

Attachment D

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Monterey County Zoning Administrator

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Agenda Item # 2

Legistar File Number: ZA 17-020

April 13, 2017

Introduced: 4/7/2017

Version: 1

Current Status: Agenda Ready

Matter Type: ZA

PLN140483 - SPINDRIFT VIEW PARTNERS LLC

Public hearing to consider an after-the-fact Combined Development Permit to clear code violation (CE020247) for the construction of a test well.

Project Location: 161-B Spindrift Road, Carmel, Carmel Area Land Use Plan

Proposed CEQA Action: Categorically exempt per Section 15303(d) of the CEQA Guidelines

RECOMMENDATION:

Staff recommends the Zoning Administrator adopt a Resolution to:

- 1) Find the project Categorically exempt pursuant to Section 15303(d) of the CEQA Guidelines; and
- 2) Approve an after-the-fact Combined Development Permit to clear code violation (CE020247) consisting of a: 1) Coastal Administrative Permit to construct a test well; and 2) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

A draft resolution for approval is attached (**Exhibit C**)

Staff recommends approval of the permit subject to 15 conditions.

PROJECT INFORMATION:

Agent: Tina Hannas

Property Owner: Spindrift View Partners LLC

APN: 241-191-005-000

Zoning: "LDR/1-D(CZ)" (Low Density Residential with maximum gross density of 1 acre per unit with a Design Control Overlay in the Coastal Zone)

Plan Area: Carmel Area Land Use Plan

Flagged and Staked: N/A

SUMMARY:

The RMA has received a request to permit after-the-fact installation of a test well located at 161-B Spindrift Road, Carmel. The well has been constructed with the intent to establish a water source for the future residential development of the property (one connection). Construction of a well and storage tanks serving 14 or fewer connections is a use allowed on the property with a Coastal Administrative Permit in each case (20.14.040.J of the Coastal Zoning Ordinance, Title 20). Pursuant to Section 20.146.090.A.1 of the Coastal Implementation Plan, Part 4 (Regulations for Development in the Carmel Area Land Use Plan), a Coastal Development Permit is required because the well is located within 750 feet of known archaeological resources.

In order to ascertain impacts to archaeological resources due to well construction, an archaeological report was prepared. Fragments of midden were collected and tested as part of

the investigation. Based on the tests, the report concluded that construction of the test well did not impact unique archaeological resources. Monitoring of future ground disturbance at the site was recommended.

Additionally, concerns that trees and vegetation were removed and environmentally sensitive habitat were impacted were received during review of this project. In order to address potential impacts, biological surveys and arborist reports were prepared for the site. The surveys and reports concluded that the project is located more than 100 feet from sensitive biological resources and no substantial vegetation removal has occurred. Standard erosion control measures for construction and testing of the well were suggested to avoid impacts from sedimentation off-site.

Since this permit would clear a zoning violation, the application was referred to the Zoning Administrator pursuant to Section 20.76.060.A.4 of Title 20 of the Monterey County Zoning Ordinance. Based on the evidence in the record staff is recommending the

DISCUSSION:

Detailed discussion is provided in **Exhibit B**.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Bureau of Environmental Health
- RMA-Public Works
- Water Resources Agency
- RMA-Environmental Services
- Carmel Highlands Fire Protection District

Prepared by: Jaime Scott Guthrie, Associate Planner, ext. 6414
Reviewed by: Jacqueline R. Onciano, RMA Interim Chief of Planning
Approved by: Carl P. Holm, AICP, Director of RMA

Attachments:

- Exhibit A - Project Data Sheet
- Exhibit B - Discussion
- Exhibit C - Draft Resolution, including:
 - C-1 - Site Plan; and
 - C-2 - Conditions of Approval
- Exhibit D - Vicinity Map

cc: Front Counter Copy; Jacqueline R. Onciano, Interim Chief of RMA-Planning, Sprindrift View Partners LLC, Applicant; Tina Hannas, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN140483.

Exhibit A

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EXHIBIT A

Project Information for PLN140483

Application Name: Spindrift View Partners Llc
Location: 161 Spindrift Rd B, Carmel
Applicable Plan: Carmel LUP
Advisory Committee: Carmel/Carmel Highlands Advisory Committee
Permit Type: Combined Development Permit
Environmental Status: Categorical Exemption
Zoning: LDR/1-D(CZ)
Primary APN: 241-191-005-000
Coastal Zone: Yes
Final Action Deadline (884): 6/1/2015
Land Use Designation: Residential - Low Density

Project Site Data:

Lot Size: 58323	Coverage Allowed: 15%
Existing Structures (sf): 0	Coverage Proposed: 0
Proposed Structures (sf): 0	Height Allowed: 30
Total Sq. Ft.: 0	Height Proposed: 0
Special Setbacks on Parcel: N	FAR Allowed: 20%
	FAR Proposed: 0

Resource Zones and Reports:

Seismic Hazard Zone: VI UNDETERMINED	Soils Report #: NA
Erosion Hazard Zone: High Moderate	Biological Report #: LIB150294/LIB150295/LIB
Fire Hazard Zone: Very High	Forest Management Rpt. #: LIB150297/LIB150296/LIE
Flood Hazard Zone: X (unshaded)	Geologic Report #: NA
Archaeological Sensitivity: high	Archaeological Report #: LIB150293
Visual Sensitivity: Highly Sensitive	Traffic Report #: NA

Other Information:

Water Source: Well	Grading (cubic yds.): 0
Water Purveyor: Well	Sewage Disposal (method): NA
Fire District: Carmel Highlands FPD	Sewer District Name: NA
Tree Removal: 0	

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Exhibit B

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DISCUSSION

Project Description

The proposed project is on a 1.34 acre parcel in Carmel. There are no structures built on the property, currently. The owner intends to build a single-family dwelling in the future; however, evidence of a water supply must be established prior to building a dwelling. A code violation was opened on the subject parcel on 27 June 2002. The violation was due to drilling of a well without prior permit approval. The well is located within 750 feet of known archaeological resources. In addition, allegations included unpermitted removal of vegetation and development in Environmentally Sensitive Habitat Area (ESHA).

