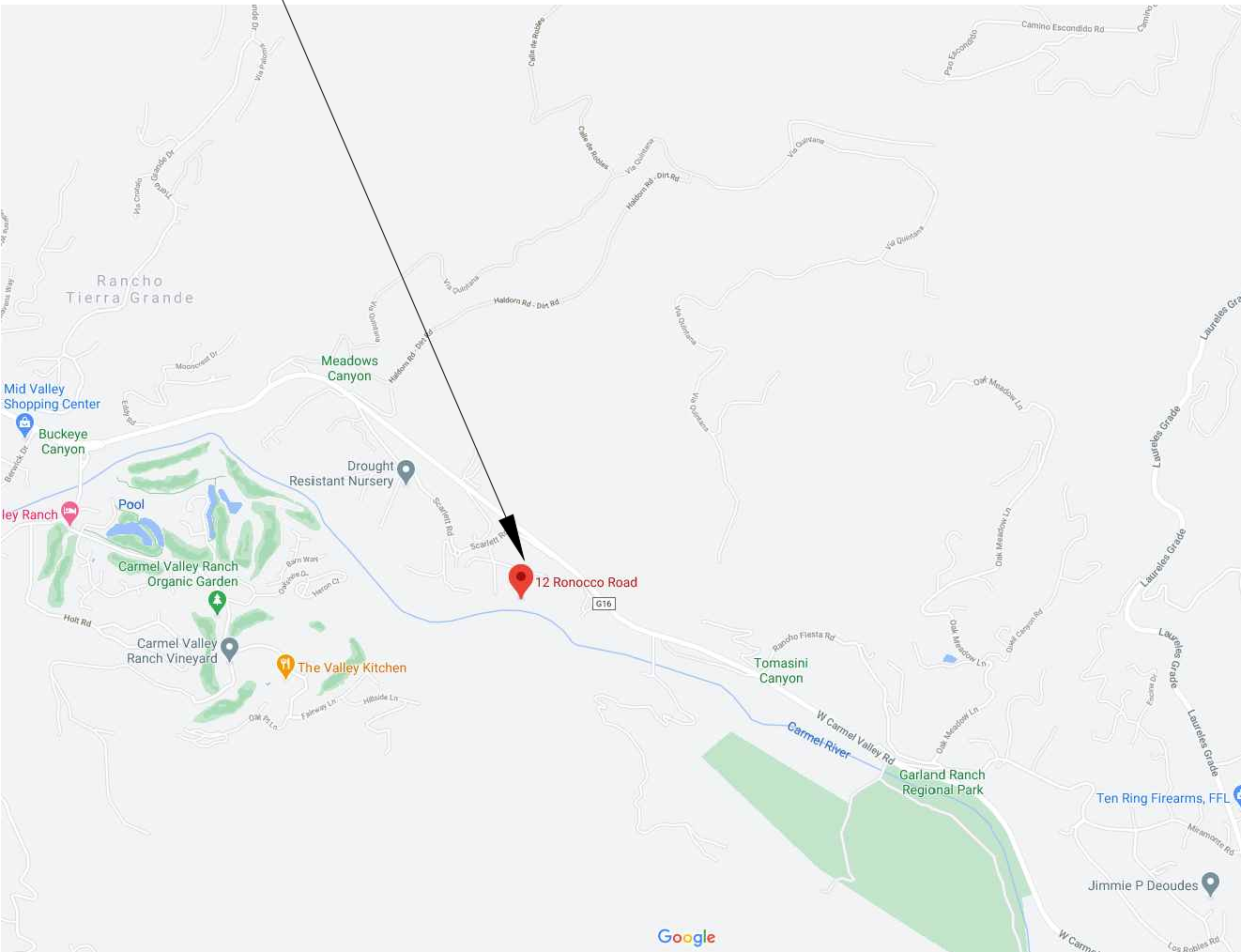
OWNER:	12 RONNOCO LLC 12 RONNOCO ROAD CARMEL VALLEY, CA 93924
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ARCHITECT:	ADAM JESELNICK ARCHITECT 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejorch@gmail.com
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FLOOD PLAIN NOTE:

1. THE PARCEL IS LOCATED IN ZONE AE AND REGULATORY FLOODWAY, 100-YEAR FLOODPLAIN OF THE CARMEL RIVER, AND THE BASE FLOOD ELEVATION IS 155.8' (NAVD88) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 06053C-0345G
2. NEW CONSTRUCTION (GARAGES) SHALL BE CONSTRUCTED 1' ABOVE THE BASE FLOOD ELEVATION, OR SHALL BE CONSTRUCTED WITH FLOOD PROOFING MATERIALS AND FLOW THROUGH VENTING.

PROJECT LOCATION



CARMEL VALLEY

1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK
ARCHITECT



12 RONNOCO LLC
12 RONNOCO ROAD
CARMEL VALLEY, CALIFORNIA 93924

TITLE SHEET

9/15/2022

N.T.S.

A0.0

SITE-SPECIFIC NOTES

16.16.050 - PROVISIONS FOR FLOOD HAZARD REDUCTION.

K. SETBACKS. A SETBACK OF TWO HUNDRED (200) FEET FROM THE TOP OF THE BANK OF A RIVER AND FIFTY (50) FEET FROM THE TOP OF THE BANK OF A WATERCOURSE WILL BE ESTABLISHED WHERE ENCROACHMENT WILL BE PROHIBITED UNLESS IT CAN BE PROVEN TO THE SATISFACTION OF THE MONTEREY COUNTY WATER RESOURCES AGENCY THAT:

1. THE PROPOSED DEVELOPMENT WILL NOT SIGNIFICANTLY REDUCE THE CAPACITY OF EXISTING RIVERS OR WATERCOURSES OR OTHERWISE ADVERSELY AFFECT ANY OTHER PROPERTIES BY INCREASING STREAM VELOCITIES OR DEPTHS, OR DIVERTING THE FLOW; AND
2. THE PROPOSED NEW DEVELOPMENT WILL BE SAFE FROM FLOW RELATED EROSION AND WILL NOT CAUSE FLOW RELATED EROSION HAZARDS OR OTHERWISE AGGRAVATE FLOW RELATED EROSION HAZARDS.

DETACHED GARAGES AND ACCESSORY STRUCTURES.

"ACCESSORY STRUCTURES" USED SOLELY FOR PARKING (2 CAR DETACHED GARAGES OR SMALLER) OR LIMITED STORAGE (SMALL, LOW-COST SHEDS) MAY BE CONSTRUCTED SUCH THAT ITS FLOOR IS BELOW THE BASE FLOOD ELEVATION, PROVIDED THE STRUCTURE IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS.

USE OF THE ACCESSORY STRUCTURE SHALL BE LIMITED TO PARKING OR LIMITED STORAGE;

THE ACCESSORY STRUCTURE SHALL BE CONSTRUCTED OF FLOOD-RESISTANT MATERIALS TO A MINIMUM OF ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION;

THE ACCESSORY STRUCTURE SHALL BE ADEQUATELY ANCHORED TO PREVENT FLOTATION, COLLAPSE, AND LATERAL MOVEMENT;

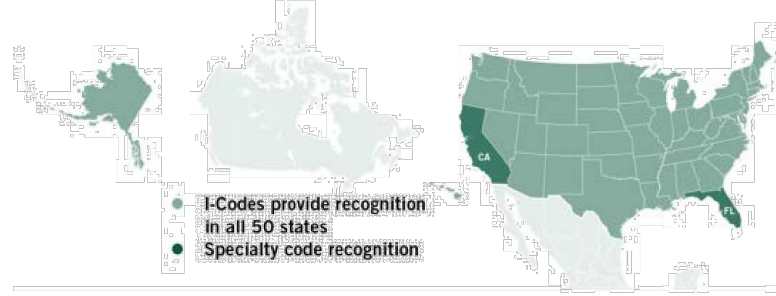
ANY MECHANICAL AND UTILITY EQUIPMENT IN THE ACCESSORY STRUCTURE SHALL BE ELEVATED OR FLOOD-PROOFED TO A MINIMUM OF ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION;

THE ACCESSORY STRUCTURE MUST COMPLY WITH FLOODPLAIN ENCROACHMENT PROVISIONS IN SUBSECTION 16.16.050 J.; AND

THE ACCESSORY STRUCTURE MUST BE DESIGNED TO ALLOW FOR THE AUTOMATIC ENTRY OF FLOODWATERS IN ACCORDANCE WITH SUBSECTION 16.16.050 D.

FLOOD-PROOFING MATERIALS

FLOW-THROUGH VENT SPECIFICATIONS



DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents / Foundation Flood Vents

REPORT HOLDER:
SMART PRODUCT INNOVATIONS, INC.

EVALUATION SUBJECT:
FREEDOM FLOOD VENT™ AUTOMATIC FOUNDATION FLOOD VENT: MODEL FFV-1608

1.0 EVALUATION SCOPE
Compliance with the following codes:
■ 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
■ 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)
Properties evaluated:
■ Physical operation
■ Water flow
■ Weathering

2.0 USES
The model FFV-1608 Freedom Flood Vent™ is used to equalize hydrostatic pressure on walls of enclosures subject to rising or falling floodwaters. With the cover removed, the model FFV-1608 also provides natural air ventilation.

3.0 DESCRIPTION
3.1 General:
The model FFV-1608 Freedom Flood Vent™ is an engineered mechanically operated in-wall flood vent (FV) that automatically allows floodwater to enter an enclosed area and exit. The FV is comprised of a polycarbonate frame with mounting flange and a polycarbonate horizontally pivoting door. When subjected to rising water, the model FFV-1608 Freedom Flood Vent™ door is activated and pivots to allow water and debris to flow in either direction to equalize hydrostatic pressure from one side of the enclosure to the other. The FV features a removable polycarbonate cover. The FV door will activate and pivot when subjected to rising water with or without the polycarbonate cover installed.

3.2 Engineered Opening:
The FV complies with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/ SEI 24-14 (2021, 2018 and 2015 IBC and IRC) [Section 2.6.2.2 of ASCE/ SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/ SEI 24, Freedom Flood Vent™ FVs must be installed in accordance with Section 4.0 below. See Table 1 for vent size and maximum allowable area coverage for a single vent.

4.0 DESIGN AND INSTALLATION
The model FFV-1608 Freedom Flood Vent™ is designed to be installed into walls or overhead doors of existing or new construction. Installation of the vent must be in accordance with the manufacturer's instructions, the applicable code, and this report. In order to comply with the engineered opening design principle noted in Sections 2.7.2.2 and 2.7.3 of ASCE/ SEI 24-14 (2021, 2018 and 2015 IBC and IRC) [Section 2.6.2.2 of ASCE/ SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Freedom Flood Vent™ must be installed as follows:
■ With a minimum of two openings on different sides of each enclosed area.
■ With a minimum of one FV for every 250 square feet (23.2 m²) of enclosed area.
■ Below the base flood elevation.
■ With the bottom of the vent located a maximum of 12 inches (305.4 mm) above the higher of the final interior grade or floor and the finished exterior grade immediately under each opening.

5.0 CONDITIONS OF USE
The Freedom Flood Vent™ described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:
5.1 The model FFV-1608 Freedom Flood Vent™ unit must be installed in accordance with this report, the applicable code and the manufacturer's published installation instructions. In the event of a conflict, the instructions in this report shall govern.
5.2 The model FFV-1608 Freedom Flood Vent™ unit must not be used in place of "breakaway walls" in coastal

TABLE 1—FREEDOM FLOOD VENT™			
MODEL NAME	MODEL NUMBER	MODEL SIZE	COVERAGE (sq. ft.)
Freedom Flood Vent™	FFV-1608	15½" X 8½"	250

For SI: 1 inch = 25.4 mm

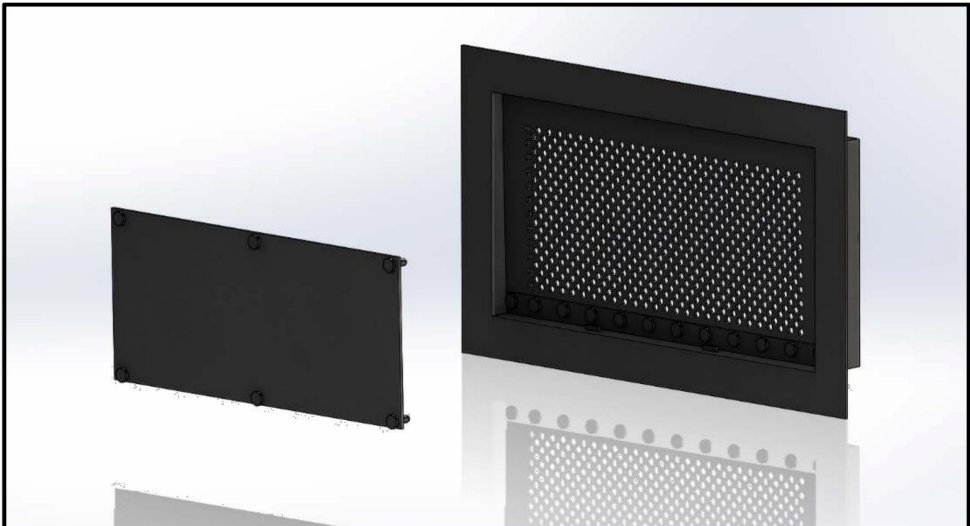


FIGURE 1—MODEL FFV-1608 FREEDOM FLOOD VENT™: SHOWN WITH COVER REMOVED



FIGURE 2—MODEL FFV-1608 FREEDOM FLOOD VENT™: SHOWN WITH FLOOD DOOR PIVOTED OPEN



DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents / Foundation Flood Vents

REPORT HOLDER:
SMART PRODUCT INNOVATIONS, INC.

EVALUATION SUBJECT:
FREEDOM FLOOD VENT™ AUTOMATIC FOUNDATION FLOOD VENT: MODEL FFV-1608

1.0 REPORT PURPOSE AND SCOPE
Purpose:
The purpose of this evaluation report supplement is to indicate that the Freedom Flood Vent™ Automatic Foundation Flood Vent: Model FFV-1608, described in ICC-ES evaluation report ESR-4332, has also been evaluated for compliance with codes noted below.
Applicable code editions:
■ 2019 *California Building Code* (CBC)
For evaluation of applicable chapters adopted by the California Office of Statewide Planning and Development (OSHPD) and Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.
■ 2019 *California Residential Code* (CRC)

2.0 CONCLUSIONS
2.1 CBC:
The Freedom Flood Vent™ Automatic Foundation Flood Vent: Model FFV-1608, described in Sections 2.0 through 7.0 of the evaluation report ESR-4332, complies with CBC Chapter 12 provided the design and installation are in accordance with the 2018 *International Building Code®* (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16, as applicable.
2.1.1 OSHPD: The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.
2.1.2 DSA: The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.
2.2 CRC:
The Freedom Flood Vent™ Automatic Foundation Flood Vent: Model FFV-1608, described in Sections 2.0 through 7.0 of the evaluation report ESR-4332, complies with the 2019 CRC, provided the design and installation are in accordance with the 2018 *International Residential Code®* (IRC) provisions noted in the evaluation report.
This supplement expires concurrently with the evaluation report, reissued March 2022.



DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents / Foundation Flood Vents

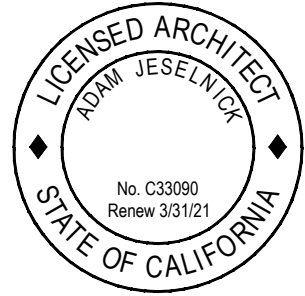
REPORT HOLDER:
SMART PRODUCT INNOVATIONS, INC.

