

Exhibit D

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DRAFT RESOLUTION

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

In the matter of the application of:

S&S Land Development (PLN160859)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Consider an Addendum Together with a previously adopted Mitigated Negative Declaration; and
- 2) Approving an amendment to a previously approved Combined Development Permit (PLN030510) consisting of 1) Coastal Development Permit and 2) General Development Plan to allow improvements to an existing stormwater treatment system (discharge locations 1A and 2A) and additional Structural Best Management Practices.

[PLN160859, S&S Land Development, 516 #A
Dolan Road, North County Land Use Plan (APN:
131-054-001-000)]

The S&S Land Development application (PLN160859) came on for public hearing before the Monterey County Planning Commission on June 28, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - North County Coastal Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 1-3;
 - Monterey County Zoning Ordinance (Title 20);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 516 #A Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-001-000), North County Coastal

Land Use Plan. The parcel is zoned LI (CZ)/ AC (CZ), which allows improvements to an existing stormwater treatment facility (discharge locations 1A and 2A), consisting of a concrete-lined forebay/settling basin and bioretention basin, connection to existing interceptor vaults and associated plumbing and grading activities that will amend a previously approved Coastal Development Permit. Therefore, the project is an allowed land use for this site.

- c) North County Land Use Plan. 2.3.3 B 8 Oil and other toxic substances shall not be allowed to enter or drain into the estuarine system. Oil spill and toxic substance discharge contingency plans shall be developed by the appropriate agencies of Monterey County to coordinate emergency procedures for clean-up operations of all foreseeable conditions. New development shall be permitted adjacent to estuarine areas only where such development does not increase the hazard of oil spill or toxic discharge into the estuaries.
- d) North County Land Use Plan 2.3.4 1. A comprehensive natural resource and water basin management plan should be prepared for North County. The plan should include recommendations for monitoring residential and industrial runoff, regulation of discharges into coastal wetland and stream courses, instream flow protection, regulation of spoils disposal, development of best management practices for control of non-point discharge and erosion. Criteria should be set for adequate setbacks and development practices to protect environmentally sensitive habitats. All appropriate public agencies should participate in the management plan financing development and implementation.
- e) North County Land Use Plan 4.3.2 Industrial development in the rural areas of the coastal zone is generally not appropriate. However, there is a coastal-dependent industry, PG&E, in the planning area on Dolan Road. An oil tank farm is located on this property. This site and a portion of an adjacent property containing auto wrecking yards is recommended for Heavy Industry and Light Industry Categories. Also, agricultural related industries such as greenhouses, warehouses, packing sheds, storage facilities for farm related equipment, etc. may be appropriate in the Agricultural Industrial Category. The industrial uses allowed must be compatible with agriculture and the preservation of the resources of Elkhorn Slough. The Armstrong Ranch area east of Highway 1 is designated for Light Industry. Special Treatment Areas are designated for the Dolan property and the Armstrong Ranch. Agriculture-related or coast-dependent industries are recommended for these light industrial special treatment areas. In the case of the Dolan property, this designation is not intended to prohibit the wrecking yards from continued operation. Renewal of use permits for these operations will be based on the merits of the specific proposal and feasible mitigation measures to offset any adverse impacts of continued operation. AMENDED JUNE 9, 1993.
- f) North County Land Use Plan 4.3.6 F. 4 A basic standard for all new or expanded industrial uses is the protection of North County's natural resources. Only those industries determined to be compatible with the limited availability of fresh water and the high air quality required by agriculture shall be allowed. New or expanded industrial facilities shall

be sited to avoid impacts to agriculture or environmentally sensitive habitats.

- g) The project is consistent with a Consent Decree that was agreed upon by Ecological Rights Foundation and Pick-N-Pull.
- h) The project was referred to the North County Coastal Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the original project was reviewed by the North County Coastal Zone.
- i) 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 PLN160859.
- j) 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 PLN160859.

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, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Biological Resources, Archaeological Resources, and Soil/Slope Stability. The following reports have been prepared:
 - “Tree Impact assessment for vegetation management areas at the Moss Landing Pick-N-Pull facility” (LIB170182) prepared by Rob Thompson, Thompson Wildland Management, Monterey, CA, February 21, 2017.
 - “Cultural Resources Report: Pic-n-Pull Project, Moss Landing, Monterey California” (LIB170181) prepared by Rhea Sanchez, Pacific Legacy, Inc., Oakland CA, February 28, 2017.
 - “Geotechnical Design and Geological Report: Proposed Stormwater Management Improvements 516 Dolan Road, Moss Landing, CA” (LIB170183) prepared by Jeff Raines, Terraphase Engineering Inc., Oakland, CA, March 17, 2017.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160859.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the

circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning, North County Fire Protection District, RMA - Public Works, Environmental Health Bureau, RMA - Environmental Services, 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) Necessary public facilities are available.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160859.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) There are no known violations on the subject parcel
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160859.

5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

- EVIDENCE:**
- a) A Mitigated Negative Declaration (MND) for PLN030510 was prepared and adopted by the Planning Commission on September 14, 2005 (Resolution No. 05050).
 - b) An Addendum to the MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
 - c) The Addendum attached as **Exhibit F** to the June 28, 2017 Staff Report to the Zoning Administrator reflects the County's independent judgment and analysis.
 - d) Pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
 - e) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND. The amendments do not introduce new impacts that were not already analyzed in the adopted MND and they do

not increase the severity of impacts from the previous analysis. None of the conclusions or analysis would change as a result of the amended project and no new information of substantial importance has been introduced since the MND was adopted. The technical addendum is needed only to reflect the change to the project description, and improvements to the stormwater treatment system.

- f) New evidence that has been received and considered includes studies performed by Ecological Rights Foundation regarding contaminated stormwater flowing into Elkhorn Slough, a geotechnical analysis of the stormwater treatment system design, cultural resources analysis, and arborist analysis. The geotechnical analysis indicates design recommendations such as Berm Construction for proposed pond berms, rigid pavement design for the large paved area at the car crusher, and certain compaction at the forebays from a geotechnical perspective. The cultural resource analysis has indicated historic earthen levees near the project area, but not within the development footprint. The proposed earth work has been designed to avoid the cultural resource. The arborist analysis implies necessary tree and resource protection measures shall be installed and properly maintained for the duration of the project. (see Finding 3/Site Suitability).
- g) One new condition has been created, to accommodate Ocen Tribal Consultation regarding an Ocen Tribal Monitor being on site during any earth disturbance. All existing mitigation measures and conditions will be inherited to the amendment. The mitigation measure(s) are incorporated into the conditions of approval.
- h) Monterey County RMA-Planning, located at 1441 Schilling Place 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission/Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) Section 20.86.080.A.2. of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the original project was appealable.

DECISION

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

1. Consider and Addendum together with the previously adopted Mitigated Negative Declaration; and
2. Approve an amendment to a previously approved Combined Development Permit consisting of 1)Coastal Development Permit (PLN030510) and 2) General Development Plan to allow improvements to an existing stormwater treatment system (discharge locations 1A and 2A) and additional Structural Best Management Practices, in general

conformance with the attached sketch and General Development Plan with additional Structural Best Management Practices and subject to the attached conditions attached hereto; and

Approval is subject to 14 new conditions and the existing 33 conditions, incorporated herein by reference.

PASSED AND ADOPTED this 28 day of June, 2017 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Planning Commission 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 PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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.

Form Rev. 5-14-2014

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 1.

Condition Name: CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to RMA-Environmental Services for review and approval. In lieu of a Stormwater Pollution Prevention Plan (SWPPP), a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided.
(RMA-Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any grading or building permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 2.

Condition Name: EROSION CONTROL PLAN

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 3.

Condition Name: GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Design and Geological Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 4.

Condition Name: GRADING PLAN

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Design and Geological Report prepared by Terraphase Engineering. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 5.

Condition Name: INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall schedule an inspection with RMA-Environmental Services 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. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed:

During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 6.

Condition Name: INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 7.

Condition Name: INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 8.

Condition Name: PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

This _____ permit (PLNxxxxxx) allows _____. The property is located at _____ (Assessor's Parcel Number xxx-xxx-xxx-000), _____ Area Plan/Land Use 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 9.

Condition Name: PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall record a Permit Approval Notice. This notice shall state:

"A [Type of Permit] (Resolution Number ***) was approved by [Name of Hearing Body] for Assessor's Parcel Number *** on [Date the permit was approved]. The permit was granted subject to *** 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 10.

Condition Name: PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Current Condition Status: Not Met

Text of 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 11.

Condition Name: WRSP1 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The owner/applicant shall submit a drainage plan prepared in accordance with the structural best management practices recommended by Terraphase Engineering, Inc., in its Structural Stormwater BMP Plan, dated 09/15/2016. Improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 12.

Condition Name: WRSP2 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The owner/applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater management facilities have been constructed in accordance with the approved drainage plan.
(Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 13.

Condition Name: Non-Standard Condition

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Applicant shall attain a Ocen trained monitor that is approved by the Ocen Tribal Counsel for all earth disturbing activities. Copies of contract and monitoring reports must be submitted to Monterey County RMA-Planning.

Compliance or Monitoring Action to be Performed:

Prior to issuance of building permits the applicant must submit signed copy of contract with Ocen Tribal Monitor.

Applicant must also submit monitoring reports if any to Monterey County RMA- Planning.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160859

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 14.

Condition Name: PD004- Indemnification Agreement

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the final map, 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:

Prior to issuance of grading/ building permit the owner/ applicant submit 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

IMPROVEMENT PLANS
FOR
PICK-N-PULL AUTO DISMANTLERS
APN: 131-054-001-000 AND PARCEL: A
MOSS LANDING, CALIFORNIA

PREPARED FOR
SCHNITZER STEEL
(PROJECT NO. 0055.005.004)



SITE VICINITY MAP

0' 2,500' 5,000' 10,000'

APPROXIMATE SCALE IN FEET



SITE PLAN

0' 100' 200' 400'

APPROXIMATE SCALE IN FEET

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C4-1 OF 18	----	PARCEL A: OUTFALL 1A SITE PLAN
C4-2 OF 18	----	PARCEL A: OUTFALL 2A SITE PLAN
C5-1 OF 18	----	PARCEL A: OUTFALL 1A GRADING AND DRAINAGE PLAN
C5-2 OF 18	----	PARCEL A: OUTFALL 2A GRADING AND DRAINAGE PLAN
C6-1 OF 18	----	PARCEL A: OUTFALL 1A CROSS SECTION A-A'
C6-2 OF 18	----	PARCEL A: OUTFALL 2A CROSS SECTION B-B'
C7-1 OF 18	----	PARCEL A: OUTFALLS 1A AND 2A DETAILS
C7-2 OF 18	----	PARCEL A: OUTFALLS 1A AND 2A DETAILS
C7-3 OF 18	----	PARCEL A: OUTFALLS 1A AND 2A DETAILS
C7-4 OF 18	----	PARCEL A: OUTFALLS 1A AND 2A DETAILS
C8-1 OF 18	----	PARCEL A: OUTFALL 1A CONCEPT LANDSCAPE PLAN
C8-2 OF 18	----	PARCEL A: OUTFALL 2A CONCEPT LANDSCAPE PLAN
C9 OF 18	----	PARCEL A: OUTFALLS 1A AND 2A EROSION CONTROL PLAN

APPLICANT INFORMATION:
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NO SCALE
3-31-2017
0055.005.004

DRAWN BY:
REVIEWED BY:
APPROVED BY:
SCALE:
DATE:
PROJECT NO:

PARCEL A: OUTFALLS 1A AND 2A COVER SHEET

SAFETY FIRST

SHEET NO:
C1

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LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 06/30/2018
CIVIL ENGINEER
STATE OF CALIFORNIA
No. 01412

SIGNATURE
DATE

REVISION HISTORY

NO.	DESCRIPTION	DATE	APPROVED

GENERAL NOTES

1.

TERRAPHASE ENGINEERING INC. (TERRAPHASE) IS REFERRED TO AS 'ENGINEER.' SCHNITZER STEEL IS REFERRED TO AS 'OWNER.'

2.

ALL WORK SHALL BE IN CONFORMANCE WITH THE STANDARDS, SPECIFICATIONS, AND ORDINANCES OF ALL AGENCIES HAVING JURISDICTION.

3.

THE CONTRACTOR SHALL CONTACT THE ENGINEER AS NECESSARY TO CLARIFY ANY IMPROVEMENT FOR WHICH THE CONTRACTOR BELIEVES THERE IS NOT SUFFICIENT DETAIL ON THE DRAWINGS TO CONSTRUCT. IF DISCREPANCIES BETWEEN THE DRAWINGS, THESE NOTES, OR FIELD CONDITIONS OCCUR, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH WORK. CHANGES MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SPECIFIED DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4.

ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SITE TOPOGRAPHY. ANY DIFFERENCES IN TOPOGRAPHY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.

5.

THE CONTRACTOR SHALL MAINTAIN AN ACCURATE SET OF "AS-BUILT DRAWINGS" DURING CONSTRUCTION AND SHALL PROVIDE A SET OF REPRODUCIBLE DRAWINGS TO THE ENGINEER AND THE OWNER UPON COMPLETION OF THE WORK.

6.

ALL TESTS AND INSPECTIONS REQUIRED BY THE GOVERNING AGENCIES SHALL BE ARRANGED FOR AND PAID FOR BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.

7.

THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

8.

THE CONTRACTOR SHALL POST ON THE PROJECT SITE EMERGENCY TELEPHONE NUMBERS FOR AMBULANCE, POLICE AND FIRE DEPARTMENTS.

9.

THE CONTRACTOR SHALL PROVIDE ALL LIGHT, SIGNS, BARRICADES, FLAG PERSONS AND OTHER DEVICES NECESSARY FOR PUBLIC SAFETY. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH COUNTY REQUIREMENTS AND AS DIRECTED BY THE ENGINEER.

10.

THE CONTRACTOR SHALL PROVIDE ALL LIGHT, SIGNS, BARRICADES, FLAG PERSONS AND OTHER DEVICES NECESSARY FOR PUBLIC SAFETY. ALL SUCH ITEMS SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES, ORDINANCES AND REGULATIONS.

11.

ALL MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

12.

THE CONTRACTOR SHALL PROTECT EXISTING ADJACENT LANDSCAPING, SIDEWALKS, STRUCTURES, ROADS, AND UTILITIES FROM DAMAGE UNLESS OTHERWISE NOTED. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. BARRICADES, SIGNS, LIGHTS, ETC.

13.

THE CONTRACTOR SHALL MAINTAIN GOOD HOUSEKEEPING PRACTICES AT THE JOB SITE. ALL MATERIALS AND DEBRIS ARE TO BE KEPT WITHIN WORK OR STAGING AREAS AT ALL TIMES. EXCESS MATERIALS AND DEBRIS SHALL BE REMOVED PROMPTLY FROM THE JOB SITE AND DISPOSED OF AT AN APPROVED DUMPSITE OR RECYCLED AT AN APPROVED RECYCLER BEFORE ACCEPTANCE BY THE OWNER. ALL TOUCH UP WORK SHALL BE COMPLETED. ALL WORK SHALL BE PROTECTED AT ALL TIMES OF THE WORK AGAINST SUBSEQUENT DAMAGE, UNTIL FINAL ACCEPTANCE BY THE OWNER.

14.

CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, STREETS, HIGHWAYS, OR OTHER RIGHT-OF-WAY, EASEMENTS, OR SURVEY CONTROLS WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS' NOTICE TO PROJECT SURVEYOR (PROVIDED BY CONTRACTOR) PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT SURVEYOR SHALL COORDINATE WITH CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR.

15.

THE CONTRACTOR WILL ADHERE AT ALL TIMES TO THE OWNER'S SECURITY AND HEALTH AND SAFETY REQUIREMENTS FOR THE SITE. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, SITE SPEED LIMITS, DRUG AND ALCOHOL FREE WORK PLACE, WORKER IDENTIFICATION AND IDENTIFICATION PLACARDING OF ALL VEHICLES. THE CONTRACTOR SHALL DEVELOP AND ABIDE BY A HEALTH AND SAFETY PLAN TO THE SATISFACTION OF THE OWNER BEFORE COMMENCING WORK

16.

ALL WORK SHALL BE COMPLETED IN COMPLIANCE WITH LOCAL SOUND CONTROL AND NOISE ORDINANCES. WORK HOURS ARE LIMITED TO MONDAY THROUGH FRIDAY FROM 6 AM TO 8 PM; SATURDAY AND SUNDAY 8 AM TO 8 PM. ALL CONSTRUCTION EQUIPMENT SHALL BE FITTED WITH FACTORY INSTALLED MUFFLING DEVICES AND ALL CONSTRUCTION EQUIPMENT MUST BE MAINTAINED IN GOOD WORKING ORDER.

REFERENCE NOTES

1.

THE EXISTING UTILITIES ARE BASED ON 2016 SURVEY DATA (NGVD88 AS THE VERTICAL DATUM AND NAD83 AS THE HORIZONTAL DATUM) AND THE FOLLOWING SOURCES PROVIDED BY SCHNITZER STEEL:

1.1.

TUNSTALL ENGINEERING CONSULTANTS, INC. STORMWATER MANAGEMENT PLAN. 3-7-1997.

1.2.

TUNSTALL ENGINEERING CONSULTANTS, INC. EROSION CONTROL MODIFICATIONS. 1-9-2004.

1.3.

TUNSTALL ENGINEERING CONSULTANTS, INC. STORM DRAIN SYSTEM ENHANCED FILTRATION IMPROVEMENT. 5-25-2011.

1.4.

TUNSTALL ENGINEERING CONSULTANTS, INC. COMPOSITE SITE PLAN PARCELS A, B, & C. 11-4-2014.

2.

THE EXISTING SITE TOPOGRAPHY IS BASED ON 2016 AND 2017 SURVEY DATA (NGVD88 AS THE VERTICAL DATUM AND NAD83 AS THE HORIZONTAL DATUM) FROM PLS SURVEYS AND TOWILL, RESPECTIVELY, AND 2004 NOAA NGS LIDAR ELKHORN SLOUGH (CA) DATA (NGVD88 AS THE VERTICAL DATUM AND NAD83 AS THE HORIZONTAL DATUM).

UTILITY NOTES

A.

UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY. LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE AVAILABLE DATA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL ABOVE GROUND AND BELOW GROUND UTILITIES THAT MAY BE AFFECTED BY THE WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF DISCREPANCIES BETWEEN FIELD CONDITIONS AND WHAT IS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL EMPLOY A PRIVATE UTILITY LOCATOR, TO BE PAID FOR BY THE CONTRACTOR, A MINIMUM OF 48 HOURS PRIOR TO COMMENCING EXCAVATION WORK. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 2 FULL WORKING DAYS PRIOR TO BEGINNING EXCAVATION.

B.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING CONSTRUCTION AND EXCAVATION TO PREVENT DAMAGE TO EXISTING UTILITIES AND SITE IMPROVEMENTS NOT IDENTIFIED FOR DEMOLITION. THE CONTRACTOR SHALL BE HELD LIABLE IN THE EVENT OF ANY DAMAGE AND HELD RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

C.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TEMPORARY COVER AND PLATING FOR THE PROTECTION OF ALL EXISTING AND INSTALLED UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.

D.

THE STORM DRAIN STRUCTURES REMOVED DURING EXCAVATION ACTIVITIES ARE TO BE MOVED TO THE PROPOSED LOCATIONS IN ACCORDANCE WITH THESE PLANS AND THE SPECIFICATIONS.

GRADING NOTES

1.

A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL DO ALL FIELD STAKING. THE OWNER SHALL PROVIDE ONE SET OF CONSTRUCTION CONTROL STAKES; ANY ADDITIONAL STAKING NECESSARY SHALL BE PROVIDED BY THE ENGINEER/SURVEYOR AT THE EXPENSE OF THE CONTRACTOR. ALL STAKING SHALL BE DONE PER MONTEREY COUNTY STAKING AND FLAGGING CRITERIA

2.

THE CONTRACTOR SHALL ARRANGE FOR AND PAY FOR ALL SURVEY SERVICES NECESSARY TO ASSURE GRADING COMPLIANCE WITH THE DESIGN DOCUMENTS. THE ENGINEER MAY DIRECT THE CONTRACTOR'S SURVEYOR TO COLLECT INTERIM SURVEY DATA DURING THE WORK.

3.

ALL IMPORTED SOIL SHALL BE APPROVED BY THE ENGINEER IN WRITING PRIOR TO DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR IMPORT MATERIAL REQUIREMENTS.

4.

ALL GRADING OPERATIONS SHALL CONFORM TO THE COUNTY'S PERMIT CONDITIONS AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.

5.

CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE TEMPORARY DRAINAGE FACILITIES AND FOR PROTECTING ALL GRADED AND EXCAVATED AREAS FROM EROSION. DURING THE PROJECT CONSTRUCTION PHASE THE CONTRACTOR IS RESPONSIBLE FOR THE MANAGEMENT OF ALL WATER THAT MAY ACCUMULATE ON SITE (INCLUDING RUNOFF OR RUNON). CONTRACTOR SHALL ADHERE TO THE PROJECT SWPPP THROUGHOUT THE COURSE OF THE WORK.

8.

CONFORMS: GRADE TO TIE INTO THE EXISTING SURFACE. VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SURFACES TO WHICH THE NEW GRADING WOULD CONNECT BEFORE COMMENCING WORK SO THAT, IF NECESSARY, ADJUSTMENTS MAY BE MADE TO PROVIDE FOR SMOOTH CONFORMS AND TRANSITIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THE DRAWINGS WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK.

9.

RETAIN TOPSOIL FOR PLACEMENT AT FINAL GRADE.

10.

IF AT ANYTIME DURING THE COURSE OF CONSTRUCTING THE PROJECT, EVIDENCE OF SOIL AND OR GROUNDWATER CONTAMINATION WITH HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY STOP THE PROJECT AND CONTACT THE ENGINEER AND OWNER. THE PROJECT SHALL REMAIN STOPPED UNTIL THERE IS A RESOLUTION OF THE CONTAMINATION PROBLEM TO THE SATISFACTION OF ENGINEER AND OWNER. WATER QUALITY CONTROL BOARD. IF BEST MANAGEMENT PRACTICES ARE TO CONTROL THE RUNOFF OF URBAN POLLUTANTS, THEN ANY HAZARDOUS MATERIALS COLLECTED DURING THE LIFE OF THE PROJECT SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL THE APPLICABLE HAZARDOUS MATERIALS LAWS AND REGULATIONS.

11.

EXCESS SOILS WILL BE STOCKPILED ONSITE AT THE DIRECTION OF THE ENGINEER.

12.

DURING GRADING OPERATIONS, SURVEY CONSTRUCTION STAKING AND GRADES AS NECESSARY TO ASSIST CONTRACTOR IN MEETING ELEVATIONS AND EXTENTS SHOWN ON PLANS.

13.

IMMEDIATELY FOLLOWING COMPLETION OF ALL FINAL GRADING, A RECORD SURVEY SHALL BE CONDUCTED TO VERIFY THAT FINAL GRADES ARE CONSISTENT WITH THE PLANS. RECORD SURVEY SHALL BE SUBMITTED TO ENGINEER AND OWNER WITHIN 21 DAYS OF COMPLETION

1.

THE PROJECT WILL REQUIRE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT (CGP) TO BE PREPARED BY THE ENGINEER OR CONTRACTOR.

2.

INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF ERODED SOIL AND SILTATION ENTERING THE STORM DRAIN SYSTEM, NATURAL DRAINAGE COURSES AND/OR INTRUDING UPON ADJACENT ROADWAYS AND PROPERTIES. EROSION CONTROL SHOWN ON THESE PLANS IS INTENDED AS A GUIDE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED IN THE FIELD AND APPROVED BY THE ENGINEER. THIS RESPONSIBILITY SHALL APPLY THROUGHOUT THE COURSE OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS HAVE BECOME STABILIZED AND SHALL NOT BE LIMITED TO WET WEATHER PERIODS.

3.

ALL DRAINAGE INLETS ADJACENT TO THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS DURING WORK ACTIVITIES. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON ACCEPTANCE OF THE IMPROVEMENTS BY THE ENGINEER.

4.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING SOIL THAT IS TRACKED ONTO ADJACENT STREETS. A PM10 COMPLIANT STREET SWEEPER AND WATER TRUCK PAID FOR BY THE CONTRACTOR SHALL BE AVAILABLE ON A DAILY BASIS TO CLEAN ADJACENT STREETS AND PARKING AREAS AS NECESSARY OR AT THE DISCRETION OF THE ENGINEER.

5.

DAILY INSPECTION OF SURROUNDING STREETS AND PARKING AREAS SHALL BE CONDUCTED AND DOCUMENTED IN WRITING BY THE CONTRACTOR FOR SOIL TRACKING.

6.

IF REQUIRED BY THE SWPPP, WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS, STABILIZED CONSTRUCTION ACCESS SHALL BE CONSTRUCTED AND MAINTAINED ON A YEAR-ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.

7.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE SWPPP PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE OF CALIFORNIA GENERAL CONSTRUCTION PERMIT FOR STORMWATER. THIS PERMIT REQUIRES THAT THE SWPPP BE KEPT UP TO DATE TO REFLECT THE CHANGING SITE CONDITIONS AND THE SWPPP IS TO BE AVAILABLE ON SITE AT ALL TIMES FOR REVIEW BY STATE AND LOCAL INSPECTORS.

8.

DUST SHALL BE CONTROLLED AT THE SITE THROUGH THE USE OF WATER AND CONTROLLING TRAFFIC SPEED. ALL COST ASSOCIATED WITH DUST CONTROL SHALL BE BORNE BY THE CONTRACTOR INCLUDING THE WATER SUPPLY AND ASSOCIATED FEES. THE STANDARD FOR DUST SUPPRESSION SHALL BE NO VISIBLE DUST LEAVING THE PROJECT BOUNDARY. THIS JUDGMENT WILL BE SOLELY THE ENGINEER'S AND HE/SHE WILL HAVE THE ABILITY TO STOP WORK AT NO COST TO THE OWNER OR CLIENT IF IN HIS/HER JUDGMENT DUST SUPPRESSION IS NOT ADEQUATE. ALL DAMAGE CAUSED BY OFFSITE MIGRATION OF DUST SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9.

USE TURF REINFORCEMENT MAT ROLLMAX VMAX SC250 OR EQUIVALENT AT THE BOTTOM OF THE OVERFLOW SPILLWAY RELEASE AND THE STEEP SLOPE TO BE STABILIZED.

GEOTECHNICAL NOTES

1.

BERM CONSTRUCTION

1.1.

THE POND BERMS SHOULD BE SLOPED 2H:1V OR LESS UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER. SURFACES TO RECEIVE FILL SHOULD BE SCARIFIED TO A MINIMUM OF 6 INCHES BELOW GRADE, MOISTURE CONDITION TO +/- 3% OF OPTIMUM WATER CONTENT (ASTM D1557) AND BE RECOMPACTED TO 90% OF THE MAXIMUM DRY DENSITY (ASTM D 1557). BERM FILL SOIL MUST CONTAIN AT LEAST 20% BY WEIGHT SOILS FINER THAN A NO. 200 SIEVE AND MUST HAVE A PLASTICITY INDEX GREATER THAN 12 (ASTM D 4318). BERMS SHOULD BE COMPACTED IN LIFTS NO GREATER THAN 10 INCHES THICK IN THE LOOSE CONDITION PRIOR TO COMPACTION. BERMS SHOULD BE COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY (ASTM D 1557). SOILS EXCAVATED FROM THE SITE MAY BE USED AS BACKFILL AS APPROVED BY THE GEOTECHNICAL ENGINEER

1.2.

BETWEEN 4 AND 6 INCHES OF TOPSOIL SHOULD BE TRACK-WALKED ONTO EXTERIOR SLOPES TO PROVIDE A SUBSTRATE FOR PLANT GROWTH. THE EXTERIOR SLOPES SHOULD BE SEEDED PER THE LANDSCAPE PLANS. LARGE TREES AND SHRUBS SHOULD NOT BE ALLOWED TO GROW ON THE EXTERIOR BERM SLOPES.

2.

RIGID PAVEMENT FOR PRODUCTION YARD

2.1.

RECOMMENDATION:

CONCRETE COMPRESSIVE STRENGTH

5,000 POUNDS PER SQUARE INCH

REINFORCEMENT

NUMBER 3 BARS ON 24 INCH CENTERS BOTH WAYS, 60 KIPS PER SQUARE INCH (KSI) YIELD STRENGTH

CONSTRUCTION JOINTS

25 FEET EACH WAY

DOWELS

18-INCH-LONG, 1.25 INCH DIAMETER, 12 INCHES ON CENTER

EACH CONSTRUCTION JOINT

8 INCHES OF CALTRANS CEMENT TREATED PERMEABLE BASE PER SECTION 29-3 OF THE CALTRANS 2015 STANDARD

SUBBASE

SPECIFICATIONS – COMPACTION IN ACCORDANCE WITH SECTION 29-3.03

2.2.

SCARIFY THE SUBGRADE TO A DEPTH OF EIGHT INCHES AND COMPACT TO A MINIMUM OF 2% BELOW THE OPTIMUM WATER CONTENT (ASTM D1557) TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SUBGRADE SOIL (ASTM D1557). GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE TO VERIFY IT IS SUFFICIENTLY STIFF (SUBGRADE MODULUS > 200 PCI)

3.

FOREBAYS

3.1.

SOIL TO RECEIVE CONCRETE FOR THE POND FOREBAYS SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES AND THE BE RECOMPACTED TO 90% OF THE SOIL'S MAXIMUM DRY DENSITY.

MATERIAL SPECIFICATIONS

1.

SEE GEOTECHNICAL NOTES FOR SOIL AND CONCRETE SPECIFICATIONS.

2.

THE LINER WILL BE 80 MIL HDPE AND TEXTURED ON BOTH SIDES (REFER TO AGRU AMERICA'S GEOMEMBRANE AND DRAINAGE INSTALLATION SPECIFICATION).

3.

FILTRATION MEDIA SOCK INSERT SHALL BE FILTREXX METALLOXX OR EQUIVALENT.

KL

LP

HK

NO SCALE

3-31-2017

0055.005.004

DRAWN BY:

REVIEWED BY:

APPROVED BY:

SCALE:

DATE:

PROJECT NO:

SHEET NO:

C2-1

PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B

NOTES

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LICENSED PROFESSIONAL

REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE: 06/30/2018

NO. 010123

CIVIL ENGINE

STATE OF CALIFORNIA

SIGNATURE

DATE

REVISION HISTORY

NO.

DESCRIPTION

DATE

APPROVED

DRAFT

GENERAL LANDSCAPE NOTES

1. THE ENGINEERED SOIL MIX SHALL BE WELL MIXED AND CONTAIN THE FOLLOWING:
- 1.1. SOILS FOR BIORETENTION AREAS MUST MEET TWO OBJECTIVES: BE SUFFICIENTLY PERMEABLE TO INFILTRATE RUNOFF AT A MINIMUM RATE OF 5" PER HOUR DURING THE LIFE OF THE FACILITY, AND PROVIDE SUFFICIENT MOISTURE RETENTION TO SUPPORT HEALTHY VEGETATION.

ENGINEERED SOIL COMPOSITION	CLEAN SAND	SANDY LOAM			COMPOST
	75%	Sand	Silt	Clay	
VOLUME					15%
WEIGHT	75-80%	5% max.	3% max.	9% max.	

- 1.2. 75% CLEAN SAND
- 1.2.1. SAND SHOULD BE THOROUGHLY WASHED PRIOR TO DELIVERY AND FREE OF WOOD, WASTE, AND COATINGS SUCH AS CLAY, STONE DUST, CARBONATE, OR ANY OTHER DELETERIOUS MATERIAL. ALL AGGREGATE PASSING THE NO. 200 SIEVE SIZE SHOULD BE NON-PLASTIC. SAND SHOULD BE ANALYZED BY A QUALIFIED LAB USING #200, #100, #40, #30, #16, #8, #4, AND 3/8-INCH SIEVES (ASTM D422) AND MEET THE FOLLOWING GRADATION:

Sieve Size	Percent Passing (by weight)	
	Min.	Max.
3/8 inch	100	100
No. 4	90	100
No. 8	70	100
No. 16	40	95
No. 30	15	70
No. 40	5	55
No. 100	0	15
No. 200	0	5

Note: all sands complying with ASTM C33, Standard Specification for Concrete Aggregates for fine aggregate comply with the above gradation requirements.

- 1.3. 10% BLENDING SOIL MEDIA (LOAMY SAND OR SANDY LOAM, PER USDA SOIL TEXTURAL TRIANGLE) BLENDING SOIL SHOULD COMPLY WITH THE FOLLOWING SPECIFICATIONS BY WEIGHT BASED ON ASTM D422:
- 1.3.1. 50-74 PERCENT SAND
- 1.3.2. 0-48 PERCENT SILT
- 1.3.3. 2-15 PERCENT CLAY
- 1.4. 15% CERTIFIED NITROGEN STABILIZED COMPOST PER BASMAA SPECIFICATIONS (TO ENSURE NITROGEN DOES NOT LEACH FROM THE MEDIA).
- 1.5. THE SAND SHALL BE CLEAN WASHED ASTM-C33 FINES AND FREE OF DELETERIOUS MATERIAL.THE SAND SHALL BE RINSED WITH POTABLE WATER PRIOR TO INSTALLATION AND CONSTRUCTION OF TH BIORETENTION SYSTEM. RECYCLED WASH WATER FROM CONCRETE READY MIX OPERATIONS AND OTHER SOURCES SHALL NOT BE USED TO WASH THE SAND BECAUSE IT TYPICALLY HAS A HIGH PH.
- 1.6. THE ENGINEERED SOIL MIX SHALL BE TESTED PRIOR TO INSTALLATION FOR PH, ORGANIC MATTER AND P-INDEX AND MEET THE FOLLOWING CRITERIA:
- 1.6.1. PH RANGE: 5.5 TO 6.5
- 1.6.2. ORGANIC MATTER: GREATER THAN 1.5%, LESS THAN 5%
- 1.6.3. P-INDEX: 4 TO 12

2. THE TRIP TICKET, OR CERTIFICATE OF COMPLIANCE SHALL BE MADE AVAILABLE TO THE INSPECTOR TO PROVE THE ENGINEERED MIX MEETS THIS SPECIFICATION.

3. ENGINEERED SOIL GENERAL REQUIREMENTS: THE ENGINEERED SOIL SHALL BE FREE OF ROOTS, CLODS STONES LARGER THAN 1-INCH IN THE GREATEST DIMENSION, POCKETS OF COARSE SAND, NOXIOUS WEEDS, STICKS, LUMBER, BRUSH, AND OTHER LITTER. IT SHALL NOT BE INFESTED WITH NEMATODES OR UNDESIRABLE DISEASE-CAUSING ORGANISMS SUCH AS INSECTS AND PLANT PATHOGENS. THE ENGINEERED SOIL MIX SHALL BE FRIABLE AND HAVE SUFFICIENT STRUCTURE TO GIVE GOOD AERATION TO THE SOIL.

4. COMPOST SPECIFICATIONS:
- 4.1. COMPOST TEXTURE
- 4.1.1. A QUALIFIED LAB SHOULD ANALYZE COMPOST USING NO. 200 AND 1/2-INCH SIEVES (ASTM D422), AND MEET THE FOLLOWING GRADATION:

Sieve Size	Percent Passing (by weight)	
	Min.	Max.
1/2 inch	97	100
No. 200	0	5

- 4.2. COMPOST QUALITY TESTING
- 4.2.1. COMPOST SHOULD BE A WELL-DECOMPOSED, STABLE, WEED-FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS INCLUDING YARD DEBRIS, WOOD WASTES OR OTHER ORGANIC MATERIALS, NOT INCLUDING MANURE OR BIOSOLIDS. COMPOST SHALL HAVE A DARK BROWN COLOR AND A SOIL-LIKE ODOR. COMPOST THAT IS EXHIBITING A SOUR OR PUTRID SMELL, CONTAINS RECOGNIZABLE GRASS OR LEAVES, OR IS HOT (120 DEGREES FAHRENHEIT) UPON DELIVERY OR REWETTING IS NOT ACCEPTABLE. COMPOST SHALL BE PRODUCED AT A FACILITY INSPECTED AND REGULATED BY THE LOCAL ENFORCEMENT AGENCY FOR CALRECYCLE. THE PAST THREE INSPECTION REPORTS SHALL BE SUBMITTED VERIFYING TESTING COMPLIANCE WITH CALRECYCLE TITLE 14, PROCESS TO FURTHER REDUCE PATHOGENS (PFRP), AND EPA 40 CFS 503.

Sieve Size	Percent Passing (by weight)	
	Min.	Max.
1/2 inch	97	100
No. 200	0	5

- 4.3. COMPOST SHOULD COMPLY WITH THE FOLLOWING REQUIREMENTS:

Parameter	Method	Requirement	Units
Metals			
Arsenic	-	< 20	mg/kg dry weight
Cadmium		< 10	
Chromium		< 600	
Copper		< 750	
Lead		< 150	
Mercury		< 8	
Nickel		< 210	
Selenium		< 18	
Zinc		< 1400	
Pathogens			
Salmonella	-	< 3	MPN per 4 g
Fecal Coliform		< 1000	MPN per 1 g
Inert Material/Physical Contaminants			
Plastic, Metal and Glass	-	< 1%	by weight
Sharps (% > 4mm)		0%	by weight

GENERAL LANDSCAPE NOTES

Parameter	Method	Requirement	Units
Bulk Density	-	400-400	dry lb/cubic yd
Moisture Content	Gravimetric	30%-60%	dry solids
Organic Matter	ASTM F 1647 Standard Test Methods for Organic Matter Content of Athletic Field Rootzone Mixes or Testing Methods for the Examination of Compost and Composting (TMECC) 05 07A, "Loss-On-Ignition Organic Matter Method."	35%-75%	dry weight
pH	Saturation Paste	6.0-8.0	
Carbon Nitrogen Ratio	-	15:1-25:1	
Maturity/Stability	Solita®	> 5	Index value

5. A 1-2-INCH LAYER OF WELL-AGED SHREDDED HARDWOOD MULCH SHALL BE INSTALLED ON THE SURFACE OF THE BIORETENTION SOIL FOR PLANTING OF CONTAINER STOCK. MATERIAL SHALL BE UNIFORM IN SIZE, COLOR, QUALITY AND OVERALL APPEARANCE. MULCH SHALL BE FREE OF MATERIAL INJURIOUS TO PLANT GROWTH. SOURCES OF MULCH SHOULD BE FREE OF WEEDS AND INVASIVE PLANT PARTS OR SEEDS. SAWDUST, DIRT, GARBAGE, OR OTHER DEBRIS MIXED IN THE MULCH IS NOT ACCEPTABLE. CONTRACTOR SHALL SUBMIT TWO POUNDS OF PROPOSED MULCH FOR INSPECTION BY ENGINEER.

6. PLANT MATERIALS/SCHEDULE:
- 6.1. A COMPLETE SCHEDULE OF PLANTS, INCLUDING QUANTITIES, SIZES, AND OTHER REQUIREMENTS, IS SHOWN ON THE LANDSCAPE PLAN DRAWINGS. THE CONTRACTOR SHALL FURNISH A REPORT LISTING THE PROPOSED SOURCES OF THE PLANTS AND LOCATION GROWN. CONTRACTOR SHALL SECURE ALL MATERIAL AND PROVIDE PROOF OF SUCH WITHIN 30 DAYS OF NOTICE TO PROCEED IN ORDER TO GUARANTEE PLANT AVAILABILITY AT TIME OF PLANTING. IN THE EVENT OF PLANT COUNT DISCREPANCY BETWEEN THE PLANT SCHEDULE AND THE PLANTS COUNTED ON THE DRAWINGS, THE DRAWINGS SHALL PREVAIL. NO SUBSTITUTES SHALL BE ACCEPTED, EXCEPT WITH THE WRITTEN PERMISSION OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT ALL SUBSTITUTION REQUESTS, NOTING THE SOURCE OF PLANTS, LOCATION, SIZE, AND CONDITION, WITHIN THIRTY (30) DAYS OF RECEIVING THE NOTICE TO PROCEED. EACH PLANT SHALL HAVE A DURABLE LEGIBLE LABEL WITH PLANT SIZE AND NAME (GENUS, SPECIES, VARIETY, CULTIVAR) SECURELY ATTACHED WHEN DELIVERED AND IN PLACE UNTIL AFTER ACCEPTANCE. LABELS SHALL NOT GIRDLER OR DAMAGE PLANTS.

7. PLANT QUALITY
- 7.1. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE BEST-KNOWN HORTICULTURE PRACTICES AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. CONTAINER STOCK SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX (6) MONTHS, BUT NOT OVER TWO YEARS. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE COMPACT AND SYMMETRICAL. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. PLANTS SHALL BE FREE OF DISEASE AND INSECT ADULTS, EGGS, PUPAE, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. ALL PLANT MATERIAL SHALL BE FREE OF CONTAMINATION BY ANY PLANT NOT SPECIFIED, INCLUDING NON-NATIVE INVASIVE PLANTS, SEEDS, AND PLANT PARTS.

8. PLANT CERTIFICATION
- 8.1. ALL PLANTS SHALL COMPLY WITH STATE AND FEDERAL LAWS GOVERNING THE SHIPPING, SELLING AND HANDLING OF PLANT STOCK AND INSPECTION FOR PLANT DISEASES AND PEST INFESTATIONS. PLANTS SHALL BE CERTIFIED FREE FROM DISEASE AND INFESTATION AND INVASIVE WEEDS. ANY INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICED OR ORDER OF STOCK, AND ON ARRIVAL, THE CERTIFICATE SHALL BE FILED WITH THE ENGINEER BEFORE ACCEPTANCE.

9. DELIVERY, STORAGE, AND HANDLING
- 9.1. ALL PLANTS SHALL BE PACKED, TRANSPORTED, AND HANDLED WITH UTMOST CARE TO ENSURE ADEQUATE PROTECTION AGAINST INJURY OR DAMAGE TO THE ROOT BALL, AND DESICCATION. PLANTS MUST BE PROTECTED FROM EXCESSIVE VIBRATIONS. PLANTS SHALL NOT BE THROWN OR BOUNCED OFF A TRUCK OR LOADER TO THE GROUND. PLANTS SHALL NOT BE DRAGGED, LIFTED, OR PULLED BY THE TRUNK OR BRACES IN A MANNER THAT WILL DAMAGE THE BRANCHES OR LOOSEN THE ROOTS IN THE BALL. PLANTS MATERIAL TRANSPORTED IN VEHICLES SHALL BE PROTECTED FROM WIND WHIPPING EITHER BY USE OF COVERED VEHICLE OR SECURE TARPS. FAILURE TO PROTECT PLANT MATERIAL DURING TRANSPORT TO THE SITE WILL RESULT IN REJECTION OF PLANT MATERIAL.

10. INSPECTION
- 10.1. THE ENGINEER SHALL MAKE PERIODIC INSPECTIONS PRIOR TO AND DURING THE INSTALLATION AND MAINTENANCE PERIODS OF THE WORK. ALL PLANTS SHALL BE INSPECTED UPON DELIVERY TO THE JOB SITE WHEREUPON THE ENGINEER HAS THE RIGHT TO REJECT UNACCEPTABLE PLANT MATERIAL. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 5 (FIVE) WORKING DAYS PRIOR TO DELIVERY OF PLANT MATERIAL TO THE SITE. ENGINEER SHALL INSPECT PLANT MATERIAL PRIOR TO OFF-LOADING. SHOULD PLANT MATERIALS, INSTALLATION PROCEDURES, OR OTHER CONDITIONS BE OBSERVED NOT IN KEEPING WITH THE DRAWINGS, DETAILS, AND THESE SPECIFICATIONS, THE ENGINEER WILL DIRECT THE CONTRACTOR TO CORRECT BY REPAIR, AND/OR REPLACEMENT AS APPROPRIATE. THE ENGINEER SHALL BE THE SOLE JUDGE OF THE CONDITIONS OF QUALITY AND ACCEPTABILITY AND WILL DIRECT ALL CORRECTIONS IN WRITING TO THE CONTRACTOR. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH SPECIFIED MATERIALS AT NO ADDITIONAL COST TO THE OWNER.

11. LAYOUT AND COORDINATION
- 11.1. THE CONTRACTOR SHALL MARK ALL PLANTING AREAS WITH STAKES OR PAINT. THE ENGINEER SHALL APPROVE THE LAYOUT BEFORE PLANTING BEGINS.

12. SETTING AND PLANTING
- 12.1. CONTRACTOR SHALL SET BALLED AND BURLAPPED PLANTS, WHICH ARE NOT PLANTED IMMEDIATELY UPON DELIVERY, ON THE GROUND AND PROTECT THEM WITH SOIL, MOIST SHREDDED BARK, MULCH OR OTHER ACCEPTABLE MATERIAL. CONTRACTOR SHALL PROTECT PLANTS, IF POSSIBLE, FROM DIRECT SUN UNTIL THEY ARE PLANTED. CONTRACTOR SHALL KEEP THE SOIL IN THE CONTAINERS AND ROOT BALLS IN A MOIST CONDITION.
- 12.2. PLANTING PIT WILL BE A MINIMUM RADIUS OF THREE (3) TIMES THE ROOT BALL DIAMETER. THE SIDES OF THE HOLE WILL BE SLOPED AT FORTY-FIVE DEGREES (45°) AND SCARIFIED. THE DEPTH OF THE PLANTING PIT WILL VARY BUT SHALL MATCH ROOT BALL DEPTH.
- 12.3. PLANTS SHALL BE GENTLY REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS SHALL NOT BE PULLED FROM THE CONTAINER BY THE TRUNK. EACH PLANT SHALL BE PLANTED STRAIGHT AND PLUMB PER STANDARD PLANTING DETAILS. ALL PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE, OR SLIGHTLY HIGHER, SO THAT THEY WILL BE LEFT IN THE SAME RELATION TO THE SURROUNDING GRADE AS THEY HAVE STOOD BEFORE BEING MOVED. PLANTS PLANTED LOWER THAN THE SURROUNDING GRADE WILL BE REPLANTED TO SPECIFIED GRADE BEFORE FINAL INSPECTION/APPROVAL IS GRANTED. ROOTS THAT ARE CIRCLING THE BOTTOM, SIDES OR SURFACE OF THE ROOT BALL SHALL BE GENTLY SEPARATED AND DIRECTED AWAY FROM THE TRUNK. ROOTS OF BARE ROOT PLANTS SHALL BE SPREAD INTO A NATURAL POSITION, OVER A PEDESTAL OF FIRM SOIL IF NECESSARY, FREE OF BUNCHING, KINKING OR CIRCLING. SOIL SHALL BE WORKED FIRMLY INTO AND AROUND THE ROOTS SO THAT THERE ARE NO AIR POCKETS. ALL BROKEN OR DAMAGED ROOTS SHALL BE CUT BACK TO THE POINT WHERE THEY ARE CLEAN AND FREE OF ROT. NO OTHER ROOT PRUNING SHALL BE DONE.
- 12.5. AFTER THE PLANT HAS BEEN SET, ALL ROPES, WIRE, STAKES, BURLAP, PLANT LABELS AND WRAPPING AROUND THE TRUNK OR BRANCHES SHALL BE REMOVED. CONTRACTOR SHALL REMOVE WIRE BASKETS AND BURLAP FROM THE PLANTING AREA. IF A PULP NURSERY POT IS USED, IT SHALL BE REMOVED FROM THE PLANTING AREA.

13. WATERING
- 13.1. THOROUGHLY WATER EACH PLANT IMMEDIATELY FOLLOWING PLANTING. UNDER NO CONDITION SHALL PLANTS NOT BE WATERED IN THE SAME DAY AS PLANTING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PLANT FAILURE AS A DIRECT RESULT OF INSUFFICIENT WATERING. UPON DIRECTIVE FROM THE ENGINEER, THE CONTRACTOR SHALL REMOVE THE AFFECTED PLANTS AND REPLACE THEM IMMEDIATELY. A TEMPORARY IRRIGATION SYSTEM WILL BE INSTALLED TO SUPPORT ONGOING WATERING NEEDS AS SHOWN IN THE LANDSCAPE PLAN DRAWINGS. WATER APPLICATION SHALL BE APPLIED AT A RATE THAT WILL PROVIDE MOISTURE PENETRATION THROUGHOUT THE ROOT

GENERAL LANDSCAPE NOTES

SEEDING AREA SOIL PREPARATION ZONE WITH A MINIMUM OF WATER RUN-OFF. IRRIGATION WATER SOURCE SHALL BE PROVIDED BY THE OWNER. CONTRACTOR SHALL PROVIDE TRANSPORT OF ADDITIONAL SUPPLY IF REQUIRED.

14. SEEDING AREA SOIL PREPARATION
- 14.1. AFTER GRADING OF AREAS HAS BEEN COMPLETED IN CONFORMITY WITH THE LINES AND GRADES SHOWN ON THE DRAWINGS, AND BEFORE BEGINNING SEEDING OPERATIONS, THE AREAS TO BE SEEDED SHALL BE CULTIVATED TO PROVIDE A REASONABLY FIRM BUT FRIABLE SEEDBED. CULTIVATION SHALL BE CARRIED TO A DEPTH OF TWO INCHES (2").
- 14.2. ALL CULTIVATED AREAS SHALL BE RAKED OR CLEARED OF STONES (ONE INCH [1"] IN DIAMETER AND LARGER), WEEDS, PLANT GROWTH, STICKS, STUMPS, AND OTHER DEBRIS OR IRREGULARITIES WHICH MIGHT INTERFERE WITH THE SEEDING OPERATION, GERMINATION OF SEED, OR SUBSEQUENT MAINTENANCE OF THE SEED-COVERED AREAS. CONTRACTOR MAY BE REQUIRED TO TRACK-WALK SLOPES AS DIRECTED BY THE ENGINEER.

15. SEEDING APPLICATION METHODS
- 15.1. APPLY SEED MIXTURES AS SPECIFIED IN THE LANDSCAPE PLAN DRAWINGS AT RATES AS SPECIFIED AND/OR AS DIRECTED BY THE ENGINEER. SEED MAY BE APPLIED BY THE FOLLOWING METHODS:
- 15.1.1. HYDRAULIC METHOD
- 15.1.1.1. SEEDING BY HYDRAULIC METHODS SHALL CONSIST OF FURNISHING AND PLACING A SLURRY MADE OF SEED, FERTILIZER, DRIED PEAT MOSS OR CELLULOSE WOOD FIBER AND WATER. THE DRIED PEAT MOSS OR CELLULOSE WOOD FIBER SHALL BE ADDED TO THE WATER SLURRY IN THE HYDRAULIC SEEDER AFTER THE PROPORTIONATE AMOUNTS OF SEED AND FERTILIZER HAVE BEEN ADDED. THE SLURRY MIXTURE SHALL THEN BE COMBINED AND APPLIED IN SUCH A MANNER THAT THE RATE OF APPLICATION WILL RESULT IN AN EVEN DISTRIBUTION OF ALL MATERIALS.
- 15.1.1.3. HYDRAULIC SEEDING EQUIPMENT SHALL BE CAPABLE OF MAINTAINING A CONTINUOUS AGITATION SO THAT A HOMOGENEOUS MIXTURE CAN BE APPLIED THROUGH A SPRAY NOZZLE. THE PUMP SHALL BE CAPABLE OF PRODUCING SUFFICIENT PRESSURE TO MAINTAIN A CONTINUOUS, NON-FLUCTUATING SPRAY CAPABLE OF REACHING THE EXTREMITIES OF THE SEEDING AREA.
- 15.1.2. DRY METHOD
- 15.1.2.1. MECHANICAL SPREADER, SEED DRILLS, LANDSCAPE SEEDER, CULTIPACKER SEEDER, FERTILIZER SPREADER, OR OTHER APPROVED MECHANICAL SPREADING EQUIPMENT MAY BE USED WHEN SEED AND FERTILIZER ARE TO BE APPLIED IN DRY FORM. SEEDED AREAS SHALL BE COMPACTED WITHIN TWENTY-FOUR (24) HOURS FROM THE TIME THE SEEDING IS COMPLETED. WEATHER AND SOIL CONDITIONS PERMITTING, BY CULTIPACKER, ROLLER OR OTHER EQUIPMENT SATISFACTORY TO THE ENGINEER.
- 15.1.3. HAND METHOD
- 15.1.3.1. HAND BROADCASTING BY MEANS OF PORTABLE, HAND OPERATED MECHANICAL SPREADERS OR "BY HAND" MAY BE SUBSTITUTED FOR THE PRECEDING TWO (2) METHODS PROVIDED THAT THE APPLICATION RATE IS TWICE THAT OF THE DRY METHOD, AND THAT THE APPLICATION IS APPLIED IN A MINIMUM OF TWO (2) PASSES OVER THE AREAS TO BE SEEDED (AT NINETY DEGREES [90°] TO ONE ANOTHER TO ASSURE UNIFORM AND EVEN COVERAGE TO ALL SEEDED SURFACES).

16. TEMPORARY IRRIGATION SYSTEM

SPRINKLER SPECIFICATIONS

HUNTER MP2000360 ROTATOR OR EQUIVALENT

RADIUS: 19 FT (ADJUSTABLE 13-20 FT)

ARC: 360°

PSI: 40

GPM: 1.48

POTENTIAL SCHEDULE

DURATION: 2 YEARS

CYCLES PER WEEK: 1

MINUTES PER CYCLE: 10

WEDNESDAY OR SATURDAY BETWEEN 5PM AND 9AM

PUMP SPECIFICATIONS:

RED LION SPRINKLER PUMP OR EQUIVALENT

GPM: 71

VOLTAGE: 120/240 VOLTS

HP: 1.5

MAX PSI: 44

IRRIGATION TANK:

WATERTANKS.COM OR EQUIVALENT

CAPACITY: 5,000 GAL.

DIAMETER: 102 IN

HEIGHT: 152 IN

LANDSCAPE (TREE) NOTES

1. FROM THOMPSON WILDLIFE MANAGEMENT'S *TREE IMPACT ASSESSMENT FOR VEGETATION MANAGEMENT AREAS AT THE MOSS LANDING-PICK-N-PULL FACILITY* REPORT, DATED FEBRUARY 21, 2017.
- 1.1. IMPACT ASSESSMENT
- 1.2. IN REGARDS TO IMPACTS ASSOCIATED WITH PROPOSED VEGETATION MANAGEMENT OPERATIONS, MOST OF THE TREES ARE NOT LOCATED WITHIN 20 FEET OF THE OUTSIDE OF THE PERIMETER FENCE (I.E., THE AREA OF INTEREST) AND ALL OF TREES ARE LOCATED OUTSIDE OF THE POTENTIAL VEGETATION MANAGEMENT AREAS (REFER TO EXHIBIT 8 SITE MAPS). HOWEVER, NUMEROUS TREE LIMBS DO ENCROACH INTO THE 20 FOOT AREA OF INTEREST AND INTO THE POTENTIAL VEGETATION MANAGEMENT AREAS, AND SOME LIMBS CROSS OVER THE PERIMETER FENCELINE INTO THE AUTO DISMANTLING FACILITY (REFER TO FIGURES 1-5). BASED ON THE LOCATION OF PERIMETER TREES RELATED TO PROPOSED VEGETATION MANAGEMENT OPERATIONS, TREE REMOVAL SHOULD NOT BE REQUIRED; HOWEVER IT WILL LIKELY BE NECESSARY TO PERFORM SUBSTANTIAL PRUNING AND STEM REDUCTION OF SEVERAL MATURE CYPRESS TREES. PROPERLY EXECUTED PRUNING OPERATIONS SHOULD BE UTILIZED AND WILL ASSIST IN MINIMIZING STRESS AND HARMFUL AFFECTS TO IMPACTED TREES (REFER TO PRUNING GUIDELINES PROVIDED UNDER TREE PROTECTION RECOMMENDATIONS).
- 1.2.1. IN REGARDS TO VEGETATION REMOVAL, THERE ARE 3 RELATIVELY LARGE COYOTE BRUSH SHRUBS THAT MAY NEED TO BE REMOVED FOR PROPOSED VEGETATION MANAGEMENT OPERATIONS (REFER TO EXHIBIT A TREE INVENTORY SPREADSHEET AND EXHIBIT 8 SITE MAPS). IN ADDITION TO PRUNING SEVERAL NEARBY TREES, IT WILL BE NECESSARY TO REMOVE A FEW STORM FALLEN TREES PRIOR TO THE COMMENCEMENT OF PROPOSED VEGETATION MANAGEMENT ACTIVITIES (REFER TO FIGURES 3 & 6). PER THE LOCATION OF SUBJECT TREES IN RELATION TO POTENTIAL VEGETATION MANAGEMENT OPERATIONS, SOIL DISTURBANCE OR GRADING ASSOCIATED WITH PROJECT OPERATIONS IS NOT ANTICIPATE TO HAVE AN ADVERSE AFFECT ON LARGE PRIMARY ROOTS OR THE CRITICAL ROOT ZONES OF NEARBY TREES.
- 1.2.2. IT SHOULD BE NOTED THAT NESTING BIRDS, SENSITIVE HABITAT AND/OR SPECIAL STATUS SPECIES ARE NOT OCCURRING ON THE SUBJECT PROPERTY OR IN THE PROPOSED PROJECT AREA. HOWEVER, AN ADDITIONAL NESTING BIRD ASSESSMENT SHOULD BE CONDUCTED IF TREE OPERATIONS OCCUR DURING THE NESTING SEASON, WHICH IN MONTEREY COUNTY MAY BEGIN AS EARLY AS FEBRUARY AND CONTINUE THROUGH AUGUST. OAK WOODLAND OR ANY OTHER WOODLAND OR FOREST HABITAT IS NOT OCCURRING ON THE SUBJECT PROPERTY. CONSEQUENTLY, WOODLAND HABITAT AND/OR FOREST CONTINUITY WILL NOT BE AFFECTED BY PROPOSED PROJECT OPERATIONS. BASED ON THE IMPACT ASSESSMENT THAT WAS CONDUCTED FOR THE AREAS OF INTEREST (WHICH INCLUDES THE POTENTIAL VEGETATION MANAGEMENT AREAS), THERE IS NO EVIDENCE THAT PROJECT OPERATIONS (E.G., TREE PRUNING AND SOME GRADING) WILL COMPROMISE THE HEALTH AND WELFARE OF NEARBY TREES.
- 1.3. TREE PROTECTION & PRESERVATION RECOMMENDATIONS
- 1.3.1. PER MONTEREY COUNTY REQUIREMENTS AND RESOURCE PRESERVATION BEST MANAGEMENT PRACTICES (BMPS), THE FOLLOWING TREE AND RESOURCE PROTECTION MEASURES SHALL BE IMPLEMENTED FOR PROPOSED VEGETATION MANAGEMENT OPERATIONS. PROPER EXECUTION OF TREE AND RESOURCE PRESERVATION BMPS AND REGULAR PROJECT SITE MONITORING WILL ASSIST IN PROTECTING AND SUSTAINING THE HEALTH AND WELFARE OF TREES ON THE PROPERTY. THE LOCATION OF TREE PROTECTION MEASURES WILL BE DETERMINED ON-SITE BY THE PROJECT ARBORIST AND OTHER INVOLVED PARTIES, AND TREE AND RESOURCE PRESERVATION MEASURES WILL BE REGULARLY INSPECTED AND PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO ENSURE THEY ARE FUNCTIONING EFFECTIVELY:
- 1.3.1.1. PRIOR TO COMMENCING WITH GRADING AND CONSTRUCTION ACTIVITIES INSTALL HIGH VISIBILITY EXCLUSIONARY FENCING THAT CLEARLY DEFINES THE WORK AREA, LIMITS UNNECESSARY DISTURBANCE TO SURROUNDING AREAS, AND PROTECTS THE CRITICAL ROOT ZONE (I.E., CANOPY DRIPLINE) OF INDIVIDUAL TREES AND TREE GROUPINGS. PERFORM NECESSARY REPAIRS, MODIFICATIONS AND MAINTENANCE ON AN AS NEEDED BASIS.
- 1.3.1.2. INSTALL APPROPRIATE SEDIMENTATION CONTROL MEASURES (E.G., SILT FENCE) ALONG DOWNSLOPE PERIMETER OF SITE, AND IF NECESSARY APPLY SOIL STABILIZATION AND SOURCE CONTROL MEASURES(E.G., RICE STRAW MULCH, EROSION CONTROL BLANKETS, ALL-WEATHER SURFACES) TO EXPOSED SOIL SURFACES TO PREVENT EROSION PROBLEMS AND SEDIMENT RUNOFF DURING RAIN EVENTS. PERFORMROUTINE MONITORING AS WELL AS NECESSARY MAINTENANCE AND IMPROVEMENTS TO ENSURE THAT EROSION & SEDIMENTATION CONTROL MEASURES ARE FUNCTIONING EFFECTIVELY. IT SHOULD BE NOTED, THAT EROSION PROBLEMS AND SEDIMENT DEPOSITION AROUND TREES CAN ADVERSELY AFFECT TREE HEALTH AND STABILITY.
- 1.3.1.3. WHERE GRADING AND CONSTRUCTION ACTIVITIES ARE OCCURRING WITHIN 3 FEET OF TREES INSTALL NECESSARY TRUNK AND STEM PROTECTION MEASURES (E.G., 2"x4" LUMBER FORMING PROTECTIVE BARRIER AROUND CIRCUMFERENCE OF LOWER STEM OF TREE). TREE PROTECTION MEASURES SHOULD BE SECURELY INSTALLED TO TREES WITH ROPE AND HIGH VISIBILITY EXCLUSIONARY FENCING. IF IT IS NECESSARY TO PERFORM ANY PRUNING USE PROPER TREE PRUNING PRACTICES TO MINIMIZE STRESSAND MAXIMIZE WOUND HEALING.
- 1.3.1.4. WHERE POSSIBLE AVOID DAMAGING OR SEVERING ROOTS LOCATED WITHIN THE CRITICAL ROOT ZONE (I.E., CANOPY DRIPLINE) OF TREES, ESPECIALLY ROOTS THAT ARE 2 INCHES DIAMETER OR LARGER. CONSTRUCTION FOOTINGS SHOULD BE DESIGNED AND EXCAVATION CUTS PERFORMED IN A MANNER TO MINIMIZE IMPACTS TO PRIMARY ROOTS. IF SIGNIFICANT ROOTS ARE ENCOUNTERED EFFORTS SHOULD BE MADE TO CAREFULLY EXCAVATE (E.G., TUNNEL OR DIG) UNDER OR AROUND PRIMARY LATERAL ROOTS. TRENCHING OPERATIONS THAT MAY OCCUR WITHIN THE CRITICAL ROOT ZONE OF RETAINED TREES SHOULD BE PERFORMED UNDER THE GUIDANCE AND MONITORING OF THE PROJECT ARBORIST. TREE ROOTS SEVERED OR SIGNIFICANTLY DAMAGED DURING GRADING AND EXCAVATING OPERATIONS SHOULD BE CLEANLY CUT AND PROMPTLY COVERED WITH MOIST BURLAP FABRIC OR EQUIVALENT UNTIL ROOTS ARE PERMANENTLY COVERED WITH BACKFILL MATERIAL OR UNTIL THE EXPOSED GRADING CUT AND SOIL PROFILE IS PERMANENTLY STABILIZED AND PROTECTED. IF BURLAP COVERED CUT ROOTS ARE EXPOSED TO THE OUTSIDE ENVIRONMENT FOR AN EXTENDED PERIOD OF TIME A PROJECT ATTENDANT SHALL BE ASSIGNED THE TASK OF REGULARLY WETTING BURLAP COVERED ROOTS TO PREVENT ROOT DESICCATION.
- 1.3.1.5. AVOID STORING CONSTRUCTION TOOLS, MATERIALS AND EQUIPMENT WITHIN THE CRITICAL ROOT ZONE (I.E., CANOPY DRIPLINE) OF TREES, AND DO NOT WASH OUT OR DISPOSE OF EXCESS MATERIALS (E.G., PAINT, PLASTER, CONCRETE, OR OTHER POTENTIALLY HARMFUL SUBSTANCES) WITHIN CRITICAL ROOT ZONE AREAS. IF IT IS UNAVOIDABLE AND NECESSARY TO TEMPORARILY STORE OR STOCKPILE MATERIALS AND EQUIPMENT WITHIN THE DRIPLINE OF TREES, APPLY 3-5 INCHES OF CLEAN AND PROPERLY SOURCED WOODCHIP MULCH TO PREVENT SIGNIFICANT SOIL COMPACTION AND ROOT ZONE DISTURBANCE.
- 1.3.1.6. WHERE POSSIBLE AVOID ALTERING THE NATURAL GRADE WITHIN THE CRITICAL ROOT ZONE OF TREES TO REDUCE THE LIKELIHOOD OF CAUSING STRESS, DECLINE OR MORTALITY. LOWERING NATURAL GRADE CAN RESULT IN SIGNIFICANT ROOT DAMAGE AND RAISING THE GRADE (I.E., INTRODUCING FILL MATERIAL, PARTICULARLY AROUND THE LOWER TRUNK AND ROOT CROWN) CAN LEAD TO TRUNK AND ROOT DECAY DISORDERS THAT ARE DETRIMENTAL TO THE HEALTH AND STRUCTURAL INTEGRITY OF TREES.
- 1.3.1.7. IF TREE PRUNING IS NECESSARY IT IS IMPORTANT TO UTILIZE PROPER PRUNING BMPS THAT WILL ASSIST IN MINIMIZING HARMFUL IMPACTS TO TREES. TREE PRUNING SHOULD IDEALLY BE PERFORMED DURING THE FALL THROUGH EARLY WINTER MONTHS. A GENERAL PRINCIPAL TO FOLLOW IS THAT IT IS IMPORTANT TO MAKE PROPER PRUNING CUTS, KEEPING THEM AS SMALL AS POSSIBLE WHILE REMOVING AS FEW LIVING BRANCHES AS NECESSARY TO ACHIEVE THE OBJECTIVE. EXCESSIVE PRUNING STRESSES TREES BY DEPLETING ENERGY RESERVES AND REDUCING FOOD MAKING PROCESSES (I.E., PHOTOSYNTHESIS), WHICH COMPROMISES A TREES ABILITY TO REPLENISH ESSENTIAL ENERGY RESERVES, PARTICULARLY DURING PERIODS OF STRESS (E.G. ROOT DISTURBANCE, SOIL COMPACTION, ALTERING GRADE AND DROUGHT CONDITIONS). ADDITIONALLY, IT CREATES AN ABUNDANCE OF EXPOSED WOUNDS PROVIDING ENTRY POINTS FOR POTENTIALLY HARMFUL BIOTIC DISORDERS (E.G., DISEASE, DECAY AND/OR INSECT PESTS) THAT CAN ADVERSELY AFFECT THE HEALTH AND STRUCTURAL INTEGRITY OF TREES. IT SHOULD BE NOTED THAT PRUNING INVOLVING THE REMOVAL OF 30% OR MORE LIVING CANOPY MATERIAL REQUIRES A COUNTY PERMIT. ADDITIONAL PRUNING BMP'S AND GUIDELINES ARE AVAILABLE UPON REQUEST.
- 1.3.1.8. REGULARLY PERFORM CONSTRUCTION SITE INSPECTIONS FOR THE DURATION OF THE PROJECT TO MONITOR THE CONDITION OF TREE AND RESOURCE PROTECTION MEASURES, AND TO DETERMINE IF ANY REPAIRS, ADJUSTMENTS OR MODIFICATIONS ARE NECESSARY. ADDITIONALLY, TREES IMPACTED BY SITE DEVELOPMENT SHOULD BE PERIODICALLY MONITORED AND ASSESSED DURING AND FOLLOWING THE PROJECT TO DETERMINE IF ANY TREE CARE AND MANAGEMENT ACTIONS ARE NECESSARY, AND TO MAKE CERTAIN TREES DO NOT PRESENT A HAZARD TO PROPERTY AND/OR NEARBY STRUCTURES.


KL
LP
HK
NO SCALE
3-31-2017
0055.005.004

DRAWN BY:
REVIEWED BY:
APPROVED BY:
SCALE:
DATE:
PROJECT NO:

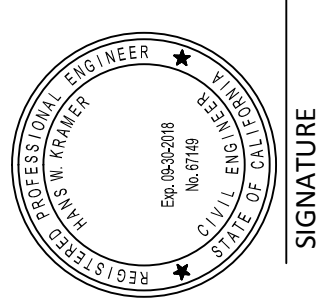
SHEET NO:
C2-2

PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B
NOTES

SAFETY FIRST



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REVISION HISTORY

DESCRIPTION	DATE	APPROVED

NO.

SIGNATURE
DATE

DRAFT

BIORETENTION BASIN NOTES

1. SUBDRAINS
 - 1.1. BIORETENTION DESIGN WILL REQUIRE A SUBDRAIN. THE SUBDRAIN SHOULD BE A 6- OR 8-INCH PERFORATED SCHEDULE 40 PVC PIPE AS SPECIFIED IN THE DRAWINGS, OR EQUIVALENT CORRUGATED HDPE, WITH 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER. THE SUBDRAIN MUST BE ENCASED IN A LAYER OF CLEAN, DOUBLE WASHED ASTM D448 NO.57 OR SMALLER (NO. 68, 8, OR 89) STONE. THE SUBDRAIN MUST BE SIZED SO THAT THE BIORETENTION BMP FULLY DRAINS WITHIN 72 HOURS OR LESS.
 - 1.2. MULTIPLE SUBDRAINS ARE NECESSARY FOR BIORETENTION AREAS WIDER THAN 40 FEET, AND EACH SUBDRAIN MUST BE LOCATED NO MORE THAN 20 FEET FROM THE NEXT PIPE OR THE EDGE OF THE BIORETENTION.
 - 1.3. BIORETENTION PRACTICES MUST INCLUDE AT LEAST ONE OBSERVATION WELL AND/OR CLEANOUT PIPE (MINIMUM 4 INCHES IN DIAMETER). THE OBSERVATION WELLS SHOULD BE TIED INTO ANY OF THE TS OR YS IN THE UNDERDRAIN SYSTEM AND MUST EXTEND UPWARD ABOVE THE SURFACE OF THE BIORETENTION AREA.
 - 1.4. INSTALL A 2 INCH LAYER OF CLEAN, WASHED CHOKER STONE (E.G. ASTM D 448 SIZE NO. 8 OR NO. 89 WASHED GRAVEL) OVER THE UNDERDRAIN STONE.

ACRONYMS AND ABBREVIATIONS

CASQA	CALIFORNIA STORMWATER QUALITY ASSOCIATION
CGP	CONSTRUCTION GENERAL PERMIT
CTB	CEMENT-TREATED BASE
EL	ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE
INV	INVERT
PLS	POUND LIVE SEED
SWPPP	STORMWATER POLLUTION PREVENTION PLAN

DRAWN BY:	KL
REVIEWED BY:	LP
APPROVED BY:	HK
SCALE:	NO SCALE
DATE:	3-31-2017
PROJECT NO:	0055.005.004


SHEET NO:

C2-3

PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B
NOTES

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DATE _____

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REVISION HISTORY			
NO.	DESCRIPTION	DATE	APPROVED

DRAFT



LEGEND

- 50 — APPROXIMATE EXISTING MAJOR CONTOUR
- 45 — APPROXIMATE EXISTING MINOR CONTOUR
- - - - - APPROXIMATE PARCEL BOUNDARY
- - - - - APPROXIMATE DRAINAGE AREA BOUNDARY
- - - - - APPROXIMATE CONSTRUCTION WORK BOUNDARY
- - - - - APPROXIMATE WETLAND BOUNDARY
- - - - - APPROXIMATE 100-YEAR FLOOD BOUNDARY (8 FT ELEV)
- - X - - X - APPROXIMATE FENCE LOCATION
- - ST - - ST - APPROXIMATE EXISTING STORM DRAIN LINE
- - SS - - SS - APPROXIMATE EXISTING SEWER LINE
- - W - - W - APPROXIMATE EXISTING WATER LINE
- - E - - E - APPROXIMATE EXISTING ELECTRICAL LINE
- [Shaded Area] EXISTING SLOPE EQUAL TO OR GREATER THAN 25%

133 FEET PROJECT AREA DIMENSION

0' 50' 100' 200'

APPROXIMATE SCALE IN FEET

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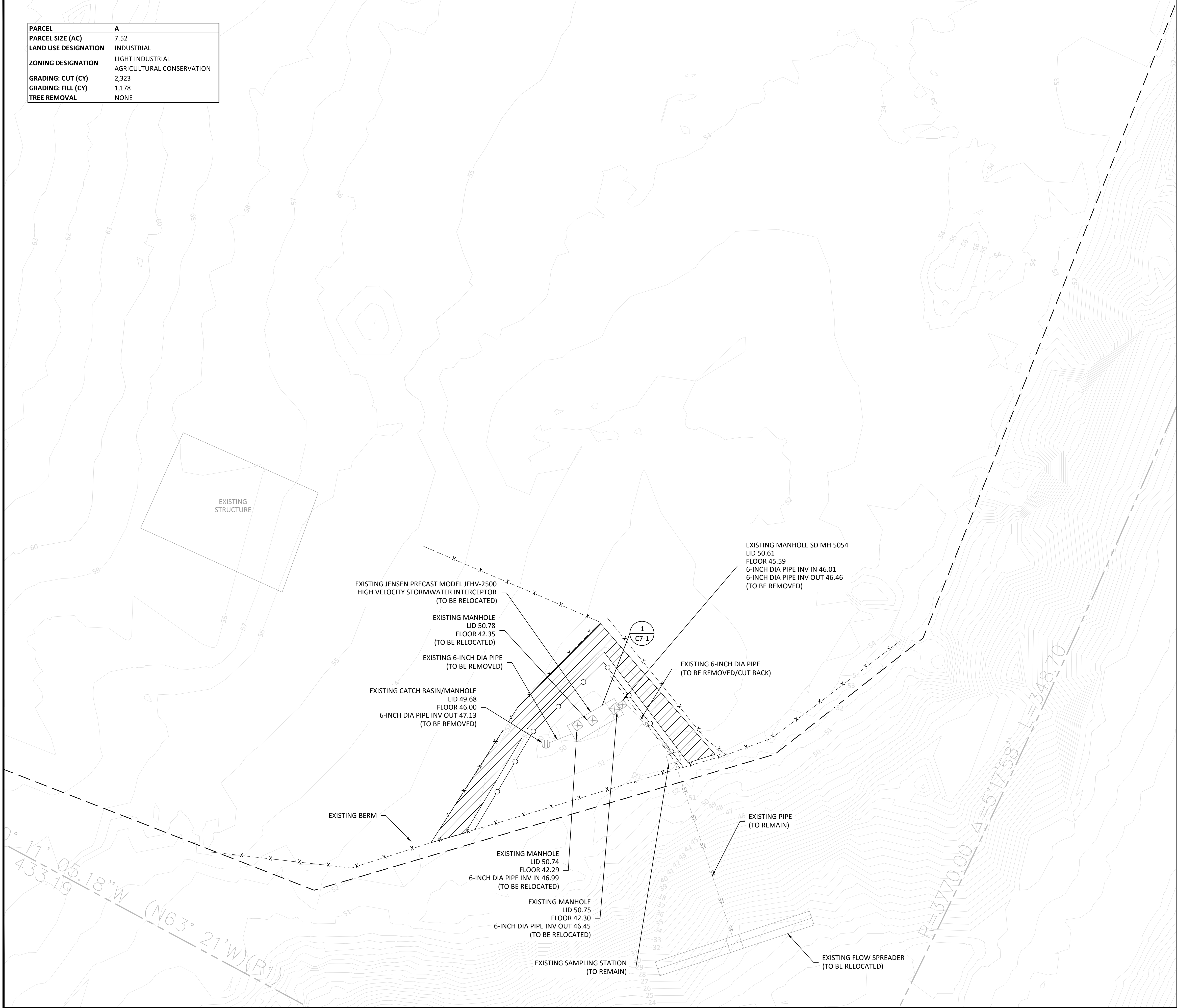
PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B
VICINITY MAP

SAFETY FIRST

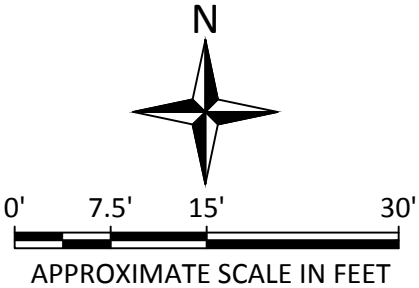
DRAWN BY: KL
REVIEWED BY: LP
APPROVED BY: HK
SCALE: 1" = 60'
DATE: 3-31-2017
PROJECT NO: 0055.005.004

SHEET NO: **C3**

PARCEL	A
PARCEL SIZE (AC)	7.52
LAND USE DESIGNATION	INDUSTRIAL
ZONING DESIGNATION	LIGHT INDUSTRIAL AGRICULTURAL CONSERVATION
GRADING: CUT (CY)	2,323
GRADING: FILL (CY)	1,178
TREE REMOVAL	NONE

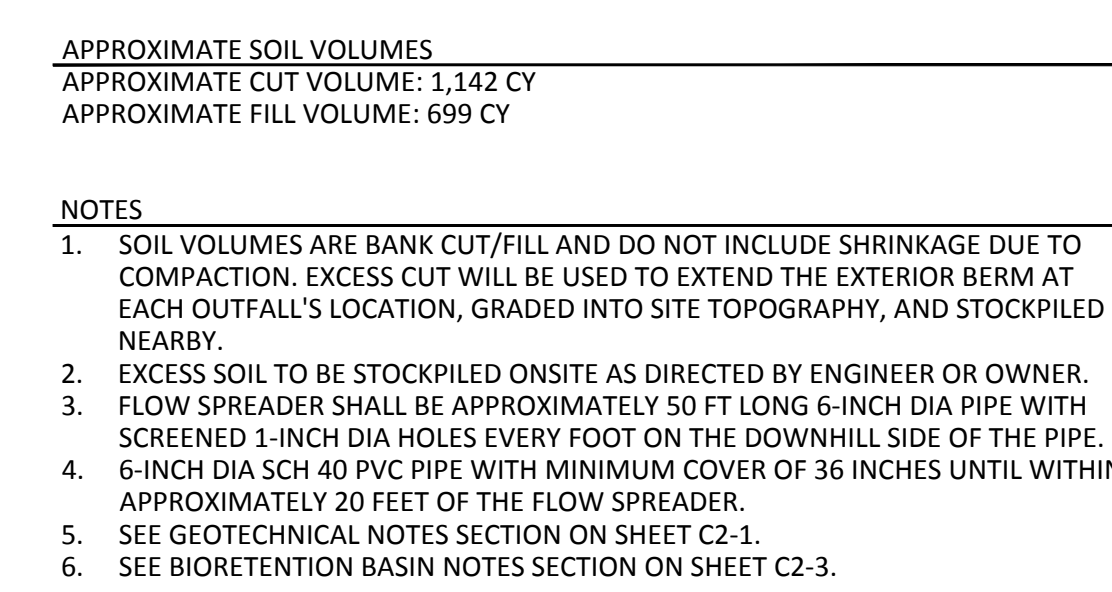


—55—	APPROXIMATE EXISTING MAJOR CONTOUR
—54—	APPROXIMATE EXISTING MINOR CONTOUR
---	APPROXIMATE PARCEL BOUNDARY
---	APPROXIMATE DRAINAGE AREA BOUNDARY
- - - X - - - X -	EXISTING FENCE LOCATION
- - - ST - - - ST -	APPROXIMATE EXISTING STORM DRAIN LINE
○	APPROXIMATE EXISTING SILT FENCE LOCATION
- . - . - .	APPROXIMATE EXISTING FIBER ROLL LOCATION
▨	APPROXIMATE EXISTING HAY BALE LOCATION

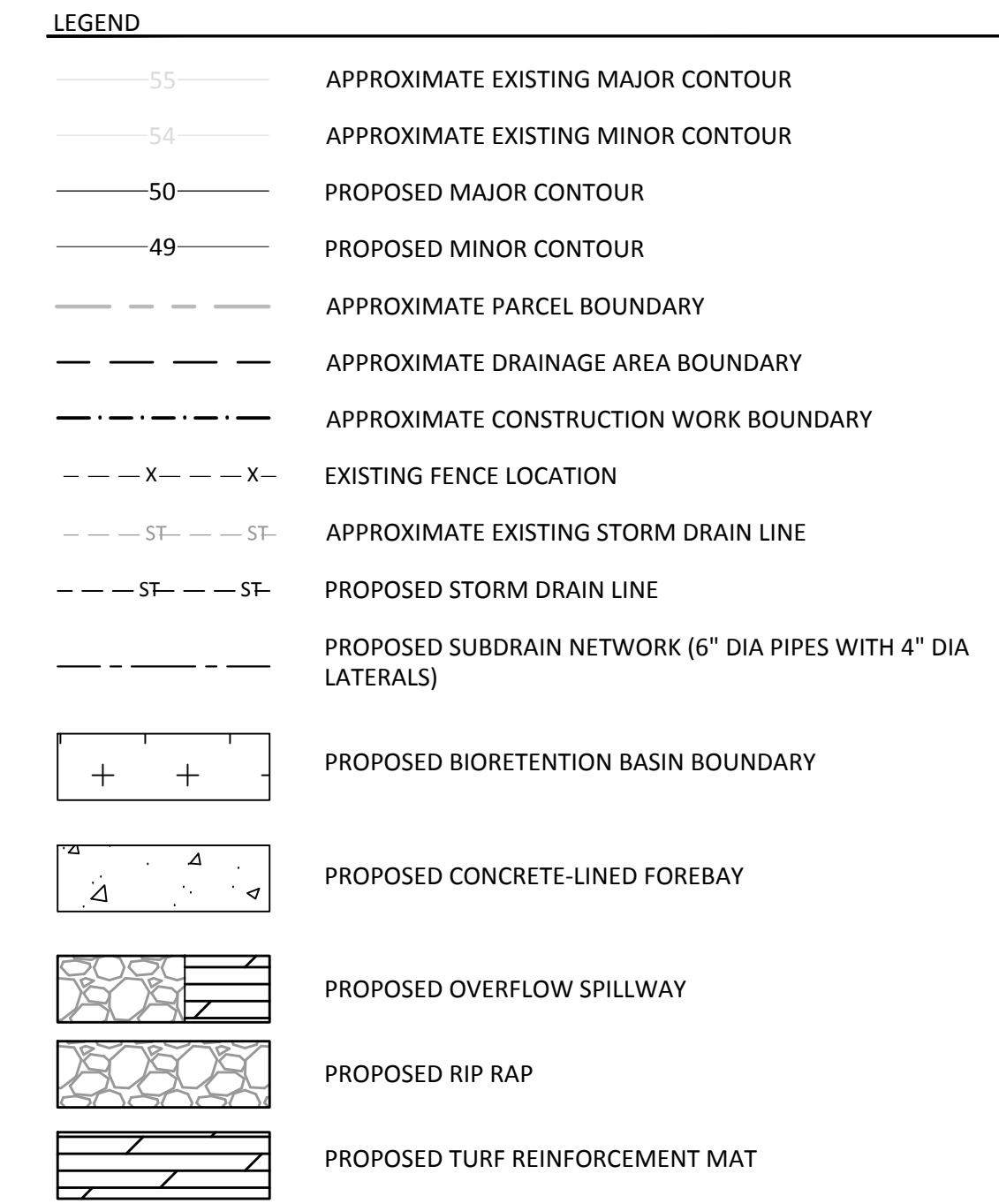


DRAFT

KL LP HK 1" = 15' 3-31-2017 0055.005.004			DRAWN BY: REVIEWED BY: APPROVED BY: SCALE: DATE: PROJECT NO:		SHEET NO: C4-2	
PARCEL A: OUTFALL 2A SITE PLAN			SAFETY FIRST			
terrapphase engineering			1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terrapphase.com			
LICENSED PROFESSIONAL REGISTERED PROFESSIONAL ENGINEER No. 10212 Civil Engineering State of California			SIGNATURE		DATE	
REVISION HISTORY			DESCRIPTION		DATE	
NO.						