The Zoning Administrator is the appropriate authority to approve the project because the project would correct a zoning violation (Section 20.76.060.A.4 of Monterey County Zoning Ordinance, Title 20).

Consistency with Applicable Regulations

The property is located at 161-B Spindrift Road, Carmel and is subject to the policies and regulations contained in the Carmel Land Use Plan and the Coastal Zoning Ordinance (Title 20). The parcel is zoned “LDR/1-D(CZ)” which allows wells serving 14 or fewer connections with a Coastal Administrative Permit in each case (Section 20.14.040.J). The property owner plans to develop the property for single family residential use and is seeking to install a test well to determine if water is available for future development. The test well will have no connections until and unless a permit is approved in the future for development at the site. Therefore, the project is an allowed use for the site.

Archeological resources

The parcel location is in a high archaeological sensitivity area. Carmel Land Use Plan policies requires the identification and avoidance of archaeological resources to the extent feasible. Pursuant to Land Use Plan policies, an archaeological report was prepared for the site by Gary S. Breschini, (LiB150293). Sparse cultural materials (midden) were found near the well site and testing (carbon dating) of the materials was performed. Based on testing results, it was determined that the well construction did not impact unique archaeological resources. However, the report recommends an archaeological monitor be present during future soil disturbing activities (Condition #11). In addition a standard condition has been applied that if a potential cultural resource is found, all work is suspended within 50 meters of the find (Condition #3). As conditioned, the project will avoid impacts to unique archaeological resources to the extent feasible consistent with the Carmel Land Use Plan policies.

Vegetation removal

During review of the application, concerns that trees and vegetation were removed without a permit have been considered. It has been determined that five mature Monterey cypress trees located on the subject parcel were pruned. Pursuant to Section 20.146.060.A.1.d, this pruning is allowed without a CDP provided this method of brush clearing does not materially disturb underlying soils. There are four tree assessments that analyze effects of the pruning activity. The arborist reports for this parcel are as follows:

- 1) “Tree Protection for Ching property well boring operations” (LIB160373) prepared 20 September 2016 by Rob Thompson, Monterey, CA

DISCUSSION

- 2) “Tree protection recommendations for Ching property well drilling operations” (LIB150296) prepared 11 August 2016 by Rob Thompson, Monterey, CA
- 3) “161-B Spindrift/Proposed Well Site” (LIB150292) prepared 14 July 2015 by Maureen Hamb, Santa Cruz, CA
- 4) “Arborist assessment for Spindrift Road property” (LIB150297) prepared 19 May 2015 by Rob Thompson, Monterey, CA

Pruning activity was found to take place during the proper time of year to minimize possible impacts. Limb removal was appropriate due to structural and/or health deficiencies, damage sustained during severe storm events of December 2014, and cumulative effects of improper pruning in clearing operations done by PG&E for utility power line maintenance. There is no evidence the health of the trees was compromised resulting from the pruning activity in question.

Monterey cypress trees located near the test well shall be protected from damage with the use of protective materials placed in conformance with tree-and root-protection measures approved by a certified arborist (Conditions 6, 7, & 11). Therefore, Monterey cypress trees would incur minimal effects due to construction activities.

Environmentally Sensitive Habitat Area (ESHA)

During review of the application, concerns that sensitive habitat was disturbed without a permit have been considered. Pursuant to Section 20.146.040 of the Monterey County Coastal Implementation Plan for the Carmel Area Land Use Plan, projects impacting Monterey Pine habitat shall be evaluated on a case-by-case basis through a biological/botanical report for the subject parcel. There are three biological reports for this parcel as follows:

- 1) “Robert Ching Property, Biological Resource Analysis for Well Site” (LIB160374) prepared 1 September 2016 by Fred Ballerini, Pacific Grove, CA
- 2) “Robert Ching Property, Biological Resource Analysis” (LIB150295) prepared 4 May 2015 by Fred Ballerini, Pacific Grove, CA
- 3) “Robert Ching Property, Biological Resource Analysis for Well Site” (LIB150294) prepared 12 August 2014 by Fred Ballerini, Pacific Grove, CA

Although sensitive species of Monterey pine and Monterey cypress trees are identified on the property, construction improvements should not result in direct impacts. Provided control measures are installed and maintained as specified in the C3 Engineering ‘Erosion Control Grading Restoration Plan, 29 May 2016,’ any Monterey cypress, Monterey pine, or waterways located within and directly adjacent to the subject parcel would maintain habitat values.

The proposed well location is beyond the 100 foot setback from the edge of any coastal wetland, marine habitat, or natural vegetation designated as environmentally sensitive habitat (ESHA). Therefore, a CDP for development within 100 feet of ESHA is not required.