EVALUATION SUBJECT:
FREEDOM FLOOD VENT™ AUTOMATIC FOUNDATION FLOOD VENT: MODEL FFV-1608

1.0 REPORT PURPOSE AND SCOPE
Purpose:
The purpose of this evaluation report supplement is to indicate that Freedom Flood Vent™ Automatic Foundation Flood Vent: Model FFV-1608, described in ICC-ES evaluation report ESR-4332, has also been evaluated for compliance with the codes noted below.
Applicable code editions:
■ 2020 *Florida Building Code—Building*
■ 2020 *Florida Building Code—Residential*

2.0 CONCLUSIONS
The Freedom Flood Vent™ Automatic Foundation Flood Vent: Model FFV-1608, described in Sections 2.0 through 7.0 of the evaluation report ESR-4332, complies with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements are determined in accordance with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-4332 for the 2018 *International Building Code®* (IBC) meet the requirements of *Florida Building Code—Building* and the *Florida Building Code—Residential*, as applicable.
Use of the Freedom Flood Vent™ Automatic Foundation Flood Vent: Model FFV-1608 has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*.
For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official, when the report holder does not possess an approval by the Commission).
This supplement expires concurrently with the evaluation report, reissued March 2022.

ADAM JESELNICK
ARCHITECT



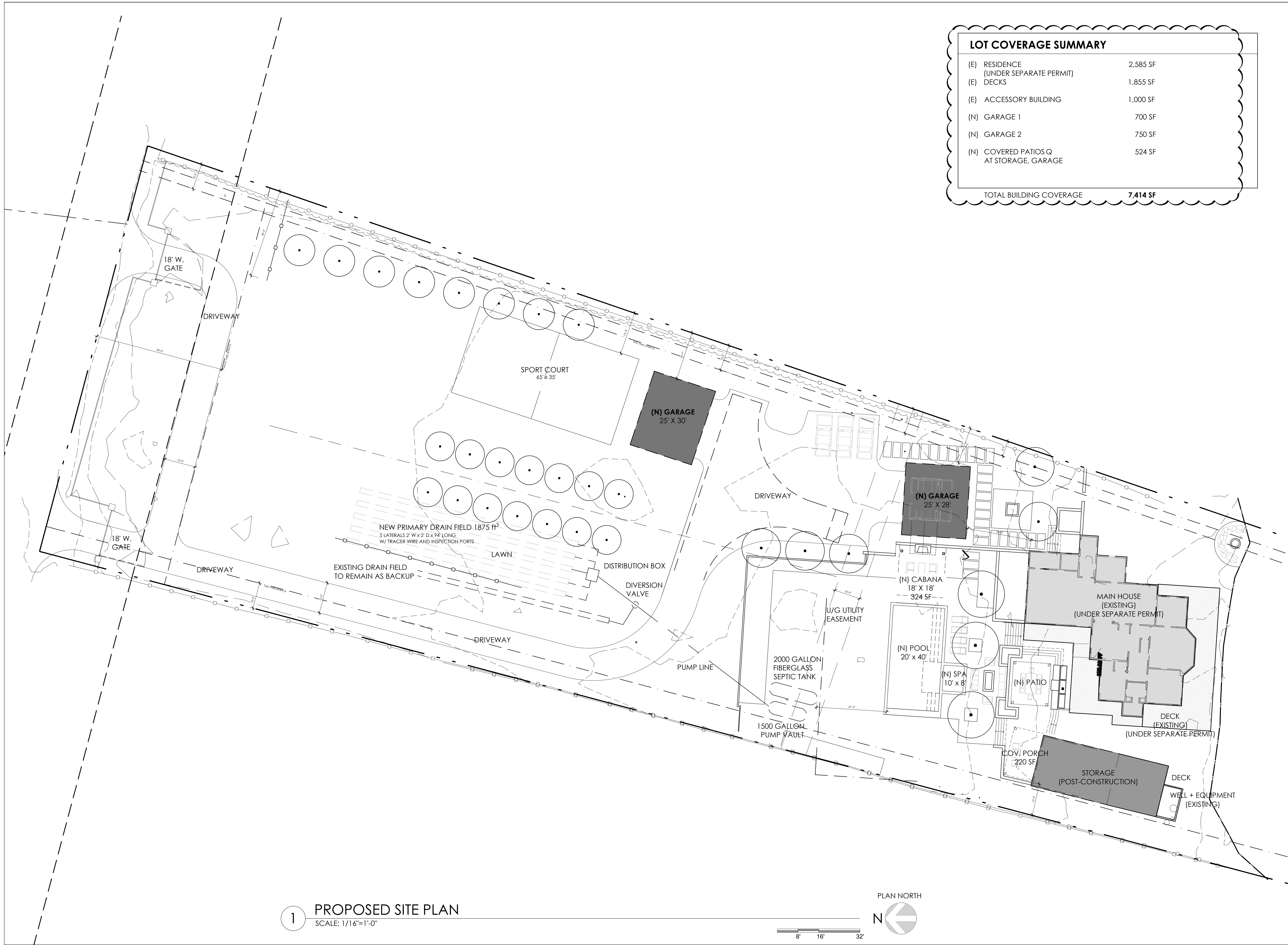
12 RONNOCO LLC
12 RONNOCO ROAD
CARMEL VALLEY, CALIFORNIA 93924

SITE-SPECIFIC NOTES
AND CONDITONS

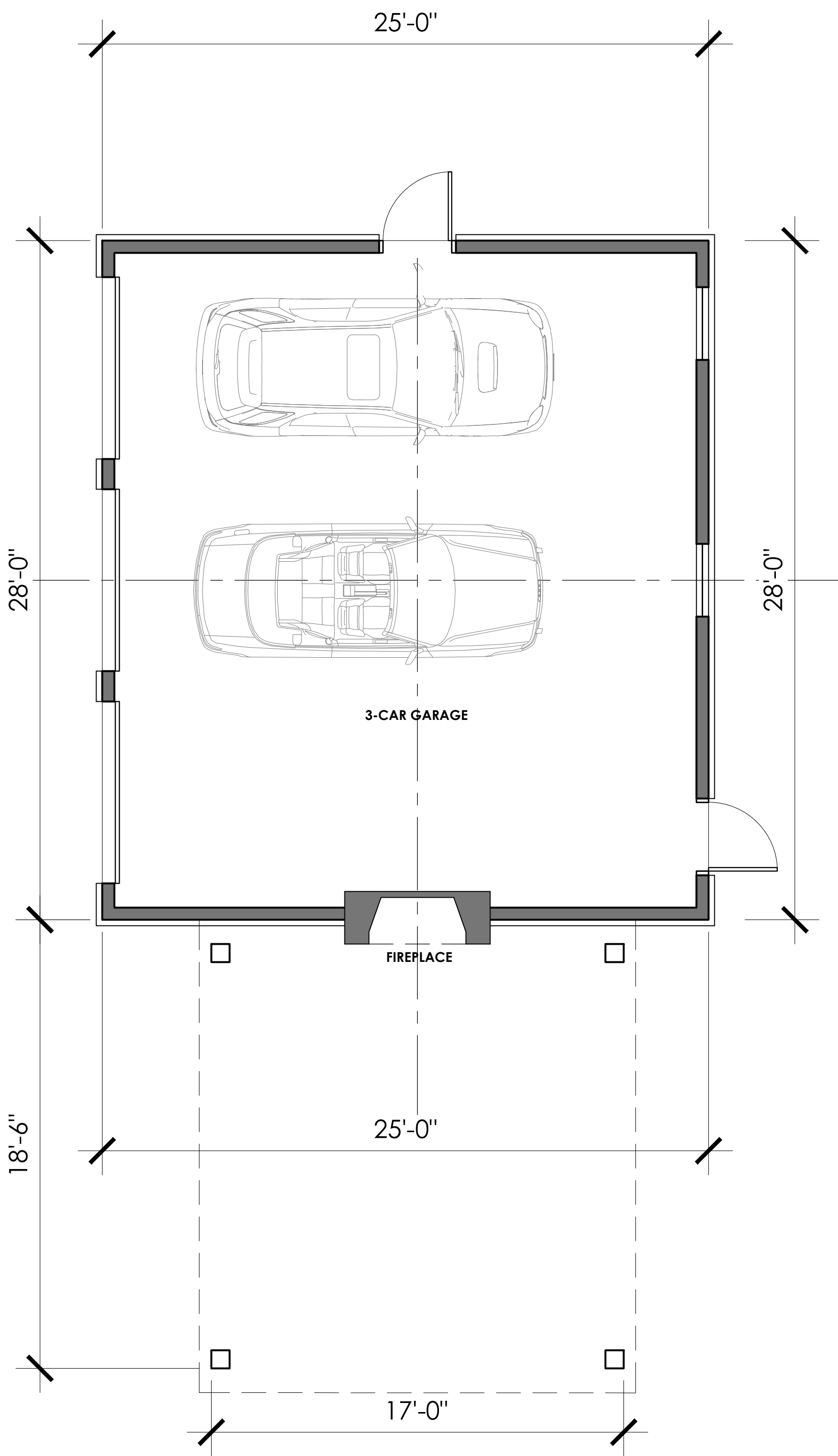
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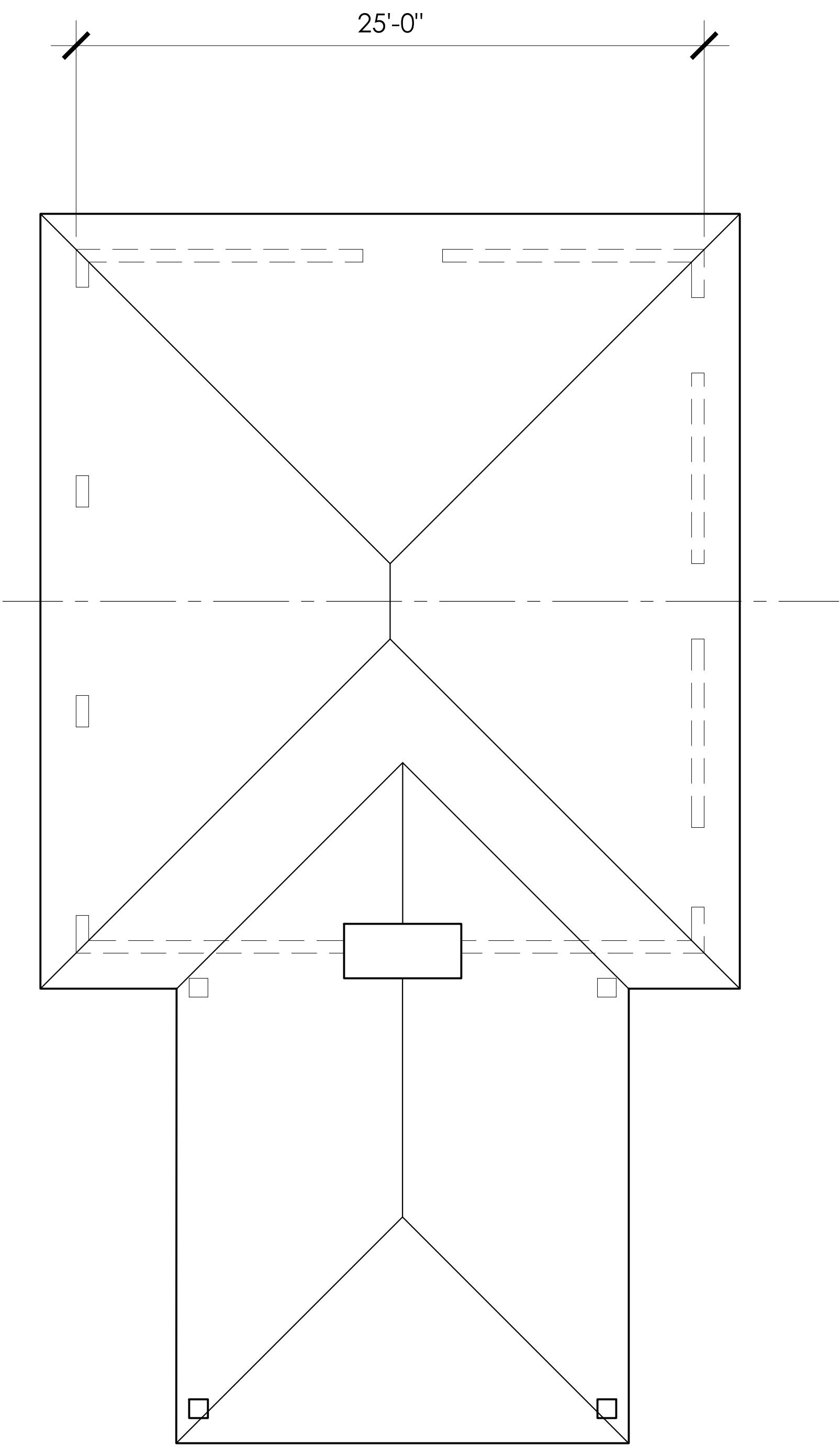
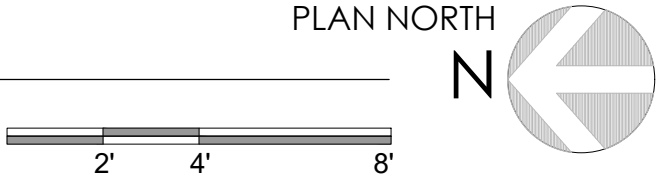
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FOUNDATION NOTE: 12" CONCRETE MAT SLAB PER CIVIL ENGINEERING PLAN.
REFER TO GEOTECHNICAL REPORT BY HARO KASUNICH FOR ADDITIONAL INFORMATION,
SUBGRADE PREPARATION, AND FURTHER RECOMMENDATIONS.



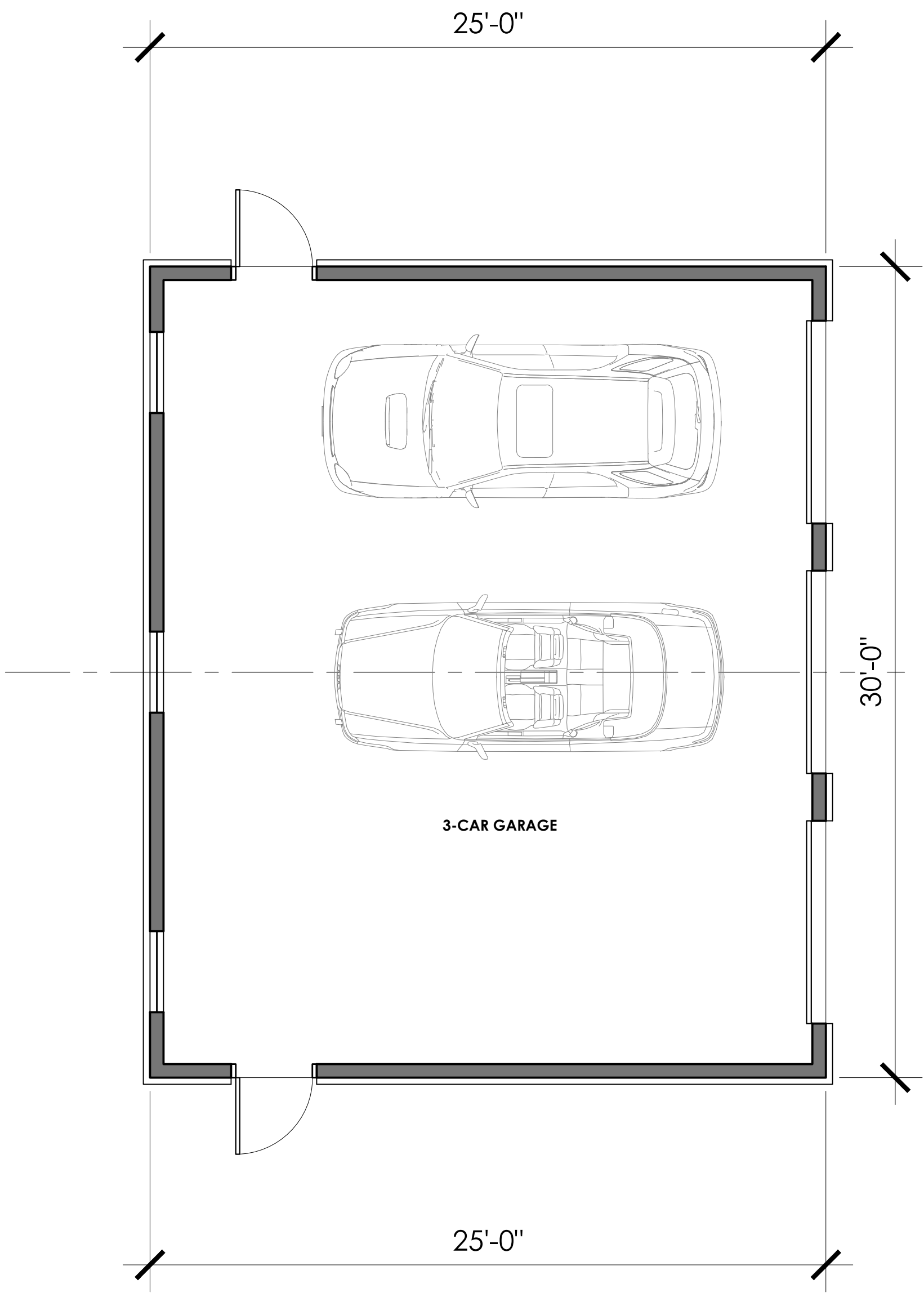
1 PROPOSED FLOOR PLAN - GARAGE 1
SCALE: 1/4"=1'-0"