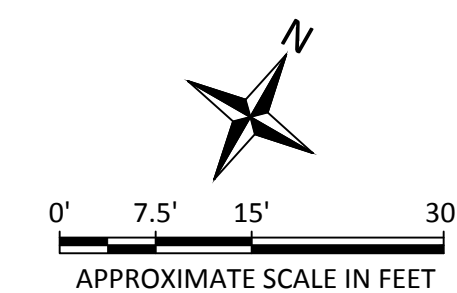
REVISION HISTORY				LICENSED PROFESSIONAL		<div><div>1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terrphase.com</div></div>		PARCEL A: OUTFALL 1A GRADING AND DRAINAGE PLAN		DRAWN BY: LP REVIEWED BY: HK SCALE: 1" = 15' DATE: 3-31-2017 PROJECT NO: 0055.005.004		SHEET NO: C5-1	
NO.	DESCRIPTION	DATE	APPROVED	<div><div>SIGNATURE</div><div>DATE</div></div>		SAFETY FIRST							




APPROXIMATE SOIL VOLUMES
APPROXIMATE CUT VOLUME: 1,181 CY
APPROXIMATE FILL VOLUME: 479 CY

NOTES

1. SOIL VOLUMES ARE BANK CUT/FILL AND DO NOT INCLUDE SHRINKAGE DUE TO COMPACTION. EXCESS CUT WILL BE USED TO EXTEND THE EXTERIOR BERM AT EACH OUTFALL'S LOCATION, GRADED INTO SITE TOPOGRAPHY, AND STOCKPILED NEARBY.
2. EXCESS SOIL TO BE STOCKPILED ONSITE AS DIRECTED BY ENGINEER OR OWNER.
3. FLOW SPREADER TO BE RELOCATED DOWNSLOPE AS SHOWN. INFLUENT PIPE TO BE EXTENDED. WORK TO BE COMPLETED BY HAND TO MINIMIZE VEGETATION DISTURBANCE.
4. SEE GEOTECHNICAL NOTES SECTION ON SHEET C2-1.
5. SEE BIOTRENTION BASIN NOTES SECTION ON SHEET C2-3.



DRAFT

NO.	REVISION HISTORY		LICENSED PROFESSIONAL  SIGNATURE _____ DATE _____	terrapphase engineering 1404 Franklin Street Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terrapphase.com	SAFETY FIRST	PARCEL A: OUTFALL 2A GRADING AND DRAINAGE PLAN	DRAWN BY: KL	PROJECT NO: 0055.005.004	SHEET NO: C5-2
							REVIEWED BY: LP	DATE: 3-31-2017	
							APPROVED BY: HK	SCALE: 1" = 15'	

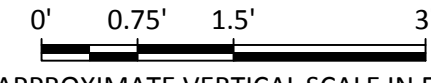
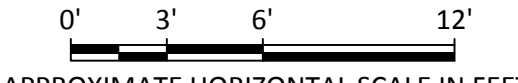
Alignment 1A



ELEVATION (FT AMSL)

A
C5-1

CROSS SECTION A-A' FOR OUTFALL 1A



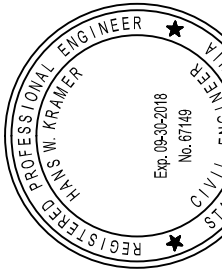
4X VERTICAL EXAGGERATION

- NOTES**
1. EXISTING VAULT, MANHOLE, AND PIPING LOCATIONS ARE NOT SHOWN (OTHER THAN PIPING INDICATED) FOR CLARITY AND BECAUSE THEY WILL BE RELOCATED
 2. SEE GEOTECHNICAL NOTES ON SHEET C2-B.

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REVISION HISTORY			
NO.	DESCRIPTION	DATE	APPROVED

LICENSED PROFESSIONAL



SIGNATURE

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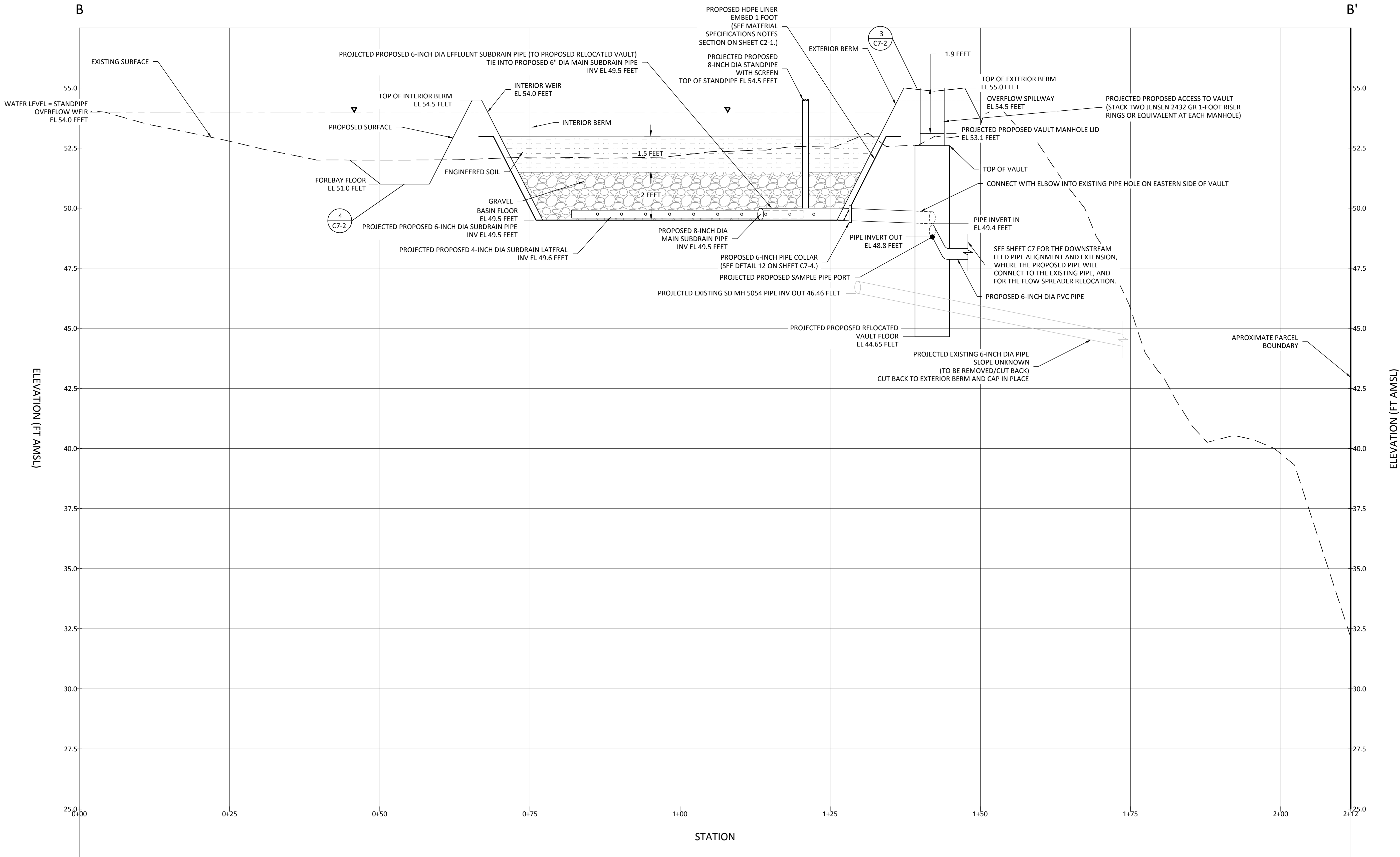
PARCEL A: OUTFALL 1A CROSS SECTION A-A'

SAFETY FIRST

HEET NO:
C6-1

DRAWN BY:	KL
REVIEWED BY:	LP
APPROVED BY:	HK
SCALE:	SEE SCALES
DATE:	3-31-2017
PROJECT NO:	0055.005.004

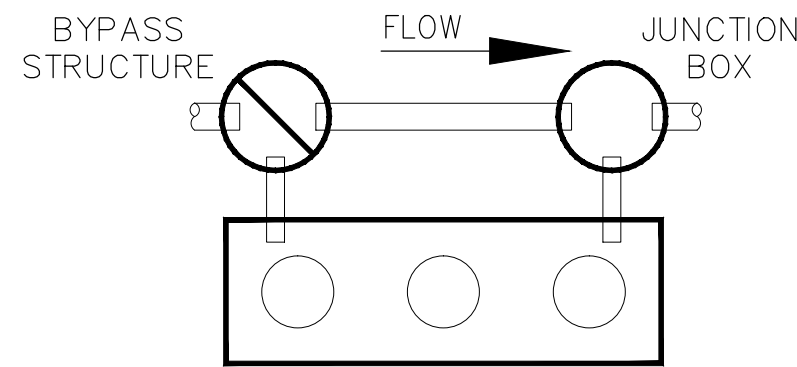
Alignment 2A



- NOTES
- EXISTING VAULT, MANHOLE, AND PIPING LOCATIONS ARE NOT SHOWN (OTHER THAN PIPING INDICATED) FOR CLARITY AND BECAUSE THEY WILL BE RELOCATED.
 - SEE GEOTECHNICAL NOTES ON SHEET C2-B.

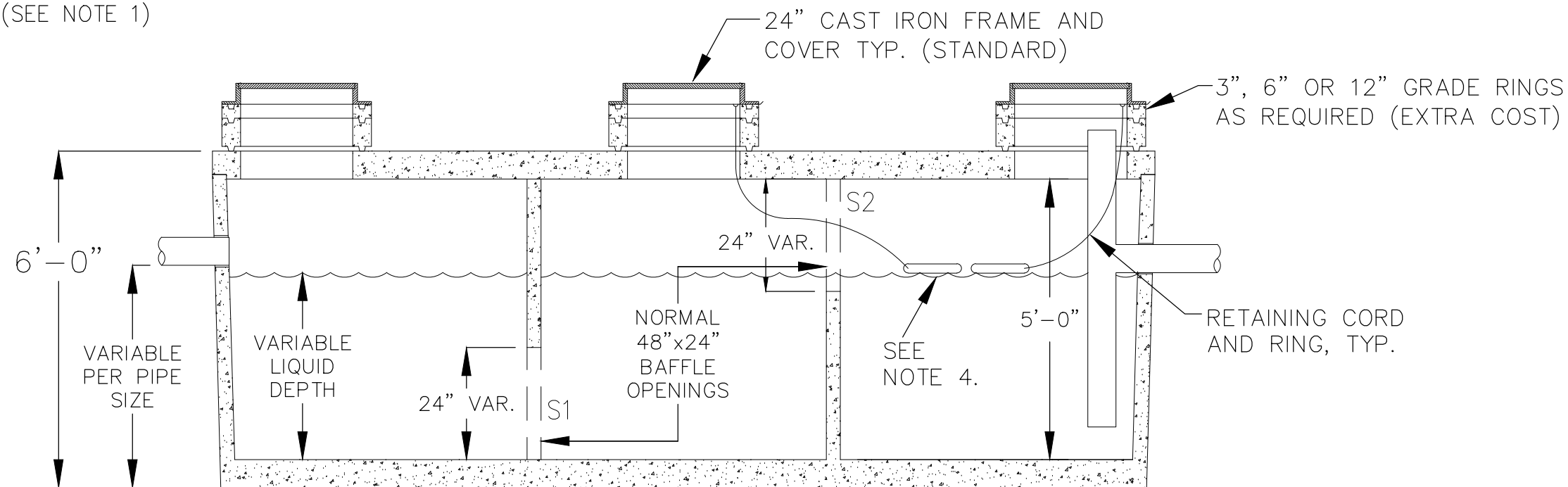
DRAFT

DRAWN BY: KL REVIEWED BY: LP APPROVED BY: HK SCALE: SEE SCALES DATE: 3-31-2017 PROJECT NO: 0055.005.004		SHEET NO: C6-2	
PARCEL A: OUTFALL 2A CROSS SECTION B-B'		SAFETY FIRST	
terrapphase engineering 1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terrapphase.com		LICENSED PROFESSIONAL REGISTERED PROFESSIONAL ENGINEER No. 10032018 CIVIL ENGINE DATE: 03/31/2018 SIGNATURE: _____ DATE: _____	
REVISION HISTORY		APPROVED	
DESCRIPTION		DATE	
NO.			

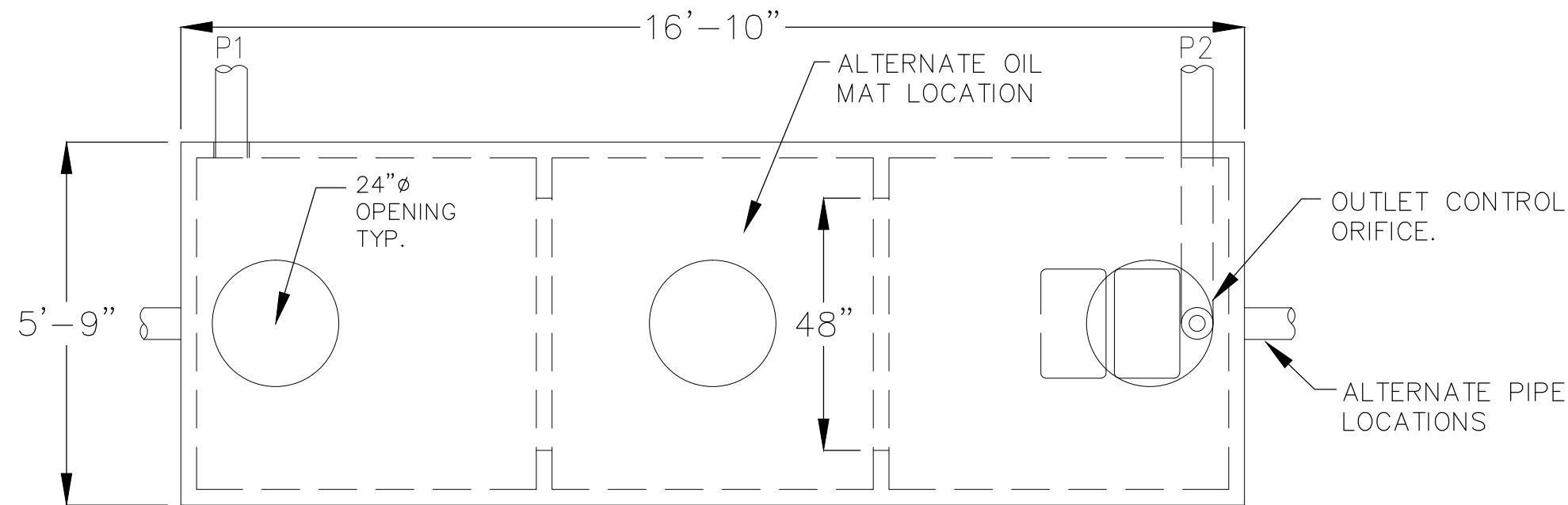


STORMWATER INTERCEPTOR
TYPICAL SYSTEM CONFIGURATION
(SEE NOTE 1)

JPHV-2500 HIGH VELOCITY STORMWATER INTERCEPTOR



SECTION VIEW



TOP VIEW
(COVERS & RISERS REMOVED)

MODEL JPHV-2500

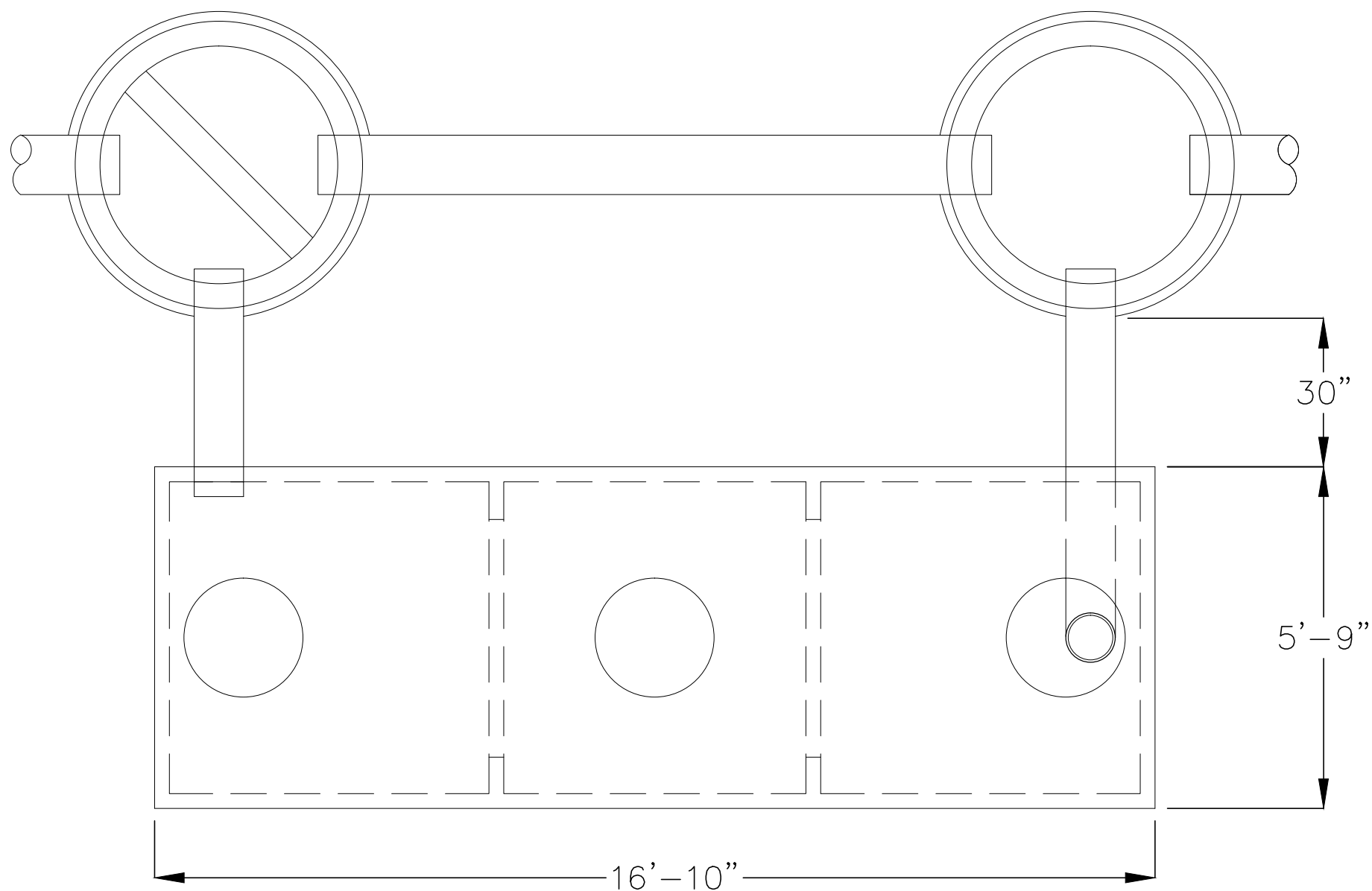
TOTAL TANK CAPACITY	MAXIMUM TREATMENT FLOW (CFS)	RECOMMENDED TREATMENT FLOW (CFS)	RECOMMENDED OUTLET BOX SIZE	RECOMMENDED MIN. NO. OF SORBENT MATS	TANK ACCESS COVERS REQUIRED
3,059 GAL.	.80	.68	48"Ø ROUND	2	3

NOTES:

1. BYPASS STRUCTURE AND JUNCTION BOX SHALL BE SIZED ACCORDING TO PIPE SIZES AND FLOW. ALTERNATIVE CONFIGURATIONS AVAILABLE, CONTACT JENSEN PRECAST FOR MORE INFORMATION.
2. BAFFLE OPENINGS (S1 & S2) SHALL BE SIZED ACCORDING TO FLOW.
3. ALL EXTERNAL PIPING TO BE SUPPLIED BY OTHERS.
4. OIL SORBENT MATS TO BE EQUIPPED WITH RETAINING CORD AND RING, SECURED TO OR UNDER FRAME AND COVER, FOR HAND ACCESS BY OTHERS.
5. DESIGN LOAD: H-20 TRAFFIC FROM 1' TO 6' OF COVER. FOR OTHER DEPTHS, SPECIAL LOADINGS, AND COMPLETE DESIGN INFORMATION, CONTACT JENSEN PRECAST.
6. MINIMUM GROSS TREATMENT HAZEN'S SURFACE AREA LOADING RATE (SALR) SHALL NOT BE GREATER THAN SIX (6) GALLONS PER MINUTE PER SQUARE FOOT. THE SALR SHALL BE CALCULATED BY DIVIDING THE TREATMENT FREE SURFACE AREA IN SQUARE FEET BY THE DESIGN FLOW RATE IN GALLONS PER MINUTE. NO EXCEPTIONS SHALL BE ALLOWED.

6/14/05
JPHV2500_C.dwg
© 2005 Jensen Precast

JENSEN
PRECAST®



1
C4-1,4-2
5-1,5-2

JENSEN PHV-2500 STORMWATER INTERCEPTOR DETAIL NTS

DRAFT

DRAWN BY: KL
REVIEWED BY: LP
APPROVED BY: HK
SCALE: NO SCALE
DATE: 3-31-2017
PROJECT NO: 0055.005.004

PARCEL A: OUTFALLS 1A AND 2A EXISTING
STORMWATER INTERCEPTOR DETAIL

SAFETY FIRST

SHEET NO:
C7-1

terraperphase
engineering
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Oakland, California 94612
Phone: 510-645-1850
www.terraperphase.com

LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER
No. 10032018
CIVIL ENGINE
DATE: 01/12/2018
SIGNATURE

REVISION HISTORY		APPROVED	
NO.	DESCRIPTION	DATE	



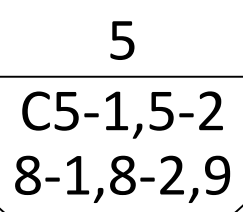
NOTES

1. BERM SOILS AND COMPACTION PER GEOTECHNICAL NOTE 1.1 ON SHEET C-2A.

2	INTERIOR WEIR
C5-1,5-2	NTS


$$\frac{3}{C5-1,5-2,6-1,6-2}$$

TYPICAL BERM/ACCESS ROAD SECTION
NTS

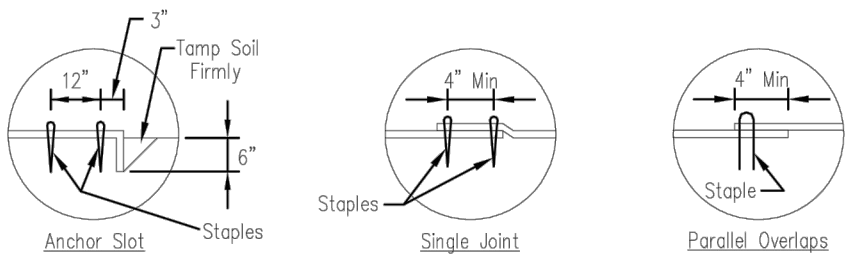
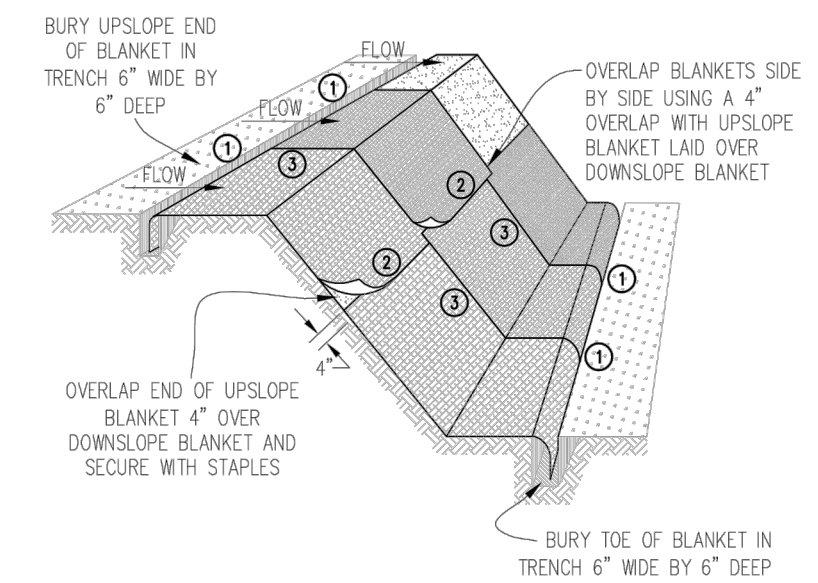


OVERFLOW SPILLWAY

NTS

DRAFT

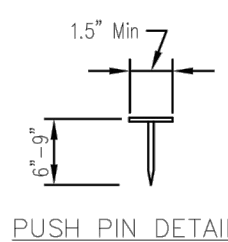
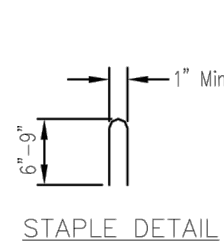
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				NO.	DESCRIPTION	DATE	APPROVED																								



DETAIL 1

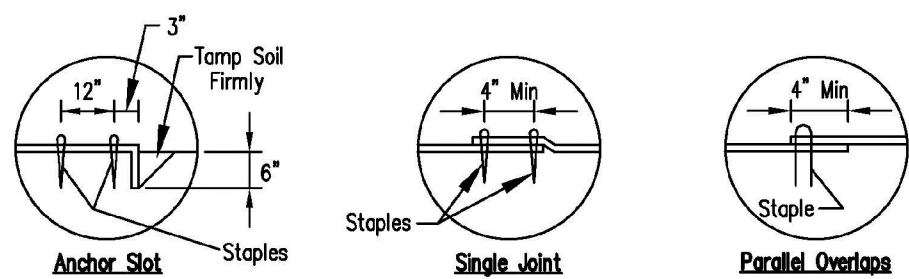
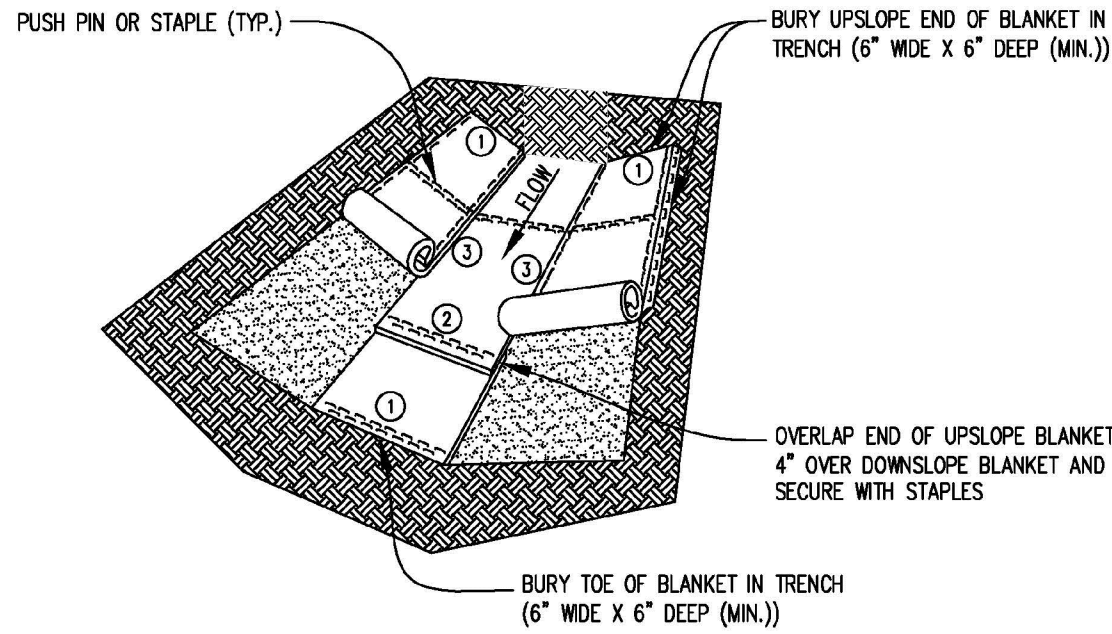
DETAIL 2

DETAIL 3



NOTES:

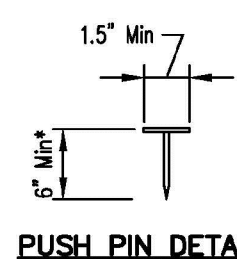
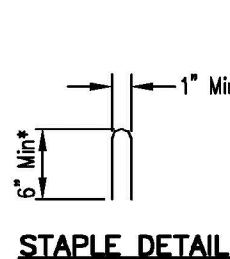
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.



DETAIL 1

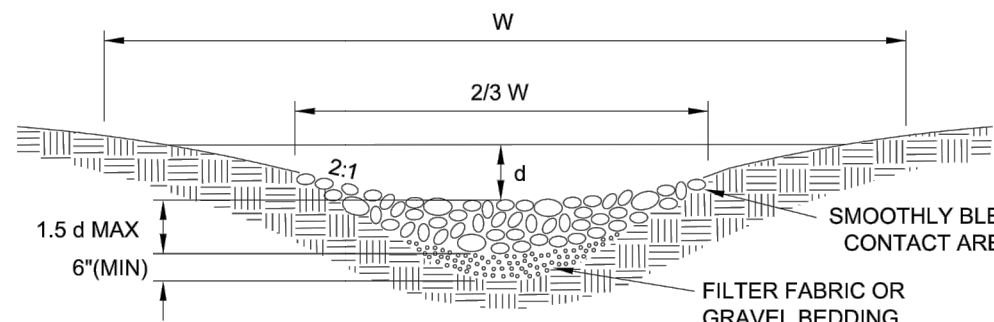
DETAIL 2

DETAIL 3

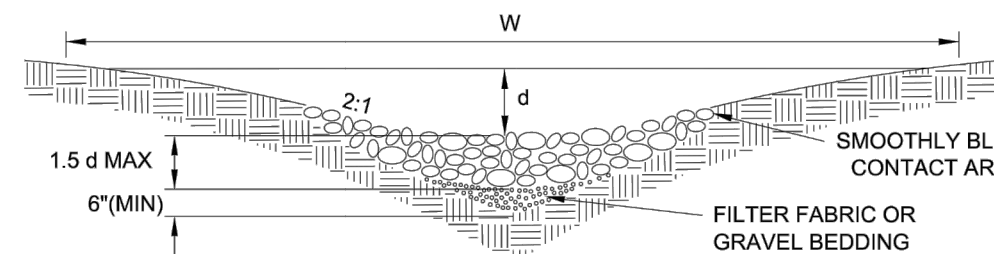


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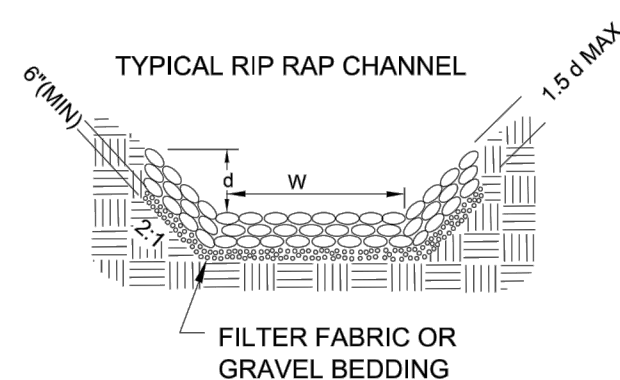
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.



PARABOLIC-SHAPED
(SHAPED BY BULLDOZER)



V-SHAPED
(SHAPED BY MOTOR GRADER)



TRAPEZOIDAL

NOTE:

1. TO BE USED WHERE EXCESSIVE STORMWATER VELOCITIES PROHIBIT VEGETATIVE LININGS.
2. DIMENSIONS FOR d & w AND SIZE OF STONE MUST BE DETERMINED BY APPROPRIATE DESIGN CRITERIA.

TABLE

d MAX	STONE CLASSIFICATION	RIP RAP DEPTH
8"	A	12"
12"	B	18"
18"	CLASS 1	27"
24"	CLASS 2	36"

6
C8-1,8-2

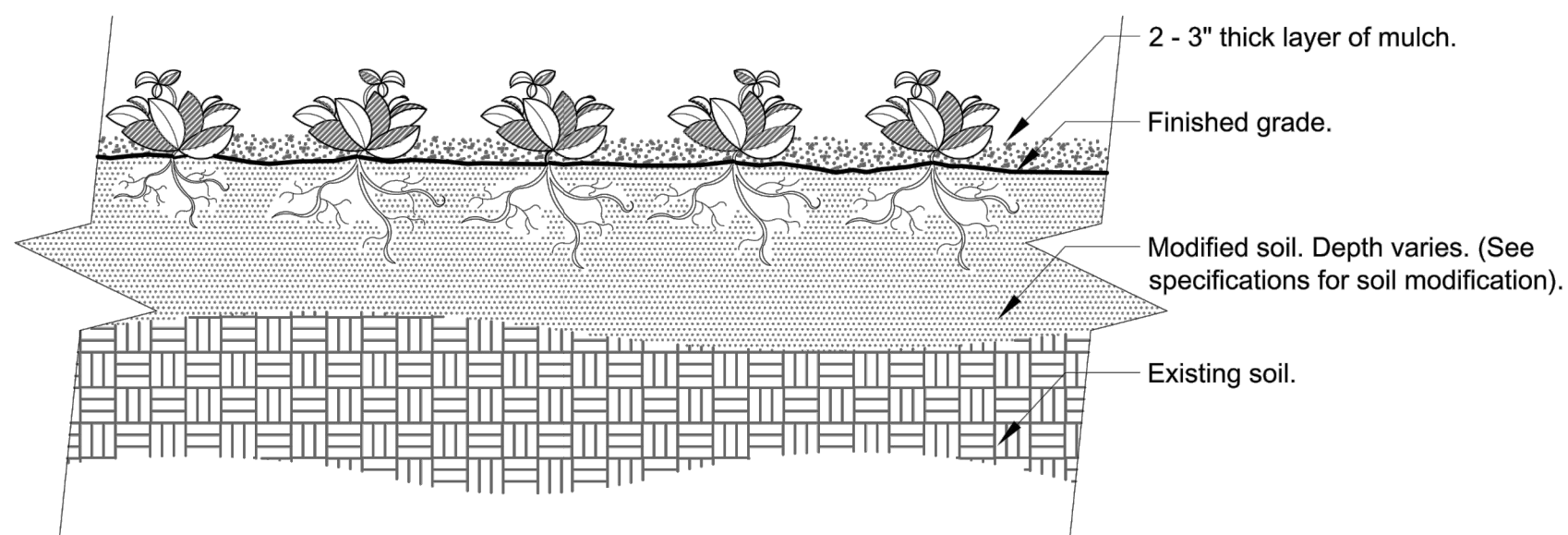
EROSION CONTROL MAT INSTALLATION DETAIL
NTS

7
C5-1,5-2
8-1,8-2,9

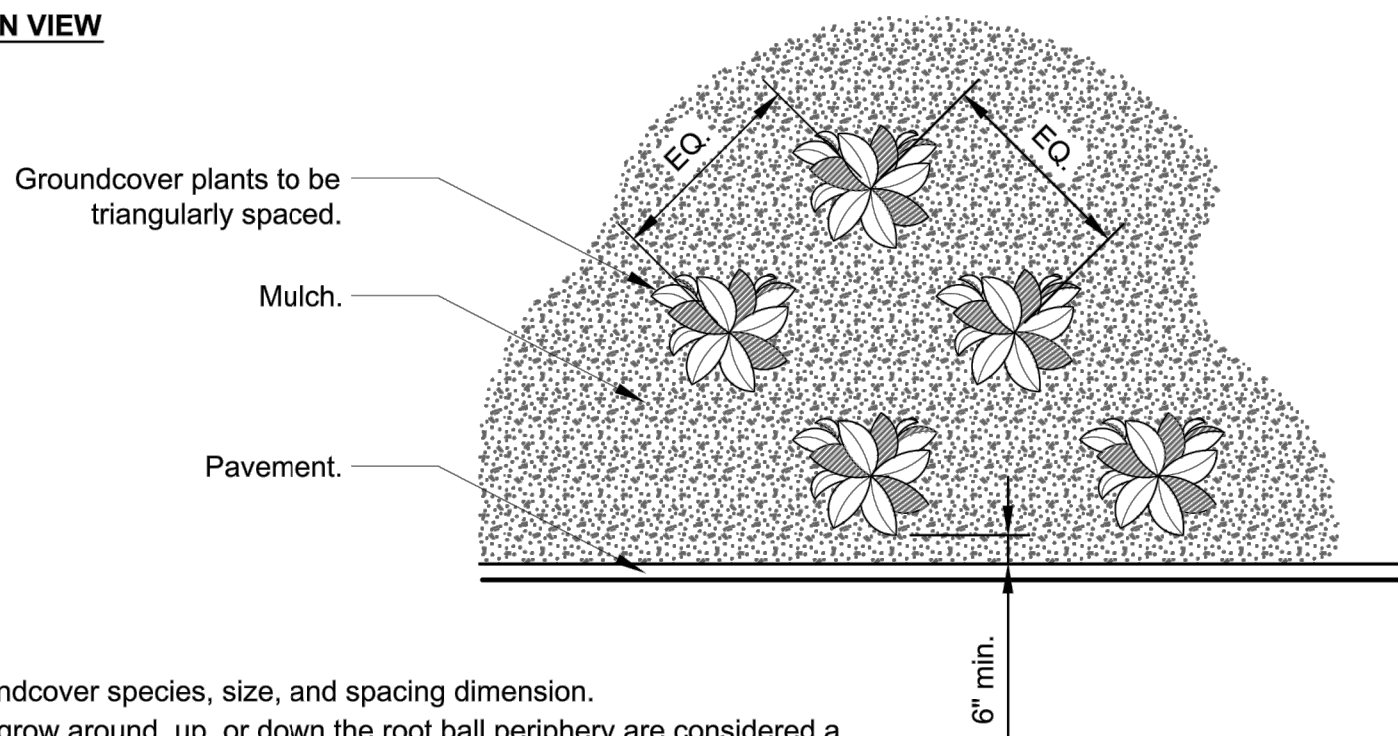
TURF REINFORCEMENT MAT INSTALLATION DETAIL
NTS

8
C5-1,5-2
8-1,8-2,9

RIP RAP LINED CHANNEL DETAIL
NTS



SECTION VIEW



PLAN

Notes:

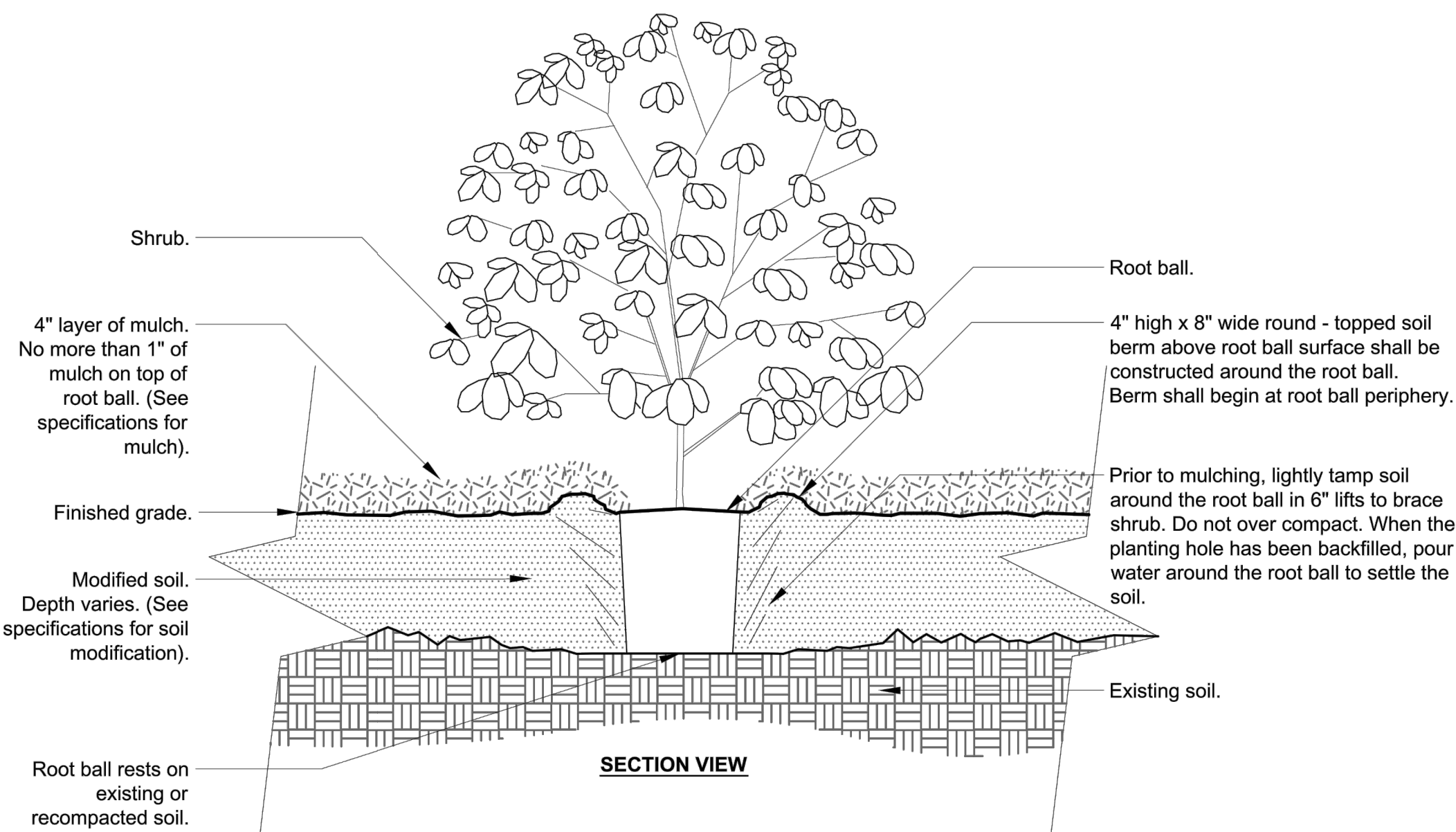
- 1- See planting legend for groundcover species, size, and spacing dimension.
- 2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
- 3- Settle soil around root ball of each groundcover prior to mulching.

9
C8-1,8-2

GROUNDCOVER DETAIL
NTS

10
C8-1,8-2

MODIFIED SOIL SHRUB DETAIL
NTS



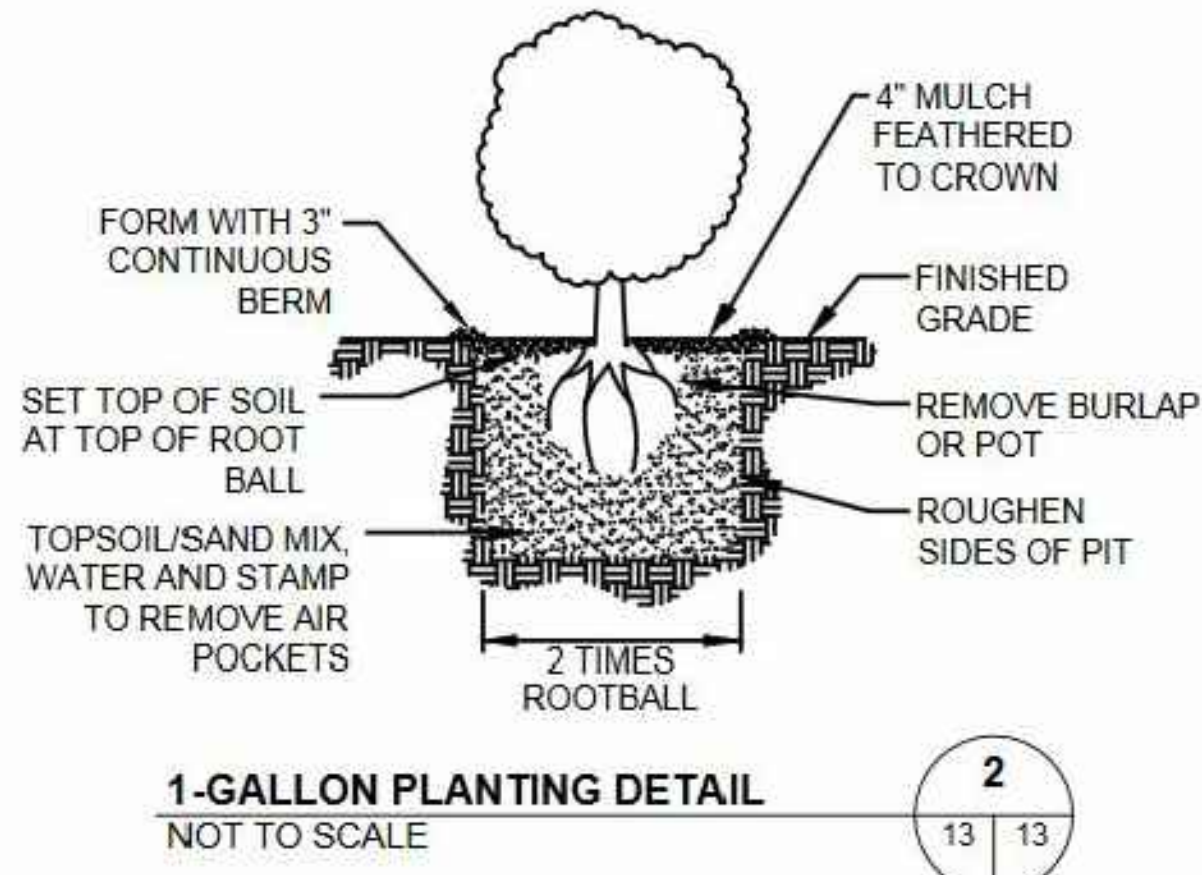
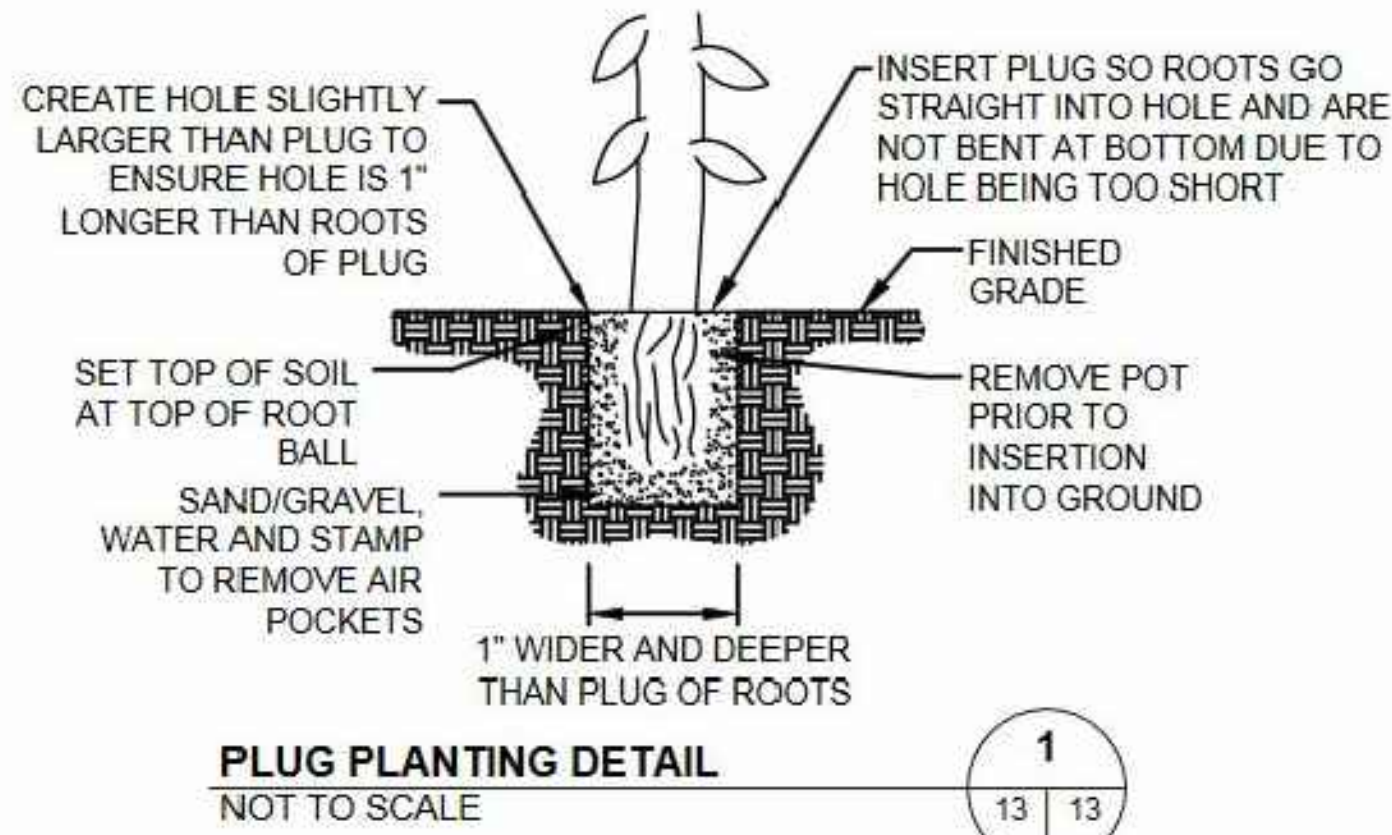
SECTION VIEW

Notes:

- 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
- 2- See specifications for further requirements related to this detail.

DRAFT

DRAWN BY: LP REVIEWED BY: HK APPROVED BY: SCALE: DATE: PROJECT NO: NO SCALE 3-31-2017 0055.005.004	PARCEL A: OUTFALLS 1A AND 2A DETAILS	SAFETY FIRST	SHEET NO: C7-3				
LICENSED PROFESSIONAL REGISTERED PROFESSIONAL ENGINEER EXPIRATION DATE: 06/30/2018 NO. 010 CIVIL ENGINEER STATE OF CALIFORNIA 1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terrapphase.com	REVISION HISTORY	DESCRIPTION	DATE	APPROVED	SIGNATURE	DATE	
NO.							



NOTES:

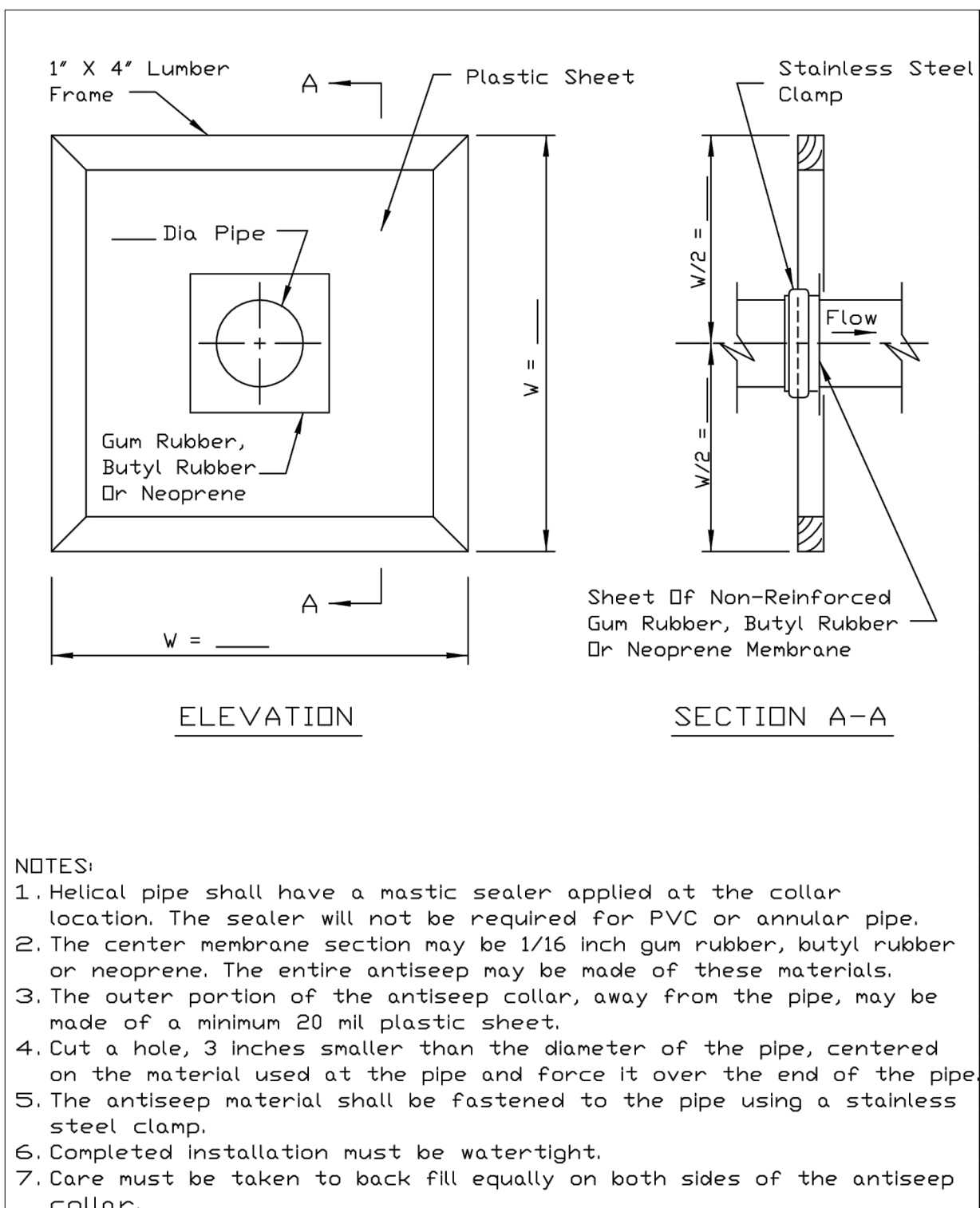
1. THE RECOMMENDED TIME FOR PLANT INSTALLATION IS EARLY FALL BETWEEN OCTOBER 1 AND NOVEMBER 15.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH ALL PARTICIPATING PARTIES PRIOR TO COMMENCEMENT OF WORK IN THE PLANTING AREAS TO REVIEW THE PROJECT GOALS, PLANTING DETAILS, SITE CONDITIONS, CLEARING/EXCAVATION LIMITS, AND CONSTRUCTION SEQUENCING.
3. CONTRACTOR SHALL REMOVE ANY REMAINING INVASIVE SPECIES THROUGHOUT THE PLANTING AREA, INCLUDING BUT NOT LIMITED TO BLACKBERRY, BINDWEED, AND NON-NATIVE GRASSES USING MACHINERY OR BY HAND. ON-SITE SOIL CONTAINING INVASIVE PLANT SPECIES SHALL NOT BE REUSED WITHIN THE PLANTING AREAS.
4. AN APPROXIMATELY 4-INCH-DEEP LAYER OF MULCH SHALL BE PLACED IN A RING AROUND UPLAND PLANTS IN THE AREA ABOVE THE OHW LINE FOR EROSION CONTROL, WEED PREVENTION, AND MOISTURE RETENTION.
5. ALL SOIL AND MULCH SHALL BE CERTIFIED FREE OF MATERIAL TOXIC TO PLANT GROWTH AND NOXIOUS WEED SEEDS.
6. ONLY ZONES TWO AND FOUR WILL BE PLANTED DURING THIS PHASE, PHASE 1.

PLANT SPECIFICATIONS AND INSTALLATION:

1. ALL PLANTS AND PLANTING ACTIVITIES SHALL CONFORM TO LANDSCAPE INDUSTRY STANDARDS. PLANT STOCK SHALL BE FREE OF DEFECTS, DISEASE, INFESTATIONS, AND SHALL BE HEALTHY. THE OWNER OR OWNER'S REPRESENTATIVE MAY REQUIRE REPLACEMENT OR SUBSTITUTION OF ANY UNACCEPTABLE PLANTS. PLANT STOCK SHALL BE OBTAINED FROM A NURSERY LICENSED TO SELL PLANTS IN WASHINGTON; PLANT STOCK SHALL BE LOCALLY GROWN IN WESTERN WASHINGTON.
2. THE OWNER OR REPRESENTATIVE SHALL BE PRESENT TO INSPECT PLANTS BEFORE THEY ARE INSTALLED AND THE OWNER CAN REJECT PLANTS IF THEY DO NOT MEET THE INDUSTRY STANDARD. CONTRACTOR SHALL PROVIDE OWNER A COPY OF THE PLANT RECEIPTS THAT INCLUDES THE NUMBER PURCHASED. DURING INSPECTION PLANTS NEED TO BE ORGANIZED TO ALLOW FOR EASY INSPECTION AND COUNT.
3. ALL PLANT STOCK SHALL BE HANDLED WITH CARE TO ENSURE PROTECTION FROM INJURY. PLANTS SHALL BE KEPT MOIST AND STORED IN A SHADED AREA UNTIL INSTALLATION WHILE BEING STORED ON THE PROJECT SITE. BEFORE AND AFTER PLANTING, SOIL IN THE PLANTING PITS SHALL BE SATURATED.
4. FOLLOWING EARTHWORK, THE PLANTINGS SHALL BE INSTALLED PER THE SPECIES, QUANTITIES, SIZES, GROUPING AND SPACING IDENTIFIED IN THE PLANT SCHEDULE.
5. PLANTS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON PLAN (UPLAND OR RIPARIAN AREAS).
6. ZONES 1, 2, AND 4:
 - a. EXCAVATE PLANTING PITS AS SHOWN IN DETAIL 1. GENTLY LOOSEN ROOTS OF CONTAINERIZED PLANT STOCK PRIOR TO PLANTING.
 - b. BACKFILL PLANTING PITS WITH CERTIFIED WEED FREE TOPSOIL/SAND MIX. NO CHEMICALS SHALL BE ADDED TO THE BACKFILL SOIL.
 - c. WATER EACH PLANT THOROUGHLY AFTER PLANTING IN ORDER TO ELIMINATE AIR POCKETS AND AID IN NATURAL SOIL COMPACTION.
9. ZONE 3:
 - a. HARVEST AND PLANT STAKES DURING THE DORMANT SEASON.
 - b. MAKE CLEAN CUTS AND DO NOT DAMAGE STAKES OR SPLIT ENDS DURING INSTALLATION. USE A PILOT BAR IN FIRM SOILS.
 - c. SOAK CUTTINGS CONTINUOUSLY PRIOR TO INSTALLATION.

11
C8-1,8-2

PLANTING DETAIL
NTS



12
C6-1,6-2

FLEXIBLE ANTISEEP COLLAR DETAIL
NTS

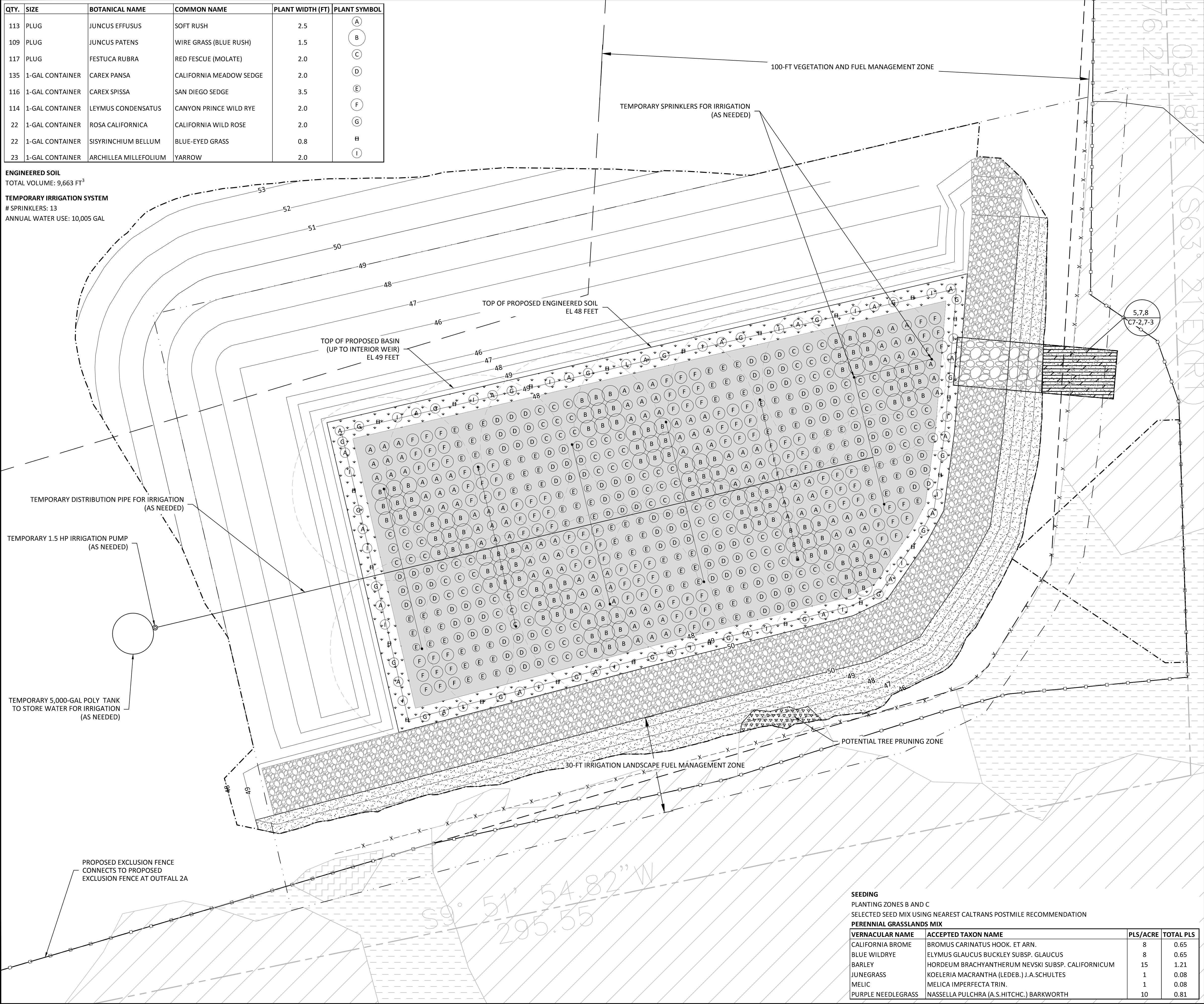
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DRAWN BY: KL REVIEWED BY: LP APPROVED BY: HK SCALE: NO SCALE DATE: 3-31-2017 PROJECT NO: 0055.005.004		SHEET NO: C7-4	
PARCEL A: OUTFALLS 1A AND 2A DETAILS		SAFETY FIRST	
terraperase engineering 1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terraperase.com		LICENSED PROFESSIONAL REGISTERED PROFESSIONAL ENGINEER No. 10002018 CIVIL ENGINE EXPIRES 12/31/2025 SIGNATURE _____ DATE _____	
REVISION HISTORY		APPROVED	
DESCRIPTION		DATE	
NO.			

QTY.	SIZE	BOTANICAL NAME	COMMON NAME	PLANT WIDTH (FT)	PLANT SYMBOL
113	PLUG	JUNCUS EFFUSUS	SOFT RUSH	2.5	A
109	PLUG	JUNCUS PATENS	WIRE GRASS (BLUE RUSH)	1.5	B
117	PLUG	FESTUCA RUBRA	RED FESCUE (MOLATE)	2.0	C
135	1-GAL CONTAINER	CAREX PANSA	CALIFORNIA MEADOW SEDGE	2.0	D
116	1-GAL CONTAINER	CAREX SPISSA	SAN DIEGO SEDGE	3.5	E
114	1-GAL CONTAINER	LEYMUS CONDENSATUS	CANYON PRINCE WILD RYE	2.0	F
22	1-GAL CONTAINER	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	2.0	G
22	1-GAL CONTAINER	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	0.8	H
23	1-GAL CONTAINER	ARCHILLEA MILLEFOLIUM	YARROW	2.0	I

ENGINEERED SOIL
TOTAL VOLUME: 9,663 FT³

TEMPORARY IRRIGATION SYSTEM
SPRINKLERS: 13
ANNUAL WATER USE: 10,005 GAL



LEGEND

50

PROPOSED MAJOR CONTOUR

49

PROPOSED MINOR CONTOUR

APPROXIMATE PARCEL BOUNDARY

APPROXIMATE DRAINAGE AREA BOUNDARY

APPROXIMATE CONSTRUCTION WORK BOUNDARY

X - - - X

EXISTING FENCE LOCATION

PROPOSED OVERFLOW SPILLWAY

PROPOSED RIP RAP

PROPOSED TURF REINFORCEMENT MAT

PROPOSED EXCLUSION FENCE LOCATION

PLANTING ZONE A (PROPOSED BASIN BOTTOM)

PLANTING ZONE B (PROPOSED BASIN SIDE SLOPES)

PLANTING ZONE C (PROPOSED EXTERIOR BERM OUTER SIDE SLOPE)

PROPOSED GRAVEL FOR TOP OF BERM/ROAD

EXISTING TREE ZONE

EXISTING SHRUB ZONE

EXISTING GRASSLAND ZONE

NOTES

- SEE GENERAL LANDSCAPE NOTES ON SHEET C2-2.
- SEE DETAILS 6 THROUGH 10 ON SHEET C7-3 AND DETAIL 11 ON SHEET C7-4.

SPRINKLER SPRAY ZONE (19-FT RADIUS OFFSET)

SEEDING
PLANTING ZONES B AND C
SELECTED SEED MIX USING NEAREST CALTRANS POSTMILE RECOMMENDATION

PERENNIAL GRASSLANDS MIX		PLS/ACRE	TOTAL PLS
VERNACULAR NAME	ACCEPTED TAXON NAME		
CALIFORNIA BROME	BROMUS CARINATUS HOOK. ET ARN.	8	0.65
BLUE WILD RYE	ELYMUS GLAUCUS BUCKLEY SUBSP. GLAUCUS	8	0.65
BARLEY	HORDEUM BRACHYANTHERUM NEVSKI SUBSP. CALIFORNICUM	15	1.21
JUNEGRASS	KOELERIA MACRANTHA (LEDEB.) J.A.SCHULTES	1	0.08
MELIC	MELICA IMPERFECTA TRIN.	1	0.08
PURPLE NEEDLEGRASS	NASSELLA PULCHRA (A.S.HITCHC.) BARKWORTH	10	0.81

DRAFT

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LP

HK

1" = 15'

3-31-2017

0055.005.004

DRAWN BY:

REVIEWED BY:

SCALE:

DATE:

PROJECT NO:

SHEET NO:

C8-1

PARCEL A: OUTFALL 1A CONCEPT LANDSCAPE PLAN

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1404 Franklin Street, Suite 600
Oakland, California 94612
Phone: 510-645-1850
www.terraphase.com

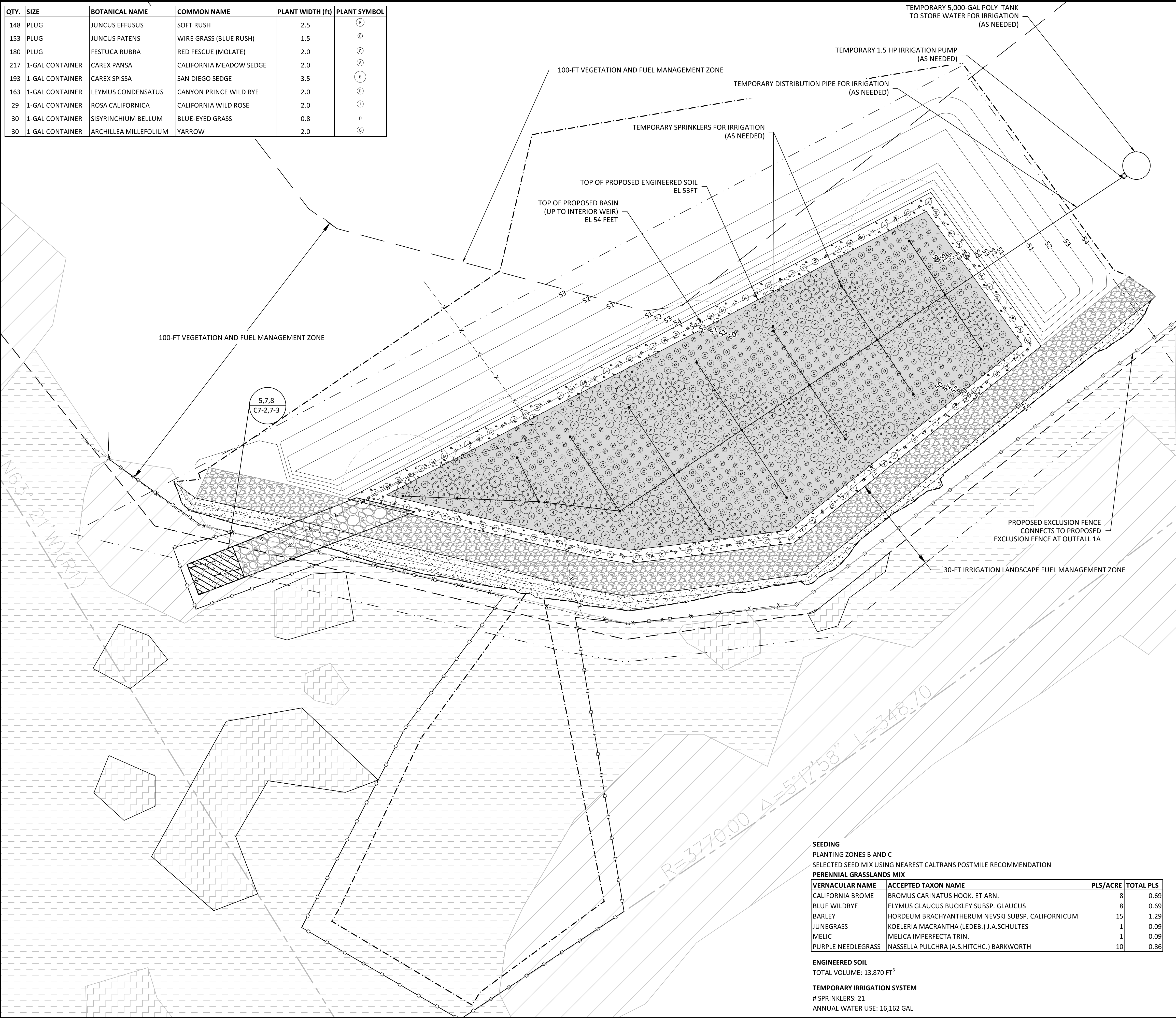
LICENSED PROFESSIONAL

DATE

REVISION HISTORY

NO.	DESCRIPTION	DATE	APPROVED

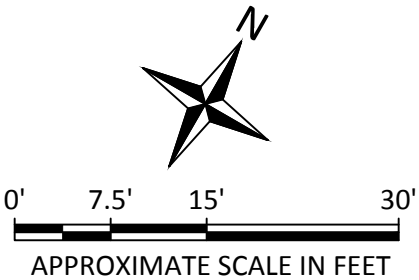
QTY.	SIZE	BOTANICAL NAME	COMMON NAME	PLANT WIDTH (ft)	PLANT SYMBOL
148	PLUG	JUNCUS EFFUSUS	SOFT RUSH	2.5	F
153	PLUG	JUNCUS PATENS	WIRE GRASS (BLUE RUSH)	1.5	E
180	PLUG	FESTUCA RUBRA	RED FESCUE (MOLATE)	2.0	C
217	1-GAL CONTAINER	CAREX PANSA	CALIFORNIA MEADOW SEDGE	2.0	A
193	1-GAL CONTAINER	CAREX SPISSA	SAN DIEGO SEDGE	3.5	B
163	1-GAL CONTAINER	LEYMUS CONDENSATUS	CANYON PRINCE WILD RYE	2.0	D
29	1-GAL CONTAINER	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	2.0	I
30	1-GAL CONTAINER	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	0.8	H
30	1-GAL CONTAINER	ARCHILLEA MILLEFOLIUM	YARROW	2.0	G



- LEGEND**
- 50 PROPOSED MAJOR CONTOUR
 - 49 PROPOSED MINOR CONTOUR
 - APPROXIMATE PARCEL BOUNDARY
 - APPROXIMATE DRAINAGE AREA BOUNDARY
 - APPROXIMATE CONSTRUCTION WORK BOUNDARY
 - X-X-X EXISTING FENCE LOCATION
 - PROPOSED OVERFLOW SPILLWAY
 - PROPOSED RIP RAP
 - PROPOSED TURF REINFORCEMENT MAT
 - PROPOSED EXCLUSION FENCE LOCATION
 - PLANTING ZONE A (PROPOSED BASIN BOTTOM)
 - PLANTING ZONE B (PROPOSED BASIN SIDE SLOPES)
 - PLANTING ZONE C (PROPOSED EXTERIOR BERM EXTERIOR SIDE SLOPE)
 - PROPOSED GRAVEL FOR TOP OF BERM/ROAD
 - EXISTING TREE ZONE
 - EXISTING SHRUB ZONE
 - EXISTING GRASSLAND ZONE



- NOTES**
- SEE GENERAL LANDSCAPE NOTES ON SHEET C2-2.
 - SEE DETAILS 6 THROUGH 10 ON SHEET C7-3 AND DETAIL 11 ON SHEET C7-4.



DRAFT

KL
LP
HK
1" = 15'
3-31-2017
0055.005.004

DRAWN BY:
REVIEWED BY:
APPROVED BY:
SCALE:
DATE:
PROJECT NO:

PARCEL A: OUTFALL 2A CONCEPT LANDSCAPE PLAN

SAFETY FIRST

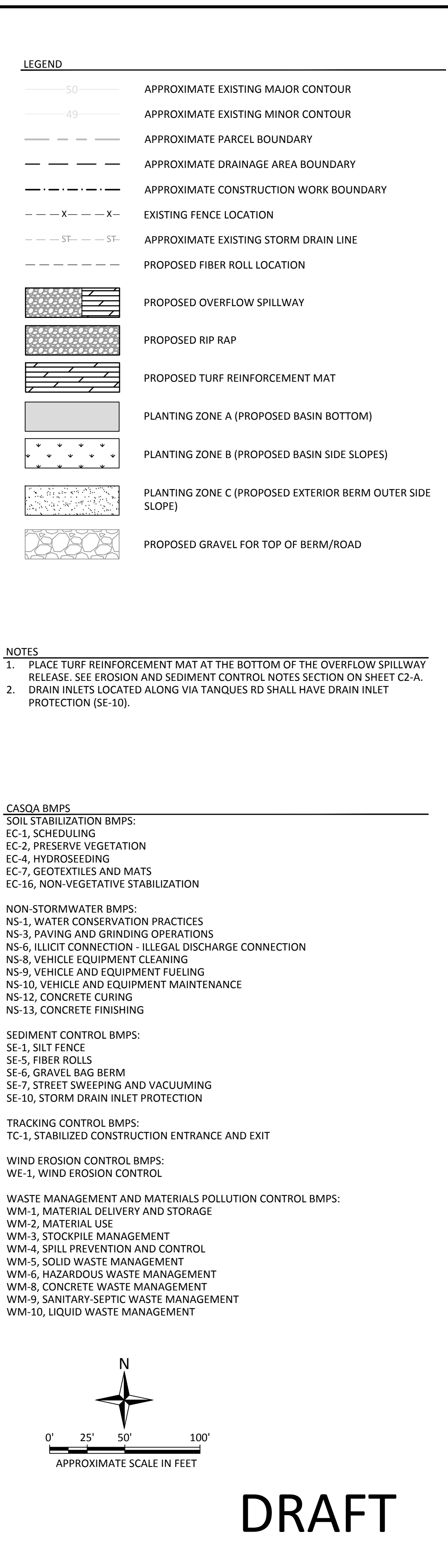
1404 Franklin Street, Suite 600
Oakland, California 94612
Phone: 510-645-1850
www.terrphase.com



LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER
No. 00502018
CIVIL ENGINE
STATE OF CALIFORNIA

SIGNATURE
DATE

REVISION HISTORY

NO.	DESCRIPTION	DATE	APPROVED



REVISION HISTORY			PARCEL A: OUTFALLS 1A AND 2A EROSION CONTROL PLAN		DRAWN BY: KL REVIEWED BY: LP APPROVED BY: HK SCALE: 1" = 50' DATE: 3-31-2017 PROJECT NO: 0055-005-0004
			SAFETY FIRST		
LICENSED PROFESSIONAL			 1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terraphase.com		SHEET NO: C9
			SIGNATURE _____ DATE _____		
NO.			DESCRIPTION	DATE	APPROVED



Construction Management Plan

Improvement Plans for Pick-N-Pull Auto Dismantlers

516 Dolan Road, Moss Landing, CA

Contact(s):

Owner - Pick-N-Pull Auto Dismantlers, Rob Ellsworth, (510) 839-4714

Developer - Pick-N-Pull Auto Dismantlers, Rob Ellsworth, (510) 839-4714

Contractor- To be determined

Construction Vehicles:

Anticipated construction vehicles will consist of dump trucks, backhoe, loader, grader, roller, forklift, concrete trucks, light trucks, and cars during general construction.

Project Scheduling & Grading Activity:

The proposed project is estimated to last 3 months. For the first 6 weeks, during grading activities, there may be up to 3 truckloads on any given day (import/export of soil is not anticipated; small amounts of aggregate, rip rap, and concrete will be imported) and up to 4000 yards of onsite earthwork per day.

Hours of Operation:

The hours of operation for outdoor construction will be from 8:00 AM to 5:00 PM Monday through Friday and potentially from 9:00 AM to 5:00 PM on Saturday. No construction is currently anticipated on Sunday.

Project Scheduling:

To be determined.

Preservation of Existing Vegetation:

Minimizing limits of disturbance and preserving existing trees and vegetation is a priority. No existing trees will be removed. Disturbed vegetation outside the site fence line will be revegetated as soon as possible with native seed. Disturbed areas within the fence line will be stabilized as soon as practical using compaction, vegetation, rock, or concrete.

Materials and Equipment Staging and Storage:

Construction is expected to use just-in-time material deliveries, minimizing inventory and re-handling costs. Equipment and material storage and staging will all take place within site boundaries.

Construction Traffic:

Construction activities will be controlled through one access point to the property.

Construction workers and materials will come by way of **Highway 1** (from the South) and

turn right on **Dolan Road** followed by a left onto **Via Tanques Road**, traveling approximately 0.7 miles to the project site, and generally leave in a route reversed from arrival. To prevent mud or debris tracking on public roads, clean gravel or rumble plates will be placed at the access points to the property and street sweeping will occur on **Via Tanques Road** if indicated necessary by daily monitoring. Signs will be placed to the near the entrances **Via Tanques Road** advising of construction traffic, speed limits and appropriate cautions and warnings. Please see the attached Construction Management Plan Traffic Map.

Grading and Erosion Control:

An approved Storm Water Pollution Prevention Plan will be implemented prior to beginning work. Best Management Practices will be reviewed on a regular basis, per Construction General Permit requirements.

Parking:

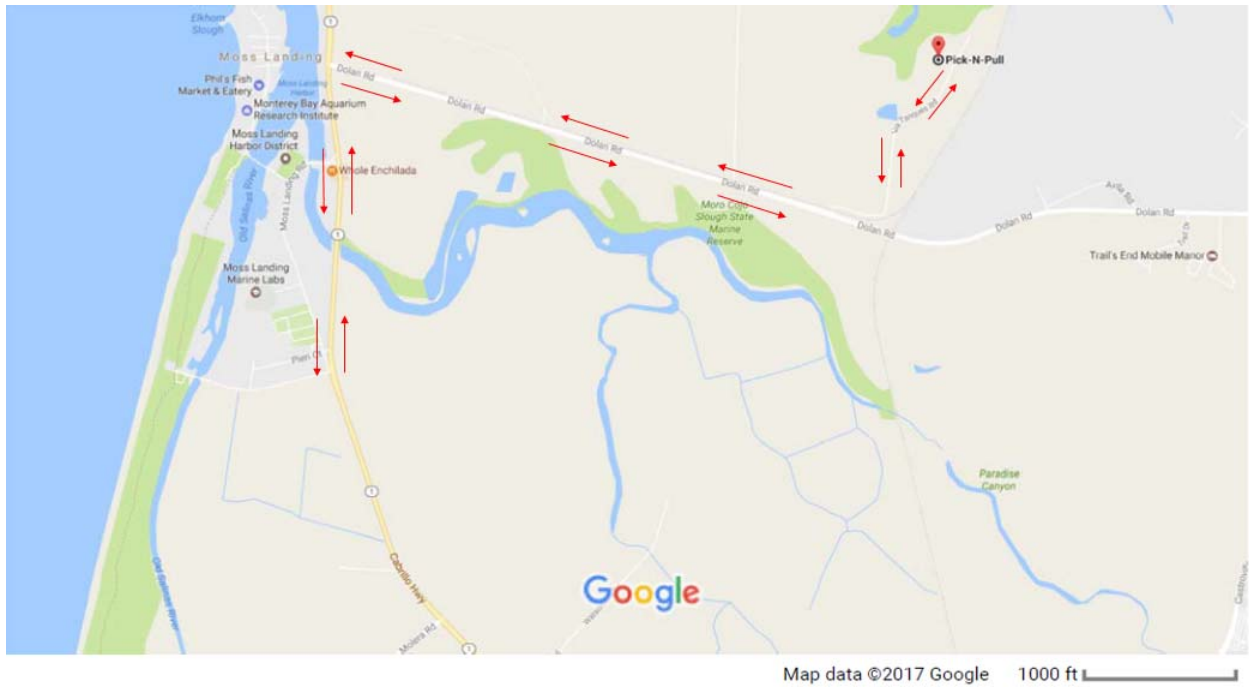
Employee and subcontractor parking will be located onsite at designated parking areas.

On-site Facilities:

Construction toilets / porta potties will be placed around the construction site to provide access to all workers. Facilities will be relocated as needed to provide reasonable access.