Recommendation

Staff recommends approval by the Zoning Administrator of a Combined Development Permit to abate violation (CE020247) consisting of a: 1) Coastal Administrative Permit to allow construction of a test well; and 2) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource.

Exhibit C

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**EXHIBIT C
DRAFT RESOLUTION**

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

In the matter of the application of:

**SPINDRIFT VIEW PARTNERS LLC (PLN140483)
RESOLUTION NO. 140483**

Resolution by the Zoning Administrator to:

- 1) Find the project exempt from CEQA per Section 15303(d) of the CEQA Guidelines; and
- 2) Approve a Combined Development Permit to clear violation (CE020247) to allow construction of a test well and development within 750 feet of a known archaeological resource.

[PLN140483, SPINDRIFT VIEW PARTNERS LLC,
161-B Spindrift Road, Carmel, Carmel Area Land Use
Plan (APN: 241-191-005-000)]

The Spindrift View Partners LLC application (PLN140483) for a Combined Development Permit to abate violation (CE020247) consisting of a: 1) Coastal Administrative Permit to allow construction of a test well; and 2) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource came on for public hearing before the Monterey County Zoning Administrator on 13 April 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the 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:

- *1982 Monterey County General Plan*;
- Monterey County Code, Title 15 (Water Wells);
- Monterey County Zoning Ordinance (Title 20); and
- Monterey County Coastal Implementation Plan Part 4.

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

- b) The property is located at 161-B Spindrift Road, Carmel (Assessor's Parcel Number 241-191-005-000), Carmel Land Use Plan. The parcel is zoned "LDR/1-D(CZ)" (Low Density Residential with gross density maximum 1 acre/unit and Design Control Overlay in the Coastal Zone).

- c) Pursuant to Section 20.14.040.J of Monterey County Zoning ordinance (Title 20), a small water system that conforms to Chapter 15.04 – Domestic Water Systems of the Monterey County Code Title 15 is allowed with a Coastal Administrative Permit (CAP). Therefore, a test well is an allowed land use for this site with the approval of a CAP.
- d) Pursuant to 20.146.090.A.1 of the Monterey County Coastal Implementation Plan for the Carmel Area Land Use Plan, projects within 750 feet of known archaeological resources require a Coastal Development Permit (CST). The applicant submitted an Archaeological Report (LIB 150293) for the subject parcel. Recommendations contained in the report have been made conditions of approval for the project (Condition Nos. 3 and 11). As conditioned, the project will not impact unique archaeological resources.
- e) Pursuant to Section 20.146.040 of the Monterey County Coastal Implementation Plan, a biological report was required for the development. Biological reports prepared for the site as follows:
 - 1) “Robert Ching Property, Biological Resource Analysis for Well Site” (LIB160374) prepared 1 September 2016 by Fred Ballerini, Pacific Grove, CA
 - 2) “Robert Ching Property, Biological Resource Analysis” (LIB150295) prepared 4 May 2015 by Fred Ballerini, Pacific Grove, CA
 - 3) “Robert Ching Property, Biological Resource Analysis for Well Site” (LIB150294) prepared 12 August 2014 by Fred Ballerini, Pacific Grove, CA
- f) Although sensitive species of Monterey pine and Monterey cypress trees are identified on the property, construction improvements will not result in direct impacts provided control measures are installed and maintained. Erosion control measures have been reviewed by RMA Environmental Services and conditions have been applied to ensure that adequate erosion control measures are implemented.
- g) The proposed well location is beyond the 100 foot setback from the edge of any coastal wetland, marine habitat, or natural vegetation designated as environmentally sensitive habitat (ESHA). Therefore, a CDP for development within 100 feet of ESHA is not required.
- h) Five mature Monterey cypress trees located on the subject parcel were pruned. Pursuant to Section 20.146.060.A.1.d, this pruning is allowed without a CDP provided this method of brush clearing does not materially disturb underlying soils. There are four tree assessments that analyze effects of the pruning activity. The arborist reports for this parcel are as follows:
 - 1) “Tree Protection for Ching property well boring operations” (LIB160373) prepared 20 September 2016 by Rob Thompson, Monterey, CA
 - 2) “Tree protection recommendations for Ching property well drilling operations” (LIB150296) prepared 11 August 2016 by Rob Thompson, Monterey, CA
 - 3) “161-B Spindrift/Proposed Well Site” (LIB150292) prepared 14 July 2015 by Maureen Hamb, Santa Cruz, CA

- 4) "Arborist assessment for Spindrift Road property"
(LIB150297) prepared 19 May 2015 by Rob Thompson,
Monterey, CA
- i) Pruning activity was found to take place during the proper time of year to minimize possible impacts. Limb removal was appropriate due to structural and/or health deficiencies, damage sustained during severe storm events of December 2014, and cumulative effects of improper pruning in clearing operations done by PG&E for utility power line maintenance. There is no evidence the health of the trees was compromised resulting from the pruning activity in question.
- j) Monterey cypress trees located near the test well shall be protected from damage with the use of protective materials placed in conformance with tree-and root-protection measures approved by a certified arborist (Conditions 6, 7, & 11). Therefore, Monterey cypress trees would incur minimal effects due to construction activities.
- k) The project was referred to the Carmel/Carmel Highlands Land Use Advisory Committee (LUAC) for review on August 3, 2015. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because of the sensitive land use issues specific to this parcel. Therefore, LUAC review is an appropriate request from the Director of Planning.
- l) Planning Staff conducted a site inspection 25 July 2014 and verified the project on the subject parcel conforms to the plans as presented.
- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140483.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Carmel Highlands Fire Protection District, RMA-Public Works, RMA-Environmental Services, Bureau of Environmental Health, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Archaeological Resources, Biological Resources, and Forest Resources. In addition, several reports have been prepared for the property. None of the technical reports indicate physical or environmental constraints that would cause the site to be unsuitable for the use proposed.
 - c) Planning Staff conducted a site inspection 25 July 2014 and verified the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140483.