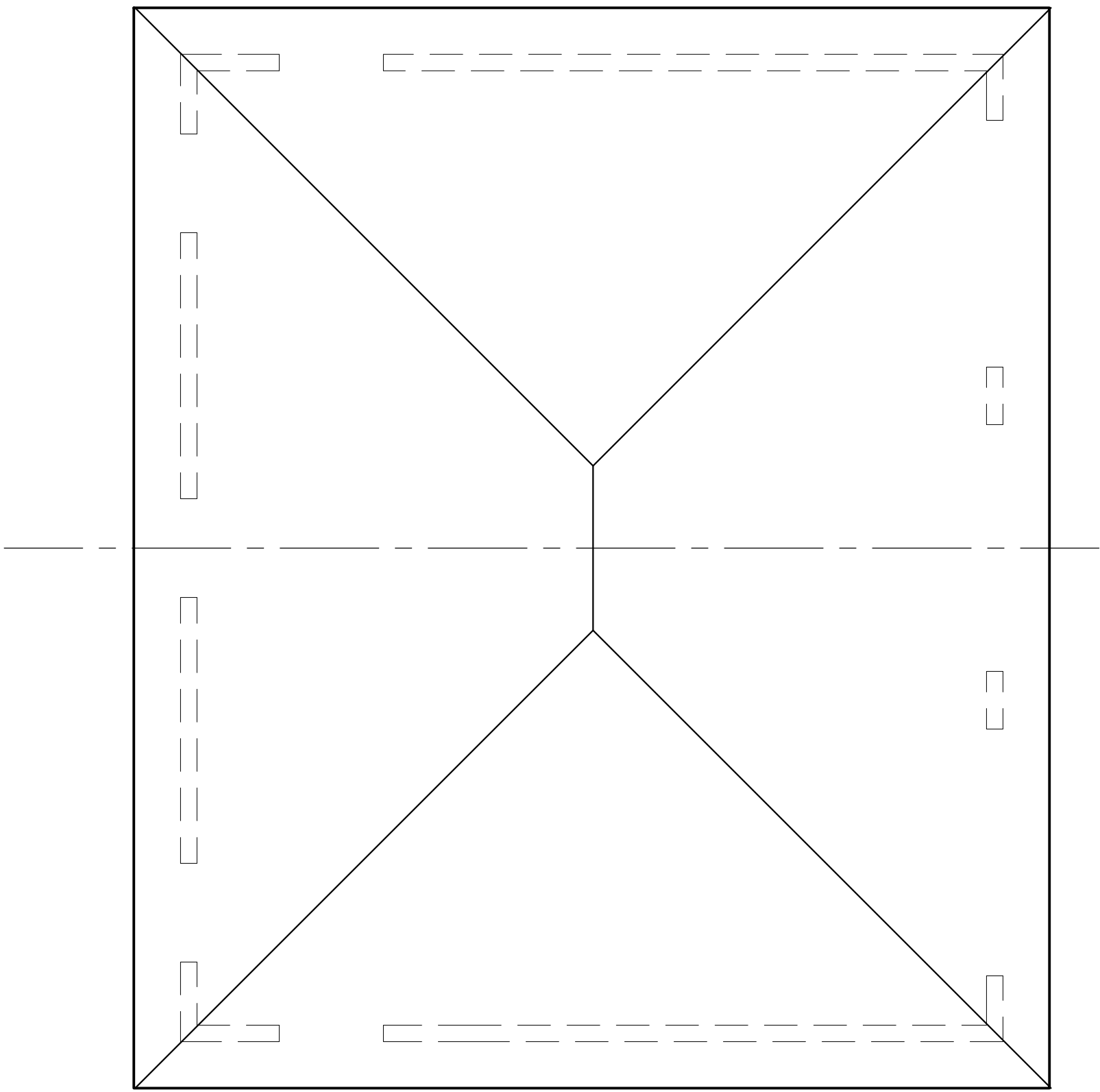
2 PROPOSED ROOF PLAN - GARAGE 1
SCALE: 1/4"=1'-0"



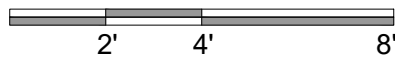
FOUNDATION NOTE: 12" CONCRETE MAT SLAB PER CIVIL ENGINEERING PLAN.
REFER TO GEOTECHNICAL REPORT BY HARO KASUNICH FOR ADDITIONAL INFORMATION,
SUBGRADE PREPARATION, AND FURTHER RECOMMENDATIONS.



1 PROPOSED FLOOR PLAN - GARAGE 2
SCALE: 1/4"=1'-0"



2 PROPOSED ROOF PLAN - GARAGE 2
SCALE: 1/4"=1'-0"



ADAM JESELNICK
ARCHITECT



12 RONNOCO LLC
12 RONNOCO ROAD
CARMEL VALLEY, CALIFORNIA 93924

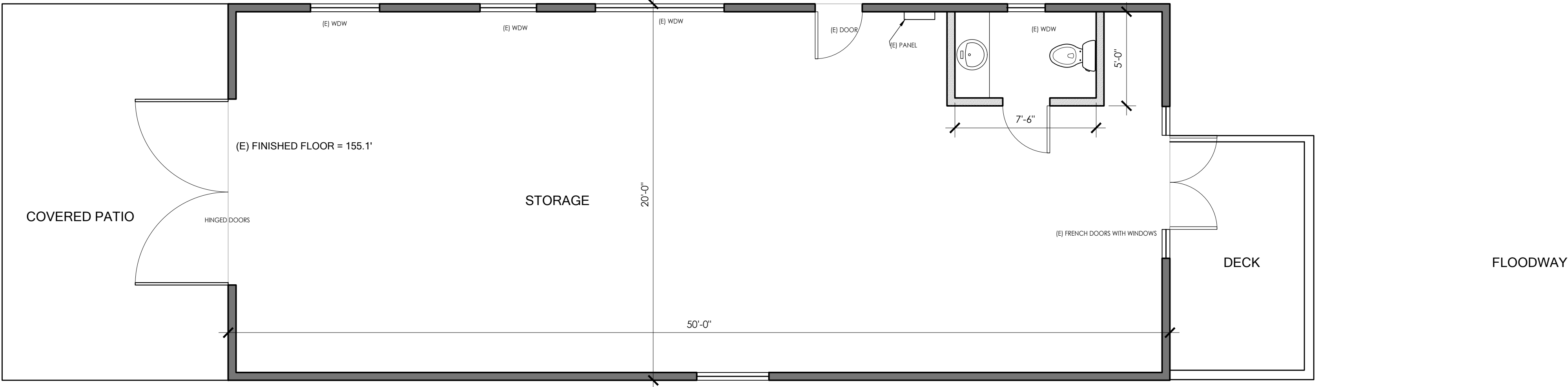
GARAGE 2 -
FLOOR AND
ROOF PLANS

8/24/2022

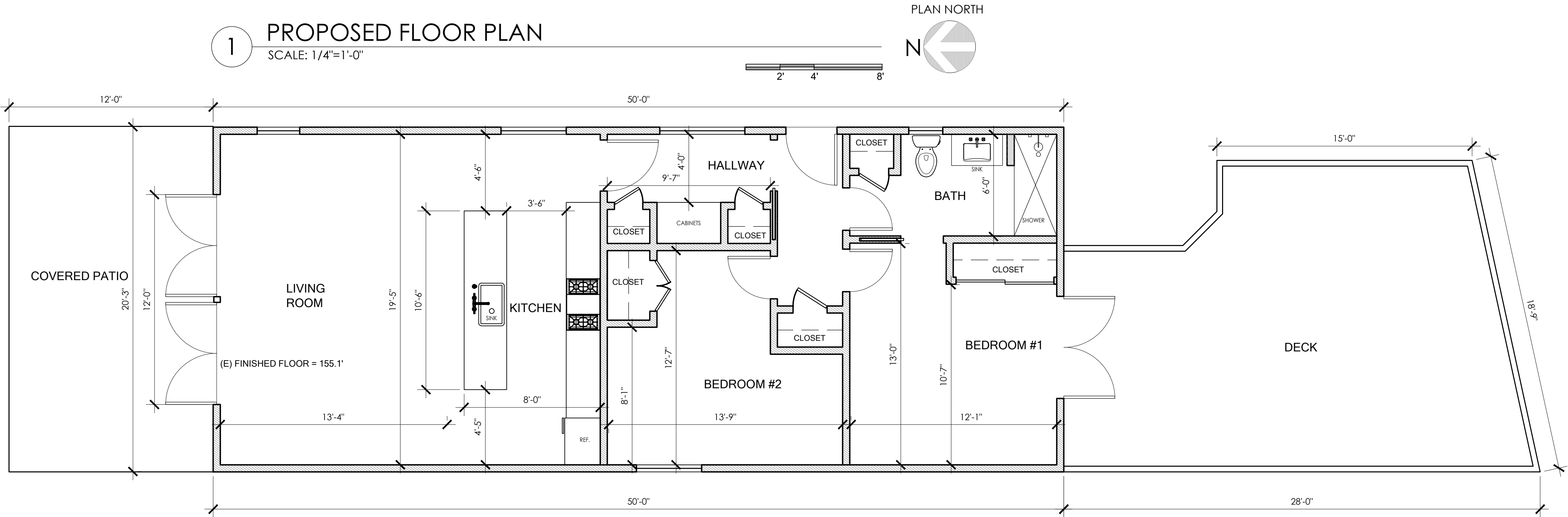
1/4" = 1'-0"

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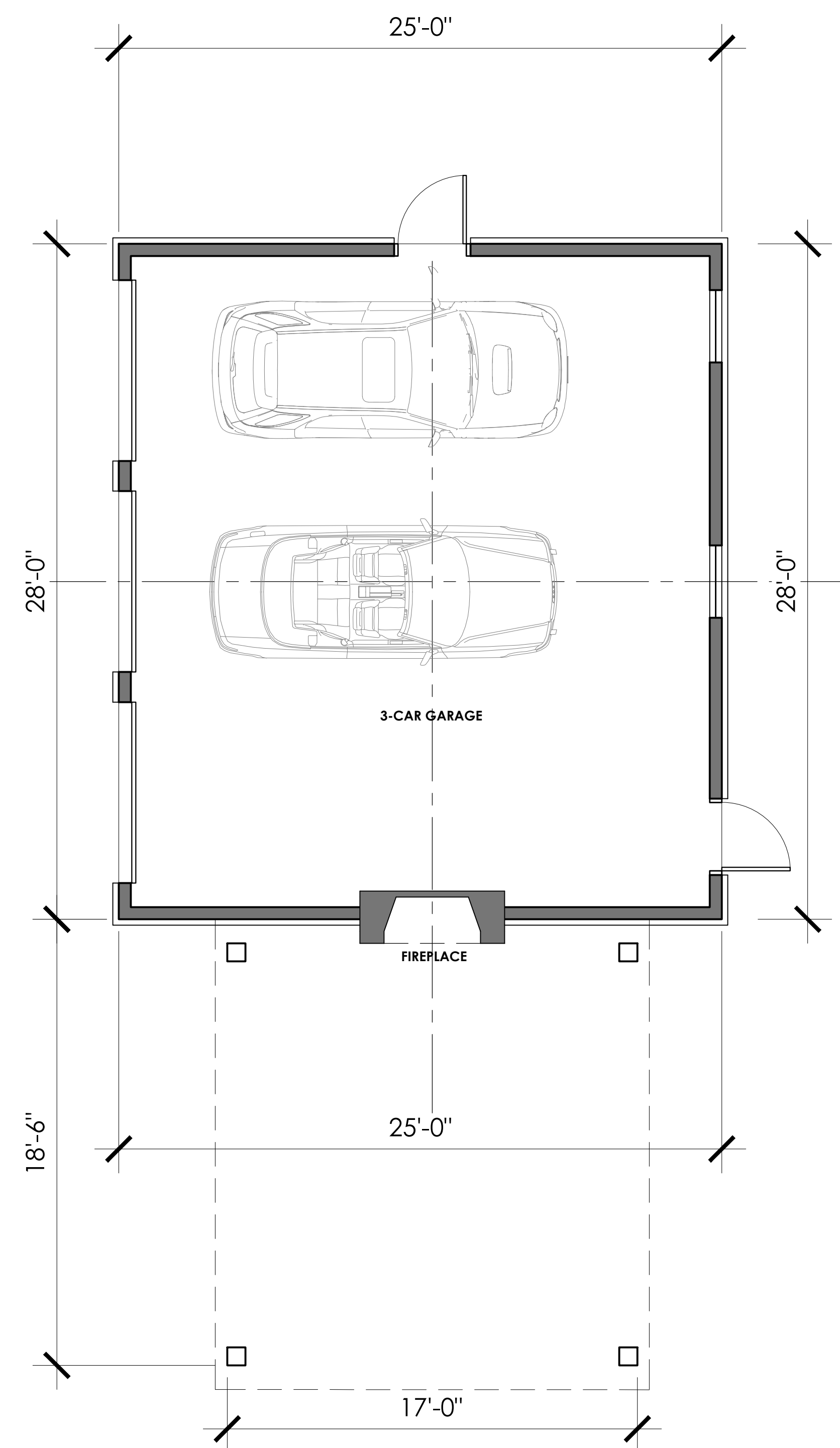
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SUBGRADE PREPARATION, AND FURTHER RECOMMENDATIONS.