Signage:

Along with the hours of operation and construction traffic signage, name and phone numbers for the on-site person responsible for compliance with the Construction Management Plan will be displayed on jobsite signs along with notices and jobsite rules.





July 22, 2016

Mr. Rob Ellsworth
Schnitzer Steel Industries, Inc.
1101 Embarcadero West
Oakland, CA 94607

Subject: Response to Ecological Rights Foundation Initial Comments on the Proposed Structural BMP Plan, Pick-n-Pull Facility, Moss Landing, California

Dear Mr. Ellsworth:

Terraphase Engineering Inc. (Terraphase) is providing this brief response to initial comments raised by the Ecological Rights Foundation regarding the proposed Structural Stormwater Best Management Practice (BMP) Plan for the Pick-n-Pull auto dismantling facilities located at 516A Dolan Road [Unit A] and 516B Dolan Road [Unit B], Moss Landing, California ("the Facilities"). The Structural BMP Plan was prepared in accordance with the requirements of the Consent Decree between the Ecological Rights Foundation and Pick-n-Pull San Jose Auto Dismantlers, effective December 14, 2015.

The Consent Decree requires that the Structural BMP Plan be developed to provide treatment for stormwater discharges to a level commensurate with Best Available Technology Economically Achievable (BAT) and the Best Conventional Pollutant Control Technology (BCT) and to provide other measures necessary to prevent stormwater discharges from causing or contributing to an exceedance of applicable water quality standards for Elkhorn Slough. We are confident that the proposed BMP Plan meets and exceeds both BAT and BCT standards. As discussed in the Consent Decree, the design objective for the proposed Structural BMP Plan is to obtain sufficient stormwater storage and treatment capacity so that stormwater is effectively treated to reduce pollutants prior to discharge in any storm that does not exceed the site-specific Design Storm (i.e., stormwater discharges should only bypass the treatment systems at each outfall during storm events that exceed the Design Storm¹).

In addition to maintaining current facility BMPs, Pick-n-Pull is required by the Consent Decree to develop and implement additional BMPs necessary to comply with the goal of reducing the level of pollutants in stormwater discharged from the Facilities below Tier Two Levels of the Consent Decree (see Table 1 below) and to use best efforts to reduce the levels of pollutants in stormwater discharges below Tier One Levels. However, an exceedance of a Tier One or Tier Two Level, by itself, is not considered a violation of the Consent Decree. We believe that implementation of the proposed Structural BMP Plan

¹ "Design Storm" means the volume of runoff produced from an 85th percentile 24-hour storm event, as determined from National Oceanic and Atmospheric Administration (NOAA) rainfall records.

will result in stormwater discharges that are consistently below Tier Two Levels and often below Tier One Levels.

Table 1. Tier One and Two Levels for Facility Discharges

Contaminant	Tier One Limit <i>Applicable Basin Plan value (salt or freshwater dependent)</i>	Tier Two Limit
Oil & Grease	---	15 mg/L
Total Suspended Solids	---	100 mg/L
Chemical Oxygen Demand	---	120 mg/L
Total Recoverable Copper	0.048 mg/L (CTR)	0.0636 mg/L
Total Recoverable Lead	0.01 mg/L (BP)	0.0816 mg/L
Total Recoverable Zinc	0.02 mg/L (BP)	0.117 mg/L
Total Recoverable Aluminum	---	0.75 mg/L
Total Cadmium	0.0002 mg/L (BP)	0.0159 mg/L
Total Recoverable Iron	---	1 mg/L
Total Recoverable Mercury	0.0001 mg/L (BP)	0.0024 mg/L
Total Recoverable Nickel	0.0002 mg/L (BP)	1.417 mg/L
Total Recoverable Silver	0.0019 mg/L (CTR)	0.117 mg/L
pH	---	6.0 to 9.0 units

The BMP Plan presents conceptual designs for structural BMPs based on site-specific conditions determined from an engineering evaluation of site hydrology, soils, stormwater sampling data and other relevant factors. The proposed BMP Plan has been specifically designed to improve stormwater quality in compliance with the Consent Decree. The following four outfalls and associated drainage areas are the locations where the stormwater treatment system improvements are being proposed:

- Unit A (Premier Facility)
 - Outfall 1A (drainage area: 2.73 acres)
 - Outfall 2A (drainage area: 3.61 acres)
- Unit B (Main Facility)
 - Outfall 1B (drainage area: 4.52 acres)
 - Outfall 2B (drainage area: 3.93 acres)

Initial comments regarding the Structural BMP Plan were provided by the Ecological Rights Foundation via email on July 12, 2016. The following is the subset of the initial comments provided that are the subject of this memorandum.

"In reviewing the structural BMP plan, we did not see any discussion of depth to groundwater and the potential for groundwater flow to become a pathway for the migration/discharge of contaminants via a "direct hydrological connection" to Elkhorn Slough. We have noted on our past inspections of the area that there appeared to be seeps downhill from the Moss Landing facility that would indicate some potential for a hydrological connection between groundwater underneath the facility and local receiving waters. We note that the draft structural BMP plan indicates that Pick N Pull did subsurface investigation/cone penetration testing but there is limited discussion of what this testing revealed in the plan and no discussion whether this or other assessment tool has allowed Pick N Pull to discern depth to groundwater. ERF requests that Pick N Pull provide ERF with any information it already has on this point and that its draft structural BMP plan be revised to reflect consideration of this point.

We also have some potential concerns whether the on-site retention capacity provided for by the plan will be sufficient, in conjunction with other measures, to ensure stormwater discharges do not cause or contribute to exceedances of water quality standards in Elkhorn Slough. We will elaborate on our concerns shortly, but we would welcome any further information that Pick N Pull has concerning the expected levels of COCs in stormwater that will still be discharged from the site taking into account the enhanced retention and treatment measures called for in the plan. One interrelated question we have is what size storm event, in terms of return frequency, is Pick N Pull building capacity to retain (i.e., will Pick N Pull have capacity to retain a one year 24 hour storm, a six month, a two month storm event, etc. We find this a somewhat more useful characterization of storm retention capacity that indicating the percentile level of storm that is being designed for or stating the size storm, such as 0.8" that will be retained)."

Depth to Groundwater

Although the Structural BMP Plan did not provide discussion regarding the depth to groundwater, the data was provided in Attachment 7, in the "Presentation of Site Investigation Results". A geotechnical investigation at four representative site locations was conducted with Cone Penetrometer Testing (CPT) to characterize soils to approximately 70 feet below ground surface. There were a total of four CPT borings performed, one located at each of the four outfall locations at the site. Attachment 7 provides information regarding the estimated phreatic surface throughout the site based on CPT pore pressure dissipation tests, which indicates the level of the water table, for each CPT location. The measured depth to groundwater ranged from 46.7 feet to 70 feet below ground surface, with an average groundwater depth of 59.4 feet below ground surface. According to the CASQA 2003 California Stormwater BMP Handbook for New Development and Redevelopment, "Groundwater separation for stormwater infiltration facilities should be at least 3 m from the basin invert to the measured groundwater elevation". Also, many municipalities throughout California have adopted a standard minimum of a ten feet separation between stormwater infiltration facilities and groundwater. Given that the separation of the proposed infiltration facility and groundwater at the project site is significantly greater than the standards cited above, potential stormwater-related contamination of groundwater is not of concern for the proposed bioretention facilities.

Additional Evaluation of Proposed On-site Retention Capacity

Proposed system sizing applies a percent-capture-based design (per California Industrial General Permit [IGP] volumetric sizing criteria) for each drainage area to address specific unit processes that control pollutant fates, removals, and accumulations. As required by the Consent Decree, each proposed bioretention facility is designed to ensure sufficient stormwater storage and/or treatment capacity so that all stormwater is effectively treated to reduce pollutants prior to discharge for any storm that does not exceed the site-specific Design Storm (site-specific 85th-percentile 24-hour storm event, 0.80 inches² for the Moss Landing location). The proposed system sizing meets and greatly exceeds this standard.

The Structural BMP Plan has proposed very conservative design capacities for the proposed stormwater treatment facilities at each of the four stormwater outfalls, greatly in excess of minimum sizing standards. The design of the proposed BMPs is intended to consistently reduce the level of pollutants in stormwater discharged from the Facilities below Tier Two Levels of the Consent Decree with efforts to reduce the levels of pollutants in stormwater discharges below Tier One Levels. The table below presents our proposed design capacities for each outfall and the ability of the proposed design volumes to meet the 1-yr, 5-yr, 25-yr, 50-yr, and 100-yr recurrence interval events. The combined forebay and bioretention basin storage volume for each outfall greatly exceeds the minimum capacity requirement associated with the 85th percentile event (0.8") as required by the Consent Decree (see Table 2 below). In addition, as shown below, the proposed design capacity volumes at each outfall can also meet the 1-

² The site-specific 85th-percentile 24-hour storm event of 0.80 inches is calculated based on the Sunset State Beach Rain Gauge (COOP ID# 048680) located near Watsonville, CA; a 36-year period of record available for this gauge is applied (08-Jan-1970 through 27-Dec-2006) to support this calculation. The maximized stormwater capture volume is determined separately for each DMA. It is derived on the basis of historical precipitation records determined using the formula and volume capture coefficients in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998) pages 175-178 (85th percentile 24-hour storm runoff event).

yr, 5-yr, 25-yr, 50-yr, and 100-yr recurrence interval design storm events for both 6-hour and 12-hour storm durations.

Table 2. Proposed Design Capacity Evaluation Summary

Outfall	Drainage Area (ac)	Minimum Bioretention Area (ac)	Proposed Bioretention Area (ac)	Proposed Bioretention Basin Storage Volume (cubic-ft)	Proposed Forebay Storage Volume (cubic-ft)	Proposed Combined Bioretention Basin and Forebay Storage Volume (cubic-ft)	85th Percentile Event Rainfall (in)	85th Percentile Event Volume (cubic-ft)	Sufficient Capacity? (Y/N)
1A	2.73	0.109	0.16	25,358	16,227	41,585	0.80	7,927.92	Y
2A	3.61	0.144	0.23	36,782	19,251	56,033	0.80	10,483.44	Y
1B	4.52	0.181	0.36	53,954	22,931	76,885	0.80	13,126.08	Y
2B	3.93	0.157	0.31	52,130	12,016	64,146	0.80	11,412.72	Y

Rainfall Amount (in)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	0.959	1.44	2.02	2.30	2.60
12-hr	1.23	1.91	2.74	3.13	3.56
24-hr	1.60	2.58	3.74	4.29	4.87

Source: Point Precipitation Frequency Estimates. NOAA Atlas 14, Volume 6, Version 2, Location name: Moss Landing, California, US.

Outfall 1A: Rainfall Volume for a Given Storm Event (cubic-ft)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	9,504	14,270	20,018	22,793	25,766
12-hr	12,189	18,928	27,153	31,018	35,279
24-hr	15,856	25,568	37,063	42,513	48,261

Outfall 1A: Is There Sufficient Capacity? (Y/N)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	Y	Y	Y	Y	Y
12-hr	Y	Y	Y	Y	Y
24-hr	Y	Y	Y	N	N

Outfall 2A: Rainfall Volume for a Given Storm Event (cubic-ft)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	12,567	18,870	26,471	30,140	34,071
12-hr	16,118	25,029	35,906	41,016	46,651
24-hr	20,967	33,809	49,010	56,217	63,818

Outfall 2A: Is There Sufficient Capacity? (Y/N)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	Y	Y	Y	Y	Y
12-hr	Y	Y	Y	Y	Y
24-hr	Y	Y	Y	N	N

Outfall 1B: Rainfall Volume for a Given Storm Event (cubic-ft)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	15,735	23,627	33,143	37,737	42,660
12-hr	20,181	31,339	44,957	51,356	58,411
24-hr	26,252	42,332	61,364	70,389	79,905

Outfall 1B: Is There Sufficient Capacity? (Y/N)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	Y	Y	Y	Y	Y
12-hr	Y	Y	Y	Y	Y
24-hr	Y	Y	Y	Y	N

Outfall 2B: Rainfall Volume for a Given Storm Event (cubic-ft)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	13,681	20,543	28,817	32,812	37,091
12-hr	17,547	27,248	39,089	44,652	50,787
24-hr	22,825	36,806	53,354	61,201	69,475

Outfall 2B: Is There Sufficient Capacity? (Y/N)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	Y	Y	Y	Y	Y
12-hr	Y	Y	Y	Y	Y
24-hr	Y	Y	Y	Y	N

Proposed Structural BMP Plan Design Summary

The proposed Structural BMP Plan design provides for effective stormwater management through volume control, settling, filtration, biological uptake, evaporation, and infiltration. Bioretention is a well-accepted engineered management practice that uses stormwater basins with engineered soil media to collect, store, and treat stormwater through a variety of biological, physical, and chemical processes. Bioretention cells are surface and subsurface stormwater treatment systems designed to discharge water of a quality and quantity similar to pre-development conditions as well as to enhance biodiversity, and facilitate groundwater recharge if infiltration is incorporated into the design. Bioretention cells are typically composed of a vegetated basin with an engineered soil media, an overflow, an underdrain, and a water storage layer. Once the cell is saturated, excess water can be dewatered by infiltration into the subsoil, by means of an underdrain, by discharge to additional downstream treatment BMPs, by discharge directly to an outfall, or any combination of these methods.

Although the accumulation of metals is a potential concern, buildup problems are not anticipated due to the typical metal concentrations expected in runoff. Recent studies have compared the metal removal potential (Cu, Zn, Cd, Pb) of five materials (potting soil, compost, coconut coir, sludge and a commercial mix) often used in bioretention systems. Potting soil and the commercial mix offer the best metal uptake when dosed with low and high concentrations of metals. Compost also had high removal efficiencies (>90%). Metals tended to accumulate within the upper 5 cm of the filter media and metal leaching was negligible. Potting soil is recommended as the principal media mixed with compost since these materials perform well and are readily available.

The IGP provides bioretention system design standards and associated treatment control BMP hydraulic sizing criteria for volume-based BMPs³. In order to address current IGP design sizing criteria (85th-percentile, 24-hour storm event), the proposed bioretention cells for each outfall are sized based on the contributing drainage area and allow for a minimum 6" of ponding depth underlain by 18" - 24" of bioretention soil mix and a bottom gravel storage layer depth of 24" (with a minimum storage depth of 18"). As a means to further ensure treatment effectiveness, facility sizing safety factors of 2.0 and 1.5 were conservatively applied to increase the respective design capacities for Unit B (Main Facility) and Unit A (Premier Facility).

3

California Industrial General Permit Design Standards for Treatment Control BMPs:

All new treatment control BMPs employed by the Discharger to comply with IGP Section X.H.2 Advanced BMPs shall be designed to comply with design storm standards in this Section. A Factor of Safety shall be incorporated into the design of all treatment control BMPs to ensure that storm water is sufficiently treated throughout the life of the treatment control BMPs. The design storm standards for treatment control BMPs are as follows:

a. Volume-based BMPs: The Discharger, at a minimum, shall calculate the volume to be treated using one of the following methods:

- i. The volume of runoff produced from an 85th percentile 24-hour storm event, as determined from local, historical rainfall records;
- ii. The volume of runoff produced by the 85th percentile 24-hour storm event, determined as the maximized capture runoff volume for the facility, from the formula recommended in the Water Environment Federation's Manual of Practice; or,
- iii. The volume of annual runoff required to achieve 80% or more treatment, determined in accordance with the methodology set forth in the latest edition of California Stormwater Best Management Practices Handbook, using local, historical rainfall records.

b. Flow-based BMPs: The Discharger shall calculate the flow needed to be treated using one of the following methods:

- i. The maximum flow rate of runoff produced from a rainfall intensity of at least 0.2 inches per hour for each hour of a storm event;
- ii. The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity, as determined from local historical rainfall records, multiplied by a factor of two; or,
- iii. The maximum flow rate of runoff, as determined using local historical rainfall records, that achieves approximately the same reduction in total pollutant loads as would be achieved by treatment of the 85th percentile hourly rainfall intensity multiplied by a factor of two.

The underlying soils at the site only allow for limited infiltration (site soils are mapped as Hydrologic Soil Group D Soils with average saturated hydraulic conductivity rates of 0.03 inches/hour). Site soils have also been characterized using site-specific infiltration tests yielding a site-wide average infiltration rate of approximately 0.6 inches/hour. To support a conservative design the more restrictive value of 0.03 inches/hour was used. However, an impermeable liner will be installed under the bioretention basins at Outfalls 1A and 2A to avoid potential slope saturation geotechnical risks in those two areas.

Each bioretention basin will include a pre-treatment forebay to support additional stormwater storage volume and to provide for initial settling of suspended sediment prior to introduction of stormwater flows to the bioretention filter media. The forebay units are designed to accommodate efficient access for maintenance and removal of collected sediment. In addition, each of the overflow inlets that allow for ponded water to gently flow from the forebay units into the bioretention cells will be equipped with removable filtration media to further reduce sediment loading of each bioretention cell.

The proposed design is intended to minimize the potential for future stormwater discharges to cause or contribute to the exceedances of applicable Elkhorn Slough water quality standards. Based on the system design, our experience with similar systems, and the other factors discussed above, our technical judgment is that implementation of the structural improvements described in the proposed Plan will reduce the level of pollutants in stormwater discharged from the Facilities to below the Consent Decree's Tier Two Levels and make significant progress towards achieving stormwater discharges with pollutant levels below Tier One Levels.

Previous investigations of bioretention facilities have documented their effectiveness at removing lead, copper, and zinc from stormwater runoff. Removal rates of these metals (based on concentration and total mass) were excellent, reaching close to 100% for all metals under most conditions, with effluent copper and lead levels often less than 5 ug/L and zinc less than 25 ug/L. Overall, excellent removal of particulate metals as well as dissolved metals can be expected through bioretention and infiltration.

Closing

Terraphase is grateful for the opportunity to support this important project. If you have any questions or comments regarding this document, please contact Lucas Paz (510-645-1850; lucas.paz@terrphase.com) or Hans Kramer (510-414-6169; hans.kramer@terrphase.com).

Sincerely,

For Terraphase Engineering Inc.



Lucas Paz, PhD, CPESC, QSD, QISP ToR
Senior Associate Hydrologist



Hans Kramer, PE, QSD, QISP ToR
Senior Associate Engineer



September 15, 2016

Mr. Rob Ellsworth
Schnitzer Steel Industries, Inc.
1101 Embarcadero West
Oakland, CA 94607

Subject: Structural BMP Plan, Pick-n-Pull Facility, Moss Landing, California

Dear Mr. Ellsworth:

Terraphase Engineering Inc. (Terraphase) is pleased to present this Structural Stormwater Best Management Practice (BMP) Plan for the Pick-n-Pull auto dismantling facilities located at 516A Dolan Road [Unit A] and 516B Dolan Road [Unit B]), Moss Landing, California ("the Facilities"). This Structural BMP Plan has been prepared in accordance with the requirements of the Consent Decree between the Ecological Rights Foundation and Pick-n-Pull San Jose Auto Dismantlers, effective December 18, 2015. The Consent Decree requires that, in addition to the review of previous data, 2015-2016 sampling data be used in an evaluation to support site design and stormwater treatment system improvement recommendations as discussed further below. Preliminary design drawings associated with this Structural BMP Plan (Sheets C1 through C23) are attached for reference (see Attachment 5).

Pick-n-pull Moss Landing Facilities Structural Stormwater BMP Plan

Pick-n-Pull San Jose Auto Dismantlers operates the subject automobile dismantling and used auto parts sales facilities located at 516A & 516B Dolan Road, Moss Landing, California. Stormwater flows off-site from the Facilities at four different discharge points or outfalls (Unit A: Outfall 1A and 2A, Unit B: Outfall 1B and 2B). Each outfall discharges onto the ground in the vicinity of Elkhorn Slough and has the potential to introduce runoff into the Slough. Stormwater runoff from the Facilities has the potential to come into contact with stored vehicles, auto parts, and other materials associated with the Pick-n-Pull operations. Stormwater Pollution Prevention Plans (SWPPPs), as required by the California Industrial General Permit (IGP) National Pollutant Discharge Elimination System (NPDES) General Permit CAS000001, have been developed and are currently implemented for each facility. Stormwater monitoring at the Facilities, as required by the IGP, indicates that previous stormwater discharges have periodically contained concentrations of pollutants exceeding IGP benchmark values.

We understand that, in the very near future, the extent of industrial operations on Unit A (the Premier Lot) is likely to be reduced through a minimization of the operational footprint on that parcel, combined with an associated reduction in the number of vehicles that will be stored there. Therefore, the potential stormwater exposure to industrial materials on the Premier Lot will be reduced. Unit B, where the production yard is located, will continue to conduct operations similar to current conditions. New bioretention facilities and associated treatment systems, as described in detail below, are being proposed to provide enhanced stormwater treatment at all outfalls from both Unit A and Unit B (see preliminary design documents in Attachment 5).

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Introduction and Project Background

The Consent Decree requires that this Structural BMP Plan be developed for both facilities in order to provide treatment to all stormwater discharges to a level commensurate with Best Available Technology Economically Achievable (BAT) and the Best Conventional Pollutant Control Technology (BCT) and to provide other measures necessary to prevent stormwater discharges from causing or contributing to an exceedance of applicable water quality standards for Elkhorn Slough. The objective of the proposed Structural BMPs is to obtain sufficient stormwater storage and treatment capacity so that stormwater is effectively treated to reduce pollutants prior to discharge in any storm that does not exceed the site-specific Design Storm (i.e., stormwater discharges should only bypass the treatment systems at each outfall during storm events that exceed the Design Storm¹).

In addition to maintaining current facility BMPs, Pick-n-Pull is required by the Consent Decree to develop and implement additional BMPs necessary to comply with the goal of reducing the level of pollutants in stormwater discharged from the Facilities below Tier Two Levels in Table 1 of the Consent Decree (see below) and to use best efforts to reduce the levels of pollutants in stormwater discharges below Tier One Levels in Table 1. An exceedance of a Tier One or Tier Two Level, by itself, is not considered a violation of the Consent Decree.

Table 1. Tier One and Two Levels for Facility Discharges

Contaminant	Tier One Limit <i>Applicable Basin Plan value (salt or freshwater dependent)</i>	Tier Two Limit
Oil & Grease	---	15 mg/L
Total Suspended Solids	---	100 mg/L
Chemical Oxygen Demand	---	120 mg/L
Total Recoverable Copper	0.048 mg/L (CTR)	0.0636 mg/L
Total Recoverable Lead	0.01 mg/L (BP)	0.0816 mg/L
Total Recoverable Zinc	0.02 mg/L (BP)	0.117 mg/L
Total Recoverable Aluminum	---	0.75 mg/L
Total Cadmium	0.0002 mg/L (BP)	0.0159 mg/L
Total Recoverable Iron	---	1 mg/L
Total Recoverable Mercury	0.0001 mg/L (BP)	0.0024 mg/L
Total Recoverable Nickel	0.0002 mg/L (BP)	1.417 mg/L
Total Recoverable Silver	0.0019 mg/L (CTR)	0.117 mg/L
pH	---	6.0 to 9.0 units

¹ "Design Storm" means the volume of runoff produced from an 85th percentile 24-hour storm event, as determined from National Oceanic and Atmospheric Administration (NOAA) rainfall records.

This document describes proposed conceptual designs for structural BMPs that have been identified as applicable to site conditions based on an engineering evaluation of site hydrology, soils, site-specific stormwater sampling data and other relevant factors. Proposed BMP enhancements are being designed to improve stormwater quality, achieve and maintain compliance with the Consent Decree and minimize the potential for discharge of pollutants in excess of the Numeric Action Levels in the 2015 IGP at each of the facilities' stormwater outfalls. The following provides a summary of the four outfall locations and associated contributing watershed areas where stormwater treatment system improvements are being proposed:

- Unit A (Premier Facility)
 - Outfall 1A (drainage area: 2.73 acres)
 - Outfall 2A (drainage area: 3.61 acres)
- Unit B (Main Facility)
 - Outfall 1B (drainage area: 4.52 acres)
 - Outfall 2B (drainage area: 3.93 acres)

The proposed site-specific stormwater treatment improvements for all 4 outfall drainage areas are based on retrofitting the existing drainage facilities at the site with appropriately designed flow control and bioretention basins (partial infiltration or retention facilities), as well as system expansion and design improvements to the existing StormwaterRx treatment system located at Outfall 2B. The conceptual design considers the results of previous stormwater influent and effluent sampling data for each of the respective drainage management areas (DMAs) as well as site-specific hydraulic/pollutant loading characteristics. A redundant treatment train approach will be applied in Unit B where the highest potential for elevated contaminant loading is present, based on the type and frequency of ongoing operations in that area and based on the evaluation of previous stormwater sampling results discussed below. The proposed system sizing applies a percent-capture-based design (per IGP volumetric sizing criteria) for each DMA to address specific unit processes that control pollutant fates, removals, and accumulations. Each proposed bioretention facility is designed to ensure sufficient stormwater storage and/or treatment capacity so that all stormwater is effectively treated to reduce pollutants prior to discharge for any storm that does not exceed the site-specific Design Storm (site-specific 85th-percentile 24-hour storm event, 0.80 inches² for the Moss Landing location).

The design development evaluated hydrologic management through volume control, settling, filtration, biological uptake, evaporation, and infiltration. Bioretention has become a well-accepted engineered management practice that uses stormwater basins with engineered soil media to collect, store, and treat stormwater through a variety of biological, physical, and chemical processes. Bioretention cells are essentially surface and subsurface stormwater treatment systems designed to discharge water of a quality and quantity similar to pre-development conditions as well as to enhance biodiversity, and

² The site-specific 85th-percentile 24-hour storm event of 0.80 inches is calculated based on the Sunset State Beach Rain Gauge (COOP ID# 048680) located near Watsonville, CA; a 36-year period of record available for this gauge is applied (08-Jan-1970 through 27-Dec-2006) to support this calculation. The maximized stormwater capture volume is determined separately for each DMA. It is derived on the basis of historical precipitation records determined using the formula and volume capture coefficients in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998) pages 175-178 (85th percentile 24-hour storm runoff event).

facilitate groundwater recharge if infiltration is incorporated into the design. A typical bioretention cell is composed of a vegetated basin with an engineering soil media, an overflow, an underdrain, and a water storage layer. The basic concept of bioretention is to capture and treat pollutants and sediments prior to discharge (Li and Davis, 2009). Once the cell is saturated, the excess water can then be dewatered by infiltration into the subsoil (also called an infiltration design), by means of an underdrain, by discharge to additional downstream treatment BMPs, by discharge directly to an outfall, or any combination of these methods. Each bioretention basin will have a defined volumetric storage capacity designed to effectively treat its corresponding DMA. For small rain events that produce rainfall volume less than this capacity, the bioretention unit will hold the entire inflow volume and produce no discharge. This volume is estimated based on the size of the system and key physical properties. For bioretention basins, the precipitation capacity that can be managed without discharge has been defined as the Bioretention Abstraction Volume (BAV).

Multiple mechanisms for water quality improvement are available in bioretention systems. These include sedimentation, filtration, adsorption (and desorption), precipitation and dissolution, and a myriad of biological processes. Biological processes can include various nitrogen transformations (ammonification, nitrification, and denitrification), hydrocarbon degradation, plant uptake, and bacterial survival and predation. Hydraulic/pollutant loading rates, system sizing design, characteristics of the engineered soil media, and the presence/absence of specific unit processes and conditions will control the ultimate water quality improvements efficiencies for the system (Hatt et al., 2011).

Previous investigations of bioretention facilities have documented their effectiveness at removing lead, copper, and zinc from synthetic stormwater runoff. Removal rates of these metals (based on concentration and total mass) were excellent, reaching close to 100% for all metals under most conditions, with effluent copper and lead levels often less than 5 µg/L and zinc less than 25 µg/L (Davis et al., 2003). Somewhat lesser removal was noted for shallow bioretention depths. Overall, excellent removal of dissolved as well as particulate metals can be expected through bioretention and infiltration. Although the accumulation of metals is a potential concern, buildup problems are not anticipated for more than 15 years due to relatively low metal concentrations expected in runoff. Recent studies have compared the metal removal potential (Cu, Zn, Cd, Pb) of five materials (potting soil, compost, coconut coir, sludge and a commercial mix) used in bioretention systems. Potting soil and the commercial mix offered the best metal uptake when dosed with low and high concentrations of metals. Compost also had high removal efficiencies (>90%). Metal leaching from these materials was negligible. Metals tended to accumulate at the upper 5 cm of the filter media. Potting soil has been recommended as the principal media mixed with compost since these materials perform well and are readily available (Lim et al., 2015).

An established foundation of recent research characterizes the hydrologic and water quality performances of various bioretention systems, but also provides information to develop and improve performance over that of more traditional systems. Enhanced systems have been repeatedly and successfully used for removal of metals, phosphorus, and nitrogen. Design research, implementation success, and demonstration monitoring has been accomplished through enhanced media modifications, novel hydraulic storage/flow path and storage designs, and treatment train approaches.

Site Assessment and Structural BMP Design Development Process

The following process was conducted to support the conceptual design development and to support the preparation of this Structural BMP Plan:

- Review available site data (previous site improvement plans, SWPPPs, sampling data, agency correspondence, soils data, etc.)
- Develop 2015-2016 winter season sampling strategy to better inform design
- Review and analysis of 2015-2016 sampling results
- Obtain updated site topographic and utility survey
- Conduct limited geotechnical investigation (Cone Penetration Testing, 04/26/16)
- Conduct percolation testing (04/26/16)
- Conduct engineering evaluation of site hydrology
- Tabulation of the project information (input values for the four site-specific DMAs, resulting areas/volumes, and stormwater treatment system sizing methods)
- Development of preliminary design documents, description, and layout schematic for proposed treatment BMPs
- Preparation of design assumptions and references
- Evaluation of other selection criteria (design, construction, maintenance, costs, water quality performance, and feasibility assessments)

Terraphase has reviewed available site information, including the two applicable SWPPPs, sampling data and lab reports, Annual Reports, treatment system specifications and operations and maintenance records, treatment system operator feedback, previous site utility plans, and other information provided by Pick-n-Pull. This review also included consulting National Resource Conservation Service (NRCS) soil data, preparation of site-specific hydrologic calculations to address design storm standards (per the Industrial General Permit requirements for treatment and flow control BMPs), and review of site hydraulics including a characterization of site-specific drainage areas. Additionally, it has been confirmed with site personnel that existing BMPs are being maintained as expected and that previous recommendations (regarding pH calibration and keying in of BMPs) from the Regional Water Quality Control Board's email of August 13, 2015 have been implemented. The improvements (ERTEC ProWattle, ACF Floc Socks, ERTEC Gr8 Guards, and UltraTech activated carbon filter sock products) indicated in Section 5.2.3 of the March 2016 Facility SWPPPs have been implemented.

The above activities informed the development of a sampling strategy for the 2015-2016 winter season which focused on obtaining information to assess existing BMP effectiveness and to support additional optimization of site operations and treatment system management. Previous and recent sampling data was utilized to determine the need for BMP retrofits and additional BMPs best suited to the Facility, including BMPs specified for consideration in the Consent Decree. For instance:

- BMP influent and effluent water quality was analyzed so that existing treatment system performance effectiveness and capture efficiency could be assessed.
- Specific contaminant categories and concentration benchmarks/Numeric Action Levels referenced in the Consent Decree have been assessed. Monitoring of additional analytes, and evaluation of total versus dissolved results was also conducted.

- Adjustments to existing treatment system settings and back-flush frequencies have been assessed based on discussions with the treatment system supplier (StormwaterRx).

Terraphase provided support during implementation of the recommended sampling over the 2015-2016 winter season. Additional site data was also collected through the following means:

- LIDAR 2004 topographic data of the site from the National Oceanic and Atmospheric Association (NOAA).
- Geotechnical investigation at four representative site locations using Cone Penetrometer Testing (CPT) to characterize soils to approximately 70 feet below ground surface.
- Percolation testing at four representative site locations in the vicinity of each of the four outfall areas (April 2016).
- Completion of a supplemental site topography and utility survey (May 2016).

This Structural BMP Plan is based on best professional judgment following review of the Facilities' sampling data gathered to date, site-specific physical and operational constraints, and BMP design recommendations in the scientific literature. The development of this Plan has evaluated and addresses the following four stormwater treatment improvement options as presented in the Consent Decree:

Pick-n-Pull shall consider the following options for improving stormwater treatment capability and prepare a Structural BMP Plan that includes some or all of the following components, or a combination thereof, as determined through an engineering evaluation of site hydrology, lithology and other relevant factors:

- ***Installing additional holding tanks or other forms of storm water storage at Outfall 2B to allow for additional water retention/treatment prior to storm water reaching the StormwaterRx system.***
- ***Upgrading the current system to the StormwaterRx Purus treatment unit or equivalent alternative systems by other manufacturers.***
- ***Diverting all storm water from the customer yard that is currently directed to the inlet at Outfall 2B to instead flow to Outfall 1B, or ensuring sufficient treatment capacity at Outfall 2B to accommodate the additional flow from the customer yard.***
- ***Installing infiltration basins around Outfall 1B at the 516-B Dolan Road Facility, and around Outfalls 1A and 2A at the 516-A Dolan Road Facility.***

Options evaluated have included bioretention/infiltration basins, bioretention basins without infiltration, and alternative treatment BMPs. This Plan discusses recent sampling results to assess existing BMP performance/capacity to support recommendations for structural BMP improvements to satisfy Best Available Technology Economically Achievable (BAT) and Best Conventional Pollutant Control Technology (BCT) standards, and to minimize the potential for Facility stormwater discharges to cause or contribute to the exceedances of applicable Elkhorn Slough water quality standards.

Evaluation of Facilities 2015-2016 Stormwater Sampling Results

Terraphase evaluated 2015-2016 stormwater sampling results for the four existing Facility outfalls and associated BMPs with respect to observed concentrations of constituents of concern (COCs) in site

runoff before treatment (influent) and after treatment (effluent). The stormwater sampling program was designed to evaluate effectiveness of existing BMPs, assess the contribution of COCs from stormwater runoff source areas, and identify subareas (DMAs) that are most in need of implementation of new or enhanced stormwater controls or BMPs to improve stormwater quality. Although this evaluation largely focuses on the 2015-2016 sampling season, historical effluent (discharge monitoring) results were also reviewed.

Terraphase's evaluation of stormwater data was conducted by preparing and reviewing the following attachments:

- Attachment 1 - Tabular summary of 2015-2016 sampling season results
- Attachment 2 - Tabular summary of historical effluent results (2014-2016)
- Attachment 3 - Tabular summary of historical results for Unit B
- Attachment 4 - Timeline of BMP implementation

Terraphase's review of the 2015-2016 and historical data identified the following data trends:

- The 2015-2016 particle size distribution data indicates that the effluent samples at all outfalls contain a higher proportion of fine grained particles in comparison to the influent samples. These data indicate that existing BMPs are effective at removing large particles but BMP improvements are needed to more effectively reduce fine particles in discharged stormwater. Further reductions in fine particles are expected to result in additional reductions in metals.
- The 2015-2016 sampling data for total metals, COD and TSS concentrations indicate lower COC concentrations in the effluent samples for Outfalls 1A, 2A and 2B. Total metals, COD and TSS concentrations observed for Outfall 1B indicate higher concentrations in the effluent samples. These data indicate that existing BMPs installed at Outfalls 1A, 2A and 2B appear effective for reduction of total metals, COD and TSS, while existing BMPs installed at Outfall 1B did not effectively remove these COCs during the 2015-2016 time frame.
- The 2015-2016 analytical data for dissolved metals concentrations indicates that dissolved metals concentrations are significantly lower than total metals concentrations in both influent and effluent samples for all outfalls. Changes in individual dissolved metals concentrations between influent and effluent samples include both reductions and increases for all four outfalls. These data indicate that existing BMPs do not appear to have a material effect on reducing dissolved metals concentrations.

Terraphase's evaluation of the historical discharge monitoring data and 2015-2016 BMP influent and effluent sampling data indicates that one or more COC concentration exceeds the Consent Decree's Tier One and Tier Two Levels for each outfall during each sampling event. These findings indicate that BMP enhancements are necessary for each outfall in order to satisfy Consent Decree requirements to reduce COC concentrations in stormwater discharges below Tier Two Levels, and to use best efforts to reduce the levels of pollutants in stormwater discharges below Tier One Levels.

Proposed BMP improvements were designed based on a review of the 2015-2016 influent and effluent sampling data, historical discharge monitoring data, Consent Decree requirements and other relevant

site information. The proposed BMP improvements are summarized below and detailed in Attachment 5.

Proposed Structural Treatment BMP Improvements

The evaluation of stormwater sampling results discussed above suggests that stormwater treatment BMP improvements are warranted at all outfall locations, but are strongly indicated at Outfall 1B and Outfall 2B. Bioretention cells are proposed for all four outfall locations. Bioretention cells installed at the Main Facility (Unit B) will also include infiltration. Soil and topographic conditions at the Premier Facility (Unit A) are such that infiltration may present a significant risk of slope failure; thus, the bioretention cells at this facility will be underlain with an impermeable liner to eliminate infiltration. Additional bioretention cell capacity is incorporated into the design for Unit A (the Premier Lot) in order to compensate for the lack of infiltration and achieve an appropriate level of treatment. Site-specific bioretention system designs have been developed for each outfall based on the design parameters included in Table 2, below. Pre-treatment settling basins/forebays have been incorporated into the system design at all outfalls, and additional engineered, polishing treatment facilities are included in the design for Outfall 2B due to documented higher COC loading rates in that DMA. Typical plan view and cross-section details for the proposed bioretention basins is included in the preliminary design drawings (see Sheets C21 and C22, Attachment 5). Additional polishing components at Outfall 2B will include a treatment train of flow equalization tankage and StormwaterRx Aquip and Purus units (see design details in Sheets C19 through C20, Attachment 5). The proposed combined bioretention and StormwaterRx system at Outfall 2B will be designed with approximately twice the flow capacity of the existing system. Overall, an additional conservative factor of safety of 2.0 was incorporated into the bioretention basin area and volume designs for Outfalls 1B and 2B (see Table 2). The bioretention basins proposed for these outfalls are twice the design capacity necessary to accommodate the 85th percentile design storm required by the IGP (see Attachment 6).

The IGP provides bioretention system design standards and associated treatment control BMP hydraulic sizing criteria for volume-based BMPs³. In order to address current IGP design sizing criteria (85th-percentile, 24-hour storm event), the proposed bioretention cells for each outfall are sized based on the contributing drainage area and allow for a minimum 6" of ponding depth underlain by 18" - 24" of bioretention soil mix and a bottom gravel storage layer depth of 24" (with a minimum storage depth of 18") [see Attachment 6 for additional design/sizing details]. As a means to further ensure treatment effectiveness, facility sizing safety factors of 2.0 and 1.5 were conservatively applied to increase the

3

California Industrial General Permit Design Standards for Treatment Control BMPs:

All new treatment control BMPs employed by the Discharger to comply with IGP Section X.H.2 Advanced BMPs shall be designed to comply with design storm standards in this Section. A Factor of Safety shall be incorporated into the design of all treatment control BMPs to ensure that storm water is sufficiently treated throughout the life of the treatment control BMPs. The design storm standards for treatment control BMPs are as follows:

a. Volume-based BMPs: The Discharger, at a minimum, shall calculate the volume to be treated using one of the following methods:

- i. The volume of runoff produced from an 85th percentile 24-hour storm event, as determined from local, historical rainfall records;
- ii. The volume of runoff produced by the 85th percentile 24-hour storm event, determined as the maximized capture runoff volume for the facility, from the formula recommended in the Water Environment Federation's Manual of Practice; or,
- iii. The volume of annual runoff required to achieve 80% or more treatment, determined in accordance with the methodology set forth in the latest edition of California Stormwater Best Management Practices Handbook, using local, historical rainfall records.

b. Flow-based BMPs: The Discharger shall calculate the flow needed to be treated using one of the following methods:

- i. The maximum flow rate of runoff produced from a rainfall intensity of at least 0.2 inches per hour for each hour of a storm event;
- ii. The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity, as determined from local historical rainfall records, multiplied by a factor of two; or,
- iii. The maximum flow rate of runoff, as determined using local historical rainfall records, that achieves approximately the same reduction in total pollutant loads as would be achieved by treatment of the 85th percentile hourly rainfall intensity multiplied by a factor of two.

respective design capacities for Unit B (Main Facility) and Unit A (Premier Facility). The ponding zone allows for temporary storage of runoff and promotes percolation into the bioretention mix. A specialized bioretention soil mix is proposed to enhance metals treatment and provide for the recommended infiltration rate through the engineered soil media (see bioretention soil media specifications in Attachment 6). At a minimum, soils for bioretention areas shall be sufficiently permeable to infiltrate runoff at a rate of 5" per hour, and have sufficient moisture retention to support healthy vegetation (BASMAA, 2010). Achieving both objectives with an engineered soil mix requires careful specification of soil gradations and a substantial component of organic material (typically compost). The runoff is stored in the engineered soil pore structure, as well as being filtered and subject to biological treatment associated with the soil microbial community. Runoff eventually drains into the gravel layer below which provides a third storage component. A perforated underdrain is located at the top of the gravel storage component to prevent overflow of the system. This system is unlined for bioretention cells located on Unit B to allow infiltration into the underlying native soils.

The underlying soils at the site only allow for limited infiltration (soils at the site are mapped as Hydrologic Soil Group D Soils with average saturated hydraulic conductivity rates of 0.03 inches/hour). The site soils have also been characterized using site-specific infiltration tests yielding a site-wide average infiltration rate of approximately 0.6 inches/hour. To support a conservative design the more restrictive value of 0.03 inches/hour was used to calculate the values in Table 2, below. However, an impermeable liner will be installed under the gravel reservoir at Outfalls 1A and 2A to avoid the potential geotechnical risks associated with saturation of the adjacent slope in those two areas.

Each bioretention basin will include a pre-treatment forebay to support additional stormwater storage volume and to provide for initial settling of suspended sediment prior to introduction of stormwater flows to the bioretention filter media. The forebay units are designed to accommodate efficient access for maintenance and removal of collected sediment. In addition, each of the overflow inlets that allow for ponded water to gently flow from the forebay units into the bioretention cells will be equipped with removable filtration media to further reduce sediment loading of the bioretention cell.

Table 2 – Outfall Drainage Area Summary and Proposed Design Sizing Parameters

Outfall	Drainage Area (ac)	Minimum Bioretention Basin Area (ac)	Proposed Bioretention Basin Area (ac)	Proposed Bioretention Basin Volume (cubic-ft)	Proposed Bioretention Basin Gravel Layer - Void Volume (cubic-ft)	Proposed Bioretention Basin Engineered Soil Layer - Void Volume (cubic-ft)	Proposed Forebay Volume (cubic-ft)	Proposed Forebay Area (ac)	Proposed Design Flow Rate (gpm)
1A	2.73	0.109	0.16	25,358	3,381	4,899	16,227	0.26	247
2A	3.61	0.144	0.23	36,782	4,972	7,078	19,251	0.35	327
1B	4.52	0.181	0.36	53,954	6,963	10,547	22,931	0.30	409
2B	3.93	0.157	0.31	52,130	7,368	9,893	12,016	0.15	356

Metals in stormwater may occur as dissolved colloidal or particulate-bound species; however most metals are predominantly associated with particulates, as described above based on recent sampling results from the subject Facilities and based on the scientific literature (Jones and Davis, 2013). Particle associations and speciation affect the toxicity and bioavailability of metals and are greatly dependent upon chemical and physical parameters. Elevated contaminant concentrations and increased flows during storms can create loadings equal to weeks or months of background flow. A successful control strategy for the reduction of metals from stormwater must therefore be effective in capturing a variety of metals that are in the particle-bound, colloidal and dissolved states. Metals removal through settling, particulate filtration, uptake by microorganisms, and adsorption utilizing bioretention systems has become an established method for addressing metals loading in stormwater including particle-bound, colloidal and dissolved states. Based on results from previous studies, bioretention system removal rates for dissolved zinc and lead range from 77-99% and 7-88% respectively (Sirova, V., 2015).

The actual retention capacity of the proposed stormwater treatment system for the Moss Landing Pick-n-Pull facility includes respective retention capacities associated with combined forebay and bioretention basin storage volumes for each outfall. The retention capacities for the stormwater treatment facilities serving each outfall have been designed to greatly exceed the minimum capacity requirement associated with the 85th percentile event (0.8") as required by the Consent Decree (see Table 2).

The retention capacities necessary to accommodate the 85th percentile storm event are 7,928, 10,483, 13,126, and 11,413 cubic-feet for Outfalls 1A, 2A, 1B, and 2B, respectively. The total combined site-wide retention capacity necessary to contain the 85th percentile event is 42,950 cubic-feet. The proposed bioretention basin design storage capacities are 25,358, 36,782, 53,954, and 52,130 cubic-feet for Outfalls 1A, 2A, 1B, and 2B, respectively. The total combined site-wide basin retention capacity proposed is 168,224 cubic-feet. In addition, the forebay storage capacities are 16,227, 19,251, 22,931, and 12,016 cubic-feet for Outfalls 1A, 2A, 1B, and 2B, respectively. The total combined forebay storage capacity is 70,425 cubic-feet. The total combined site-wide bioretention basin and forebay retention capacity proposed is 238,649 cubic-feet. This combined basin and forebay design capacity significantly exceeds the retention volume requirements associated with the 85th percentile storm event.

Based on previous Terraphase experience and the results of numerous related studies, the site-specific bioretention system design proposed for the Pick-n-Pull Facilities is expected to provide a high level of performance. The proposed design is intended to reduce the level of pollutants in stormwater discharged from the Facilities to below the Tier Two Levels in the Consent Decree for all rainfall events less than or equal to the Design Storm and make significant progress towards achieving stormwater discharges with pollutant levels below the Consent Decree's Tier One Levels.

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Closing

Terraphase is grateful for the opportunity to offer our services on this important project. If you have any questions or comments regarding this document, please contact Lucas Paz (510-645-1850; lucas.paz@terrphase.com), Hans Kramer (510-414-6169; hans.kramer@terrphase.com), or Peter Zawislanski (510-645-1858; peter.zawislanski@terrphase.com),

Sincerely,

For Terraphase Engineering Inc.



Lucas Paz, PhD, CPESC, QSD, QISP ToR
Senior Associate Hydrologist



Hans Kramer, PE, QSD, QISP ToR
Senior Associate Engineer

Attachments:

- Attachment 1 – Table Summary;
- Attachment 2 – Historical Effluent Data;
- Attachment 3 – Historical Summary 2011-2015;
- Attachment 4 – BMP Implementation Timeline;
- Attachment 5 – Design Drawings;
- Attachment 6 – Outfalls 1A, 2A, 1B, 2B – Sizing Details & Bioretention Soil Specifications;
- Attachment 7 – CPT & Infiltration Testing Data

Pick-n-Pull General Operations Information

ITEM	Description
General Description of Operations	Pick-N-Pull's Moss Landing facility is a self-service auto dismantling operation where customers pay for car parts which they remove themselves from a selection of salvage cars. The industrial processes performed onsite include: draining fluids from new arrival cars, including gas, oil, and radiator fluid; mounting cars on stands in the yard for customer access; removing radiators and cores from picked-over cars; crushing vehicles, and loading core parts and tires and onto separate trucks for off-site recycling. The facility includes a covered vehicle fluid drainage area.
Number of Wrecking Yards/operators	Pick-N-Pull is the sole operator on parcels B and C
Operations Capacities	Approximately 1071 salvage cars stood Approximately 50 cars crushed daily (M-F) Approximately 25-30 cars processed (drained) daily (M-F)
Number of Employees	18
Hours and Days of Operation	Customer parts area is open everyday of the year except Christmas Day 8am - 6pm Processing area Monday - Friday 7:30am - 4pm
Approximate number of customers	Approximately 200 per day
Time and Number of truck trips	Scrap metal loads picked up by Pick-n-Pull's own trucks twice daily, usually in the afternoon Tow truck vendors deliver vehicles Monday - Friday at varying times throughout the day.
Number of Parking Spaces	With the exception of our Handicapped parking areas, no formal parking markings exist. Customers park at the shoulder of the road, head-in against the fencing.

EXHIBIT 'L.1' (Parcels B+C)

**S & S LAND DEVELOPMENT
POST OFFICE BOX 955
CASTROVILLE, CA 95012-0955
(831) 633-3379
(831) 633-2447 FACSIMILE**

March 26, 2004

Mr. Eric Lee
County of Monterey
Coastal Office
2620 First Avenue
Marina, CA 93933

Re: PLN030510.

Dear Mr. Lee,

The following is in regards to the 516-A Dolan Road, Castroville facility. The following is a brief synopsis of the function of the property.

The property is used as an automobile dismantler, and operates from 8:00 AM to 6:00 PM, seven (7) days per week. Currently, the facility is host to four (4) employees.

Although an exact total has not been established, approximately eighty (80) patrons visit the facility daily.

Additionally, two (2) 'truck trips' are made to and from the facility daily.

If you have any other questions regarding the facility, please do not hesitate to give me a call.

Sincerely,


Jeffery J. Vezzolo

cc: File.
/jv

EXHIBIT "L.3" (Parcel A)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 1.

Condition Name: SPECIFIC USES ONLY

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

This is a Combined Development Permit for Parcel B consisting of: a Coastal Development Permit to allow vehicle dismantling and retail sales; and. General Development Plan. The project is located at SI6-D Dolan Road, Castroville (131-0S4-00 1-000), on Via Tanques Road north of Dolan Road, North County Area, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing unless otherwise stated

Adhere to conditions and uses specified in the permit.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 2.

Condition Name: NOTICE PERMIT APPROVAL & EXPIRATION

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall record a notice which states: "A permit (ResolutionOS048) was approved by the Planning Commission for Assessor's Parcel Number 131-OS4-001-000 on September 14, 2005. The permit was granted subject to 36 conditions of approval which run with the land. This permit expires ten (10) years from the date of approval on September 14, 2015. The owner shall obtain a new use permit prior to expiration in order to continue operations. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department. Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Within one (1) month of permit approval

Proof of recordation of this notice shall be furnished to PBI.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 3.

Condition Name: PBD016 - INDEMNIFICATION

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the [mal map, 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. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, which-ever occurs first and as applicable

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 4.

Condition Name: PBD012 - FISH AND GAME FEE-NEG DEC/EIR

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) calendar days of project approval- prior to filling of the Notice of Determination. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use; or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid.

(Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Prior to the recordation of the tentative map, the start of the use or the issuance of building and grading permits.

Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 5.

Condition Name: PBD022 - MITIGATION MONITORING PROGRAM

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Within 60 days after project approval or prior to issuance of grading and building permits, whichever occurs first.

- 1) Enter into agreement with the County to implement a Mitigation Monitoring Program.
- 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 6.

Condition Name: PBD021 - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

All exterior lighting shall be unobtrusive, 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 applicant shall submit 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits.

(Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing prior to installation of exterior lighting

Submit three (3) sets of the exterior lighting plan.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 7.

Condition Name: PERFORMANCE SECURITY (Non-Standard)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The owner shall provide a performance security to the County for the total amount of estimated improvements and maintenance related to the water system installation, road and traffic improvements, and landscaping pursuant to related conditions contained in this permit to the Director of Planning and Building Inspection for review and approval. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

At the time of permit approval

Submit the performance security to PBI.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 8.

Condition Name: PBD032(A) - TREE PROTECTION

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Trees which are located close to grading activities shall be protected from inadvertent damage from construction equipment by 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Prior to issuance of grading and building permits

Submit evidence of tree protection to PBI for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 9.

Condition Name: PUBLIC SAFETY AND SECURITY GUIDELINES (Non Standard)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Within nine (9) months of permit approval and prior to occupancy of any new structures, the applicant shall comply with the Monterey County Public Safety and Security Guidelines to the satisfaction of the Monterey County Sheriffs Office. (Planning and Building Inspection & Sheriff's Office)

Compliance or Monitoring Action to be Performed:

Within nine (9) months of permit approval and/or prior to occupancy

Submit documentation of compliance from the Sheriff's Office to the Director of PBI for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 10.

Condition Name: PROPERTY ABANDONMENT (Non-Standard)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

In the event that the vehicle dismantling use of the property is abandoned or that the use permit is, revoked, the owner shall clean up and restore the site to the satisfaction of Monterey County and reimburse the County for any costs incurred or damages suffered as a result of the clean up. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

In the event of use abandonment or permit revocation restore within six (6) months

Clean up and restore site.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 11.

Condition Name: NO SALES OUTSIDE OF YARDS (Non-Standard)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

No storage or sales of vehicles or parts are allowed outside of the fenced yard areas. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing

Adhere to condition

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 12.

Condition Name: PBD030 - STOP WORK - RESOURCES FOUND

Responsible Department: Planning

Current Condition Status: Not Met

Text of 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. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 resource and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing

Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection

Department 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 13.

Condition Name: PBD014 - GRADING-WINTER RESTRICTION

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing

None

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 14.

Condition Name: YARD OPERATIONS (Non- Std.)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

It is the responsibility of the property owner to make sure that all operators are aware of these conditions of approval and to ensure that operations are in compliance with these conditions of approval. (Planning and Building Inspection Department)

Compliance or Monitoring Action to be Performed:

Ongoing

Adhere to condition

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 15.

Condition Name: PERMIT REVOCATION (Non-Std)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

Failure of the owner to comply with any condition of the subject permit (PLN030498) shall result in the revocation of the permit pursuant to Section 20.82.060 and continued operations shall be considered a violation and public nuisance, pursuant to Section 20.90. The owner shall pay reasonable compensation to the County for any related costs incurred or damages suffered as a result of the violation. Revocation of the subject permit shall also result in revocation of all related operating permits, including but not limited to the Environmental Health Hazardous Materials Permit. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing

Comply with permit conditions.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 16.

Condition Name: PERMIT EXPIRATION (Non-Std)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The subject permit shall be granted for a time period of 10 years, to expire on July 13, 2015. In order to continue operations the owners shall apply for a renewal permit one year prior to expiration and use all due diligence to obtain the permit. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

July 13, 2012 & One year prior to permit expiration

Apply for and obtain renewal permits.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 17.

Condition Name: DRAINAGE PLAN (Non-Standard)

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall provide the Water Resource Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts, and which incorporates the recommendations included in Tunstall Engineering Consultants' Field Review of Drainage System, dated March 15, 2004, or as updated. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Within 3 months of permit approval

Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 18.

Condition Name: COMPLETION CERTIFICATION (Non-Standard)

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall provide the Water Resources Agency certification from a registered civil engineer that drainage improvements have been constructed in accordance with approved plans. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Within 6 months of permit approval

Submit a letter to the Water Resources Agency, prepared by a registered civil engineer, certifying compliance with approved drainage plan.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 19.

Condition Name: OTHER AGENCY PERMITS (Non-Standard)

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall provide certification to the Water Resources Agency that applications have been submitted for all required local, State, and Federal permits. The Agencies include, but are not limited to, the California Department of Fish & Game, California Regional Water Quality Control Board, Division of Safety of Dams, and the Army Corps of Engineers.
(Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Within 3 months of permit approval

Submit a letter and any associated permits to the Water Resources Agency for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 20.

Condition Name: SEPTIC SYSTEM (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

As necessary, submit plans for review and approval showing the location and design of the proposed septic system(s) meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)

Compliance or Monitoring Action to be Performed:

At the time of approval of the Use Permit.

Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 21.

Condition Name: SEPTIC SYSTEM (Non-Standard) 2

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

As necessary, construct the septic system(s) under permit from the Division of Environmental Health, meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Within 45 days of DEH review and approval of the septic system design.

Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system(s) and pay all associated fees.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 22.

Condition Name: HAZARDOUS MATERIALS (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Continuous

Contact the Hazardous Material Program of the Division of Environmental Health.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 23.

Condition Name: HAZARDOUS WASTE (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous' Waste Control) as approved by the Director of Environmental Health. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Continuous

Contact the Hazardous Material Program of the Division of Environmental Health.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 24.

Condition Name: WATER SYSTEM (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Obtain a new or amended water system permit from the Division of Environmental Health consistent with Mitigation Measure #5 and accompanying monitoring actions. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Within 6 months of approval of the Use Permit

Submit necessary application, reports and testing results to ER for review and approval. Construct water system in accordance with plans approved by EH.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 25.

Condition Name: WATER SYSTEM (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Design the water system improvements to meet the standards as found in Chapter 15.04 of the Monterey County Code, and Titles 17 and 22 of the California Code of Regulations. Submit engineered plans for the water system improvements and any associated fees to the Director of Environmental Health for review and approval prior to installing (or bonding) the improvements consistent with Mitigation Measure #5 and accompanying monitoring actions.

(Environmental Health)

Compliance or Monitoring Action to be Performed:

At the time of approval of the Use Permit

Submit engineered plans for the water system improvements and any associated fees to EH for review and approval prior to installing (or bonding) the improvements.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 26.

Condition Name: ABANDONDED WELLS (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Destroy the existing abandoned well(s), as necessary, according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code. The well shall not be considered abandoned if satisfactory evidence is provided that the well is functional, is used on a regular basis, and does not act as a conduit for contamination of groundwater. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Within 6 months of approval of the Use Permit

Prior to destruction, a permit for the destruction of the well(s) shall be obtained by a CA licensed well contractor from the Division of Environmental Health. After destruction submit the Well Completion Report to the Division of Environmental Health

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 27.

Condition Name: MITIGATION MEASURE #1 (SCREENING)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

In order to minimize impacts to scenic vistas, to reduce off-site glare and to maintain the visual quality of the site, each dismantling facilities on each parcel shall be screened from public view. Each owner/applicant shall implement measures including but not limited to the following screening measures for their respective parcel within six (6) months of permit approval. The owners shall provide the necessary financial guarantees to the County of Monterey to ensure completion of the work.

¿ For Parcel A, the applicant shall plant and maintain a solid row of trees along the entire northern and eastern perimeters of the property. Trees shall also be planted along the exposed western side fronting on the access road to screen the fence from the point where Parcel A extends northwards beyond Parcel B. In the event that trees cannot be planted to screen the west-facing fence along the access road, the fence shall be painted a neutral earth tone color.

¿ For Parcel B and Parcel C, the applicant shall maintain the existing row of perimeter trees and fill in any gaps in the tree line.

¿ Newly planted trees shall consist of trees, a minimum of 5 gallons in size. They shall be irrigated or watered as needed until established.

¿ All existing and planted trees, including the existing cypress trees lining the access road, and other screening vegetation shall be maintained in a healthy growing condition.

¿ Fallen, removed, or unhealthy trees shall be replaced to fill in any gaps or openings in the treeline, as needed or as determined necessary by the Director of Planning and Building Inspection. Replacement shall occur within one (1) month of the tree loss and shall consist of the same tree species as those being replaced or as otherwise approved by the Director of Planning and Building Inspection.

Compliance or Monitoring Action to be Performed:

Monterey County

Condition Compliance Form

Within one (1) month of permit approval

Within two (2) months of permit approval

Within (3) months of permit approval

Within six (6) months of permit approval.

Annually for duration of permit

Monitoring Action #IA: Within one (1) month of permit approval, the owners of Parcel A shall submit a screening/landscaping plan for their respective parcels to the Director of

Planning and Building Inspection for review and approval. The plan shall screen the dismantling facilities on each parcel to the satisfaction of the Director of Planning and Building Inspection. The screening/landscaping plan shall be prepared by a qualified landscape designer/architect and shall include verification by a qualified landscape designer/architect that the landscaping plan meets County requirements for the use of native, drought-tolerant species. The plan shall show the location of the screening trees and vegetation. The Plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials, irrigation schedule, and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan and ongoing maintenance.

Monitoring Action #IB: Within two (2) months of permit approval, each owner (Parcel A, B, and C) shall provide a performance security to meet the screening and landscaping costs for installation, ongoing maintenance, and replacement of trees for their respective parcels to the Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by a qualified consultant's estimate of the cost of the installation, replacement, and maintenance subject to review and approval by the Director of Planning and Building Inspection. The amount shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Faithful Performance and 50% of the estimated cost of Labor and Material. The owner may offer to provide this performance security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and a performance bond. If an owner chooses to offer a performance bond to meet a portion of this requirement, it must provide at least fifty percent (50%) of the required performance security in the form of an irrevocable letter of credit and the balance by the bond.

Monitoring Action #IC: In the event that screening with trees or vegetation along the access road is determined to be infeasible,

within three (3) months of permit approval, the owner of Parcel A shall paint the west-facing fence along the access road a natural, earthtone color. The applicant shall submit color samples to the Director of Planning and Building Inspection for review and approval and evidence of completion.

Monitoring Action #1D: Within six (6) months of permit approval, all screening trees and vegetation shall be installed,

consistent with the approved screening/landscaping plan. The applicants (Parcel A) shall submit evidence of completion to the Director of Planning and Building Inspection for review and approval.

Monterey County

Condition Compliance Form

Monitoring Action #IE: Annually for the duration of the permit, each owner (Parcel A, B, and C) shall submit an inspection report of the screening trees and vegetation by a qualified arborist or registered forester to the Director of Planning and Building Inspection for review and approval. The arborist or forester shall evaluate the condition and health of the trees and vegetation and certify that any necessary maintenance or replacement of trees has been completed for the respective parcels.

Verification of Compliance/Non-Compliance:

2014 Report received 11-14-2014. Report located in PLN030510 file box.

2013 Report also in PLN030510 file box.

2016 Report received 9-2-2016. Available in "documents" module.

SM

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 28.

Condition Name: MITIGATION MEASURE #2 (VISIBILITY)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

In order to minimize visual impacts, vehicles shall not be stacked higher than eight (8) feet from the ground. All new structures including but not limited to water tanks, fences, trailers, canopies, shall be painted a natural, earthtone color subject to review and approval by the Director of Planning and Building Inspection.

Compliance or Monitoring Action to be Performed:

Prior to issuance of building permits

Prior to final occupancy or commencement of use

Ongoing

Monitoring Action #2A: Prior to issuance of any building permits or the installation of new or replacement structures, the applicant (Parcel A, B, and C) shall submit color samples for the structures, including but not limited to water tanks, fences, trailers, canopies, to the Director of Planning and Building Inspection for review and approval.

Monitoring Action #2B: Prior to final, occupancy or commencement of use, the applicant shall provide evidence to PBI that the structures have been painted as approved by PBI.

Monitoring Action #2C: Adhere to condition.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 29.

Condition Name: MITIGATION MEASURE #4 (BEST MANAGEMENT PRACTICES)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

In order to minimize the risk to public safety, the owners/applicants (Parcel A, B, and C) shall implement and comply with best management practices and with the following measures:

1. The owners shall develop roadways providing adequate Fire Department access subject to the approval by North County Fire Protection District, hereafter referred to as the AHJ (Agency Having Jurisdiction).
2. The owners of the affected parcels shall create a road agreement that will ensure maintenance of the required fire apparatus access.
3. The owners of the affected parcels shall develop a water company, corporation or association to create funds for the installation of a water system that will provide adequate fire flow, fire mains and hydrants for the buildings currently existing and proposed.
4. Each parcel owner shall record a notice stating that, "Any future construction of buildings beyond those included in this approval will immediately initiate required fire flow."
5. All H-4 occupancies shall be restricted to a maximum of 1800 square feet with a canopy roof and one side wall per existing yard, to drain fluids from the vehicles under cover and provide cover for parts that retain fluid as recommended by the Division of Environmental Health until an approved water system is provided.
6. All H-4 occupancies shall have floor drainage as specified in Article 29 of the 2001 Uniform Fire Code, as approved by the AHJ and the Division of Environmental Health.
7. All yard owners shall maintain compliance with Article 34 of the Uniform Fire Code.
8. New dismantling areas and hazardous material/waste and impound areas shall be designated to be impervious, shall have secondary containment features and shall allow for the collection of any spills/runoff from dismantling/storage operations. Submit a design for the final dismantling/storage area and impound area improvements to the Division of Environmental Health and the AHJ for review and approval prior to issuance of a building or grading permit.
9. Existing dismantling areas and hazardous materials/waste storage and impound areas shall be improved as necessary to be impervious, shall have secondary containment features and shall allow for the collection of any runoff from dismantling operations. Submit an improvement design for the existing impound areas and dismantling areas to the Division of Environmental Health and the AHJ for review and approval prior to the issuance of a building or grading permit.

Compliance or Monitoring Action to be Performed:

Monterey County

Condition Compliance Form

At the time of approval (Items 2 & 3) and within three (3) months of permit approval

Six (6) months after permit approval

One (1) year after permit approval

Annually for duration of permit

Prior to permit final or commencement of business for new operator

Monitoring Action #4A: At the time of approval (Items 2&3) and within three (3) months (Item 4) of permit approval, each applicant/owner shall submit evidence of compliance with item #2 (Road Agreement), item #3 (Water Company), and item #4 (Recorded Notice) to the satisfaction of the Director of Planning and Building Inspection Department and the North County Fire Marshall for review and approval.

Monitoring Action #4B: Every six (6) months for the first year after permit approval and then annually for the life of the permit, each applicant/owner shall submit documentation to the Director of Planning and Building Inspection for review and approval that their parcel and their respective operators are in compliance with the abovementioned measures, as inspected and certified by the North County Fire District. Each owner shall pay the necessary fees to the Fire District for site visits and staff time related to inspections and compliance monitoring.

Monitoring Action #4C: Prior to building permit final or commencement of business for a new operator, the applicant! Owner shall demonstrate compliance with the requirements to the satisfaction of the North County Fire Marshall and Director of Environmental Health.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 30.

Condition Name: MITIGATION MEASURE #5 (WATER SYSTEM)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

In order to minimize risks to public health and safety, the owners/applicants (Parcel A, B, and C) shall install a fire suppression and water system within six (6) month of permit approval. The system shall be designed to meet the requirements of the North County Fire District and Division of Environmental Health and shall be designed to allow for connections with other proposed or existing systems. Each owner shall provide the County of Monterey the necessary financial guarantees to ensure completion of the work and ongoing maintenance. Failure by anyone owner to participate or to pay does not absolve the other owners from the requirements to pay their own pro rata share and any amount delinquent from other property owners.

Compliance or Monitoring Action to be Performed:

Monterey County

Condition Compliance Form

At the time of permit approval

Within one (1) months of permit approval

At the time of permit approval

Within six (6) months of issuance of building and grading permits.

Monitoring Action #5A: At the time of permit approval, each owner shall submit a complete water system permit application to the Director of Environmental Health for review and approval. Failure to submit a complete water system permit application to the Director of Environmental Health shall render this permit invalid. Final Construction Plans shall be submitted at the time of approval and corrected construction plans shall be submitted within 15 Days of project approval.

Monitoring Action #5B: Within one (1) month of water system installation and water system permit approval, the applicants shall obtain a third-party licensed Distribution Operator. The Distribution Operator shall have a current license from the California State Department of Health Services that is a minimum of a Grade 1. The applicants shall submit documentation of the licensed operator to the Director of Environmental Health.

Monitoring Action #5C: At the time of permit approval, each owner shall provide a performance security for an amount to meet the estimated fair-share cost for the installation and maintenance of the water system to the Director of Environmental Health and Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by an engineer's estimate of the cost of the improvements which shall be approved by the Directors. The amounts to be determined by the Directors shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Labor and Material. The owner may offer to provide this performance security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and a performance bond. If an owner chooses to offer a performance bond to meet a portion of this requirement, it must provide at least fifty percent (50%) of the required performance security in the form of an irrevocable letter of credit and the balance by the bond. Failure to submit this performance security to the Directors shall render this permit invalid.

Monitoring Action #5D: Within six (6) months of issuance of building and grading permits, the applicants shall obtain all necessary permits and install an approved water system. The applicants shall submit documentation of the finaled permits to the Director of Planning and Building Inspection.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 31.

Condition Name: MITIGATION MEASURE #6 (STORMWATER FACILITIES)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

In order to minimize impacts to water quality, the owners/applicants (Parcel A, B, C ~) shall maintain adequate stormwater drainage facilities to address on-site and off-site impacts to the satisfaction of the Director of the Water Resources Agency and Director of Planning and Building Inspection and shall comply with the requirements of their stormwater permit, from the Regional Water Quality Control Board.(RWQCB).

Compliance or Monitoring Action to be Performed:

Annually by September 1st for duration of permit

Annually by September 1st for duration of permit

Monitoring Action #6A: Annually for the duration of the permit, each owner/applicant shall submit a report by a qualified engineer by September 1st of each year to the Directors of the Water Resources Agency and Planning and Building Inspection certifying that the stormwater drainage system and facilities for the respective parcel have been inspected. The engineer's report shall verify that any necessary repairs or maintenance work on the stormwater system have been completed to ensure that the system is working as designed and shall identify any changed conditions or circumstances that would warrant further improvements to the system,.

Monitoring Action #6B: Annually for the duration of the permit, each owner/applicant shall provide documentation by September 1st of each year to the Director of Planning and Building Inspection certifying that each operator is in compliance with their stormwater permit and that each operator has submitted their annual report to RWQCB along with any necessary copies of water tests or current permits. In the event of a new operator, the parcel owner shall submit documentation that the new operator has obtained a stormwater discharge permit from RWQCB prior to the start of any operations.

Verification of Compliance/Non-Compliance:

2014 Report received 11-14-2014. Report located in PLN030510 file box.

2013 Report also in PLN030510 file box.

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 32.

Condition Name: MITIGATION MEASURE #8 (ACCESS ROAD IMPROVEMENTS)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

In order to provide adequate emergency access and parking and to reduce design hazards, within six (6) months of permit approval the owners/applicants (Parcels A, B, C and--D) shall obtain all necessary permits and complete the access road and parking improvements, consistent with the Road, Improvement Plans prepared by Tunstall Engineering printed October 20, 2004 for Dolan Industrial Park, or as otherwise revised and approved by Monterey County. In addition, improvements shall include paving the access road to the end of Parcel A and creating a turnaround to the satisfaction of the North County Fire District. The final improvement plans shall be subject to the approval of the North County Fire District and the County of Monterey. The owners/applicants shall maintain the access road in a clean, safe and usable condition and shall immediately repair any defects, hazards, or significant deterioration, upon being apprised. Each owner shall provide the County of Monterey with any necessary financial guarantees to be determined by the Director of Planning and Building Inspection to ensure completion of the work and on-going maintenance. Failure by anyone owner to participate or pay does not absolve the other owners from the requirement to pay their own pro rata share and any amount delinquent from other property owners.

Compliance or Monitoring Action to be Performed:

Monterey County

Condition Compliance Form

At the time of permit approval

At the time of permit approval

Within six (6) months issuance of building and grading permits

Annually for duration of permit

Monitoring Action #8A: At the time of permit approval each owner/applicant shall provide documentation in the form of a signed agreement with the County to complete the required improvements and an agreement among the property owners, such as a construction and maintenance agreement or reimbursement agreement, for each to contribute their fair share towards the improvements and the ongoing maintenance costs for the access road to the Director of Public Works and Director of Planning and Building Inspection for review and approval. Final Construction Plans shall be submitted at the time of approval and corrected construction plans shall be submitted within 15 Days of project approval.

Monitoring Action #8B: At the time permit approval, each owner shall provide a performance security to meet their estimated fair-share cost for construction of the access road and parking improvements, and on-going maintenance to the Director of Public Works and Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by an engineer's estimate of the cost of the improvements which shall be approved by the Director of Public Works and the Director of Planning and Building

Inspection. The amounts to be determined by the Directors shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Labor and Material. The owner may offer to provide this security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and bonds. If an owner chooses to offer bonds to meet a portion of this requirement, they must provide at least fifty percent (50%) of the required security in the form of an irrevocable letter of credit and the balance by bonds.

Monitoring Action #8C: Within six (6) months of issuance of building and grading permits, the applicants shall submit documentation to the Director of Planning and Building Inspection for review and approval that the required improvements have been completed.

Monitoring Action #8D: Annually for the duration of the permit, the applicants shall submit documentation to the Director of

Planning and Building Inspection for review and approval that a qualified engineer has inspected the access road and parking areas and that any necessary repairs, maintenance and/or additional improvements have been completed.

Verification of Compliance/Non-Compliance:

2014 Report received 11-14-2014. Report located in PLN030510 file box.

2013 Report also in PLN030510 file box.

2016 Report received 9-2-2016. Available in "documents" module.

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030510

Project Name: S & S LAND DEVELOPMENT CO

Condition Number: 33.

Condition Name: MITIGATION MEASURE #9 (TRAFFIC IMPROVEMENTS)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

In order to minimize traffic conflicts, reduce congestion, and improve traffic safety, the owners/applicants (Parcel A, B, C aHEI-D) shall complete the following improvements:

¿ Construct a left-turn channelization on eastbound Dolan Road at the intersection of Dolan Road and Via Tanques and obtain the necessary encroachment permits.

¿ Improve the sight distance on Via Tanques Road looking east on Dolan Road to a minimum of 660 feet by trimming the vegetation and maintaining the sight distance and obtain the necessary encroachment permits.

¿ Request the Department of Public Works to install an "Intersection Ahead" sign in the westbound direction on Dolan Road in advance of Via Tanques and reimburse the County of Monterey for installation costs. Each owner shall provide the County of Monterey any necessary financial guarantees to ensure completion of the work. Failure by anyone owner to participate or pay does not absolve the other owners from the requirement to complete the work. Each owner shall pay their own pro rata share and any amount delinquent from other property owners and complete the work.

Compliance or Monitoring Action to be Performed:

Monterey County

Condition Compliance Form

At the time of permit approval

At the time of permit approval

Within six (6) months of issuance of building and grading permits

At the time of approval of permit

Monitoring Action #9A: At the time of permit approval, each owner shall provide a performance security to meet the estimated fair-share cost for the left turn channelization construction and other improvements to the Director of Public Works and Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by an engineer's estimate of the cost of the improvements which shall be approved by the Director of Public Works and the Director of Planning and Building Inspection. The amounts to be determined by the Directors shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Labor and Material. The owner may offer to provide this security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and bonds. If an owner chooses to offer bonds to meet a portion of this requirement, they must provide at least fifty percent (50%) of the required security in the form of an irrevocable letter of credit and the balance by bonds. Final Construction Plans shall be submitted at the time of approval and corrected construction plans shall be submitted within 15 Days of project approval.

Monitoring Action #9B: At the time of permit approval, the applicants shall:

- ¿ Submit to the Director of Public Works for review and approval engineered plans for the left turn channelization.
- ¿ Request the Department of Public Works to install the "Intersection Ahead" sign and reimburse the County for installation costs.
- ¿ Obtain any necessary encroachment permits from the Department of Public Works for the tree and vegetation trimming or obtain an agreement from the Department of Public Works to conduct the trimming.
- ¿ Each applicant shall also provide documentation in the form of a signed agreement with the County to complete the required improvements and an agreement among the property owners, such as a construction and maintenance agreement or reimbursement agreement, to construct the traffic, improvements and for each to contribute their fair share towards the improvements to the Director of Public Works and Director of Planning and Building Inspection for review and approval.

Monitoring Action #9C: Within six (6) months of issuance of building and grading permits, the applicants shall submit documentation to the Director of Planning and Building Inspection for review and approval that the required improvements have been completed.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

DRAFT RESOLUTION

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

In the matter of the application of:

Pick-N-Pull Auto Dismantlers (PLN160860)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Consider an Addendum together with a previously adopted Mitigated Negative Declaration; and
- 2) Approving an amendment to a previously approved Combined Development Permit (PLN030498) consisting of; 1) Coastal Development Permit and 2) General Development Plan to allow improvements to an existing stormwater treatment system (discharge location 2B), and additional Best Management Practices.

[PLN160860, Pick-N-Pull Auto Dismantlers, 516
#B Dolan Road, North County Land Use Plan (APN:
131-054-002-000)]

The Pick-N-Pull Auto Dismantlers application (PLN160860) came on for public hearing before the Monterey County Planning Commission on June 28, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - North County Coastal Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 1-3;
 - Monterey County Zoning Ordinance (Title 20);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 516 #B Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-002-000), North County Coastal Land Use Plan. The parcel is zoned AC (CZ), which allows

improvements to an existing stormwater treatment facility (discharge locations 2B), consisting of a concrete-lined forebay/settling basin and bioretention basin, connection to existing interceptor vaults and associated plumbing and grading activities that will amend a previously approved Coastal Development Permit. Therefore, the project is an allowed land use for this site.

- c) North County Land Use Plan. 2.3.3 B 8 Oil and other toxic substances shall not be allowed to enter or drain into the estuarine system. Oil spill and toxic substance discharge contingency plans shall be developed by the appropriate agencies of Monterey County to coordinate emergency procedures for clean-up operations of all foreseeable conditions. New development shall be permitted adjacent to estuarine areas only where such development does not increase the hazard of oil spill or toxic discharge into the estuaries.
- d) North County Land Use Plan 2.3.4 1. A comprehensive natural resource and water basin management plan should be prepared for North County. The plan should include recommendations for monitoring residential and industrial runoff, regulation of discharges into coastal wetland and stream courses, instream flow protection, regulation of spoils disposal, development of best management practices for control of non-point discharge and erosion. Criteria should be set for adequate setbacks and development practices to protect environmentally sensitive habitats. All appropriate public agencies should participate in the management plan financing development and implementation.
- e) North County Land Use Plan 4.3.2 Industrial development in the rural areas of the coastal zone is generally not appropriate. However, there is a coastal-dependent industry, PG&E, in the planning area on Dolan Road. An oil tank farm is located on this property. This site and a portion of an adjacent property containing auto wrecking yards is recommended for Heavy Industry and Light Industry Categories. Also, agricultural related industries such as greenhouses, warehouses, packing sheds, storage facilities for farm related equipment, etc. may be appropriate in the Agricultural Industrial Category. The industrial uses allowed must be compatible with agriculture and the preservation of the resources of Elkhorn Slough. The Armstrong Ranch area east of Highway 1 is designated for Light Industry. Special Treatment Areas are designated for the Dolan property and the Armstrong Ranch. Agriculture-related or coast-dependent industries are recommended for these light industrial special treatment areas. In the case of the Dolan property, this designation is not intended to prohibit the wrecking yards from continued operation. Renewal of use permits for these operations will be based on the merits of the specific proposal and feasible mitigation measures to offset any adverse impacts of continued operation. AMENDED JUNE 9, 1993.
- f) North County Land Use Plan 4.3.6 F. 4 A basic standard for all new or expanded industrial uses is the protection of North County's natural resources. Only those industries determined to be compatible with the limited availability of fresh water and the high air quality required by agriculture shall be allowed. New or expanded industrial facilities shall

be sited to avoid impacts to agriculture or environmentally sensitive habitats.

- g) The project is consistent with a Consent Decree that was agreed upon by Ecological Rights Foundation and Pick-N-Pull.
- h) The project was referred to the North County Coastal Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the original project was reviewed by the North County Coastal Zone.
- i) 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 PLN160860.
- j) 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 PLN160860.

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, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Biological Resources, Archaeological Resources, and Soil/Slope Stability. The following reports have been prepared:
 - “Tree Impact assessment for vegetation management areas at the Moss Landing Pick-N-Pull facility” (LIB170182) prepared by Rob Thompson, Thompson Wildland Management, Monterey, CA, February 21, 2017.
 - “Cultural Resources Report: Pic-n-Pull Project, Moss Landing, Monterey California” (LIB170181) prepared by Rhea Sanchez, Pacific Legacy, Inc., Oakland CA, February 28, 2017.
 - “Geotechnical Design and Geological Report: Proposed Stormwater Management Improvements 516 Dolan Road, Moss Landing, CA” (LIB170183) prepared by Jeff Raines, Terraphase Engineering Inc., Oakland, CA, March 17, 2017.The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160860.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.
- EVIDENCE:** a) The project was reviewed by RMA - Planning, North County Fire Protection District, RMA - Public Works, Environmental Health Bureau, RMA - Environmental Services, 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) Necessary public facilities are available.
- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160860.
4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
- b) There are no known violations on the subject parcel
- c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160860.
5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.
- EVIDENCE:** a) A Mitigated Negative Declaration (MND) for PLN030498 was prepared and adopted by the Planning Commission on September 14, 2005 (Resolution No. 05048).
- b) An Addendum to the MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
- c) The Addendum attached as **Exhibit F** to the June 28, 2017 Staff Report to the Zoning Administrator reflects the County's independent judgment and analysis.
- d) Pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- e) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major

revisions to the prior MND. The amendments do not introduce new impacts that were not already analyzed in the adopted MND and they do not increase the severity of impacts from the previous analysis. None of the conclusions or analysis would change as a result of the amended project and no new information of substantial importance has been introduced since the MND was adopted. The technical addendum is needed only to reflect the change to the project description, and improvements to the stormwater treatment system.

- f) New evidence that has been received and considered includes studies performed by Ecological Rights Foundation regarding contaminated stormwater flowing into Elkhorn Slough, a geotechnical analysis of the stormwater treatment system design, cultural resources analysis, and arborist analysis. The geotechnical analysis indicates design recommendations such as Berm Construction for proposed pond berms, rigid pavement design for the large paved area at the car crusher, and certain compaction at the forebays from a geotechnical perspective. The cultural resource analysis has indicated historic earthen levees near the project area, but not within the development footprint. The proposed earth work has been designed to avoid the cultural resource. The arborist analysis implies necessary tree and resource protection measures shall be installed and properly maintained for the duration of the project. (see Finding 3/Site Suitability).
- g) One new condition has been created, to accommodate Ocen Tribal Consultation regarding an Ocen Tribal Monitor being on site during any earth disturbance. All existing mitigation measures and conditions will be inherited to the amendment. The mitigation measure(s) are incorporated into the conditions of approval.
- h) Monterey County RMA-Planning, located at 1441 Schilling Place 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission/Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) Section 20.86.080.A.2. of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the original project was appealable.

DECISION

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

1. Consider and Addendum together with the previously adopted Mitigated Negative Declaration; and
2. Approve an amendment to a previously approved Combined Development Permit (PLN030498) consisting of; 1) Coastal Development Permit and 2) General Development

Plan to allow improvements to an existing stormwater treatment system (discharge location 2B), and additional Best Management Practices, in general conformance with the attached sketch and General Development Plan with additional Structural Best Management Practices and subject to the attached conditions attached hereto; and

Approval is subject to 14 new conditions and the existing 33 conditions, incorporated herein by reference.

PASSED AND ADOPTED this 28 day of June, 2017 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Planning Commission 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 PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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.

Form Rev. 5-14-2014

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 1.

Condition Name: CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to RMA-Environmental Services for review and approval. In lieu of a Stormwater Pollution Prevention Plan (SWPPP), a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided.
(RMA-Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any grading or building permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 2.

Condition Name: EROSION CONTROL PLAN

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 3.

Condition Name: GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Design and Geological Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 4.

Condition Name: GRADING PLAN

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall submit a Grading Plan, prepared by a registered Professional Engineer, incorporating the recommendations from the project Geotechnical Design and Geological Report prepared by Terraphase Engineering. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 5.

Condition Name: INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall schedule an inspection with RMA-Environmental Services 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. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed:

During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 6.

Condition Name: INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 7.