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 the RMA-Planning, Carmel Highlands Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Bureau of Environmental Health (EHB), and Water Resources Agency. 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) The project includes installation of a test well that may provide water to a residence on the subject parcel in the future. Future development is subject to separate review.

4. **FINDING:** **VIOLATIONS** - The subject property is not in compliance with all rules and regulations pertaining to County zoning uses. The violation existing on this property would be corrected upon approval of this permit and bring the property into compliance.

EVIDENCE: a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services record and note a violation exists on subject property.

b) The violation (CE020247) is for unpermitted development within 750 feet of a known archaeological resource. This permit would correct the violation and permit the test well within 750 feet of archaeological resources.

c) No other violations have been found to exist on the property.

5. **FINDING:** **CEQA (Exempt):** - This project is categorically exempt from environmental review. No unusual circumstances were identified to exist for the project.

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines §15303(d) categorically exempts water main and other utility extensions, such as a residential water well.

b) No adverse environmental effects were identified during staff review of the development application during a 25 July 2014 site visit.

c) None of the exceptions under CEQA Guidelines §15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, or unusual circumstances that would result in a cumulative significant impact.

6. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with public access and recreation policies of the Coastal Act (Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and the Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in

Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

- b) The subject property is not an area that requires public access as described by the Local Coastal Program (Figure 3 in the Carmel Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and not to California Coastal Commission (CCC).

- EVIDENCE:**
- a) Pursuant to Section 20.86.030.A of the Monterey County Zoning Ordinance, the decision on this project may be appealed to the Board of Supervisors.
 - b) Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance, the decision on this project is not appealable CCC because the parcel is not located between the sea and the first public road, on tidelands, submerged lands, public trust lands, within 100 feet of a wetland, estuary, stream, within 300 feet of the top of the seaward face or any coastal bluff; does not involve a conditional use; and is not a major public works project or major energy facility.

DECISION

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

- A. Find the project exempt from CEQA per Section 15303(d) of the CEQA Guidelines; and
- B. Approve Combined Development Permit to clear violation (CE020247) to allow construction of a test well and development within 750 feet of a known archaeological resource in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 13th day of April 2017 upon motion of _____, seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jacqueline R. Onciano, Zoning Administrator Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE ZONING ADMINISTRATOR ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

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 RMA-Planning and RMA-Building Services Department office in Salinas.

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

Monterey County RMA Planning

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

PLN140483

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN140483) consisting of: 1) a Coastal Administrative Permit to convert a bore hole constructed in preparation for well to a test well and allow the construction of a well; and 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource for abatement of violation (CE020247). The property is located at 161B Spindrift Road, Carmel, Carmel Land Use Plan (APN: 241-191-005-000). 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: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ***) was approved by Zoning Administrator for Assessor's Parcel Number 241-191-005-000 on August 27, 2015. The permit was granted subject to 15 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 building permits or commencement of the use. (RMA - Planning)

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

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

Responsible Department: RMA-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. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PDSP011 - TREE AND ROOT PROTECTION MEASURES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The following tree protection and preservation measures shall be implemented prior to and remain during all well drilling operations:

High visibility exclusionary fencing shall be installed to protect as much of the critical root zone area as possible from disturbance associated with well drilling operation at a minimum of 2" x 4" construction lumber (8-10 feet in height) secured to the two nearby cypress trees with high visibility exclusionary fencing.

The drill rig pad shall consist of fabric mesh between the base rock and native soil. Light grading performed in preparation for the mesh and base rock application shall be shallow and performed with care to avoid damaging primary lateral roots near the surface. Native top soil shall be stockpiled separately and placed back over the disturbed drill site upon removal of the base rock and fabric mesh. In preparation for the wet season disturbed soils shall be protected with 3-5 inches of woodchip mulch to stabilize exposed soils and to prevent erosion problems.

The initial 24 inch depth of the boring hole where larger diameter primary roots are most likely to occur shall be hand dug. If large roots 2 inches or greater in diameter are encountered the project arborist shall be notified and an attempt shall be made to work around the roots or the root should be cleanly cut prior to further excavation.

Long-term stockpiling of excavated materials and spoils from well drilling operations within the canopy drip line of the subject cypress trees shall be avoided. Short-term stockpiling of spoils within the canopy drip line shall not be stockpiled in close proximity or against the root crowns or trunks of trees.

Any deviation from these protection and preservation measure shall be approved by both the RMA-Planning Department and a county approved arborist.

Compliance or Monitoring Action to be Performed: Submit evidence of compliance with the protection and preservation measures in the form of photographs and confirmation of proper installation from a county approved arborist.

8. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"The following reports were prepared and are on file in Monterey County RMA - Planning.

-“Archaeological Reconnaissance” (LIB150293) prepared by Archaeological Consulting, Salinas, CA, July 3, 2014.

-“Biological Resource Analysis for Well Site” (LIB150294) prepared by Fred Ballerini, Pacific Grove, CA, August 10, 2014.

-“Biological Resource Analysis” (LIB150295) prepared by Fred Ballerini, Pacific Grove, CA, May 4, 2015.