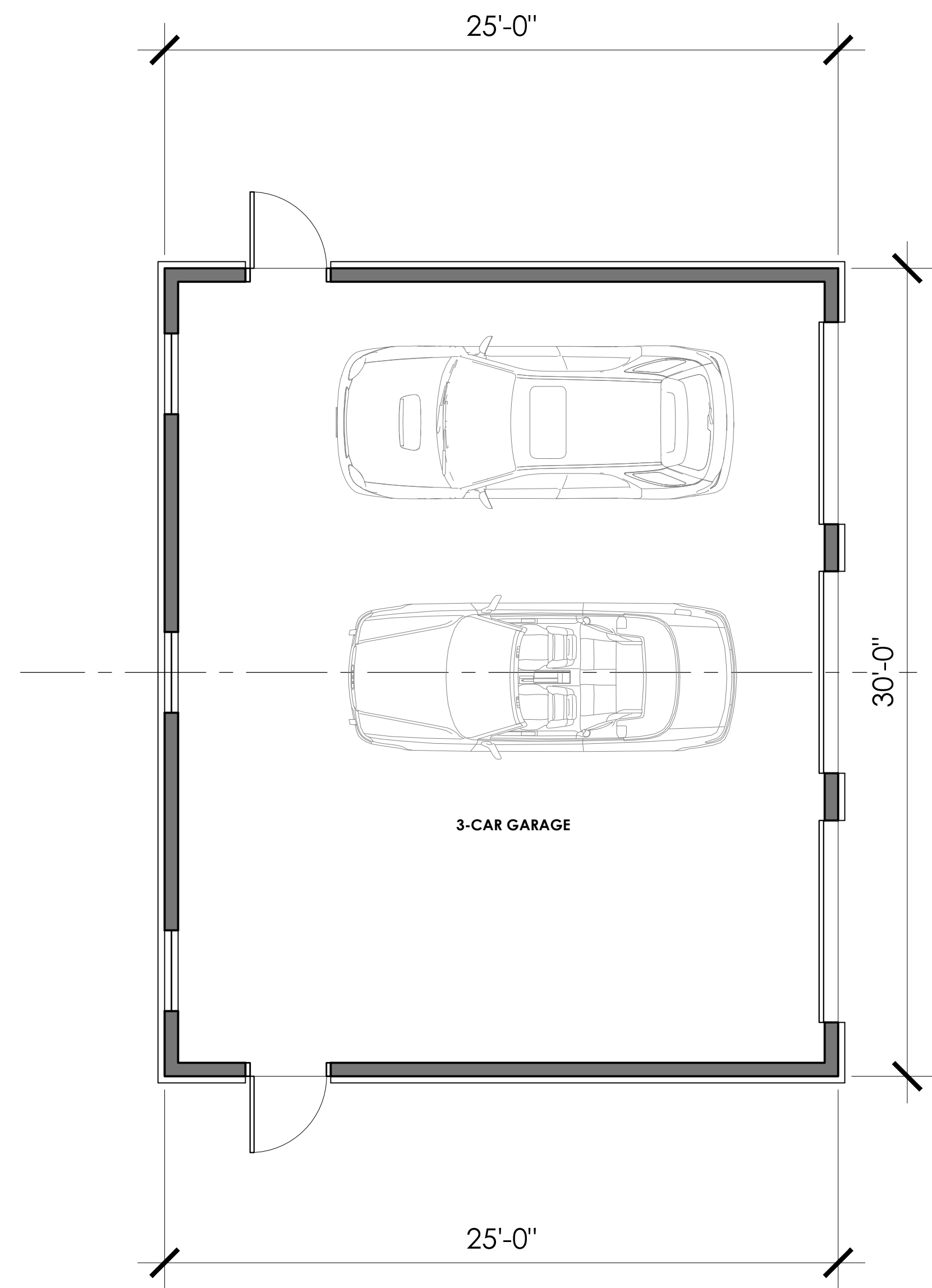


1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



2 EXISTING (AS-BUILT) FLOOR PLAN
SCALE: 1/4"=1'-0"

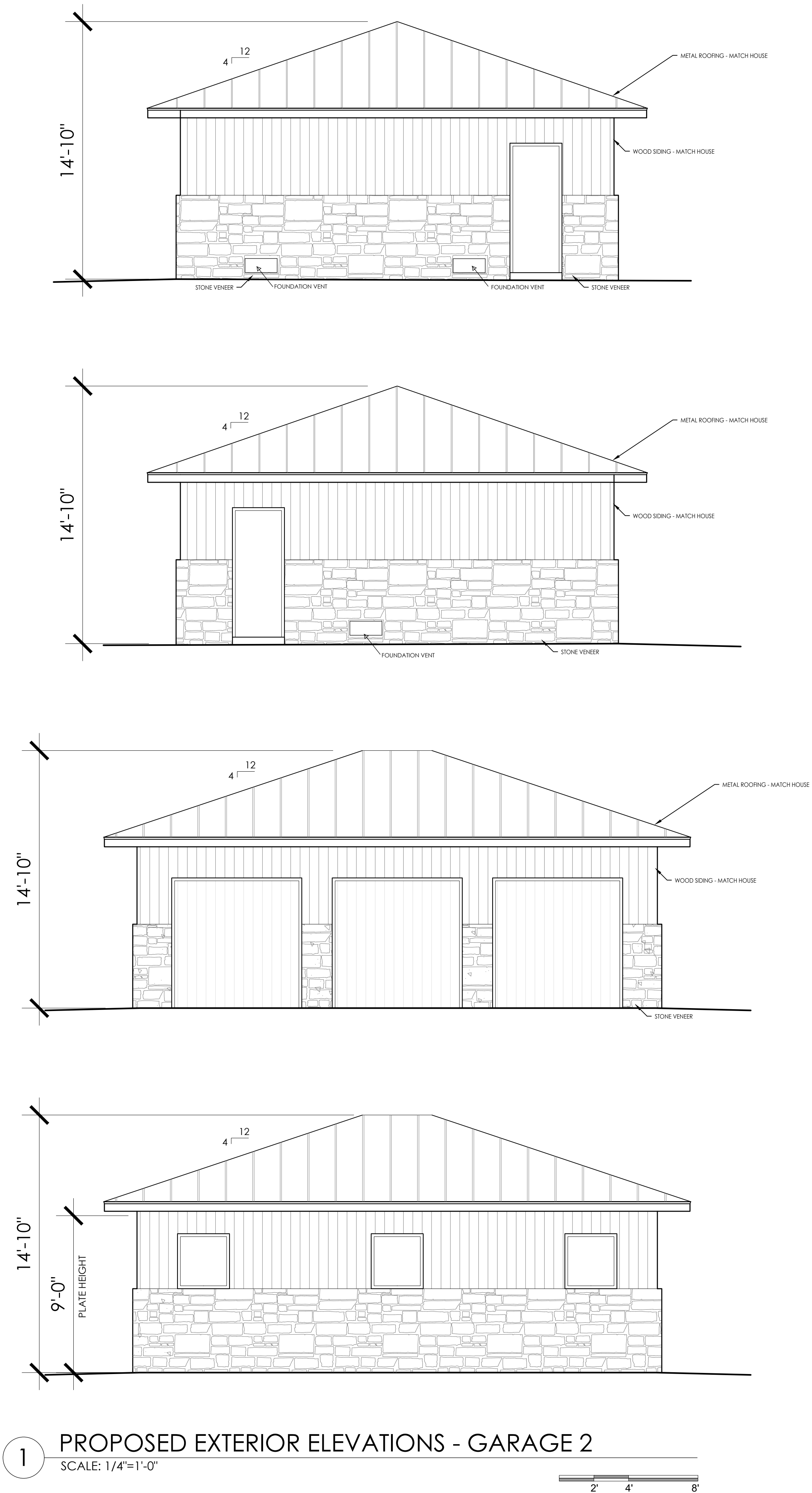




1 PROPOSED FLOOR PLAN - GARAGE 2
SCALE: 1/4"=1'-0"

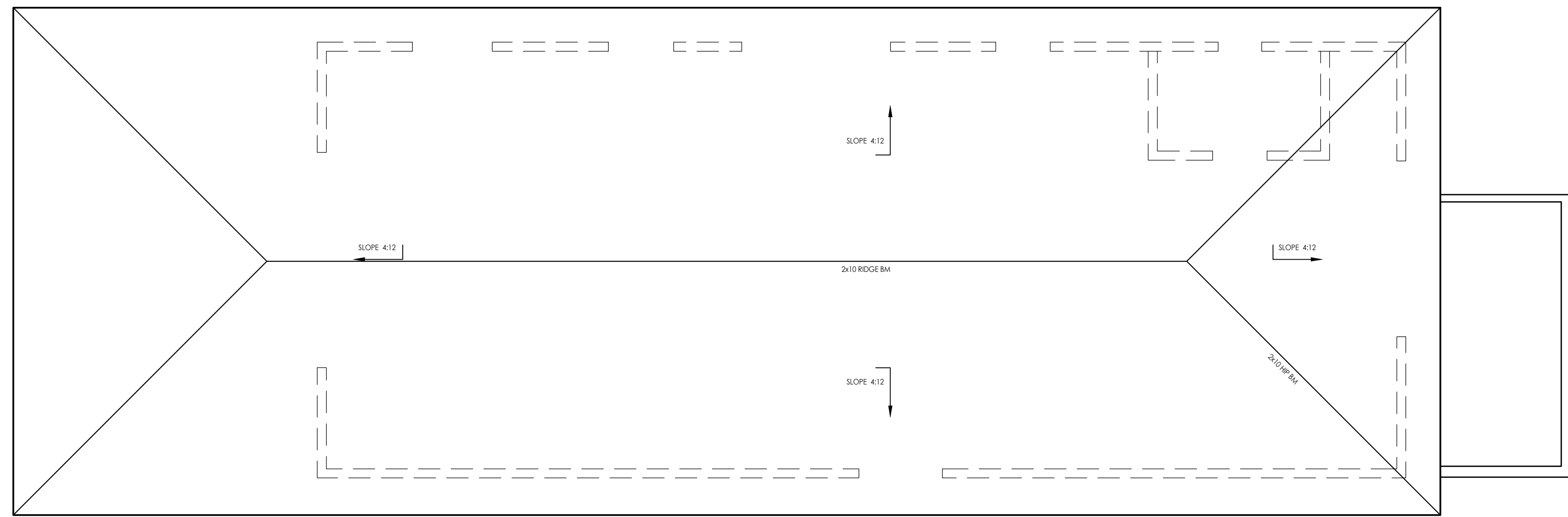
PLAN NORTH
N

2' 4' 8'

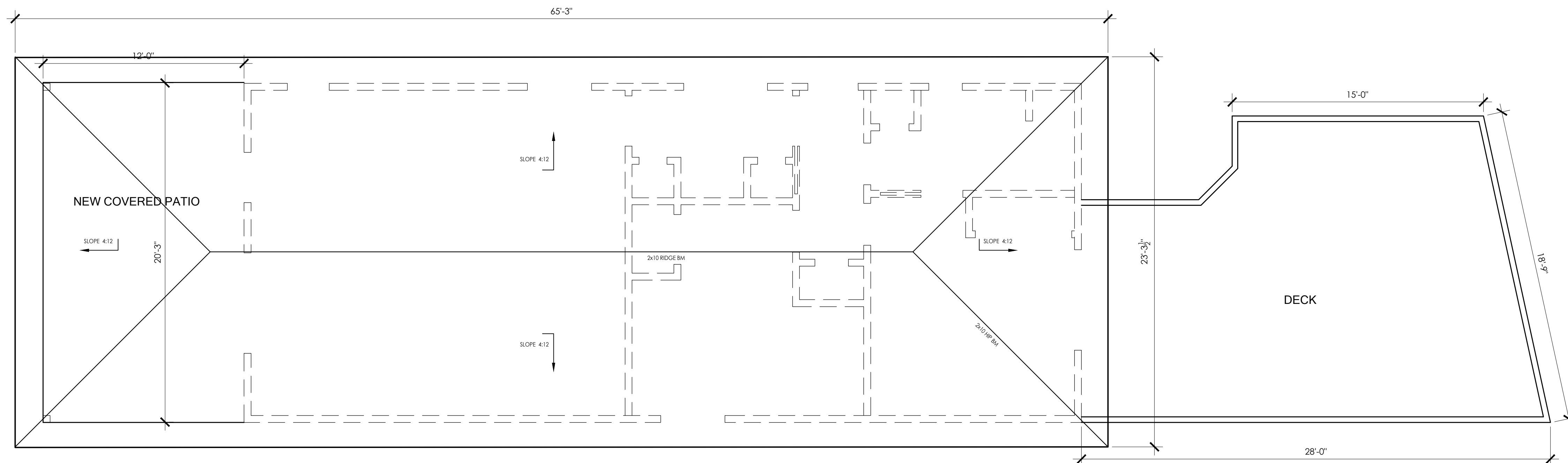


1 PROPOSED EXTERIOR ELEVATIONS - GARAGE 2
SCALE: 1/4"=1'-0"

2' 4' 8'

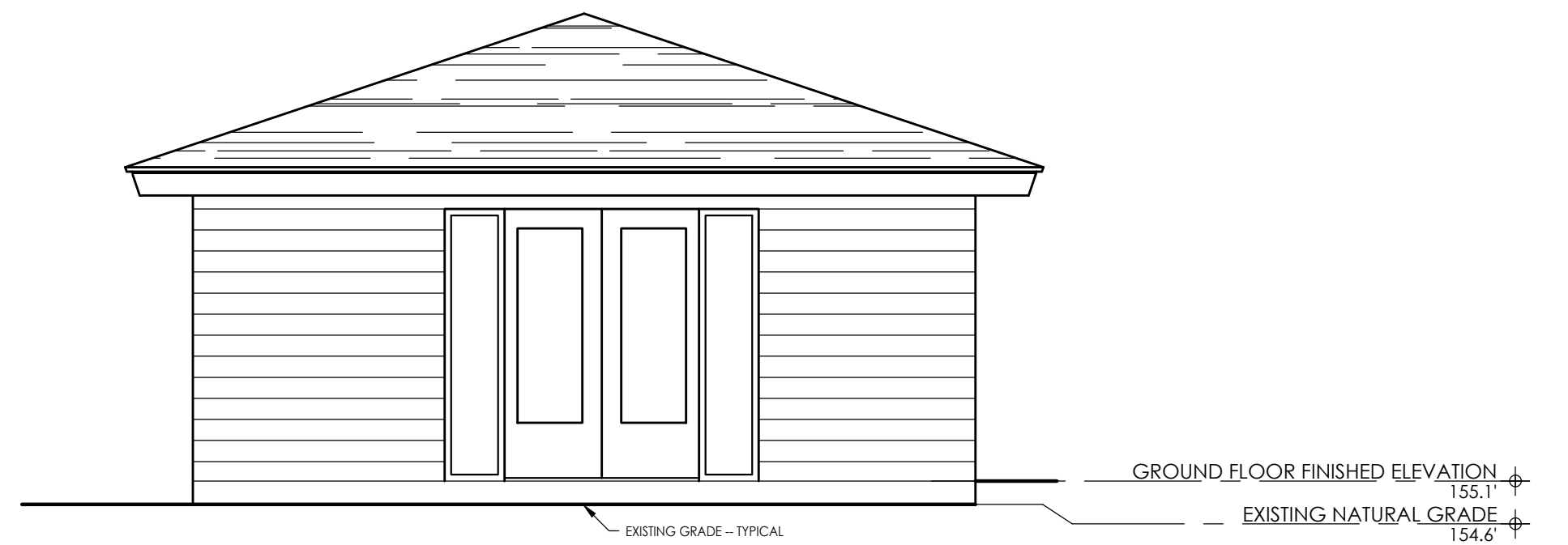


1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



2 EXISTING (AS-BUILT) ROOF PLAN
SCALE: 1/4"=1'-0"

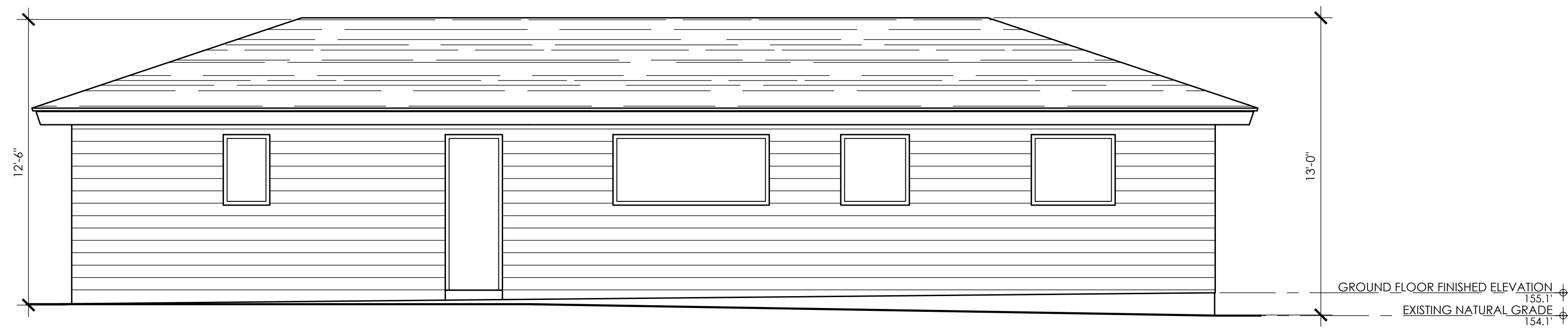
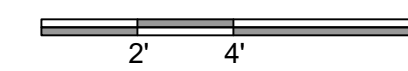