Condition Name: INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 8.

Condition Name: PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

This _____ permit (PLNxxxxxx) allows _____. The property is located at _____ (Assessor's Parcel Number xxx-xxx-xxx-000), _____ Area Plan/Land Use 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 9.

Condition Name: PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall record a Permit Approval Notice. This notice shall state:

"A [Type of Permit] (Resolution Number ***) was approved by [Name of Hearing Body] for Assessor's Parcel Number *** on [Date the permit was approved]. The permit was granted subject to *** 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 10.

Condition Name: PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Current Condition Status: Not Met

Text of 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 11.

Condition Name: WRSP1 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The owner/applicant shall submit a drainage plan prepared in accordance with the structural best management practices recommended by Terraphase Engineering, Inc., in its Structural Stormwater BMP Plan, dated 09/15/2016. Improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 12.

Condition Name: WRSP2 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The owner/applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater management facilities have been constructed in accordance with the approved drainage plan.
(Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 13.

Condition Name: Non-Standard Condition

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Applicant shall attain a Ocen trained monitor that is approved by the Ocen Tribal Counsel for all earth disturbing activities. Copies of contract and monitoring reports must be submitted to Monterey County RMA-Planning

Compliance or Monitoring Action to be Performed:

Prior to issuance of building permits the applicant must submit signed copy of contract with Ocen Tribal Monitor.

Applicant must also submit monitoring reports if any to Monterey County RMA- Planning.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160860

Project Name: PICK-N-PULL SAN JOSE AUTO DISMANTLERS

Condition Number: 14.

Condition Name: PD004- Indemnification Agreement

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the final map, 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:

Prior to issuance of grading/ building permit the owner/ applicant submit 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

IMPROVEMENT PLANS
FOR
PICK-N-PULL AUTO DISMANTLERS
APN: 131-054-002-000 AND PARCEL: B
MOSS LANDING, CALIFORNIA

PREPARED FOR
SCHNITZER STEEL
(PROJECT NO. 0055.005.004)



SITE VICINITY MAP
0' 2,500' 5,000' 10,000'
APPROXIMATE SCALE IN FEET



SITE PLAN
0' 100' 200' 400'
APPROXIMATE SCALE IN FEET

INDEX OF DRAWINGS		
SHEET No.	SHEET TITLE	
CIVIL		
C1 OF 22	----	PARCEL B: OUTFALL 2B COVER SHEET
C2-1 OF 22	----	PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B NOTES
C2-2 OF 22	----	PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B NOTES
C2-3 OF 22	----	PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B NOTES
C3 OF 22	----	PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B VICINITY MAP
C4-1 OF 22	----	PARCEL B: OUTFALL 2B SITE PLAN
C4-2 OF 22	----	PARCEL B: OUTFALL 2B PRODUCTION YARD SITE PLAN
C5-1 OF 22	----	PARCEL B: OUTFALL 2B GRADING AND DRAINAGE PLAN
C5-2 OF 22	----	PARCEL B: OUTFALL 2B PRODUCTION YARD GRADING AND DRAINAGE PLAN
C6-1 OF 22	----	PARCEL B: OUTFALL 2B CROSS SECTION D-D'
C6-2 OF 22	----	PARCEL B: OUTFALL 2B CROSS SECTION E-E'
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C7-3 OF 22	----	PARCEL B: OUTFALL 2B DETAILS
C7-4 OF 22	----	PARCEL B: OUTFALL 2B DETAILS
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C7-8 OF 22	----	PARCEL B: OUTFALL 2B DETAILS
C8 OF 22	----	PARCEL B: OUTFALL 2B CONCEPT LANDSCAPE PLAN
C9 OF 22	----	PARCEL B: OUTFALL 2B EROSION CONTROL PLAN

APPLICANT INFORMATION:
PICK-N-PULL DISMANTLERS
516B DOLAN RD, MOSS LAND, CA
ROB ELLSWORTH, (510) 839-4714

DRAFT

DRAWN BY: REVIEWED BY: SCALE: DATE: PROJECT NO:	KL LP HK NO SCALE 3-31-2017 0055.005.004	PARCEL B: OUTFALL 2B COVER SHEET	SAFETY FIRST	SHEET NO: C1			
t terraphase engineering 1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terraphase.com		L P H K E N G I N E E R No. 510624018 EXPIRATION DATE 06/30/2018 CIVIL ENGINEER					
REVISION HISTORY		NO.	DESCRIPTION	DATE	APPROVED	SIGNATURE	DATE

GENERAL LANDSCAPE NOTES

1. THE ENGINEERED SOIL MIX SHALL BE WELL MIXED AND CONTAIN THE FOLLOWING:
- 1.1. SOILS FOR BIORETENTION AREAS MUST MEET TWO OBJECTIVES: BE SUFFICIENTLY PERMEABLE TO INFILTRATE RUNOFF AT A MINIMUM RATE OF 5" PER HOUR DURING THE LIFE OF THE FACILITY, AND PROVIDE SUFFICIENT MOISTURE RETENTION TO SUPPORT HEALTHY VEGETATION.

ENGINEERED SOIL COMPOSITION	CLEAN SAND	SANDY LOAM			COMPOST
VOLUME	75%	Sand	Silt	Clay	15%
WEIGHT	75-80%	5% max.	10%	3% max.	9% max.

- 1.2. 75% CLEAN SAND
- 1.2.1. SAND SHOULD BE THOROUGHLY WASHED PRIOR TO DELIVERY AND FREE OF WOOD, WASTE, AND COATINGS SUCH AS CLAY, STONE DUST, CARBONATE, OR ANY OTHER DELETERIOUS MATERIAL. ALL AGGREGATE PASSING THE NO. 200 SIEVE SIZE SHOULD BE NON-PLASTIC. SAND SHOULD BE ANALYZED BY A QUALIFIED LAB USING #200, #100, #40, #30, #16, #8, #4, AND 3/8-INCH SIEVES (ASTM D422) AND MEET THE FOLLOWING GRADATION:

Sieve Size	Percent Passing (by weight)	
	Min.	Max.
3/8 inch	100	100
No. 4	90	100
No. 8	70	100
No. 16	40	95
No. 30	15	70
No. 40	5	55
No. 100	0	15
No. 200	0	5

Note: all sands complying with ASTM C33, Standard Specification for Concrete Aggregates for fine aggregate comply with the above gradation requirements.

- 1.3. 10% BLENDING SOIL MEDIA (LOAMY SAND OR SANDY LOAM, PER USDA SOIL TEXTURAL TRIANGLE) BLENDING SOIL SHOULD COMPLY WITH THE FOLLOWING SPECIFICATIONS BY WEIGHT BASED ON ASTM D422:
- 1.3.1. 50-74 PERCENT SAND
- 1.3.2. 0-48 PERCENT SILT
- 1.3.3. 2-15 PERCENT CLAY
- 1.4. 15% CERTIFIED NITROGEN STABILIZED COMPOST PER BASMAA SPECIFICATIONS (TO ENSURE NITROGEN DOES NOT LEACH FROM THE MEDIA).
- 1.5. THE SAND SHALL BE CLEAN WASHED ASTM-C33 FINES AND FREE OF DELETERIOUS MATERIAL.THE SAND SHALL BE RINSED WITH POTABLE WATER PRIOR TO INSTALLATION AND CONSTRUCTION OF TH BIORETENTION SYSTEM. RECYCLED WASH WATER FROM CONCRETE READY MIX OPERATIONS AND OTHER SOURCES SHALL NOT BE USED TO WASH THE SAND BECAUSE IT TYPICALLY HAS A HIGH PH.
- 1.6. THE ENGINEERED SOIL MIX SHALL BE TESTED PRIOR TO INSTALLATION FOR PH, ORGANIC MATTER AND P-INDEX AND MEET THE FOLLOWING CRITERIA:
- 1.6.1. PH RANGE: 5.5 TO 6.5
- 1.6.2. ORGANIC MATTER: GREATER THAN 1.5%, LESS THAN 5%
- 1.6.3. P-INDEX: 4 TO 12

2. THE TRIP TICKET, OR CERTIFICATE OF COMPLIANCE SHALL BE MADE AVAILABLE TO THE INSPECTOR TO PROVE THE ENGINEERED MIX MEETS THIS SPECIFICATION.

3. ENGINEERED SOIL GENERAL REQUIREMENTS: THE ENGINEERED SOIL SHALL BE FREE OF ROOTS, CLODS STONES LARGER THAN 1-INCH IN THE GREATEST DIMENSION, POCKETS OF COARSE SAND, NOXIOUS WEEDS, STICKS, LUMBER, BRUSH, AND OTHER LITTER. IT SHALL NOT BE INFESTED WITH NEMATODES OR UNDESIRABLE DISEASE-CAUSING ORGANISMS SUCH AS INSECTS AND PLANT PATHOGENS. THE ENGINEERED SOIL MIX SHALL BE FRIABLE AND HAVE SUFFICIENT STRUCTURE TO GIVE GOOD AERATION TO THE SOIL.

4. COMPOST SPECIFICATIONS:
- 4.1. COMPOST TEXTURE
- 4.1.1. A QUALIFIED LAB SHOULD ANALYZE COMPOST USING NO. 200 AND 1/2-INCH SIEVES (ASTM D422), AND MEET THE FOLLOWING GRADATION:

Sieve Size	Percent Passing (by weight)	
	Min.	Max.
1/2 inch	97	100
No. 200	0	5

- 4.2. COMPOST QUALITY TESTING
- 4.2.1. COMPOST SHOULD BE A WELL-DECOMPOSED, STABLE, WEED-FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS INCLUDING YARD DEBRIS, WOOD WASTES OR OTHER ORGANIC MATERIALS, NOT INCLUDING MANURE OR BIOSOLIDS. COMPOST SHALL HAVE A DARK BROWN COLOR AND A SOIL-LIKE ODOR. COMPOST THAT IS EXHIBITING A SOUR OR PUTRID SMELL, CONTAINS RECOGNIZABLE GRASS OR LEAVES, OR IS HOT (120 DEGREES FAHRENHEIT) UPON DELIVERY OR REWETTING IS NOT ACCEPTABLE. COMPOST SHALL BE PRODUCED AT A FACILITY INSPECTED AND REGULATED BY THE LOCAL ENFORCEMENT AGENCY FOR CALRECYCLE. THE PAST THREE INSPECTION REPORTS SHALL BE SUBMITTED VERIFYING TESTING COMPLIANCE WITH CALRECYCLE TITLE 14, PROCESS TO FURTHER REDUCE PATHOGENS (PFRP), AND EPA 40 CFS 503.

Sieve Size	Percent Passing (by weight)	
	Min.	Max.
1/2 inch	97	100
No. 200	0	5

- 4.3. COMPOST SHOULD COMPLY WITH THE FOLLOWING REQUIREMENTS:

Parameter	Method	Requirement	Units
Metals			
Arsenic	-	< 20	mg/kg dry weight
Cadmium		< 10	
Chromium		< 600	
Copper		< 750	
Lead		< 150	
Mercury		< 8	
Nickel		< 210	
Selenium		< 18	
Zinc		< 1400	
Pathogens			
Salmonella	-	< 3	MPN per 4 g
Fecal Coliform		< 1000	MPN per 1 g
Inert Material/Physical Contaminants			
Plastic, Metal and Glass	-	< 1%	by weight
Sharps (% > 4mm)		0%	by weight

GENERAL LANDSCAPE NOTES

Parameter	Method	Requirement	Units
Bulk Density	-	400-400	dry t/acre/bale yd
Moisture Content	Gravimetric	30%-60%	dry solids
Organic Matter	ASTM F 1647 Standard Test Methods for Organic Matter Content of Athletic Field Rootzone Mixes or Testing Methods for the Examination of Compost and Composting (TMECC) 05.07A, "Loss-On-Ignition Organic Matter Method."	35%-75%	dry weight
pH	Saturation Paste	6.0-8.0	
Carbon Nitrogen Ratio	-	15:1-25:1	
Maturity/Stability	Solvita®	> 5	Index value

5. A 1-2-INCH LAYER OF WELL-AGED SHREDDED HARDWOOD MULCH SHALL BE INSTALLED ON THE SURFACE OF THE BIORETENTION SOIL FOR PLANTING OF CONTAINER STOCK. MATERIAL SHALL BE UNIFORM IN SIZE, COLOR, QUALITY AND OVERALL APPEARANCE. MULCH SHALL BE FREE OF MATERIAL INJURIOUS TO PLANT GROWTH. SOURCES OF MULCH SHOULD BE FREE OF WEEDS AND INVASIVE PLANT PARTS OR SEEDS. SAWDUST, DIRT, GARBAGE, OR OTHER DEBRIS MIXED IN THE MULCH IS NOT ACCEPTABLE. CONTRACTOR SHALL SUBMIT TWO POUNDS OF PROPOSED MULCH FOR INSPECTION BY ENGINEER.

6. PLANT MATERIALS/SCHEDULE:
- 6.1. A COMPLETE SCHEDULE OF PLANTS, INCLUDING QUANTITIES, SIZES, AND OTHER REQUIREMENTS, IS SHOWN ON THE LANDSCAPE PLAN DRAWINGS. THE CONTRACTOR SHALL FURNISH A REPORT LISTING THE PROPOSED SOURCES OF THE PLANTS AND LOCATION GROWN. CONTRACTOR SHALL SECURE ALL MATERIAL AND PROVIDE PROOF OF SUCH WITHIN 30 DAYS OF NOTICE TO PROCEED IN ORDER TO GUARANTEE PLANT AVAILABILITY AT TIME OF PLANTING. IN THE EVENT OF PLANT COUNT DISCREPANCY BETWEEN THE PLANT SCHEDULE AND THE PLANTS COUNTED ON THE DRAWINGS, THE DRAWINGS SHALL PREVAIL. NO SUBSTITUTES SHALL BE ACCEPTED, EXCEPT WITH THE WRITTEN PERMISSION OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT ALL SUBSTITUTION REQUESTS, NOTING THE SOURCE OF PLANTS, LOCATION, SIZE, AND CONDITION, WITHIN THIRTY (30) DAYS OF RECEIVING THE NOTICE TO PROCEED. EACH PLANT SHALL HAVE A DURABLE LEGIBLE LABEL WITH PLANT SIZE AND NAME (GENUS, SPECIES, VARIETY, CULTIVAR) SECURELY ATTACHED WHEN DELIVERED AND IN PLACE UNTIL AFTER ACCEPTANCE. LABELS SHALL NOT GIRDLER OR DAMAGE PLANTS.

7. PLANT QUALITY
- 7.1. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE BEST-KNOWN HORTICULTURE PRACTICES AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. CONTAINER STOCK SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX (6) MONTHS, BUT NOT OVER TWO YEARS. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE COMPACT AND SYMMETRICAL. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. PLANTS SHALL BE FREE OF DISEASE AND INSECT ADULTS, EGGS, PUPAE, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. ALL PLANT MATERIAL SHALL BE FREE OF CONTAMINATION BY ANY PLANT NOT SPECIFIED, INCLUDING NON-NATIVE INVASIVE PLANTS, SEEDS, AND PLANT PARTS.

8. PLANT CERTIFICATION
- 8.1. ALL PLANTS SHALL COMPLY WITH STATE AND FEDERAL LAWS GOVERNING THE SHIPPING, SELLING AND HANDLING OF PLANT STOCK AND INSPECTION FOR PLANT DISEASES AND PEST INFESTATIONS. PLANTS SHALL BE CERTIFIED FREE FROM DISEASE AND INFESTATION AND INVASIVE WEEDS. ANY INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICED OR ORDER OF STOCK, AND ON ARRIVAL, THE CERTIFICATE SHALL BE FILED WITH THE ENGINEER BEFORE ACCEPTANCE.

9. DELIVERY, STORAGE, AND HANDLING
- 9.1. ALL PLANTS SHALL BE PACKED, TRANSPORTED, AND HANDLED WITH UTMOST CARE TO ENSURE ADEQUATE PROTECTION AGAINST INJURY OR DAMAGE TO THE ROOT BALL, AND DESICCATION. PLANTS MUST BE PROTECTED FROM EXCESSIVE VIBRATIONS. PLANTS SHALL NOT BE THROWN OR BOUNCED OFF A TRUCK OR LOADER TO THE GROUND. PLANTS SHALL NOT BE DRAGGED, LIFTED, OR PULLED BY THE TRUNK OR BRACES IN A MANNER THAT WILL DAMAGE THE BRANCHES OR LOOSEN THE ROOTS IN THE BALL. PLANTS MATERIAL TRANSPORTED IN VEHICLES SHALL BE PROTECTED FROM WIND WHIPPING EITHER BY USE OF COVERED VEHICLE OR SECURE TARPS. FAILURE TO PROTECT PLANT MATERIAL DURING TRANSPORT TO THE SITE WILL RESULT IN REJECTION OF PLANT MATERIAL.

10. INSPECTION
- 10.1. THE ENGINEER SHALL MAKE PERIODIC INSPECTIONS PRIOR TO AND DURING THE INSTALLATION AND MAINTENANCE PERIODS OF THE WORK. ALL PLANTS SHALL BE INSPECTED UPON DELIVERY TO THE JOB SITE WHEREUPON THE ENGINEER HAS THE RIGHT TO REJECT UNACCEPTABLE PLANT MATERIAL. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 5 (FIVE) WORKING DAYS PRIOR TO DELIVERY OF PLANT MATERIAL TO THE SITE. ENGINEER SHALL INSPECT PLANT MATERIAL PRIOR TO OFF-LOADING. SHOULD PLANT MATERIALS, INSTALLATION PROCEDURES, OR OTHER CONDITIONS BE OBSERVED NOT IN KEEPING WITH THE DRAWINGS, DETAILS, AND THESE SPECIFICATIONS, THE ENGINEER WILL DIRECT THE CONTRACTOR TO CORRECT BY REPAIR, AND/OR REPLACEMENT AS APPROPRIATE. THE ENGINEER SHALL BE THE SOLE JUDGE OF THE CONDITIONS OF QUALITY AND ACCEPTABILITY AND WILL DIRECT ALL CORRECTIONS IN WRITING TO THE CONTRACTOR. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH SPECIFIED MATERIALS AT NO ADDITIONAL COST TO THE OWNER.

11. LAYOUT AND COORDINATION
- 11.1. THE CONTRACTOR SHALL MARK ALL PLANTING AREAS WITH STAKES OR PAINT. THE ENGINEER SHALL APPROVE THE LAYOUT BEFORE PLANTING BEGINS.

12. SETTING AND PLANTING
- 12.1. CONTRACTOR SHALL SET BALLED AND BURLAPPED PLANTS, WHICH ARE NOT PLANTED IMMEDIATELY UPON DELIVERY, ON THE GROUND AND PROTECT THEM WITH SOIL, MOIST SHREDDED BARK, MULCH OR OTHER ACCEPTABLE MATERIAL. CONTRACTOR SHALL PROTECT PLANTS, IF POSSIBLE, FROM DIRECT SUN UNTIL THEY ARE PLANTED. CONTRACTOR SHALL KEEP THE SOIL IN THE CONTAINERS AND ROOT BALLS IN A MOIST CONDITION.
- 12.2. PLANTING PIT WILL BE A MINIMUM RADIUS OF THREE (3) TIMES THE ROOT BALL DIAMETER. THE SIDES OF THE HOLE WILL BE SLOPED AT FORTY-FIVE DEGREES (45°) AND SCARIFIED. THE DEPTH OF THE PLANTING PIT WILL VARY BUT SHALL MATCH ROOT BALL DEPTH.
- 12.3. PLANTS SHALL BE GENTLY REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS SHALL NOT BE PULLED FROM THE CONTAINER BY THE TRUNK. EACH PLANT SHALL BE PLANTED STRAIGHT AND PLUMB PER STANDARD PLANTING DETAILS. ALL PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE, OR SLIGHTLY HIGHER, SO THAT THEY WILL BE LEFT IN THE SAME RELATION TO THE SURROUNDING GRADE AS THEY HAVE STOOD BEFORE BEING MOVED. PLANTS PLANTED LOWER THAN THE SURROUNDING GRADE WILL BE REPLANTED TO SPECIFIED GRADE BEFORE FINAL INSPECTION/APPROVAL IS GRANTED. ROOTS THAT ARE CIRCLING THE BOTTOM, SIDES OR SURFACE OF THE ROOT BALL SHALL BE GENTLY SEPARATED AND DIRECTED AWAY FROM THE TRUNK. ROOTS OF BARE ROOT PLANTS SHALL BE SPREAD INTO A NATURAL POSITION, OVER A PEDESTAL OF FIRM SOIL IF NECESSARY, FREE OF BUNCHING, KINKING OR CIRCLING. SOIL SHALL BE WORKED FIRMLY INTO AND AROUND THE ROOTS SO THAT THERE ARE NO AIR POCKETS. ALL BROKEN OR DAMAGED ROOTS SHALL BE CUT BACK TO THE POINT WHERE THEY ARE CLEAN AND FREE OF ROT. NO OTHER ROOT PRUNING SHALL BE DONE.
- 12.5. AFTER THE PLANT HAS BEEN SET, ALL ROPES, WIRE, STAKES, BURLAP, PLANT LABELS AND WRAPPING AROUND THE TRUNK OR BRANCHES SHALL BE REMOVED. CONTRACTOR SHALL REMOVE WIRE BASKETS AND BURLAP FROM THE PLANTING AREA. IF A PULP NURSERY POT IS USED, IT SHALL BE REMOVED FROM THE PLANTING AREA.

13. WATERING
- 13.1. THOROUGHLY WATER EACH PLANT IMMEDIATELY FOLLOWING PLANTING. UNDER NO CONDITION SHALL PLANTS NOT BE WATERED IN THE SAME DAY AS PLANTING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PLANT FAILURE AS A DIRECT RESULT OF INSUFFICIENT WATERING. UPON DIRECTIVE FROM THE ENGINEER, THE CONTRACTOR SHALL REMOVE THE AFFECTED PLANTS AND REPLACE THEM IMMEDIATELY. A TEMPORARY IRRIGATION SYSTEM WILL BE INSTALLED TO SUPPORT ONGOING WATERING NEEDS AS SHOWN IN THE LANDSCAPE PLAN DRAWINGS. WATER APPLICATION SHALL BE APPLIED AT A RATE THAT WILL PROVIDE MOISTURE PENETRATION THROUGHOUT THE ROOT

GENERAL LANDSCAPE NOTES

SEEDING AREA SOIL PREPARATION ZONE WITH A MINIMUM OF WATER RUN-OFF. IRRIGATION WATER SOURCE SHALL BE PROVIDED BY THE OWNER. CONTRACTOR SHALL PROVIDE TRANSPORT OF ADDITIONAL SUPPLY IF REQUIRED.

14. SEEDING AREA SOIL PREPARATION
- 14.1. AFTER GRADING OF AREAS HAS BEEN COMPLETED IN CONFORMITY WITH THE LINES AND GRADES SHOWN ON THE DRAWINGS, AND BEFORE BEGINNING SEEDING OPERATIONS, THE AREAS TO BE SEEDED SHALL BE CULTIVATED TO PROVIDE A REASONABLY FIRM BUT FRIABLE SEEDBED. CULTIVATION SHALL BE CARRIED TO A DEPTH OF TWO INCHES (2").
- 14.2. ALL CULTIVATED AREAS SHALL BE RAKED OR CLEARED OF STONES (ONE INCH [1"] IN DIAMETER AND LARGER), WEEDS, PLANT GROWTH, STICKS, STUMPS, AND OTHER DEBRIS OR IRREGULARITIES WHICH MIGHT INTERFERE WITH THE SEEDING OPERATION, GERMINATION OF SEED, OR SUBSEQUENT MAINTENANCE OF THE SEED-COVERED AREAS. CONTRACTOR MAY BE REQUIRED TO TRACK-WALK SLOPES AS DIRECTED BY THE ENGINEER.

15. SEEDING APPLICATION METHODS
- 15.1. APPLY SEED MIXTURES AS SPECIFIED IN THE LANDSCAPE PLAN DRAWINGS AT RATES AS SPECIFIED AND/OR AS DIRECTED BY THE ENGINEER. SEED MAY BE APPLIED BY THE FOLLOWING METHODS:
- 15.1.1. HYDRAULIC METHOD
- 15.1.1.1. SEEDING BY HYDRAULIC METHODS SHALL CONSIST OF FURNISHING AND PLACING A SLURRY MADE OF SEED, FERTILIZER, DRIED PEAT MOSS OR CELLULOSE WOOD FIBER AND WATER. THE DRIED PEAT MOSS OR CELLULOSE WOOD FIBER SHALL BE ADDED TO THE WATER SLURRY IN THE HYDRAULIC SEEDER AFTER THE PROPORTIONATE AMOUNTS OF SEED AND FERTILIZER HAVE BEEN ADDED. THE SLURRY MIXTURE SHALL THEN BE COMBINED AND APPLIED IN SUCH A MANNER THAT THE RATE OF APPLICATION WILL RESULT IN AN EVEN DISTRIBUTION OF ALL MATERIALS.
- 15.1.1.3. HYDRAULIC SEEDING EQUIPMENT SHALL BE CAPABLE OF MAINTAINING A CONTINUOUS AGITATION SO THAT A HOMOGENEOUS MIXTURE CAN BE APPLIED THROUGH A SPRAY NOZZLE. THE PUMP SHALL BE CAPABLE OF PRODUCING SUFFICIENT PRESSURE TO MAINTAIN A CONTINUOUS, NON-FLUCTUATING SPRAY CAPABLE OF REACHING THE EXTREMITIES OF THE SEEDING AREA.
- 15.1.2. DRY METHOD
- 15.1.2.1. MECHANICAL SPREADER, SEED DRILLS, LANDSCAPE SEEDER, CULTIPACKER SEEDER, FERTILIZER SPREADER, OR OTHER APPROVED MECHANICAL SPREADING EQUIPMENT MAY BE USED WHEN SEED AND FERTILIZER ARE TO BE APPLIED IN DRY FORM. SEEDED AREAS SHALL BE COMPACTED WITHIN TWENTY-FOUR (24) HOURS FROM THE TIME THE SEEDING IS COMPLETED. WEATHER AND SOIL CONDITIONS PERMITTING, BY CULTIPACKER, ROLLER OR OTHER EQUIPMENT SATISFACTORY TO THE ENGINEER.
- 15.1.3. HAND METHOD
- 15.1.3.1. HAND BROADCASTING BY MEANS OF PORTABLE, HAND OPERATED MECHANICAL SPREADERS OR "BY HAND" MAY BE SUBSTITUTED FOR THE PRECEDING TWO (2) METHODS PROVIDED THAT THE APPLICATION RATE IS TWICE THAT OF THE DRY METHOD, AND THAT THE APPLICATION IS APPLIED IN A MINIMUM OF TWO (2) PASSES OVER THE AREAS TO BE SEEDED (AT NINETY DEGREES [90°] TO ONE ANOTHER TO ASSURE UNIFORM AND EVEN COVERAGE TO ALL SEEDED SURFACES).

16. TEMPORARY IRRIGATION SYSTEM

SPRINKLER SPECIFICATIONS

HUNTER MP2000360 ROTATOR OR EQUIVALENT

RADIUS: 19 FT (ADJUSTABLE 13-20 FT)

ARC: 360°

PSI: 40

GPM: 1.48

POTENTIAL SCHEDULE

DURATION: 2 YEARS

CYCLES PER WEEK: 1

MINUTES PER CYCLE: 10

WEDNESDAY OR SATURDAY BETWEEN 5PM AND 9AM

PUMP SPECIFICATIONS:

RED LION SPRINKLER PUMP OR EQUIVALENT

GPM: 71

VOLTAGE: 120/240 VOLTS

HP: 1.5

MAX PSI: 44

IRRIGATION TANK:

WATERTANKS.COM OR EQUIVALENT

CAPACITY: 5,000 GAL.

DIAMETER: 102 IN

HEIGHT: 152 IN

LANDSCAPE (TREE) NOTES

1. FROM THOMPSON WILDLIFE MANAGEMENT'S *TREE IMPACT ASSESSMENT FOR VEGETATION MANAGEMENT AREAS AT THE MOSS LANDING-PICK-N-PULL FACILITY* REPORT, DATED FEBRUARY 21, 2017.
- 1.1. IMPACT ASSESSMENT
- 1.2. IN REGARDS TO IMPACTS ASSOCIATED WITH PROPOSED VEGETATION MANAGEMENT OPERATIONS, MOST OF THE TREES ARE NOT LOCATED WITHIN 20 FEET OF THE OUTSIDE OF THE PERIMETER FENCE (I.E., THE AREA OF INTEREST) AND ALL OF TREES ARE LOCATED OUTSIDE OF THE POTENTIAL VEGETATION MANAGEMENT AREAS (REFER TO EXHIBIT 8 SITE MAPS). HOWEVER, NUMEROUS TREE LIMBS DO ENCROACH INTO THE 20 FOOT AREA OF INTEREST AND INTO THE POTENTIAL VEGETATION MANAGEMENT AREAS, AND SOME LIMBS CROSS OVER THE PERIMETER FENCELINE INTO THE AUTO DISMANTLING FACILITY (REFER TO FIGURES 1-5). BASED ON THE LOCATION OF PERIMETER TREES RELATED TO PROPOSED VEGETATION MANAGEMENT OPERATIONS, TREE REMOVAL SHOULD NOT BE REQUIRED; HOWEVER IT WILL LIKELY BE NECESSARY TO PERFORM SUBSTANTIAL PRUNING AND STEM REDUCTION OF SEVERAL MATURE CYPRESS TREES. PROPERLY EXECUTED PRUNING OPERATIONS SHOULD BE UTILIZED AND WILL ASSIST IN MINIMIZING STRESS AND HARMFUL AFFECTS TO IMPACTED TREES (REFER TO PRUNING GUIDELINES PROVIDED UNDER TREE PROTECTION RECOMMENDATIONS).
- 1.2.1. IN REGARDS TO VEGETATION REMOVAL, THERE ARE 3 RELATIVELY LARGE COYOTE BRUSH SHRUBS THAT MAY NEED TO BE REMOVED FOR PROPOSED VEGETATION MANAGEMENT OPERATIONS (REFER TO EXHIBIT A TREE INVENTORY SPREADSHEET AND EXHIBIT 8 SITE MAPS). IN ADDITION TO PRUNING SEVERAL NEARBY TREES, IT WILL BE NECESSARY TO REMOVE A FEW STORM FALLEN TREES PRIOR TO THE COMMENCEMENT OF PROPOSED VEGETATION MANAGEMENT ACTIVITIES (REFER TO FIGURES 3 & 6). PER THE LOCATION OF SUBJECT TREES IN RELATION TO POTENTIAL VEGETATION MANAGEMENT OPERATIONS, SOIL DISTURBANCE OR GRADING ASSOCIATED WITH PROJECT OPERATIONS IS NOT ANTICIPATE TO HAVE AN ADVERSE AFFECT ON LARGE PRIMARY ROOTS OR THE CRITICAL ROOT ZONES OF NEARBY TREES.
- 1.2.2. IT SHOULD BE NOTED THAT NESTING BIRDS, SENSITIVE HABITAT AND/OR SPECIAL STATUS SPECIES ARE NOT OCCURRING ON THE SUBJECT PROPERTY OR IN THE PROPOSED PROJECT AREA. HOWEVER, AN ADDITIONAL NESTING BIRD ASSESSMENT SHOULD BE CONDUCTED IF TREE OPERATIONS OCCUR DURING THE NESTING SEASON, WHICH IN MONTEREY COUNTY MAY BEGIN AS EARLY AS FEBRUARY AND CONTINUE THROUGH AUGUST. OAK WOODLAND OR ANY OTHER WOODLAND OR FOREST HABITAT IS NOT OCCURRING ON THE SUBJECT PROPERTY. CONSEQUENTLY, WOODLAND HABITAT AND/OR FOREST CONTINUITY WILL NOT BE AFFECTED BY PROPOSED PROJECT OPERATIONS. BASED ON THE IMPACT ASSESSMENT THAT WAS CONDUCTED FOR THE AREAS OF INTEREST (WHICH INCLUDES THE POTENTIAL VEGETATION MANAGEMENT AREAS), THERE IS NO EVIDENCE THAT PROJECT OPERATIONS (E.G., TREE PRUNING AND SOME GRADING) WILL COMPROMISE THE HEALTH AND WELFARE OF NEARBY TREES.
- 1.3. TREE PROTECTION & PRESERVATION RECOMMENDATIONS
- 1.3.1. PER MONTEREY COUNTY REQUIREMENTS AND RESOURCE PRESERVATION BEST MANAGEMENT PRACTICES (BMPS), THE FOLLOWING TREE AND RESOURCE PROTECTION MEASURES SHALL BE IMPLEMENTED FOR PROPOSED VEGETATION MANAGEMENT OPERATIONS. PROPER EXECUTION OF TREE AND RESOURCE PRESERVATION BMPS AND REGULAR PROJECT SITE MONITORING WILL ASSIST IN PROTECTING AND SUSTAINING THE HEALTH AND WELFARE OF TREES ON THE PROPERTY. THE LOCATION OF TREE PROTECTION MEASURES WILL BE DETERMINED ON-SITE BY THE PROJECT ARBORIST AND OTHER INVOLVED PARTIES, AND TREE AND RESOURCE PRESERVATION MEASURES WILL BE REGULARLY INSPECTED AND PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO ENSURE THEY ARE FUNCTIONING EFFECTIVELY:
- 1.3.1.1. PRIOR TO COMMENCING WITH GRADING AND CONSTRUCTION ACTIVITIES INSTALL HIGH VISIBILITY EXCLUSIONARY FENCING THAT CLEARLY DEFINES THE WORK AREA, LIMITS UNNECESSARY DISTURBANCE TO SURROUNDING AREAS, AND PROTECTS THE CRITICAL ROOT ZONE (I.E., CANOPY DRIPLINE) OF INDIVIDUAL TREES AND TREE GROUPINGS. PERFORM NECESSARY REPAIRS, MODIFICATIONS AND MAINTENANCE ON AN AS NEEDED BASIS.
- 1.3.1.2. INSTALL APPROPRIATE SEDIMENTATION CONTROL MEASURES (E.G., SILT FENCE) ALONG DOWNSLOPE PERIMETER OF SITE, AND IF NECESSARY APPLY SOIL STABILIZATION AND SOURCE CONTROL MEASURES(E.G., RICE STRAW MULCH, EROSION CONTROL BLANKETS, ALL-WEATHER SURFACES) TO EXPOSED SOIL SURFACES TO PREVENT EROSION PROBLEMS AND SEDIMENT RUNOFF DURING RAIN EVENTS. PERFORMROUTINE MONITORING AS WELL AS NECESSARY MAINTENANCE AND IMPROVEMENTS TO ENSURE THAT EROSION & SEDIMENTATION CONTROL MEASURES ARE FUNCTIONING EFFECTIVELY. IT SHOULD BE NOTED, THAT EROSION PROBLEMS AND SEDIMENT DEPOSITION AROUND TREES CAN ADVERSELY AFFECT TREE HEALTH AND STABILITY.
- 1.3.1.3. WHERE GRADING AND CONSTRUCTION ACTIVITIES ARE OCCURRING WITHIN 3 FEET OF TREES INSTALL NECESSARY TRUNK AND STEM PROTECTION MEASURES (E.G., 2"x4" LUMBER FORMING PROTECTIVE BARRIER AROUND CIRCUMFERENCE OF LOWER STEM OF TREE). TREE PROTECTION MEASURES SHOULD BE SECURELY INSTALLED TO TREES WITH ROPE AND HIGH VISIBILITY EXCLUSIONARY FENCING. IF IT IS NECESSARY TO PERFORM ANY PRUNING USE PROPER TREE PRUNING PRACTICES TO MINIMIZE STRESSAND MAXIMIZE WOUND HEALING.
- 1.3.1.4. WHERE POSSIBLE AVOID DAMAGING OR SEVERING ROOTS LOCATED WITHIN THE CRITICAL ROOT ZONE (I.E., CANOPY DRIPLINE) OF TREES, ESPECIALLY ROOTS THAT ARE 2 INCHES DIAMETER OR LARGER. CONSTRUCTION FOOTINGS SHOULD BE DESIGNED AND EXCAVATION CUTS PERFORMED IN A MANNER TO MINIMIZE IMPACTS TO PRIMARY ROOTS. IF SIGNIFICANT ROOTS ARE ENCOUNTERED EFFORTS SHOULD BE MADE TO CAREFULLY EXCAVATE (E.G., TUNNEL OR DIG) UNDER OR AROUND PRIMARY LATERAL ROOTS. TRENCHING OPERATIONS THAT MAY OCCUR WITHIN THE CRITICAL ROOT ZONE OF RETAINED TREES SHOULD BE PERFORMED UNDER THE GUIDANCE AND MONITORING OF THE PROJECT ARBORIST. TREE ROOTS SEVERED OR SIGNIFICANTLY DAMAGED DURING GRADING AND EXCAVATING OPERATIONS SHOULD BE CLEANLY CUT AND PROMPTLY COVERED WITH MOIST BURLAP FABRIC OR EQUIVALENT UNTIL ROOTS ARE PERMANENTLY COVERED WITH BACKFILL MATERIAL OR UNTIL THE EXPOSED GRADING CUT AND SOIL PROFILE IS PERMANENTLY STABILIZED AND PROTECTED. IF BURLAP COVERED CUT ROOTS ARE EXPOSED TO THE OUTSIDE ENVIRONMENT FOR AN EXTENDED PERIOD OF TIME A PROJECT ATTENDANT SHALL BE ASSIGNED THE TASK OF REGULARLY WETTING BURLAP COVERED ROOTS TO PREVENT ROOT DESICCATION.
- 1.3.1.5. AVOID STORING CONSTRUCTION TOOLS, MATERIALS AND EQUIPMENT WITHIN THE CRITICAL ROOT ZONE (I.E., CANOPY DRIPLINE) OF TREES, AND DO NOT WASH OUT OR DISPOSE OF EXCESS MATERIALS (E.G., PAINT, PLASTER, CONCRETE, OR OTHER POTENTIALLY HARMFUL SUBSTANCES) WITHIN CRITICAL ROOT ZONE AREAS. IF IT IS UNAVOIDABLE AND NECESSARY TO TEMPORARILY STORE OR STOCKPILE MATERIALS AND EQUIPMENT WITHIN THE DRIPLINE OF TREES, APPLY 3-5 INCHES OF CLEAN AND PROPERLY SOURCED WOODCHIP MULCH TO PREVENT SIGNIFICANT SOIL COMPACTION AND ROOT ZONE DISTURBANCE.
- 1.3.1.6. WHERE POSSIBLE AVOID ALTERING THE NATURAL GRADE WITHIN THE CRITICAL ROOT ZONE OF TREES TO REDUCE THE LIKELIHOOD OF CAUSING STRESS, DECLINE OR MORTALITY. LOWERING NATURAL GRADE CAN RESULT IN SIGNIFICANT ROOT DAMAGE AND RAISING THE GRADE (I.E., INTRODUCING FILL MATERIAL, PARTICULARLY AROUND THE LOWER TRUNK AND ROOT CROWN) CAN LEAD TO TRUNK AND ROOT DECAY DISORDERS THAT ARE DETRIMENTAL TO THE HEALTH AND STRUCTURAL INTEGRITY OF TREES.
- 1.3.1.7. IF TREE PRUNING IS NECESSARY IT IS IMPORTANT TO UTILIZE PROPER PRUNING BMPS THAT WILL ASSIST IN MINIMIZING HARMFUL IMPACTS TO TREES. TREE PRUNING SHOULD IDEALLY BE PERFORMED DURING THE FALL THROUGH EARLY WINTER MONTHS. A GENERAL PRINCIPAL TO FOLLOW IS THAT IT IS IMPORTANT TO MAKE PROPER PRUNING CUTS, KEEPING THEM AS SMALL AS POSSIBLE WHILE REMOVING AS FEW LIVING BRANCHES AS NECESSARY TO ACHIEVE THE OBJECTIVE. EXCESSIVE PRUNING STRESSES TREES BY DEPLETING ENERGY RESERVES AND REDUCING FOOD MAKING PROCESSES (I.E., PHOTOSYNTHESIS), WHICH COMPROMISES A TREES ABILITY TO REPLENISH ESSENTIAL ENERGY RESERVES, PARTICULARLY DURING PERIODS OF STRESS (E.G. ROOT DISTURBANCE, SOIL COMPACTION, ALTERING GRADE AND DROUGHT CONDITIONS). ADDITIONALLY, IT CREATES AN ABUNDANCE OF EXPOSED WOUNDS PROVIDING ENTRY POINTS FOR POTENTIALLY HARMFUL BIOTIC DISORDERS (E.G., DISEASE, DECAY AND/OR INSECT PESTS) THAT CAN ADVERSELY AFFECT THE HEALTH AND STRUCTURAL INTEGRITY OF TREES. IT SHOULD BE NOTED THAT PRUNING INVOLVING THE REMOVAL OF 30% OR MORE LIVING CANOPY MATERIAL REQUIRES A COUNTY PERMIT. ADDITIONAL PRUNING BMP'S AND GUIDELINES ARE AVAILABLE UPON REQUEST.
- 1.3.1.8. REGULARLY PERFORM CONSTRUCTION SITE INSPECTIONS FOR THE DURATION OF THE PROJECT TO MONITOR THE CONDITION OF TREE AND RESOURCE PROTECTION MEASURES, AND TO DETERMINE IF ANY REPAIRS, ADJUSTMENTS OR MODIFICATIONS ARE NECESSARY. ADDITIONALLY, TREES IMPACTED BY SITE DEVELOPMENT SHOULD BE PERIODICALLY MONITORED AND ASSESSED DURING AND FOLLOWING THE PROJECT TO DETERMINE IF ANY TREE CARE AND MANAGEMENT ACTIONS ARE NECESSARY, AND TO MAKE CERTAIN TREES DO NOT PRESENT A HAZARD TO PROPERTY AND/OR NEARBY STRUCTURES.


KL
LP
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NO SCALE
3-31-2017
PROJECT NO: 00655.005.004

DRAWN BY:
REVIEWED BY:
APPROVED BY:
SCALE:
DATE:
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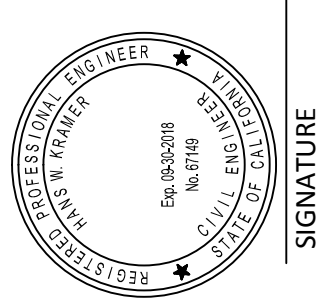
SHEET NO:
C2-2

PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B
NOTES

SAFETY FIRST



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REVISION HISTORY

DESCRIPTION	DATE	APPROVED

NO.

SIGNATURE
DATE

DRAFT

BIORETENTION BASIN NOTES

1. SUBDRAINS
- 1.1.

BIORETENTION DESIGN WILL REQUIRE A SUBDRAIN. THE SUBDRAIN SHOULD BE A 6- OR 8-INCH PERFORATED SCHEDULE 40 PVC PIPE AS SPECIFIED IN THE DRAWINGS, OR EQUIVALENT CORRUGATED HDPE, WITH 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER. THE SUBDRAIN MUST BE ENCASED IN A LAYER OF CLEAN, DOUBLE WASHED ASTM D448 NO.57 OR SMALLER (NO. 68, 8, OR 89) STONE. THE SUBDRAIN MUST BE SIZED SO THAT THE BIORETENTION BMP FULLY DRAINS WITHIN 72 HOURS OR LESS.
- 1.2.

MULTIPLE SUBDRAINS ARE NECESSARY FOR BIORETENTION AREAS WIDER THAN 40 FEET, AND EACH SUBDRAIN MUST BE LOCATED NO MORE THAN 20 FEET FROM THE NEXT PIPE OR THE EDGE OF THE BIORETENTION.
- 1.3.

BIORETENTION PRACTICES MUST INCLUDE AT LEAST ONE OBSERVATION WELL AND/OR CLEANOUT PIPE (MINIMUM 4 INCHES IN DIAMETER). THE OBSERVATION WELLS SHOULD BE TIED INTO ANY OF THE TS OR YS IN THE UNDERDRAIN SYSTEM AND MUST EXTEND UPWARD ABOVE THE SURFACE OF THE BIORETENTION AREA.
- 1.4.

INSTALL A 2 INCH LAYER OF CLEAN, WASHED CHOKER STONE (E.G. ASTM D 448 SIZE NO. 8 OR NO. 89 WASHED GRAVEL) OVER THE UNDERDRAIN STONE.

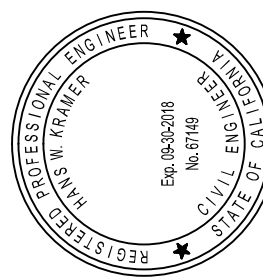
ACRONYMS AND ABBREVIATIONS

- CASQA CALIFORNIA STORMWATER QUALITY ASSOCIATION
- CGP CONSTRUCTION GENERAL PERMIT
- CTB CEMENT-TREATED BASE
- EL ELEVATION
- HDPE HIGH-DENSITY POLYETHYLENE
- INV INVERT
- PLS POUND LIVE SEED
- SWPPP STORMWATER POLLUTION PREVENTION PLAN

DRAFT

REVISION HISTORY			
NO.	DESCRIPTION	DATE	APPROVED

LICENSED PROFESSIONAL



SIGNATURE _____

DATE _____

 **terraphase**
engineering

1404 Franklin Street, Suite 600
Oakland, California 94612
Phone: 510-645-1850
www.terraphase.com

PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B
NOTES

SAFETY FIRST

DRAWN BY: KL
REVIEWED BY: LP
APPROVED BY: HK
SCALE: NO SCALE
DATE: 3-31-2017
PROJECT NO: 0055.005.004

SHEET NO:
C2-3



LEGEND

- 50 — APPROXIMATE EXISTING MAJOR CONTOUR
- 45 — APPROXIMATE EXISTING MINOR CONTOUR
- - - - - APPROXIMATE PARCEL BOUNDARY
- - - - - APPROXIMATE DRAINAGE AREA BOUNDARY
- · - · - APPROXIMATE CONSTRUCTION WORK BOUNDARY
- · — · — APPROXIMATE WETLAND BOUNDARY
- · - · - APPROXIMATE 100-YEAR FLOOD BOUNDARY (8 FT ELEV)
- - - X - - - APPROXIMATE FENCE LOCATION
- - - ST - - - APPROXIMATE EXISTING STORM DRAIN LINE
- - - SS - - - APPROXIMATE EXISTING SEWER LINE
- - - W - - - APPROXIMATE EXISTING WATER LINE
- - - E - - - APPROXIMATE EXISTING ELECTRICAL LINE
- EXISTING SLOPE EQUAL TO OR GREATER THAN 25%

133 FEET 133 FEET PROJECT AREA DIMENSION

0' 50' 100' 200'

APPROXIMATE SCALE IN FEET

N

DRAFT

REVISION HISTORY			
NO.	DESCRIPTION	DATE	APPROVED

LICENSED PROFESSIONAL

REGISTERED PROFESSIONAL ENGINEER

EX. 00524018

NO. 010

CIVIL ENGINE

STATE OF CALIFORNIA

SIGNATURE

DATE

terrapphase
engineering

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Oakland, California 94612
Phone: 510-645-1850
www.terrapphase.com

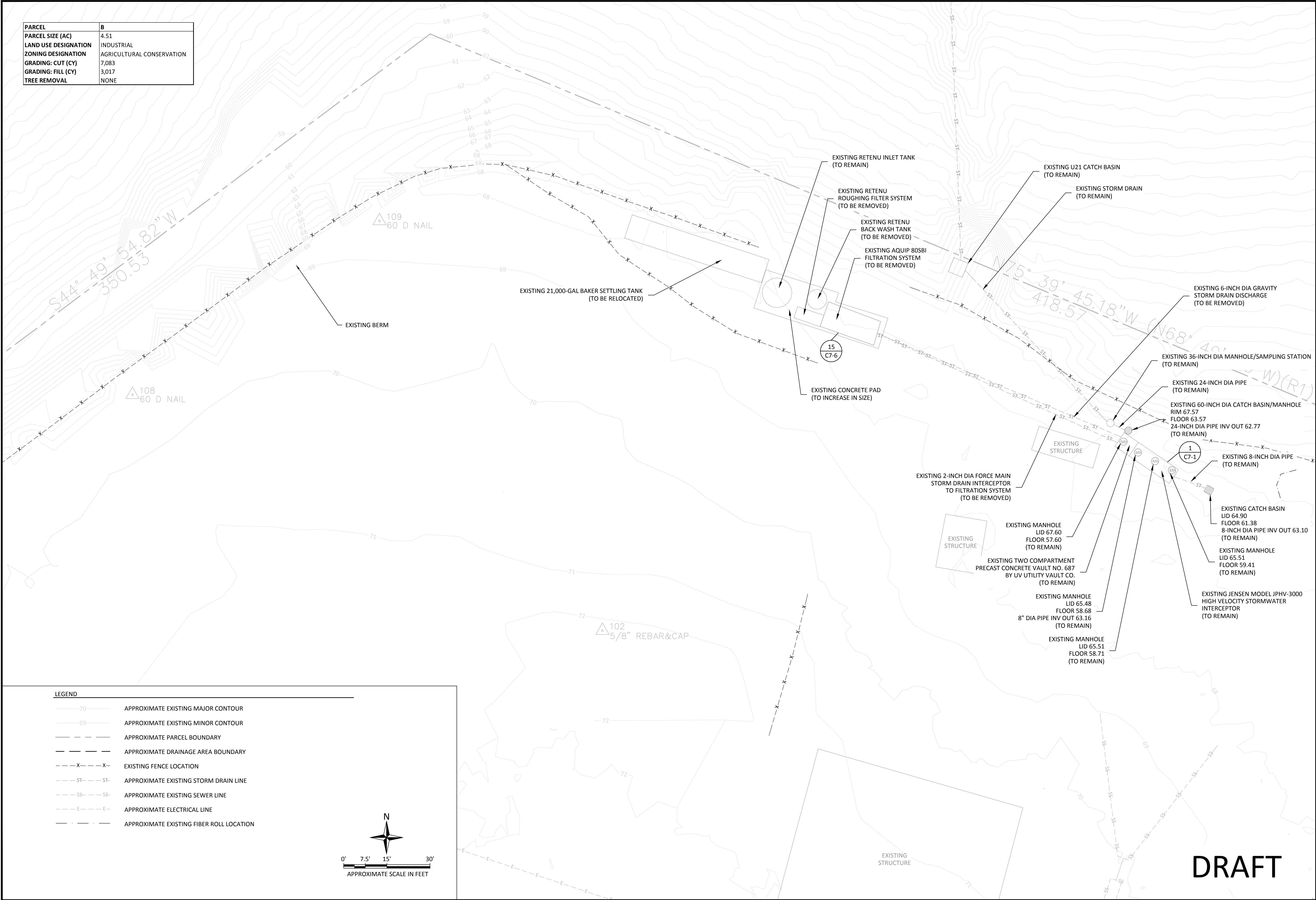
PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B
VICINITY MAP

SAFETY FIRST

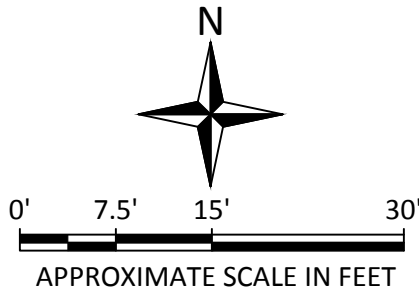
DRAWN BY: KL
REVIEWED BY: LP
APPROVED BY: HK
SCALE: 1" = 60'
DATE: 3-31-2017
PROJECT NO: 0055.005.004

SHEET NO: **C3**

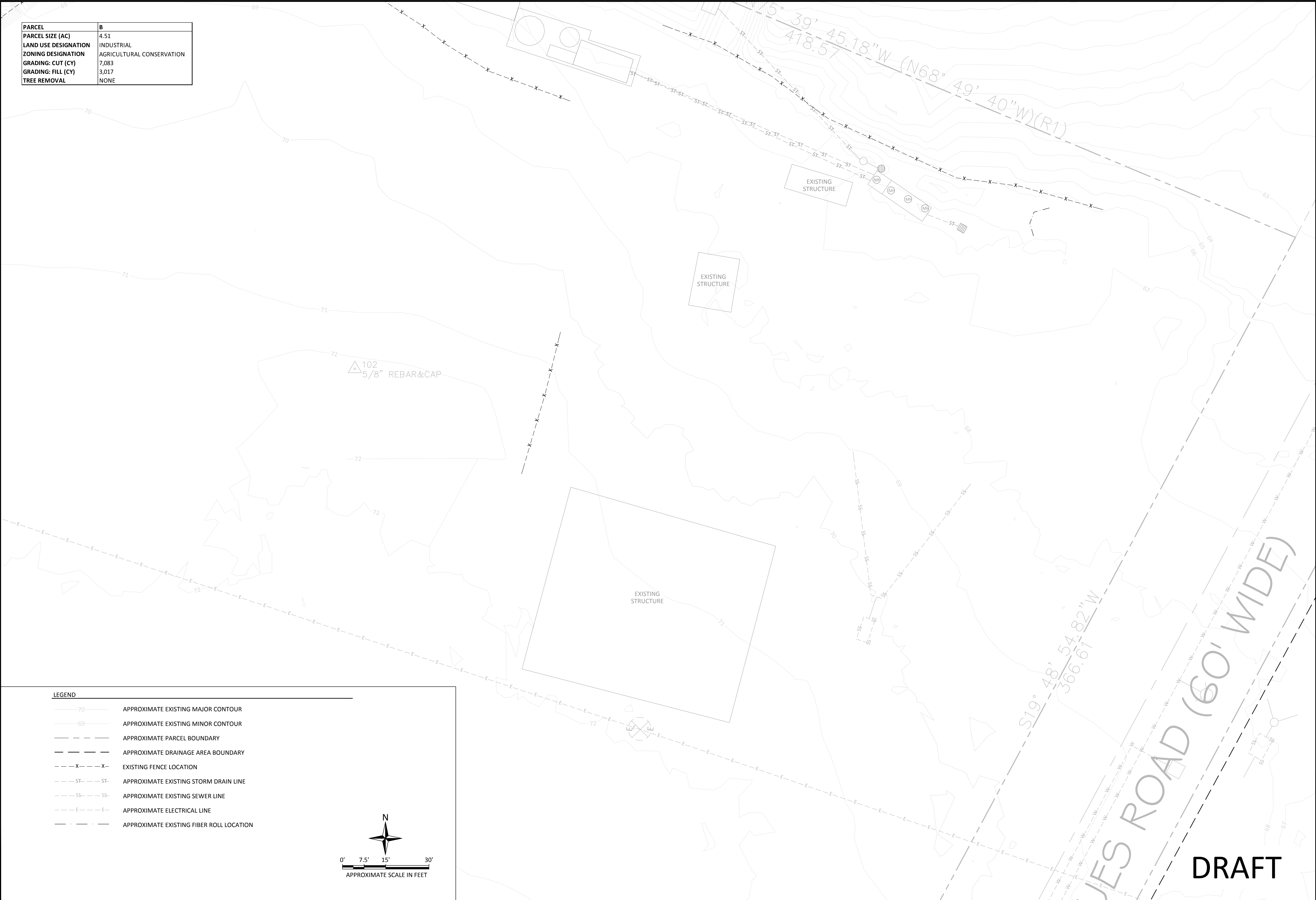
PARCEL	B
PARCEL SIZE (AC)	4.51
LAND USE DESIGNATION	INDUSTRIAL
ZONING DESIGNATION	AGRICULTURAL CONSERVATION
GRADING: CUT (CY)	7,083
GRADING: FILL (CY)	3,017
TREE REMOVAL	NONE



LEGEND	
	APPROXIMATE EXISTING MAJOR CONTOUR
	APPROXIMATE EXISTING MINOR CONTOUR
	APPROXIMATE PARCEL BOUNDARY
	APPROXIMATE DRAINAGE AREA BOUNDARY
	EXISTING FENCE LOCATION
	APPROXIMATE EXISTING STORM DRAIN LINE
	APPROXIMATE EXISTING SEWER LINE
	APPROXIMATE ELECTRICAL LINE
	APPROXIMATE EXISTING FIBER ROLL LOCATION

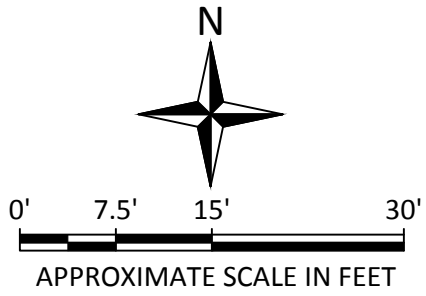


DRAWN BY: LP			REVIEWED BY: HK			APPROVED BY: 1" = 15'																						
DATE: 3-31-2017			PROJECT NO: 0055.005.004			SHEET NO: C4-1																						
PARCEL B: OUTFALL 2B SITE PLAN																												
SAFETY FIRST																												
terraphase engineering																												
1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terraphase.com																												
LICENSED PROFESSIONAL																												
SIGNATURE DATE																												
<div><div>REVISION HISTORY</div><table><thead><tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th><th>APPROVED</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table></div> <div><div><div><div><div>1404 FRANKLIN STREET, SUITE 600 OAKLAND, CALIFORNIA 94612 PHONE: 510-645-1850 WWW.TERRAPHASE.COM</div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> </div><div> 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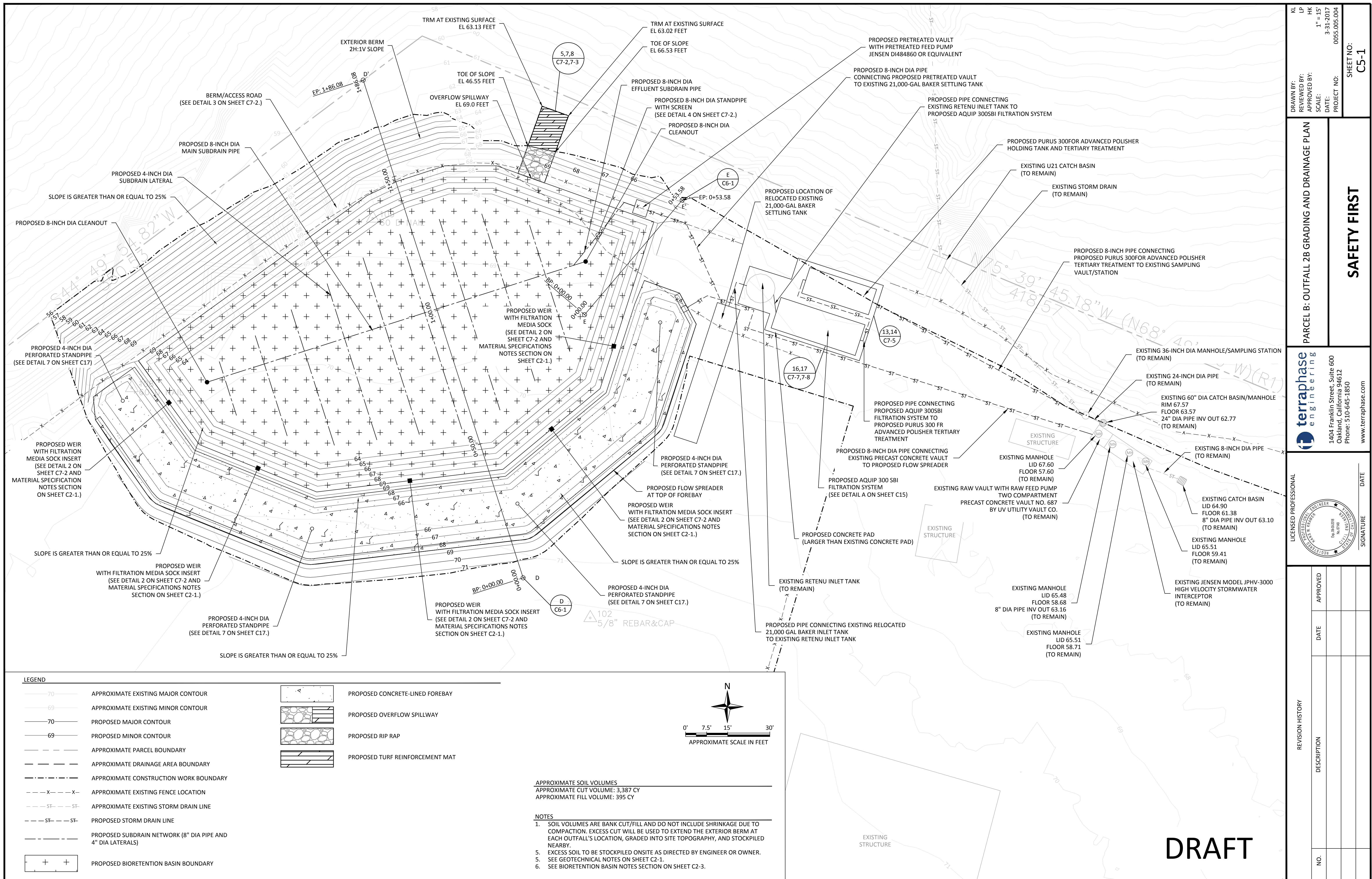


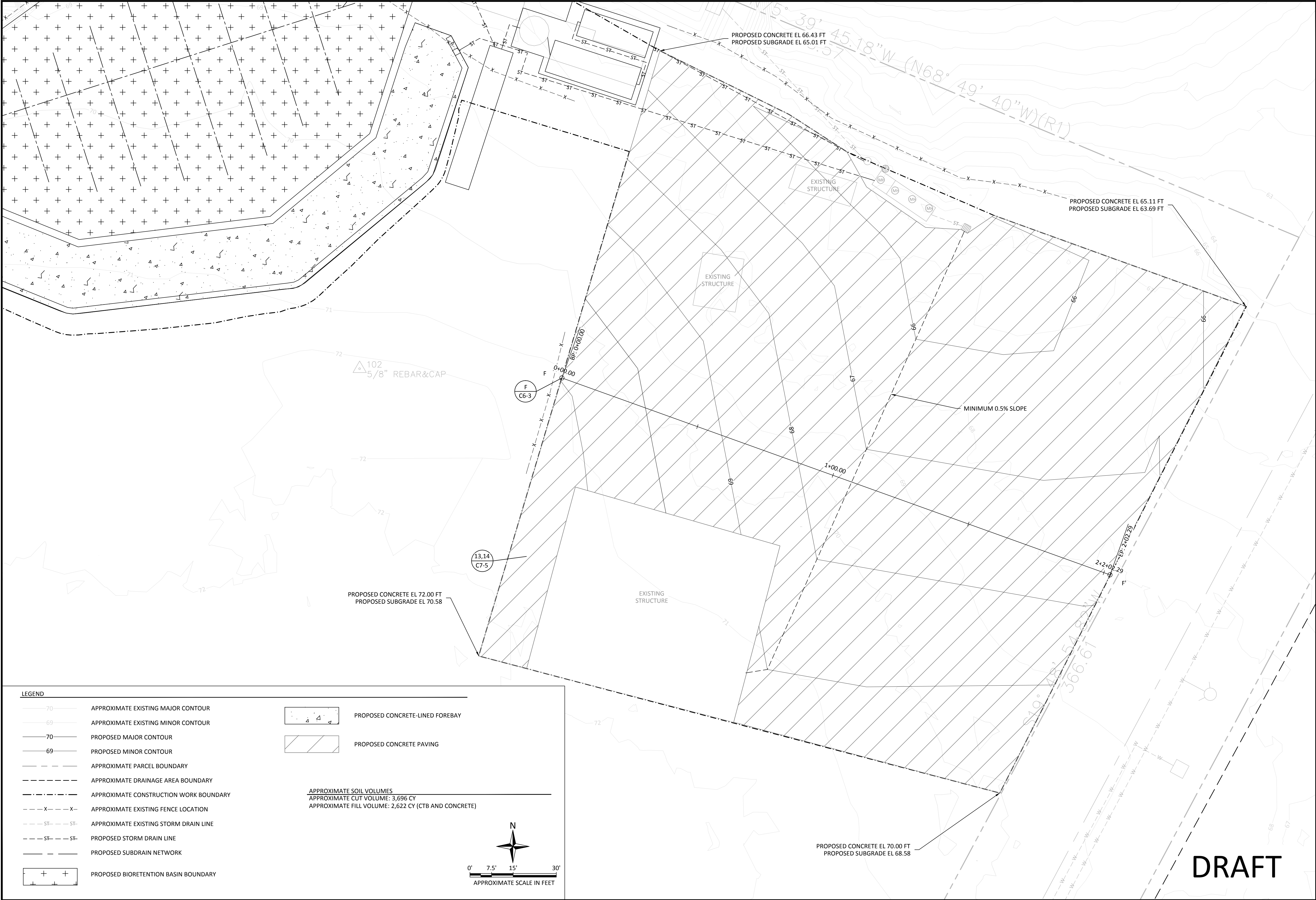
PARCEL	B
PARCEL SIZE (AC)	4.51
LAND USE DESIGNATION	INDUSTRIAL
ZONING DESIGNATION	AGRICULTURAL CONSERVATION
GRADING: CUT (CY)	7,083
GRADING: FILL (CY)	3,017
TREE REMOVAL	NONE

LEGEND	
	APPROXIMATE EXISTING MAJOR CONTOUR
	APPROXIMATE EXISTING MINOR CONTOUR
	APPROXIMATE PARCEL BOUNDARY
	APPROXIMATE DRAINAGE AREA BOUNDARY
	EXISTING FENCE LOCATION
	APPROXIMATE EXISTING STORM DRAIN LINE
	APPROXIMATE EXISTING SEWER LINE
	APPROXIMATE ELECTRICAL LINE
	APPROXIMATE EXISTING FIBER ROLL LOCATION



DRAWN BY: KL REVIEWED BY: LP APPROVED BY: HK SCALE: 1" = 15' DATE: 3-31-2017 PROJECT NO: 0055.005.004		SHEET NO: C4-2	
PARCEL B: OUTFALL 2B PRODUCTION YARD SITE PLAN		SAFETY FIRST	
 1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terrapphase.com		LICENSED PROFESSIONAL SIGNATURE _____ DATE _____	
REVISION HISTORY		NO.	
DESCRIPTION		DATE	
APPROVED			





Drawn By: LP
Reviewed By: HK
Scale: 1" = 15'
Date: 3-31-2017
Project No: 0055.005.004

Drawn By: LP
Reviewed By: HK
Scale: 1" = 15'
Date: 3-31-2017
Project No: 0055.005.004

PARCEL B: OUTFALL 2B PRODUCTION YARD GRADING AND DRAINAGE PLAN

SAFETY FIRST

SHEET NO: C5-2

terrapphase engineering

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REGISTERED PROFESSIONAL ENGINEER
No. 1032418
Exp. 12/31/2018
CIVIL ENGINE
STATE OF CALIFORNIA

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DATE

REVISION HISTORY		DATE	APPROVED
NO.	DESCRIPTION		

LEGEND

70

APPROXIMATE EXISTING MAJOR CONTOUR

69

APPROXIMATE EXISTING MINOR CONTOUR

70

PROPOSED MAJOR CONTOUR

69

PROPOSED MINOR CONTOUR

APPROXIMATE PARCEL BOUNDARY

APPROXIMATE DRAINAGE AREA BOUNDARY

APPROXIMATE CONSTRUCTION WORK BOUNDARY

X-X

APPROXIMATE EXISTING FENCE LOCATION

ST-ST

APPROXIMATE EXISTING STORM DRAIN LINE

ST-ST

PROPOSED STORM DRAIN LINE

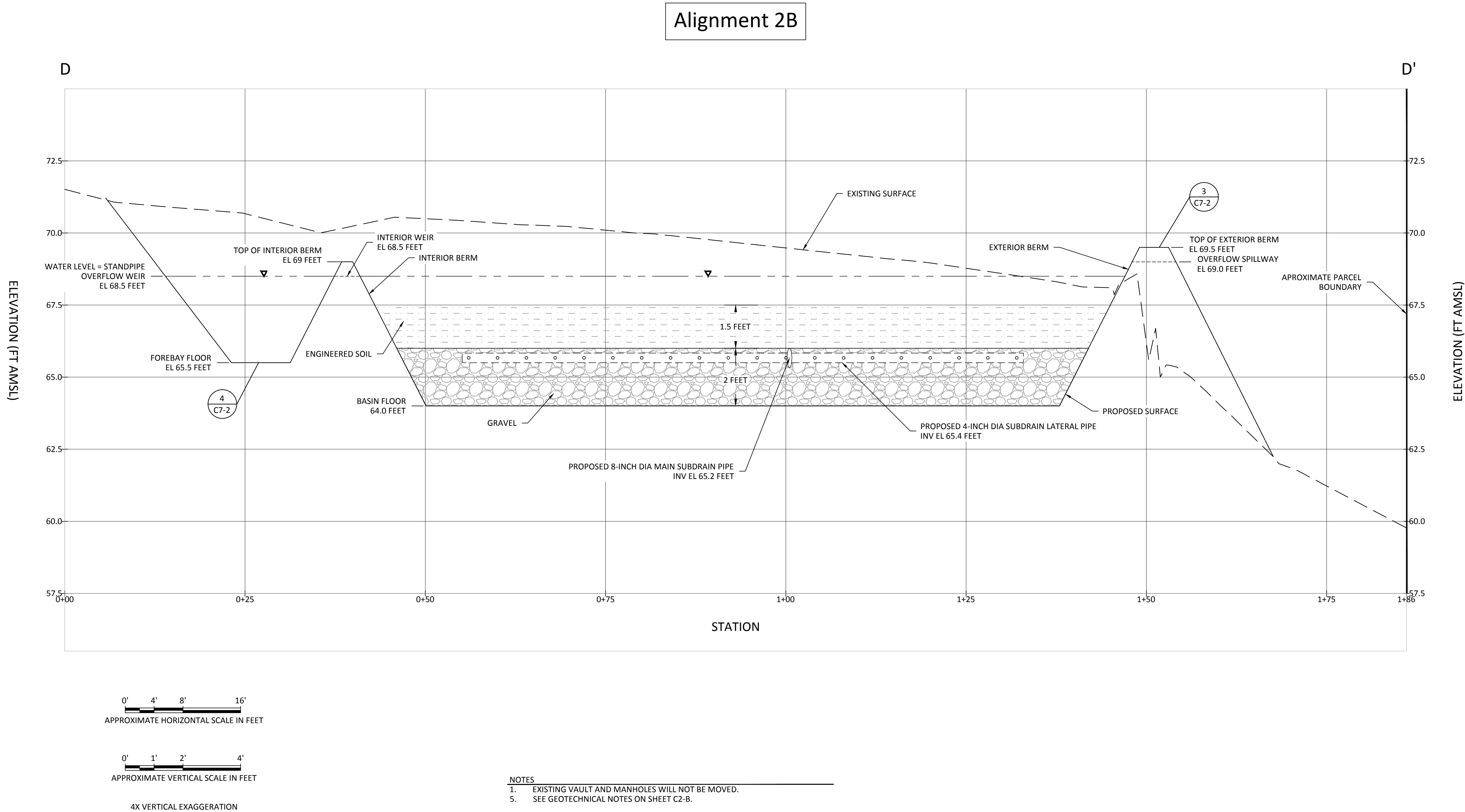
PROPOSED SUBDRAIN NETWORK

PROPOSED BIORETENTION BASIN BOUNDARY

PROPOSED CONCRETE-LINED FOREBAY

PROPOSED CONCRETE PAVING

APPROXIMATE SOIL VOLUMES
APPROXIMATE CUT VOLUME: 3,696 CY
APPROXIMATE FILL VOLUME: 2,622 CY (CTB AND CONCRETE)

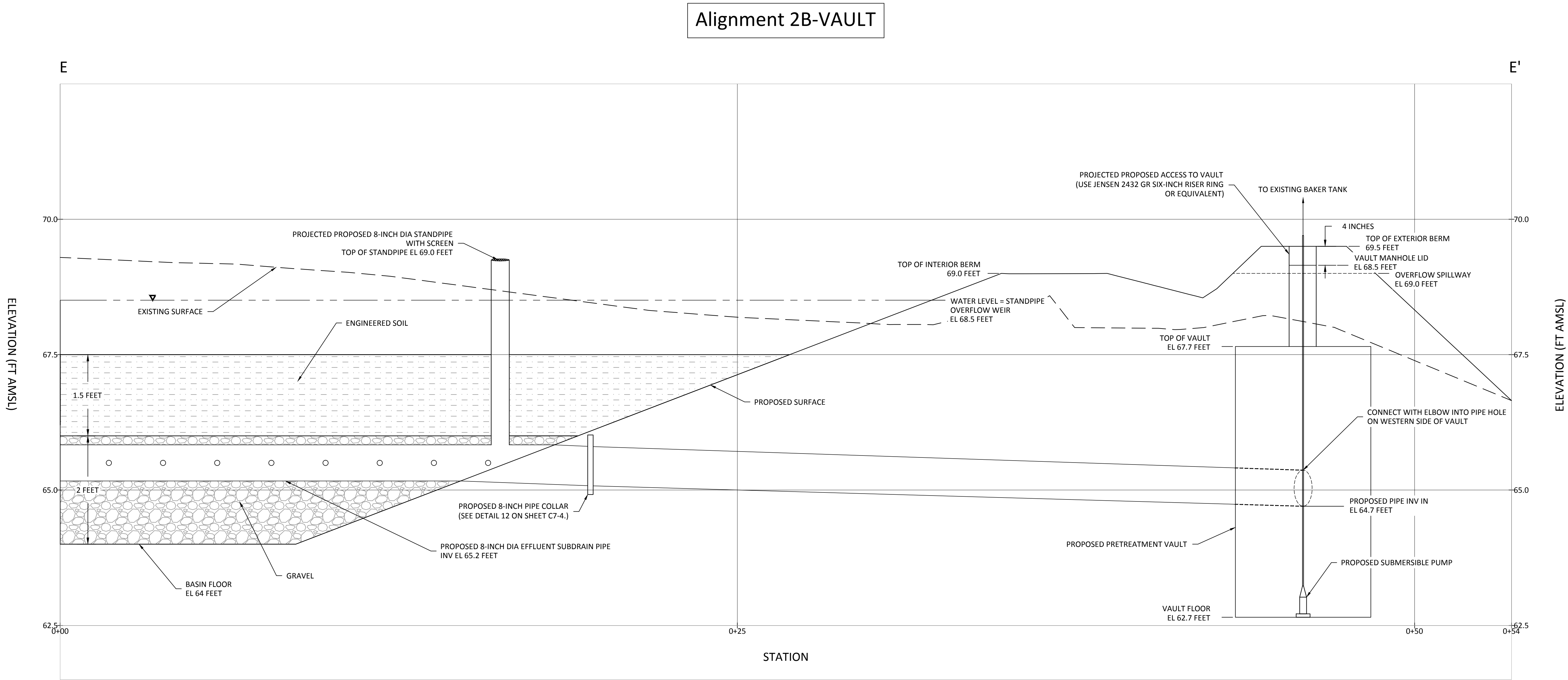


D
C5-1

CROSS SECTION D-D' FOR OUTFALL 2B

DRAFT

DRAWN BY: KL REVIEWED BY: LP APPROVED BY: HK SCALE: NO SCALE DATE: 3-31-2017 PROJECT NO: 0055.005.004			SHEET NO: C6-1	
PARCEL B: OUTFALL 2B CROSS SECTION D-D'			SAFETY FIRST	
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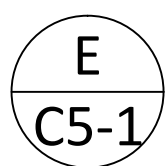


0' 1' 2' 4'
APPROXIMATE HORIZONTAL SCALE IN FEET

0' 0.5' 1' 2'
APPROXIMATE VERTICAL SCALE IN FEET

2X VERTICAL EXAGGERATION

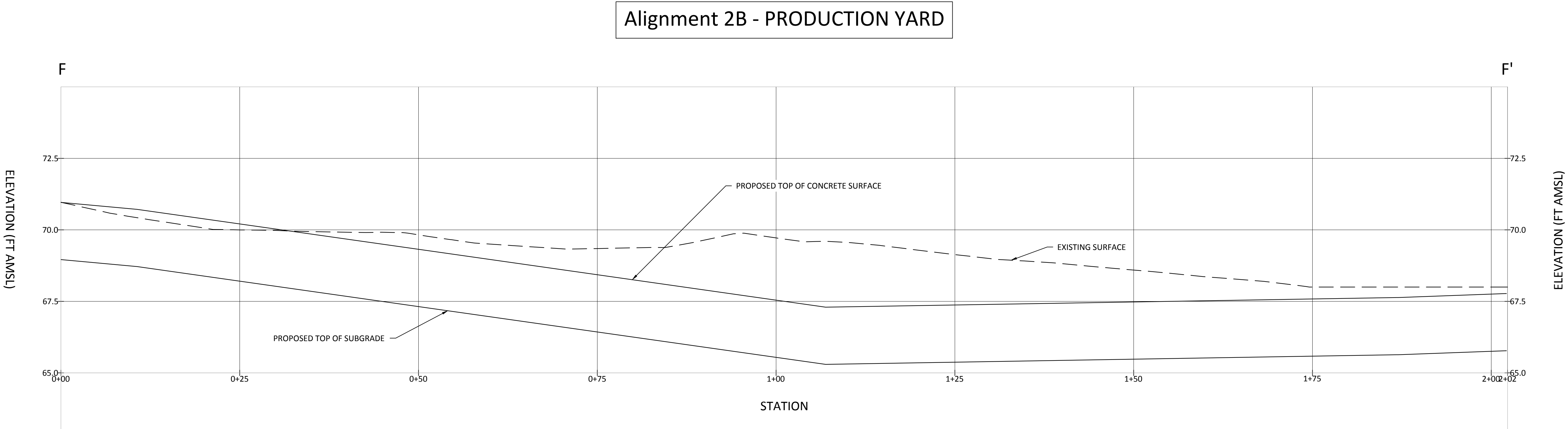
- NOTES**
- EXISTING VAULT AND MANHOLES WILL NOT BE MOVED.
 - SEE GEOTECHNICAL NOTES ON SHEET C2-B.



CROSS SECTION E-E' FOR OUTFALL 2B

DRAFT

DRAWN BY: KL REVIEWED BY: LP APPROVED BY: HK SCALE: NO SCALE DATE: 3-31-2017 PROJECT NO: 0055.005.004		SHEET NO: C6-2	
PARCEL B: OUTFALL 2B CROSS SECTION E-E'		SAFETY FIRST	
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0' 4' 8' 16'

APPROXIMATE HORIZONTAL SCALE IN FEET

0' 1' 2' 4'

APPROXIMATE VERTICAL SCALE IN FEET

4X VERTICAL EXAGGERATION

F
C5-2

CROSS SECTION F-F' FOR OUTFALL 2B PRODUCTION YARD

DRAFT

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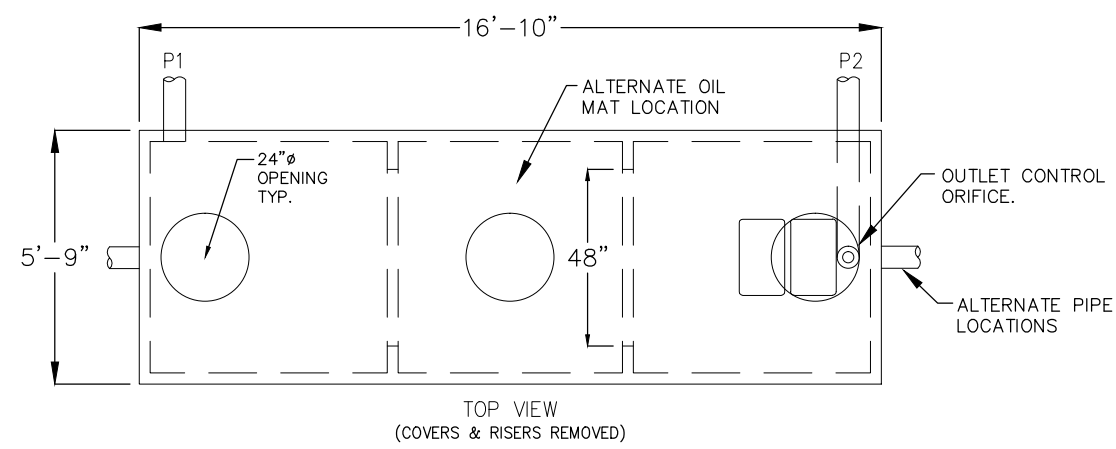
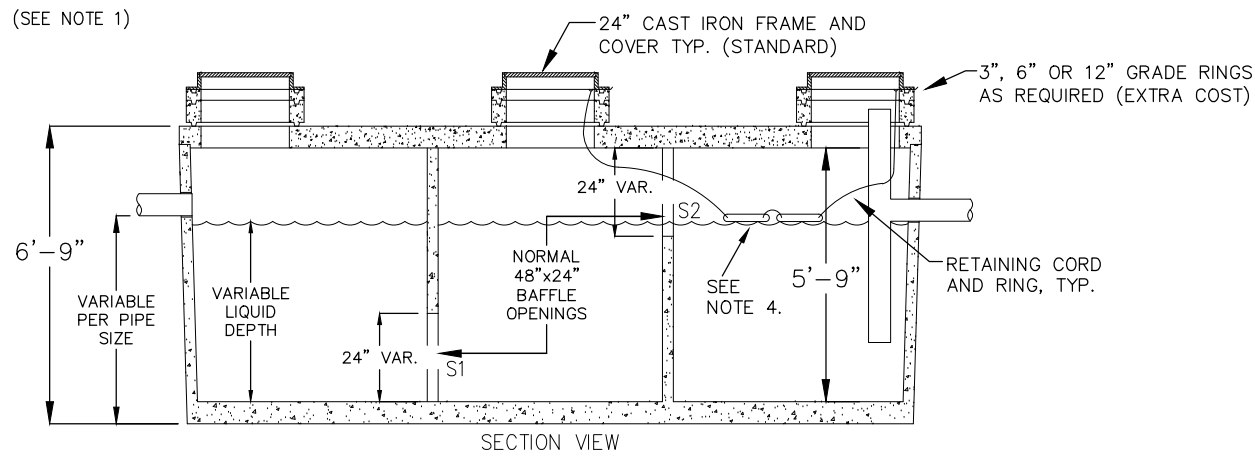
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PARCEL B: OUTFALL 2B CROSS SECTION F-F'

SAFETY FIRST

DRAWN BY: KL
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SCALE: NO SCALE
DATE: 3-31-2017
PROJECT NO: 0055.005.004

SHEET NO: C6-3



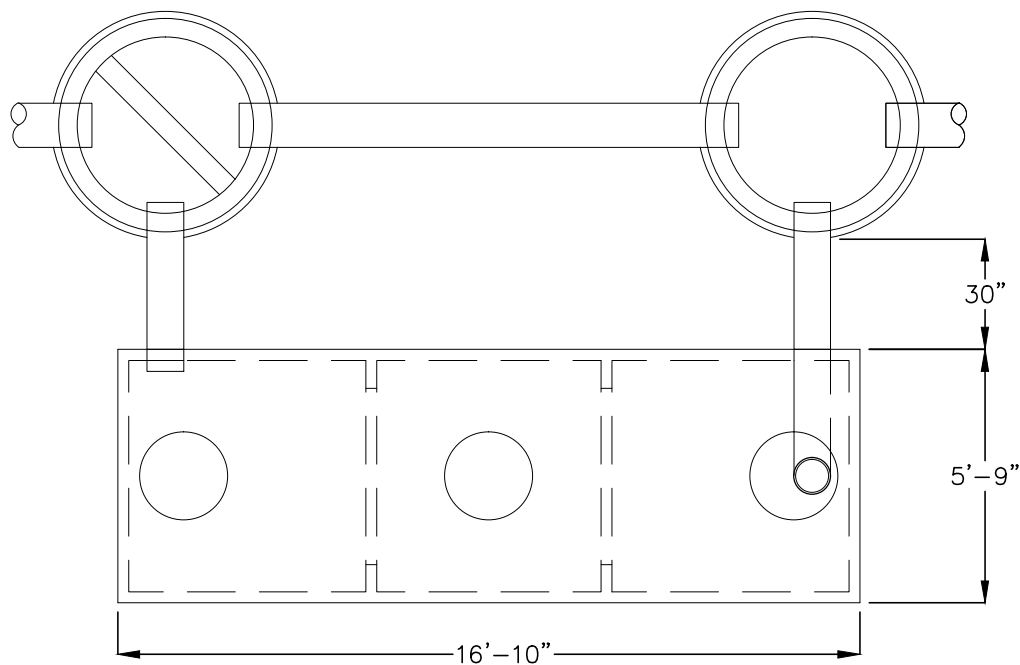
MODEL JPHV-3000

TOTAL TANK CAPACITY	MAXIMUM TREATMENT FLOW (GFS)	RECOMMENDED TREATMENT FLOW (GFS)	RECOMMENDED OUTLET BOX SIZE	RECOMMENDED MIN. NO. OF SORBENT MATS	TANK ACCESS COVERS REQUIRED
3,483 GAL.	.96	.77	48" Ø ROUND	2	3

- NOTES:
1. BYPASS STRUCTURE AND JUNCTION BOX SHALL BE SIZED ACCORDING TO PIPE SIZES AND FLOW.
 2. ALTERNATIVE CONFIGURATIONS AVAILABLE. CONTACT JENSEN PRECAST FOR MORE INFORMATION.
 3. BAFFLE OPENINGS (S1 & S2) SHALL BE SIZED ACCORDING TO FLOW.
 4. ALL EXTERNAL PIPING TO BE SUPPLIED BY OTHERS.
 5. OIL SORBENT MATS TO BE EQUIPPED WITH RETAINING CORD AND RING, SECURED TO OR UNDER FRAME AND COVER, FOR HAND ACCESS BY OTHERS.
 6. DESIGN LOAD: H-20 TRAFFIC FROM 1" TO 6" OF COVER. FOR OTHER DEPTHS, SPECIAL LOADINGS, AND COMPLETE DESIGN INFORMATION, CONTACT JENSEN PRECAST.
 7. MINIMUM GROSS TREATMENT HAZEN'S SURFACE AREA LOADING RATE (SALR) SHALL NOT BE GREATER THAN SIX (6) GALLONS PER MINUTE PER SQUARE FOOT. THE SALR SHALL BE CALCULATED BY DIVIDING THE TREATMENT FREE SURFACE AREA IN SQUARE FEET BY THE DESIGN FLOW RATE IN GALLONS PER MINUTE. NO EXCEPTIONS SHALL BE ALLOWED.