-“Arborist Assessment” (LIB150297) prepared by Thompson Wildland Management, Monterey, CA, May 19, 2015.

-“Tree Protection Recommendations” (LIB150296) prepared by Thompson Wildland Management, Monterey, CA, August 11, 2015.

All development shall be in accordance with these reports."
(RMA - Planning)

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

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

9. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on August 27, 2018 unless use of the property or actual construction has begun within this period.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

10. PD049 - TREE AND ROOT PROTECTION

Responsible Department: RMA-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. (RMA - 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 RMA-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 RMA-Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

11. PDSP001 ON-SITE ARCHAEOLOGICAL MONITOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A qualified archaeological monitor shall be present during well drilling, grading, trenching, or other soil disturbing activities. If archaeological features or human remains are discovered during construction, work shall be halted within 50 meters (160 feet) of the find until it can be evaluated. If the find is determined to be significant, appropriate mitigation measures shall be formulated, reviewed and approved the RMA-Planning Department, and implemented by the property owner. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: The property owner shall enter into an agreement with a County approved archaeologist

12. PDSP002 GRADING OR DIGGING FOR A MUD PIT IS NOT ALLOWED

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Due to the parcel being located within an archaeological sensitivity area. This entitlement for construction of a well does not allow grading for mud pits, etc. The following apply to this project:

1. The entitlement is granted for drilling of the well only at the location shown on the attached site plan. No additional grading or excavation is authorized.
2. Grading or digging for a mud pit is not allowed under this entitlement, if needed, the applicant shall use alternative measures.

Compliance or Monitoring Action to be Performed: Drilling of the well shall only occur at the location shown on the attached site plan.
No additional grading or excavation is authorized.
Grading or digging for a mud pit is not allowed under this entitlement, if needed, the applicant shall use alternative measures.

13. EHSP01 – NEW OR AMENDED WELL CONSTRUCTION PERMIT (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain a new or amended water well construction permit from the Environmental Health Bureau pursuant to Monterey County Code Chapter 15.08, Water Wells.

Compliance or Monitoring Action to be Performed: Prior to drilling the well, a CA-licensed well drilling contractor shall obtain a new or amended water well construction permit from the Environmental Health Bureau on behalf of the property owner.

14. EHSP02 – NEW WELL SOURCE CAPACITY TESTING IN NON-ALLUVIAL FORMATION (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: In order to determine the yield of the well and demonstrate compliance with Section 601.1 of the Uniform Plumbing Code, all new or rehabilitated wells constructed in a non-alluvial formation that are proposed to serve as the sole water source or be added to a potable water distribution system shall first undergo a minimum of a 72-hour continuous source capacity test, witnessed by the Environmental Health Bureau (EHB). The testing shall conform to the Source Capacity Test Procedure, available from the EHB. The source capacity testing must yield a sufficient quantity to support the proposed development, as determined by EHB. The applicant shall pay all associated fees to the EHB.

Source capacity testing shall only be completed during the dry season as specified by the Source Capacity Test Procedure, typically no earlier than August 1 of each year and no later than the first significant rainfall event of the wet season.

Compliance or Monitoring Action to be Performed: Prior to the EHB recommending that the test well being approved for conversion to a production well, contact Drinking Water Protection Services of the EHB to schedule a Source Capacity Test and obtain procedure guidelines. A qualified professional shall perform the test and prepare a report as detailed by the EHB Source Capacity Testing Procedure. Submit the report to EHB for review and acceptance.

15. EHSP03 - NEW DOMESTIC WELL WATER QUALITY ANALYSIS (NON-STANDARD)

Responsible Department: Health Department

**Condition/Mitigation
Monitoring Measure:**

A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. In order to demonstrate a potable supply, a new domestic well shall first undergo water quality testing. Sample collection shall be done after development of the well and shall include analysis of coliform bacteria, and primary inorganics and secondary compounds as listed in Tables 64431-A and 64449-A&B in Title 22 of the California Code of Regulations. Waivers for asbestos, MTBE, and thiobencarb may be available upon request. Sample collection shall be done by a person approved by EHB and shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program (ELAP). If water quality results indicate that the well exceeds a primary drinking water standard(s), a Point-of-Entry treatment system shall be installed before a building is occupied and the applicant shall record a deed restriction indicating that treatment is necessary for the well water to meet Title 22, CCR primary drinking water standards. (Environmental Health)

**Compliance or
Monitoring
Action to be Performed:**

Prior to recommending approval of the test well being converted to a production well, the applicant shall submit water quality analysis results to the Environmental Health Bureau (EHB) for review. If EHB determines that the water quality is adequate, no further action is required.

If EHB determines that treatment is necessary:

- Prior to issuance of a construction permit, the applicant shall provide plans prepared by a qualified individual for point-of-entry treatment to EHB for review and approval.
- Prior to occupancy of a building, the applicant shall provide to EHB for review and approval as-built plans prepared by a qualified individual for point-of-entry treatment and water quality analysis for a treatment effluent sample that demonstrates the treatment system is able to reduce the contaminant(s) to Title 22, CCR primary standards.

The applicant shall submit a draft deed restriction for review and approval by EHB and County Counsel.