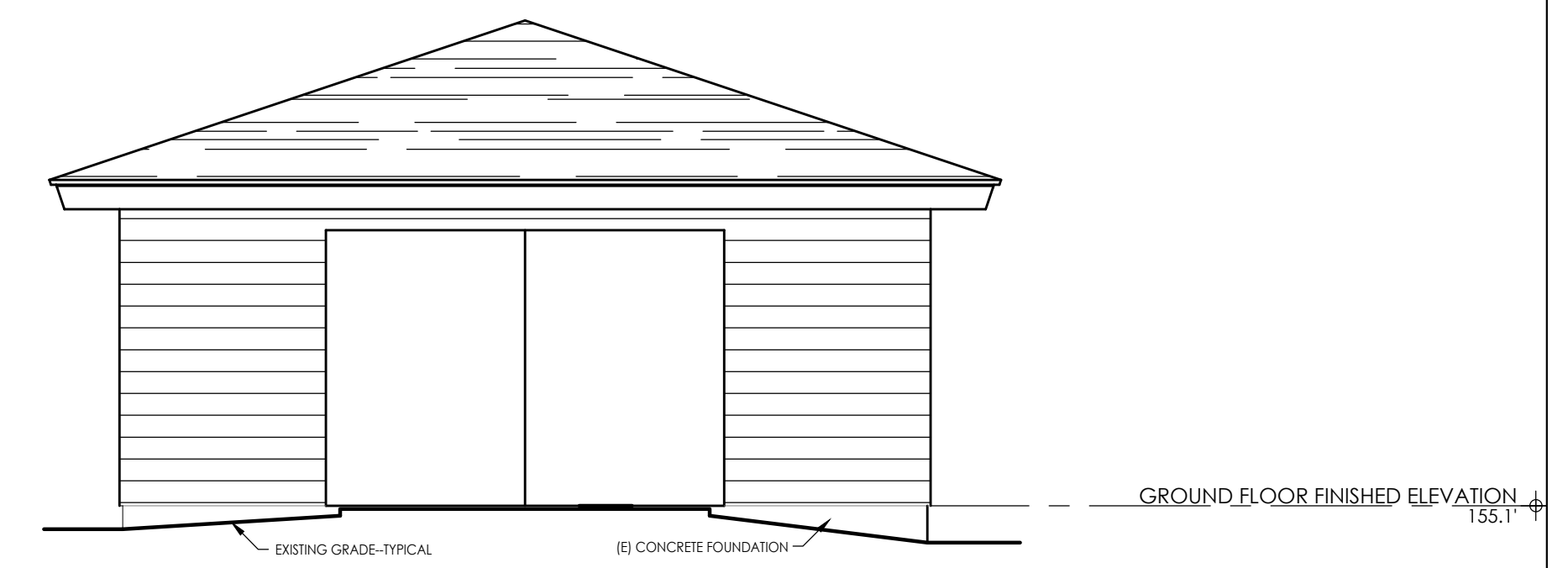
1 EXISTING NORTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



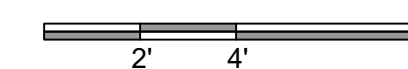
2 EXISTING WEST ELEVATION
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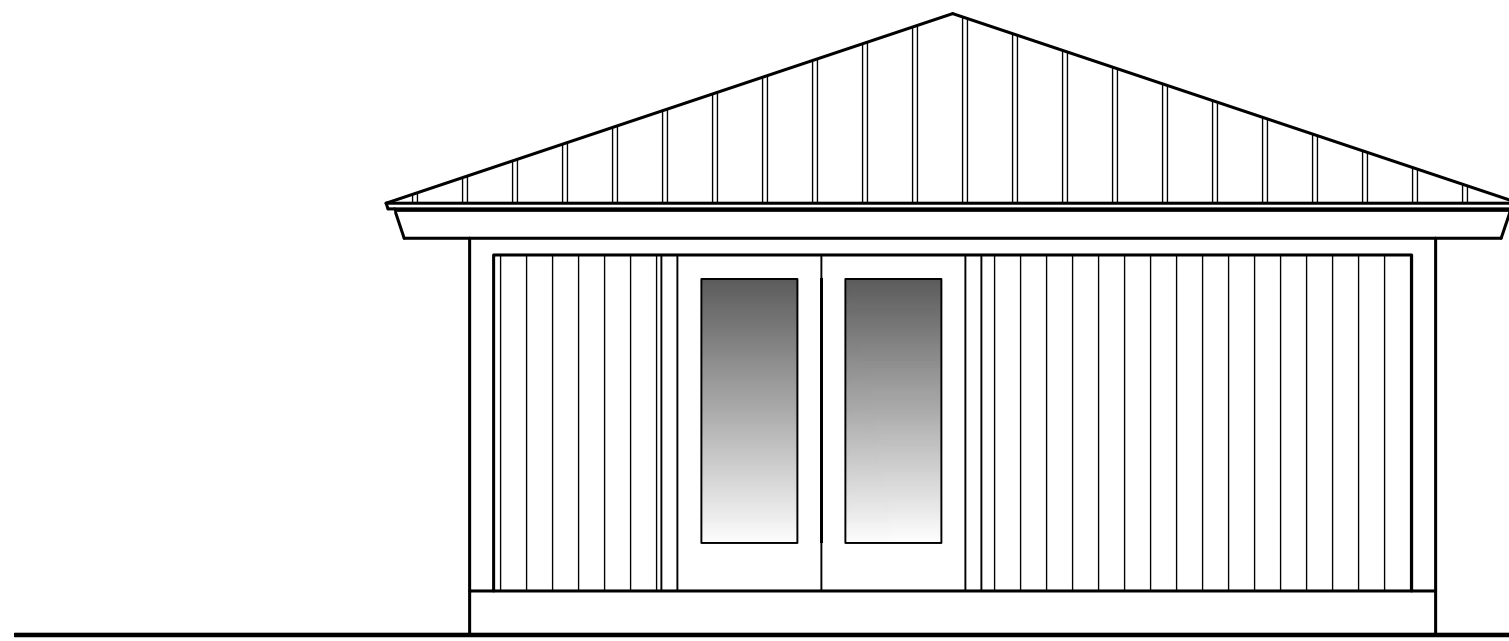


3 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"

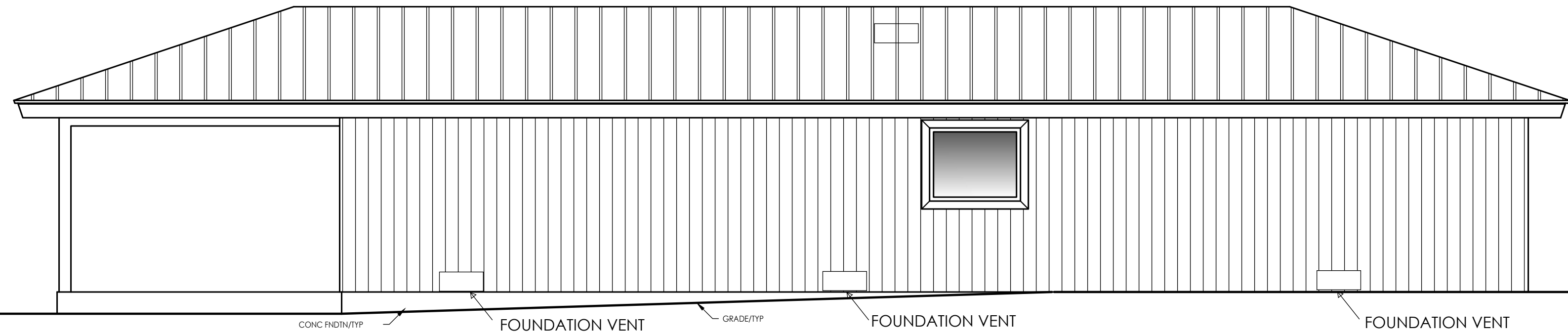
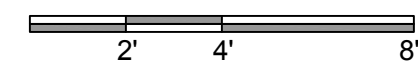


4 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

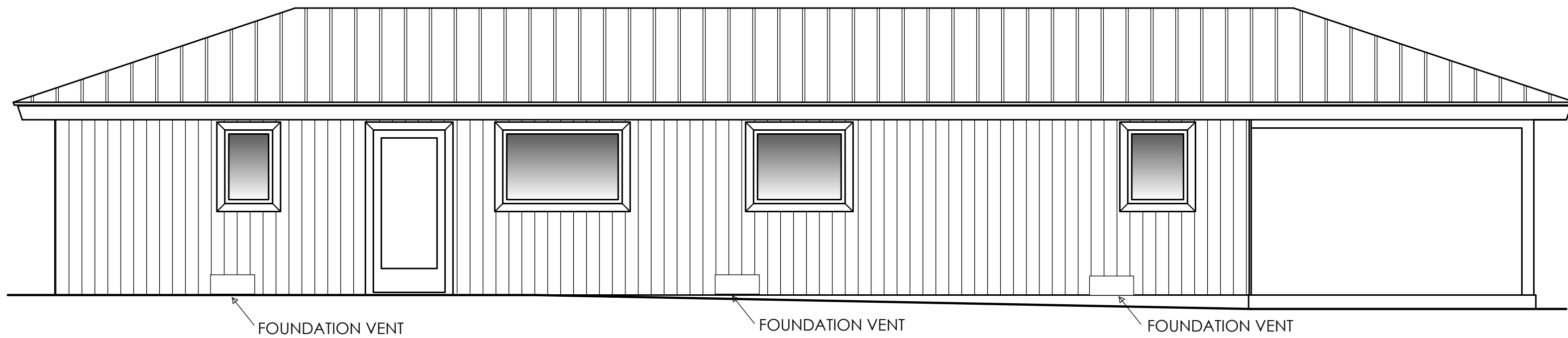
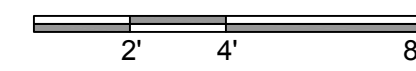




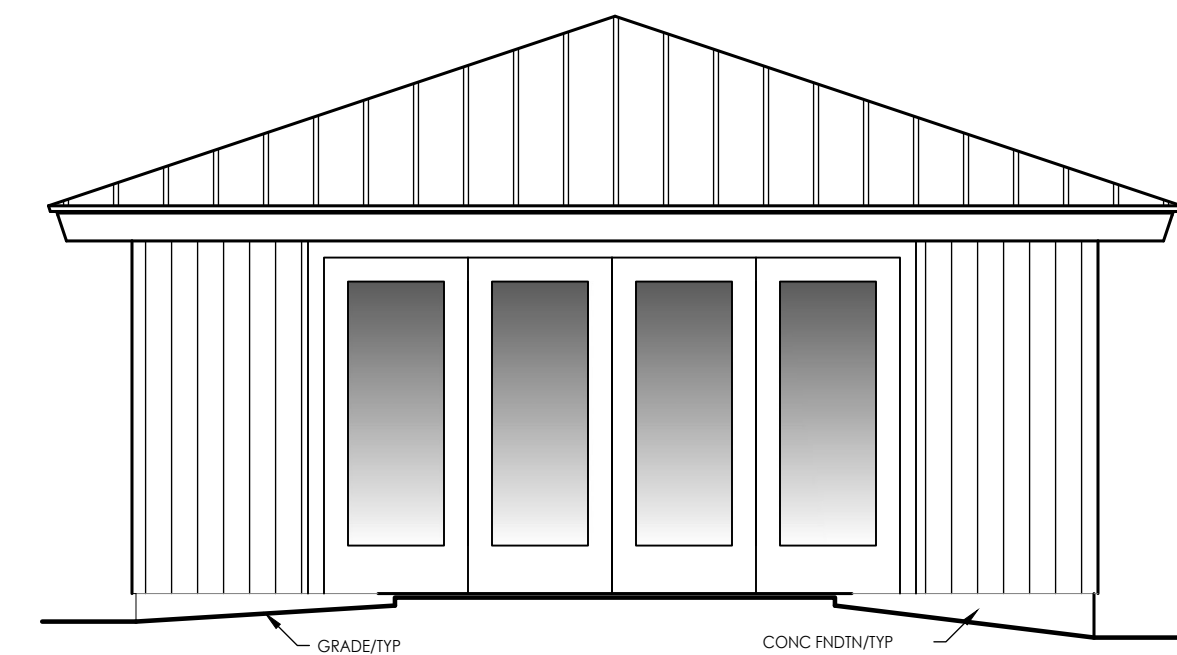
1 PROPOSED NORTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



3 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



4 PRPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"





1 EXISTING MAIN HOUSE
MATCH NEW GARAGE TO EXISTING HOUSE



3 NEW GARAGE - EXTERIOR ROOFING



4 NEW GARAGE - STONE WAINSCOT

Drawing file: Z:\Projects\122156 Adamski-12 Ronnoco Road.dwg 122156 GRADING PLAN.dwg
Plotted: May 02, 2023 - 11:16am

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GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:

- LATEST REVISION OF THE COUNTY OF MONTEREY DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY BUILDING SERVICES DEPARTMENT (COUNTY) AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER UTILITIES WHETHER OR NOT THEY ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE AND SHALL BE DISPOSED OF IN A LAWFUL MANNER.

11. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY HCD - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
- B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
- C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
- D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

GRADING AND DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE (CHAPTER 16.08) AND THE EROSION CONTROL ORDINANCE (CHAPTER 16.12).

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING, RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM UNLESS NOTED OTHERWISE.

11. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

12. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

- A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
- C. RUN-OFF 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.
- D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS

13. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED.

14. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

RECOMMENDATIONS FROM SOILS REPORT (HARO KASUNICH NOVEMBER 2021)