5/14/05
JPHV3000_C.dwg
© 2005 Jensen Precast

JENSEN
PRECAST



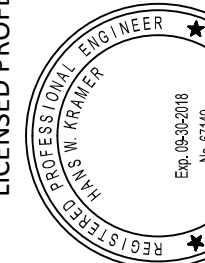
1
C4-1,5-1

JENSEN JPHV-3000 STORMWATER INTERCEPTOR DETAIL NTS

DRAFT

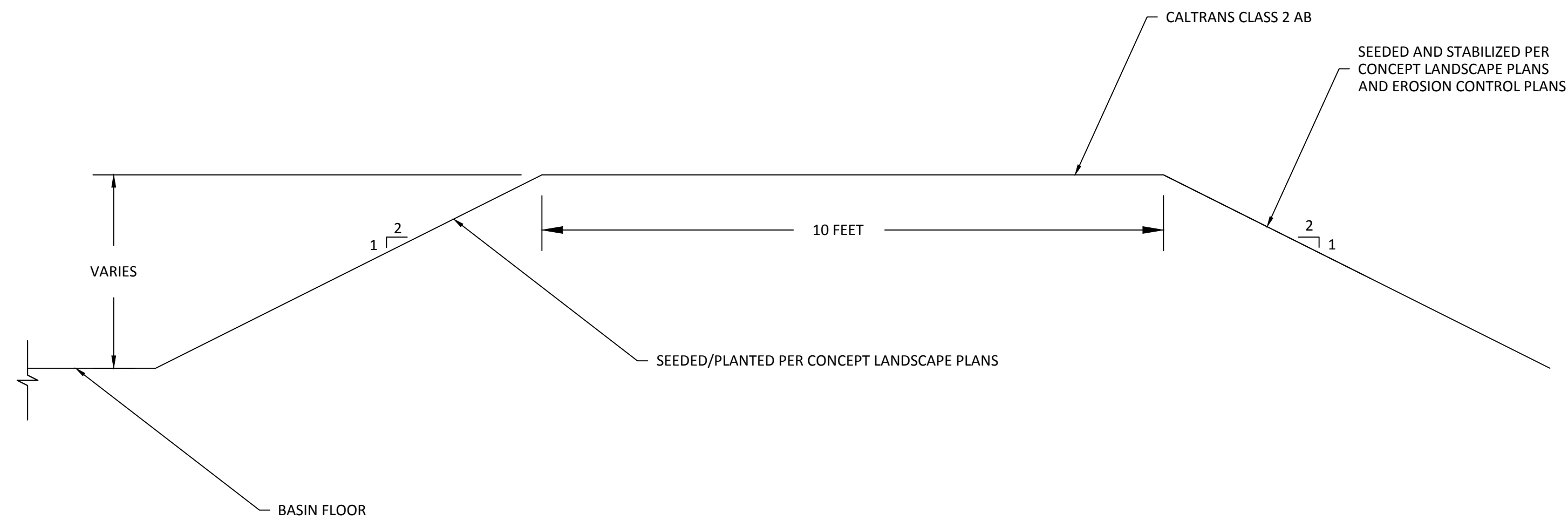
REVISION HISTORY			PARCEL B: OUTFALL 2B EXISTING STORMWATER INTERCEPTOR DETAIL		DRAWN BY: KL REVIEWED BY: LP APPROVED BY: HK SCALE: NO SCALE DATE: 3-31-2017 PROJECT NO: 0055.005.004
NO.	DESCRIPTION	DATE	APPROVED	SAFETY FIRST	
				SHEET NO: C7-1	

LICENSED PROFESSIONAL



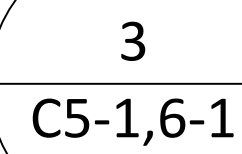
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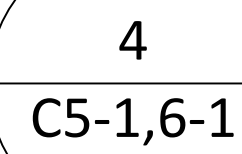
NOTES

1. SEE GEOTECHNICAL NOTES ON SHEET C2-B.



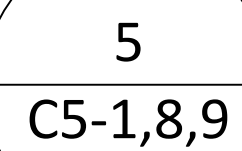
SECTION

2
C5-1




PERFORATED STANDPIPE SECTION

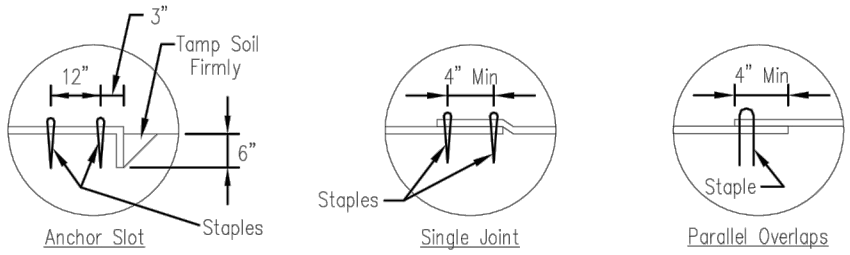
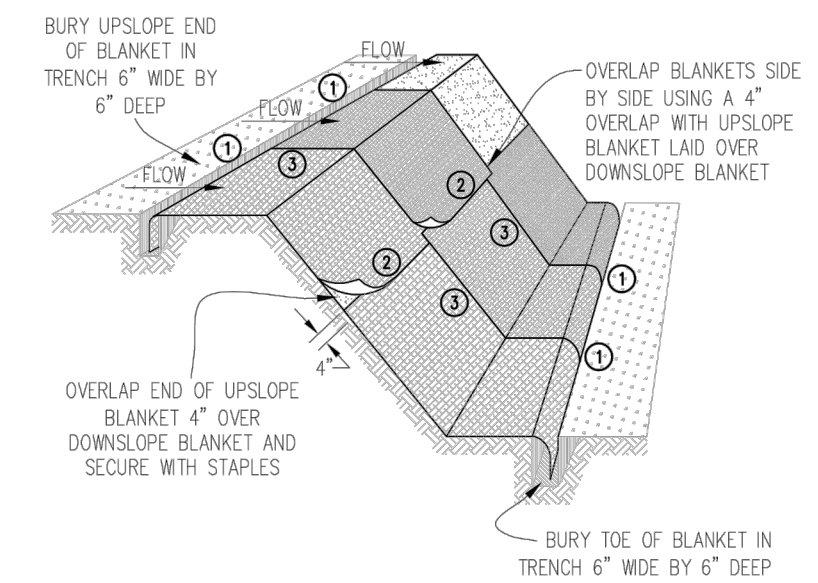
NTS



OVERFLOW SPILLWAY

DRAFT

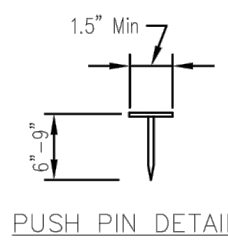
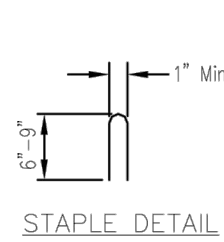
REVISION HISTORY				LICENSED PROFESSIONAL		<div><div>1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terraphase.com</div></div>		PARCEL B: OUTFALL 2B DETAILS		DRAWN BY: KL REVIEWED BY: LP APPROVED BY: HK SCALE: NO SCALE DATE: 3-31-2017 PROJECT NO: 0055.005.004	
NO.	DESCRIPTION	DATE	APPROVED	<div></div> <div>SIGNATURE _____ DATE _____</div>		SAFETY FIRST		SHEET NO: C7-2			



DETAIL 1

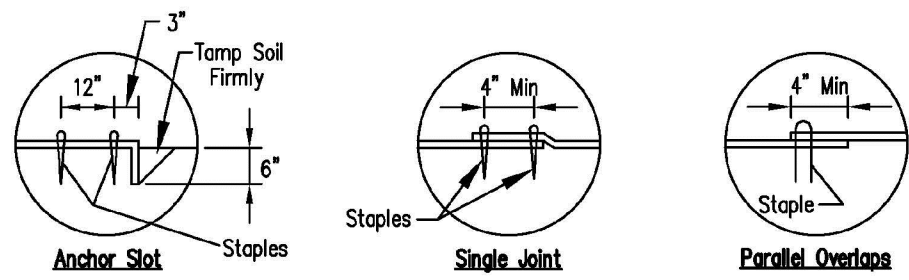
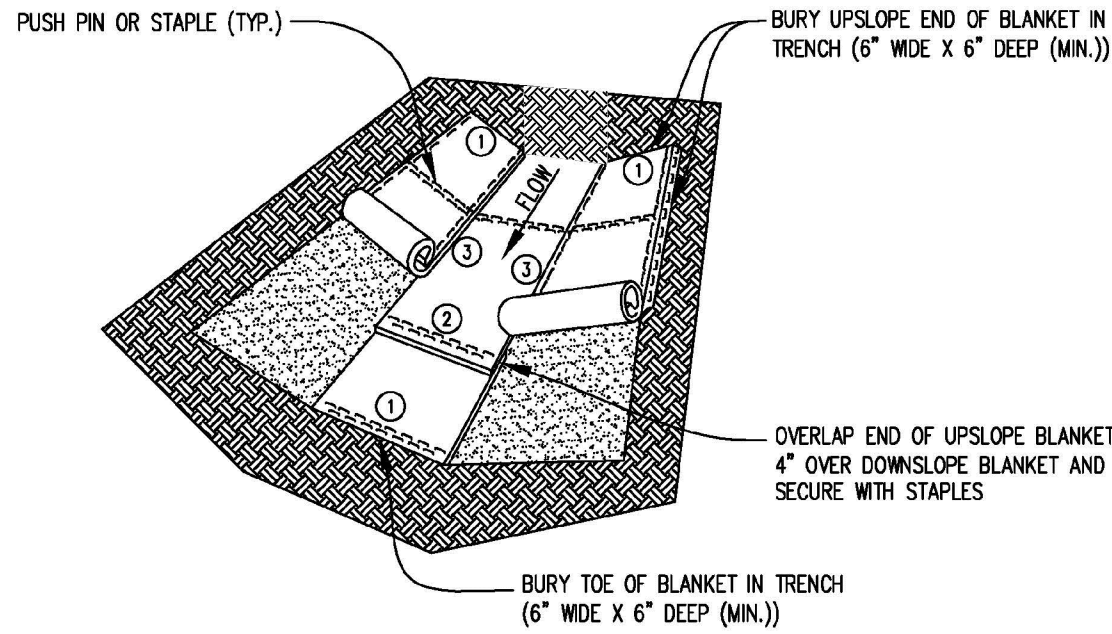
DETAIL 2

DETAIL 3



NOTES:

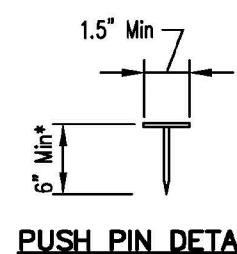
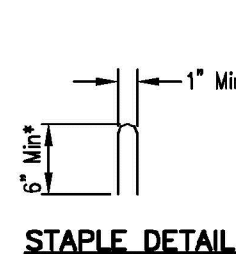
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.



DETAIL 1

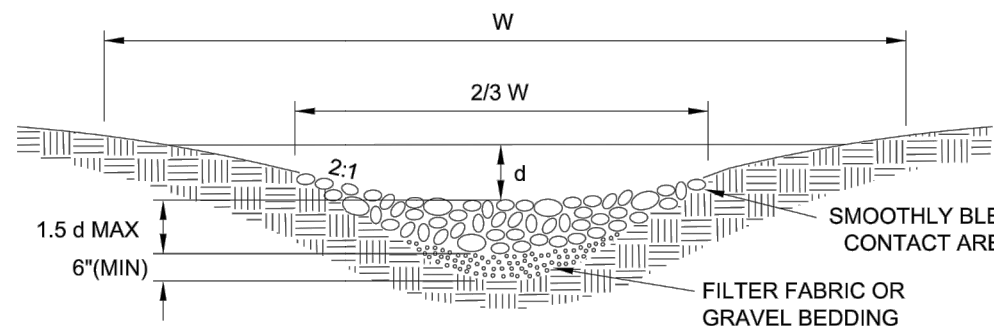
DETAIL 2

DETAIL 3

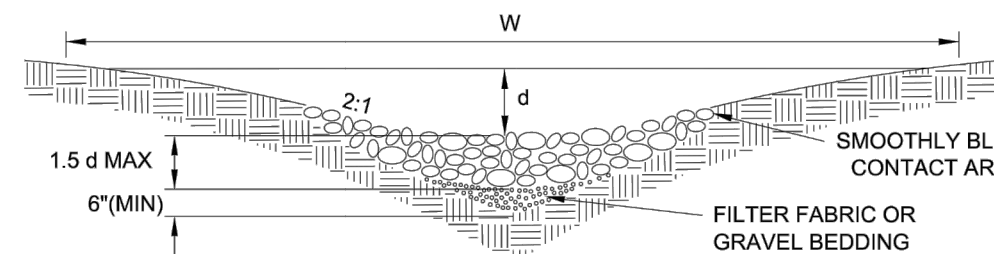


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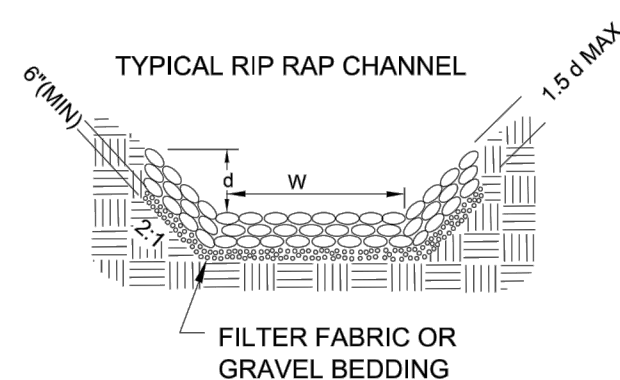
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.



PARABOLIC-SHAPED
(SHAPED BY BULLDOZER)



V-SHAPED
(SHAPED BY MOTOR GRADER)



TRAPEZOIDAL

NOTE:

1. TO BE USED WHERE EXCESSIVE STORMWATER VELOCITIES PROHIBIT VEGETATIVE LININGS.
2. DIMENSIONS FOR d & w AND SIZE OF STONE MUST BE DETERMINED BY APPROPRIATE DESIGN CRITERIA.

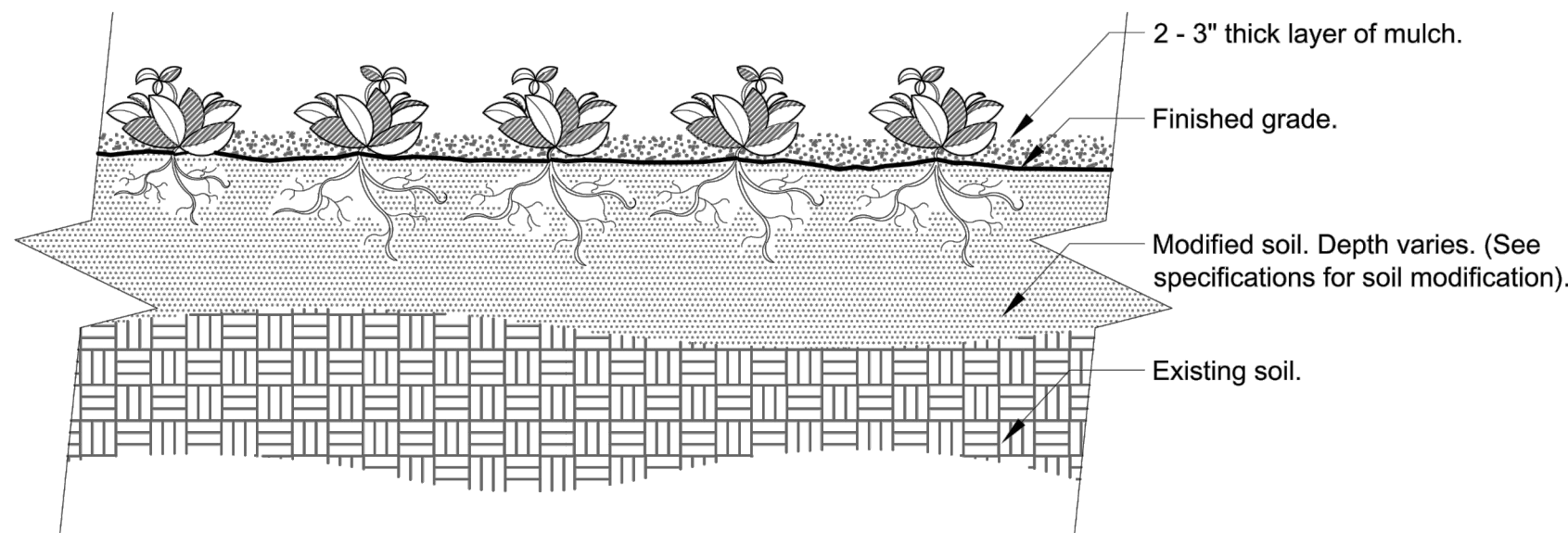
TABLE

d MAX	STONE CLASSIFICATION	RIP RAP DEPTH
8"	A	12"
12"	B	18"
18"	CLASS 1	27"
24"	CLASS 2	36"

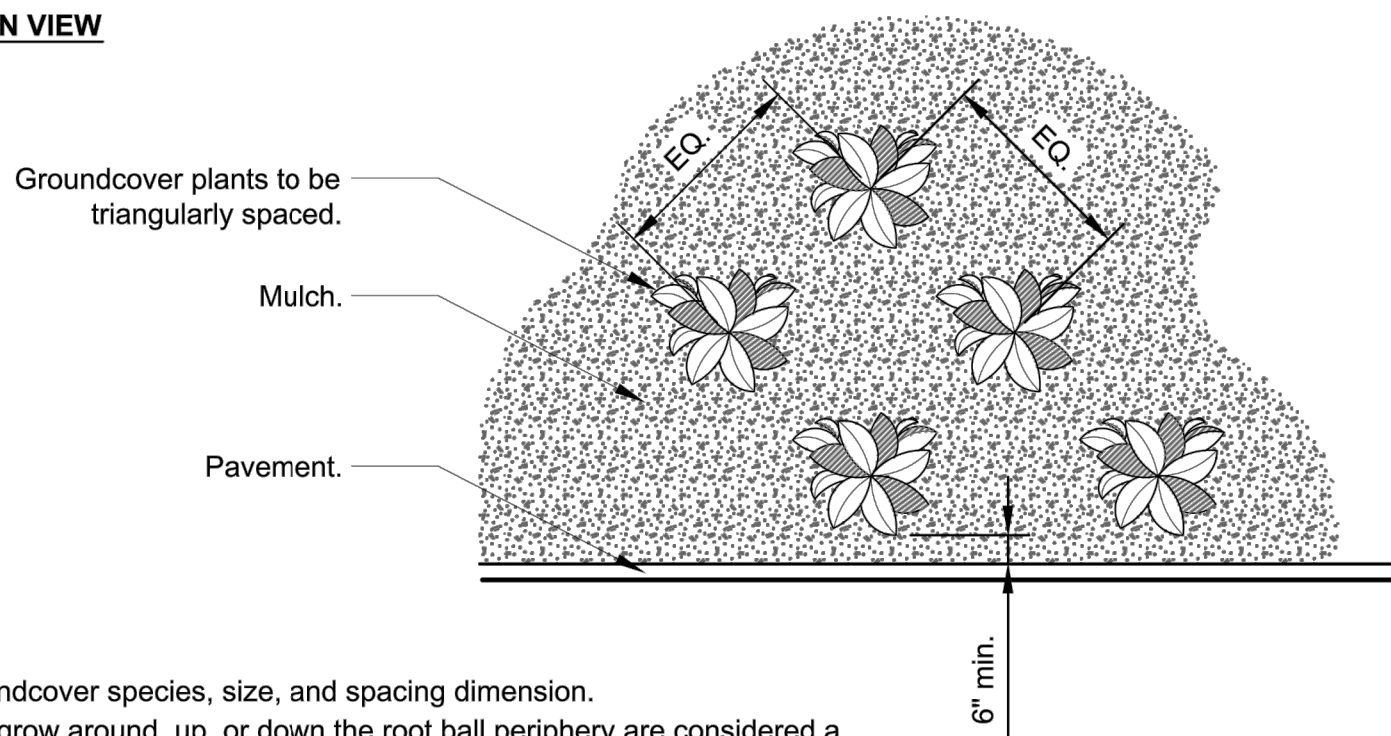
6
C8 EROSION CONTROL MAT INSTALLATION DETAIL
NTS

7
C5-1,8,9 TURF REINFORCEMENT MAT INSTALLATION DETAIL
NTS

8
C5-1,8,9 RIP RAP LINED CHANNEL DETAIL
NTS



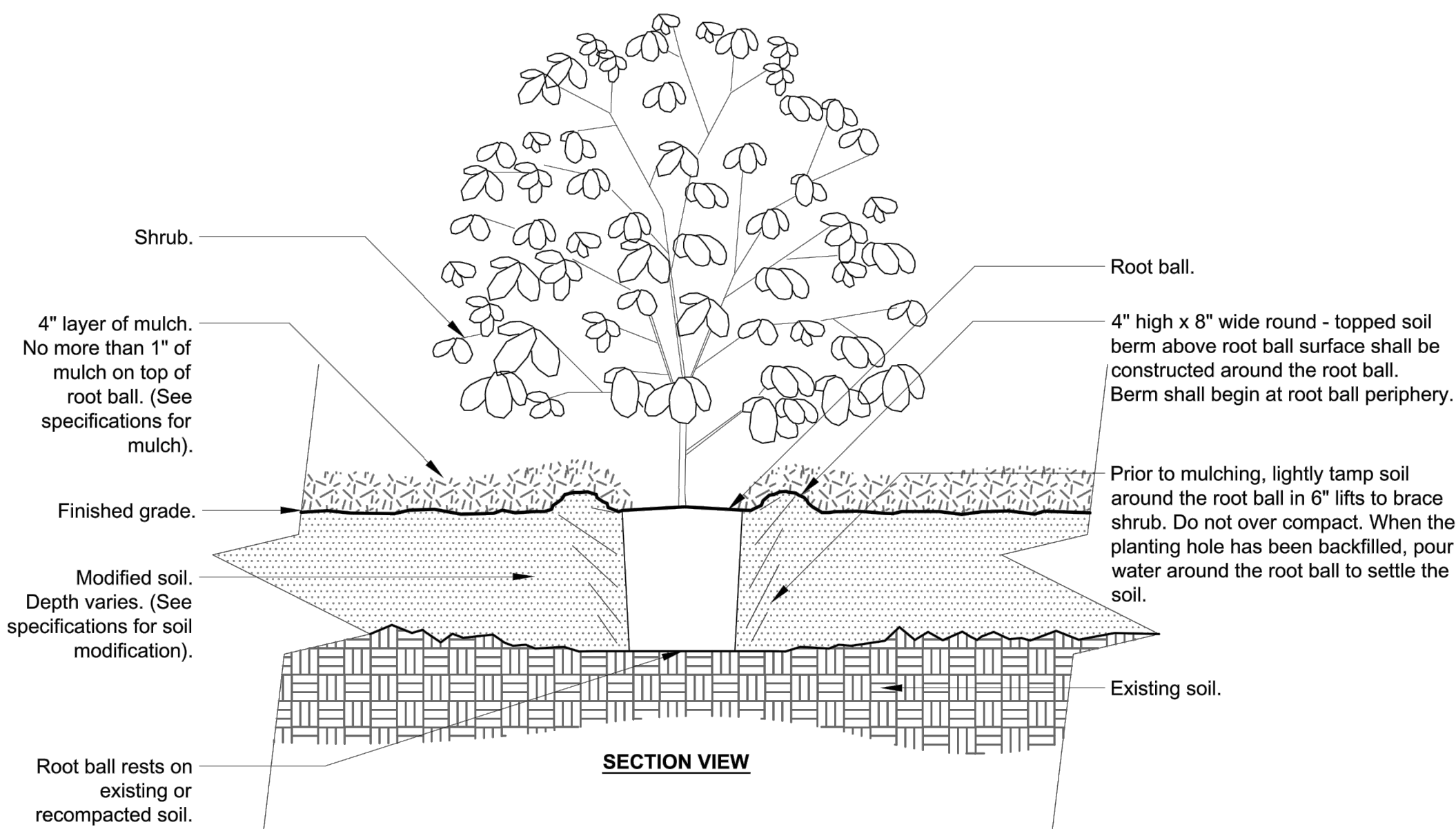
SECTION VIEW



PLAN

Notes:

- 1- See planting legend for groundcover species, size, and spacing dimension.
- 2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
- 3- Settle soil around root ball of each groundcover prior to mulching.



SECTION VIEW

Notes:

- 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
- 2- See specifications for further requirements related to this detail.

9
C8 GROUNDCOVER DETAIL
NTS

10
C8 MODIFIED SOIL SHRUB DETAIL
NTS

DRAFT

KL
LP
HK
NO SCALE
3-31-2017
0055.005.004

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SCALE:
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PROJECT NO:

SHEET NO:
C7-3

PARCEL B: OUTFALL 1B DETAILS

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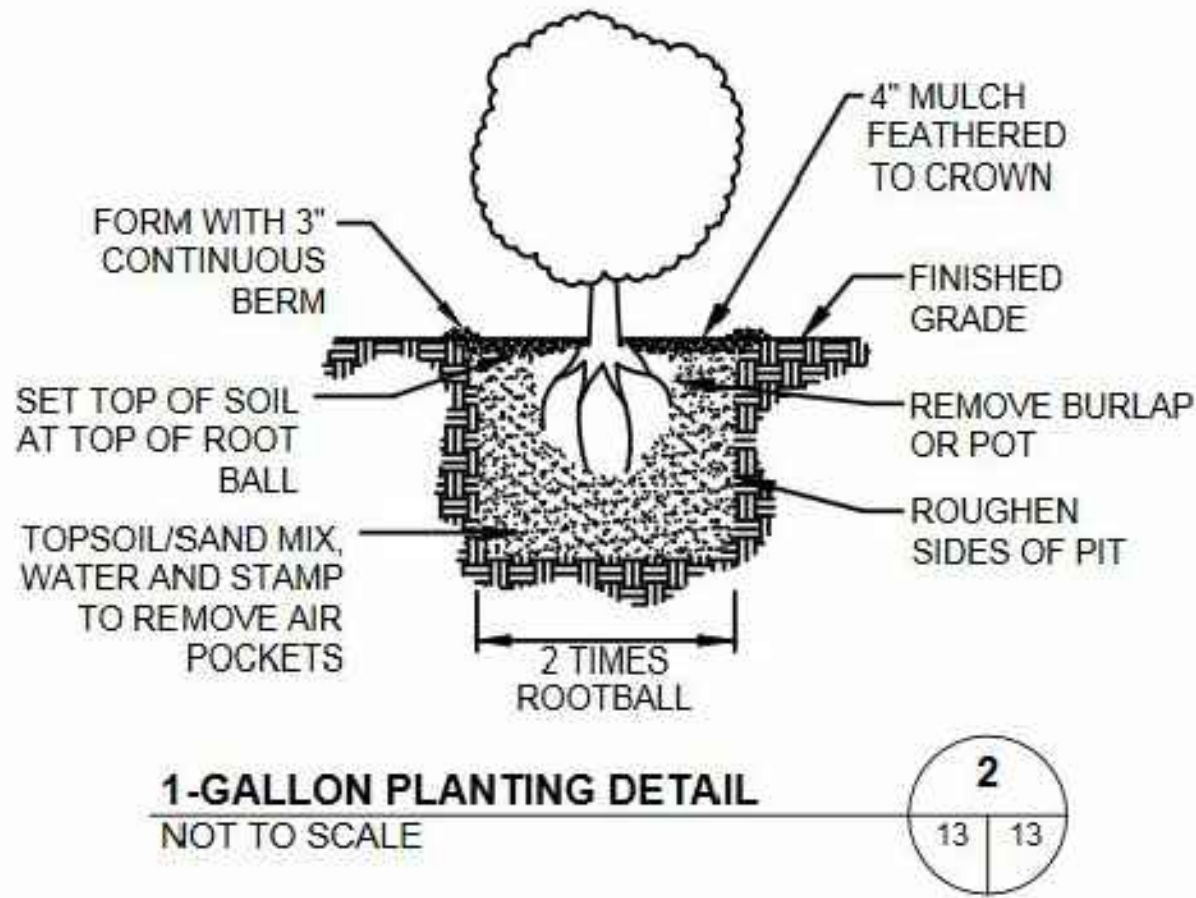
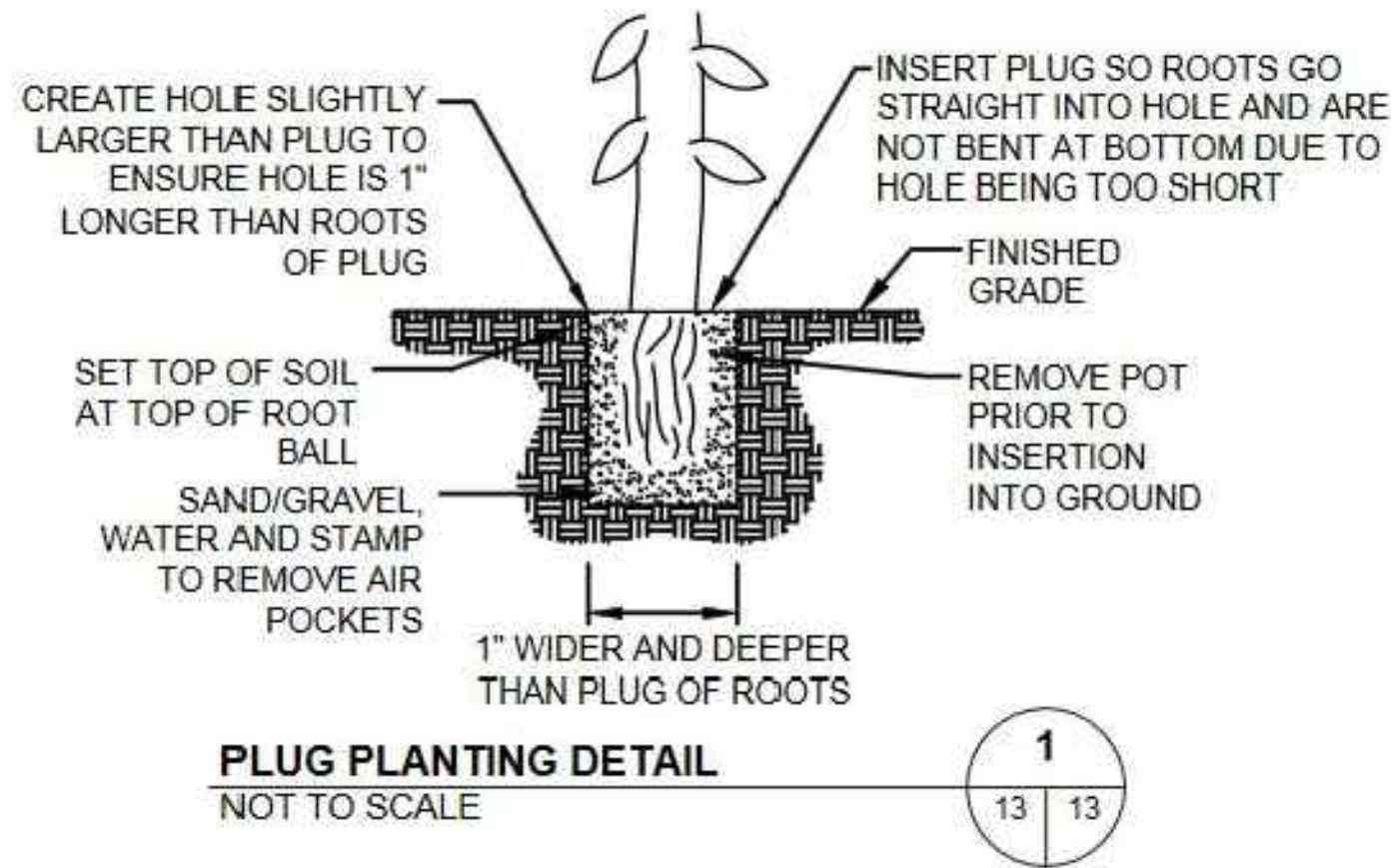
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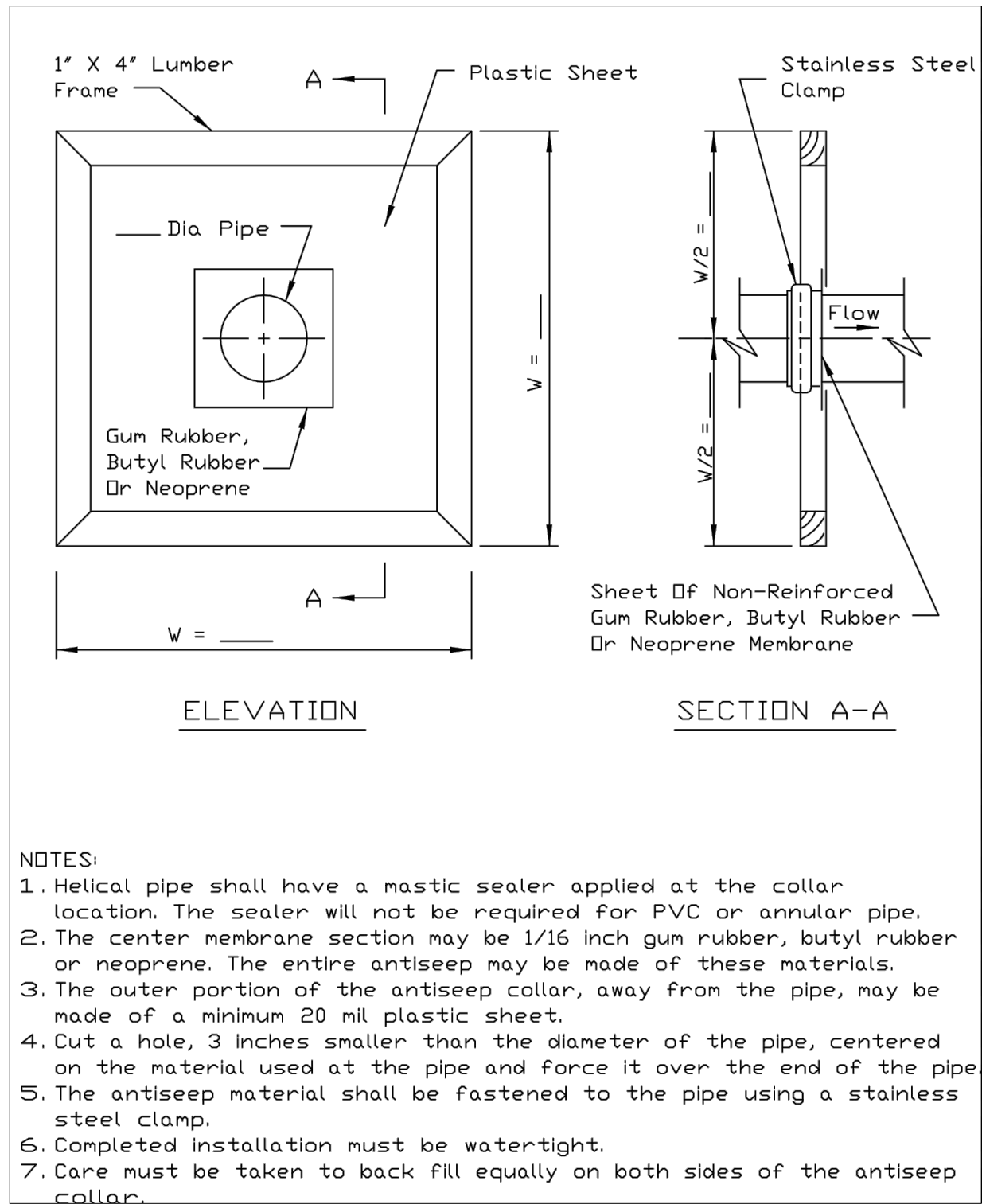
NOTES:

1. THE RECOMMENDED TIME FOR PLANT INSTALLATION IS EARLY FALL BETWEEN OCTOBER 1 AND NOVEMBER 15.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH ALL PARTICIPATING PARTIES PRIOR TO COMMENCEMENT OF WORK IN THE PLANTING AREAS TO REVIEW THE PROJECT GOALS, PLANTING DETAILS, SITE CONDITIONS, CLEARING/EXCAVATION LIMITS, AND CONSTRUCTION SEQUENCING.
3. CONTRACTOR SHALL REMOVE ANY REMAINING INVASIVE SPECIES THROUGHOUT THE PLANTING AREA, INCLUDING BUT NOT LIMITED TO BLACKBERRY, BINDWEED, AND NON-NATIVE GRASSES USING MACHINERY OR BY HAND. ON-SITE SOIL CONTAINING INVASIVE PLANT SPECIES SHALL NOT BE REUSED WITHIN THE PLANTING AREAS.
4. AN APPROXIMATELY 4-INCH-DEEP LAYER OF MULCH SHALL BE PLACED IN A RING AROUND UPLAND PLANTS IN THE AREA ABOVE THE OHW LINE FOR EROSION CONTROL, WEED PREVENTION, AND MOISTURE RETENTION.
5. ALL SOIL AND MULCH SHALL BE CERTIFIED FREE OF MATERIAL TOXIC TO PLANT GROWTH AND NOXIOUS WEED SEEDS.
6. ONLY ZONES TWO AND FOUR WILL BE PLANTED DURING THIS PHASE, PHASE 1.

PLANT SPECIFICATIONS AND INSTALLATION:

1. ALL PLANTS AND PLANTING ACTIVITIES SHALL CONFORM TO LANDSCAPE INDUSTRY STANDARDS. PLANT STOCK SHALL BE FREE OF DEFECTS, DISEASE, INFESTATIONS, AND SHALL BE HEALTHY. THE OWNER OR OWNER'S REPRESENTATIVE MAY REQUIRE REPLACEMENT OR SUBSTITUTION OF ANY UNACCEPTABLE PLANTS. PLANT STOCK SHALL BE OBTAINED FROM A NURSERY LICENSED TO SELL PLANTS IN WASHINGTON; PLANT STOCK SHALL BE LOCALLY GROWN IN WESTERN WASHINGTON.
2. THE OWNER OR REPRESENTATIVE SHALL BE PRESENT TO INSPECT PLANTS BEFORE THEY ARE INSTALLED AND THE OWNER CAN REJECT PLANTS IF THEY DO NOT MEET THE INDUSTRY STANDARD. CONTRACTOR SHALL PROVIDE OWNER A COPY OF THE PLANT RECEIPTS THAT INCLUDES THE NUMBER PURCHASED. DURING INSPECTION PLANTS NEED TO BE ORGANIZED TO ALLOW FOR EASY INSPECTION AND COUNT.
3. ALL PLANT STOCK SHALL BE HANDLED WITH CARE TO ENSURE PROTECTION FROM INJURY. PLANTS SHALL BE KEPT MOIST AND STORED IN A SHADED AREA UNTIL INSTALLATION WHILE BEING STORED ON THE PROJECT SITE. BEFORE AND AFTER PLANTING, SOIL IN THE PLANTING PITS SHALL BE SATURATED.
4. FOLLOWING EARTHWORK, THE PLANTINGS SHALL BE INSTALLED PER THE SPECIES, QUANTITIES, SIZES, GROUPING AND SPACING IDENTIFIED IN THE PLANT SCHEDULE.
5. PLANTS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON PLAN (UPLAND OR RIPARIAN AREAS).
6. ZONES 1, 2, AND 4:
 - a. EXCAVATE PLANTING PITS AS SHOWN IN DETAIL 1. GENTLY LOOSEN ROOTS OF CONTAINERIZED PLANT STOCK PRIOR TO PLANTING.
 - b. BACKFILL PLANTING PITS WITH CERTIFIED WEED FREE TOPSOIL/SAND MIX. NO CHEMICALS SHALL BE ADDED TO THE BACKFILL SOIL.
 - c. WATER EACH PLANT THOROUGHLY AFTER PLANTING IN ORDER TO ELIMINATE AIR POCKETS AND AID IN NATURAL SOIL COMPACTION.
9. ZONE 3:
 - a. HARVEST AND PLANT STAKES DURING THE DORMANT SEASON.
 - b. MAKE CLEAN CUTS AND DO NOT DAMAGE STAKES OR SPLIT ENDS DURING INSTALLATION. USE A PILOT BAR IN FIRM SOILS.
 - c. SOAK CUTTINGS CONTINUOUSLY PRIOR TO INSTALLATION.

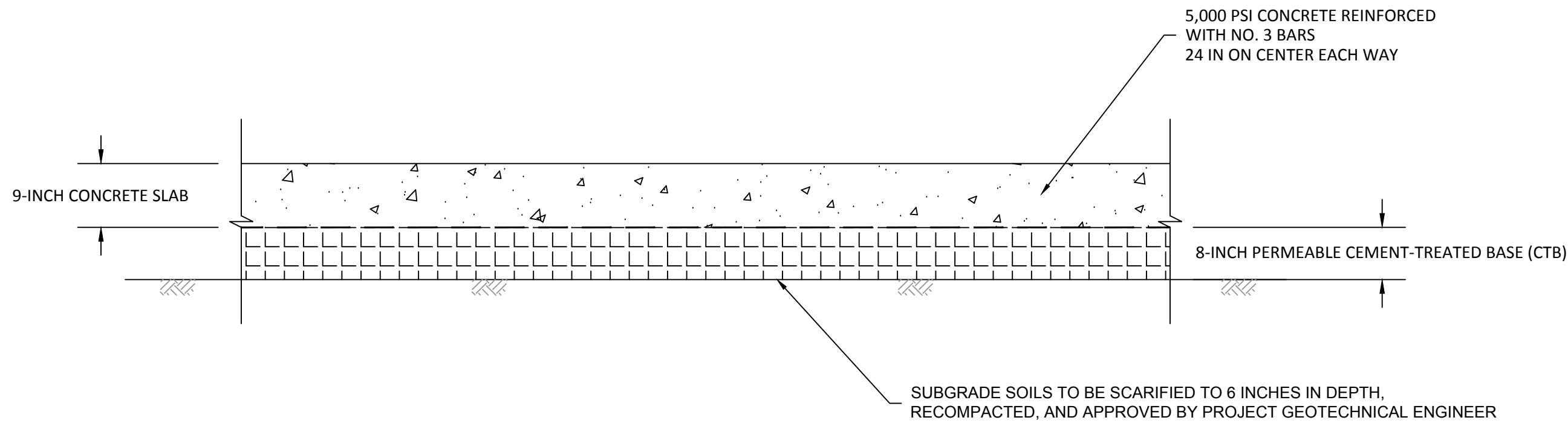
11
C8 PLANTING DETAIL
NTS



12
C6-2 FLEXIBLE ANTISEEP COLLAR DETAIL
NTS

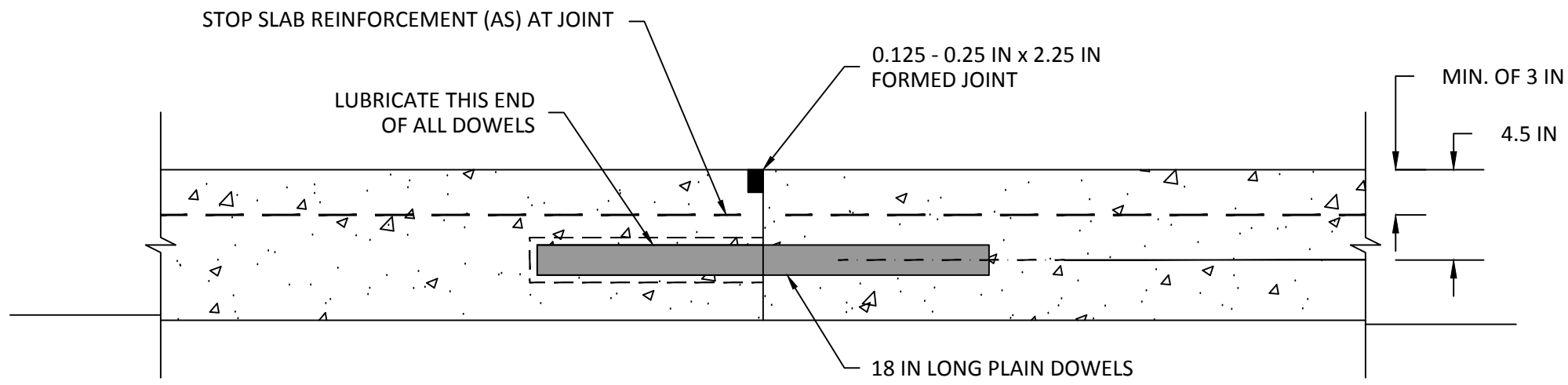
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PARCEL B: OUTFALL 2B DETAILS		SAFETY FIRST
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LICENSED PROFESSIONAL REGISTERED PROFESSIONAL ENGINEER No. 10026 CIVIL ENGINE EXPIRES 12/31/2025		DATE SIGNATURE
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NO.	DESCRIPTION	DATE
		APPROVED



13
C5-2

PRODUCTION YARD PAVING AND TREATMENT SYSTEM PAD SECTION
NTS



- NOTES
1. CONCRETE JOINTS TO BE INSTALLED EVERY 20 FEET. DOWELS SHALL BE 1.25-INCH DIAMETER, AT 12-INCH SPACING.

14
C5-2

PRODUCTION YARD PAVING AND TREATMENT SYSTEM PAD TYPICAL CONSTRUCTION JOINT FOR LOAD TRANSFER
NTS

DRAFT

REVISION HISTORY			
NO.	DESCRIPTION	DATE	APPROVED

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EXPIRATION DATE 06/30/2018

NO. 97146

CIVIL ENGINEER

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PARCEL B: OUTFALL 2B DETAILS

SAFETY FIRST

DRAWN BY: KL

REVIEWED BY: LP

APPROVED BY: HK

SCALE: NO SCALE

DATE: 3-31-2017

PROJECT NO: 0055.005.004

SHEET NO:

C7-5

NOTES

1. THE EXISTING TREATMENT SYSTEM INCLUDES THE FOLLOWING:

1.1. ATENU STORMWATER ROUGHING FILTRATION SYSTEM (AKA RETENU) WITH AN OPERATING RATE OF 160 GPM AND SYSTEM FOOTPRINT OF 4 FEET X 10 FEET, WHICH INCLUDES:

1.1.1. THREE 36 IN DIAMETER X 7 FEET HIGH PRESSURE VESSELS, EPOXY COATED AND SKID MOUNTED WITH INTERCONNECTING PIPING & BACKWASH LINE

1.1.2. INERT FILTRATION MEDIA, 24 INCH DEPTH AND UNDERDRAIN GRAVEL,

1.1.3. 10,000 GAL ATENU FEED TANK WITH 7.5 HP (230 V, 3 PHASE, 20 A) 160 GPM AT 40 PSI END SUCTION PUMP & CONTROL PANEL

1.2. AQUIP ENHANCED STORMWATER FILTRATION SYSTEM WITH AN OPERATING RATE OF 160 GPM AT 2 GPM/SF AND SYSTEM FOOTPRINT OF 7 FEET X 20 FEET X 7 FEET, WHICH INCLUDES:

1.2.1. 6.7 FEET X 16.5 FEET X 7 FEET HIGH 12 GAGE STEEL, WATER TIGHT STRUCTURE WITH FORKLIFT POCKETS, INSIDE/OUTSIDE ACCESS LADDER, SANDBLASTED/PAINTED RXBLUE

1.2.2. LAYERED INERT AND ORGANICS SORPTIVE FILTRATION MEDIA, 21 IN DEPTH AND UNDERDRAIN GRAVEL

1.2.3. INTERNAL FLOW DISTRIBUTION PIPING, UNDERDRAIN MANIFOLD WITH CLEANOUTS, INTERNAL EMERGENCY OVERFLOW, ADJUSTABLE HEAD CONTROL AND PASSIVE OVERFLOW LEVEL INDICATOR

1.2.4. INLET/INLINE TOTALIZING FLOW METER AND FLOW CONTROL VALVE

1.2.5. INLET AND OUTLET SAMPLE PORTS

1.2.6. FILTER MAINTENANCE SHOVEL AND CUSTOM BED RAKE

1.2.7. STANDARD DETAIL OF LEVEL REINFORCED CONCRETE PAD FOR AQUIP

1.3. TREATMENT PUMP & BYPASS SYSTEM, WHICH INCLUDES:

1.3.1. 6 FEET X 8 FEET CONCRETE VAULT WITH INTERNAL BYPASS WEIR LESS THAN 10 FEET DEEP AND 30 IN ACCESS FRAME AND COVER

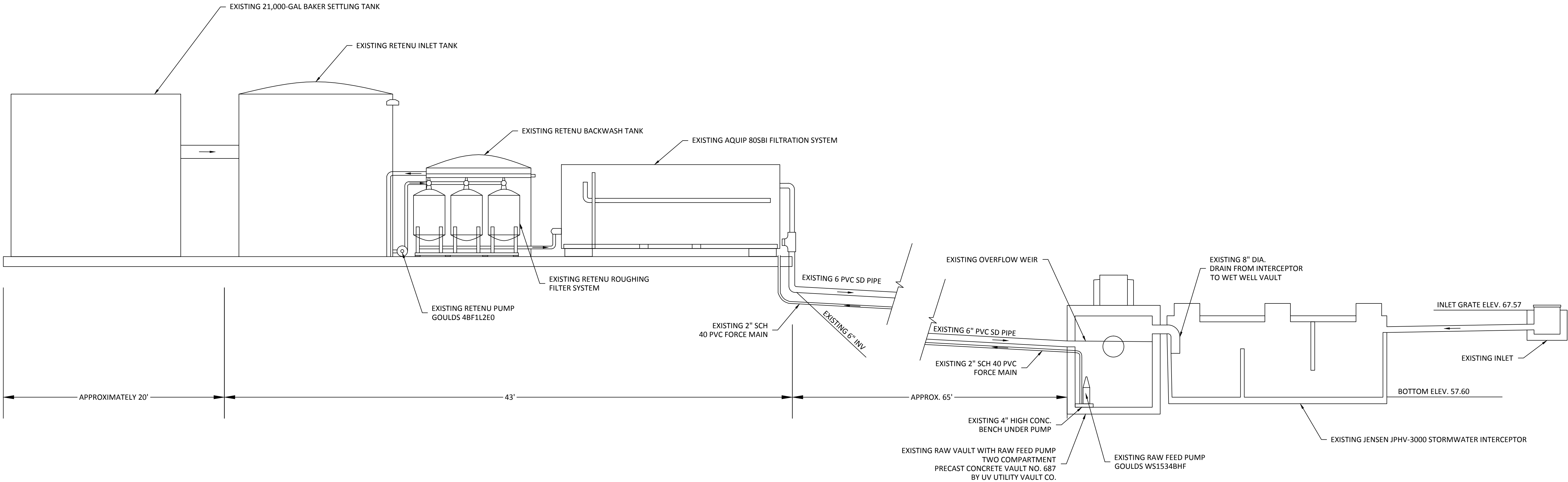
1.3.2. GOULDS WS1534BHF PUMP: 1.5 HP (460 V,3 PHASE, 4.8 A) 160 GPM PUMP AT LESS THAN 28 FEET TOTAL DYNAMIC HEAD

1.3.3. THREE SINGLE FLOAT SWITCHES

1.3.4. 3 IN FLOW CHECK VALVE ABD PUMP DISCONNECT UNION

1.3.5. A CONTROL PANEL
- 1.4. THE UNDERDRAIN OF THE AQUIP WAS UPGRADED IN EARLY FALL OF 2015
2. THE INSTALLATION OF THE RENTED 21,000 GAL BAKER SETTLING TANK CURRENTLY ONSITE INVOLVED THE PERMANENT INSTALLATION OF THE FOLLOWING:

2.1. PERMANENT STEEL RIGID CONDUIT, #6 CU CAPABLE OF 50 AMP, 3 PHASE DISCONNECT, 3 PHASE BREAKER
3. THE INSTALLATION OF ANY FUTURE EQUIPMENT THAT HAS A LARGER POWER NEED WILL BE SUPPORT BY THE 1 ½ IN CONDUIT UP TO 100 AMPS WITH REPLACING THE WIRE.



- NOTES
1. OUTFALL IS NOT SHOWN IN THIS VIEW.

15

C4-1

EXISTING TREATMENT SYSTEM CROSS SECTION FOR OUTFALL 2B

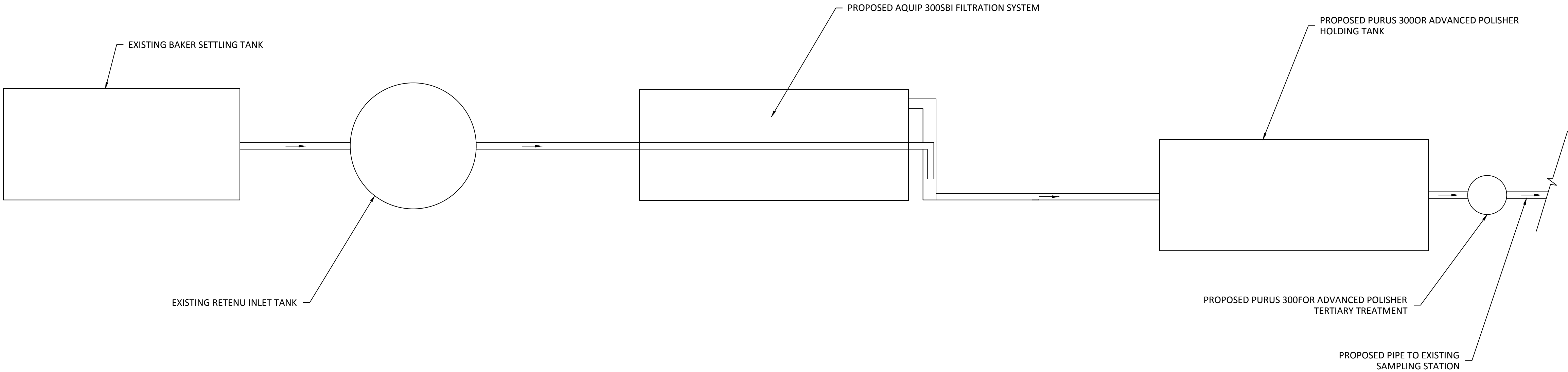
NTS

DRAFT

DRAWN BY: KL REVIEWED BY: LP APPROVED BY: HK SCALE: NO SCALE DATE: 3-31-2017 PROJECT NO: 0055.005.004		PARCEL B: OUTFALL 2B EXISTING TREATMENT SYSTEM CROSS SECTION		SHEET NO: C7-6	
LICENSED PROFESSIONAL REGISTERED PROFESSIONAL ENGINEER No. 100-242018 Exp. 12/31/2025 CIVIL ENGINE DATE: _____ SIGNATURE: _____		terraphase engineering 1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terraphase.com		SAFETY FIRST	
REVISION HISTORY		NO.	DESCRIPTION	DATE	APPROVED

PROPOSED TREATMENT SYSTEM PLAN VIEW FOR OUTFALL 2B

NTS



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REVISION HISTORY			
NO.	DESCRIPTION	DATE	APPROVED

LICENSED PROFESSIONAL

REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE 06/30/2018

NO. 97194

CIVIL ENGINEER

STATE OF CALIFORNIA

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PARCEL B: OUTFALL 2B PROPOSED TREATMENT SYSTEM
PLAN VIEW

SAFETY FIRST

DRAWN BY: KL

REVIEWED BY: LP

APPROVED BY: HK

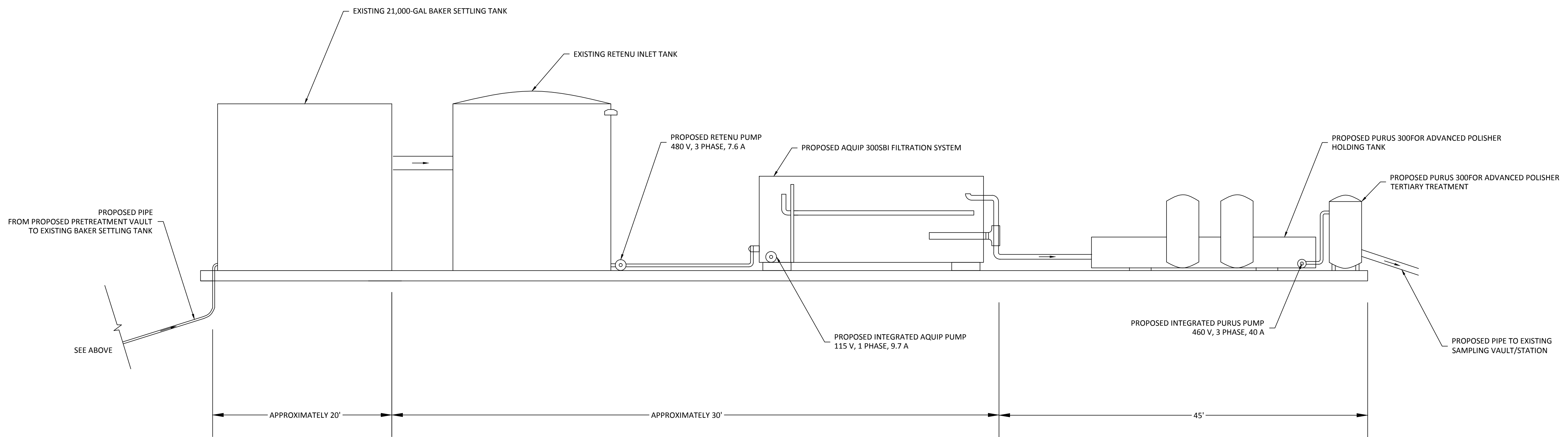
SCALE: NO SCALE

DATE: 3-31-2017

PROJECT NO: 0055.005.004

SHEET NO:

C7-7



DRAFT

REVISION HISTORY			LICENSED PROFESSIONAL		SAFETY FIRST		PARCEL B: OUTFALL 2B PROPOSED TREATMENT SYSTEM CROSS SECTION	
NO.	DESCRIPTION	DATE	APPROVED	 Elyse M. Smith No. 87198 CIVIL ENGINEER STATE OF CALIFORNIA	 1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terrapphase.com	SHEET NO: C7-8	DRAWN BY: REVIEWED BY: APPROVED BY: SCALE: DATE: PROJECT NO:	KL LP HK NO SCALE 3-31-2017 0055.005.004

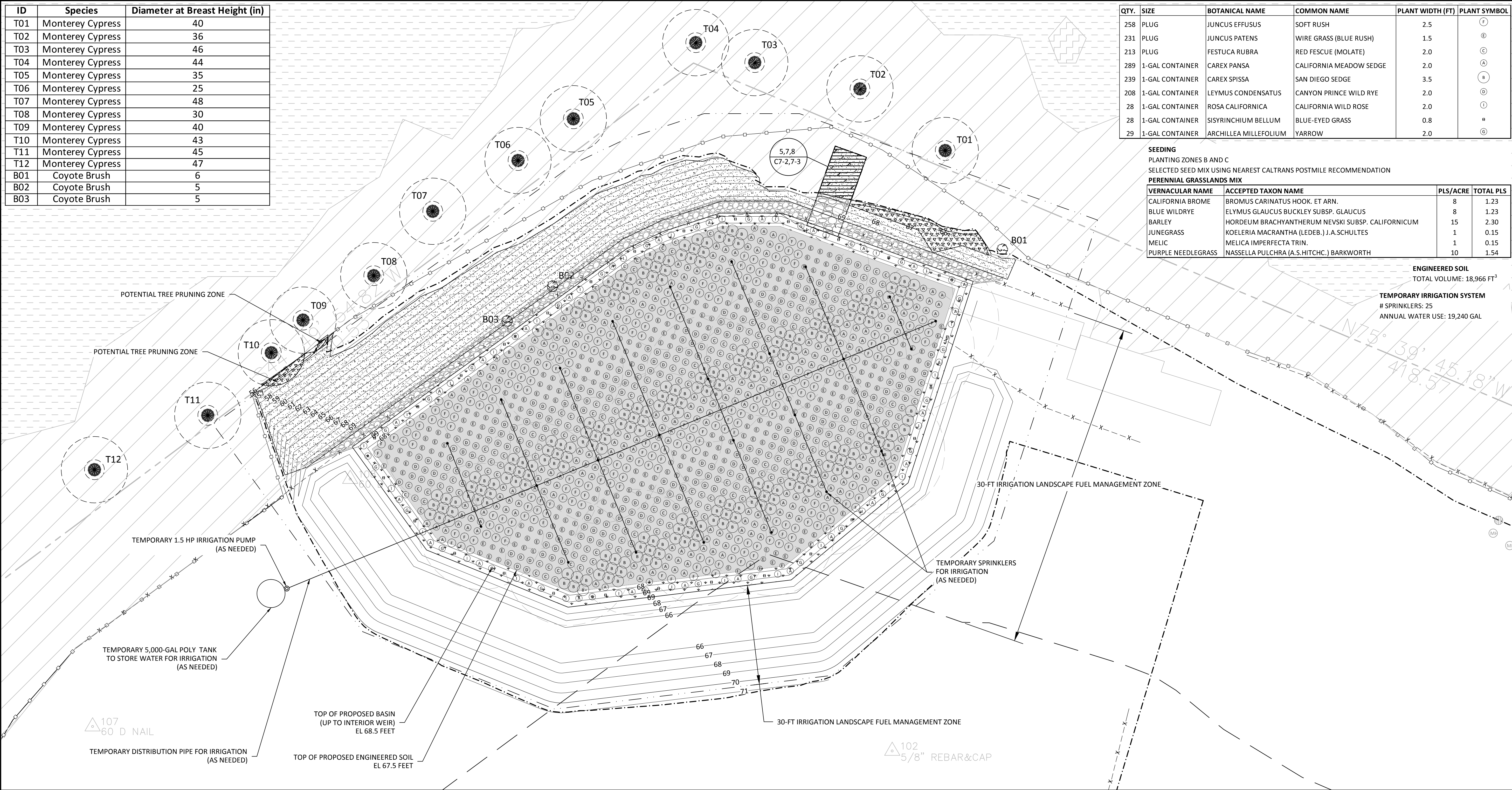
ID	Species	Diameter at Breast Height (in)
T01	Monterey Cypress	40
T02	Monterey Cypress	36
T03	Monterey Cypress	46
T04	Monterey Cypress	44
T05	Monterey Cypress	35
T06	Monterey Cypress	25
T07	Monterey Cypress	48
T08	Monterey Cypress	30
T09	Monterey Cypress	40
T10	Monterey Cypress	43
T11	Monterey Cypress	45
T12	Monterey Cypress	47
B01	Coyote Brush	6
B02	Coyote Brush	5
B03	Coyote Brush	5

QTY.	SIZE	BOTANICAL NAME	COMMON NAME	PLANT WIDTH (FT)	PLANT SYMBOL
258	PLUG	JUNCUS EFFUSUS	SOFT RUSH	2.5	F
231	PLUG	JUNCUS PATENS	WIRE GRASS (BLUE RUSH)	1.5	B
213	PLUG	FESTUCA RUBRA	RED FESCUE (MOLATE)	2.0	C
289	1-GAL CONTAINER	CAREX PANSA	CALIFORNIA MEADOW SEDGE	2.0	A
239	1-GAL CONTAINER	CAREX SPISSA	SAN DIEGO SEDGE	3.5	D
208	1-GAL CONTAINER	LEYMUS CONDENSATUS	CANYON PRINCE WILD RYE	2.0	E
28	1-GAL CONTAINER	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	2.0	I
28	1-GAL CONTAINER	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	0.8	H
29	1-GAL CONTAINER	ARCHILLEA MILLEFOLIUM	YARROW	2.0	G

SEEDING
PLANTING ZONES B AND C
SELECTED SEED MIX USING NEAREST CALTRANS POSTMILE RECOMMENDATION

PERENNIAL GRASSLANDS MIX		PLS/ACRE	TOTAL PLS
VERNACULAR NAME	ACCEPTED TAXON NAME		
CALIFORNIA BROME	BROMUS CARINATUS HOOK. ET ARN.	8	1.23
BLUE WILD RYE	ELYMUS GLAUCUS BUCKLEY SUBSP. GLAUCUS	8	1.23
BARLEY	HORDEUM BRACHYANTHERUM NEVSKI SUBSP. CALIFORNICUM	15	2.30
JUNEGRASS	KOELERIA MACRANTHA (LEDEB.) J.A.SCHULTES	1	0.15
MELIC	MELICA IMPERFECTA TRIN.	1	0.15
PURPLE NEEDLEGRASS	NASSELLA PULCHRA (A.S.HITCHC.) BARKWORTH	10	1.54

ENGINEERED SOIL
TOTAL VOLUME: 18,966 FT³
TEMPORARY IRRIGATION SYSTEM
SPRINKLERS: 25
ANNUAL WATER USE: 19,240 GAL



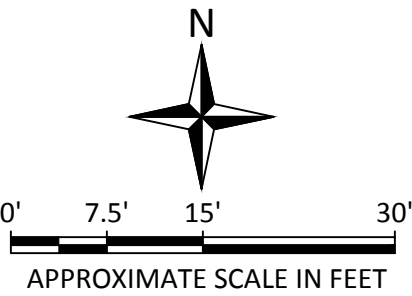
LEGEND

- 70 PROPOSED MAJOR CONTOUR
- 69 PROPOSED MINOR CONTOUR
- APPROXIMATE PARCEL BOUNDARY
- APPROXIMATE DRAINAGE AREA BOUNDARY
- APPROXIMATE CONSTRUCTION WORK BOUNDARY
- EXISTING FENCE LOCATION
- PROPOSED OVERFLOW SPILLWAY
- PROPOSED RIP RAP
- PROPOSED TURF REINFORCEMENT MAT
- APPROXIMATE EXISTING TREE LOCATION

- APPROXIMATE EXISTING SHRUB LOCATION (TO BE REMOVED)
- 3-FT RADIUS OFFSET: WORK WITHIN THIS ZONE REQUIRES TREE PROTECTION MEASURES AS SPECIFIED BY THOMPSON WILDLIFE MANAGEMENT'S TREE IMPACT ASSESSMENT FOR VEGETATION MANAGEMENT AREAS AT THE MOSS LANDING PICK-N-PULL FACILITY, REPORT DATED FEBRUARY 21, 2017. (SEE NOTES SHEETS.)
- CRITICAL TREE ROOT ZONE (10-FT RADIUS OFFSET): IF TREE PRUNING IS NECESSARY IN THIS AREA, IT MUST BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THOMPSON WILDLIFE MANAGEMENT'S TREE IMPACT ASSESSMENT FOR VEGETATION MANAGEMENT AREAS AT THE MOSS LANDING PICK-N-PULL FACILITY, REPORT DATED FEBRUARY 21, 2017. (SEE NOTES SHEETS.)
- PROPOSED EXCLUSION FENCE LOCATION
- PLANTING ZONE A (PROPOSED BASIN BOTTOM AND SIDE SLOPES)
- PLANTING ZONE B (PROPOSED TOP OF EXTERIOR BERM)

- PLANTING ZONE C (PROPOSED EXTERIOR BERM OUTER SIDE SLOPE)
- PROPOSED GRAVEL FOR TOP OF BERM/ROAD
- EXISTING TREE ZONE
- EXISTING SHRUB ZONE
- EXISTING GRASSLAND ZONE

SPRINKLER SPRAY ZONE (19-FT RADIUS OFFSET)



- NOTES
- SEE GENERAL LANDSCAPE NOTES ON SHEET C2-2.
 - SEE DETAILS 6 THROUGH 10 ON SHEET C7-3 AND DETAIL 11 ON SHEET C7-4.
 - SEE LANDSCAPE (TREE) NOTES SECTION ON SHEET C2-2.

DRAFT

PARCEL B: OUTFALL 2B CONCEPT LANDSCAPE PLAN

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No. 10252018
Exp. 10/30/2018

SIGNATURE

DATE

REVISION HISTORY

NO.	DESCRIPTION	DATE	APPROVED

DRAWN BY: LP

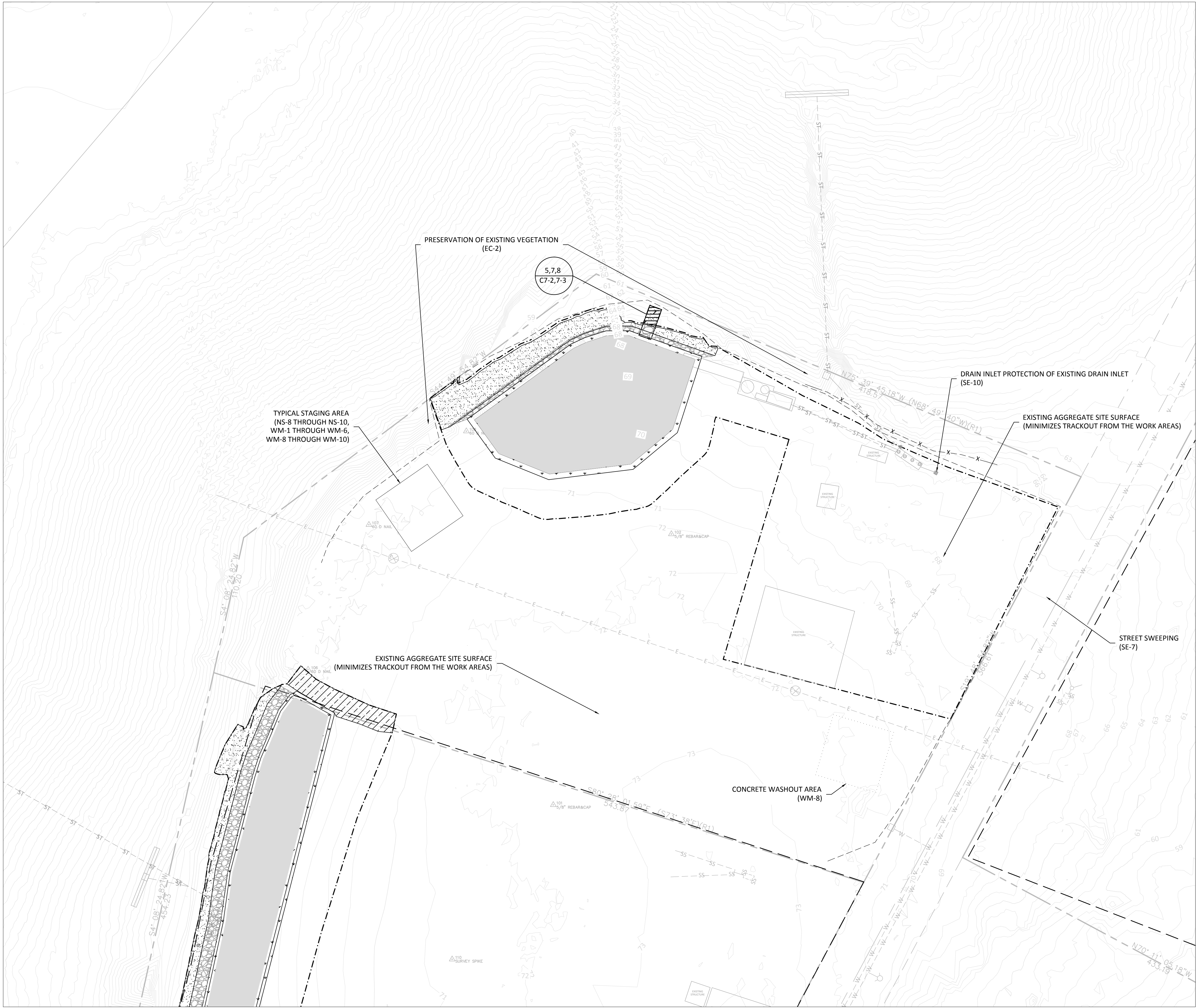
REVIEWED BY: HK

APPROVED BY: 1" = 15'

DATE: 3-31-2017

PROJECT NO: 0055.005.004

SHEET NO: C8



70

APPROXIMATE EXISTING MAJOR CONTOUR

69

APPROXIMATE EXISTING MINOR CONTOUR

APPROXIMATE PARCEL BOUNDARY

APPROXIMATE DRAINAGE AREA BOUNDARY

APPROXIMATE CONSTRUCTION WORK BOUNDARY

ST

APPROXIMATE EXISTING STORM DRAIN LINE

SS

APPROXIMATE EXISTING SEWER LINE

W

APPROXIMATE EXISTING WATER LINE

E

APPROXIMATE EXISTING ELECTRICAL LINE

PROPOSED FIBER ROLL

PROPOSED OVERFLOW SPILLWAY

PROPOSED RIP RAP

PROPOSED TURF REINFORCEMENT MAT

PLANTING ZONE A (PROPOSED BASIN BOTTOM)

PLANTING ZONE B (PROPOSED BASIN SIDE SLOPES)

PLANTING ZONE C (PROPOSED EXTERIOR BERM OUTER SIDE SLOPE)

PROPOSED GRAVEL FOR TOP OF BERM/ROAD

NOTES

- PLACE TURF REINFORCEMENT MAT AT THE BOTTOM OF THE OVERFLOW SPILLWAY RELEASE. SEE EROSION AND SEDIMENT CONTROL NOTES SECTION ON SHEET C2-A.
- DRAIN INLETS LOCATED ALONG VIA TANQUES RD SHALL HAVE DRAIN INLET PROTECTION (SE-10).

CASQA BMPs

SOIL STABILIZATION BMPs:

- EC-1, SCHEDULING
- EC-2, PRESERVE VEGETATION
- EC-4, HYDROSEEDING
- EC-7, GEOTEXTILES AND MATS
- EC-16, NON-VEGETATIVE STABILIZATION

NON-STORMWATER BMPs:

- NS-1, WATER CONSERVATION PRACTICES
- NS-3, PAVING AND GRINDING OPERATIONS
- NS-6, ILLICIT CONNECTION - ILLEGAL DISCHARGE CONNECTION
- NS-8, VEHICLE EQUIPMENT CLEANING
- NS-9, VEHICLE AND EQUIPMENT FUELING
- NS-10, VEHICLE AND EQUIPMENT MAINTENANCE
- NS-12, CONCRETE CURING
- NS-13, CONCRETE FINISHING

SEDIMENT CONTROL BMPs:

- SE-1, SILT FENCE
- SE-5, FIBER ROLLS
- SE-6, GRAVEL BAG BERM
- SE-7, STREET SWEEPING AND VACUUMING
- SE-10, STORM DRAIN INLET PROTECTION

TRACKING CONTROL BMPs:

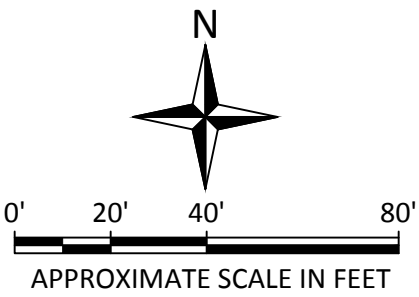
- TC-1, STABILIZED CONSTRUCTION ENTRANCE AND EXIT

WIND EROSION CONTROL BMPs:

- WE-1, WIND EROSION CONTROL

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs:

- 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-8, CONCRETE WASTE MANAGEMENT
- WM-9, SANITARY-SEPTIC WASTE MANAGEMENT
- WM-10, LIQUID WASTE MANAGEMENT



DRAFT

KL
LP
HK
1" = 40'
3-31-2017
0055.005.004

DRAWN BY:
REVIEWED BY:
APPROVED BY:
SCALE:
DATE:
PROJECT NO:

PARCEL B: OUTFALL 2B EROSION CONTROL PLAN

SHEET NO:
C9

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No. 00524018
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STATE OF CALIFORNIA
12/2013

SIGNATURE

DATE

REVISION HISTORY

NO.	DESCRIPTION	DATE	APPROVED



Construction Management Plan

Improvement Plans for Pick-N-Pull Auto Dismantlers

516 Dolan Road, Moss Landing, CA

Contact(s):

Owner - Pick-N-Pull Auto Dismantlers, Rob Ellsworth, (510) 839-4714

Developer - Pick-N-Pull Auto Dismantlers, Rob Ellsworth, (510) 839-4714

Contractor- To be determined

Construction Vehicles:

Anticipated construction vehicles will consist of dump trucks, backhoe, loader, grader, roller, forklift, concrete trucks, light trucks, and cars during general construction.

Project Scheduling & Grading Activity:

The proposed project is estimated to last 3 months. For the first 6 weeks, during grading activities, there may be up to 3 truckloads on any given day (import/export of soil is not anticipated; small amounts of aggregate, rip rap, and concrete will be imported) and up to 4000 yards of onsite earthwork per day.

Hours of Operation:

The hours of operation for outdoor construction will be from 8:00 AM to 5:00 PM Monday through Friday and potentially from 9:00 AM to 5:00 PM on Saturday. No construction is currently anticipated on Sunday.

Project Scheduling:

To be determined.

Preservation of Existing Vegetation:

Minimizing limits of disturbance and preserving existing trees and vegetation is a priority. No existing trees will be removed. Disturbed vegetation outside the site fence line will be revegetated as soon as possible with native seed. Disturbed areas within the fence line will be stabilized as soon as practical using compaction, vegetation, rock, or concrete.

Materials and Equipment Staging and Storage:

Construction is expected to use just-in-time material deliveries, minimizing inventory and re-handling costs. Equipment and material storage and staging will all take place within site boundaries.

Construction Traffic:

Construction activities will be controlled through one access point to the property.

Construction workers and materials will come by way of **Highway 1** (from the South) and

turn right on **Dolan Road** followed by a left onto **Via Tanques Road**, traveling approximately 0.7 miles to the project site, and generally leave in a route reversed from arrival. To prevent mud or debris tracking on public roads, clean gravel or rumble plates will be placed at the access points to the property and street sweeping will occur on **Via Tanques Road** if indicated necessary by daily monitoring. Signs will be placed to the near the entrances **Via Tanques Road** advising of construction traffic, speed limits and appropriate cautions and warnings. Please see the attached Construction Management Plan Traffic Map.

Grading and Erosion Control:

An approved Storm Water Pollution Prevention Plan will be implemented prior to beginning work. Best Management Practices will be reviewed on a regular basis, per Construction General Permit requirements.