The applicant shall provide proof of recordation of the approved deed restriction to EHB and Planning Department.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

TITLE SHEET:	T1	A
EROSION CONTROL/CONSTRUCTION MANAGEMENT/GRADING PLAN:	C1	A
GEOTIC PLAN:		A

PROJECT LOCATION:	161 S SHINDRIFT RD. CARMEL, CA 93923
PROPOSED:	CARMEL HIGHLANDS FIRE PROTECTION DISTRICT CARMEL LUP CARMEL UNIFIED SCHOOL DISTRICT MONTREY COUNTY, TITLE 20 PARCEL 15 SHINDRIFT ROAD, CARMEL, CA PARCEL "B" AND PORTION OF PARCEL "A" OF THE MAP FILED IN VOL. 34, SURV. 5, PAGE 161
LEGAL DESCRIPTION:	241-931-005-000 PIN1-00483 1.33903 ACRES/58,323 SQ. FT. LDR-1-0 (CZ)
OWN:	NONE
LANDING RLE:	PROPOSED PRIVATE WELL
OF SIZE:	PS&E
CONING:	PROPOSED ADVANCED SEPTIC SYSTEM
REE REMOVAL:	80 C.Y. CUT/80 C.T. FILL
WATER PROVIDER:	CARMEL LAND (NEW SEPTIC AND NEW WELL CONSTRUCTION ONLY)
ELECTRIC PROVIDER:	CWC: 12A/CBC-2009 BC
SEWER PROVIDER:	2 COVERED, 10' SIDE AND REAR-20FT. WELL: 100 FT FROM LEACH FIELDS
PROPOSED CUP/FILL:	30FT. PROPOSED HEIGHT: 4 FT (PROPOSED WELL HEAD)
CONSTRUCTION TYPE:	ALLOWABLE LOT COVERAGE: 15%
REQUIRED PARKING:	EXISTING LOT COVERAGE: 0.50 CT. (NEW WELL AND LOT)
REQUIRED SET BACKS:	PROPOSED LOT COVERAGE: 0.50 CT. (NEW WELL AND NEW SEPTIC SYSTEM ONLY)
REQUIRED EIGHTH:	PROPOSED LOT COVERAGE: 0.50 CT. (NEW WELL AND NEW SEPTIC SYSTEM ONLY)
ALLOWABLE LOT COVERAGE:	
EXISTING LOT COVERAGE:	
PROPOSED LOT COVERAGE:	
PROPOSED LOT COVERAGE:	

COASTAL ADMINISTRATIVE PERMIT FOR MCEP APPROVED APPLICATION FOR CONSTRUCTION OF A (N) WELL AT EXISTING BORE HOLE AND TO CLEAR TO CLEAR CODE (E020247) 1 PER MCHM REQUIREMENTS. AT ISSUANCE OF A BUILDING PERMIT FOR A (N) SFD, A (N) SFD SYSTEM WILL BE INSTALLED AT PROPOSED AND APPROVED LOCATION. REQUEST FOR ELECTRIC CONNECTION TO WELLS PROJECT IS LOCATED AT 1618 SHIPBURY ROAD, CARMEL, CA (APN: 241-191-005-000), WITHIN THE (N) COASTAL HIGHLANDS (1P AND COASTAL ZONE).