SITE GRADING

- HKA SHOULD BE NOTIFIED AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY DEMOLITION, GRADING OR FOUNDATION EXCAVATION SO THE WORK IN THE FIELD CAN BE COORDINATED WITH THE GRADING CONTRACTOR AND ARRANGEMENTS FOR TESTING AND OBSERVATION CAN BE MADE. THE RECOMMENDATIONS PRESENTED IN THIS REPORT ARE BASED ON THE PRESUMPTION THAT THE GEOTECHNICAL ENGINEER OR REPRESENTATIVE OF HARO, KASUNICH AND ASSOCIATES WILL PERFORM THE REQUIRED TESTING AND OBSERVATION DURING GRADING AND CONSTRUCTION. IT IS THE OWNER'S RESPONSIBILITY TO MAKE THE NECESSARY ARRANGEMENTS FOR THESE REQUIRED SERVICES. A SITE PRE-CONSTRUCTION MEETING WITH THE GRADING CONTRACTOR AND SOIL ENGINEER IN ATTENDANCE IS RECOMMENDED.
- WHERE REFERENCED IN THIS REPORT, PERCENT RELATIVE COMPACTION AND OPTIMUM MOISTURE CONTENT SHALL BE BASED ON ASTM TEST DESIGNATION D1557-CURRENT.
- AREAS TO BE GRADED SHOULD BE CLEARED OF ALL OBSTRUCTIONS, INCLUDING EXISTING FOUNDATIONS, CONCRETE, TREES, PLANTS, AND GRASS NOT DESIGNATED TO REMAIN AND OTHER UNSUITABLE MATERIAL. DELETERIOUS MATERIAL REMOVED DURING DEMOLITION OPERATIONS SHOULD BE PERMITTED FROM THE PROJECT SITE ON-SITE SOIL. CLEARED OF ORGANIC AND OTHER DELETERIOUS MATERIAL MAY BE STOCKPILED FOR USE AS ENGINEERED FILL. DEPRESSIONS OR VOIDS CREATED DURING SITE CLEARING SHOULD BE BACKFILLED WITH ENGINEERED FILL.
- THE REMAINING CLEARED AREAS SHOULD THEN BE STRIPPED OF ORGANIC-LADEN TOPSOIL. STRIPPING DEPTH IS ANTICIPATED TO BE FROM 2 TO 4 INCHES BELOW ORIGINAL GRADE. ACTUAL DEPTH OF STRIPPING SHOULD BE DETERMINED IN THE FIELD BY HKA. STRIPPINGS SHOULD BE WASTED OFF-SITE OR STOCKPILED FOR USE IN LANDSCAPED AREAS IF DESIRED.
- THE BOTTOM OF THE POOL SHELL SHOULD BEAR ON MEDIUM DENSE OR DENSE NATIVE GRANULAR MATERIAL. IF LOOSE MATERIAL IS FOUND AT THE BOTTOM OF THE POOL EXCAVATION, THE BOTTOM 12 INCHES SHOULD BE REMOVED AND RECOMPACTED TO 90 PERCENT RELATIVE COMPACTION. SOILS EXPOSED AT THE BOTTOM OF THE POOL EXCAVATION SHOULD BE SOAKED FOR 48 HOURS PRIOR TO PLACING THE UNDERDRAIN ROCK.
- TEMPORARY CUT SLOPES WITHIN THE DENSE SAND SOIL MAY BE TEMPORARILY LAID BACK AT A 1:1 (HORIZONTAL TO VERTICAL) GRADIENT. CUT SLOPES WITHIN THE LOOSE OR MEDIUM DENSE SAND MAY BE TEMPORARILY LAID BACK AT 1.5:1 H:V.
- AFTER THE BARN SITE HAS BEEN CLEARED AND STRIPPED, THE BARN PAD SHOULD BE SUBEXCAVATED TO 3 FEET BELOW GROUND SURFACE OR 24 INCHES BELOW BOTTOM OF PROPOSED MAT SLAB THEN BACKFILLED WITH REENGINEERED SOIL THAT EXCEEDS 5 FEET BEYOND BUILDING PERIMETERS. THE SUBGRADE SHOULD BE SCARIFIED AND RECOMPACTED (AS DISCUSSED IN ITEM 8, BELOW). AND THE EXCAVATIONS SHOULD BE BACKFILLED TO FINISHED GRADE WITH ENGINEERED FILL (AS DISCUSSED IN ITEM 12, BELOW). HKA SHOULD OBSERVE THE EXCAVATION TO CONFIRM THE REQUIRED DEPTH OF EXCAVATION.
- IN AREAS TO RECEIVE ENGINEERED FILL AND CONCRETE SLABS-ON-GRADE, THE EXPOSED SUBGRADE SOIL AT THE BOTTOM OF THE SUB-EXCAVATION SHOULD BE SCARIFIED 12 INCHES. MOISTURE CONDITIONED TO ABOVE OPTIMUM WATER CONTENT AND COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION. THE UPPER 12 INCHES OF SUBGRADE UNDER PAVEMENTS SHOULD BE SCARIFIED 12 INCHES. MOISTURE CONDITIONED TO ABOVE OPTIMUM WATER CONTENT AND COMPACTED TO A MINIMUM OF 95 PERCENT RELATIVE COMPACTION.
- THE GRADING CONTRACTOR MAY ENCOUNTER COMPACTION DIFFICULTY (I.E. PUMPING ACTION AND/OR THE BRINGING OF FREE WATER TO THE SURFACE) IN SUBGRADE PREPARATION IN THE UPPER SURFACE SILTY SANDS IF GRADING IS PERFORMED DURING OR SHORTLY AFTER THE RAINY SEASON. IF COMPACTION CANNOT BE ACHIEVED AFTER ADJUSTING THE SOIL MOISTURE CONTENT, IT MAY BE NECESSARY TO STABILIZE THE SUBGRADE SOIL WITH ANGULAR CRUSHED ROCK. THE BRIDGING MATERIAL SHOULD BE A COARSE GRANULAR MIXTURE OF ROCK HAVING A MAXIMUM SIZE OF ABOUT 3 INCHES. IT IS ANTICIPATED THAT QUARRY RUN, OR CRUSHER RUN MATERIALS WILL BE SATISFACTORY. THE MATERIAL SHOULD BE WELL GRADED BETWEEN THE LARGEST AND SMALLEST PARTICLE SIZE, WITH NO MORE THAN 12 PERCENT PASSING THE # 200 SIEVE.
- IF FILL IS NEEDED AT THE SITE, THE ON-SITE SOIL MAY BE USED AS ENGINEERED FILL PROVIDED ORGANIC AND OTHER DELETERIOUS MATERIAL IS REMOVED. CLAYEY SOILS, IF ENCOUNTERED, SHOULD NOT BE USED AS ENGINEERED FILL.
- IMPORTED ENGINEERED FILL SHOULD MEET THE FOLLOWING CRITERIA:
 - BE FREE OF WOOD, BRUSH, ROOTS, GRASS, DEBRIS AND OTHER DELETERIOUS MATERIALS.
 - NOT CONTAIN ROCKS OR CLODS GREATER THAN 2.5 INCHES IN DIAMETER.
 - NOT MORE THAN 20 PERCENT PASSING THE #200 SIEVE.
 - HAVE A PLASTICITY INDEX LESS THAN 15.
- BE APPROVED BY THE GEOTECHNICAL ENGINEER. SUBMIT TO THE GEOTECHNICAL ENGINEER SAMPLES OF IMPORT MATERIAL OR UTILITY TRENCH BACKFILL FOR COMPLIANCE TESTING A MINIMUM OF 4 DAYS BEFORE IT IS DELIVERED TO THE JOB SITE.
- ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS, NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION. THE UPPER 12 INCHES OF PAVEMENT SUBGRADE SOIL SHOULD BE COMPACTED TO A MINIMUM OF 95 PERCENT RELATIVE COMPACTION. THE AGGREGATE BASE BELOW PAVEMENTS SHOULD LIKEWISE BE COMPACTED TO A MINIMUM OF 95 PERCENT RELATIVE COMPACTION. COMPACTION TESTS SHOULD BE PERFORMED AT THE BOTTOM OF THE BUILDING PAD EXCAVATIONS AND AT 12-INCH (MAXIMUM THICKNESS) INTERVALS AS THE FILL IS REPLACED AND COMPACTED.
- WE ESTIMATE SHRINKAGE FACTORS OF 15 TO 25 PERCENT FOR THE ON-SITE MATERIALS WHEN USED IN ENGINEERED FILLS.
- FOLLOWING GRADING, EXPOSED SOIL SHOULD BE PLANTED AS SOON AS POSSIBLE WITH EROSION-RESISTANT VEGETATION.
- AFTER THE EARTHWORK OPERATIONS HAVE BEEN COMPLETED AND THE GEOTECHNICAL ENGINEER HAS FINISHED HIS OBSERVATION OF THE WORK, NO FURTHER EARTHWORK OPERATIONS SHALL BE PERFORMED EXCEPT WITH THE APPROVAL OF AND UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER.

SITE DRAINAGE

SURFACE DRAINAGE SHOULD INCLUDE PROVISIONS FOR POSITIVE GRADIENTS SO THAT SURFACE RUNOFF IS NOT PERMITTED TO POND ADJACENT TO FOUNDATIONS AND PAVEMENTS. SURFACE DRAINAGE SHOULD BE DIRECTED AWAY FROM THE BUILDING FOUNDATIONS.

RAIN GUTTERS WITH DOWNSPOUTS SHOULD BE PLACED AROUND ROOF EAVES. DISCHARGE FROM THE RAIN GUTTERS SHOULD BE CONVEYED AWAY FROM THE DOWNSPOUTS BY SPLASHBLOCKS, CONCRETE, OR ASPHALT SLOPED AWAY FROM FOUNDATIONS AND IMPROVEMENTS TOWARD COLLECTION FACILITIES.

COLLECTED RUNOFF SHOULD BE DISPERSED TOWARDS THE CARMEL RIVER SOUTH OF THE PROJECT SITE IN SUCH A MANNER THAT EROSION OR SLOPE INSTABILITY DOES NOT OCCUR DOWNSLOPE OF THE OUTLET OR TO AN ON-SITE RETENTION FACILITY LOCATED AWAY FROM IMPROVEMENTS.

THE MIGRATION OF WATER OR SPREAD OF EXTENSIVE ROOT SYSTEMS BELOW FOUNDATIONS, SLABS, OR PAVEMENTS MAY CAUSE UNDESIRABLE DIFFERENTIAL MOVEMENTS AND SUBSEQUENT DAMAGE TO THESE STRUCTURES. LANDSCAPING SHOULD BE PLANNED ACCORDINGLY.

Inspection:

When:

Who:

Inspection By:

Date of Inspection:

Inspect and test Keyway/Subexcavation/overexcavation:

1)Prior to backfilling

Soils Engineer

Inspect and Test Building Pad Subgrade:

Prior to excavation footings or placement of slab-on-grade materials

Soils Engineer

Inspect Slab-on-grade installation:

Prior to concrete placement

Soils Engineer

Inspect Foundation and/or retaining wall footing excavations:

Prior to reinforcement placement

Soils Engineer

Inspect and Test Retaining wall backfill:

During backfill placement – ongoing

Soils Engineer

Inspect and Test Driveway Fill, Subgrade and Baserock Placement:

1)During fill placement

Soils Engineer

2)Subgrade, prior to baserock placement

Soils Engineer

3)Baserock prior to AC, Concrete or Pavement

Soils Engineer

Inspect and Test Drainage Installation:

1)After pipe placement, prior to backfill placement

Soils Engineer

2)During backfill placement – ongoing

Soils Engineer

Inspect site stripping and clearing

After clearing complete

Soils Engineer

Inspect utility trench compaction

After utility trench backfill

Soils Engineer

LAND DISTURBANCE

LAND DISTURBANCE AREA = 32,950 SF

SCOPE OF WORK

THESE PLANS ILLUSTRATE THE GRADING PROPOSED FOR THE NEW GARAGE BUILDINGS AND PATIO AREAS. THIS PROJECT IS LOCATED IN A FEMA FLOOD HAZARD AREA AND AS SUCH ANY IMPORT OF CONSTRUCTION MATERIAL SHALL BE MITIGATED BY OFF-HAUL OF NATIVE SOIL OF EQUAL OR GREATER VOLUME. DETAILS OF ALL IMPROVEMENTS SHALL BE SHOWN ON ARCHITECTURAL AND LANDSCAPE PLANS.

GRADING QUANTITIES

EARTHWORK QUANTITIES:
CUT = 488 CY *
FILL = 488 CY *
*SEE GRADING PLAN SHEET C2 FOR MORE INFORMATION
EARTHWORK QUANTITIES ARE ESTIMATES TO FINISH GRADE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES.

ABBREVIATIONS

(E) EXISTING
FG FINISH GROUND GRADE
FF FINISH FLOOR
FL FLOW LINE
FP FINISH PAVEMENT GRADE
G GROUND
M.E. MATCH EXISTING
(N) NEW
SD STORM DRAIN
SS SANITARY SEWER
TC TOP OF CURB GRADE
(TYP) TYPICAL
W WATER

SHEET INDEX

C1 TITLE SHEET
C2 GRADING PLAN
C3 EROSION CONTROL PLAN

LEGEND

EXISTING

BOUNDARY LINE
EASEMENT (ESMT)
DRAINAGE FLOW LINE
SAWCUT
GRADE BREAK
MAJOR CONTOUR
MINOR CONTOUR
BUILDING
FENCE
WALL
SPOT ELEVATION
DRAINAGE FLOW
FIRE HYDRANT (FH)
WATER VALVE (WV)
TREE

PROPOSED

BOUNDARY LINE
EASEMENT (ESMT)
DRAINAGE FLOW LINE
SAWCUT
GRADE BREAK
MAJOR CONTOUR
MINOR CONTOUR
BUILDING
FENCE
WALL
SPOT ELEVATION
DRAINAGE FLOW
FIRE HYDRANT (FH)
WATER VALVE (WV)
TREE

PAVEMENT (SEE ARCH/LANDSCAPE PLANS FOR SURFACE TYPE AND DETAILS)

4

6

8

10

OVERALL SITE PLAN

SCALE: 1"=40'

LAND DISTURBANCE

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SCOPE OF WORK

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GRAPHIC SCALE

40 0 20 40 80

GRAPHIC SCALE

40 0 20 40 80

VICINITY MAP

AC3 ENGINEERING INCORPORATED

Civil Engineering Land Development Stormwater Control

124 Bonifacio Plaza, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax: (831) 647-1194
mail@C3engineering.net

REGISTERED PROFESSIONAL ENGINEER

JENNIFER P. RUDOLPH

No. 616625

EXP. 06-30-23

STATE OF CALIFORNIA

CIVIL

TITLE SHEET

ADAMSKI RESIDENCE
12 RONNOCO ROAD
CARMEL VALLEY, CA

SCALE: AS NOTED

DATE: 4/27/23

DESIGN BY: JPR

DRAWN BY: JPR

CHECKED BY:

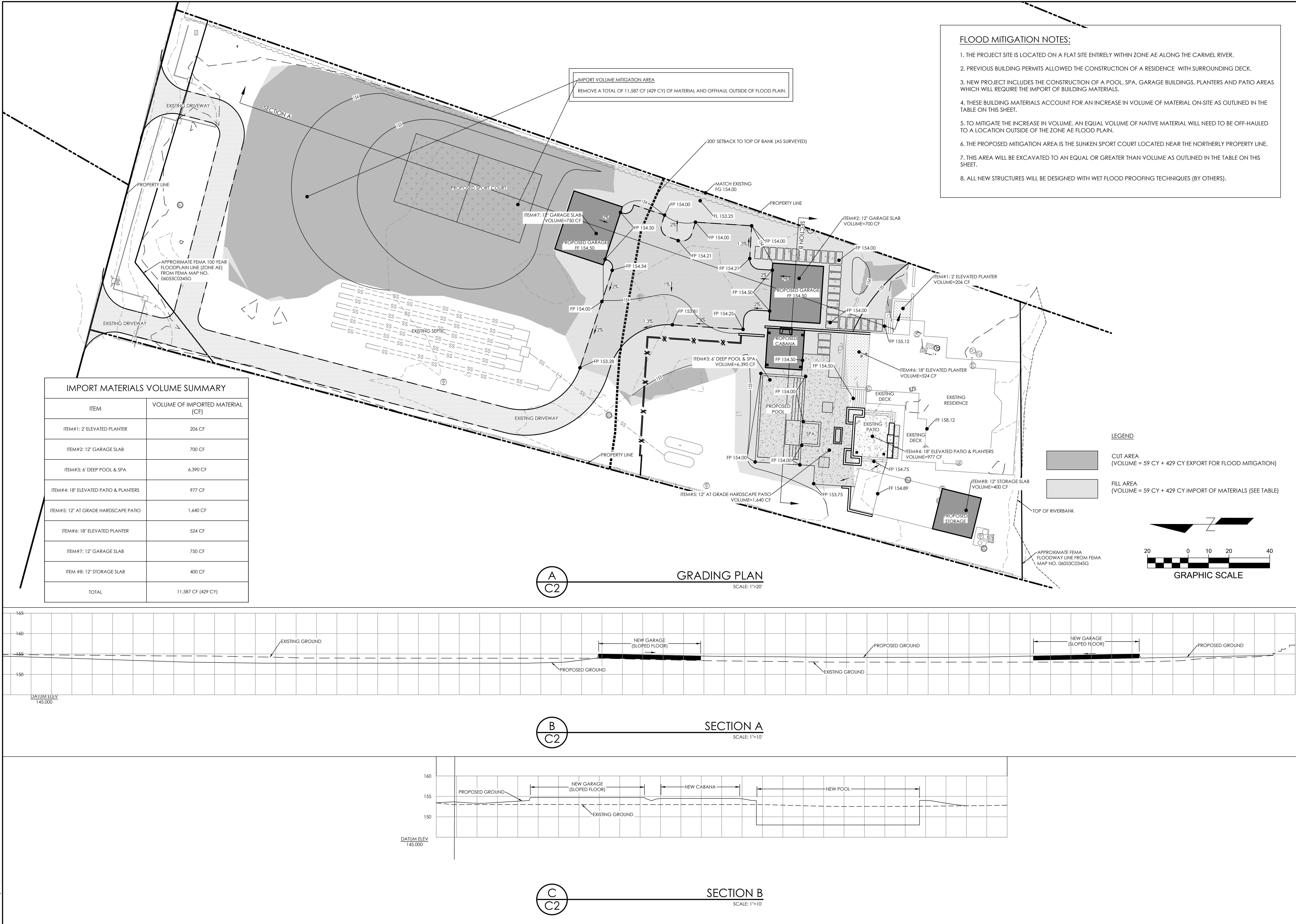
SHEET NUMBER:

OF 3 SHEETS

PROJECT# 122156

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Drawing file: Z:\Projects\122156 Adamski-12 Ronnoco Road.dwg 122156 GRADING PLAN.dwg
Plotted: May 02, 2023 11:17am



FLOOD MITIGATION NOTES:

1. THE PROJECT SITE IS LOCATED ON A FLAT SITE ENTIRELY WITHIN ZONE AE ALONG THE CARMEL RIVER.
2. PREVIOUS BUILDING PERMITS ALLOWED THE CONSTRUCTION OF A RESIDENCE WITH SURROUNDING DECK.
3. NEW PROJECT INCLUDES THE CONSTRUCTION OF A POOL, SPA, GARAGE BUILDINGS, PLANTERS AND PATIO AREAS WHICH WILL REQUIRE THE IMPORT OF BUILDING MATERIALS.
4. THESE BUILDING MATERIALS ACCOUNT FOR AN INCREASE IN VOLUME OF MATERIAL ON-SITE AS OUTLINED IN THE TABLE ON THIS SHEET.
5. TO MITIGATE THE INCREASE IN VOLUME, AN EQUAL VOLUME OF NATIVE MATERIAL WILL NEED TO BE OFF-HAULED TO A LOCATION OUTSIDE OF THE ZONE AE FLOOD PLAIN.
6. THE PROPOSED MITIGATION AREA IS THE SUNKEN SPORT COURT LOCATED NEAR THE NORTHERLY PROPERTY LINE.
7. THIS AREA WILL BE EXCAVATED TO AN EQUAL OR GREATER THAN VOLUME AS OUTLINED IN THE TABLE ON THIS SHEET.
8. ALL NEW STRUCTURES WILL BE DESIGNED WITH WET FLOOD PROOFING TECHNIQUES (BY OTHERS).