Parking:

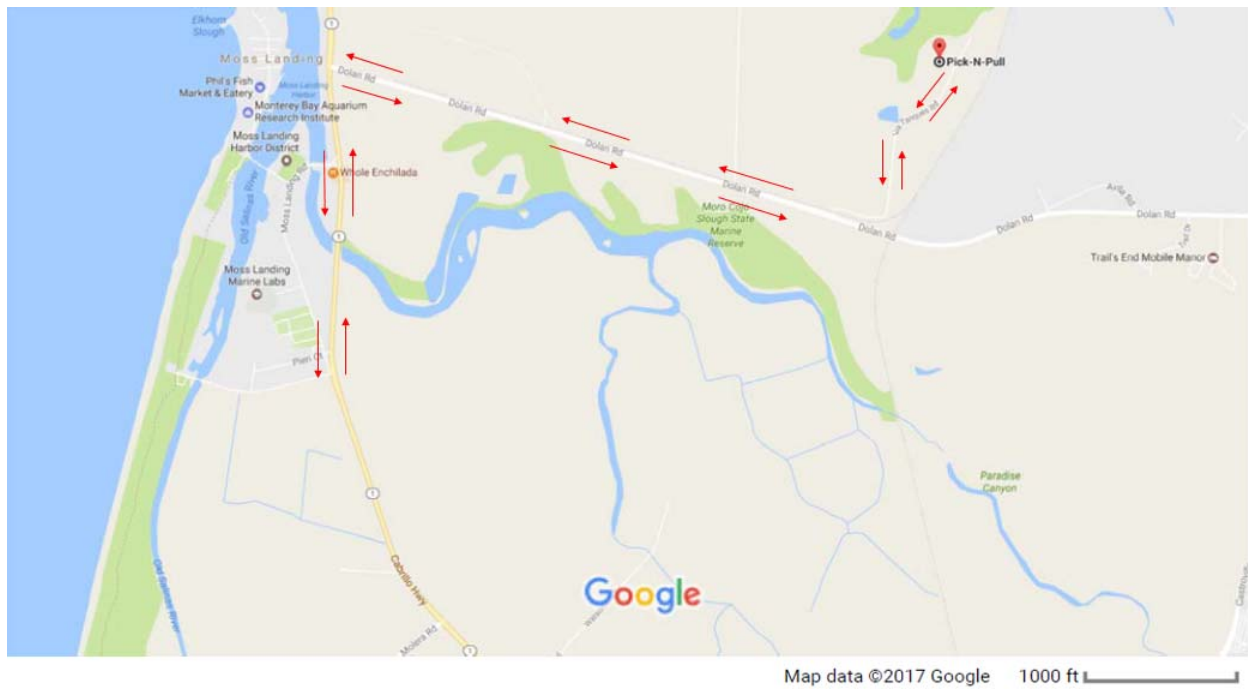
Employee and subcontractor parking will be located onsite at designated parking areas.

On-site Facilities:

Construction toilets / porta potties will be placed around the construction site to provide access to all workers. Facilities will be relocated as needed to provide reasonable access.

Signage:

Along with the hours of operation and construction traffic signage, name and phone numbers for the on-site person responsible for compliance with the Construction Management Plan will be displayed on jobsite signs along with notices and jobsite rules.





July 22, 2016

Mr. Rob Ellsworth
Schnitzer Steel Industries, Inc.
1101 Embarcadero West
Oakland, CA 94607

Subject: Response to Ecological Rights Foundation Initial Comments on the Proposed Structural BMP Plan, Pick-n-Pull Facility, Moss Landing, California

Dear Mr. Ellsworth:

Terraphase Engineering Inc. (Terraphase) is providing this brief response to initial comments raised by the Ecological Rights Foundation regarding the proposed Structural Stormwater Best Management Practice (BMP) Plan for the Pick-n-Pull auto dismantling facilities located at 516A Dolan Road [Unit A] and 516B Dolan Road [Unit B], Moss Landing, California ("the Facilities"). The Structural BMP Plan was prepared in accordance with the requirements of the Consent Decree between the Ecological Rights Foundation and Pick-n-Pull San Jose Auto Dismantlers, effective December 14, 2015.

The Consent Decree requires that the Structural BMP Plan be developed to provide treatment for stormwater discharges to a level commensurate with Best Available Technology Economically Achievable (BAT) and the Best Conventional Pollutant Control Technology (BCT) and to provide other measures necessary to prevent stormwater discharges from causing or contributing to an exceedance of applicable water quality standards for Elkhorn Slough. We are confident that the proposed BMP Plan meets and exceeds both BAT and BCT standards. As discussed in the Consent Decree, the design objective for the proposed Structural BMP Plan is to obtain sufficient stormwater storage and treatment capacity so that stormwater is effectively treated to reduce pollutants prior to discharge in any storm that does not exceed the site-specific Design Storm (i.e., stormwater discharges should only bypass the treatment systems at each outfall during storm events that exceed the Design Storm¹).

In addition to maintaining current facility BMPs, Pick-n-Pull is required by the Consent Decree to develop and implement additional BMPs necessary to comply with the goal of reducing the level of pollutants in stormwater discharged from the Facilities below Tier Two Levels of the Consent Decree (see Table 1 below) and to use best efforts to reduce the levels of pollutants in stormwater discharges below Tier One Levels. However, an exceedance of a Tier One or Tier Two Level, by itself, is not considered a violation of the Consent Decree. We believe that implementation of the proposed Structural BMP Plan

¹ "Design Storm" means the volume of runoff produced from an 85th percentile 24-hour storm event, as determined from National Oceanic and Atmospheric Administration (NOAA) rainfall records.

will result in stormwater discharges that are consistently below Tier Two Levels and often below Tier One Levels.

Table 1. Tier One and Two Levels for Facility Discharges

Contaminant	Tier One Limit <i>Applicable Basin Plan value (salt or freshwater dependent)</i>	Tier Two Limit
Oil & Grease	---	15 mg/L
Total Suspended Solids	---	100 mg/L
Chemical Oxygen Demand	---	120 mg/L
Total Recoverable Copper	0.048 mg/L (CTR)	0.0636 mg/L
Total Recoverable Lead	0.01 mg/L (BP)	0.0816 mg/L
Total Recoverable Zinc	0.02 mg/L (BP)	0.117 mg/L
Total Recoverable Aluminum	---	0.75 mg/L
Total Cadmium	0.0002 mg/L (BP)	0.0159 mg/L
Total Recoverable Iron	---	1 mg/L
Total Recoverable Mercury	0.0001 mg/L (BP)	0.0024 mg/L
Total Recoverable Nickel	0.0002 mg/L (BP)	1.417 mg/L
Total Recoverable Silver	0.0019 mg/L (CTR)	0.117 mg/L
pH	---	6.0 to 9.0 units

The BMP Plan presents conceptual designs for structural BMPs based on site-specific conditions determined from an engineering evaluation of site hydrology, soils, stormwater sampling data and other relevant factors. The proposed BMP Plan has been specifically designed to improve stormwater quality in compliance with the Consent Decree. The following four outfalls and associated drainage areas are the locations where the stormwater treatment system improvements are being proposed:

- Unit A (Premier Facility)
 - Outfall 1A (drainage area: 2.73 acres)
 - Outfall 2A (drainage area: 3.61 acres)
- Unit B (Main Facility)
 - Outfall 1B (drainage area: 4.52 acres)
 - Outfall 2B (drainage area: 3.93 acres)

Initial comments regarding the Structural BMP Plan were provided by the Ecological Rights Foundation via email on July 12, 2016. The following is the subset of the initial comments provided that are the subject of this memorandum.

"In reviewing the structural BMP plan, we did not see any discussion of depth to groundwater and the potential for groundwater flow to become a pathway for the migration/discharge of contaminants via a "direct hydrological connection" to Elkhorn Slough. We have noted on our past inspections of the area that there appeared to be seeps downhill from the Moss Landing facility that would indicate some potential for a hydrological connection between groundwater underneath the facility and local receiving waters. We note that the draft structural BMP plan indicates that Pick N Pull did subsurface investigation/cone penetration testing but there is limited discussion of what this testing revealed in the plan and no discussion whether this or other assessment tool has allowed Pick N Pull to discern depth to groundwater. ERF requests that Pick N Pull provide ERF with any information it already has on this point and that its draft structural BMP plan be revised to reflect consideration of this point.

We also have some potential concerns whether the on-site retention capacity provided for by the plan will be sufficient, in conjunction with other measures, to ensure stormwater discharges do not cause or contribute to exceedances of water quality standards in Elkhorn Slough. We will elaborate on our concerns shortly, but we would welcome any further information that Pick N Pull has concerning the expected levels of COCs in stormwater that will still be discharged from the site taking into account the enhanced retention and treatment measures called for in the plan. One interrelated question we have is what size storm event, in terms of return frequency, is Pick N Pull building capacity to retain (i.e., will Pick N Pull have capacity to retain a one year 24 hour storm, a six month, a two month storm event, etc. We find this a somewhat more useful characterization of storm retention capacity that indicating the percentile level of storm that is being designed for or stating the size storm, such as 0.8" that will be retained)."

Depth to Groundwater

Although the Structural BMP Plan did not provide discussion regarding the depth to groundwater, the data was provided in Attachment 7, in the "Presentation of Site Investigation Results". A geotechnical investigation at four representative site locations was conducted with Cone Penetrometer Testing (CPT) to characterize soils to approximately 70 feet below ground surface. There were a total of four CPT borings performed, one located at each of the four outfall locations at the site. Attachment 7 provides information regarding the estimated phreatic surface throughout the site based on CPT pore pressure dissipation tests, which indicates the level of the water table, for each CPT location. The measured depth to groundwater ranged from 46.7 feet to 70 feet below ground surface, with an average groundwater depth of 59.4 feet below ground surface. According to the CASQA 2003 California Stormwater BMP Handbook for New Development and Redevelopment, "Groundwater separation for stormwater infiltration facilities should be at least 3 m from the basin invert to the measured groundwater elevation". Also, many municipalities throughout California have adopted a standard minimum of a ten feet separation between stormwater infiltration facilities and groundwater. Given that the separation of the proposed infiltration facility and groundwater at the project site is significantly greater than the standards cited above, potential stormwater-related contamination of groundwater is not of concern for the proposed bioretention facilities.

Additional Evaluation of Proposed On-site Retention Capacity

Proposed system sizing applies a percent-capture-based design (per California Industrial General Permit [IGP] volumetric sizing criteria) for each drainage area to address specific unit processes that control pollutant fates, removals, and accumulations. As required by the Consent Decree, each proposed bioretention facility is designed to ensure sufficient stormwater storage and/or treatment capacity so that all stormwater is effectively treated to reduce pollutants prior to discharge for any storm that does not exceed the site-specific Design Storm (site-specific 85th-percentile 24-hour storm event, 0.80 inches² for the Moss Landing location). The proposed system sizing meets and greatly exceeds this standard.

The Structural BMP Plan has proposed very conservative design capacities for the proposed stormwater treatment facilities at each of the four stormwater outfalls, greatly in excess of minimum sizing standards. The design of the proposed BMPs is intended to consistently reduce the level of pollutants in stormwater discharged from the Facilities below Tier Two Levels of the Consent Decree with efforts to reduce the levels of pollutants in stormwater discharges below Tier One Levels. The table below presents our proposed design capacities for each outfall and the ability of the proposed design volumes to meet the 1-yr, 5-yr, 25-yr, 50-yr, and 100-yr recurrence interval events. The combined forebay and bioretention basin storage volume for each outfall greatly exceeds the minimum capacity requirement associated with the 85th percentile event (0.8") as required by the Consent Decree (see Table 2 below). In addition, as shown below, the proposed design capacity volumes at each outfall can also meet the 1-

² The site-specific 85th-percentile 24-hour storm event of 0.80 inches is calculated based on the Sunset State Beach Rain Gauge (COOP ID# 048680) located near Watsonville, CA; a 36-year period of record available for this gauge is applied (08-Jan-1970 through 27-Dec-2006) to support this calculation. The maximized stormwater capture volume is determined separately for each DMA. It is derived on the basis of historical precipitation records determined using the formula and volume capture coefficients in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998) pages 175-178 (85th percentile 24-hour storm runoff event).

yr, 5-yr, 25-yr, 50-yr, and 100-yr recurrence interval design storm events for both 6-hour and 12-hour storm durations.

Table 2. Proposed Design Capacity Evaluation Summary

Outfall	Drainage Area (ac)	Minimum Bioretention Area (ac)	Proposed Bioretention Area (ac)	Proposed Bioretention Basin Storage Volume (cubic-ft)	Proposed Forebay Storage Volume (cubic-ft)	Proposed Combined Bioretention Basin and Forebay Storage Volume (cubic-ft)	85th Percentile Event Rainfall (in)	85th Percentile Event Volume (cubic-ft)	Sufficient Capacity? (Y/N)
1A	2.73	0.109	0.16	25,358	16,227	41,585	0.80	7,927.92	Y
2A	3.61	0.144	0.23	36,782	19,251	56,033	0.80	10,483.44	Y
1B	4.52	0.181	0.36	53,954	22,931	76,885	0.80	13,126.08	Y
2B	3.93	0.157	0.31	52,130	12,016	64,146	0.80	11,412.72	Y

Rainfall Amount (in)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	0.959	1.44	2.02	2.30	2.60
12-hr	1.23	1.91	2.74	3.13	3.56
24-hr	1.60	2.58	3.74	4.29	4.87

Source: Point Precipitation Frequency Estimates. NOAA Atlas 14, Volume 6, Version 2, Location name: Moss Landing, California, US.

Outfall 1A: Rainfall Volume for a Given Storm Event (cubic-ft)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	9,504	14,270	20,018	22,793	25,766
12-hr	12,189	18,928	27,153	31,018	35,279
24-hr	15,856	25,568	37,063	42,513	48,261

Outfall 1A: Is There Sufficient Capacity? (Y/N)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	Y	Y	Y	Y	Y
12-hr	Y	Y	Y	Y	Y
24-hr	Y	Y	Y	N	N

Outfall 2A: Rainfall Volume for a Given Storm Event (cubic-ft)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	12,567	18,870	26,471	30,140	34,071
12-hr	16,118	25,029	35,906	41,016	46,651
24-hr	20,967	33,809	49,010	56,217	63,818

Outfall 2A: Is There Sufficient Capacity? (Y/N)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	Y	Y	Y	Y	Y
12-hr	Y	Y	Y	Y	Y
24-hr	Y	Y	Y	N	N

Outfall 1B: Rainfall Volume for a Given Storm Event (cubic-ft)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	15,735	23,627	33,143	37,737	42,660
12-hr	20,181	31,339	44,957	51,356	58,411
24-hr	26,252	42,332	61,364	70,389	79,905

Outfall 1B: Is There Sufficient Capacity? (Y/N)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	Y	Y	Y	Y	Y
12-hr	Y	Y	Y	Y	Y
24-hr	Y	Y	Y	Y	N

Outfall 2B: Rainfall Volume for a Given Storm Event (cubic-ft)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	13,681	20,543	28,817	32,812	37,091
12-hr	17,547	27,248	39,089	44,652	50,787
24-hr	22,825	36,806	53,354	61,201	69,475

Outfall 2B: Is There Sufficient Capacity? (Y/N)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	Y	Y	Y	Y	Y
12-hr	Y	Y	Y	Y	Y
24-hr	Y	Y	Y	Y	N

Proposed Structural BMP Plan Design Summary

The proposed Structural BMP Plan design provides for effective stormwater management through volume control, settling, filtration, biological uptake, evaporation, and infiltration. Bioretention is a well-accepted engineered management practice that uses stormwater basins with engineered soil media to collect, store, and treat stormwater through a variety of biological, physical, and chemical processes. Bioretention cells are surface and subsurface stormwater treatment systems designed to discharge water of a quality and quantity similar to pre-development conditions as well as to enhance biodiversity, and facilitate groundwater recharge if infiltration is incorporated into the design. Bioretention cells are typically composed of a vegetated basin with an engineered soil media, an overflow, an underdrain, and a water storage layer. Once the cell is saturated, excess water can be dewatered by infiltration into the subsoil, by means of an underdrain, by discharge to additional downstream treatment BMPs, by discharge directly to an outfall, or any combination of these methods.

Although the accumulation of metals is a potential concern, buildup problems are not anticipated due to the typical metal concentrations expected in runoff. Recent studies have compared the metal removal potential (Cu, Zn, Cd, Pb) of five materials (potting soil, compost, coconut coir, sludge and a commercial mix) often used in bioretention systems. Potting soil and the commercial mix offer the best metal uptake when dosed with low and high concentrations of metals. Compost also had high removal efficiencies (>90%). Metals tended to accumulate within the upper 5 cm of the filter media and metal leaching was negligible. Potting soil is recommended as the principal media mixed with compost since these materials perform well and are readily available.

The IGP provides bioretention system design standards and associated treatment control BMP hydraulic sizing criteria for volume-based BMPs³. In order to address current IGP design sizing criteria (85th-percentile, 24-hour storm event), the proposed bioretention cells for each outfall are sized based on the contributing drainage area and allow for a minimum 6" of ponding depth underlain by 18" - 24" of bioretention soil mix and a bottom gravel storage layer depth of 24" (with a minimum storage depth of 18"). As a means to further ensure treatment effectiveness, facility sizing safety factors of 2.0 and 1.5 were conservatively applied to increase the respective design capacities for Unit B (Main Facility) and Unit A (Premier Facility).

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California Industrial General Permit Design Standards for Treatment Control BMPs:

All new treatment control BMPs employed by the Discharger to comply with IGP Section X.H.2 Advanced BMPs shall be designed to comply with design storm standards in this Section. A Factor of Safety shall be incorporated into the design of all treatment control BMPs to ensure that storm water is sufficiently treated throughout the life of the treatment control BMPs. The design storm standards for treatment control BMPs are as follows:

a. Volume-based BMPs: The Discharger, at a minimum, shall calculate the volume to be treated using one of the following methods:

- i. The volume of runoff produced from an 85th percentile 24-hour storm event, as determined from local, historical rainfall records;
- ii. The volume of runoff produced by the 85th percentile 24-hour storm event, determined as the maximized capture runoff volume for the facility, from the formula recommended in the Water Environment Federation's Manual of Practice; or,
- iii. The volume of annual runoff required to achieve 80% or more treatment, determined in accordance with the methodology set forth in the latest edition of California Stormwater Best Management Practices Handbook, using local, historical rainfall records.

b. Flow-based BMPs: The Discharger shall calculate the flow needed to be treated using one of the following methods:

- i. The maximum flow rate of runoff produced from a rainfall intensity of at least 0.2 inches per hour for each hour of a storm event;
- ii. The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity, as determined from local historical rainfall records, multiplied by a factor of two; or,
- iii. The maximum flow rate of runoff, as determined using local historical rainfall records, that achieves approximately the same reduction in total pollutant loads as would be achieved by treatment of the 85th percentile hourly rainfall intensity multiplied by a factor of two.

The underlying soils at the site only allow for limited infiltration (site soils are mapped as Hydrologic Soil Group D Soils with average saturated hydraulic conductivity rates of 0.03 inches/hour). Site soils have also been characterized using site-specific infiltration tests yielding a site-wide average infiltration rate of approximately 0.6 inches/hour. To support a conservative design the more restrictive value of 0.03 inches/hour was used. However, an impermeable liner will be installed under the bioretention basins at Outfalls 1A and 2A to avoid potential slope saturation geotechnical risks in those two areas.

Each bioretention basin will include a pre-treatment forebay to support additional stormwater storage volume and to provide for initial settling of suspended sediment prior to introduction of stormwater flows to the bioretention filter media. The forebay units are designed to accommodate efficient access for maintenance and removal of collected sediment. In addition, each of the overflow inlets that allow for ponded water to gently flow from the forebay units into the bioretention cells will be equipped with removable filtration media to further reduce sediment loading of each bioretention cell.

The proposed design is intended to minimize the potential for future stormwater discharges to cause or contribute to the exceedances of applicable Elkhorn Slough water quality standards. Based on the system design, our experience with similar systems, and the other factors discussed above, our technical judgment is that implementation of the structural improvements described in the proposed Plan will reduce the level of pollutants in stormwater discharged from the Facilities to below the Consent Decree's Tier Two Levels and make significant progress towards achieving stormwater discharges with pollutant levels below Tier One Levels.

Previous investigations of bioretention facilities have documented their effectiveness at removing lead, copper, and zinc from stormwater runoff. Removal rates of these metals (based on concentration and total mass) were excellent, reaching close to 100% for all metals under most conditions, with effluent copper and lead levels often less than 5 ug/L and zinc less than 25 ug/L. Overall, excellent removal of particulate metals as well as dissolved metals can be expected through bioretention and infiltration.

Closing

Terraphase is grateful for the opportunity to support this important project. If you have any questions or comments regarding this document, please contact Lucas Paz (510-645-1850; lucas.paz@terrphase.com) or Hans Kramer (510-414-6169; hans.kramer@terrphase.com).

Sincerely,

For Terraphase Engineering Inc.



Lucas Paz, PhD, CPESC, QSD, QISP ToR
Senior Associate Hydrologist



Hans Kramer, PE, QSD, QISP ToR
Senior Associate Engineer



September 15, 2016

Mr. Rob Ellsworth
Schnitzer Steel Industries, Inc.
1101 Embarcadero West
Oakland, CA 94607

Subject: Structural BMP Plan, Pick-n-Pull Facility, Moss Landing, California

Dear Mr. Ellsworth:

Terraphase Engineering Inc. (Terraphase) is pleased to present this Structural Stormwater Best Management Practice (BMP) Plan for the Pick-n-Pull auto dismantling facilities located at 516A Dolan Road [Unit A] and 516B Dolan Road [Unit B]), Moss Landing, California ("the Facilities"). This Structural BMP Plan has been prepared in accordance with the requirements of the Consent Decree between the Ecological Rights Foundation and Pick-n-Pull San Jose Auto Dismantlers, effective December 18, 2015. The Consent Decree requires that, in addition to the review of previous data, 2015-2016 sampling data be used in an evaluation to support site design and stormwater treatment system improvement recommendations as discussed further below. Preliminary design drawings associated with this Structural BMP Plan (Sheets C1 through C23) are attached for reference (see Attachment 5).

Pick-n-pull Moss Landing Facilities Structural Stormwater BMP Plan

Pick-n-Pull San Jose Auto Dismantlers operates the subject automobile dismantling and used auto parts sales facilities located at 516A & 516B Dolan Road, Moss Landing, California. Stormwater flows off-site from the Facilities at four different discharge points or outfalls (Unit A: Outfall 1A and 2A, Unit B: Outfall 1B and 2B). Each outfall discharges onto the ground in the vicinity of Elkhorn Slough and has the potential to introduce runoff into the Slough. Stormwater runoff from the Facilities has the potential to come into contact with stored vehicles, auto parts, and other materials associated with the Pick-n-Pull operations. Stormwater Pollution Prevention Plans (SWPPPs), as required by the California Industrial General Permit (IGP) National Pollutant Discharge Elimination System (NPDES) General Permit CAS000001, have been developed and are currently implemented for each facility. Stormwater monitoring at the Facilities, as required by the IGP, indicates that previous stormwater discharges have periodically contained concentrations of pollutants exceeding IGP benchmark values.

We understand that, in the very near future, the extent of industrial operations on Unit A (the Premier Lot) is likely to be reduced through a minimization of the operational footprint on that parcel, combined with an associated reduction in the number of vehicles that will be stored there. Therefore, the potential stormwater exposure to industrial materials on the Premier Lot will be reduced. Unit B, where the production yard is located, will continue to conduct operations similar to current conditions. New bioretention facilities and associated treatment systems, as described in detail below, are being proposed to provide enhanced stormwater treatment at all outfalls from both Unit A and Unit B (see preliminary design documents in Attachment 5).

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Introduction and Project Background

The Consent Decree requires that this Structural BMP Plan be developed for both facilities in order to provide treatment to all stormwater discharges to a level commensurate with Best Available Technology Economically Achievable (BAT) and the Best Conventional Pollutant Control Technology (BCT) and to provide other measures necessary to prevent stormwater discharges from causing or contributing to an exceedance of applicable water quality standards for Elkhorn Slough. The objective of the proposed Structural BMPs is to obtain sufficient stormwater storage and treatment capacity so that stormwater is effectively treated to reduce pollutants prior to discharge in any storm that does not exceed the site-specific Design Storm (i.e., stormwater discharges should only bypass the treatment systems at each outfall during storm events that exceed the Design Storm¹).

In addition to maintaining current facility BMPs, Pick-n-Pull is required by the Consent Decree to develop and implement additional BMPs necessary to comply with the goal of reducing the level of pollutants in stormwater discharged from the Facilities below Tier Two Levels in Table 1 of the Consent Decree (see below) and to use best efforts to reduce the levels of pollutants in stormwater discharges below Tier One Levels in Table 1. An exceedance of a Tier One or Tier Two Level, by itself, is not considered a violation of the Consent Decree.

Table 1. Tier One and Two Levels for Facility Discharges

Contaminant	Tier One Limit <i>Applicable Basin Plan value (salt or freshwater dependent)</i>	Tier Two Limit
Oil & Grease	---	15 mg/L
Total Suspended Solids	---	100 mg/L
Chemical Oxygen Demand	---	120 mg/L
Total Recoverable Copper	0.048 mg/L (CTR)	0.0636 mg/L
Total Recoverable Lead	0.01 mg/L (BP)	0.0816 mg/L
Total Recoverable Zinc	0.02 mg/L (BP)	0.117 mg/L
Total Recoverable Aluminum	---	0.75 mg/L
Total Cadmium	0.0002 mg/L (BP)	0.0159 mg/L
Total Recoverable Iron	---	1 mg/L
Total Recoverable Mercury	0.0001 mg/L (BP)	0.0024 mg/L
Total Recoverable Nickel	0.0002 mg/L (BP)	1.417 mg/L
Total Recoverable Silver	0.0019 mg/L (CTR)	0.117 mg/L
pH	---	6.0 to 9.0 units

¹ "Design Storm" means the volume of runoff produced from an 85th percentile 24-hour storm event, as determined from National Oceanic and Atmospheric Administration (NOAA) rainfall records.

This document describes proposed conceptual designs for structural BMPs that have been identified as applicable to site conditions based on an engineering evaluation of site hydrology, soils, site-specific stormwater sampling data and other relevant factors. Proposed BMP enhancements are being designed to improve stormwater quality, achieve and maintain compliance with the Consent Decree and minimize the potential for discharge of pollutants in excess of the Numeric Action Levels in the 2015 IGP at each of the facilities' stormwater outfalls. The following provides a summary of the four outfall locations and associated contributing watershed areas where stormwater treatment system improvements are being proposed:

- Unit A (Premier Facility)
 - Outfall 1A (drainage area: 2.73 acres)
 - Outfall 2A (drainage area: 3.61 acres)
- Unit B (Main Facility)
 - Outfall 1B (drainage area: 4.52 acres)
 - Outfall 2B (drainage area: 3.93 acres)

The proposed site-specific stormwater treatment improvements for all 4 outfall drainage areas are based on retrofitting the existing drainage facilities at the site with appropriately designed flow control and bioretention basins (partial infiltration or retention facilities), as well as system expansion and design improvements to the existing StormwaterRx treatment system located at Outfall 2B. The conceptual design considers the results of previous stormwater influent and effluent sampling data for each of the respective drainage management areas (DMAs) as well as site-specific hydraulic/pollutant loading characteristics. A redundant treatment train approach will be applied in Unit B where the highest potential for elevated contaminant loading is present, based on the type and frequency of ongoing operations in that area and based on the evaluation of previous stormwater sampling results discussed below. The proposed system sizing applies a percent-capture-based design (per IGP volumetric sizing criteria) for each DMA to address specific unit processes that control pollutant fates, removals, and accumulations. Each proposed bioretention facility is designed to ensure sufficient stormwater storage and/or treatment capacity so that all stormwater is effectively treated to reduce pollutants prior to discharge for any storm that does not exceed the site-specific Design Storm (site-specific 85th-percentile 24-hour storm event, 0.80 inches² for the Moss Landing location).

The design development evaluated hydrologic management through volume control, settling, filtration, biological uptake, evaporation, and infiltration. Bioretention has become a well-accepted engineered management practice that uses stormwater basins with engineered soil media to collect, store, and treat stormwater through a variety of biological, physical, and chemical processes. Bioretention cells are essentially surface and subsurface stormwater treatment systems designed to discharge water of a quality and quantity similar to pre-development conditions as well as to enhance biodiversity, and

² The site-specific 85th-percentile 24-hour storm event of 0.80 inches is calculated based on the Sunset State Beach Rain Gauge (COOP ID# 048680) located near Watsonville, CA; a 36-year period of record available for this gauge is applied (08-Jan-1970 through 27-Dec-2006) to support this calculation. The maximized stormwater capture volume is determined separately for each DMA. It is derived on the basis of historical precipitation records determined using the formula and volume capture coefficients in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998) pages 175-178 (85th percentile 24-hour storm runoff event).

facilitate groundwater recharge if infiltration is incorporated into the design. A typical bioretention cell is composed of a vegetated basin with an engineering soil media, an overflow, an underdrain, and a water storage layer. The basic concept of bioretention is to capture and treat pollutants and sediments prior to discharge (Li and Davis, 2009). Once the cell is saturated, the excess water can then be dewatered by infiltration into the subsoil (also called an infiltration design), by means of an underdrain, by discharge to additional downstream treatment BMPs, by discharge directly to an outfall, or any combination of these methods. Each bioretention basin will have a defined volumetric storage capacity designed to effectively treat its corresponding DMA. For small rain events that produce rainfall volume less than this capacity, the bioretention unit will hold the entire inflow volume and produce no discharge. This volume is estimated based on the size of the system and key physical properties. For bioretention basins, the precipitation capacity that can be managed without discharge has been defined as the Bioretention Abstraction Volume (BAV).

Multiple mechanisms for water quality improvement are available in bioretention systems. These include sedimentation, filtration, adsorption (and desorption), precipitation and dissolution, and a myriad of biological processes. Biological processes can include various nitrogen transformations (ammonification, nitrification, and denitrification), hydrocarbon degradation, plant uptake, and bacterial survival and predation. Hydraulic/pollutant loading rates, system sizing design, characteristics of the engineered soil media, and the presence/absence of specific unit processes and conditions will control the ultimate water quality improvements efficiencies for the system (Hatt et al., 2011).

Previous investigations of bioretention facilities have documented their effectiveness at removing lead, copper, and zinc from synthetic stormwater runoff. Removal rates of these metals (based on concentration and total mass) were excellent, reaching close to 100% for all metals under most conditions, with effluent copper and lead levels often less than 5 µg/L and zinc less than 25 µg/L (Davis et al., 2003). Somewhat lesser removal was noted for shallow bioretention depths. Overall, excellent removal of dissolved as well as particulate metals can be expected through bioretention and infiltration. Although the accumulation of metals is a potential concern, buildup problems are not anticipated for more than 15 years due to relatively low metal concentrations expected in runoff. Recent studies have compared the metal removal potential (Cu, Zn, Cd, Pb) of five materials (potting soil, compost, coconut coir, sludge and a commercial mix) used in bioretention systems. Potting soil and the commercial mix offered the best metal uptake when dosed with low and high concentrations of metals. Compost also had high removal efficiencies (>90%). Metal leaching from these materials was negligible. Metals tended to accumulate at the upper 5 cm of the filter media. Potting soil has been recommended as the principal media mixed with compost since these materials perform well and are readily available (Lim et al., 2015).

An established foundation of recent research characterizes the hydrologic and water quality performances of various bioretention systems, but also provides information to develop and improve performance over that of more traditional systems. Enhanced systems have been repeatedly and successfully used for removal of metals, phosphorus, and nitrogen. Design research, implementation success, and demonstration monitoring has been accomplished through enhanced media modifications, novel hydraulic storage/flow path and storage designs, and treatment train approaches.

Site Assessment and Structural BMP Design Development Process

The following process was conducted to support the conceptual design development and to support the preparation of this Structural BMP Plan:

- Review available site data (previous site improvement plans, SWPPPs, sampling data, agency correspondence, soils data, etc.)
- Develop 2015-2016 winter season sampling strategy to better inform design
- Review and analysis of 2015-2016 sampling results
- Obtain updated site topographic and utility survey
- Conduct limited geotechnical investigation (Cone Penetration Testing, 04/26/16)
- Conduct percolation testing (04/26/16)
- Conduct engineering evaluation of site hydrology
- Tabulation of the project information (input values for the four site-specific DMAs, resulting areas/volumes, and stormwater treatment system sizing methods)
- Development of preliminary design documents, description, and layout schematic for proposed treatment BMPs
- Preparation of design assumptions and references
- Evaluation of other selection criteria (design, construction, maintenance, costs, water quality performance, and feasibility assessments)

Terraphase has reviewed available site information, including the two applicable SWPPPs, sampling data and lab reports, Annual Reports, treatment system specifications and operations and maintenance records, treatment system operator feedback, previous site utility plans, and other information provided by Pick-n-Pull. This review also included consulting National Resource Conservation Service (NRCS) soil data, preparation of site-specific hydrologic calculations to address design storm standards (per the Industrial General Permit requirements for treatment and flow control BMPs), and review of site hydraulics including a characterization of site-specific drainage areas. Additionally, it has been confirmed with site personnel that existing BMPs are being maintained as expected and that previous recommendations (regarding pH calibration and keying in of BMPs) from the Regional Water Quality Control Board's email of August 13, 2015 have been implemented. The improvements (ERTEC ProWattle, ACF Floc Socks, ERTEC Gr8 Guards, and UltraTech activated carbon filter sock products) indicated in Section 5.2.3 of the March 2016 Facility SWPPPs have been implemented.

The above activities informed the development of a sampling strategy for the 2015-2016 winter season which focused on obtaining information to assess existing BMP effectiveness and to support additional optimization of site operations and treatment system management. Previous and recent sampling data was utilized to determine the need for BMP retrofits and additional BMPs best suited to the Facility, including BMPs specified for consideration in the Consent Decree. For instance:

- BMP influent and effluent water quality was analyzed so that existing treatment system performance effectiveness and capture efficiency could be assessed.
- Specific contaminant categories and concentration benchmarks/Numeric Action Levels referenced in the Consent Decree have been assessed. Monitoring of additional analytes, and evaluation of total versus dissolved results was also conducted.

- Adjustments to existing treatment system settings and back-flush frequencies have been assessed based on discussions with the treatment system supplier (StormwaterRx).

Terraphase provided support during implementation of the recommended sampling over the 2015-2016 winter season. Additional site data was also collected through the following means:

- LIDAR 2004 topographic data of the site from the National Oceanic and Atmospheric Association (NOAA).
- Geotechnical investigation at four representative site locations using Cone Penetrometer Testing (CPT) to characterize soils to approximately 70 feet below ground surface.
- Percolation testing at four representative site locations in the vicinity of each of the four outfall areas (April 2016).
- Completion of a supplemental site topography and utility survey (May 2016).

This Structural BMP Plan is based on best professional judgment following review of the Facilities' sampling data gathered to date, site-specific physical and operational constraints, and BMP design recommendations in the scientific literature. The development of this Plan has evaluated and addresses the following four stormwater treatment improvement options as presented in the Consent Decree:

Pick-n-Pull shall consider the following options for improving stormwater treatment capability and prepare a Structural BMP Plan that includes some or all of the following components, or a combination thereof, as determined through an engineering evaluation of site hydrology, lithology and other relevant factors:

- ***Installing additional holding tanks or other forms of storm water storage at Outfall 2B to allow for additional water retention/treatment prior to storm water reaching the StormwaterRx system.***
- ***Upgrading the current system to the StormwaterRx Purus treatment unit or equivalent alternative systems by other manufacturers.***
- ***Diverting all storm water from the customer yard that is currently directed to the inlet at Outfall 2B to instead flow to Outfall 1B, or ensuring sufficient treatment capacity at Outfall 2B to accommodate the additional flow from the customer yard.***
- ***Installing infiltration basins around Outfall 1B at the 516-B Dolan Road Facility, and around Outfalls 1A and 2A at the 516-A Dolan Road Facility.***

Options evaluated have included bioretention/infiltration basins, bioretention basins without infiltration, and alternative treatment BMPs. This Plan discusses recent sampling results to assess existing BMP performance/capacity to support recommendations for structural BMP improvements to satisfy Best Available Technology Economically Achievable (BAT) and Best Conventional Pollutant Control Technology (BCT) standards, and to minimize the potential for Facility stormwater discharges to cause or contribute to the exceedances of applicable Elkhorn Slough water quality standards.

Evaluation of Facilities 2015-2016 Stormwater Sampling Results

Terraphase evaluated 2015-2016 stormwater sampling results for the four existing Facility outfalls and associated BMPs with respect to observed concentrations of constituents of concern (COCs) in site

runoff before treatment (influent) and after treatment (effluent). The stormwater sampling program was designed to evaluate effectiveness of existing BMPs, assess the contribution of COCs from stormwater runoff source areas, and identify subareas (DMAs) that are most in need of implementation of new or enhanced stormwater controls or BMPs to improve stormwater quality. Although this evaluation largely focuses on the 2015-2016 sampling season, historical effluent (discharge monitoring) results were also reviewed.

Terraphase's evaluation of stormwater data was conducted by preparing and reviewing the following attachments:

- Attachment 1 - Tabular summary of 2015-2016 sampling season results
- Attachment 2 - Tabular summary of historical effluent results (2014-2016)
- Attachment 3 - Tabular summary of historical results for Unit B
- Attachment 4 - Timeline of BMP implementation

Terraphase's review of the 2015-2016 and historical data identified the following data trends:

- The 2015-2016 particle size distribution data indicates that the effluent samples at all outfalls contain a higher proportion of fine grained particles in comparison to the influent samples. These data indicate that existing BMPs are effective at removing large particles but BMP improvements are needed to more effectively reduce fine particles in discharged stormwater. Further reductions in fine particles are expected to result in additional reductions in metals.
- The 2015-2016 sampling data for total metals, COD and TSS concentrations indicate lower COC concentrations in the effluent samples for Outfalls 1A, 2A and 2B. Total metals, COD and TSS concentrations observed for Outfall 1B indicate higher concentrations in the effluent samples. These data indicate that existing BMPs installed at Outfalls 1A, 2A and 2B appear effective for reduction of total metals, COD and TSS, while existing BMPs installed at Outfall 1B did not effectively remove these COCs during the 2015-2016 time frame.
- The 2015-2016 analytical data for dissolved metals concentrations indicates that dissolved metals concentrations are significantly lower than total metals concentrations in both influent and effluent samples for all outfalls. Changes in individual dissolved metals concentrations between influent and effluent samples include both reductions and increases for all four outfalls. These data indicate that existing BMPs do not appear to have a material effect on reducing dissolved metals concentrations.

Terraphase's evaluation of the historical discharge monitoring data and 2015-2016 BMP influent and effluent sampling data indicates that one or more COC concentration exceeds the Consent Decree's Tier One and Tier Two Levels for each outfall during each sampling event. These findings indicate that BMP enhancements are necessary for each outfall in order to satisfy Consent Decree requirements to reduce COC concentrations in stormwater discharges below Tier Two Levels, and to use best efforts to reduce the levels of pollutants in stormwater discharges below Tier One Levels.

Proposed BMP improvements were designed based on a review of the 2015-2016 influent and effluent sampling data, historical discharge monitoring data, Consent Decree requirements and other relevant

site information. The proposed BMP improvements are summarized below and detailed in Attachment 5.

Proposed Structural Treatment BMP Improvements

The evaluation of stormwater sampling results discussed above suggests that stormwater treatment BMP improvements are warranted at all outfall locations, but are strongly indicated at Outfall 1B and Outfall 2B. Bioretention cells are proposed for all four outfall locations. Bioretention cells installed at the Main Facility (Unit B) will also include infiltration. Soil and topographic conditions at the Premier Facility (Unit A) are such that infiltration may present a significant risk of slope failure; thus, the bioretention cells at this facility will be underlain with an impermeable liner to eliminate infiltration. Additional bioretention cell capacity is incorporated into the design for Unit A (the Premier Lot) in order to compensate for the lack of infiltration and achieve an appropriate level of treatment. Site-specific bioretention system designs have been developed for each outfall based on the design parameters included in Table 2, below. Pre-treatment settling basins/forebays have been incorporated into the system design at all outfalls, and additional engineered, polishing treatment facilities are included in the design for Outfall 2B due to documented higher COC loading rates in that DMA. Typical plan view and cross-section details for the proposed bioretention basins is included in the preliminary design drawings (see Sheets C21 and C22, Attachment 5). Additional polishing components at Outfall 2B will include a treatment train of flow equalization tankage and StormwaterRx Aquip and Purus units (see design details in Sheets C19 through C20, Attachment 5). The proposed combined bioretention and StormwaterRx system at Outfall 2B will be designed with approximately twice the flow capacity of the existing system. Overall, an additional conservative factor of safety of 2.0 was incorporated into the bioretention basin area and volume designs for Outfalls 1B and 2B (see Table 2). The bioretention basins proposed for these outfalls are twice the design capacity necessary to accommodate the 85th percentile design storm required by the IGP (see Attachment 6).

The IGP provides bioretention system design standards and associated treatment control BMP hydraulic sizing criteria for volume-based BMPs³. In order to address current IGP design sizing criteria (85th-percentile, 24-hour storm event), the proposed bioretention cells for each outfall are sized based on the contributing drainage area and allow for a minimum 6" of ponding depth underlain by 18" - 24" of bioretention soil mix and a bottom gravel storage layer depth of 24" (with a minimum storage depth of 18") [see Attachment 6 for additional design/sizing details]. As a means to further ensure treatment effectiveness, facility sizing safety factors of 2.0 and 1.5 were conservatively applied to increase the

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California Industrial General Permit Design Standards for Treatment Control BMPs:

All new treatment control BMPs employed by the Discharger to comply with IGP Section X.H.2 Advanced BMPs shall be designed to comply with design storm standards in this Section. A Factor of Safety shall be incorporated into the design of all treatment control BMPs to ensure that storm water is sufficiently treated throughout the life of the treatment control BMPs. The design storm standards for treatment control BMPs are as follows:

a. Volume-based BMPs: The Discharger, at a minimum, shall calculate the volume to be treated using one of the following methods:

- i. The volume of runoff produced from an 85th percentile 24-hour storm event, as determined from local, historical rainfall records;
- ii. The volume of runoff produced by the 85th percentile 24-hour storm event, determined as the maximized capture runoff volume for the facility, from the formula recommended in the Water Environment Federation's Manual of Practice; or,
- iii. The volume of annual runoff required to achieve 80% or more treatment, determined in accordance with the methodology set forth in the latest edition of California Stormwater Best Management Practices Handbook, using local, historical rainfall records.

b. Flow-based BMPs: The Discharger shall calculate the flow needed to be treated using one of the following methods:

- i. The maximum flow rate of runoff produced from a rainfall intensity of at least 0.2 inches per hour for each hour of a storm event;
- ii. The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity, as determined from local historical rainfall records, multiplied by a factor of two; or,
- iii. The maximum flow rate of runoff, as determined using local historical rainfall records, that achieves approximately the same reduction in total pollutant loads as would be achieved by treatment of the 85th percentile hourly rainfall intensity multiplied by a factor of two.

respective design capacities for Unit B (Main Facility) and Unit A (Premier Facility). The ponding zone allows for temporary storage of runoff and promotes percolation into the bioretention mix. A specialized bioretention soil mix is proposed to enhance metals treatment and provide for the recommended infiltration rate through the engineered soil media (see bioretention soil media specifications in Attachment 6). At a minimum, soils for bioretention areas shall be sufficiently permeable to infiltrate runoff at a rate of 5" per hour, and have sufficient moisture retention to support healthy vegetation (BASMAA, 2010). Achieving both objectives with an engineered soil mix requires careful specification of soil gradations and a substantial component of organic material (typically compost). The runoff is stored in the engineered soil pore structure, as well as being filtered and subject to biological treatment associated with the soil microbial community. Runoff eventually drains into the gravel layer below which provides a third storage component. A perforated underdrain is located at the top of the gravel storage component to prevent overflow of the system. This system is unlined for bioretention cells located on Unit B to allow infiltration into the underlying native soils.

The underlying soils at the site only allow for limited infiltration (soils at the site are mapped as Hydrologic Soil Group D Soils with average saturated hydraulic conductivity rates of 0.03 inches/hour). The site soils have also been characterized using site-specific infiltration tests yielding a site-wide average infiltration rate of approximately 0.6 inches/hour. To support a conservative design the more restrictive value of 0.03 inches/hour was used to calculate the values in Table 2, below. However, an impermeable liner will be installed under the gravel reservoir at Outfalls 1A and 2A to avoid the potential geotechnical risks associated with saturation of the adjacent slope in those two areas.

Each bioretention basin will include a pre-treatment forebay to support additional stormwater storage volume and to provide for initial settling of suspended sediment prior to introduction of stormwater flows to the bioretention filter media. The forebay units are designed to accommodate efficient access for maintenance and removal of collected sediment. In addition, each of the overflow inlets that allow for ponded water to gently flow from the forebay units into the bioretention cells will be equipped with removable filtration media to further reduce sediment loading of the bioretention cell.

Table 2 – Outfall Drainage Area Summary and Proposed Design Sizing Parameters

Outfall	Drainage Area (ac)	Minimum Bioretention Basin Area (ac)	Proposed Bioretention Basin Area (ac)	Proposed Bioretention Basin Volume (cubic-ft)	Proposed Bioretention Basin Gravel Layer - Void Volume (cubic-ft)	Proposed Bioretention Basin Engineered Soil Layer - Void Volume (cubic-ft)	Proposed Forebay Volume (cubic-ft)	Proposed Forebay Area (ac)	Proposed Design Flow Rate (gpm)
1A	2.73	0.109	0.16	25,358	3,381	4,899	16,227	0.26	247
2A	3.61	0.144	0.23	36,782	4,972	7,078	19,251	0.35	327
1B	4.52	0.181	0.36	53,954	6,963	10,547	22,931	0.30	409
2B	3.93	0.157	0.31	52,130	7,368	9,893	12,016	0.15	356

Metals in stormwater may occur as dissolved colloidal or particulate-bound species; however most metals are predominantly associated with particulates, as described above based on recent sampling results from the subject Facilities and based on the scientific literature (Jones and Davis, 2013). Particle associations and speciation affect the toxicity and bioavailability of metals and are greatly dependent upon chemical and physical parameters. Elevated contaminant concentrations and increased flows during storms can create loadings equal to weeks or months of background flow. A successful control strategy for the reduction of metals from stormwater must therefore be effective in capturing a variety of metals that are in the particle-bound, colloidal and dissolved states. Metals removal through settling, particulate filtration, uptake by microorganisms, and adsorption utilizing bioretention systems has become an established method for addressing metals loading in stormwater including particle-bound, colloidal and dissolved states. Based on results from previous studies, bioretention system removal rates for dissolved zinc and lead range from 77-99% and 7-88% respectively (Sirova, V., 2015).

The actual retention capacity of the proposed stormwater treatment system for the Moss Landing Pick-n-Pull facility includes respective retention capacities associated with combined forebay and bioretention basin storage volumes for each outfall. The retention capacities for the stormwater treatment facilities serving each outfall have been designed to greatly exceed the minimum capacity requirement associated with the 85th percentile event (0.8") as required by the Consent Decree (see Table 2).

The retention capacities necessary to accommodate the 85th percentile storm event are 7,928, 10,483, 13,126, and 11,413 cubic-feet for Outfalls 1A, 2A, 1B, and 2B, respectively. The total combined site-wide retention capacity necessary to contain the 85th percentile event is 42,950 cubic-feet. The proposed bioretention basin design storage capacities are 25,358, 36,782, 53,954, and 52,130 cubic-feet for Outfalls 1A, 2A, 1B, and 2B, respectively. The total combined site-wide basin retention capacity proposed is 168,224 cubic-feet. In addition, the forebay storage capacities are 16,227, 19,251, 22,931, and 12,016 cubic-feet for Outfalls 1A, 2A, 1B, and 2B, respectively. The total combined forebay storage capacity is 70,425 cubic-feet. The total combined site-wide bioretention basin and forebay retention capacity proposed is 238,649 cubic-feet. This combined basin and forebay design capacity significantly exceeds the retention volume requirements associated with the 85th percentile storm event.

Based on previous Terraphase experience and the results of numerous related studies, the site-specific bioretention system design proposed for the Pick-n-Pull Facilities is expected to provide a high level of performance. The proposed design is intended to reduce the level of pollutants in stormwater discharged from the Facilities to below the Tier Two Levels in the Consent Decree for all rainfall events less than or equal to the Design Storm and make significant progress towards achieving stormwater discharges with pollutant levels below the Consent Decree's Tier One Levels.

References

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- Davis, A. P., Shokouhian, M., Sharma, H., Minami, C., and Winogradoff, D. (2003). "Water quality improvement through bioretention: Lead, copper, and zinc removal." *Water Environment Research*, 75(1), 73–82.

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- Li, H. and Davis, A.P. (2009). "Water quality improvement through reductions in pollutant loads using bioretention." *Journal of environmental engineering*. 135(8): 567-576.
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- Sirova, Viktoriya (2015). "Urban Stormwater Management: Treatment of Heavy Metals and Polycyclic Aromatic Hydrocarbons with Bioretention and Permeable Pavement Technologies." University of San Francisco USF Scholarship Repository.

Closing

Terraphase is grateful for the opportunity to offer our services on this important project. If you have any questions or comments regarding this document, please contact Lucas Paz (510-645-1850; lucas.paz@terrphase.com), Hans Kramer (510-414-6169; hans.kramer@terrphase.com), or Peter Zawislanski (510-645-1858; peter.zawislanski@terrphase.com),

Sincerely,

For Terraphase Engineering Inc.



Lucas Paz, PhD, CPESC, QSD, QISP ToR
Senior Associate Hydrologist



Hans Kramer, PE, QSD, QISP ToR
Senior Associate Engineer

Attachments:

- Attachment 1 – Table Summary;
- Attachment 2 – Historical Effluent Data;
- Attachment 3 – Historical Summary 2011-2015;
- Attachment 4 – BMP Implementation Timeline;
- Attachment 5 – Design Drawings;
- Attachment 6 – Outfalls 1A, 2A, 1B, 2B – Sizing Details & Bioretention Soil Specifications;
- Attachment 7 – CPT & Infiltration Testing Data

Pick-n-Pull General Operations Information

ITEM	Description
General Description of Operations	Pick-N-Pull's Moss Landing facility is a self-service auto dismantling operation where customers pay for car parts which they remove themselves from a selection of salvage cars. The industrial processes performed onsite include: draining fluids from new arrival cars, including gas, oil, and radiator fluid; mounting cars on stands in the yard for customer access; removing radiators and cores from picked-over cars; crushing vehicles, and loading core parts and tires and onto separate trucks for off-site recycling. The facility includes a covered vehicle fluid drainage area.
Number of Wrecking Yards/operators	Pick-N-Pull is the sole operator on parcels B and C
Operations Capacities	Approximately 1071 salvage cars stood Approximately 50 cars crushed daily (M-F) Approximately 25-30 cars processed (drained) daily (M-F)
Number of Employees	18
Hours and Days of Operation	Customer parts area is open everyday of the year except Christmas Day 8am - 6pm Processing area Monday - Friday 7:30am - 4pm
Approximate number of customers	Approximately 200 per day
Time and Number of truck trips	Scrap metal loads picked up by Pick-n-Pull's own trucks twice daily, usually in the afternoon Tow truck vendors deliver vehicles Monday - Friday at varying times throughout the day.
Number of Parking Spaces	With the exception of our Handicapped parking areas, no formal parking markings exist. Customers park at the shoulder of the road, head-in against the fencing.

EXHIBIT 'L.1' (Parcels B+C)

**S & S LAND DEVELOPMENT
POST OFFICE BOX 955
CASTROVILLE, CA 95012-0955
(831) 633-3379
(831) 633-2447 FACSIMILE**

March 26, 2004

Mr. Eric Lee
County of Monterey
Coastal Office
2620 First Avenue
Marina, CA 93933

Re: PLN030510.

Dear Mr. Lee,

The following is in regards to the 516-A Dolan Road, Castroville facility. The following is a brief synopsis of the function of the property.

The property is used as an automobile dismantler, and operates from 8:00 AM to 6:00 PM, seven (7) days per week. Currently, the facility is host to four (4) employees.

Although an exact total has not been established, approximately eighty (80) patrons visit the facility daily.

Additionally, two (2) 'truck trips' are made to and from the facility daily.

If you have any other questions regarding the facility, please do not hesitate to give me a call.

Sincerely,



Jeffery J. Vezzolo

cc: File.
/jv

EXHIBIT "L.3" (Parcel A)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 1.

Condition Name: SPECIFIC USES ONLY

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

This is a Combined Development Permit for Parcel B consisting of: a Coastal Development Permit to allow vehicle dismantling and retail sales; and. General Development Plan. The project is located at SI6-D Dolan Road, Castroville (131-0S4-00 1-000), on Via Tanques Road north of Dolan Road, North County Area, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing unless otherwise stated

Adhere to conditions and uses specified in the permit.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 2.

Condition Name: NOTICE PERMIT APPROVAL & EXPIRATION

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall record a notice which states: "A permit (ResolutionOS048) was approved by the Planning Commission for Assessor's Parcel Number 131-OS4-001-000 on September 14, 2005. The permit was granted subject to 36 conditions of approval which run with the land. This permit expires ten (10) years from the date of approval on September 14, 2015. The owner shall obtain a new use permit prior to expiration in order to continue operations. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department. Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Within one (1) month of permit approval

Proof of recordation of this notice shall be furnished to PBI.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 3.

Condition Name: PBD016 - INDEMNIFICATION

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the [mal map, 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. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 4.

Condition Name: PBD012 - FISH AND GAME FEE-NEG DEC/EIR

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) calendar days of project approval- prior to filling of the Notice of Determination. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use; or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid.
(Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Prior to the recordation of the tentative map, the start of the use or the issuance of building and grading permits.

Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 5.

Condition Name: PBD022 - MITIGATION MONITORING PROGRAM

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Within 60 days after project approval or prior to issuance of grading and building permits, whichever occurs first.

- 1) Enter into agreement with the County to implement a Mitigation Monitoring Program.
- 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 6.

Condition Name: PBD021 - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

All exterior lighting shall be unobtrusive, 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 applicant shall submit 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits.

(Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing prior to installation of exterior lighting

Submit three (3) sets of the exterior lighting plan.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 7.

Condition Name: PERFORMANCE SECURITY (Non-Standard)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The owner shall provide a performance security to the County for the total amount of estimated improvements and maintenance related to the water system installation, road and traffic improvements, and landscaping pursuant to related conditions contained in this permit to the Director of Planning and Building Inspection for review and approval. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

At the time of permit approval

Submit the performance security to PBI.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 8.

Condition Name: PBD032(A) - TREE PROTECTION

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Trees which are located close to grading activities shall be protected from inadvertent damage from construction equipment by 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Prior to issuance of grading and building permits

Submit evidence of tree protection to PBI for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 9.

Condition Name: PUBLIC SAFETY AND SECURITY GUIDELINES (Non Standard)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Within nine (9) months of permit approval and prior to occupancy of any new structures, the applicant shall comply with the Monterey County Public Safety and Security Guidelines to the satisfaction of the Monterey County Sheriffs Office. (Planning and Building Inspection & Sheriff's Office)

Compliance or Monitoring Action to be Performed:

Within nine (9) months of permit approval and/or prior to occupancy

Submit documentation of compliance from the Sheriff's Office to the Director of PBI for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 10.

Condition Name: PROPERTY ABANDONMENT (Non-Standard)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

In the event that the vehicle dismantling use of the property is abandoned or that the use permit is, revoked, the owner shall clean up and restore the site to the satisfaction of Monterey County and reimburse the County for any costs incurred or damages suffered as a result of the clean up. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

In the event of use abandonment or permit revocation restore within six (6) months

Clean up and restore site.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 11.

Condition Name: NO SALES OUTSIDE OF YARDS (Non-Standard)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

No storage or sales of vehicles or parts are allowed outside of the fenced yard areas. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing

Adhere to condition

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 12.

Condition Name: PBD030 - STOP WORK - RESOURCES FOUND

Responsible Department: Planning

Current Condition Status: On-Going

Text of 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. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 resource and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing

Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection

Department 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 13.

Condition Name: PBD014 - GRADING-WINTER RESTRICTION

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing

None

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 14.

Condition Name: YARD OPERATIONS (Non- Std.)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

It is the responsibility of the property owner to make sure that all operators are aware of these conditions of approval and to ensure that operations are in compliance with these conditions of approval. (Planning and Building Inspection Department)

Compliance or Monitoring Action to be Performed:

Ongoing

Adhere to condition.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 15.

Condition Name: PERMIT REVOCATION (Non-Std)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Failure of the owner to comply with any condition of the subject permit (PLN030498) shall result in the revocation of the permit pursuant to Section 20.82.060 and continued operations shall be considered a violation and public nuisance, pursuant to Section 20.90. The owner shall pay reasonable compensation to the County for any related costs incurred or damages suffered as a result of the violation. Revocation of the subject permit shall also result in revocation of all related operating permits, including but not limited to the Environmental Health Hazardous Materials Permit. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing

Comply with permit conditions.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 16.

Condition Name: PERMIT EXPIRATION (Non-Std)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The subject permit shall be granted for a time period of 10 years, to expire on July 13, 2015. In order to continue operations the owners shall apply for a renewal permit one year prior to expiration and use all due diligence to obtain the permit. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

July 13, 2012 & One year prior to permit expiration

Apply for and obtain renewal permits.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 17.

Condition Name: DRAINAGE PLAN (Non-Standard)

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall provide the Water Resource Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts, and which incorporates the recommendations included in Tunstall Engineering Consultants' Field Review of Drainage System, dated March 15, 2004, or as updated. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Within 3 months of permit approval

Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 18.

Condition Name: COMPLETION CERTIFICATION (Non-Standard)

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall provide the Water Resources Agency certification from a registered civil engineer that drainage improvements have been constructed in accordance with approved plans. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Within 6 months of permit approval

Submit a letter to the Water Resources Agency, prepared by a registered civil engineer, certifying compliance with approved drainage plan.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 19.

Condition Name: OTHER AGENCY PERMITS (Non-Standard)

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall provide certification to the Water Resources Agency that applications have been submitted for all required local, State, and Federal permits. The Agencies include, but are not limited to, the California Department of Fish & Game, California Regional Water Quality Control Board, Division of Safety of Dams, and the Army Corps of Engineers.
(Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Within 3 months of permit approval

Submit a letter and any associated permits to the Water Resources Agency for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 20.

Condition Name: SEPTIC SYSTEM (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

As necessary, submit plans for review and approval showing the location and design of the proposed septic system(s) meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)

Compliance or Monitoring Action to be Performed:

At the time of approval of the use Permit.

Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 21.

Condition Name: SEPTIC SYSTEM (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

As necessary, construct the septic system(s) under permit from the Division of Environmental Health, meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Within 45 days of DEH review and approval of the septic system design.

Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system(s) and pay all associated fees.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 22.

Condition Name: HAZARDOUS MATERIALS (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Continuous

Contact the Hazardous Material Program of the Division of Environmental Health.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 23.

Condition Name: HAZARDOUS WASTE (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous' Waste Control) as approved by the Director of Environmental Health. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Continuous

Contact the Hazardous Material Program of the Division of Environmental Health.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 24.

Condition Name: WATER SYSTEM (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Obtain a new or amended water system permit from the Division of Environmental Health consistent with Mitigation Measure #5 and accompanying monitoring actions. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Within 6 months of approval of the Use Permit

Submit necessary application, reports and testing results to ER for review and approval. Construct water system in accordance with plans approved by EH.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 25.

Condition Name: WATER SYSTEM (Non-Standard) 2

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Design the water system improvements to meet the standards as found in Chapter 15.04 of the Monterey County Code, and Titles 17 and 22 of the California Code of Regulations. Submit engineered plans for the water system improvements and any associated fees to the Director of Environmental Health for review and approval prior to installing (or bonding) the improvements consistent with Mitigation Measure #5 and accompanying monitoring actions.

(Environmental Health)

Compliance or Monitoring Action to be Performed:

At the time of approval of the Use Permit

Submit engineered plans for the water system improvements and any associated fees to EH for review and approval prior to installing (or bonding) the improvements.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 26.

Condition Name: ABANDONDED WELLS (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Destroy the existing abandoned well(s), as necessary, according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code. The well shall not be considered abandoned if satisfactory evidence is provided that the well is functional, is used on a regular basis, and does not act as a conduit for contamination of groundwater. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Within 6 months of approval of the Use Permit

Prior to destruction, a permit for the destruction of the well(s) shall be obtained by a CA licensed well contractor from the Division of Environmental Health. After destruction submit the Well Completion Report to the Division of Environmental Health

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 27.

Condition Name: MITIGATION MEASURE #1 (SCREENING)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

In order to minimize impacts to scenic vistas, to reduce off-site glare and to maintain the visual quality of the site, each dismantling facilities on each parcel shall be screened from public view. Each owner/applicant shall implement measures including but not limited to the following screening measures for their respective parcel within six (6) months of permit approval. The owners shall provide the necessary financial guarantees to the County of Monterey to ensure completion of the work.

¿ For Parcel A, the applicant shall plant and maintain a solid row of trees along the entire northern and eastern perimeters of the property. Trees shall also be planted along the exposed western side fronting on the access road to screen the fence from the point where Parcel A extends northwards beyond Parcel B. In the event that trees cannot be planted to screen the west-facing fence along the access road, the fence shall be painted a neutral earth tone color.

¿ For Parcel B and Parcel C, the applicant shall maintain the existing row of perimeter trees and fill in any gaps in the tree line.

¿ Newly planted trees shall consist of trees, a minimum of 5 gallons in size. They shall be irrigated or watered as needed until established.

¿ All existing and planted trees, including the existing cypress trees lining the access road, and other screening vegetation shall be maintained in a healthy growing condition.

¿ Fallen, removed, or unhealthy trees shall be replaced to fill in any gaps or openings in the treeline, as needed or as determined necessary by the Director of Planning and Building Inspection. Replacement shall occur within one (1) month of the tree loss and shall consist of the same tree species as those being replaced or as otherwise approved by the Director of Planning and Building Inspection.

Compliance or Monitoring Action to be Performed:

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Condition Compliance Form

Within one (1) month of permit approval

Within two (2) months of permit approval

Within (3) months of permit approval

Within six (6) months of permit approval.

Annually for duration of permit

Monitoring Action #IA: Within one (1) month of permit approval, the owners of Parcel A shall submit a screening/landscaping plan for their respective parcels to the Director of Planning and Building Inspection for review and approval. The plan shall screen the dismantling facilities on each parcel to the satisfaction of the Director of Planning and Building Inspection. The screening/landscaping plan shall be prepared by a qualified landscape designer/architect and shall include verification by a qualified landscape designer/architect that the landscaping plan meets County requirements for the use of native, drought-tolerant species. The plan shall show the location of the screening trees and vegetation. The Plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials, irrigation schedule, and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan and ongoing maintenance.

Monitoring Action #IB: Within two (2) months of permit approval, each owner (Parcel A, B, and C) shall provide a performance security to meet the screening and landscaping costs for installation, ongoing maintenance, and replacement of trees for their respective parcels to the Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by a qualified consultant's estimate of the cost of the installation, replacement, and maintenance subject to review and approval by the Director of Planning and Building Inspection. The amount shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Faithful Performance and 50% of the estimated cost of Labor and Material. The owner may offer to provide this performance security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and a performance bond. If an owner chooses to offer a performance bond to meet a portion of this requirement,

Monterey County

Condition Compliance Form

it must provide at least fifty percent (50%) of the required performance security in the form of an irrevocable letter of credit and the balance by the bond.

Monitoring Action #IC: In the event that screening with trees or vegetation along the access road is determined to be infeasible, within three (3) months of permit approval, the owner of Parcel A shall paint the west-facing fence along the access road a natural, earthtone color. The applicant shall submit color samples to the Director of Planning and Building Inspection for review and approval and evidence of completion.

Monitoring Action #1D: Within six (6) months of permit approval, all screening trees and vegetation shall be installed, consistent with the approved screening/landscaping plan. The applicants (Parcel A) shall submit evidence of completion to the Director of Planning and Building Inspection for review and approval.

Monitoring Action #IE: Annually for the duration of the permit, each owner (Parcel A, B, and C) shall submit an inspection report of the screening trees and vegetation by a qualified arborist or registered forester to the Director of Planning and Building Inspection for review and approval. The arborist or forester shall evaluate the condition and health of the trees and vegetation and certify that any necessary maintenance or replacement of trees has been completed for the respective parcels.

Verification of Compliance/Non-Compliance:

2014 Report received 11-14-2014. Report located in PLN030510 file box.

2013 Report also in PLN030510 file box.

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 28.

Condition Name: MITIGATION MEASURE #2 (VISIBILITY)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

In order to minimize visual impacts, vehicles shall not be stacked higher than eight (8) feet from the ground. All new structures including but not limited to water tanks, fences, trailers, canopies, shall be painted a natural, earthtone color subject to review and approval by the Director of Planning and Building Inspection.

Compliance or Monitoring Action to be Performed:

Prior to issuance of building permits

Prior to final occupancy or commencement of use

Ongoing

Monitoring Action #2A: Prior to issuance of any building permits or the installation of new or replacement structures, the applicant (Parcel A, B, and C) shall submit color samples for the structures, including but not limited to water tanks, fences, trailers, canopies, to the Director of Planning and Building Inspection for review and approval.

Monitoring Action #2B: Prior to final, occupancy or commencement of use, the applicant shall provide evidence to PBI that the structures have been painted as approved by PBI.

Monitoring Action #2C: Adhere to condition.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 29.

Condition Name: MITIGATION MEASURE #4 (BEST MANAGEMENT PRACTICES)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

In order to minimize the risk to public safety, the owners/applicants (Parcel A, B, and C) shall implement and comply with best management practices and with the following measures:

1. The owners shall develop roadways providing adequate Fire Department access subject to the approval by North County Fire Protection District, hereafter referred to as the AHJ (Agency Having Jurisdiction).
2. The owners of the affected parcels shall create a road agreement that will ensure maintenance of the required fire apparatus access.
3. The owners of the affected parcels shall develop a water company, corporation or association to create funds for the installation of a water system that will provide adequate fire flow, fire mains and hydrants for the buildings currently existing and proposed.
4. Each parcel owner shall record a notice stating that, "Any future construction of buildings beyond those included in this approval will immediately initiate required fire flow."
5. All H-4 occupancies shall be restricted to a maximum of 1800 square feet with a canopy roof and one side wall per existing yard, to drain fluids from the vehicles under cover and provide cover for parts that retain fluid as recommended by the Division of Environmental Health until an approved water system is provided.
6. All H-4 occupancies shall have floor drainage as specified in Article 29 of the 2001 Uniform Fire Code, as approved by the AHJ and the Division of Environmental Health.
7. All yard owners shall maintain compliance with Article 34 of the Uniform Fire Code.
8. New dismantling areas and hazardous material/waste and impound areas shall be designated to be impervious, shall have secondary containment features and shall allow for the collection of any spills/runoff from dismantling/storage operations. Submit a design for the final dismantling/storage area and impound area improvements to the Division of Environmental Health and the AHJ for review and approval prior to issuance of a building or grading permit.
9. Existing dismantling areas and hazardous materials/waste storage and impound areas shall be improved as necessary to be impervious, shall have secondary containment features and shall allow for the collection of any runoff from dismantling operations. Submit an improvement design for the existing impound areas and dismantling areas to the Division of Environmental Health and the AHJ for review and approval prior to the issuance of a building or grading permit.

Compliance or Monitoring Action to be Performed:

Monterey County

Condition Compliance Form

At the time of approval (Items 2 & 3) and within three (3) months of permit approval

Six (6) months after permit approval

One (1) year after permit approval

Annually for duration of permit

Prior to permit final or commencement of business for new operator

Monitoring Action #4A: At the time of approval (Items 2&3) and within three (3) months (Item 4) of permit approval, each applicant/owner shall submit evidence of compliance with item #2 (Road Agreement), item #3 (Water Company), and item #4 (Recorded Notice) to the satisfaction of the Director of Planning and Building Inspection Department and the North County Fire Marshall for review and approval.

Monitoring Action #4B: Every six (6) months for the first year after permit approval and then annually for the life of the permit, each applicant/owner shall submit documentation to the Director of Planning and Building Inspection for review and approval that their parcel and their respective operators are in compliance with the abovementioned measures, as inspected and certified by the North County Fire District. Each owner shall pay the necessary fees to the Fire District for site visits and staff time related to inspections and compliance monitoring.

Monitoring Action #4C: Prior to building permit final or commencement of business for a new operator, the applicant! Owner shall demonstrate compliance with the requirements to the satisfaction of the North County Fire Marshall and Director of Environmental Health.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 30.

Condition Name: MITIGATION MEASURE #5 (WATER SYSTEM)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

In order to minimize risks to public health and safety, the owners/applicants (Parcel A, B, and C) shall install a fire suppression and water system within six (6) month of permit approval. The system shall be designed to meet the requirements of the North County Fire District and Division of Environmental Health and shall be designed to allow for connections with other proposed or existing systems. Each owner shall provide the County of Monterey the necessary financial guarantees to ensure completion of the work and ongoing maintenance. Failure by anyone owner to participate or to pay does not absolve the other owners from the requirements to pay their own pro rata share and any amount delinquent from other property owners.

Compliance or Monitoring Action to be Performed:

Monterey County

Condition Compliance Form

At the time of permit approval

Within one (1) months of permit approval

At the time of permit approval

Within six (6) months of issuance of building and grading permits.

Monitoring Action #5A: At the time of permit approval, each owner shall submit a complete water system permit application to the Director of Environmental Health for review and approval. Failure to submit a complete water system permit application to the Director of Environmental Health shall render this permit invalid. Final Construction Plans shall be submitted at the time of approval and corrected construction plans shall be submitted within 15 Days of project approval.

Monitoring Action #5B: Within one (1) month of water system installation and water system permit approval, the applicants shall obtain a third-party licensed Distribution Operator. The Distribution Operator shall have a current license from the California State Department of Health Services that is a minimum of a Grade 1. The applicants shall submit documentation of the licensed operator to the Director of Environmental Health.

Monitoring Action #5C: At the time of permit approval, each owner shall provide a performance security for an amount to meet the estimated fair-share cost for the installation and maintenance of the water system to the Director of Environmental Health and Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by an engineer's estimate of the cost of the improvements which shall be approved by the Directors. The amounts to be determined by the Directors shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Labor and Material. The owner may offer to provide this performance security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and a performance bond. If an owner chooses to offer a performance bond to meet a portion of this requirement, it must provide at least fifty percent (50%) of the required performance security in the form of an irrevocable letter of credit and the balance by the bond. Failure to submit this performance security to the Directors shall render this permit invalid.

Monitoring Action #5D: Within six (6) months of issuance of building and grading permits, the applicants shall obtain all necessary permits and install an approved water system. The applicants shall submit documentation of the finaled permits to the Director of Planning and Building Inspection.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 31.

Condition Name: MITIGATION MEASURE #6 (SHORMWATER FACILITIES)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

In order to minimize impacts to water quality, the owners/applicants (Parcel A, B, C ~) shall maintain adequate stormwater drainage facilities to address on-site and off-site impacts to the satisfaction of the Director of the Water Resources Agency and Director of Planning and Building Inspection and shall comply with the requirements of their stormwater permit, from the Regional Water Quality Control Board.(RWQCB).

Compliance or Monitoring Action to be Performed:

Annually by September 1st for duration of permit

Annually by September 1st for duration of permit

Monitoring Action #6A: Annually for the duration of the permit, each owner/applicant shall submit a report by a qualified engineer by September 1st of each year to the Directors of the Water Resources Agency and Planning and Building Inspection certifying that the stormwater drainage system and facilities for the respective parcel have been inspected. The engineer's report shall verify that any necessary repairs or maintenance work on the stormwater system have been completed to ensure that the system is working as designed and shall identify any changed conditions or circumstances that would warrant further improvements to the system,.

Monitoring Action #6B: Annually for the duration of the permit, each owner/applicant shall provide documentation by September 1st of each year to the Director of Planning and Building Inspection certifying that each operator is in compliance with their stormwater permit and that each operator has submitted their annual report to RWQCB along with any necessary copies of water tests or current permits. In the event of a new operator, the parcel owner shall submit documentation that the new operator has obtained a stormwater discharge permit from RWQCB prior to the start of any operations.

Verification of Compliance/Non-Compliance:

2014 Report received 11-14-2014. Report located in PLN030510 file box.

2013 Report also in PLN030510 file box.

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 32.

Condition Name: MITIGATION MEASURE #8 (ACCESS ROAD IMPROVEMENTS)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

In order to provide adequate emergency access and parking and to reduce design hazards, within six (6) months of permit approval the owners/applicants (Parcels A, B, C and--D) shall obtain all necessary permits and complete the access road and parking improvements, consistent with the Road, Improvement Plans prepared by Tunstall Engineering printed October 20, 2004 for Dolan Industrial Park, or as otherwise revised and approved by Monterey County. In addition, improvements shall include paving the access road to the end of Parcel A and creating a turnaround to the satisfaction of the North County Fire District. The final improvement plans shall be subject to the approval of the North County Fire District and the County of Monterey. The owners/applicants shall maintain the access road in a clean, safe and usable condition and shall immediately repair any defects, hazards, or significant deterioration, upon being apprised. Each owner shall provide the County of Monterey with any necessary financial guarantees to be determined by the Director of Planning and Building Inspection to ensure completion of the work and on-going maintenance. Failure by anyone owner to participate or pay does not absolve the other owners from the requirement to pay their own pro rata share and any amount delinquent from other property owners.

Compliance or Monitoring Action to be Performed:

Monterey County

Condition Compliance Form

At the time of permit approval

At the time of permit approval

Within six (6) months issuance of building and grading permits

Annually for duration of permit

Monitoring Action #8A: At the time of permit approval each owner/applicant shall provide documentation in the form of a signed agreement with the County to complete the required improvements and an agreement among the property owners, such as a construction and maintenance agreement or reimbursement agreement, for each to contribute their fair share towards the improvements and the ongoing maintenance costs for the access road to the Director of Public Works and Director of Planning and Building Inspection for review and approval. Final Construction Plans shall be submitted at the time of approval and corrected construction plans shall be submitted within 15 Days of project approval.

Monitoring Action #8B: At the time permit approval, each owner shall provide a performance security to meet their estimated fair-share cost for construction of the access road and parking improvements, and on-going maintenance to the Director of Public Works and Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by an engineer's estimate of the cost of the improvements which shall be approved by the Director of Public Works and the Director of Planning and Building

Inspection. The amounts to be determined by the Directors shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Labor and Material. The owner may offer to provide this security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and bonds. If an owner chooses to offer bonds to meet a portion of this requirement, they must provide at least fifty

percent (50%) of the required security in the form of an irrevocable letter of credit and the balance by bonds.

Monitoring Action #8C: Within six (6) months of issuance of building and grading permits, the applicants shall submit documentation to the Director of Planning and Building Inspection for review and approval that the required improvements have been completed.

Monitoring Action #8D: Annually for the duration of the permit, the applicants shall submit documentation to the Director of Planning and Building Inspection for review and approval that a qualified engineer has inspected the access road and parking areas and that any necessary repairs, maintenance and/or additional improvements have been completed.

Verification of Compliance/Non-Compliance:

2014 Report received 11-14-2014. Report located in PLN030510 file box.

2013 Report also in PLN030510 file box.

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030498

Project Name: PICK-N-PULL SAN JOSE AUTO

Condition Number: 33.

Condition Name: MITIGATION MEASURE #9 (TRAFFIC IMPROVEMENTS)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

In order to minimize traffic conflicts, reduce congestion, and improve traffic safety, the owners/applicants (Parcel A, B, C aHEI-D) shall complete the following improvements:

¿ Construct a left-turn channelization on eastbound Dolan Road at the intersection of Dolan Road and Via Tanques and obtain the necessary encroachment permits.

¿ Improve the sight distance on Via Tanques Road looking east on Dolan Road to a minimum of 660 feet by trimming the vegetation and maintaining the sight distance and obtain the necessary encroachment permits.

¿ Request the Department of Public Works to install an "Intersection Ahead" sign in the westbound direction on Dolan Road in advance of Via Tanques and reimburse the County of Monterey for installation costs. Each owner shall provide the County of Monterey any necessary financial guarantees to ensure completion of the work. Failure by anyone owner to participate or pay does not absolve the other owners from the requirement to complete the work. Each owner shall pay their own pro rata share and any amount delinquent from other property owners and complete the work.

Compliance or Monitoring Action to be Performed:

Monterey County

Condition Compliance Form

At the time of permit approval

At the time of permit approval

Within six (6) months of issuance of building and grading permits

At the time of approval of permit

Monitoring Action #9A: At the time of permit approval, each owner shall provide a performance security to meet the estimated fair-share cost for the left turn channelization construction and other improvements to the Director of Public Works and Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by an engineer's estimate of the cost of the improvements which shall be approved by the Director of Public Works and the Director of Planning and Building Inspection. The amounts to be determined by the Directors shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Labor and Material. The owner may offer to provide this security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and bonds. If an owner chooses to offer bonds to meet a portion of this requirement, they must provide at least fifty percent (50%) of the required security in the form of an irrevocable letter of credit and the balance by bonds. Final Construction Plans shall be submitted at the time of approval and corrected construction plans shall be submitted within 15 Days of project approval.

Monitoring Action #9B: At the time of permit approval, the applicants shall:

- ¿ Submit to the Director of Public Works for review and approval engineered plans for the left turn channelization.
- ¿ Request the Department of Public Works to install the "Intersection Ahead" sign and reimburse the County for installation costs.
- ¿ Obtain any necessary encroachment permits from the Department of Public Works for the tree and vegetation trimming or obtain an agreement from the Department of Public Works to conduct the trimming.
- ¿ Each applicant shall also provide documentation in the form of a signed agreement with the County to complete the required improvements and an agreement among the property owners, such as a construction and maintenance agreement or reimbursement agreement, to construct the traffic, improvements and for each to contribute their fair share towards the improvements to the Director of Public Works and Director of Planning and Building Inspection for review and approval.

Monitoring Action #9C: Within six (6) months of issuance of building and grading permits, the applicants shall submit documentation to the Director of Planning and Building Inspection for review and approval that the required improvements have been completed.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

DRAFT RESOLUTION

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

In the matter of the application of:

Gerald & Deborah Cutler (PLN160861)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Consider an Addendum Together with a previously adopted Mitigated Negative Declaration; and
- 2) Approving an amendment to a previously approved Combined Development Permit (PLN030501) consisting of; 1) Coastal Development Permit and 2) General Development Plan to allow improvements to an existing stormwater treatment system (discharge location 1B), and additional Best Management Practices.

[PLN160861, Gerald & Deborah Cutler, 516 #C
Dolan Road, North County Land Use Plan (APN:
131-054-003-000)]

The Gerald & Deborah Cutler application (PLN160861) came on for public hearing before the Monterey County Planning Commission on June 28, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - North County Coastal Land Use Plan;
 - Monterey County Coastal Implementation Plan Part 1-3;
 - Monterey County Zoning Ordinance (Title 20);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 516 #C Dolan Road, Moss Landing (Assessor's Parcel Number 131-054-003-000), North County Coastal Land Use Plan. The parcel is zoned LI (CZ)/ AC (CZ), which allows

improvements to an existing stormwater treatment facility (discharge locations 1B), consisting of a concrete-lined forebay/settling basin and bioretention basin, connection to existing interceptor vaults and associated plumbing and grading activities that will amend a previously approved Coastal Development Permit. Therefore, the project is an allowed land use for this site.

- c) North County Land Use Plan. 2.3.3 B 8 Oil and other toxic substances shall not be allowed to enter or drain into the estuarine system. Oil spill and toxic substance discharge contingency plans shall be developed by the appropriate agencies of Monterey County to coordinate emergency procedures for clean-up operations of all foreseeable conditions. New development shall be permitted adjacent to estuarine areas only where such development does not increase the hazard of oil spill or toxic discharge into the estuaries.
- d) North County Land Use Plan 2.3.4 1. A comprehensive natural resource and water basin management plan should be prepared for North County. The plan should include recommendations for monitoring residential and industrial runoff, regulation of discharges into coastal wetland and stream courses, instream flow protection, regulation of spoils disposal, development of best management practices for control of non-point discharge and erosion. Criteria should be set for adequate setbacks and development practices to protect environmentally sensitive habitats. All appropriate public agencies should participate in the management plan financing development and implementation.
- e) North County Land Use Plan 4.3.2 Industrial development in the rural areas of the coastal zone is generally not appropriate. However, there is a coastal-dependent industry, PG&E, in the planning area on Dolan Road. An oil tank farm is located on this property. This site and a portion of an adjacent property containing auto wrecking yards is recommended for Heavy Industry and Light Industry Categories. Also, agricultural related industries such as greenhouses, warehouses, packing sheds, storage facilities for farm related equipment, etc. may be appropriate in the Agricultural Industrial Category. The industrial uses allowed must be compatible with agriculture and the preservation of the resources of Elkhorn Slough. The Armstrong Ranch area east of Highway 1 is designated for Light Industry. Special Treatment Areas are designated for the Dolan property and the Armstrong Ranch. Agriculture-related or coast-dependent industries are recommended for these light industrial special treatment areas. In the case of the Dolan property, this designation is not intended to prohibit the wrecking yards from continued operation. Renewal of use permits for these operations will be based on the merits of the specific proposal and feasible mitigation measures to offset any adverse impacts of continued operation. AMENDED JUNE 9, 1993.
- f) North County Land Use Plan 4.3.6 F. 4 A basic standard for all new or expanded industrial uses is the protection of North County's natural resources. Only those industries determined to be compatible with the limited availability of fresh water and the high air quality required by agriculture shall be allowed. New or expanded industrial facilities shall

be sited to avoid impacts to agriculture or environmentally sensitive habitats.

- g) The project is consistent with a Consent Decree that was agreed upon by Ecological Rights Foundation and Pick-N-Pull.
- h) The project was referred to the North County Coastal Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the original project was reviewed by the North County Coastal Zone.
- i) 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 PLN160861.
- j) 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 PLN160861.

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, North County Fire Protection District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Biological Resources, Archaeological Resources, and Soil/Slope Stability. The following reports have been prepared:
 - “Tree Impact assessment for vegetation management areas at the Moss Landing Pick-N-Pull facility” (LIB170182) prepared by Rob Thompson, Thompson Wildland Management, Monterey, CA, February 21, 2017.
 - “Cultural Resources Report: Pic-n-Pull Project, Moss Landing, Monterey California” (LIB170181) prepared by Rhea Sanchez, Pacific Legacy, Inc., Oakland CA, February 28, 2017.
 - “Geotechnical Design and Geological Report: Proposed Stormwater Management Improvements 516 Dolan Road, Moss Landing, CA” (LIB170183) prepared by Jeff Raines, Terraphase Engineering Inc., Oakland, CA, March 17, 2017.

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160861.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the

circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by RMA - Planning, North County Fire Protection District, RMA - Public Works, Environmental Health Bureau, RMA - Environmental Services, 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) Necessary public facilities are available.
 - c) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN160861.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) There are no known violations on the subject parcel
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160861.

5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

- EVIDENCE:**
- a) A Mitigated Negative Declaration (MND) for PLN030501 was prepared and adopted by the Planning Commission on September 14, 2005 (Resolution No. 05049).
 - b) An Addendum to the MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
 - c) The Addendum attached as **Exhibit F** to the June 28, 2017 Staff Report to the Zoning Administrator reflects the County's independent judgment and analysis.
 - d) Pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
 - e) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND. The amendments do not introduce new impacts that were not already analyzed in the adopted MND and they do

not increase the severity of impacts from the previous analysis. None of the conclusions or analysis would change as a result of the amended project and no new information of substantial importance has been introduced since the MND was adopted. The technical addendum is needed only to reflect the change to the project description, and improvements to the stormwater treatment system.