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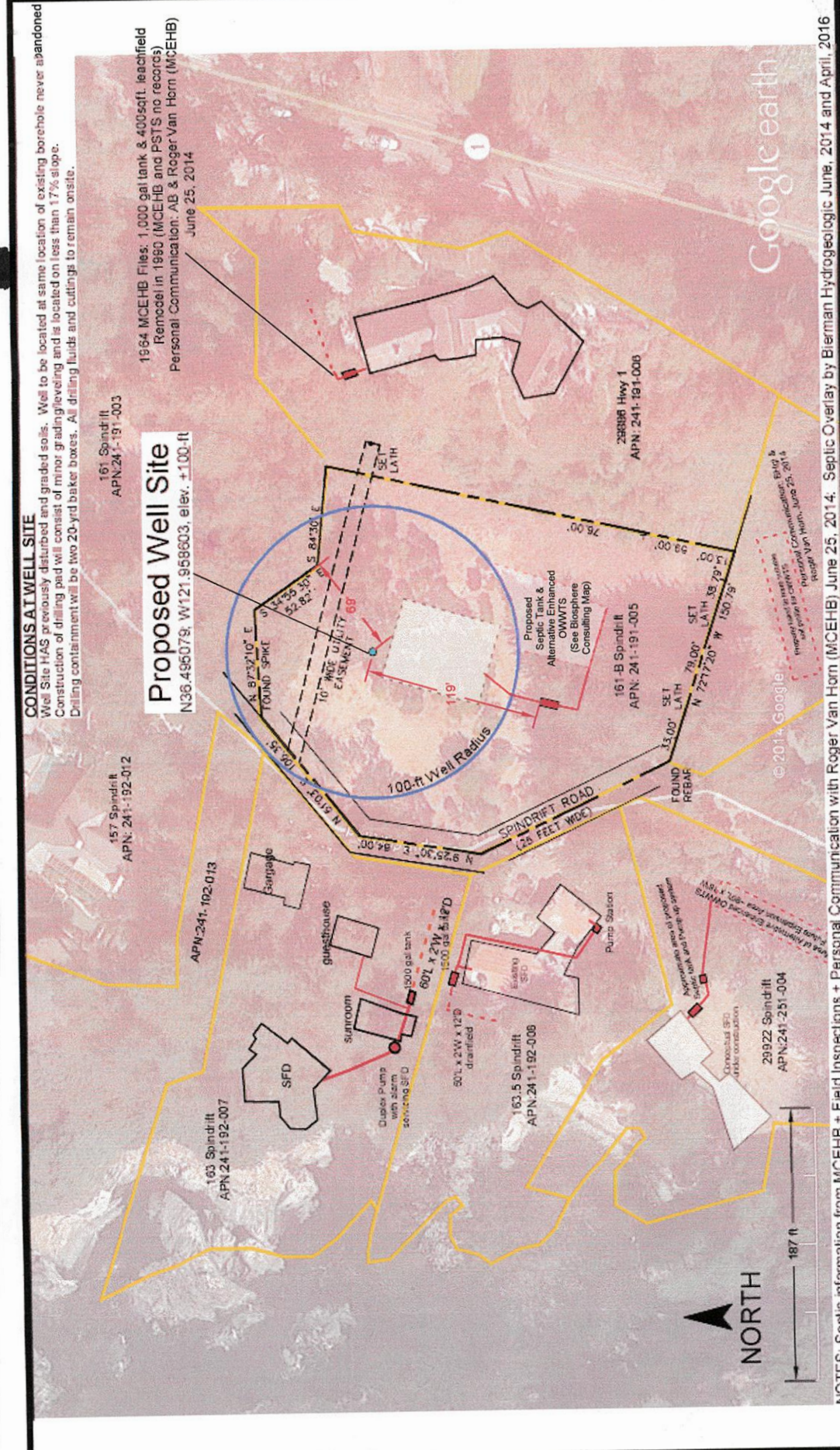
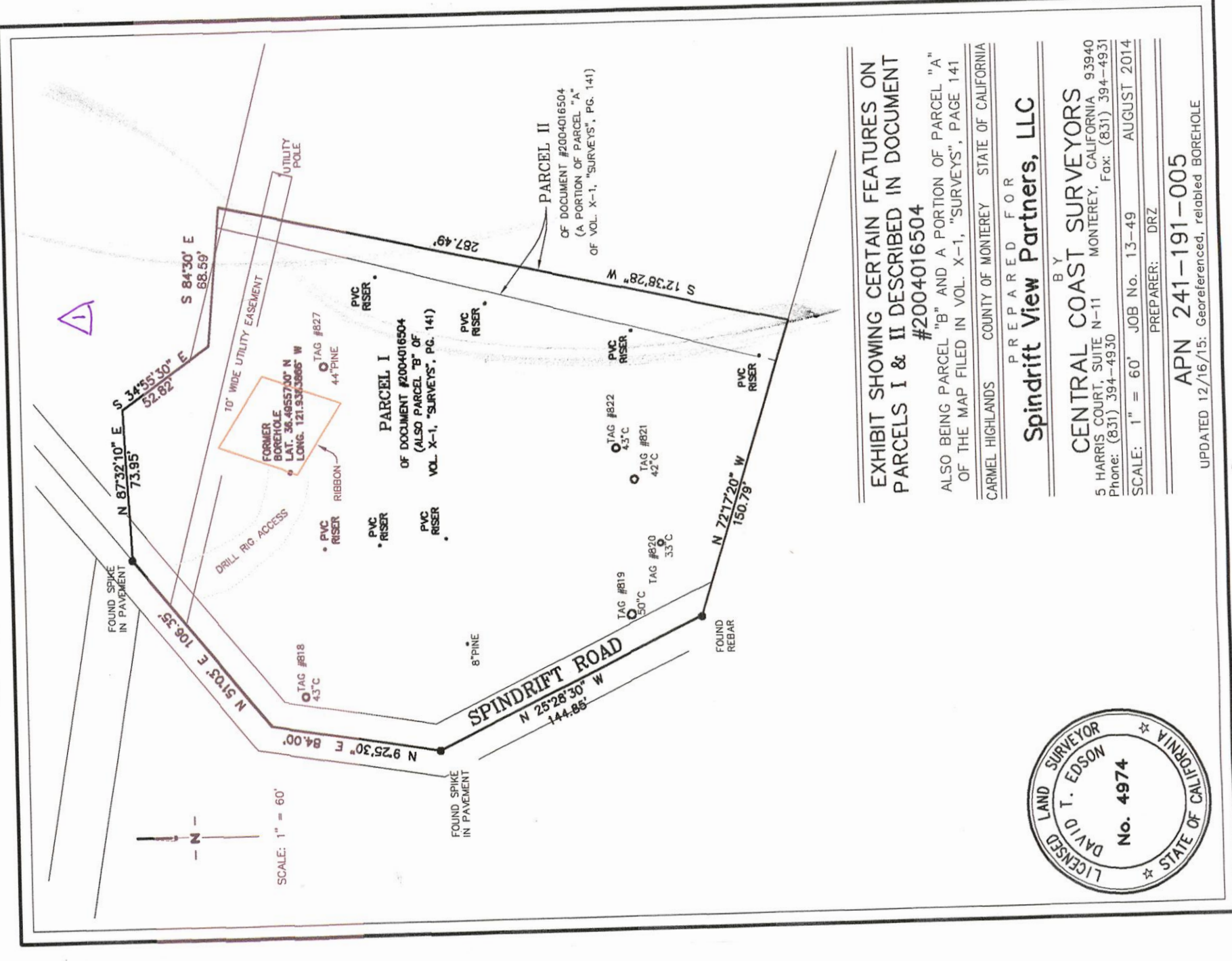
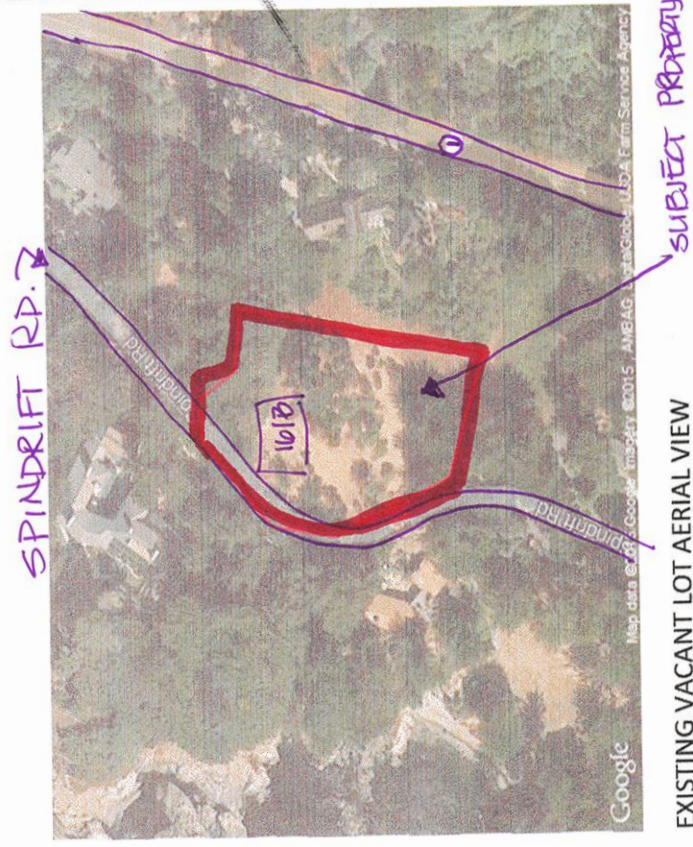
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STARKS