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Civil Engineering Land Development Stormwater Control

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REGISTERED PROFESSIONAL ENGINEER
JENNIFER P. RUDAK
No. 61625
EXP. 06-30-23
STATE OF CALIFORNIA
CIVIL

GRADING PLAN
ADAMSKI RESIDENCE
12 RONNOCO ROAD
CARMEL VALLEY, CA

SCALE: AS NOTED
DATE: 4/27/23
DESIGN BY: JPR
DRAWN BY: JPR
CHECKED BY:
SHEET NUMBER:

C2
OF 3 SHEETS
PROJECT# 122156

Drawing file: Z:\Projects\122156 Adamski-12 Romnoco Road.dwg 122156 GRADING PLANDWG
Plotted: May 02, 2023 11:17am

GENERAL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF 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 DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GONZALES GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.03.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.
6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;
7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;
8. SITE BMPs ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY
9. STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.
10. BEST MANAGEMENT PRACTICES (BMPs) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY, FACT SHEETS, AND DETAILS FOR THE BMPs SELECTED FOR THIS PROJECT. CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

MONTEREY COUNTY INSPECTIONS

1. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.
2. DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.
3. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

GOOD SITE MANAGEMENT "HOUSEKEEPING"

1. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS. DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICULATES CAN INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT, NUTRIENTS, TRASH, METALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RUNSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM.
2. THE DISCHARGER SHALL ENSURE THE CONTAINMENT OF SANITATION FACILITIES (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. THE SANITATION FACILITIES SHALL BE CLEANED, REPLACED, AND INSPECTED REGULARLY FOR LEAKS AND SPILLS.
3. WASTE DISPOSAL CONTAINERS SHALL BE COVERED AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. NO DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE ALLOWED.
4. STOCKPILED MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS AND NONHAZARDOUS SPILLS. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
6. CONCRETE WASHOUT AREAS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL, AND ONTO THE SURROUNDING AREAS.
7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS. ALL EQUIPMENT OR VEHICLES SHALL BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs. LEAKS SHALL BE CLEANED IMMEDIATELY AND DISPOSED OF PROPERLY.
8. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WASTE MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
WM-1. MATERIAL DELIVERY AND STORAGE
WM-2. MATERIAL USE
WM-3. STOCKPILE MANAGEMENT
WM-4. SPILL PREVENTION AND CONTROL
WM-5. SOLID WASTE MANAGEMENT
WM-6. HAZARDOUS WASTE MANAGEMENT
WM-7. CONTAMINATED SOIL MANAGEMENT
WM-8. CONCRETE WASTE MANAGEMENT
WM-9. SANITARY/SEPTIC WASTE MANAGEMENT
WM-10. LIQUID WASTE MANAGEMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
9. THE CONTRACTOR SHALL REVIEW CONSTRUCTION ACTIVITIES TO IDENTIFY AND QUANTIFY LIKELY CONSTRUCTION MATERIALS AND WASTES. SPECIAL NOTICE SHALL BE MADE OF MATERIALS AND WASTES WITH SPECIAL HANDLING OR DISPOSAL REQUIREMENTS; SUCH AS LEAD CONTAMINATED SOILS, CONCRETE SAW-CUTTING LIQUIDS, WASTE CHEMICALS AND EMPTY CHEMICAL CONTAINERS. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS' STORAGE AND HANDLING RECOMMENDATIONS AND FOLLOW ALL FEDERAL, STATE, AND LOCAL REGULATIONS. WHERE POSSIBLE, CONTRACTOR SHALL USE SAFER AND LESS POLLUTING PRODUCTS.

EROSION CONTROL (SOIL STABILIZATION)

1. SUFFICIENT EROSION CONTROL MATERIALS WILL BE MAINTAINED ON-SITE TO ALLOW FOR IMMEDIATE DEPLOYMENT BEFORE THE ONSET OF RAIN.
2. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVERS FOR INACTIVE AREAS (MORE THAN 14 DAYS UN-DISTURBED) AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL, AND COMPLETED LOTS.
3. DISCHARGERS SHALL LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, THE DISCHARGER SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.
4. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
EC-1. SCHEDULING
EC-2. PRESERVATION OF EXISTING VEGETATION
EC-3. HYDRAULIC MULCH
EC-4. HYDROSEEDING
EC-5. SOIL BINDERS
EC-6. STRAW MULCH
EC-7. GEOTEXTILES AND MATS
EC-8. WOOD MULCHING
EC-9. EARTH DIKES AND DRAINAGE SWALES
EC-10. VELOCITY DISSIPATION DEVICES
EC-11. SLOPE DRAINS
EC-12. STREAMBANK STABILIZATION
EC-13. POLYACRYLAMIDE
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)
5. SPECIAL CARE SHALL BE TAKEN SO THAT NO FILL MATERIALS SHALL BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS.

SEDIMENT CONTROL

1. SUFFICIENT QUANTITIES OF TEMPORARY SEDIMENT CONTROL MATERIALS WILL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, TO ALLOW IMPLEMENTATION OF TEMPORARY SEDIMENT CONTROLS IN THE EVENT OF PREDICTED RAIN AND FOR RAPID RESPONSE TO FAILURES OR EMERGENCIES.
2. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
3. DISCHARGERS SHALL EFFECTIVELY MANAGE ALL RUN-ON. ALL RUNOFF WITHIN THE SITE AND ALL RUNOFF THAT DISCHARGES OFF THE SITE. RUN-ON FROM OFF-SITE SHALL BE DIRECTED AWAY FROM ALL DISTURBED AREAS OR SHALL COLLECTIVELY BE IN COMPLIANCE WITH THE EFFLUENT LIMITATION OF THIS PERMIT.
4. DISCHARGERS SHALL APPLY LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES.
5. DISCHARGERS SHALL ENSURE THAT CONSTRUCTION ACTIVITY TRAFFIC TO AND FROM THE PROJECT IS LIMITED TO ENTRANCES AND EXITS THAT EMPLOY EFFECTIVE CONTROLS TO PREVENT OFFSITE TRACKING OF SEDIMENT.
6. DISCHARGERS SHALL ENSURE THAT ALL STORM DRAIN INLETS AND PERIMETER CONTROLS, RUNOFF CONTROL BMPs, AND POLLUTANT CONTROLS AT ENTRANCES AND EXITS (E.G. TIRE WASHOFF LOCATIONS) ARE MAINTAINED AND PROTECTED FROM ACTIVITIES THAT REDUCE THEIR EFFECTIVENESS.
7. DISCHARGERS SHALL INSPECT ON A DAILY BASIS ALL IMMEDIATE ACCESS ROADS DAILY.
8. AT A MINIMUM DAILY (WHEN NECESSARY) AND PRIOR TO ANY RAIN EVENT, THE DISCHARGER SHALL REMOVE ANY SEDIMENT OR OTHER CONSTRUCTION ACTIVITY RELATED MATERIALS THAT ARE DEPOSITED ON THE ROADS (BY VACUUMING OR SWEEPING).
9. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TEMPORARY AND FINAL SEDIMENT CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
SE-1. SILT FENCE
SE-2. SEDIMENT BASIN
SE-3. SEDIMENT TRAP
SE-4. CHECK DAMS
SE-5. FIBER ROLLS
SE-6. GRAVEL BAG BERM
SE-7. STREET SWEEPING AND VACUUMING
SE-8. SANDBAG BARRIER
SE-9. STRAW BALE BARRIER
SE-10. STORM DRAIN INLET PROTECTION
SE-11. CHEMICAL TREATMENT
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

TRACKING CONTROL

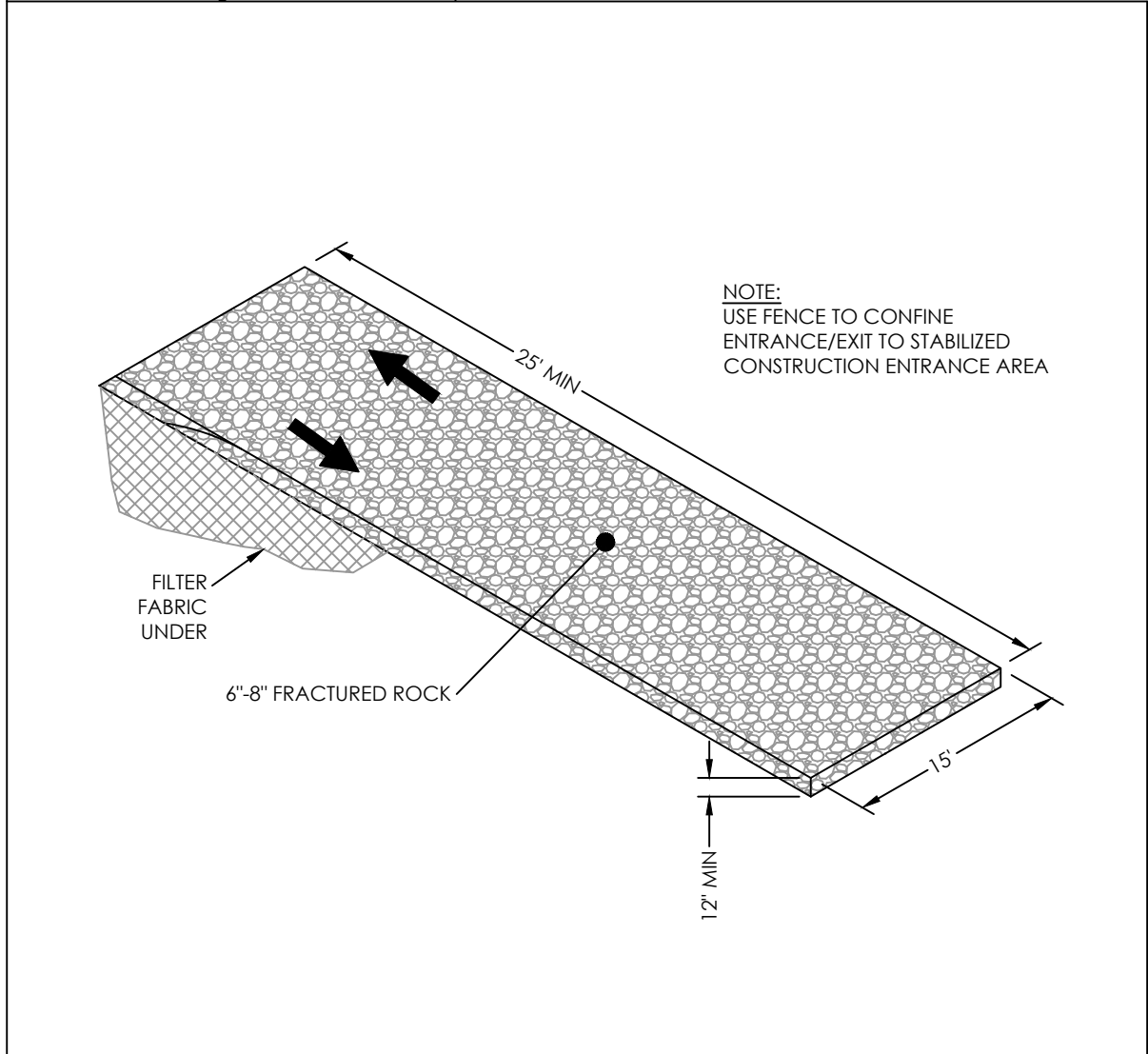
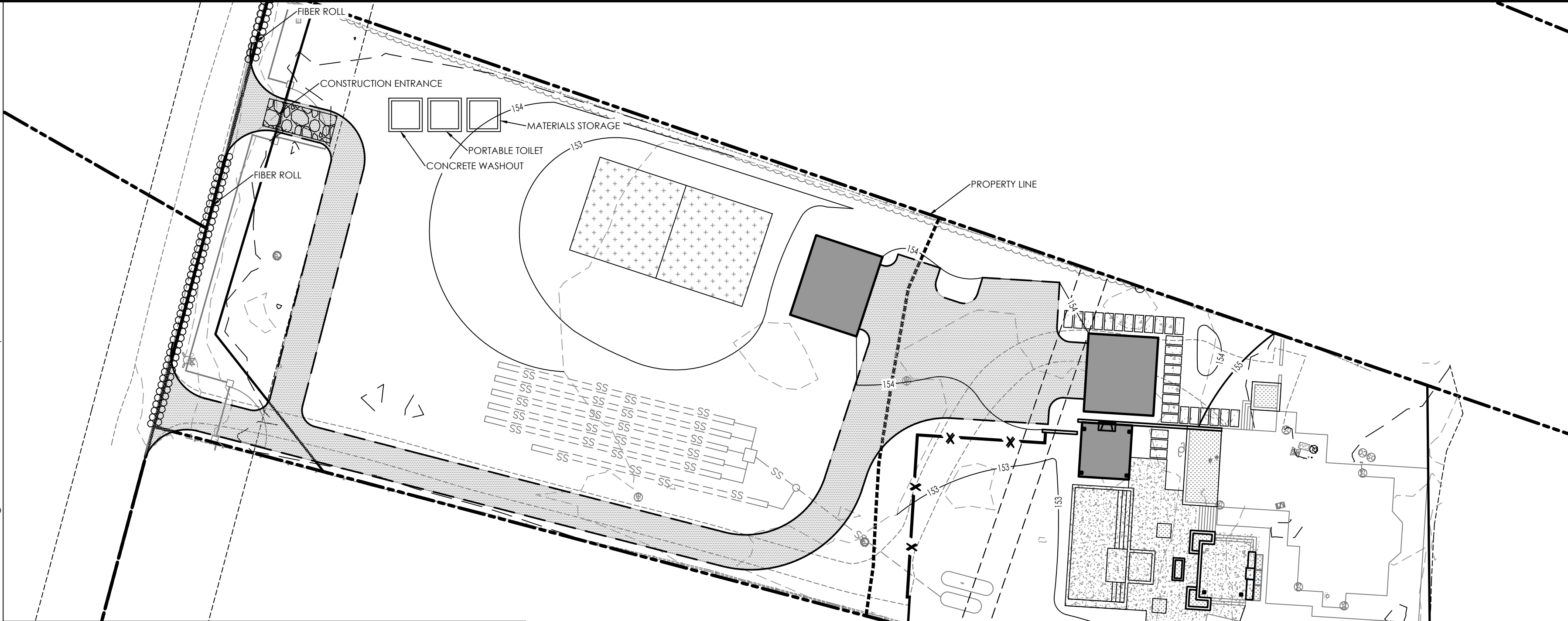
1. TRACKING CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT, AT ALL ACCESS (INGRESS/EGRESS) POINTS TO THE PROJECT SITE WHERE VEHICLES AND/OR EQUIPMENT MAY TRACK SEDIMENT FROM THE CONSTRUCTION SITE ONTO PUBLIC OR PRIVATE ROADWAYS.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE TRACKING CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
TC-1. STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-2. STABILIZED CONSTRUCTION ROADWAY
TC-3. ENTRANCE/OUTLET TIRE WASH
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