- f) New evidence that has been received and considered includes studies performed by Ecological Rights Foundation regarding contaminated stormwater flowing into Elkhorn Slough, a geotechnical analysis of the stormwater treatment system design, cultural resources analysis, and arborist analysis. The geotechnical analysis indicates design recommendations such as Berm Construction for proposed pond berms, rigid pavement design for the large paved area at the car crusher, and certain compaction at the forebays from a geotechnical perspective. The cultural resource analysis has indicated historic earthen levees near the project area, but not within the development footprint. The proposed earth work has been designed to avoid the cultural resource. The arborist analysis implies necessary tree and resource protection measures shall be installed and properly maintained for the duration of the project. (see Finding 3/Site Suitability).
- g) One new condition has been created, to accommodate Ocen Tribal Consultation regarding an Ocen Tribal Monitor being on site during any earth disturbance. All existing mitigation measures and conditions will be inherited to the amendment. The mitigation measure(s) are incorporated into the conditions of approval.
- h) Monterey County RMA-Planning, located at 1441 Schilling Place 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission/Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
- b) Section 20.86.080.A.2. of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the original project was appealable.

DECISION

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

1. Consider and Addendum together with the previously adopted Mitigated Negative Declaration; and
2. Approve an amendment to a previously approved Combined Development Permit (PLN030501) consisting of; 1) Coastal Development Permit and 2) General Development Plan to allow improvements to an existing stormwater treatment system (discharge location 2B), and additional Best Management Practices, in general conformance with the

attached sketch and General Development Plan with additional Best Management Practices, subject to the attached conditions attached hereto; and

Approval is subject to 14 new conditions and the existing 33 conditions, incorporated herein by reference.

PASSED AND ADOPTED this 28 day of June, 2017 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Planning Commission 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 PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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.

Form Rev. 5-14-2014

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 1.

Condition Name: CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to RMA-Environmental Services for review and approval. In lieu of a Stormwater Pollution Prevention Plan (SWPPP), a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided.
(RMA-Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any grading or building permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 2.

Condition Name: EROSION CONTROL PLAN

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 3.

Condition Name: GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Design and Geological Report. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 4.

Condition Name: GRADING PLAN

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Design and Geological Report prepared by Terraphase Engineering. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 5.

Condition Name: INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall schedule an inspection with RMA-Environmental Services 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. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed:

During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 6.

Condition Name: INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 7.

Condition Name: INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed:

Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 8.

Condition Name: PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

This _____ permit (PLNxxxxxx) allows _____. The property is located at _____ (Assessor's Parcel Number xxx-xxx-xxx-000), _____ Area Plan/Land Use 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 9.

Condition Name: PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The applicant shall record a Permit Approval Notice. This notice shall state:

"A [Type of Permit] (Resolution Number ***) was approved by [Name of Hearing Body] for Assessor's Parcel Number *** on [Date the permit was approved]. The permit was granted subject to *** 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 10.

Condition Name: PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Current Condition Status: Not Met

Text of 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 11.

Condition Name: WRSP1 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The owner/applicant shall submit a drainage plan prepared in accordance with the structural best management practices recommended by Terraphase Engineering, Inc., in its Structural Stormwater BMP Plan, dated 09/15/2016. Improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 12.

Condition Name: WRSP2 - COMPLETION CERTIFICATON

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The owner/applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater management facilities have been constructed in accordance with the approved drainage plan.
(Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 13.

Condition Name: Non-Standard Condition

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Applicant shall attain a Ocen trained monitor that is approved by the Ocen Tribal Counsel for all earth disturbing activities. Copies of contract and monitoring reports must be submitted to Monterey County RMA-Planning.

Compliance or Monitoring Action to be Performed:

Prior to issuance of building permits the applicant must submit signed copy of contract with Ocen Tribal Monitor.

Applicant must also submit monitoring reports if any to Monterey County RMA- Planning.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN160861

Project Name: CUTLER DEBORAH L

Condition Number: 14.

Condition Name: PD004- Indemnification Agreement

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the final map, 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:

Prior to issuance of grading/ building permit the owner/ applicant submit 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

IMPROVEMENT PLANS
FOR
PICK-N-PULL AUTO DISMANTLERS
APN: 131-054-003-000 AND PARCEL: C
MOSS LANDING, CALIFORNIA

PREPARED FOR
SCHNITZER STEEL
(PROJECT NO. 0055.005.004)



SITE VICINITY MAP
0' 2,500' 5,000' 10,000'
APPROXIMATE SCALE IN FEET



SITE PLAN
0' 100' 200' 400'
APPROXIMATE SCALE IN FEET

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SHEET No.	SHEET TITLE	
CIVIL		
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C2-1 OF 14	----	PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B NOTES
C2-2 OF 14	----	PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B NOTES
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C3 OF 14	----	PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B VICINITY MAP
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C9 OF 14	----	PARCEL C: OUTFALL 1B EROSION CONTROL PLAN

APPLICANT INFORMATION:
PICK-N-PULL DISMANTLERS
516B DOLAN RD, MOSS LAND, CA
ROB ELLSWORTH, (510) 839-4714

DRAFT

DRAWN BY: KL LP	REVIEWED BY: HK	NO SCALE 3-31-2017	DATE: PROJECT NO: 0055.005.004	SHEET NO: C1	
PARCEL C: OUTFALL 1 B COVER SHEET				SAFETY FIRST	
 1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terraphase.com				LICENSED PROFESSIONAL  SIGNATURE _____ DATE _____	
REVISION HISTORY					
NO.	DESCRIPTION	DATE	APPROVED		

GENERAL NOTES

1.

TERRAPHASE ENGINEERING INC. (TERRAPHASE) IS REFERRED TO AS 'ENGINEER.' SCHNITZER STEEL IS REFERRED TO AS 'OWNER.'

2.

ALL WORK SHALL BE IN CONFORMANCE WITH THE STANDARDS, SPECIFICATIONS, AND ORDINANCES OF ALL AGENCIES HAVING JURISDICTION.

3.

THE CONTRACTOR SHALL CONTACT THE ENGINEER AS NECESSARY TO CLARIFY ANY IMPROVEMENT FOR WHICH THE CONTRACTOR BELIEVES THERE IS NOT SUFFICIENT DETAIL ON THE DRAWINGS TO CONSTRUCT. IF DISCREPANCIES BETWEEN THE DRAWINGS, THESE NOTES, OR FIELD CONDITIONS OCCUR, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH WORK. CHANGES MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SPECIFIED DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4.

ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SITE TOPOGRAPHY. ANY DIFFERENCES IN TOPOGRAPHY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.

5.

THE CONTRACTOR SHALL MAINTAIN AN ACCURATE SET OF "AS-BUILT DRAWINGS" DURING CONSTRUCTION AND SHALL PROVIDE A SET OF REPRODUCIBLE DRAWINGS TO THE ENGINEER AND THE OWNER UPON COMPLETION OF THE WORK.

6.

ALL TESTS AND INSPECTIONS REQUIRED BY THE GOVERNING AGENCIES SHALL BE ARRANGED FOR AND PAID FOR BY THE CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.

7.

THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

8.

THE CONTRACTOR SHALL POST ON THE PROJECT SITE EMERGENCY TELEPHONE NUMBERS FOR AMBULANCE, POLICE AND FIRE DEPARTMENTS.

9.

THE CONTRACTOR SHALL PROVIDE ALL LIGHT, SIGNS, BARRICADES, FLAG PERSONS AND OTHER DEVICES NECESSARY FOR PUBLIC SAFETY. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH COUNTY REQUIREMENTS AND AS DIRECTED BY THE ENGINEER.

10.

THE CONTRACTOR SHALL PROVIDE ALL LIGHT, SIGNS, BARRICADES, FLAG PERSONS AND OTHER DEVICES NECESSARY FOR PUBLIC SAFETY. ALL SUCH ITEMS SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES, ORDINANCES AND REGULATIONS.

11.

ALL MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.

12.

THE CONTRACTOR SHALL PROTECT EXISTING ADJACENT LANDSCAPING, SIDEWALKS, STRUCTURES, ROADS, AND UTILITIES FROM DAMAGE UNLESS OTHERWISE NOTED. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER. BARRICADES, SIGNS, LIGHTS, ETC.

13.

THE CONTRACTOR SHALL MAINTAIN GOOD HOUSEKEEPING PRACTICES AT THE JOB SITE. ALL MATERIALS AND DEBRIS ARE TO BE KEPT WITHIN WORK OR STAGING AREAS AT ALL TIMES. EXCESS MATERIALS AND DEBRIS SHALL BE REMOVED PROMPTLY FROM THE JOB SITE AND DISPOSED OF AT AN APPROVED DUMPSITE OR RECYCLED AT AN APPROVED RECYCLER BEFORE ACCEPTANCE BY THE OWNER. ALL TOUCH UP WORK SHALL BE COMPLETED. ALL WORK SHALL BE PROTECTED AT ALL TIMES OF THE WORK AGAINST SUBSEQUENT DAMAGE, UNTIL FINAL ACCEPTANCE BY THE OWNER.

14.

CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, STREETS, HIGHWAYS, OR OTHER RIGHT-OF-WAY, EASEMENTS, OR SURVEY CONTROLS WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS' NOTICE TO PROJECT SURVEYOR (PROVIDED BY CONTRACTOR) PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT SURVEYOR SHALL COORDINATE WITH CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR.

15.

THE CONTRACTOR WILL ADHERE AT ALL TIMES TO THE OWNER'S SECURITY AND HEALTH AND SAFETY REQUIREMENTS FOR THE SITE. THESE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, SITE SPEED LIMITS, DRUG AND ALCOHOL FREE WORK PLACE, WORKER IDENTIFICATION AND IDENTIFICATION PLACARDING OF ALL VEHICLES. THE CONTRACTOR SHALL DEVELOP AND ABIDE BY A HEALTH AND SAFETY PLAN TO THE SATISFACTION OF THE OWNER BEFORE COMMENCING WORK

16.

ALL WORK SHALL BE COMPLETED IN COMPLIANCE WITH LOCAL SOUND CONTROL AND NOISE ORDINANCES. WORK HOURS ARE LIMITED TO MONDAY THROUGH FRIDAY FROM 6 AM TO 8 PM; SATURDAY AND SUNDAY 8 AM TO 8 PM. ALL CONSTRUCTION EQUIPMENT SHALL BE FITTED WITH FACTORY INSTALLED MUFFLING DEVICES AND ALL CONSTRUCTION EQUIPMENT MUST BE MAINTAINED IN GOOD WORKING ORDER.

REFERENCE NOTES

1.

THE EXISTING UTILITIES ARE BASED ON 2016 SURVEY DATA (NGVD88 AS THE VERTICAL DATUM AND NAD83 AS THE HORIZONTAL DATUM) AND THE FOLLOWING SOURCES PROVIDED BY SCHNITZER STEEL:

1.1.

TUNSTALL ENGINEERING CONSULTANTS, INC. STORMWATER MANAGEMENT PLAN. 3-7-1997.

1.2.

TUNSTALL ENGINEERING CONSULTANTS, INC. EROSION CONTROL MODIFICATIONS. 1-9-2004.

1.3.

TUNSTALL ENGINEERING CONSULTANTS, INC. STORM DRAIN SYSTEM ENHANCED FILTRATION IMPROVEMENT. 5-25-2011.

1.4.

TUNSTALL ENGINEERING CONSULTANTS, INC. COMPOSITE SITE PLAN PARCELS A, B, & C. 11-4-2014.

2.

THE EXISTING SITE TOPOGRAPHY IS BASED ON 2016 AND 2017 SURVEY DATA (NGVD88 AS THE VERTICAL DATUM AND NAD83 AS THE HORIZONTAL DATUM) FROM PLS SURVEYS AND TOWILL, RESPECTIVELY, AND 2004 NOAA NGS LIDAR ELKHORN SLOUGH (CA) DATA (NGVD88 AS THE VERTICAL DATUM AND NAD83 AS THE HORIZONTAL DATUM).

UTILITY NOTES

A.

UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY. LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE AVAILABLE DATA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL ABOVE GROUND AND BELOW GROUND UTILITIES THAT MAY BE AFFECTED BY THE WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF DISCREPANCIES BETWEEN FIELD CONDITIONS AND WHAT IS SHOWN ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL EMPLOY A PRIVATE UTILITY LOCATOR, TO BE PAID FOR BY THE CONTRACTOR, A MINIMUM OF 48 HOURS PRIOR TO COMMENCING EXCAVATION WORK. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 2 FULL WORKING DAYS PRIOR TO BEGINNING EXCAVATION.

B.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS DURING CONSTRUCTION AND EXCAVATION TO PREVENT DAMAGE TO EXISTING UTILITIES AND SITE IMPROVEMENTS NOT IDENTIFIED FOR DEMOLITION. THE CONTRACTOR SHALL BE HELD LIABLE IN THE EVENT OF ANY DAMAGE AND HELD RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

C.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TEMPORARY COVER AND PLATING FOR THE PROTECTION OF ALL EXISTING AND INSTALLED UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.

D.

THE STORM DRAIN STRUCTURES REMOVED DURING EXCAVATION ACTIVITIES ARE TO BE MOVED TO THE PROPOSED LOCATIONS IN ACCORDANCE WITH THESE PLANS AND THE SPECIFICATIONS.

GRADING NOTES

1.

A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL DO ALL FIELD STAKING. THE OWNER SHALL PROVIDE ONE SET OF CONSTRUCTION CONTROL STAKES; ANY ADDITIONAL STAKING NECESSARY SHALL BE PROVIDED BY THE ENGINEER/SURVEYOR AT THE EXPENSE OF THE CONTRACTOR. ALL STAKING SHALL BE DONE PER MONTEREY COUNTY STAKING AND FLAGGING CRITERIA

2.

THE CONTRACTOR SHALL ARRANGE FOR AND PAY FOR ALL SURVEY SERVICES NECESSARY TO ASSURE GRADING COMPLIANCE WITH THE DESIGN DOCUMENTS. THE ENGINEER MAY DIRECT THE CONTRACTOR'S SURVEYOR TO COLLECT INTERIM SURVEY DATA DURING THE WORK.

3.

ALL IMPORTED SOIL SHALL BE APPROVED BY THE ENGINEER IN WRITING PRIOR TO DELIVERY TO THE SITE. SEE SPECIFICATIONS FOR IMPORT MATERIAL REQUIREMENTS.

4.

ALL GRADING OPERATIONS SHALL CONFORM TO THE COUNTY'S PERMIT CONDITIONS AND BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.

5.

CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE TEMPORARY DRAINAGE FACILITIES AND FOR PROTECTING ALL GRADED AND EXCAVATED AREAS FROM EROSION. DURING THE PROJECT CONSTRUCTION PHASE THE CONTRACTOR IS RESPONSIBLE FOR THE MANAGEMENT OF ALL WATER THAT MAY ACCUMULATE ON SITE (INCLUDING RUNOFF OR RUNON). CONTRACTOR SHALL ADHERE TO THE PROJECT SWPPP THROUGHOUT THE COURSE OF THE WORK.

8.

CONFORMS: GRADE TO TIE INTO THE EXISTING SURFACE. VERIFY LOCATIONS AND ELEVATIONS OF EXISTING SURFACES TO WHICH THE NEW GRADING WOULD CONNECT BEFORE COMMENCING WORK SO THAT, IF NECESSARY, ADJUSTMENTS MAY BE MADE TO PROVIDE FOR SMOOTH CONFORMS AND TRANSITIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THE DRAWINGS WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK.

9.

RETAIN TOPSOIL FOR PLACEMENT AT FINAL GRADE.

10.

IF AT ANYTIME DURING THE COURSE OF CONSTRUCTING THE PROJECT, EVIDENCE OF SOIL AND OR GROUNDWATER CONTAMINATION WITH HAZARDOUS MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY STOP THE PROJECT AND CONTACT THE ENGINEER AND OWNER. THE PROJECT SHALL REMAIN STOPPED UNTIL THERE IS A RESOLUTION OF THE CONTAMINATION PROBLEM TO THE SATISFACTION OF ENGINEER AND OWNER. WATER QUALITY CONTROL BOARD. IF BEST MANAGEMENT PRACTICES ARE TO CONTROL THE RUNOFF OF URBAN POLLUTANTS, THEN ANY HAZARDOUS MATERIALS COLLECTED DURING THE LIFE OF THE PROJECT SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL THE APPLICABLE HAZARDOUS MATERIALS LAWS AND REGULATIONS.

11.

EXCESS SOILS WILL BE STOCKPILED ONSITE AT THE DIRECTION OF THE ENGINEER.

12.

DURING GRADING OPERATIONS, SURVEY CONSTRUCTION STAKING AND GRADES AS NECESSARY TO ASSIST CONTRACTOR IN MEETING ELEVATIONS AND EXTENTS SHOWN ON PLANS.

13.

IMMEDIATELY FOLLOWING COMPLETION OF ALL FINAL GRADING, A RECORD SURVEY SHALL BE CONDUCTED TO VERIFY THAT FINAL GRADES ARE CONSISTENT WITH THE PLANS. RECORD SURVEY SHALL BE SUBMITTED TO ENGINEER AND OWNER WITHIN 21 DAYS OF COMPLETION

EROSION AND SEDIMENT CONTROL NOTES

1.

THE PROJECT WILL REQUIRE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT (CGP) TO BE PREPARED BY THE ENGINEER OR CONTRACTOR.

2.

INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF ERODED SOIL AND SILTATION ENTERING THE STORM DRAIN SYSTEM, NATURAL DRAINAGE COURSES AND/OR INTRUDING UPON ADJACENT ROADWAYS AND PROPERTIES. EROSION CONTROL SHOWN ON THESE PLANS IS INTENDED AS A GUIDE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED IN THE FIELD AND APPROVED BY THE ENGINEER. THIS RESPONSIBILITY SHALL APPLY THROUGHOUT THE COURSE OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS HAVE BECOME STABILIZED AND SHALL NOT BE LIMITED TO WET WEATHER PERIODS.

3.

ALL DRAINAGE INLETS ADJACENT TO THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS DURING WORK ACTIVITIES. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON ACCEPTANCE OF THE IMPROVEMENTS BY THE ENGINEER.

4.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING SOIL THAT IS TRACKED ONTO ADJACENT STREETS. A PM10 COMPLIANT STREET SWEEPER AND WATER TRUCK PAID FOR BY THE CONTRACTOR SHALL BE AVAILABLE ON A DAILY BASIS TO CLEAN ADJACENT STREETS AND PARKING AREAS AS NECESSARY OR AT THE DISCRETION OF THE ENGINEER.

5.

DAILY INSPECTION OF SURROUNDING STREETS AND PARKING AREAS SHALL BE CONDUCTED AND DOCUMENTED IN WRITING BY THE CONTRACTOR FOR SOIL TRACKING.

6.

IF REQUIRED BY THE SWPPP, WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES PAVED AREAS, STABILIZED CONSTRUCTION ACCESS SHALL BE CONSTRUCTED AND MAINTAINED ON A YEAR-ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.

7.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE SWPPP PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE OF CALIFORNIA GENERAL CONSTRUCTION PERMIT FOR STORMWATER. THIS PERMIT REQUIRES THAT THE SWPPP BE KEPT UP TO DATE TO REFLECT THE CHANGING SITE CONDITIONS AND THE SWPPP IS TO BE AVAILABLE ON SITE AT ALL TIMES FOR REVIEW BY STATE AND LOCAL INSPECTORS.

8.

DUST SHALL BE CONTROLLED AT THE SITE THROUGH THE USE OF WATER AND CONTROLLING TRAFFIC SPEED. ALL COST ASSOCIATED WITH DUST CONTROL SHALL BE BORNE BY THE CONTRACTOR INCLUDING THE WATER SUPPLY AND ASSOCIATED FEES. THE STANDARD FOR DUST SUPPRESSION SHALL BE NO VISIBLE DUST LEAVING THE PROJECT BOUNDARY. THIS JUDGMENT WILL BE SOLELY THE ENGINEER'S AND HE/SHE WILL HAVE THE ABILITY TO STOP WORK AT NO COST TO THE OWNER OR CLIENT IF IN HIS/HER JUDGMENT DUST SUPPRESSION IS NOT ADEQUATE. ALL DAMAGE CAUSED BY OFFSITE MIGRATION OF DUST SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9.

USE TURF REINFORCEMENT MAT ROLLMAX VMAX SC250 OR EQUIVALENT AT THE BOTTOM OF THE OVERFLOW SPILLWAY RELEASE AND THE STEEP SLOPE TO BE STABILIZED.

GEOTECHNICAL NOTES

1.

BERM CONSTRUCTION

1.1.

THE POND BERMS SHOULD BE SLOPED 2H:1V OR LESS UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER. SURFACES TO RECEIVE FILL SHOULD BE SCARIFIED TO A MINIMUM OF 6 INCHES BELOW GRADE, MOISTURE CONDITION TO +/- 3% OF OPTIMUM WATER CONTENT (ASTM D1557) AND BE RECOMPACTED TO 90% OF THE MAXIMUM DRY DENSITY (ASTM D 1557). BERM FILL SOIL MUST CONTAIN AT LEAST 20% BY WEIGHT SOILS FINER THAN A NO. 200 SIEVE AND MUST HAVE A PLASTICITY INDEX GREATER THAN 12 (ASTM D 4318). BERMS SHOULD BE COMPACTED IN LIFTS NO GREATER THAN 10 INCHES THICK IN THE LOOSE CONDITION PRIOR TO COMPACTION. BERMS SHOULD BE COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY (ASTM D 1557). SOILS EXCAVATED FROM THE SITE MAY BE USED AS BACKFILL AS APPROVED BY THE GEOTECHNICAL ENGINEER

1.2.

BETWEEN 4 AND 6 INCHES OF TOPSOIL SHOULD BE TRACK-WALKED ONTO EXTERIOR SLOPES TO PROVIDE A SUBSTRATE FOR PLANT GROWTH. THE EXTERIOR SLOPES SHOULD BE SEEDED PER THE LANDSCAPE PLANS. LARGE TREES AND SHRUBS SHOULD NOT BE ALLOWED TO GROW ON THE EXTERIOR BERM SLOPES.

2.

RIGID PAVEMENT FOR PRODUCTION YARD

2.1.

RECOMMENDATION:

CONCRETE COMPRESSIVE STRENGTH

5,000 POUNDS PER SQUARE INCH

REINFORCEMENT

NUMBER 3 BARS ON 24 INCH CENTERS BOTH WAYS, 60 KIPS PER SQUARE INCH (KSI) YIELD STRENGTH

CONSTRUCTION JOINTS

25 FEET EACH WAY

DOWELS

18-INCH-LONG, 1.25 INCH DIAMETER, 12 INCHES ON CENTER

EACH CONSTRUCTION JOINT

8 INCHES OF CALTRANS CEMENT TREATED PERMEABLE BASE PER SECTION 29-3 OF THE CALTRANS 2015 STANDARD

SUBBASE

SPECIFICATIONS – COMPACTION IN ACCORDANCE WITH SECTION 29-3.03

2.2.

SCARIFY THE SUBGRADE TO A DEPTH OF EIGHT INCHES AND COMPACT TO A MINIMUM OF 2% BELOW THE OPTIMUM WATER CONTENT (ASTM D1557) TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SUBGRADE SOIL (ASTM D1557). GEOTECHNICAL ENGINEER MUST APPROVE SUBGRADE TO VERIFY IT IS SUFFICIENTLY STIFF (SUBGRADE MODULUS > 200 PCI)

3.

FOREBAYS

3.1.

SOIL TO RECEIVE CONCRETE FOR THE POND FOREBAYS SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES AND THE BE RECOMPACTED TO 90% OF THE SOIL'S MAXIMUM DRY DENSITY.

MATERIAL SPECIFICATIONS

1.

SEE GEOTECHNICAL NOTES FOR SOIL AND CONCRETE SPECIFICATIONS.

2.

THE LINER WILL BE 80 MIL HDPE AND TEXTURED ON BOTH SIDES (REFER TO AGRU AMERICA'S GEOMEMBRANE AND DRAINAGE INSTALLATION SPECIFICATION).

3.

FILTRATION MEDIA SOCK INSERT SHALL BE FILTREXX METALLOXX OR EQUIVALENT.

KL

LP

HK

NO SCALE

3-31-2017

0055.005.004

DRAWN BY:

REVIEWED BY:

APPROVED BY:

SCALE:

DATE:

PROJECT NO:

SHEET NO:

C2-1

PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B

NOTES

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LICENSED PROFESSIONAL

REGISTERED PROFESSIONAL ENGINEER

EXPIRATION DATE: 06/30/2018

NO. 01012

CIVIL ENGINE

STATE OF CALIFORNIA

SIGNATURE

DATE

REVISION HISTORY

NO.

DESCRIPTION

DATE

APPROVED

DRAFT

GENERAL LANDSCAPE NOTES

1. THE ENGINEERED SOIL MIX SHALL BE WELL MIXED AND CONTAIN THE FOLLOWING:
- 1.1. SOILS FOR BIORETENTION AREAS MUST MEET TWO OBJECTIVES: BE SUFFICIENTLY PERMEABLE TO INFILTRATE RUNOFF AT A MINIMUM RATE OF 5" PER HOUR DURING THE LIFE OF THE FACILITY, AND PROVIDE SUFFICIENT MOISTURE RETENTION TO SUPPORT HEALTHY VEGETATION.

ENGINEERED SOIL COMPOSITION	CLEAN SAND	SANDY LOAM			COMPOST
VOLUME	75%	Sand	Silt	Clay	15%
WEIGHT	75-80%	5% max.	10%	3% max.	9% max.

- 1.2. 75% CLEAN SAND
- 1.2.1. SAND SHOULD BE THOROUGHLY WASHED PRIOR TO DELIVERY AND FREE OF WOOD, WASTE, AND COATINGS SUCH AS CLAY, STONE DUST, CARBONATE, OR ANY OTHER DELETERIOUS MATERIAL. ALL AGGREGATE PASSING THE NO. 200 SIEVE SIZE SHOULD BE NON-PLASTIC. SAND SHOULD BE ANALYZED BY A QUALIFIED LAB USING #200, #100, #40, #30, #16, #8, #4, AND 3/8-INCH SIEVES (ASTM D422) AND MEET THE FOLLOWING GRADATION:

Sieve Size	Percent Passing (by weight)	
	Min.	Max.
3/8 inch	100	100
No. 4	90	100
No. 8	70	100
No. 16	40	95
No. 30	15	70
No. 40	5	55
No. 100	0	15
No. 200	0	5

Note: all sands complying with ASTM C33, Standard Specification for Concrete Aggregates for fine aggregate comply with the above gradation requirements.

- 1.3. 10% BLENDING SOIL MEDIA (LOAMY SAND OR SANDY LOAM, PER USDA SOIL TEXTURAL TRIANGLE) BLENDING SOIL SHOULD COMPLY WITH THE FOLLOWING SPECIFICATIONS BY WEIGHT BASED ON ASTM D422:
- 1.3.1. 50-74 PERCENT SAND
- 1.3.2. 0-48 PERCENT SILT
- 1.3.3. 2-15 PERCENT CLAY
- 1.4. 15% CERTIFIED NITROGEN STABILIZED COMPOST PER BASMAA SPECIFICATIONS (TO ENSURE NITROGEN DOES NOT LEACH FROM THE MEDIA).
- 1.5. THE SAND SHALL BE CLEAN WASHED ASTM-C33 FINES AND FREE OF DELETERIOUS MATERIAL.THE SAND SHALL BE RINSED WITH POTABLE WATER PRIOR TO INSTALLATION AND CONSTRUCTION OF TH BIORETENTION SYSTEM. RECYCLED WASH WATER FROM CONCRETE READY MIX OPERATIONS AND OTHER SOURCES SHALL NOT BE USED TO WASH THE SAND BECAUSE IT TYPICALLY HAS A HIGH PH.
- 1.6. THE ENGINEERED SOIL MIX SHALL BE TESTED PRIOR TO INSTALLATION FOR PH, ORGANIC MATTER AND P-INDEX AND MEET THE FOLLOWING CRITERIA:
- 1.6.1. PH RANGE: 5.5 TO 6.5
- 1.6.2. ORGANIC MATTER: GREATER THAN 1.5%, LESS THAN 5%
- 1.6.3. P-INDEX: 4 TO 12

2. THE TRIP TICKET, OR CERTIFICATE OF COMPLIANCE SHALL BE MADE AVAILABLE TO THE INSPECTOR TO PROVE THE ENGINEERED MIX MEETS THIS SPECIFICATION.

3. ENGINEERED SOIL GENERAL REQUIREMENTS: THE ENGINEERED SOIL SHALL BE FREE OF ROOTS, CLODS STONES LARGER THAN 1-INCH IN THE GREATEST DIMENSION, POCKETS OF COARSE SAND, NOXIOUS WEEDS, STICKS, LUMBER, BRUSH, AND OTHER LITTER. IT SHALL NOT BE INFESTED WITH NEMATODES OR UNDESIRABLE DISEASE-CAUSING ORGANISMS SUCH AS INSECTS AND PLANT PATHOGENS. THE ENGINEERED SOIL MIX SHALL BE FRIABLE AND HAVE SUFFICIENT STRUCTURE TO GIVE GOOD AERATION TO THE SOIL.

4. COMPOST SPECIFICATIONS:
- 4.1. COMPOST TEXTURE
- 4.1.1. A QUALIFIED LAB SHOULD ANALYZE COMPOST USING NO. 200 AND 1/2-INCH SIEVES (ASTM D422), AND MEET THE FOLLOWING GRADATION:

Sieve Size	Percent Passing (by weight)	
	Min.	Max.
1/2 inch	97	100
No. 200	0	5

- 4.2. COMPOST QUALITY TESTING
- 4.2.1. COMPOST SHOULD BE A WELL-DECOMPOSED, STABLE, WEED-FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS INCLUDING YARD DEBRIS, WOOD WASTES OR OTHER ORGANIC MATERIALS, NOT INCLUDING MANURE OR BIOSOLIDS. COMPOST SHALL HAVE A DARK BROWN COLOR AND A SOIL-LIKE ODOR. COMPOST THAT IS EXHIBITING A SOUR OR PUTRID SMELL, CONTAINS RECOGNIZABLE GRASS OR LEAVES, OR IS HOT (120 DEGREES FAHRENHEIT) UPON DELIVERY OR REWETTING IS NOT ACCEPTABLE. COMPOST SHALL BE PRODUCED AT A FACILITY INSPECTED AND REGULATED BY THE LOCAL ENFORCEMENT AGENCY FOR CALRECYCLE. THE PAST THREE INSPECTION REPORTS SHALL BE SUBMITTED VERIFYING TESTING COMPLIANCE WITH CALRECYCLE TITLE 14, PROCESS TO FURTHER REDUCE PATHOGENS (PFRP), AND EPA 40 CFS 503.

Sieve Size	Percent Passing (by weight)	
	Min.	Max.
1/2 inch	97	100
No. 200	0	5

- 4.3. COMPOST SHOULD COMPLY WITH THE FOLLOWING REQUIREMENTS:

Parameter	Method	Requirement	Units
Metals			
Arsenic	-	< 20	mg/kg dry weight
Cadmium		< 10	
Chromium		< 600	
Copper		< 750	
Lead		< 150	
Mercury		< 8	
Nickel		< 210	
Selenium		< 18	
Zinc		< 1400	
Pathogens			
Salmonella	-	< 3	MPN per 4 g
Fecal Coliform		< 1000	MPN per 1 g
Inert Material/Physical Contaminants			
Plastic, Metal and Glass	-	< 1%	by weight
Sharps (% > 4mm)		0%	by weight

GENERAL LANDSCAPE NOTES

Parameter	Method	Requirement	Units
Bulk Density	-	400-400	dry t/acre/bale yd
Moisture Content	-	30%-60%	dry solids
Organic Matter	ASTM F 1647 Standard Test Methods for Organic Matter Content of Athletic Field Rootzone Mixes or Testing Methods for the Examination of Compost and Composting (TMECC) 05.07A, "Loss-On-Ignition Organic Matter Method."	35%-75%	dry weight
pH	Saturation Paste	6.0-8.0	
Carbon Nitrogen Ratio	-	15:1-25:1	
Maturity/Stability	Solvita®	> 5	Index value

5. A 1-2-INCH LAYER OF WELL-AGED SHREDDED HARDWOOD MULCH SHALL BE INSTALLED ON THE SURFACE OF THE BIORETENTION SOIL FOR PLANTING OF CONTAINER STOCK. MATERIAL SHALL BE UNIFORM IN SIZE, COLOR, QUALITY AND OVERALL APPEARANCE. MULCH SHALL BE FREE OF MATERIAL INJURIOUS TO PLANT GROWTH. SOURCES OF MULCH SHOULD BE FREE OF WEEDS AND INVASIVE PLANT PARTS OR SEEDS. SAWDUST, DIRT, GARBAGE, OR OTHER DEBRIS MIXED IN THE MULCH IS NOT ACCEPTABLE. CONTRACTOR SHALL SUBMIT TWO POUNDS OF PROPOSED MULCH FOR INSPECTION BY ENGINEER.

6. PLANT MATERIALS/SCHEDULE:
- 6.1. A COMPLETE SCHEDULE OF PLANTS, INCLUDING QUANTITIES, SIZES, AND OTHER REQUIREMENTS, IS SHOWN ON THE LANDSCAPE PLAN DRAWINGS. THE CONTRACTOR SHALL FURNISH A REPORT LISTING THE PROPOSED SOURCES OF THE PLANTS AND LOCATION GROWN. CONTRACTOR SHALL SECURE ALL MATERIAL AND PROVIDE PROOF OF SUCH WITHIN 30 DAYS OF NOTICE TO PROCEED IN ORDER TO GUARANTEE PLANT AVAILABILITY AT TIME OF PLANTING. IN THE EVENT OF PLANT COUNT DISCREPANCY BETWEEN THE PLANT SCHEDULE AND THE PLANTS COUNTED ON THE DRAWINGS, THE DRAWINGS SHALL PREVAIL. NO SUBSTITUTES SHALL BE ACCEPTED, EXCEPT WITH THE WRITTEN PERMISSION OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT ALL SUBSTITUTION REQUESTS, NOTING THE SOURCE OF PLANTS, LOCATION, SIZE, AND CONDITION, WITHIN THIRTY (30) DAYS OF RECEIVING THE NOTICE TO PROCEED. EACH PLANT SHALL HAVE A DURABLE LEGIBLE LABEL WITH PLANT SIZE AND NAME (GENUS, SPECIES, VARIETY, CULTIVAR) SECURELY ATTACHED WHEN DELIVERED AND IN PLACE UNTIL AFTER ACCEPTANCE. LABELS SHALL NOT GIRDLER OR DAMAGE PLANTS.

7. PLANT QUALITY
- 7.1. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH THE BEST-KNOWN HORTICULTURE PRACTICES AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. CONTAINER STOCK SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX (6) MONTHS, BUT NOT OVER TWO YEARS. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED. PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE COMPACT AND SYMMETRICAL. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. PLANTS SHALL BE FREE OF DISEASE AND INSECT ADULTS, EGGS, PUPAE, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. ALL PLANT MATERIAL SHALL BE FREE OF CONTAMINATION BY ANY PLANT NOT SPECIFIED, INCLUDING NON-NATIVE INVASIVE PLANTS, SEEDS, AND PLANT PARTS.

8. PLANT CERTIFICATION
- 8.1. ALL PLANTS SHALL COMPLY WITH STATE AND FEDERAL LAWS GOVERNING THE SHIPPING, SELLING AND HANDLING OF PLANT STOCK AND INSPECTION FOR PLANT DISEASES AND PEST INFESTATIONS. PLANTS SHALL BE CERTIFIED FREE FROM DISEASE AND INFESTATION AND INVASIVE WEEDS. ANY INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT INVOICED OR ORDER OF STOCK, AND ON ARRIVAL, THE CERTIFICATE SHALL BE FILED WITH THE ENGINEER BEFORE ACCEPTANCE.

9. DELIVERY, STORAGE, AND HANDLING
- 9.1. ALL PLANTS SHALL BE PACKED, TRANSPORTED, AND HANDLED WITH UTMOST CARE TO ENSURE ADEQUATE PROTECTION AGAINST INJURY OR DAMAGE TO THE ROOT BALL, AND DESICCATION. PLANTS MUST BE PROTECTED FROM EXCESSIVE VIBRATIONS. PLANTS SHALL NOT BE THROWN OR BOUNCED OFF A TRUCK OR LOADER TO THE GROUND. PLANTS SHALL NOT BE DRAGGED, LIFTED, OR PULLED BY THE TRUNK OR BRACES IN A MANNER THAT WILL DAMAGE THE BRANCHES OR LOOSEN THE ROOTS IN THE BALL. PLANTS MATERIAL TRANSPORTED IN VEHICLES SHALL BE PROTECTED FROM WIND WHIPPING EITHER BY USE OF COVERED VEHICLE OR SECURE TARPS. FAILURE TO PROTECT PLANT MATERIAL DURING TRANSPORT TO THE SITE WILL RESULT IN REJECTION OF PLANT MATERIAL.

10. INSPECTION
- 10.1. THE ENGINEER SHALL MAKE PERIODIC INSPECTIONS PRIOR TO AND DURING THE INSTALLATION AND MAINTENANCE PERIODS OF THE WORK. ALL PLANTS SHALL BE INSPECTED UPON DELIVERY TO THE JOB SITE WHEREUPON THE ENGINEER HAS THE RIGHT TO REJECT UNACCEPTABLE PLANT MATERIAL. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 5 (FIVE) WORKING DAYS PRIOR TO DELIVERY OF PLANT MATERIAL TO THE SITE. ENGINEER SHALL INSPECT PLANT MATERIAL PRIOR TO OFF-LOADING. SHOULD PLANT MATERIALS, INSTALLATION PROCEDURES, OR OTHER CONDITIONS BE OBSERVED NOT IN KEEPING WITH THE DRAWINGS, DETAILS, AND THESE SPECIFICATIONS, THE ENGINEER WILL DIRECT THE CONTRACTOR TO CORRECT BY REPAIR, AND/OR REPLACEMENT AS APPROPRIATE. THE ENGINEER SHALL BE THE SOLE JUDGE OF THE CONDITIONS OF QUALITY AND ACCEPTABILITY AND WILL DIRECT ALL CORRECTIONS IN WRITING TO THE CONTRACTOR. ALL REJECTED MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH SPECIFIED MATERIALS AT NO ADDITIONAL COST TO THE OWNER.

11. LAYOUT AND COORDINATION
- 11.1. THE CONTRACTOR SHALL MARK ALL PLANTING AREAS WITH STAKES OR PAINT. THE ENGINEER SHALL APPROVE THE LAYOUT BEFORE PLANTING BEGINS.

12. SETTING AND PLANTING
- 12.1. CONTRACTOR SHALL SET BALLED AND BURLAPPED PLANTS, WHICH ARE NOT PLANTED IMMEDIATELY UPON DELIVERY, ON THE GROUND AND PROTECT THEM WITH SOIL, MOIST SHREDDED BARK, MULCH OR OTHER ACCEPTABLE MATERIAL. CONTRACTOR SHALL PROTECT PLANTS, IF POSSIBLE, FROM DIRECT SUN UNTIL THEY ARE PLANTED. CONTRACTOR SHALL KEEP THE SOIL IN THE CONTAINERS AND ROOT BALLS IN A MOIST CONDITION.
- 12.2. PLANTING PIT WILL BE A MINIMUM RADIUS OF THREE (3) TIMES THE ROOT BALL DIAMETER. THE SIDES OF THE HOLE WILL BE SLOPED AT FORTY-FIVE DEGREES (45°) AND SCARIFIED. THE DEPTH OF THE PLANTING PIT WILL VARY BUT SHALL MATCH ROOT BALL DEPTH.
- 12.3. PLANTS SHALL BE GENTLY REMOVED FROM CONTAINERS BEFORE PLANTING. PLANTS SHALL NOT BE PULLED FROM THE CONTAINER BY THE TRUNK. EACH PLANT SHALL BE PLANTED STRAIGHT AND PLUMB PER STANDARD PLANTING DETAILS. ALL PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE, OR SLIGHTLY HIGHER, SO THAT THEY WILL BE LEFT IN THE SAME RELATION TO THE SURROUNDING GRADE AS THEY HAVE STOOD BEFORE BEING MOVED. PLANTS PLANTED LOWER THAN THE SURROUNDING GRADE WILL BE REPLANTED TO SPECIFIED GRADE BEFORE FINAL INSPECTION/APPROVAL IS GRANTED. ROOTS THAT ARE CIRCLING THE BOTTOM, SIDES OR SURFACE OF THE ROOT BALL SHALL BE GENTLY SEPARATED AND DIRECTED AWAY FROM THE TRUNK. ROOTS OF BARE ROOT PLANTS SHALL BE SPREAD INTO A NATURAL POSITION, OVER A PEDESTAL OF FIRM SOIL IF NECESSARY, FREE OF BUNCHING, KINKING OR CIRCLING. SOIL SHALL BE WORKED FIRMLY INTO AND AROUND THE ROOTS SO THAT THERE ARE NO AIR POCKETS. ALL BROKEN OR DAMAGED ROOTS SHALL BE CUT BACK TO THE POINT WHERE THEY ARE CLEAN AND FREE OF ROT. NO OTHER ROOT PRUNING SHALL BE DONE.
- 12.5. AFTER THE PLANT HAS BEEN SET, ALL ROPES, WIRE, STAKES, BURLAP, PLANT LABELS AND WRAPPING AROUND THE TRUNK OR BRANCHES SHALL BE REMOVED. CONTRACTOR SHALL REMOVE WIRE BASKETS AND BURLAP FROM THE PLANTING AREA. IF A PULP NURSERY POT IS USED, IT SHALL BE REMOVED FROM THE PLANTING AREA.

13. WATERING
- 13.1. THOROUGHLY WATER EACH PLANT IMMEDIATELY FOLLOWING PLANTING. UNDER NO CONDITION SHALL PLANTS NOT BE WATERED IN THE SAME DAY AS PLANTING. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PLANT FAILURE AS A DIRECT RESULT OF INSUFFICIENT WATERING. UPON DIRECTIVE FROM THE ENGINEER, THE CONTRACTOR SHALL REMOVE THE AFFECTED PLANTS AND REPLACE THEM IMMEDIATELY. A TEMPORARY IRRIGATION SYSTEM WILL BE INSTALLED TO SUPPORT ONGOING WATERING NEEDS AS SHOWN IN THE LANDSCAPE PLAN DRAWINGS. WATER APPLICATION SHALL BE APPLIED AT A RATE THAT WILL PROVIDE MOISTURE PENETRATION THROUGHOUT THE ROOT

GENERAL LANDSCAPE NOTES

SEEDING AREA SOIL PREPARATION ZONE WITH A MINIMUM OF WATER RUN-OFF. IRRIGATION WATER SOURCE SHALL BE PROVIDED BY THE OWNER. CONTRACTOR SHALL PROVIDE TRANSPORT OF ADDITIONAL SUPPLY IF REQUIRED.

14. SEEDING AREA SOIL PREPARATION
- 14.1. AFTER GRADING OF AREAS HAS BEEN COMPLETED IN CONFORMITY WITH THE LINES AND GRADES SHOWN ON THE DRAWINGS, AND BEFORE BEGINNING SEEDING OPERATIONS, THE AREAS TO BE SEEDED SHALL BE CULTIVATED TO PROVIDE A REASONABLY FIRM BUT FRIABLE SEEDBED. CULTIVATION SHALL BE CARRIED TO A DEPTH OF TWO INCHES (2").
- 14.2. ALL CULTIVATED AREAS SHALL BE RAKED OR CLEARED OF STONES (ONE INCH [1"] IN DIAMETER AND LARGER), WEEDS, PLANT GROWTH, STICKS, STUMPS, AND OTHER DEBRIS OR IRREGULARITIES WHICH MIGHT INTERFERE WITH THE SEEDING OPERATION, GERMINATION OF SEED, OR SUBSEQUENT MAINTENANCE OF THE SEED-COVERED AREAS. CONTRACTOR MAY BE REQUIRED TO TRACK-WALK SLOPES AS DIRECTED BY THE ENGINEER.

15. SEEDING APPLICATION METHODS
- 15.1. APPLY SEED MIXTURES AS SPECIFIED IN THE LANDSCAPE PLAN DRAWINGS AT RATES AS SPECIFIED AND/OR AS DIRECTED BY THE ENGINEER. SEED MAY BE APPLIED BY THE FOLLOWING METHODS:
- 15.1.1. HYDRAULIC METHOD
- 15.1.1.1. SEEDING BY HYDRAULIC METHODS SHALL CONSIST OF FURNISHING AND PLACING A SLURRY MADE OF SEED, FERTILIZER, DRIED PEAT MOSS OR CELLULOSE WOOD FIBER AND WATER. THE DRIED PEAT MOSS OR CELLULOSE WOOD FIBER SHALL BE ADDED TO THE WATER SLURRY IN THE HYDRAULIC SEEDER AFTER THE PROPORTIONATE AMOUNTS OF SEED AND FERTILIZER HAVE BEEN ADDED. THE SLURRY MIXTURE SHALL THEN BE COMBINED AND APPLIED IN SUCH A MANNER THAT THE RATE OF APPLICATION WILL RESULT IN AN EVEN DISTRIBUTION OF ALL MATERIALS.
- 15.1.1.3. HYDRAULIC SEEDING EQUIPMENT SHALL BE CAPABLE OF MAINTAINING A CONTINUOUS AGITATION SO THAT A HOMOGENEOUS MIXTURE CAN BE APPLIED THROUGH A SPRAY NOZZLE. THE PUMP SHALL BE CAPABLE OF PRODUCING SUFFICIENT PRESSURE TO MAINTAIN A CONTINUOUS, NON-FLUCTUATING SPRAY CAPABLE OF REACHING THE EXTREMITIES OF THE SEEDING AREA.
- 15.1.2. DRY METHOD
- 15.1.2.1. MECHANICAL SPREADER, SEED DRILLS, LANDSCAPE SEEDER, CULTIPACKER SEEDER, FERTILIZER SPREADER, OR OTHER APPROVED MECHANICAL SPREADING EQUIPMENT MAY BE USED WHEN SEED AND FERTILIZER ARE TO BE APPLIED IN DRY FORM. SEEDED AREAS SHALL BE COMPACTED WITHIN TWENTY-FOUR (24) HOURS FROM THE TIME THE SEEDING IS COMPLETED. WEATHER AND SOIL CONDITIONS PERMITTING, BY CULTIPACKER, ROLLER OR OTHER EQUIPMENT SATISFACTORY TO THE ENGINEER.
- 15.1.3. HAND METHOD
- 15.1.3.1. HAND BROADCASTING BY MEANS OF PORTABLE, HAND OPERATED MECHANICAL SPREADERS OR "BY HAND" MAY BE SUBSTITUTED FOR THE PRECEDING TWO (2) METHODS PROVIDED THAT THE APPLICATION RATE IS TWICE THAT OF THE DRY METHOD, AND THAT THE APPLICATION IS APPLIED IN A MINIMUM OF TWO (2) PASSES OVER THE AREAS TO BE SEEDED (AT NINETY DEGREES [90°] TO ONE ANOTHER TO ASSURE UNIFORM AND EVEN COVERAGE TO ALL SEEDED SURFACES).

16. TEMPORARY IRRIGATION SYSTEM

SPRINKLER SPECIFICATIONS

HUNTER MP2000360 ROTATOR OR EQUIVALENT

RADIUS: 19 FT (ADJUSTABLE 13-20 FT)

ARC: 360°

PSI: 40

GPM: 1.48

POTENTIAL SCHEDULE

DURATION: 2 YEARS

CYCLES PER WEEK: 1

MINUTES PER CYCLE: 10

WEDNESDAY OR SATURDAY BETWEEN 5PM AND 9AM

PUMP SPECIFICATIONS:

RED LION SPRINKLER PUMP OR EQUIVALENT

GPM: 71

VOLTAGE: 120/240 VOLTS

HP: 1.5

MAX PSI: 44

IRRIGATION TANK:

WATERTANKS.COM OR EQUIVALENT

CAPACITY: 5,000 GAL.

DIAMETER: 102 IN

HEIGHT: 152 IN

LANDSCAPE (TREE) NOTES

1. FROM THOMPSON WILDLIFE MANAGEMENT'S *TREE IMPACT ASSESSMENT FOR VEGETATION MANAGEMENT AREAS AT THE MOSS LANDING-PICK-N-PULL FACILITY* REPORT, DATED FEBRUARY 21, 2017.
- 1.1. IMPACT ASSESSMENT
- 1.2. IN REGARDS TO IMPACTS ASSOCIATED WITH PROPOSED VEGETATION MANAGEMENT OPERATIONS, MOST OF THE TREES ARE NOT LOCATED WITHIN 20 FEET OF THE OUTSIDE OF THE PERIMETER FENCE (I.E., THE AREA OF INTEREST) AND ALL OF TREES ARE LOCATED OUTSIDE OF THE POTENTIAL VEGETATION MANAGEMENT AREAS (REFER TO EXHIBIT 8 SITE MAPS). HOWEVER, NUMEROUS TREE LIMBS DO ENCROACH INTO THE 20 FOOT AREA OF INTEREST AND INTO THE POTENTIAL VEGETATION MANAGEMENT AREAS, AND SOME LIMBS CROSS OVER THE PERIMETER FENCELINE INTO THE AUTO DISMANTLING FACILITY (REFER TO FIGURES 1-5). BASED ON THE LOCATION OF PERIMETER TREES RELATED TO PROPOSED VEGETATION MANAGEMENT OPERATIONS, TREE REMOVAL SHOULD NOT BE REQUIRED; HOWEVER IT WILL LIKELY BE NECESSARY TO PERFORM SUBSTANTIAL PRUNING AND STEM REDUCTION OF SEVERAL MATURE CYPRESS TREES. PROPERLY EXECUTED PRUNING OPERATIONS SHOULD BE UTILIZED AND WILL ASSIST IN MINIMIZING STRESS AND HARMFUL AFFECTS TO IMPACTED TREES (REFER TO PRUNING GUIDELINES PROVIDED UNDER TREE PROTECTION RECOMMENDATIONS).
- 1.2.1. IN REGARDS TO VEGETATION REMOVAL, THERE ARE 3 RELATIVELY LARGE COYOTE BRUSH SHRUBS THAT MAY NEED TO BE REMOVED FOR PROPOSED VEGETATION MANAGEMENT OPERATIONS (REFER TO EXHIBIT A TREE INVENTORY SPREADSHEET AND EXHIBIT 8 SITE MAPS). IN ADDITION TO PRUNING SEVERAL NEARBY TREES, IT WILL BE NECESSARY TO REMOVE A FEW STORM FALLEN TREES PRIOR TO THE COMMENCEMENT OF PROPOSED VEGETATION MANAGEMENT ACTIVITIES (REFER TO FIGURES 3 & 6). PER THE LOCATION OF SUBJECT TREES IN RELATION TO POTENTIAL VEGETATION MANAGEMENT OPERATIONS, SOIL DISTURBANCE OR GRADING ASSOCIATED WITH PROJECT OPERATIONS IS NOT ANTICIPATE TO HAVE AN ADVERSE AFFECT ON LARGE PRIMARY ROOTS OR THE CRITICAL ROOT ZONES OF NEARBY TREES.
- 1.2.2. IT SHOULD BE NOTED THAT NESTING BIRDS, SENSITIVE HABITAT AND/OR SPECIAL STATUS SPECIES ARE NOT OCCURRING ON THE SUBJECT PROPERTY OR IN THE PROPOSED PROJECT AREA. HOWEVER, AN ADDITIONAL NESTING BIRD ASSESSMENT SHOULD BE CONDUCTED IF TREE OPERATIONS OCCUR DURING THE NESTING SEASON, WHICH IN MONTEREY COUNTY MAY BEGIN AS EARLY AS FEBRUARY AND CONTINUE THROUGH AUGUST. OAK WOODLAND OR ANY OTHER WOODLAND OR FOREST HABITAT IS NOT OCCURRING ON THE SUBJECT PROPERTY. CONSEQUENTLY, WOODLAND HABITAT AND/OR FOREST CONTINUITY WILL NOT BE AFFECTED BY PROPOSED PROJECT OPERATIONS. BASED ON THE IMPACT ASSESSMENT THAT WAS CONDUCTED FOR THE AREAS OF INTEREST (WHICH INCLUDES THE POTENTIAL VEGETATION MANAGEMENT AREAS), THERE IS NO EVIDENCE THAT PROJECT OPERATIONS (E.G., TREE PRUNING AND SOME GRADING) WILL COMPROMISE THE HEALTH AND WELFARE OF NEARBY TREES.
- 1.3. TREE PROTECTION & PRESERVATION RECOMMENDATIONS
- 1.3.1. PER MONTEREY COUNTY REQUIREMENTS AND RESOURCE PRESERVATION BEST MANAGEMENT PRACTICES (BMPS), THE FOLLOWING TREE AND RESOURCE PROTECTION MEASURES SHALL BE IMPLEMENTED FOR PROPOSED VEGETATION MANAGEMENT OPERATIONS. PROPER EXECUTION OF TREE AND RESOURCE PRESERVATION BMPS AND REGULAR PROJECT SITE MONITORING WILL ASSIST IN PROTECTING AND SUSTAINING THE HEALTH AND WELFARE OF TREES ON THE PROPERTY. THE LOCATION OF TREE PROTECTION MEASURES WILL BE DETERMINED ON-SITE BY THE PROJECT ARBORIST AND OTHER INVOLVED PARTIES, AND TREE AND RESOURCE PRESERVATION MEASURES WILL BE REGULARLY INSPECTED AND PROPERLY MAINTAINED FOR THE DURATION OF THE PROJECT TO ENSURE THEY ARE FUNCTIONING EFFECTIVELY:
- 1.3.1.1. PRIOR TO COMMENCING WITH GRADING AND CONSTRUCTION ACTIVITIES INSTALL HIGH VISIBILITY EXCLUSIONARY FENCING THAT CLEARLY DEFINES THE WORK AREA, LIMITS UNNECESSARY DISTURBANCE TO SURROUNDING AREAS, AND PROTECTS THE CRITICAL ROOT ZONE (I.E., CANOPY DRIPLINE) OF INDIVIDUAL TREES AND TREE GROUPINGS. PERFORM NECESSARY REPAIRS, MODIFICATIONS AND MAINTENANCE ON AN AS NEEDED BASIS.
- 1.3.1.2. INSTALL APPROPRIATE SEDIMENTATION CONTROL MEASURES (E.G., SILT FENCE) ALONG DOWNSLOPE PERIMETER OF SITE, AND IF NECESSARY APPLY SOIL STABILIZATION AND SOURCE CONTROL MEASURES(E.G., RICE STRAW MULCH, EROSION CONTROL BLANKETS, ALL-WEATHER SURFACES) TO EXPOSED SOIL SURFACES TO PREVENT EROSION PROBLEMS AND SEDIMENT RUNOFF DURING RAIN EVENTS. PERFORMROUTINE MONITORING AS WELL AS NECESSARY MAINTENANCE AND IMPROVEMENTS TO ENSURE THAT EROSION & SEDIMENTATION CONTROL MEASURES ARE FUNCTIONING EFFECTIVELY. IT SHOULD BE NOTED, THAT EROSION PROBLEMS AND SEDIMENT DEPOSITION AROUND TREES CAN ADVERSELY AFFECT TREE HEALTH AND STABILITY.
- 1.3.1.3. WHERE GRADING AND CONSTRUCTION ACTIVITIES ARE OCCURRING WITHIN 3 FEET OF TREES INSTALL NECESSARY TRUNK AND STEM PROTECTION MEASURES (E.G., 2"x4" LUMBER FORMING PROTECTIVE BARRIER AROUND CIRCUMFERENCE OF LOWER STEM OF TREE). TREE PROTECTION MEASURES SHOULD BE SECURELY INSTALLED TO TREES WITH ROPE AND HIGH VISIBILITY EXCLUSIONARY FENCING. IF IT IS NECESSARY TO PERFORM ANY PRUNING USE PROPER TREE PRUNING PRACTICES TO MINIMIZE STRESSAND MAXIMIZE WOUND HEALING.
- 1.3.1.4. WHERE POSSIBLE AVOID DAMAGING OR SEVERING ROOTS LOCATED WITHIN THE CRITICAL ROOT ZONE (I.E., CANOPY DRIPLINE) OF TREES, ESPECIALLY ROOTS THAT ARE 2 INCHES DIAMETER OR LARGER. CONSTRUCTION FOOTINGS SHOULD BE DESIGNED AND EXCAVATION CUTS PERFORMED IN A MANNER TO MINIMIZE IMPACTS TO PRIMARY ROOTS. IF SIGNIFICANT ROOTS ARE ENCOUNTERED EFFORTS SHOULD BE MADE TO CAREFULLY EXCAVATE (E.G., TUNNEL OR DIG) UNDER OR AROUND PRIMARY LATERAL ROOTS. TRENCHING OPERATIONS THAT MAY OCCUR WITHIN THE CRITICAL ROOT ZONE OF RETAINED TREES SHOULD BE PERFORMED UNDER THE GUIDANCE AND MONITORING OF THE PROJECT ARBORIST. TREE ROOTS SEVERED OR SIGNIFICANTLY DAMAGED DURING GRADING AND EXCAVATING OPERATIONS SHOULD BE CLEANLY CUT AND PROMPTLY COVERED WITH MOIST BURLAP FABRIC OR EQUIVALENT UNTIL ROOTS ARE PERMANENTLY COVERED WITH BACKFILL MATERIAL OR UNTIL THE EXPOSED GRADING CUT AND SOIL PROFILE IS PERMANENTLY STABILIZED AND PROTECTED. IF BURLAP COVERED CUT ROOTS ARE EXPOSED TO THE OUTSIDE ENVIRONMENT FOR AN EXTENDED PERIOD OF TIME A PROJECT ATTENDANT SHALL BE ASSIGNED THE TASK OF REGULARLY WETTING BURLAP COVERED ROOTS TO PREVENT ROOT DESICCATION.
- 1.3.1.5. AVOID STORING CONSTRUCTION TOOLS, MATERIALS AND EQUIPMENT WITHIN THE CRITICAL ROOT ZONE (I.E., CANOPY DRIPLINE) OF TREES, AND DO NOT WASH OUT OR DISPOSE OF EXCESS MATERIALS (E.G., PAINT, PLASTER, CONCRETE, OR OTHER POTENTIALLY HARMFUL SUBSTANCES) WITHIN CRITICAL ROOT ZONE AREAS. IF IT IS UNAVOIDABLE AND NECESSARY TO TEMPORARILY STORE OR STOCKPILE MATERIALS AND EQUIPMENT WITHIN THE DRIPLINE OF TREES, APPLY 3-5 INCHES OF CLEAN AND PROPERLY SOURCED WOODCHIP MULCH TO PREVENT SIGNIFICANT SOIL COMPACTION AND ROOT ZONE DISTURBANCE.
- 1.3.1.6. WHERE POSSIBLE AVOID ALTERING THE NATURAL GRADE WITHIN THE CRITICAL ROOT ZONE OF TREES TO REDUCE THE LIKELIHOOD OF CAUSING STRESS, DECLINE OR MORTALITY. LOWERING NATURAL GRADE CAN RESULT IN SIGNIFICANT ROOT DAMAGE AND RAISING THE GRADE (I.E., INTRODUCING FILL MATERIAL, PARTICULARLY AROUND THE LOWER TRUNK AND ROOT CROWN) CAN LEAD TO TRUNK AND ROOT DECAY DISORDERS THAT ARE DETRIMENTAL TO THE HEALTH AND STRUCTURAL INTEGRITY OF TREES.
- 1.3.1.7. IF TREE PRUNING IS NECESSARY IT IS IMPORTANT TO UTILIZE PROPER PRUNING BMPS THAT WILL ASSIST IN MINIMIZING HARMFUL IMPACTS TO TREES. TREE PRUNING SHOULD IDEALLY BE PERFORMED DURING THE FALL THROUGH EARLY WINTER MONTHS. A GENERAL PRINCIPAL TO FOLLOW IS THAT IT IS IMPORTANT TO MAKE PROPER PRUNING CUTS, KEEPING THEM AS SMALL AS POSSIBLE WHILE REMOVING AS FEW LIVING BRANCHES AS NECESSARY TO ACHIEVE THE OBJECTIVE. EXCESSIVE PRUNING STRESSES TREES BY DEPLETING ENERGY RESERVES AND REDUCING FOOD MAKING PROCESSES (I.E., PHOTOSYNTHESIS), WHICH COMPROMISES A TREES ABILITY TO REPLENISH ESSENTIAL ENERGY RESERVES, PARTICULARLY DURING PERIODS OF STRESS (E.G. ROOT DISTURBANCE, SOIL COMPACTION, ALTERING GRADE AND DROUGHT CONDITIONS). ADDITIONALLY, IT CREATES AN ABUNDANCE OF EXPOSED WOUNDS PROVIDING ENTRY POINTS FOR POTENTIALLY HARMFUL BIOTIC DISORDERS (E.G., DISEASE, DECAY AND/OR INSECT PESTS) THAT CAN ADVERSELY AFFECT THE HEALTH AND STRUCTURAL INTEGRITY OF TREES. IT SHOULD BE NOTED THAT PRUNING INVOLVING THE REMOVAL OF 30% OR MORE LIVING CANOPY MATERIAL REQUIRES A COUNTY PERMIT. ADDITIONAL PRUNING BMP'S AND GUIDELINES ARE AVAILABLE UPON REQUEST.
- 1.3.1.8. REGULARLY PERFORM CONSTRUCTION SITE INSPECTIONS FOR THE DURATION OF THE PROJECT TO MONITOR THE CONDITION OF TREE AND RESOURCE PROTECTION MEASURES, AND TO DETERMINE IF ANY REPAIRS, ADJUSTMENTS OR MODIFICATIONS ARE NECESSARY. ADDITIONALLY, TREES IMPACTED BY SITE DEVELOPMENT SHOULD BE PERIODICALLY MONITORED AND ASSESSED DURING AND FOLLOWING THE PROJECT TO DETERMINE IF ANY TREE CARE AND MANAGEMENT ACTIONS ARE NECESSARY, AND TO MAKE CERTAIN TREES DO NOT PRESENT A HAZARD TO PROPERTY AND/OR NEARBY STRUCTURES.


KL
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NO SCALE
3-31-2017
PROJECT NO: 00655.005.004

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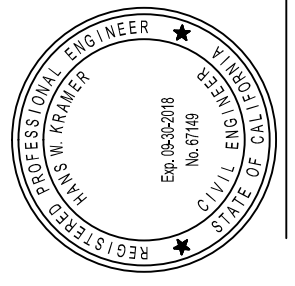
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PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B
NOTES

SAFETY FIRST



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REVISION HISTORY

DESCRIPTION	DATE	APPROVED

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BIORETENTION BASIN NOTES

1. SUBDRAINS
 - 1.1. BIORETENTION DESIGN WILL REQUIRE A SUBDRAIN. THE SUBDRAIN SHOULD BE A 6- OR 8-INCH PERFORATED SCHEDULE 40 PVC PIPE AS SPECIFIED IN THE DRAWINGS, OR EQUIVALENT CORRUGATED HDPE, WITH 3/8-INCH PERFORATIONS AT 6 INCHES ON CENTER. THE SUBDRAIN MUST BE ENCASED IN A LAYER OF CLEAN, DOUBLE WASHED ASTM D448 NO.57 OR SMALLER (NO. 68, 8, OR 89) STONE. THE SUBDRAIN MUST BE SIZED SO THAT THE BIORETENTION BMP FULLY DRAINS WITHIN 72 HOURS OR LESS.
 - 1.2. MULTIPLE SUBDRAINS ARE NECESSARY FOR BIORETENTION AREAS WIDER THAN 40 FEET, AND EACH SUBDRAIN MUST BE LOCATED NO MORE THAN 20 FEET FROM THE NEXT PIPE OR THE EDGE OF THE BIORETENTION.
 - 1.3. BIORETENTION PRACTICES MUST INCLUDE AT LEAST ONE OBSERVATION WELL AND/OR CLEANOUT PIPE (MINIMUM 4 INCHES IN DIAMETER). THE OBSERVATION WELLS SHOULD BE TIED INTO ANY OF THE TS OR YS IN THE UNDERDRAIN SYSTEM AND MUST EXTEND UPWARD ABOVE THE SURFACE OF THE BIORETENTION AREA.
 - 1.4. INSTALL A 2 INCH LAYER OF CLEAN, WASHED CHOKER STONE (E.G. ASTM D 448 SIZE NO. 8 OR NO. 89 WASHED GRAVEL) OVER THE UNDERDRAIN STONE.

ACRONYMS AND ABBREVIATIONS

CASQA	CALIFORNIA STORMWATER QUALITY ASSOCIATION
CGP	CONSTRUCTION GENERAL PERMIT
CTB	CEMENT-TREATED BASE
EL	ELEVATION
HDPE	HIGH-DENSITY POLYETHYLENE
INV	INVERT
PLS	POUND LIVE SEED
SWPPP	STORMWATER POLLUTION PREVENTION PLAN

DRAWN BY:	KL
REVIEWED BY:	LP
APPROVED BY:	HK
SCALE:	NO SCALE
DATE:	3-31-2017
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
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PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B
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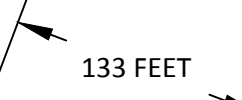
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LEGEND

- 50 — APPROXIMATE EXISTING MAJOR CONTOUR
- 45 — APPROXIMATE EXISTING MINOR CONTOUR
- - - - - APPROXIMATE PARCEL BOUNDARY
- - - - - APPROXIMATE DRAINAGE AREA BOUNDARY
- . - . - APPROXIMATE CONSTRUCTION WORK BOUNDARY
- - - - - APPROXIMATE WETLAND BOUNDARY
- . - . - APPROXIMATE 100-YEAR FLOOD BOUNDARY (8 FT ELEV)
- - X - - X - APPROXIMATE FENCE LOCATION
- - ST - - ST - APPROXIMATE EXISTING STORM DRAIN LINE
- - SS - - SS - APPROXIMATE EXISTING SEWER LINE
- - W - - W - APPROXIMATE EXISTING WATER LINE
- - E - - E - APPROXIMATE EXISTING ELECTRICAL LINE
- [Shaded Area] EXISTING SLOPE EQUAL TO OR GREATER THAN 25%

 133 FEET PROJECT AREA DIMENSION

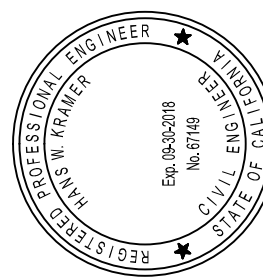


0' 50' 100' 200'
APPROXIMATE SCALE IN FEET

DRAFT

REVISION HISTORY			
NO.	DESCRIPTION	DATE	APPROVED

LICENSED PROFESSIONAL



SIGNATURE _____ DATE _____



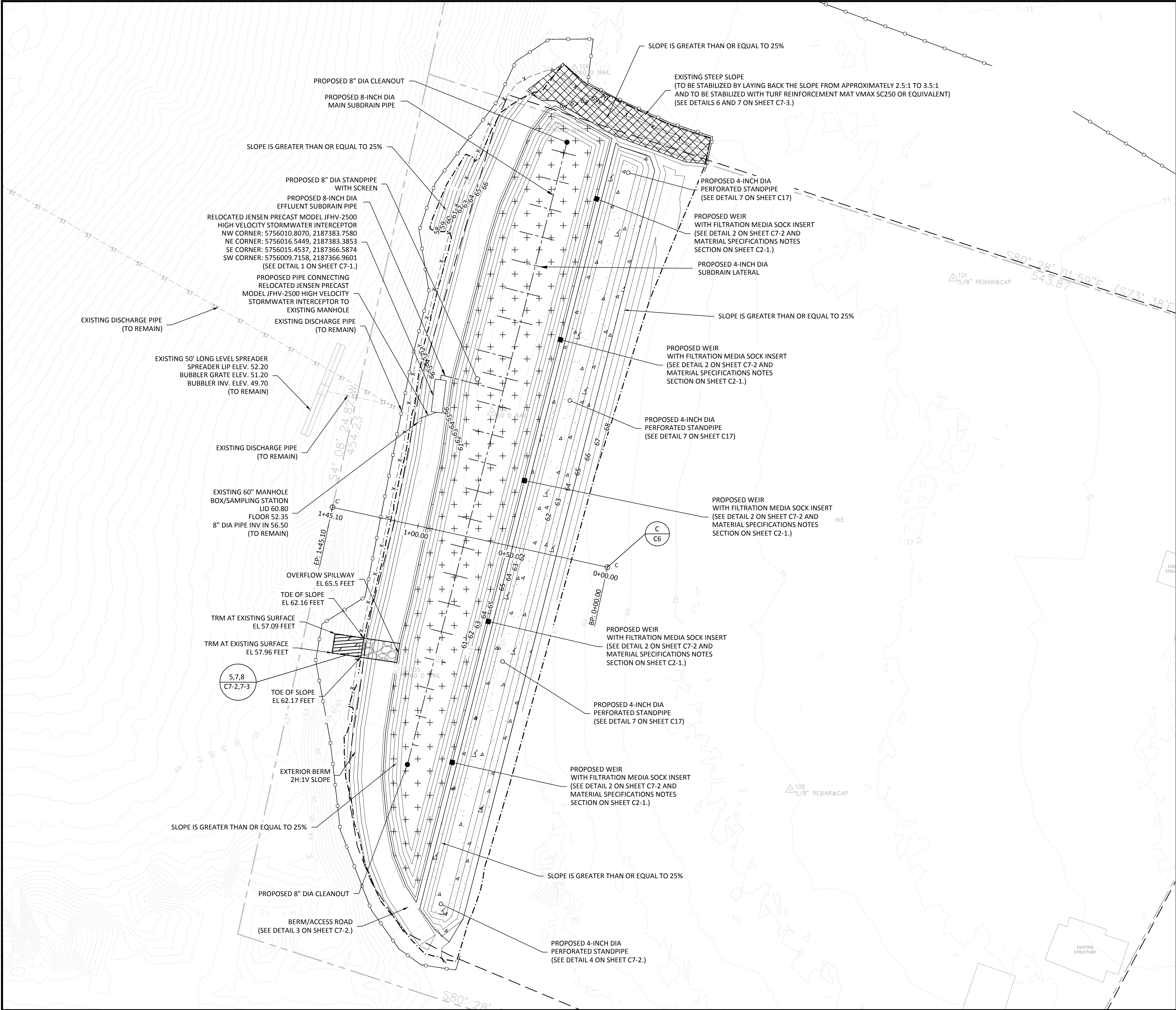
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Phone: 510-645-1850
www.terraphase.com

PARCELS A, B, AND C: OUTFALLS 1A, 2A, 1B, AND 2B
VICINITY MAP

SAFETY FIRST

DRAWN BY: KL
REVIEWED BY: LP
APPROVED BY: HK
SCALE: 1" = 60'
DATE: 3-31-2017
PROJECT NO: 0055.005.004

SHEET NO: **C3**

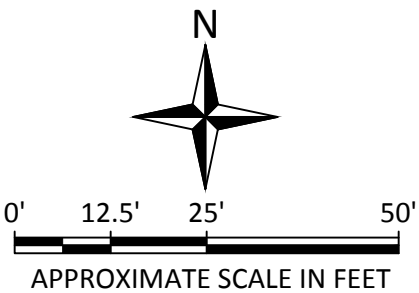


- LEGEND**
- 70 APPROXIMATE EXISTING MAJOR CONTOUR
 - 69 APPROXIMATE EXISTING MINOR CONTOUR
 - 65 PROPOSED MAJOR CONTOUR
 - 64 PROPOSED MINOR CONTOUR
 - APPROXIMATE PARCEL BOUNDARY
 - APPROXIMATE DRAINAGE AREA BOUNDARY
 - APPROXIMATE CONSTRUCTION WORK BOUNDARY
 - X-X EXISTING FENCE LOCATION
 - ST-ST APPROXIMATE EXISTING STORM DRAIN LINE
 - ST-ST PROPOSED STORM DRAIN LINE
 - PROPOSED SUBDRAIN NETWORK

- APPROXIMATE EXISTING STEEP SLOPE LOCATION
- PROPOSED BIORETENTION BASIN BOUNDARY
- PROPOSED CONCRETE-LINED FOREBAY
- PROPOSED OVERFLOW SPILLWAY
- PROPOSED RIP RAP
- PROPOSED TURF REINFORCEMENT MAT

APPROXIMATE SOIL VOLUMES
APPROXIMATE CUT VOLUME: 2,585 CY
APPROXIMATE FILL VOLUME: 1,188 CY

- NOTES**
- SOIL VOLUMES ARE BANK CUT/FILL AND DO NOT INCLUDE SHRINKAGE DUE TO COMPACTION. EXCESS CUT WILL BE USED TO EXTEND THE EXTERIOR BERM AT EACH OUTFALL'S LOCATION, GRADED INTO SITE TOPOGRAPHY, AND STOCKPILED NEARBY.
 - EXCESS SOIL TO BE STOCKPILED ONSITE AS DIRECTED BY ENGINEER OR OWNER.
 - SEE GEOTECHNICAL NOTES ON SHEET C2-1.
 - SEE BIORETENTION BASIN NOTES SECTION ON SHEET C2-3.

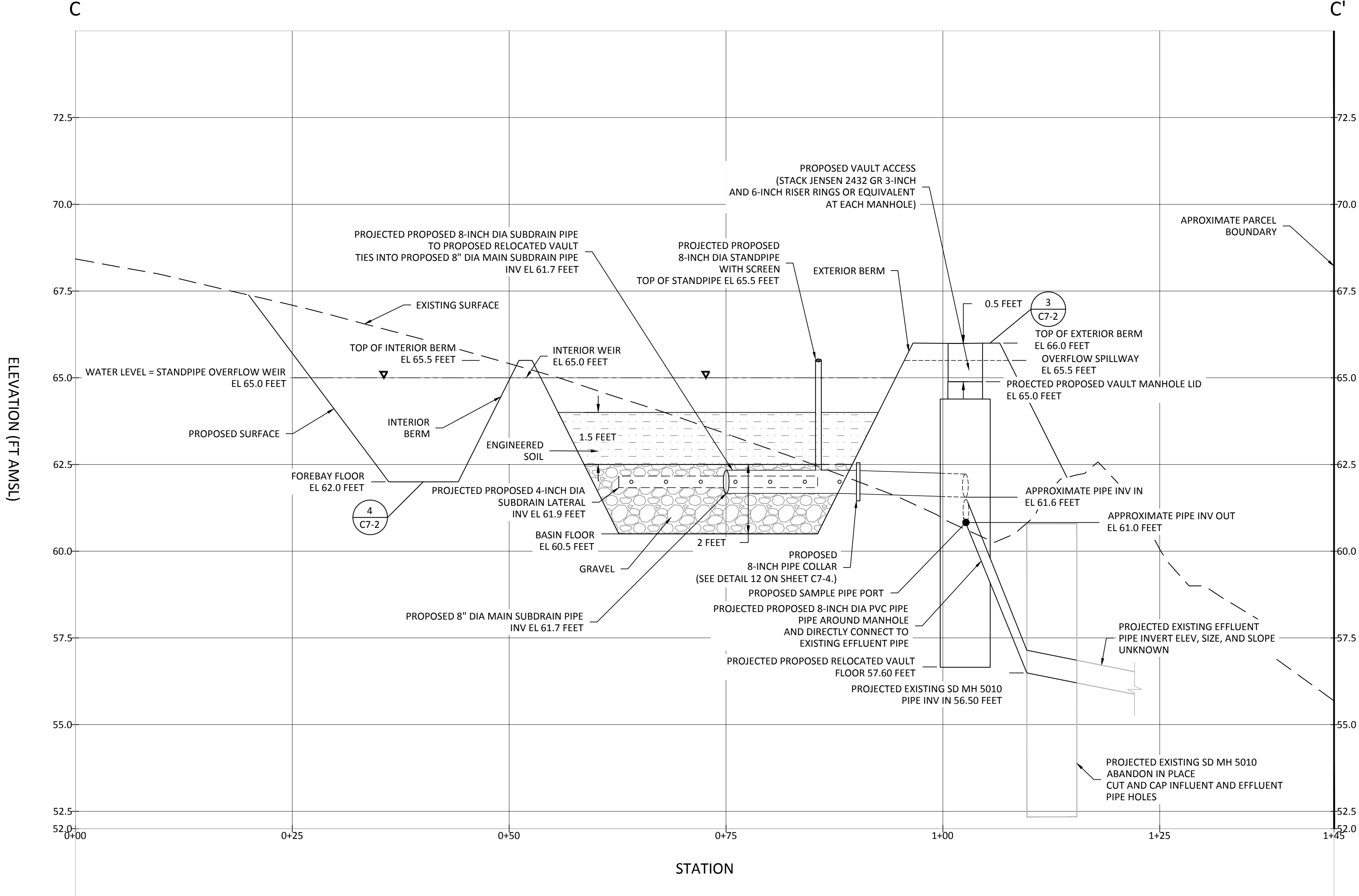


DRAFT

KL LP HK 1" = 25' 3-31-2017 0055.005.004	DRAWN BY: REVIEWED BY: APPROVED BY: SCALE: DATE: PROJECT NO:	PARCEL C: OUTFALL 1B GRADING AND DRAINAGE PLAN		SHEET NO: C5		
		SAFETY FIRST				
LICENSED PROFESSIONAL REGISTERED PROFESSIONAL ENGINEER EXPIRATION DATE: 12/31/2025 EXPIRATION DATE: 12/31/2025 EXPIRATION DATE: 12/31/2025	REVISION HISTORY	DESCRIPTION	DATE	APPROVED	SIGNATURE	DATE

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Alignment 1B



0' 4' 8' 16'

APPROXIMATE HORIZONTAL SCALE IN FEET

0' 1' 2' 4'

APPROXIMATE VERTICAL SCALE IN FEET

4X VERTICAL EXAGGERATION

NOTES

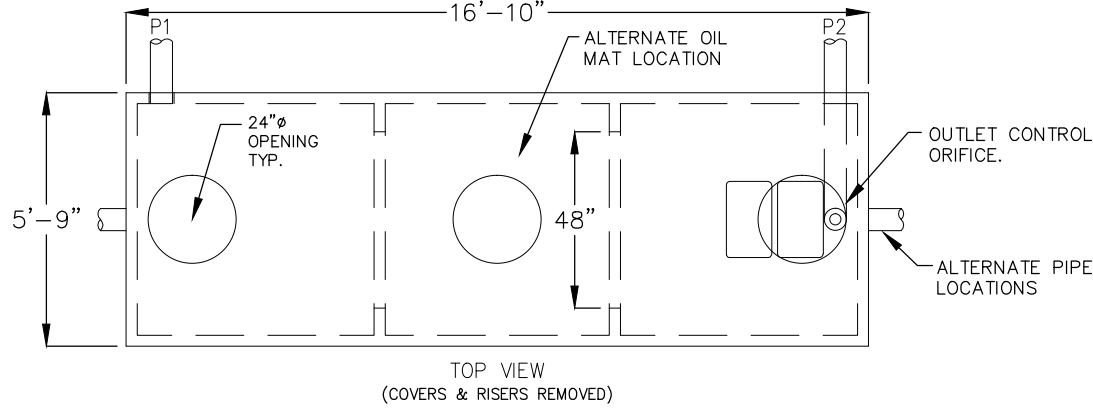
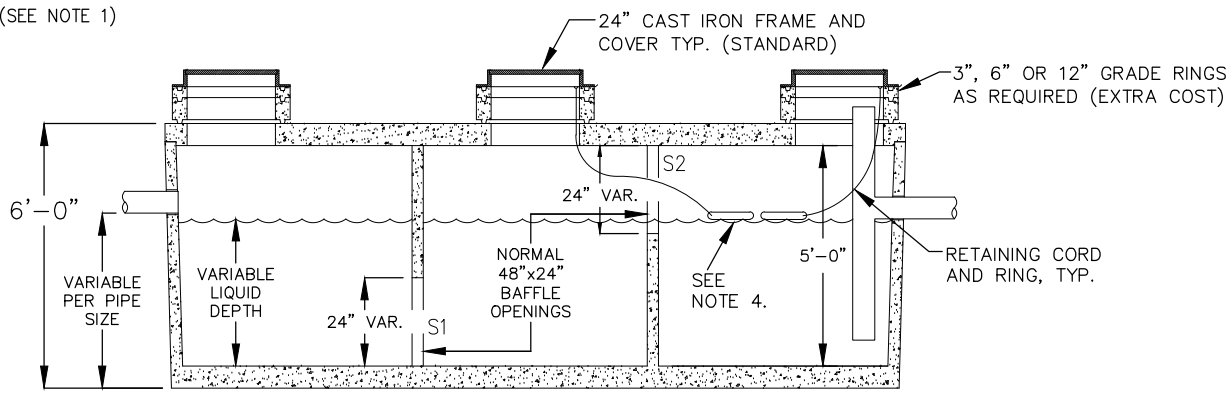
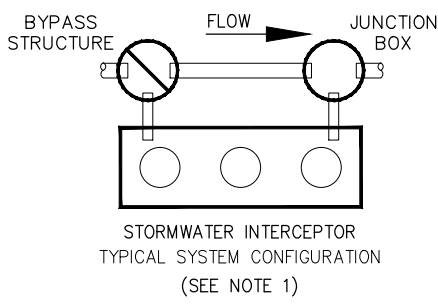
1. EXISTING VAULT, MANHOLE, AND PIPING LOCATIONS ARE NOT SHOWN (OTHER THAN PIPING INDICATED) FOR CLARITY AND BECAUSE THEY WILL BE RELOCATED.
5. SEE GEOTECHNICAL NOTES ON SHEET C2-B.