SURVEY!



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 DIBERS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.

C) KEEP CONSTRUCTION STREETS AND ADJACENT STREET FREE OF MUD AND DUST.

2. THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO UNWIND BLOWN MATERIAL IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY. THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

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. THE MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR CORNHOUS WATER.

4. EROSION CONTROL MEASURES BEGINNING ON 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 THE 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) CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE DISTURBED AREAS. NO CONSTRUCTION SHALL BE PERMITTED OUTSIDE THE DISTURBED AREAS.

C) RINCOFF FROM THE SITE SHALL BE DEFINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE.

D) EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING CONSTRUCTION.

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 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SELECTION OF WATER COURSES.

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, MONITORED AND PERIODICALLY MAINTAINED, CONTROLLED, OR TREATED.

7. 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.

8. STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.

9. STABILIZATION BMPs INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.

10. THE CASQ STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK SHALL BE USED FOR THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.

11. POLLUTANTS IN STORM WATER DISCHARGES FROM THE PROJECT DURING CONSTRUCTION MAY ORIGINATE FROM THE DAILY OPERATION OF EQUIPMENT, GRADING OPERATIONS, AND STOCKPILING OF MATERIALS.

12. DISCHARGERS SHALL IMPLEMENT GOOD HOUSEKEEPING MEASURES ON THE CONSTRUCTION SITE TO CONTROL THE AIR DEPOSITION OF SITE MATERIALS AND FROM SITE OPERATIONS. SUCH PARTICLES CAN CAUSE AIR POLLUTION AND HARMFUL MATERIALS, BACTERIA, OIL AND GREASE AND ORGANICS.

WASTE MANAGEMENT POLLUTION CONTROL

1. THE DISCHARGER SHALL PREVENT DISPOSAL OF ANY RINSE OR WASH MATERIALS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SURFACES OR INTO THE STORM DRAIN SYSTEM.

2. 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 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 RECEIVING WATER.

4. STOCKPILE MATERIALS SHALL BE COVERED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

5. PROCEDURES SHALL BE DEVELOPED THAT EFFECTIVELY ADDRESS HAZARDOUS SPILLS, EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE.

6. SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.

7. DISCHARGER SHALL MAINTAIN VEHICLES TO PREVENT OIL, GREASE, OR FUEL TO LEAK INTO 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 USE

WM-2. MATERIAL STORAGE

WM-3. STOCKPILE MANAGEMENT

WM-4. STOCKPILE COVERING

WM-5. STOCKPILE MANAGEMENT

WM-6. HAZARDOUS WASTE MANAGEMENT

WM-7. CONTAMINATED SOIL MANAGEMENT

WM-8. HAZARDOUS WASTE MANAGEMENT

WM-9. SANITARY/SEPTIC WASTE MANAGEMENT

WM-10. LIQUID WASTE MANAGEMENT

(SOURCE: STORMWATER BEST MANAGEMENT HANDBOOK)

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 UNOCCUPIED) 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 DEMAND NECESSARY. THE DISCHARGERS SHALL CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION.

EC-1. SCHEDULING

EC-2. PRESERVATION OF EXISTING VEGETATION

EC-3. EROSION CONTROL

EC-4. HYDROSEEDING

EC-5. SOIL BINDERS

EC-6. STRAW MULCH

EC-7. WOOD MULCHING

EC-8. WOOD MULCHING

EC-9. EARTH DIES AND DRAINAGE SWALES

EC-10. EROSION DISPERSION DEVICES

EC-11. STREAMBANK STABILIZATION

EC-12. STREAMBANK STABILIZATION

EC-13. POLYACRYLAMIDE

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