WIND EROSION CONTROL

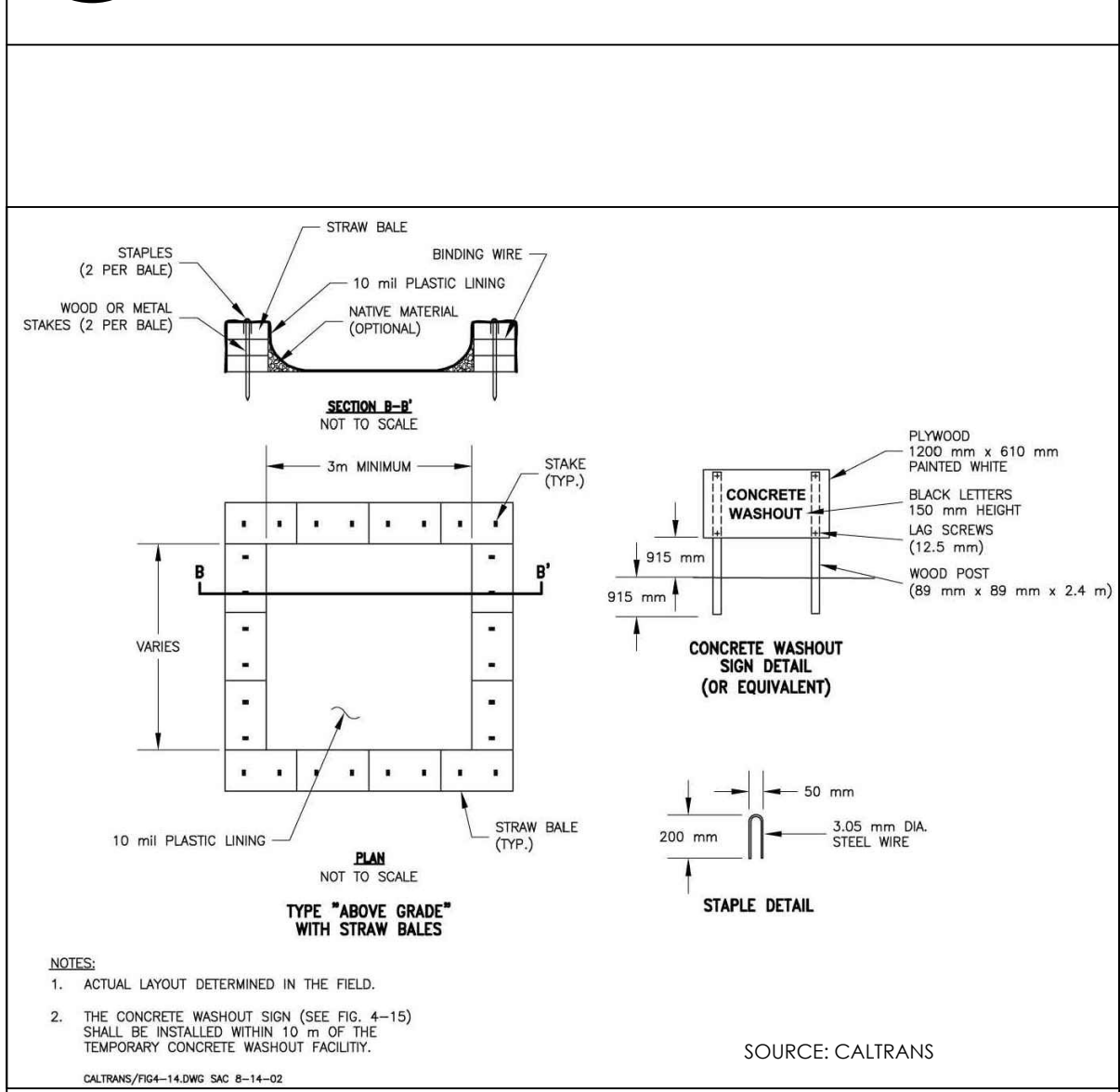
1. WIND EROSION CONTROL BMPs SHALL BE IMPLEMENTED AND MAINTAINED YEAR-ROUND AND THROUGHOUT THE DURATION OF THE PROJECT ON ALL DISTURBED SOILS ON THE PROJECT SITE THAT ARE SUBJECT TO WIND EROSION, AND WHEN SIGNIFICANT WIND AND DRY CONDITIONS ARE ANTICIPATED DURING PROJECT CONSTRUCTION. THE OBJECTIVE OF WIND CONTROLS IS TO PREVENT THE TRANSPORT OF SOIL FROM DISTURBED AREAS OF THE PROJECT SITE BY WIND.
2. IN GENERAL, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE WIND EROSION CONTROL DURING CONSTRUCTION WHERE APPLICABLE:
WE-1. WIND EROSION CONTROL
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

NON-STORMWATER MANAGEMENT POLLUTION CONTROL

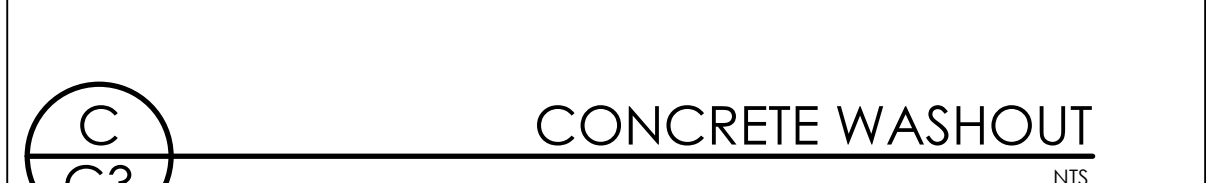
1. NON-STORM WATER DISCHARGES CONSIST OF ALL DISCHARGES TO/FROM A MUNICIPAL STORM WATER CONVEYANCE, WHICH DO NOT ORIGINATE FROM PRECIPITATION EVENTS (I.E., ALL DISCHARGES FROM A CONVEYANCE SYSTEM OTHER THAN STORM WATER).
2. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORM WATER DISCHARGES DURING CONSTRUCTION.
3. DISCHARGERS SHALL WASH VEHICLES IN SUCH A MANNER AS TO PREVENT NON-STORM WATER DISCHARGES.
4. DISCHARGERS SHALL CLEAN STREETS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED NON-STORM WATER DISCHARGES.
5. IN ADDITION TO THE ABOVE, THE PROJECT WILL IMPLEMENT THE FOLLOWING PRACTICES FOR EFFECTIVE NON-STORMWATER MANAGEMENT POLLUTION CONTROL WHERE APPLICABLE:
NS-1. WATER CONSERVATION PRACTICES
NS-2. DEWATERING OPERATIONS
NS-3. PAVING AND GRINDING OPERATIONS
NS-4. TEMPORARY STREAM CROSSING
NS-5. CLEAR WATER DIVERSION
NS-6. ILLEGAL CONNECTION/ILLEGAL DISCHARGE DETECTION AND REPORTING
NS-7. POTABLE WATER / IRRIGATION
NS-8. VEHICLE AND EQUIPMENT CLEANING
NS-9. VEHICLE AND EQUIPMENT FUELING
NS-10. VEHICLE AND EQUIPMENT MAINTENANCE
NS-11. FILE DRIVING OPERATIONS
NS-12. CONCRETE CURING
NS-13. MATERIALS AND EQUIPMENT USE OVER WATER
NS-14. CONCRETE FINISHING
NS-15. STRUCTURE DEMOLITION/REMOVAL
NS-16. TEMPORARY BATCH PLANTS
(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)



B
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CONSTRUCTION ENTRANCE
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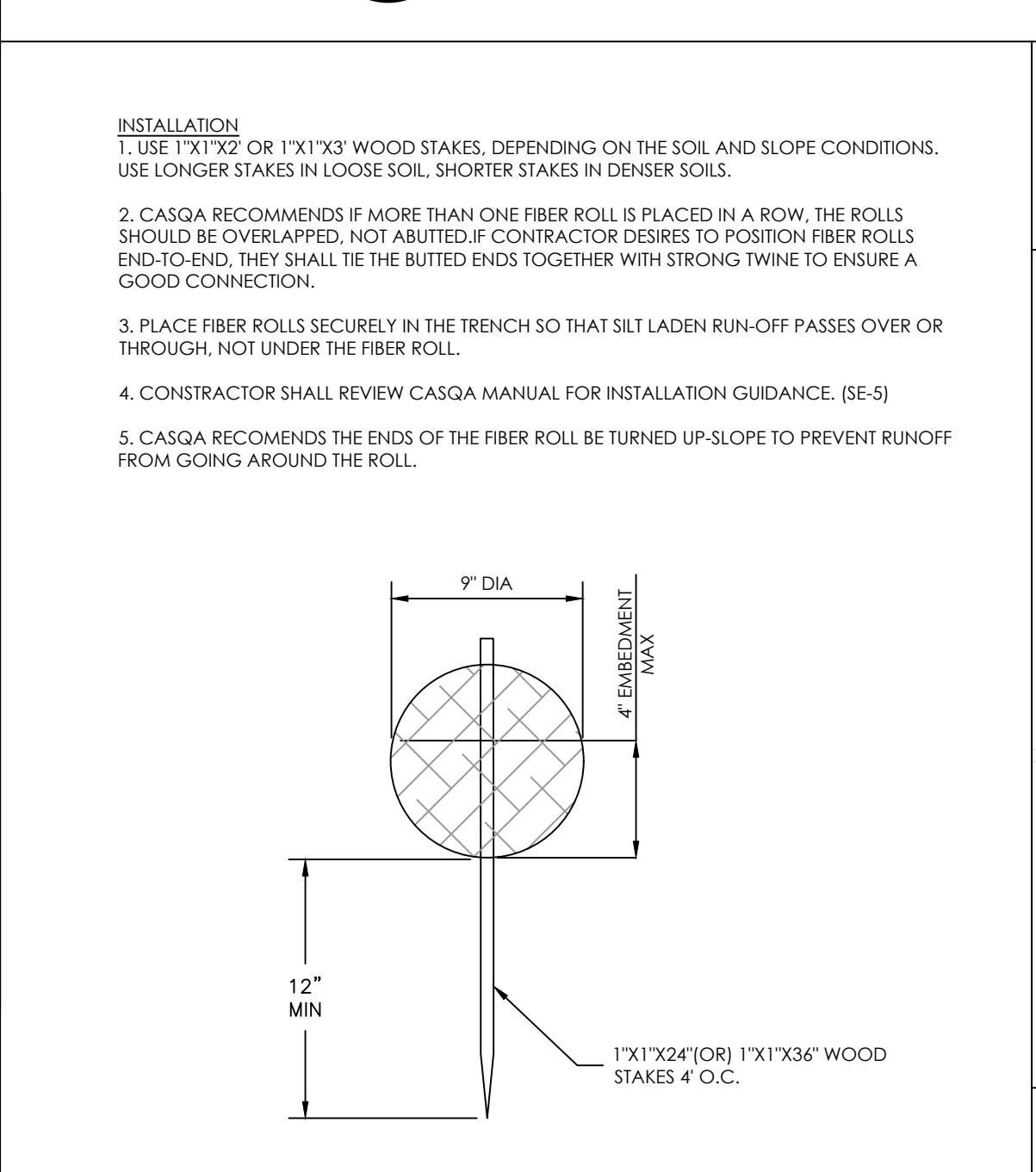


C
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CONCRETE WASHOUT
NTS

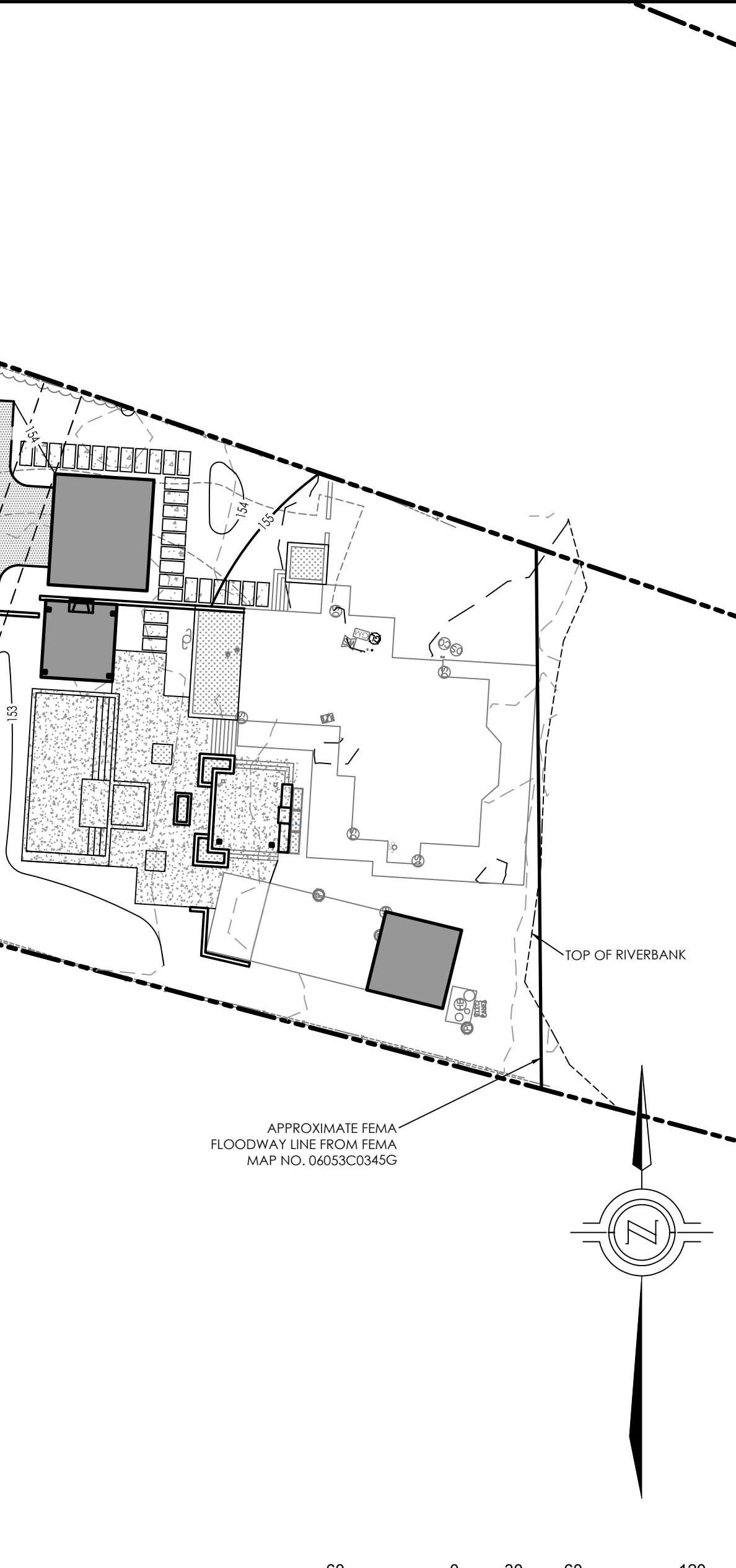


D
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FIBER ROLL
NTS

A
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EROSION CONTROL PLAN
SCALE: 1"=60'



E
C3
CONSTRUCTION HAUL ROUTE
NTS



A
C3
EROSION CONTROL PLAN
SCALE: 1"=60'



E
C3
CONSTRUCTION HAUL ROUTE
NTS

NO3 ENGINEERING INCORPORATED	Civil Engineering Land Development Stormwater Control	124 Bonifacio Plaza, Suite C, Monterey, CA 93940 Phone: (831) 647-1192 Fax: (831) 647-1194 mail@C3engineering.net	REV. DATE
ADAMSKI RESIDENCE	12 RONNOCO ROAD	CARMEL VALLEY, CA	122156
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DESIGN BY:	JPR	DRAWN BY:	JPR
CHECKED BY:		SHEET NUMBER:	C3
PROJECT#	122156	OF 3 SHEETS	