C
C5-1

CROSS SECTION C-C' FOR OUTFALL 1B

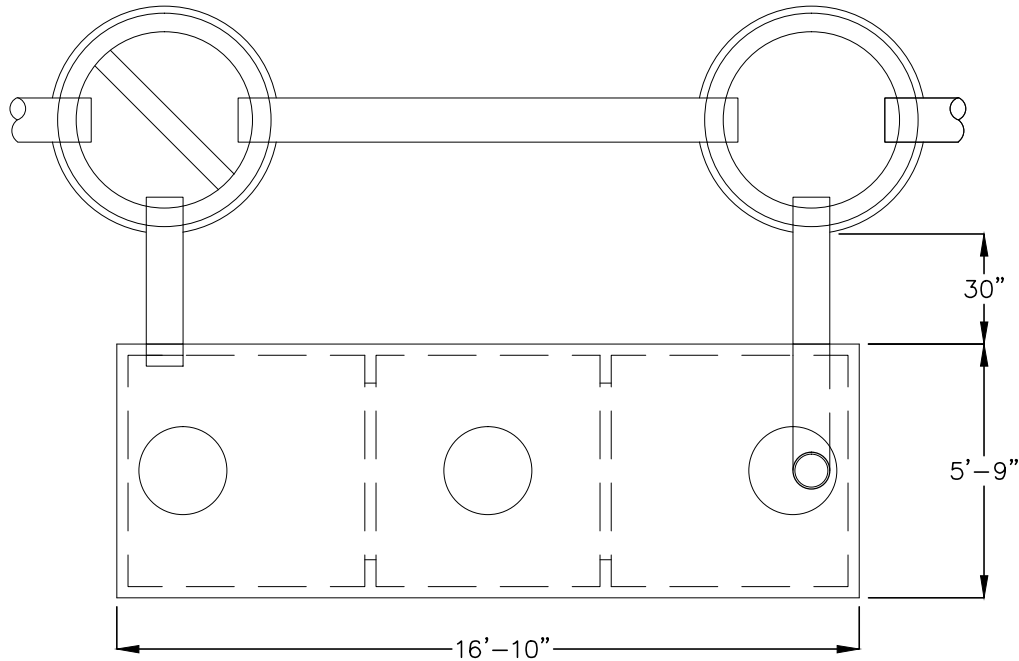
DRAFT

REVISION HISTORY				LICENSED PROFESSIONAL		<div></div> <div>1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terraphase.com</div>		<div> PARCEL C: OUTFALL 1B CROSS SECTION C-C'</div>		<div>DRAWN BY: KL REVIEWED BY: LP APPROVED BY: HK SCALE: SEE SCALES DATE: 3-31-2017 PROJECT NO: 0055-005-004</div>	
NO.		DESCRIPTION		DATE		APPROVED		SAFETY FIRST			



TOTAL TANK CAPACITY	MAXIMUM TREATMENT FLOW (CFS)	RECOMMENDED TREATMENT FLOW (CFS)	RECOMMENDED OUTLET BOX SIZE	RECOMMENDED MIN. NO. OF SORBENT MATS	TANK ACCESS COVERS REQUIRED
3,059 GAL.	.80	.68	48"Ø ROUND	2	3

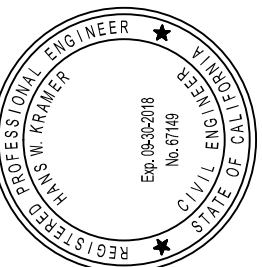
- NOTES:
1. BYPASS STRUCTURE AND JUNCTION BOX SHALL BE SIZED ACCORDING TO PIPE SIZES AND FLOW. ALTERNATIVE CONFIGURATIONS AVAILABLE, CONTACT JENSEN PRECAST FOR MORE INFORMATION.
 2. BAFFLE OPENINGS (S1 & S2) SHALL BE SIZED ACCORDING TO FLOW.
 3. ALL EXTERNAL PIPING TO BE SUPPLIED BY OTHERS.
 4. OIL SORBENT MATS TO BE EQUIPPED WITH RETAINING CORD AND RING, SECURED TO OR UNDER FRAME AND COVER, FOR HAND ACCESS BY OTHERS.
 5. DESIGN LOAD: H-20 TRAFFIC FROM 1" TO 6" OF COVER. FOR OTHER DEPTHS, SPECIAL LOADINGS, AND COMPLETE DESIGN INFORMATION, CONTACT JENSEN PRECAST.
 6. MINIMUM GROSS TREATMENT HAZEN'S SURFACE AREA LOADING RATE (SALR) SHALL NOT BE GREATER THAN SIX (6) GALLONS PER MINUTE PER SQUARE FOOT. THE SALR SHALL BE CALCULATED BY DIVIDING THE TREATMENT FREE SURFACE AREA IN SQUARE FEET BY THE DESIGN FLOW RATE IN GALLONS PER MINUTE. NO EXCEPTIONS SHALL BE ALLOWED.



6/14/05
JPHV2500_C.dwg
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REVISION HISTORY			
NO.	DESCRIPTION	DATE	APPROVED

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SIGNATURE

DATE



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PARCEL C: OUTFALL 1B DETAILS

SAFETY FIRST

DRAWN BY: KL

REVIEWED BY: LP

APPROVED BY: HK

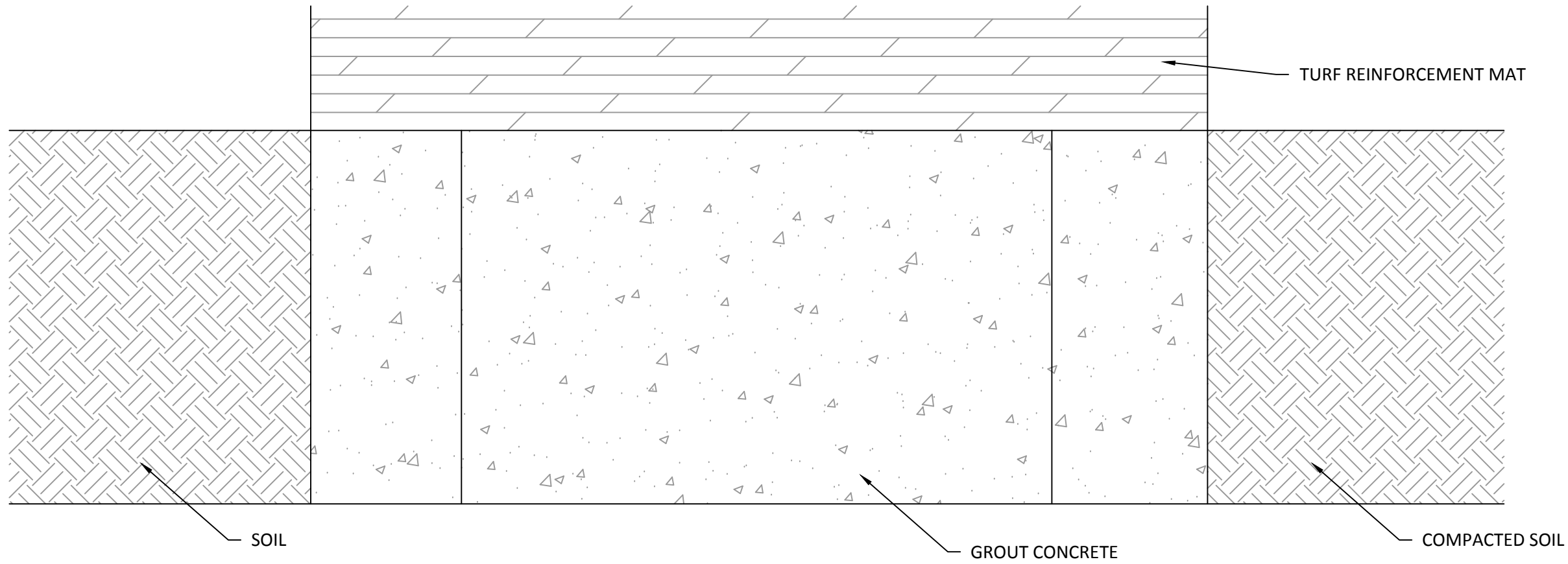
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DATE: 3-31-2017

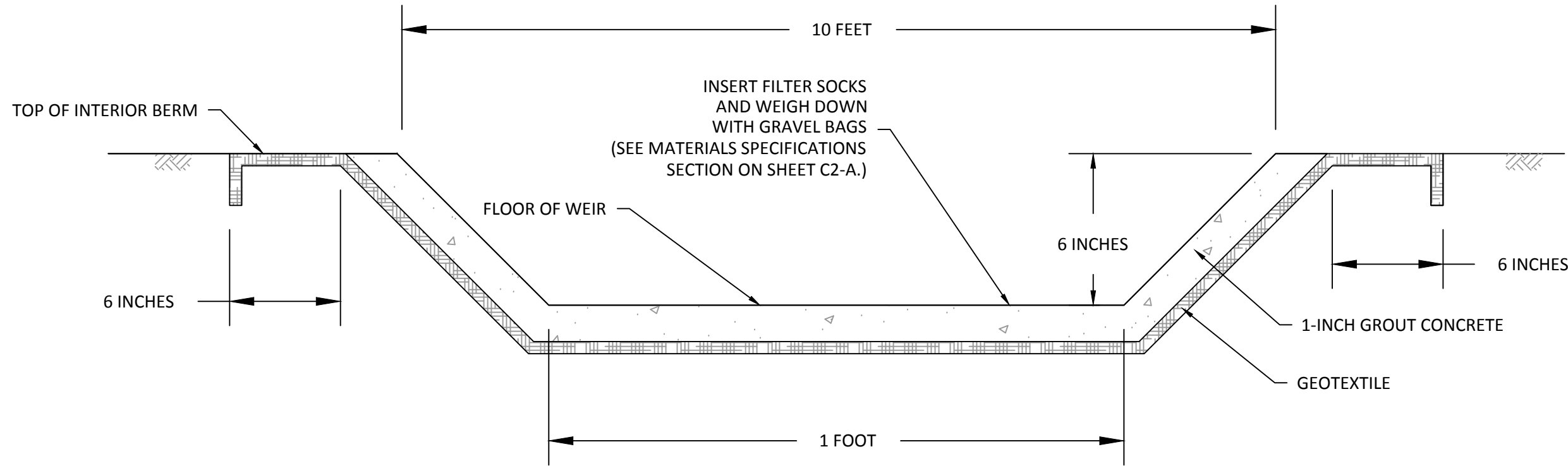
PROJECT NO: 0055.005.004

SHEET NO:

C7-1



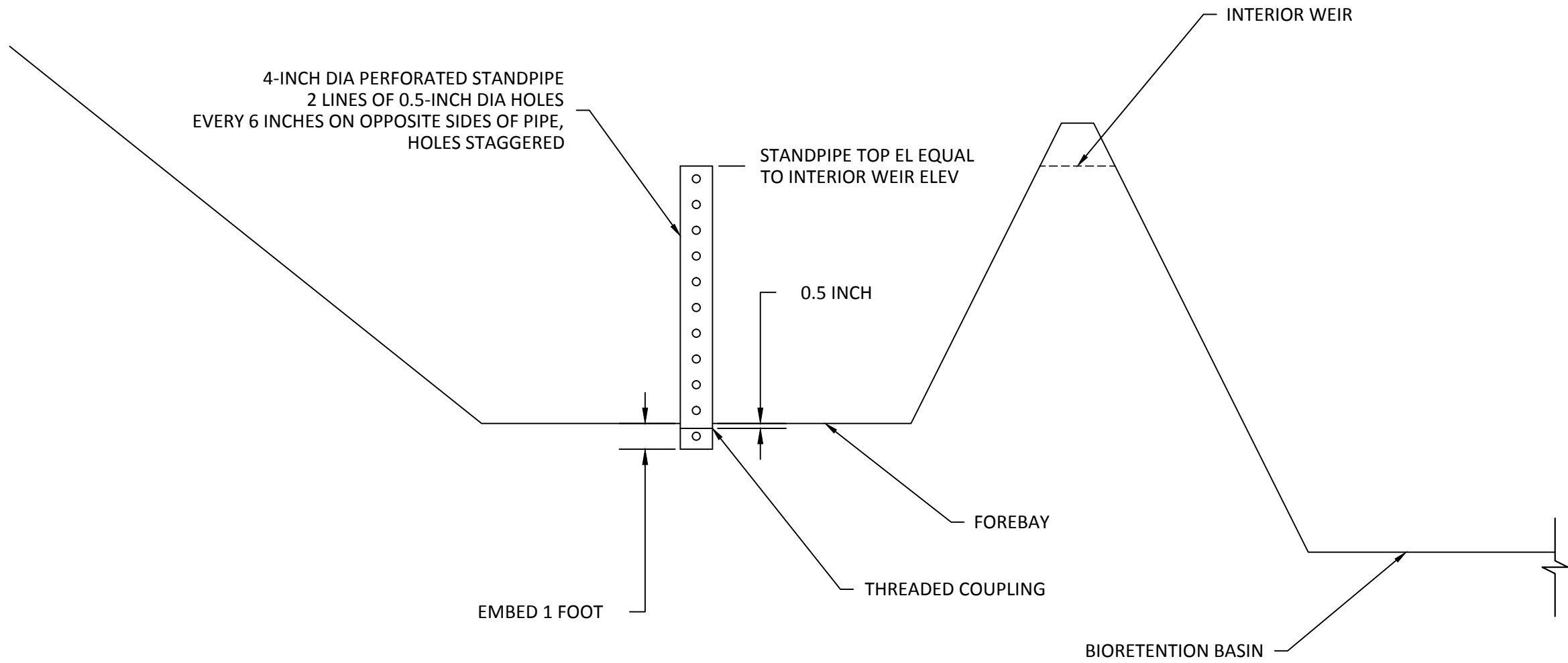
PLAN



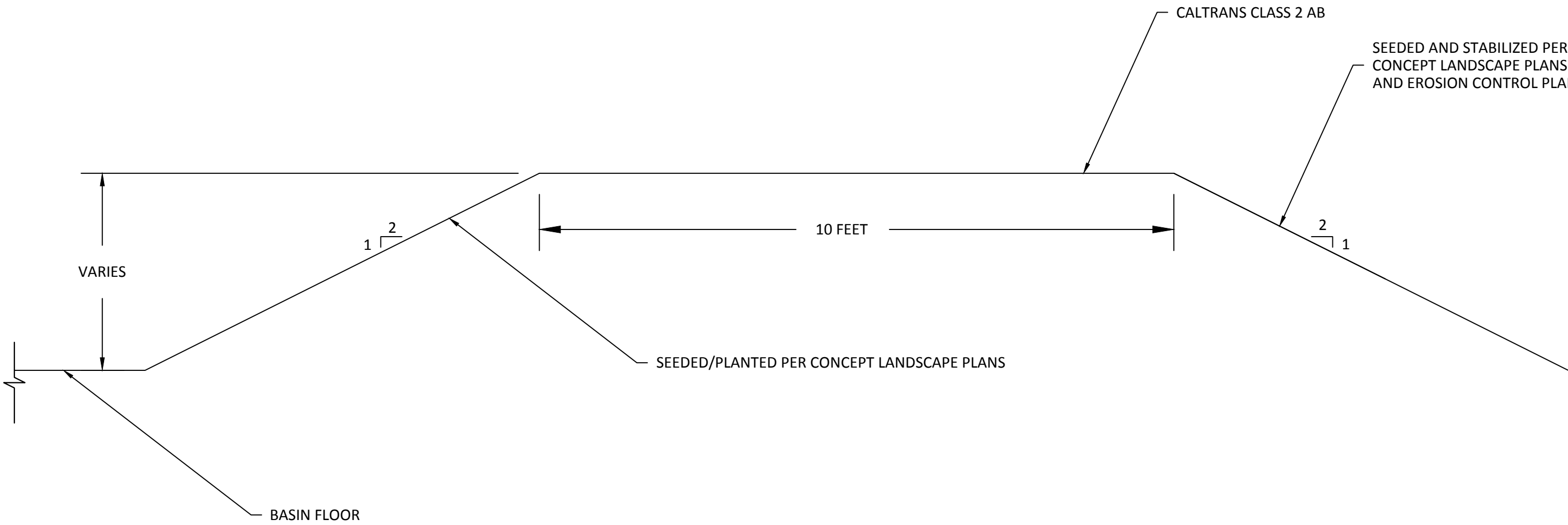
SECTION

NOTES
1. BERM SOILS AND COMPACTION PER GEOTECHNICAL NOTE 1.1 ON SHEET C-2A.

2 INTERIOR WEIR
C5 NTS

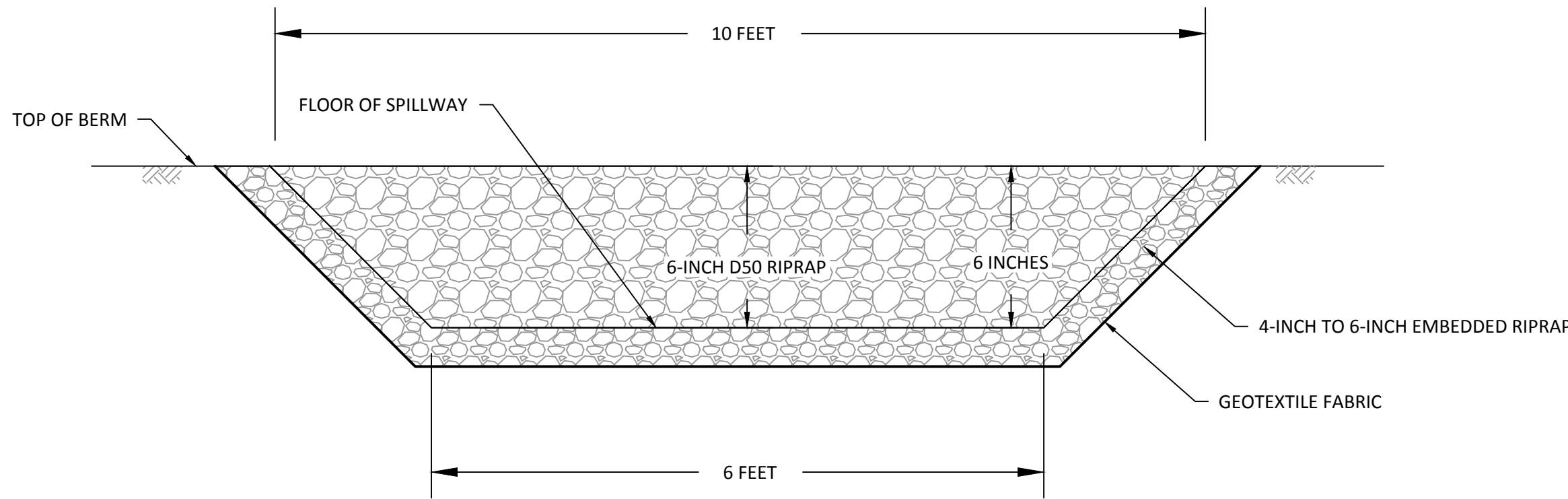


4 PERFORATED STANDPIPE SECTION
C5,6 NTS



NOTES
1. SEE GEOTECHNICAL NOTES ON SHEET C2-B.

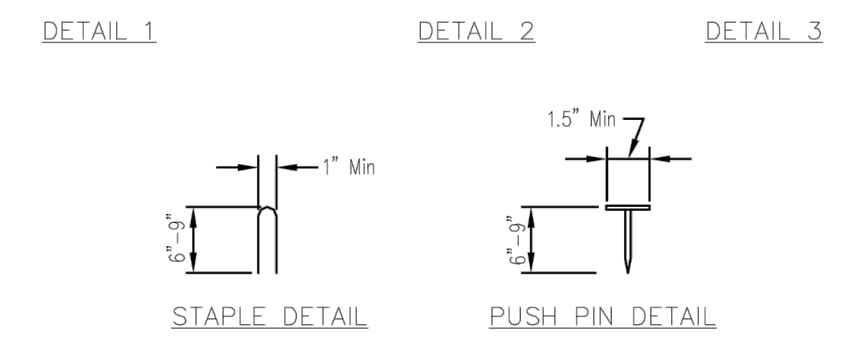
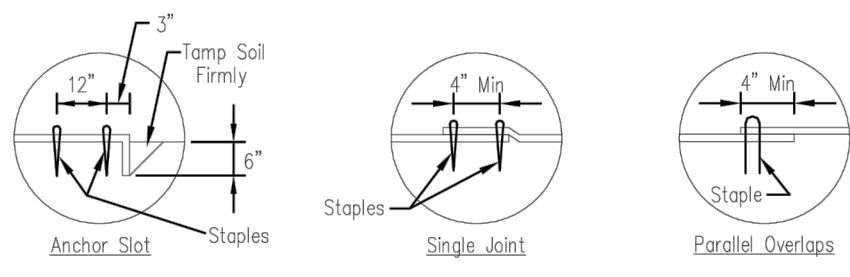
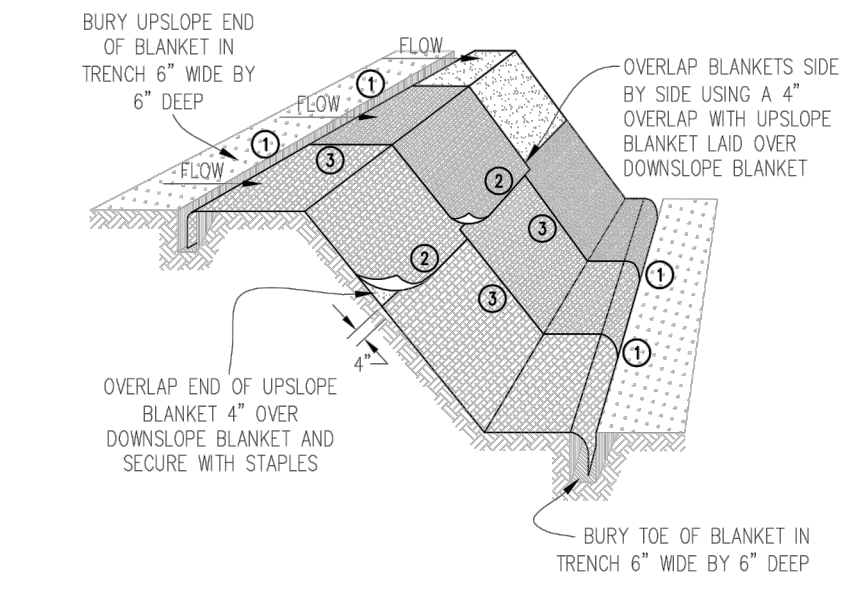
3 TYPICAL BERM/ACCESS ROAD SECTION
C5,6 NTS



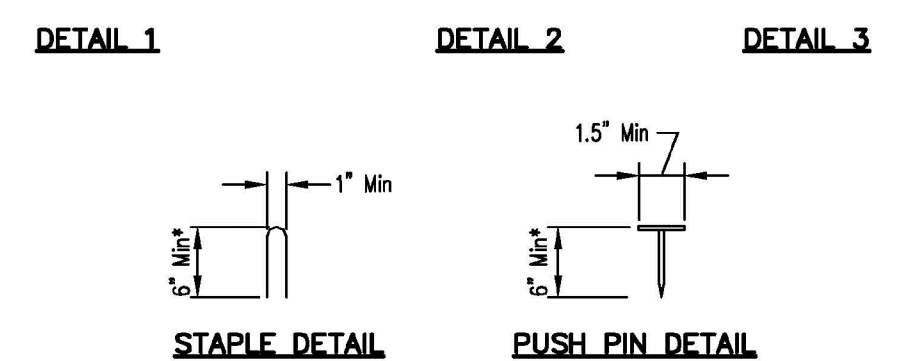
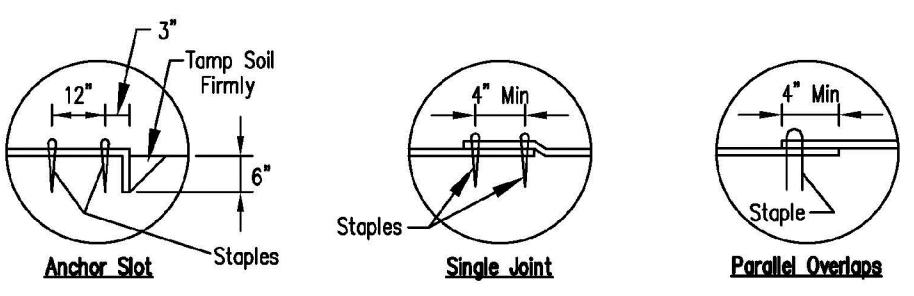
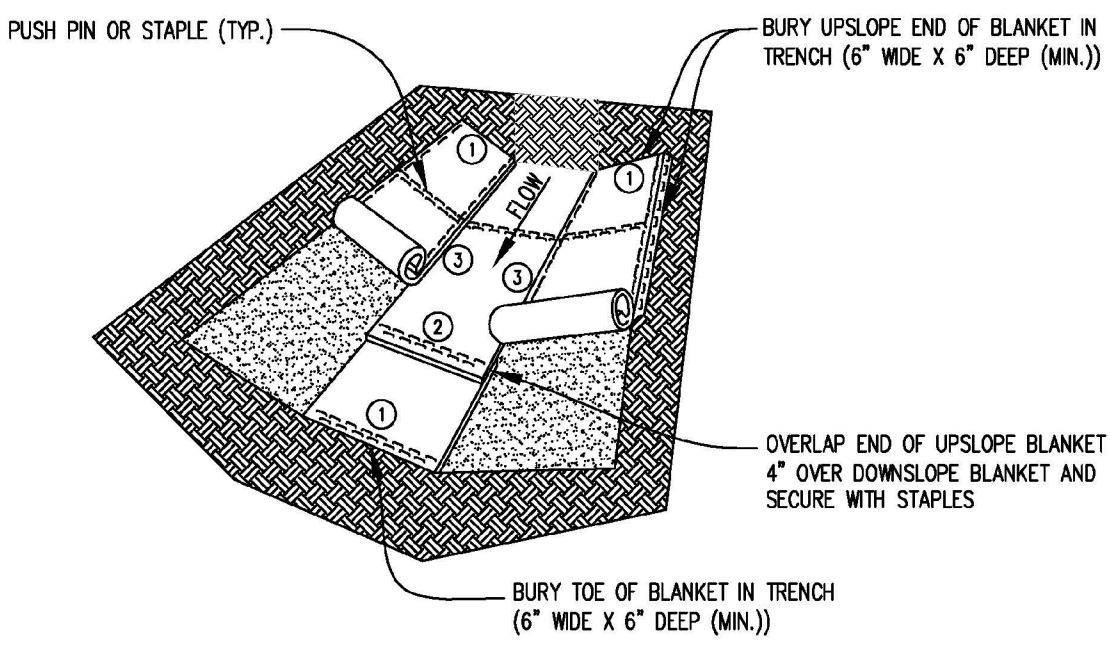
5 OVERFLOW SPILLWAY
C5,8,9 NTS

DRAFT

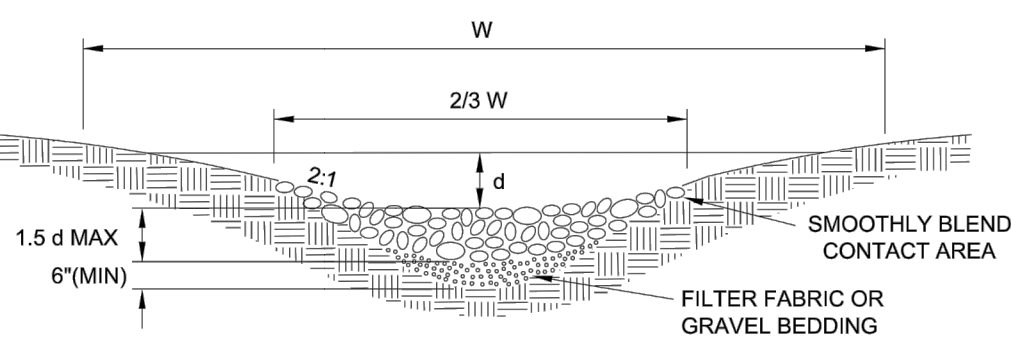
DRAWN BY: KL REVIEWED BY: LP APPROVED BY: HK SCALE: NO SCALE DATE: 3-31-2017 PROJECT NO: 0055.005.004		SHEET NO: C7-2	
PARCEL C: OUTFALL 1B DETAILS		SAFETY FIRST	
terraphase engineering 1404 Franklin Street, Suite 600 Oakland, California 94612 Phone: 510-645-1850 www.terraphase.com		LICENSED PROFESSIONAL REGISTERED PROFESSIONAL ENGINEER No. 81916 CIVIL ENGINE STATE OF CALIFORNIA SIGNATURE DATE	
REVISION HISTORY		APPROVED	
DESCRIPTION		DATE	
NO.			



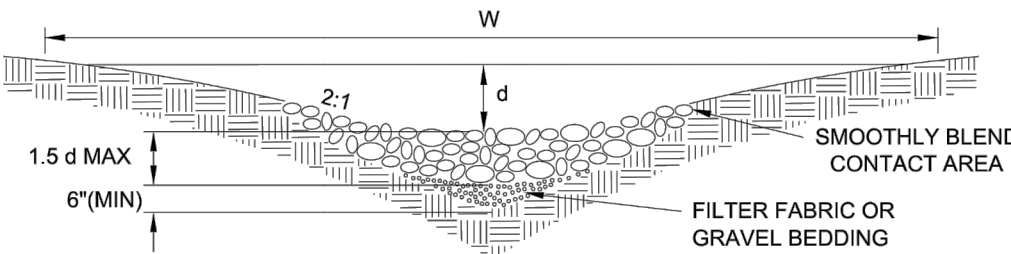
- NOTES:
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
 2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
 3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
 4. All anchor slots shall be stapled at approximately 12" intervals.



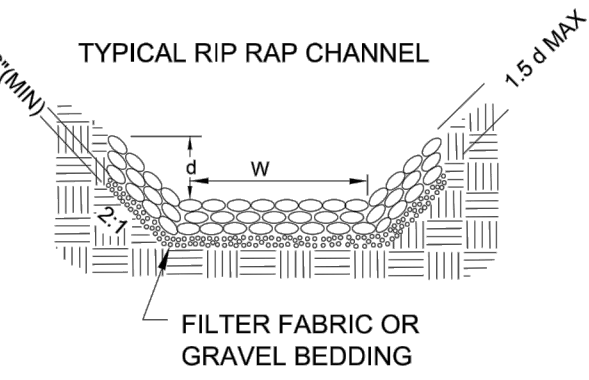
- Notes:
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.



PARABOLIC-SHAPED
(SHAPED BY BULLDOZER)



V-SHAPED
(SHAPED BY MOTOR GRADER)



TRAPEZOIDAL

- NOTE:
1. TO BE USED WHERE EXCESSIVE STORMWATER VELOCITIES PROHIBIT VEGETATIVE LININGS.
 2. DIMENSIONS FOR d & w AND SIZE OF STONE MUST BE DETERMINED BY APPROPRIATE DESIGN CRITERIA.

d MAX	STONE CLASSIFICATION	RIP RAP DEPTH
8"	A	12"
12"	B	18"
18"	CLASS 1	27"
24"	CLASS 2	36"

6 EROSION CONTROL MAT INSTALLATION DETAIL

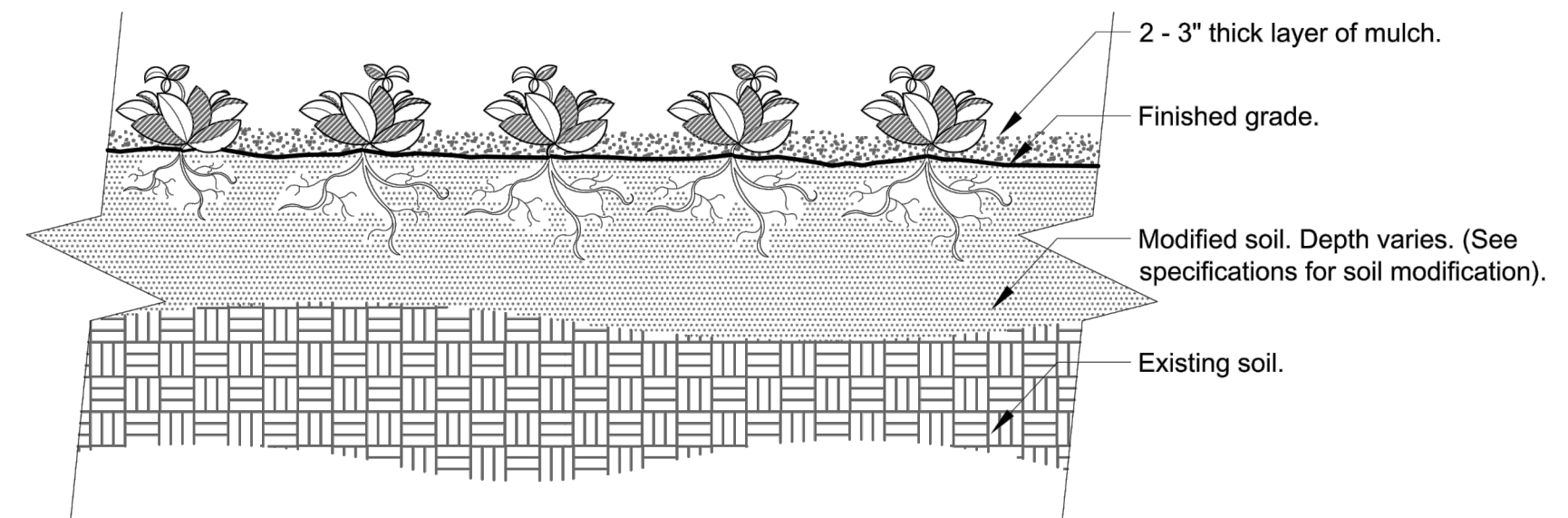
C5,8,9 NTS

7 TURF REINFORCEMENT MAT INSTALLATION DETAIL

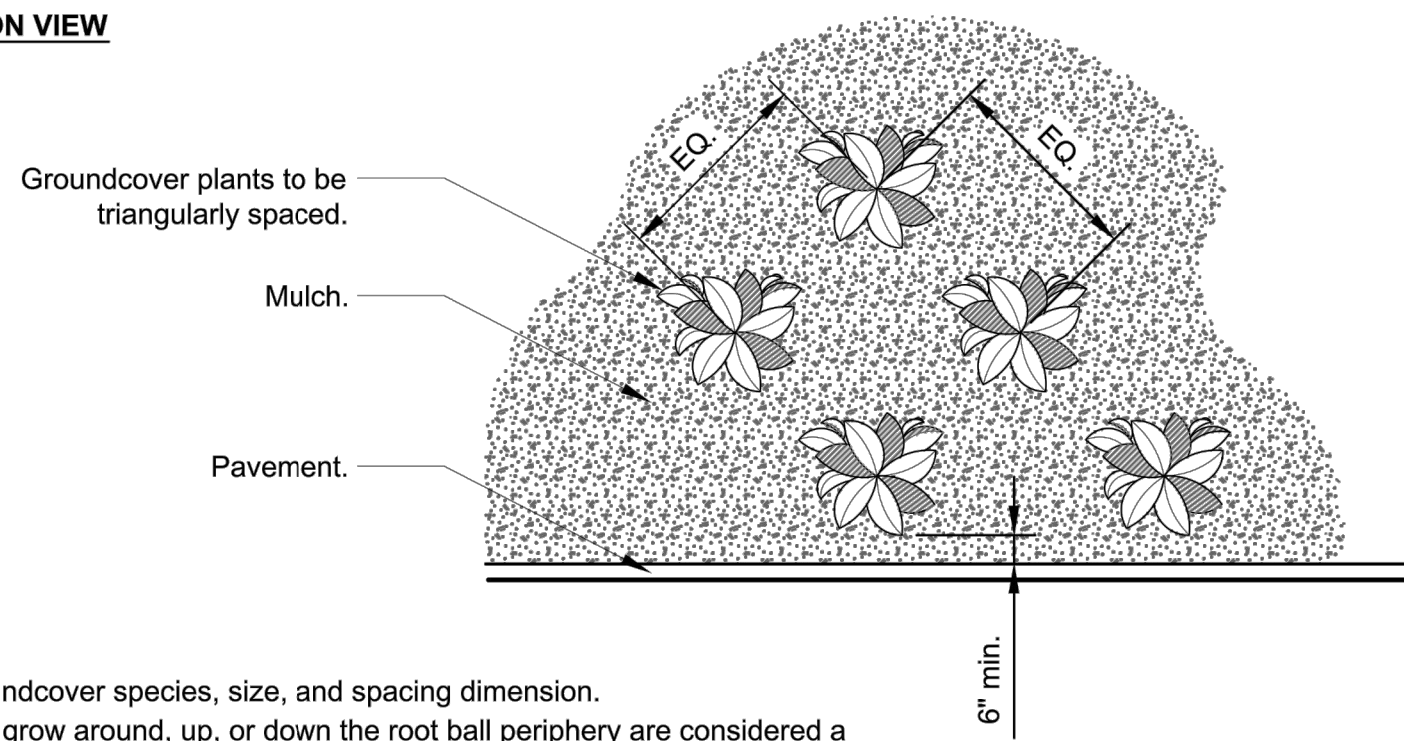
C5,8,9 NTS

8 RIP RAP LINED CHANNEL DETAIL

C5,8,9 NTS

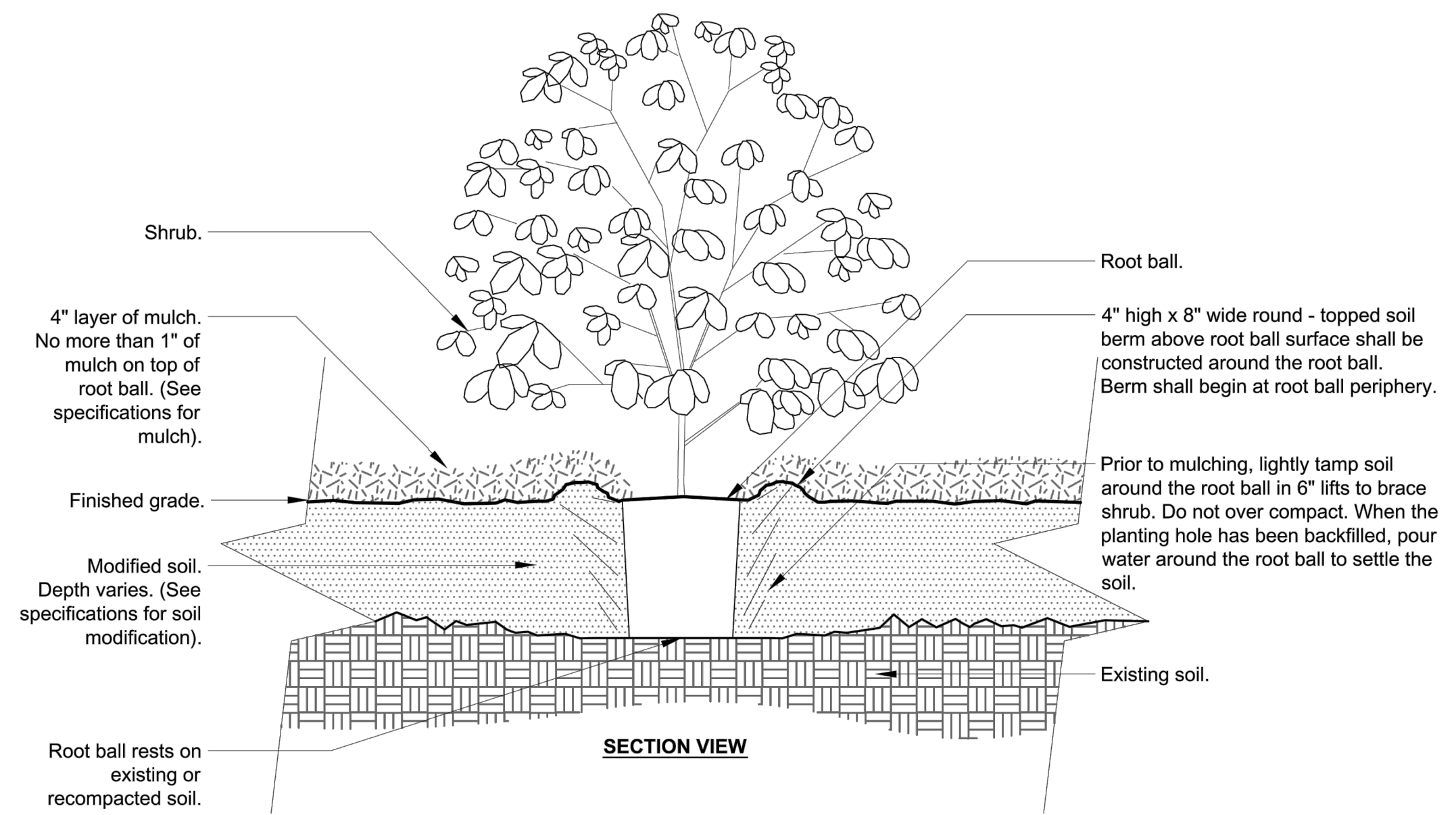


SECTION VIEW



PLAN

- Notes:
- 1- See planting legend for groundcover species, size, and spacing dimension.
 - 2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
 - 3- Settle soil around root ball of each groundcover prior to mulching.



SECTION VIEW

- Notes:
- 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 - 2- See specifications for further requirements related to this detail.

9 GROUNDCOVER DETAIL

C8 NTS

10 MODIFIED SOIL SHRUB DETAIL

C8 NTS

DRAFT

DRAWN BY: KL REVIEWED BY: LP APPROVED BY: HK SCALE: NO SCALE DATE: 3-31-2017 PROJECT NO: 0055.005.004	PARCEL C: OUTFALL 1B DETAILS	SAFETY FIRST	SHEET NO: 7-3

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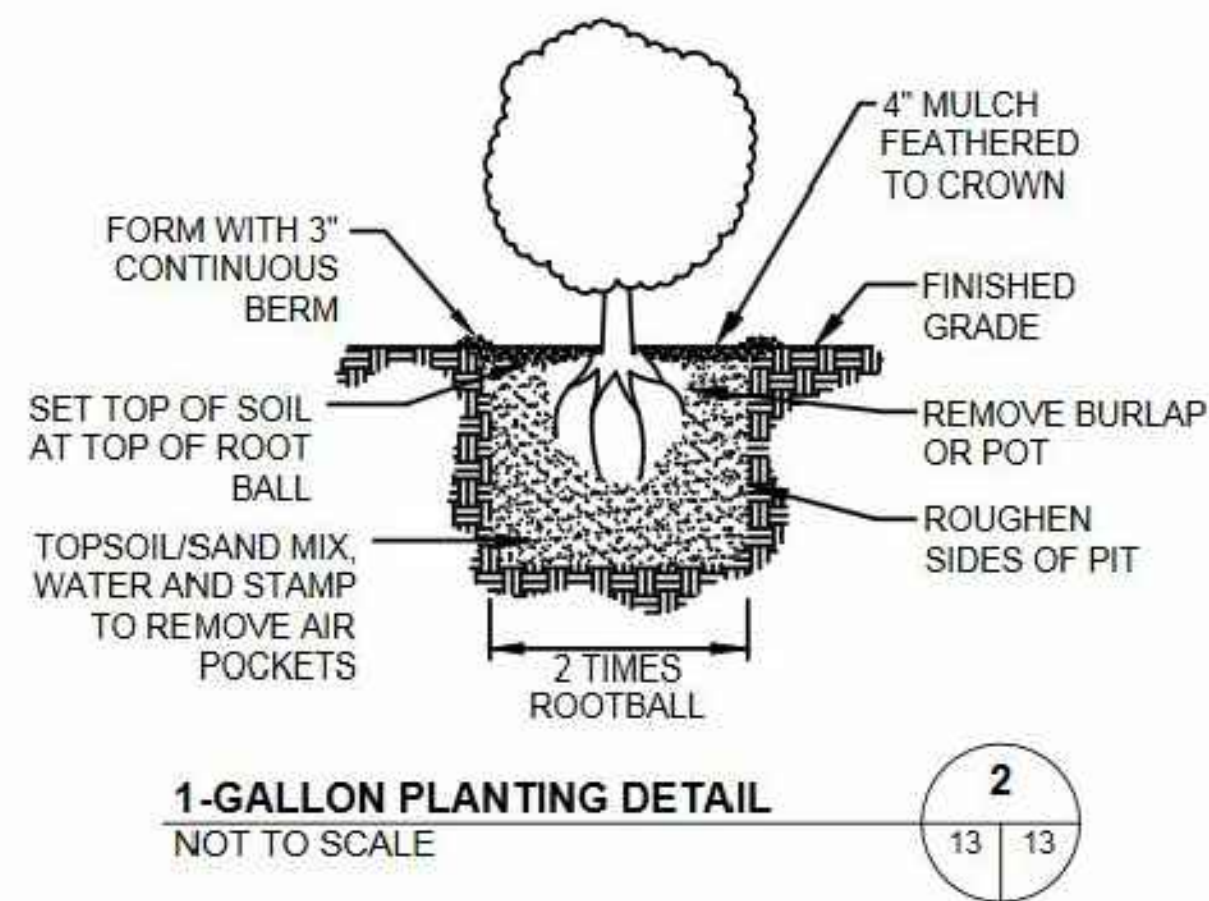
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LICENSED PROFESSIONAL

REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 06/30/2018
NO. 0104
CIVIL ENGINEER
STATE OF CALIFORNIA

SIGNATURE _____ DATE _____

REVISION HISTORY	APPROVED	DATE
NO.	DESCRIPTION	



1. THE RECOMMENDED TIME FOR PLANT INSTALLATION IS EARLY FALL BETWEEN OCTOBER 1 AND NOVEMBER 15.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH ALL PARTICIPATING PARTIES PRIOR TO COMMENCEMENT OF WORK IN THE PLANTING AREAS TO REVIEW THE PROJECT GOALS, PLANTING DETAILS, SITE CONDITIONS, CLEARING/EXCAVATION LIMITS, AND CONSTRUCTION SEQUENCING.
3. CONTRACTOR SHALL REMOVE ANY REMAINING INVASIVE SPECIES THROUGHOUT THE PLANTING AREA, INCLUDING BUT NOT LIMITED TO BLACKBERRY, BINDWEED, AND NON-NATIVE GRASSES USING MACHINERY OR BY HAND. ON-SITE SOIL CONTAINING INVASIVE PLANT SPECIES SHALL NOT BE REUSED WITHIN THE PLANTING AREAS.
4. AN APPROXIMATELY 4-INCH-DEEP LAYER OF MULCH SHALL BE PLACED IN A RING AROUND UPLAND PLANTS IN THE AREA ABOVE THE OHW LINE FOR EROSION CONTROL, WEED PREVENTION, AND MOISTURE RETENTION.
5. ALL SOIL AND MULCH SHALL BE CERTIFIED FREE OF MATERIAL TOXIC TO PLANT GROWTH AND NOXIOUS WEED SEEDS.
6. ONLY ZONES TWO AND FOUR WILL BE PLANTED DURING THIS PHASE, PHASE 1.

1. ALL PLANTS AND PLANTING ACTIVITIES SHALL CONFORM TO LANDSCAPE INDUSTRY STANDARDS. PLANT STOCK SHALL BE FREE OF DEFECTS, DISEASE, INFESTATIONS, AND SHALL BE HEALTHY. THE OWNER OR OWNER'S REPRESENTATIVE MAY REQUIRE REPLACEMENT OR SUBSTITUTION OF ANY UNACCEPTABLE PLANTS. PLANT STOCK SHALL BE OBTAINED FROM A NURSERY LICENSED TO SELL PLANTS IN WASHINGTON; PLANT STOCK SHALL BE LOCALLY GROWN IN WESTERN WASHINGTON.
2. THE OWNER OR REPRESENTATIVE SHALL BE PRESENT TO INSPECT PLANTS BEFORE THEY ARE INSTALLED AND THE OWNER CAN REJECT PLANTS IF THEY DO NOT MEET THE INDUSTRY STANDARD. CONTRACTOR SHALL PROVIDE OWNER A COPY OF THE PLANT RECEIPTS THAT INCLUDES THE NUMBER PURCHASED. DURING INSPECTION PLANTS NEED TO BE ORGANIZED TO ALLOW FOR EASY INSPECTION AND COUNT.
3. ALL PLANT STOCK SHALL BE HANDLED WITH CARE TO ENSURE PROTECTION FROM INJURY. PLANTS SHALL BE KEPT MOIST AND STORED IN A SHADED AREA UNTIL INSTALLATION WHILE BEING STORED ON THE PROJECT SITE. BEFORE AND AFTER PLANTING, SOIL IN THE PLANTING PITS SHALL BE SATURATED.
4. FOLLOWING EARTHWORK, THE PLANTINGS SHALL BE INSTALLED PER THE SPECIES, QUANTITIES, SIZES, GROUPING AND SPACING IDENTIFIED IN THE PLANT SCHEDULE.
5. PLANTS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON PLAN (UPLAND OR RIPARIAN AREAS).
6. ZONES 1, 2, AND 4:
 - a. EXCAVATE PLANTING PITS AS SHOWN IN DETAIL 1. GENTLY LOOSEN ROOTS OF CONTAINERIZED PLANT STOCK PRIOR TO PLANTING.
 - b. BACKFILL PLANTING PITS WITH CERTIFIED WEED FREE TOPSOIL/SAND MIX. NO CHEMICALS SHALL BE ADDED TO THE BACKFILL SOIL.
 - c. WATER EACH PLANT THOROUGHLY AFTER PLANTING IN ORDER TO ELIMINATE AIR POCKETS AND AID IN NATURAL SOIL COMPACTION.
9. ZONE 3:
 - a. HARVEST AND PLANT STAKES DURING THE DORMANT SEASON.
 - b. MAKE CLEAN CUTS AND DO NOT DAMAGE STAKES OR SPLIT ENDS DURING INSTALLATION. USE A PILOT BAR IN FIRM SOILS.
 - c. SOAK CUTTINGS CONTINUOUSLY PRIOR TO INSTALLATION.

1' X 4' Lumber Frame

Plastic Sheet

Stainless Steel Clamp

Dia Pipe

Gum Rubber, Butyl Rubber Or Neoprene

W =

V =

W/2 =

W/2 =

Flow

Sheet Of Non-Reinforced Gum Rubber, Butyl Rubber Or Neoprene Membrane

ELEVATION

SECTION A-A

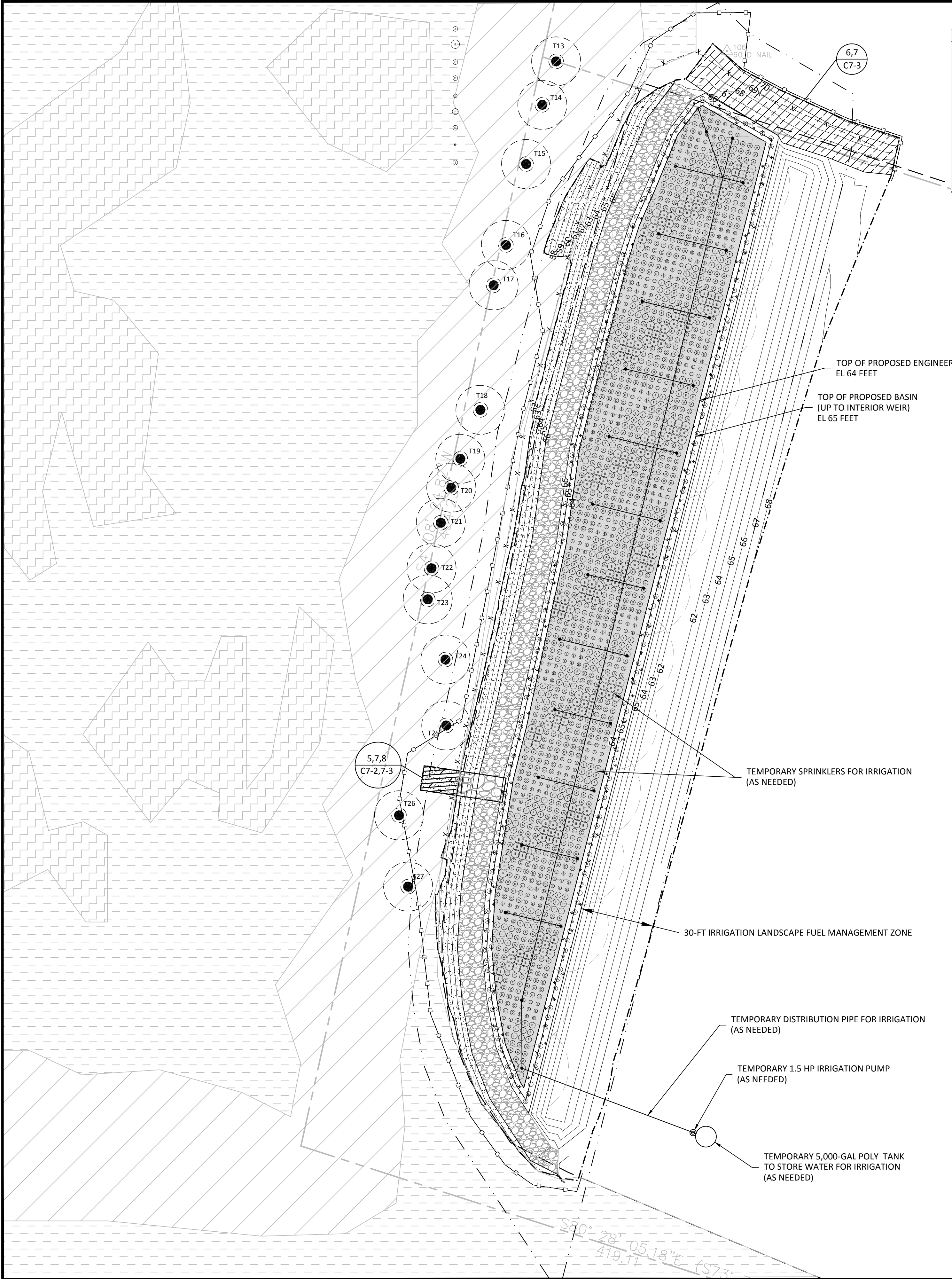
NOTES:

1. Helical pipe shall have a mastic sealer applied at the collar location. The sealer will not be required for PVC or annular pipe.
2. The center membrane section may be 1/16 inch gum rubber, butyl rubber or neoprene. The entire antiseep may be made of these materials.
3. The outer portion of the antiseep collar, away from the pipe, may be made of a minimum 20 mil plastic sheet.
4. Cut a hole, 3 inches smaller than the diameter of the pipe, centered on the material used at the pipe and force it over the end of the pipe.
5. The antiseep material shall be fastened to the pipe using a stainless steel clamp.
6. Completed installation must be watertight.
7. Care must be taken to back fill equally on both sides of the antiseep collar.

12 C8 FLEXIBLE ANTISEEP COLLAR DETAIL NTS

DRAFT

REVISION HISTORY				LICENSED PROFESSIONAL		<div></div>		L K LP HK	
NO.	DESCRIPTION	DATE	APPROVED	L K LP HK					
				NO SCALE					
				DATE: 3-31-2017					
				PROJECT NO: 0055.005.004					
PARCEL C: OUTFALL 1B DETAILS				DRAWN BY: REVIEWED BY: APPROVED BY: SCALE: DATE: PROJECT NO:					
SAFETY FIRST				SHEET NO: C7-4					
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QTY.	SIZE	BOTANICAL NAME	COMMON NAME	PLANT WIDTH (FT)	PLANT SYMBOL
254	PLUG	JUNCUS EFFUSUS	SOFT RUSH	2.5	
254	PLUG	JUNCUS PATENS	WIRE GRASS (BLUE RUSH)	1.5	
245	PLUG	FESTUCA RUBRA	RED FESCUE (MOLATE)	2.0	
308	1-GAL CONTAINER	CAREX PANSA	CALIFORNIA MEADOW SEDGE	2.0	
244	1-GAL CONTAINER	CAREX SPISSA	SAN DIEGO SEDGE	3.5	
250	1-GAL CONTAINER	LEYMUS CONDENSATUS	CANYON PRINCE WILD RYE	2.0	
53	1-GAL CONTAINER	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	2.0	
54	1-GAL CONTAINER	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	0.8	
54	1-GAL CONTAINER	ARCHILLEA MILLEFOLIUM	YARROW	2.0	

SEEDING
PLANTING ZONES B AND C
SELECTED SEED MIX USING NEAREST CALTRANS POSTMILE RECOMMENDATION

VERNACULAR NAME	ACCEPTED TAXON NAME	PLS/ACRE	TOTAL PLS
CALIFORNIA BROME	BROMUS CARINATUS HOOK. ET ARN.	8	1.81
BLUE WILD RYE	ELYMUS GLAUCUS BUCKLEY SUBSP. GLAUCUS	8	1.81
BARLEY	HORDEUM BRACHYANTHERUM NEVSKI SUBSP. CALIFORNICUM	15	3.39
JUNEGRASS	KOELERIA MACRANTHA (LEDEB.) J.A.SCHULTES	1	0.23
MELIC	MELICA IMPERFECTA TRIN.	1	0.23
PURPLE NEEDLEGRASS	NASSELLA PULCHRA (A.S.HITCHC.) BARKWORTH	10	2.26

ENGINEERED SOIL
TOTAL VOLUME: 21,052 FT³

TEMPORARY IRRIGATION SYSTEM
SPRINKLERS: 28
ANNUAL WATER USE: 21,549 GAL.

ID	Species	Diameter at Breast Height (in)
T13	Monterey Cypress	23
T14	Monterey Cypress	48
T15	Monterey Cypress	24
T16	Monterey Cypress	44
T17	Monterey Cypress	46
T18	Monterey Cypress	42
T19	Monterey Cypress	39
T20	Monterey Cypress	41
T21	Monterey Cypress	38
T22	Monterey Cypress	38
T23	Monterey Cypress	48
T24	Monterey Cypress	31
T25	Monterey Cypress	7
T26	Monterey Cypress	41
T27	Monterey Cypress	4

- LEGEND**
- 65 PROPOSED MAJOR CONTOUR
 - 64 PROPOSED MINOR CONTOUR
 - APPROXIMATE PARCEL BOUNDARY
 - APPROXIMATE DRAINAGE AREA BOUNDARY
 - APPROXIMATE CONSTRUCTION WORK BOUNDARY
 - EXISTING FENCE LOCATION

- PROPOSED OVERFLOW SPILLWAY
- PROPOSED RIP RAP
- PROPOSED TURF REINFORCEMENT MAT
- APPROXIMATE EXISTING TREE LOCATION

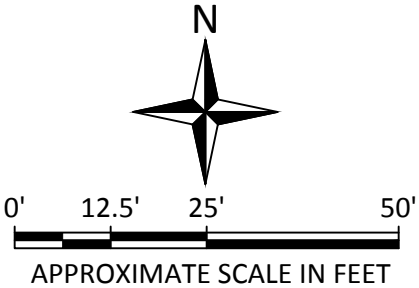
3-FT RADIUS OFFSET: WORK WITHIN THIS ZONE REQUIRES TREE PROTECTION MEASURES AS SPECIFIED BY THOMPSON WILDLIFE MANAGEMENT'S *TREE IMPACT ASSESSMENT FOR VEGETATION MANAGEMENT AREAS AT THE MOSS LANDING PICK-N-PULL FACILITY*, REPORT DATED FEBRUARY 21, 2017. (SEE NOTES SHEETS.)

CRITICAL TREE ROOT ZONE (10-FT RADIUS OFFSET): IF TREE PRUNING IS NECESSARY IN THIS AREA, IT MUST BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS FROM THOMPSON WILDLIFE MANAGEMENT'S *TREE IMPACT ASSESSMENT FOR VEGETATION MANAGEMENT AREAS AT THE MOSS LANDING PICK-N-PULL FACILITY*, REPORT DATED FEBRUARY 21, 2017. (SEE NOTES SHEETS.)

- PROPOSED EXCLUSION FENCE LOCATION
- PLANTING ZONE A (PROPOSED BASIN BOTTOM)
- PLANTING ZONE B (PROPOSED BASIN SIDE SLOPES)
- PLANTING ZONE C (PROPOSED EXTERIOR BERM EXTERIOR SIDE SLOPE)
- PLANTING ZONE D (STEEP SLOPE TO BE STABILIZED)
- PROPOSED GRAVEL FOR TOP OF BERM/ROAD
- EXISTING TREE ZONE
- EXISTING SHRUB ZONE
- EXISTING GRASSLAND ZONE

- SPRINKLER SPRAY ZONE (19-FT RADIUS OFFSET)

- NOTES**
- SEE GENERAL LANDSCAPE NOTES ON SHEET C2-2.
 - SEE DETAILS 6 THROUGH 10 ON SHEET C7-3 AND DETAIL 11 ON SHEET C7-4.
 - SEE LANDSCAPE (TREE) NOTES SECTION ON SHEET C2-2.



DRAFT

KL
LP
HK
1" = 25'
3-31-2017
0055.005.004

DRAWN BY:
REVIEWED BY:
APPROVED BY:
SCALE:
DATE:
PROJECT NO:

PARCEL C: OUTFALL 1B CONCEPT LANDSCAPE PLAN

SAFETY FIRST

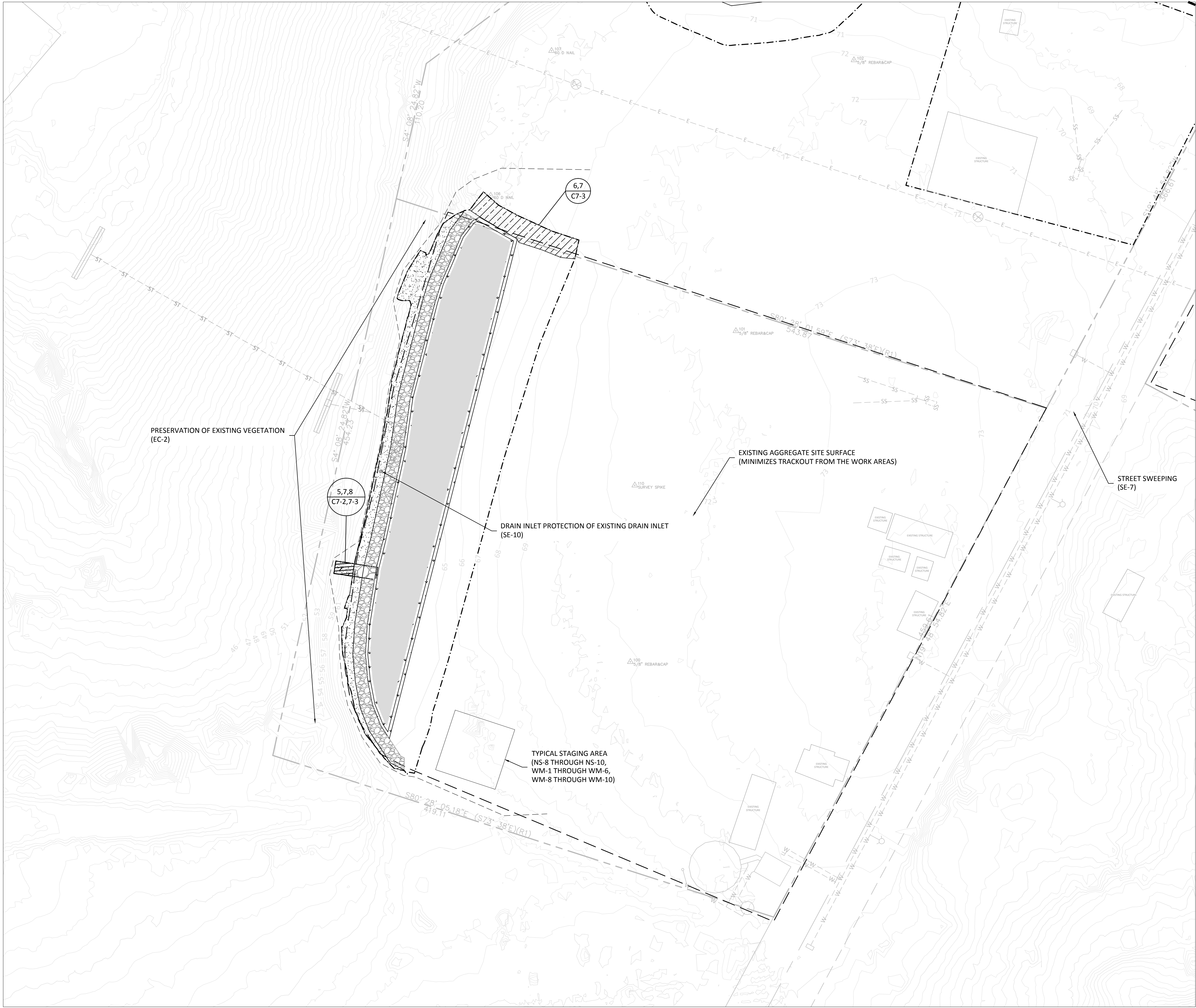
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REGISTERED PROFESSIONAL ENGINEER
No. 100000000
Exp. 12/31/2018
CIVIL ENGINE
STATE OF CALIFORNIA
100000000

SIGNATURE
DATE

REVISION HISTORY

NO.	DESCRIPTION	DATE	APPROVED



LEGEND

70

APPROXIMATE EXISTING MAJOR CONTOUR

69

APPROXIMATE EXISTING MINOR CONTOUR

APPROXIMATE PARCEL BOUNDARY

APPROXIMATE DRAINAGE AREA BOUNDARY

APPROXIMATE CONSTRUCTION WORK BOUNDARY

ST

ST

APPROXIMATE EXISTING STORM DRAIN LINE

SS

SS

APPROXIMATE EXISTING SEWER LINE

W

W

APPROXIMATE EXISTING WATER LINE

E

E

APPROXIMATE EXISTING ELECTRICAL LINE

PROPOSED FIBER ROLL LOCATION

PROPOSED OVERFLOW SPILLWAY

PROPOSED RIP RAP

PROPOSED TURF REINFORCEMENT MAT

PLANTING ZONE A (PROPOSED BASIN BOTTOM)

PLANTING ZONE B (PROPOSED BASIN SIDE SLOPES)

PLANTING ZONE C (PROPOSED EXTERIOR BERM OUTER SIDE SLOPE)

PLANTING ZONE D (STEEP SLOPE TO BE STABILIZED)

PROPOSED GRAVEL FOR TOP OF BERM/ROAD

- NOTES
1.

PLACE TURF REINFORCEMENT MAT AT THE BOTTOM OF THE OVERFLOW SPILLWAY RELEASE AND AT THE STEEP SLOPE TO BE STABILIZED. SEE EROSION AND SEDIMENT CONTROL NOTES SECTION ON SHEET C2-A.
2.

DRAIN INLETS LOCATED ALONG VIA TANQUES RD SHALL HAVE DRAIN INLET PROTECTION (SE-10).
2.

SEE DETAILS 6 THROUGH 10 ON SHEET C7-3 AND DETAIL 11 ON SHEET C7-4.

CASQA BMPs

SOIL STABILIZATION BMPs:

EC-1, SCHEDULING

EC-2, PRESERVE VEGETATION

EC-4, HYDROSEEDING

EC-7, GEOTEXTILES AND MATS

EC-16, NON-VEGETATIVE STABILIZATION

NON-STORMWATER BMPs:

NS-1, WATER CONSERVATION PRACTICES

NS-3, PAVING AND GRINDING OPERATIONS

NS-6, ILLICIT CONNECTION - ILLEGAL DISCHARGE CONNECTION

NS-8, VEHICLE EQUIPMENT CLEANING

NS-9, VEHICLE AND EQUIPMENT FUELING

NS-10, VEHICLE AND EQUIPMENT MAINTENANCE

NS-12, CONCRETE CURING

NS-13, CONCRETE FINISHING

SEDIMENT CONTROL BMPs:

SE-1, SILT FENCE

SE-5, FIBER ROLLS

SE-6, GRAVEL BAG BERM

SE-7, STREET SWEEPING AND VACUUMING

SE-10, STORM DRAIN INLET PROTECTION

TRACKING CONTROL BMPs:

TC-1, STABILIZED CONSTRUCTION ENTRANCE AND EXIT

WIND EROSION CONTROL BMPs:

WE-1, WIND EROSION CONTROL

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs:

WM-1, MATERIAL DELIVERY AND STORAGE

WM-2, MATERIAL USE

WM-3, STOCKPILE MANAGEMENT

WM-4, SPILL PREVENTION AND CONTROL

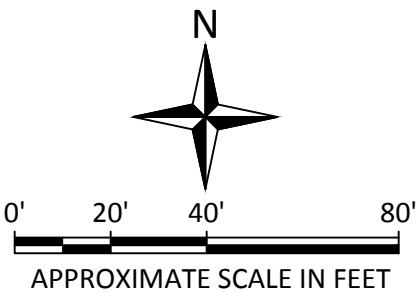
WM-5, SOLID WASTE MANAGEMENT

WM-6, HAZARDOUS WASTE MANAGEMENT

WM-8, CONCRETE WASTE MANAGEMENT

WM-9, SANITARY-SEPTIC WASTE MANAGEMENT

WM-10, LIQUID WASTE MANAGEMENT



DRAFT

KL
LP
HK
1" = 40'
3-31-2017
0055.005.004

DRAWN BY:
REVIEWED BY:
APPROVED BY:
SCALE:
DATE:
PROJECT NO:

PARCEL C: OUTFALL 1B EROSION CONTROL PLAN

SAFETY FIRST

SHEET NO: C9

terrapphase
engineering

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EX. 00524018
NORTH
CIVIL ENGINEERING
STATE OF CALIFORNIA
12/2013

SIGNATURE

DATE

REVISION HISTORY

NO.

DESCRIPTION

DATE

APPROVED



Construction Management Plan

Improvement Plans for Pick-N-Pull Auto Dismantlers

516 Dolan Road, Moss Landing, CA

Contact(s):

Owner - Pick-N-Pull Auto Dismantlers, Rob Ellsworth, (510) 839-4714

Developer - Pick-N-Pull Auto Dismantlers, Rob Ellsworth, (510) 839-4714

Contractor- To be determined

Construction Vehicles:

Anticipated construction vehicles will consist of dump trucks, backhoe, loader, grader, roller, forklift, concrete trucks, light trucks, and cars during general construction.

Project Scheduling & Grading Activity:

The proposed project is estimated to last 3 months. For the first 6 weeks, during grading activities, there may be up to 3 truckloads on any given day (import/export of soil is not anticipated; small amounts of aggregate, rip rap, and concrete will be imported) and up to 4000 yards of onsite earthwork per day.

Hours of Operation:

The hours of operation for outdoor construction will be from 8:00 AM to 5:00 PM Monday through Friday and potentially from 9:00 AM to 5:00 PM on Saturday. No construction is currently anticipated on Sunday.

Project Scheduling:

To be determined.

Preservation of Existing Vegetation:

Minimizing limits of disturbance and preserving existing trees and vegetation is a priority. No existing trees will be removed. Disturbed vegetation outside the site fence line will be revegetated as soon as possible with native seed. Disturbed areas within the fence line will be stabilized as soon as practical using compaction, vegetation, rock, or concrete.

Materials and Equipment Staging and Storage:

Construction is expected to use just-in-time material deliveries, minimizing inventory and re-handling costs. Equipment and material storage and staging will all take place within site boundaries.

Construction Traffic:

Construction activities will be controlled through one access point to the property.

Construction workers and materials will come by way of **Highway 1** (from the South) and

turn right on **Dolan Road** followed by a left onto **Via Tanques Road**, traveling approximately 0.7 miles to the project site, and generally leave in a route reversed from arrival. To prevent mud or debris tracking on public roads, clean gravel or rumble plates will be placed at the access points to the property and street sweeping will occur on **Via Tanques Road** if indicated necessary by daily monitoring. Signs will be placed to the near the entrances **Via Tanques Road** advising of construction traffic, speed limits and appropriate cautions and warnings. Please see the attached Construction Management Plan Traffic Map.

Grading and Erosion Control:

An approved Storm Water Pollution Prevention Plan will be implemented prior to beginning work. Best Management Practices will be reviewed on a regular basis, per Construction General Permit requirements.

Parking:

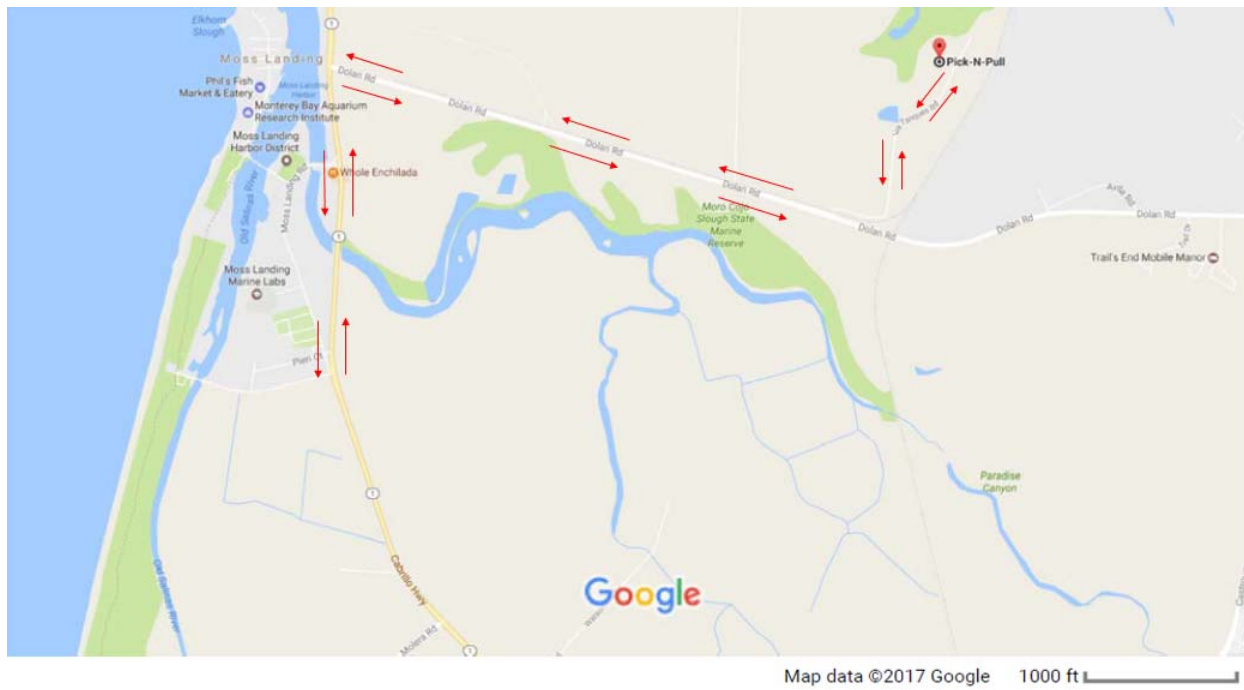
Employee and subcontractor parking will be located onsite at designated parking areas.

On-site Facilities:

Construction toilets / porta potties will be placed around the construction site to provide access to all workers. Facilities will be relocated as needed to provide reasonable access.

Signage:

Along with the hours of operation and construction traffic signage, name and phone numbers for the on-site person responsible for compliance with the Construction Management Plan will be displayed on jobsite signs along with notices and jobsite rules.





July 22, 2016

Mr. Rob Ellsworth
Schnitzer Steel Industries, Inc.
1101 Embarcadero West
Oakland, CA 94607

Subject: Response to Ecological Rights Foundation Initial Comments on the Proposed Structural BMP Plan, Pick-n-Pull Facility, Moss Landing, California

Dear Mr. Ellsworth:

Terraphase Engineering Inc. (Terraphase) is providing this brief response to initial comments raised by the Ecological Rights Foundation regarding the proposed Structural Stormwater Best Management Practice (BMP) Plan for the Pick-n-Pull auto dismantling facilities located at 516A Dolan Road [Unit A] and 516B Dolan Road [Unit B], Moss Landing, California ("the Facilities"). The Structural BMP Plan was prepared in accordance with the requirements of the Consent Decree between the Ecological Rights Foundation and Pick-n-Pull San Jose Auto Dismantlers, effective December 14, 2015.

The Consent Decree requires that the Structural BMP Plan be developed to provide treatment for stormwater discharges to a level commensurate with Best Available Technology Economically Achievable (BAT) and the Best Conventional Pollutant Control Technology (BCT) and to provide other measures necessary to prevent stormwater discharges from causing or contributing to an exceedance of applicable water quality standards for Elkhorn Slough. We are confident that the proposed BMP Plan meets and exceeds both BAT and BCT standards. As discussed in the Consent Decree, the design objective for the proposed Structural BMP Plan is to obtain sufficient stormwater storage and treatment capacity so that stormwater is effectively treated to reduce pollutants prior to discharge in any storm that does not exceed the site-specific Design Storm (i.e., stormwater discharges should only bypass the treatment systems at each outfall during storm events that exceed the Design Storm¹).

In addition to maintaining current facility BMPs, Pick-n-Pull is required by the Consent Decree to develop and implement additional BMPs necessary to comply with the goal of reducing the level of pollutants in stormwater discharged from the Facilities below Tier Two Levels of the Consent Decree (see Table 1 below) and to use best efforts to reduce the levels of pollutants in stormwater discharges below Tier One Levels. However, an exceedance of a Tier One or Tier Two Level, by itself, is not considered a violation of the Consent Decree. We believe that implementation of the proposed Structural BMP Plan

¹ "Design Storm" means the volume of runoff produced from an 85th percentile 24-hour storm event, as determined from National Oceanic and Atmospheric Administration (NOAA) rainfall records.

will result in stormwater discharges that are consistently below Tier Two Levels and often below Tier One Levels.

Table 1. Tier One and Two Levels for Facility Discharges

Contaminant	Tier One Limit <i>Applicable Basin Plan value (salt or freshwater dependent)</i>	Tier Two Limit
Oil & Grease	---	15 mg/L
Total Suspended Solids	---	100 mg/L
Chemical Oxygen Demand	---	120 mg/L
Total Recoverable Copper	0.048 mg/L (CTR)	0.0636 mg/L
Total Recoverable Lead	0.01 mg/L (BP)	0.0816 mg/L
Total Recoverable Zinc	0.02 mg/L (BP)	0.117 mg/L
Total Recoverable Aluminum	---	0.75 mg/L
Total Cadmium	0.0002 mg/L (BP)	0.0159 mg/L
Total Recoverable Iron	---	1 mg/L
Total Recoverable Mercury	0.0001 mg/L (BP)	0.0024 mg/L
Total Recoverable Nickel	0.0002 mg/L (BP)	1.417 mg/L
Total Recoverable Silver	0.0019 mg/L (CTR)	0.117 mg/L
pH	---	6.0 to 9.0 units

The BMP Plan presents conceptual designs for structural BMPs based on site-specific conditions determined from an engineering evaluation of site hydrology, soils, stormwater sampling data and other relevant factors. The proposed BMP Plan has been specifically designed to improve stormwater quality in compliance with the Consent Decree. The following four outfalls and associated drainage areas are the locations where the stormwater treatment system improvements are being proposed:

- Unit A (Premier Facility)
 - Outfall 1A (drainage area: 2.73 acres)
 - Outfall 2A (drainage area: 3.61 acres)
- Unit B (Main Facility)
 - Outfall 1B (drainage area: 4.52 acres)
 - Outfall 2B (drainage area: 3.93 acres)

Initial comments regarding the Structural BMP Plan were provided by the Ecological Rights Foundation via email on July 12, 2016. The following is the subset of the initial comments provided that are the subject of this memorandum.

"In reviewing the structural BMP plan, we did not see any discussion of depth to groundwater and the potential for groundwater flow to become a pathway for the migration/discharge of contaminants via a "direct hydrological connection" to Elkhorn Slough. We have noted on our past inspections of the area that there appeared to be seeps downhill from the Moss Landing facility that would indicate some potential for a hydrological connection between groundwater underneath the facility and local receiving waters. We note that the draft structural BMP plan indicates that Pick N Pull did subsurface investigation/cone penetration testing but there is limited discussion of what this testing revealed in the plan and no discussion whether this or other assessment tool has allowed Pick N Pull to discern depth to groundwater. ERF requests that Pick N Pull provide ERF with any information it already has on this point and that its draft structural BMP plan be revised to reflect consideration of this point.

We also have some potential concerns whether the on-site retention capacity provided for by the plan will be sufficient, in conjunction with other measures, to ensure stormwater discharges do not cause or contribute to exceedances of water quality standards in Elkhorn Slough. We will elaborate on our concerns shortly, but we would welcome any further information that Pick N Pull has concerning the expected levels of COCs in stormwater that will still be discharged from the site taking into account the enhanced retention and treatment measures called for in the plan. One interrelated question we have is what size storm event, in terms of return frequency, is Pick N Pull building capacity to retain (i.e., will Pick N Pull have capacity to retain a one year 24 hour storm, a six month, a two month storm event, etc. We find this a somewhat more useful characterization of storm retention capacity that indicating the percentile level of storm that is being designed for or stating the size storm, such as 0.8" that will be retained)."

Depth to Groundwater

Although the Structural BMP Plan did not provide discussion regarding the depth to groundwater, the data was provided in Attachment 7, in the "Presentation of Site Investigation Results". A geotechnical investigation at four representative site locations was conducted with Cone Penetrometer Testing (CPT) to characterize soils to approximately 70 feet below ground surface. There were a total of four CPT borings performed, one located at each of the four outfall locations at the site. Attachment 7 provides information regarding the estimated phreatic surface throughout the site based on CPT pore pressure dissipation tests, which indicates the level of the water table, for each CPT location. The measured depth to groundwater ranged from 46.7 feet to 70 feet below ground surface, with an average groundwater depth of 59.4 feet below ground surface. According to the CASQA 2003 California Stormwater BMP Handbook for New Development and Redevelopment, "Groundwater separation for stormwater infiltration facilities should be at least 3 m from the basin invert to the measured groundwater elevation". Also, many municipalities throughout California have adopted a standard minimum of a ten feet separation between stormwater infiltration facilities and groundwater. Given that the separation of the proposed infiltration facility and groundwater at the project site is significantly greater than the standards cited above, potential stormwater-related contamination of groundwater is not of concern for the proposed bioretention facilities.

Additional Evaluation of Proposed On-site Retention Capacity

Proposed system sizing applies a percent-capture-based design (per California Industrial General Permit [IGP] volumetric sizing criteria) for each drainage area to address specific unit processes that control pollutant fates, removals, and accumulations. As required by the Consent Decree, each proposed bioretention facility is designed to ensure sufficient stormwater storage and/or treatment capacity so that all stormwater is effectively treated to reduce pollutants prior to discharge for any storm that does not exceed the site-specific Design Storm (site-specific 85th-percentile 24-hour storm event, 0.80 inches² for the Moss Landing location). The proposed system sizing meets and greatly exceeds this standard.

The Structural BMP Plan has proposed very conservative design capacities for the proposed stormwater treatment facilities at each of the four stormwater outfalls, greatly in excess of minimum sizing standards. The design of the proposed BMPs is intended to consistently reduce the level of pollutants in stormwater discharged from the Facilities below Tier Two Levels of the Consent Decree with efforts to reduce the levels of pollutants in stormwater discharges below Tier One Levels. The table below presents our proposed design capacities for each outfall and the ability of the proposed design volumes to meet the 1-yr, 5-yr, 25-yr, 50-yr, and 100-yr recurrence interval events. The combined forebay and bioretention basin storage volume for each outfall greatly exceeds the minimum capacity requirement associated with the 85th percentile event (0.8") as required by the Consent Decree (see Table 2 below). In addition, as shown below, the proposed design capacity volumes at each outfall can also meet the 1-

² The site-specific 85th-percentile 24-hour storm event of 0.80 inches is calculated based on the Sunset State Beach Rain Gauge (COOP ID# 048680) located near Watsonville, CA; a 36-year period of record available for this gauge is applied (08-Jan-1970 through 27-Dec-2006) to support this calculation. The maximized stormwater capture volume is determined separately for each DMA. It is derived on the basis of historical precipitation records determined using the formula and volume capture coefficients in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998) pages 175-178 (85th percentile 24-hour storm runoff event).

yr, 5-yr, 25-yr, 50-yr, and 100-yr recurrence interval design storm events for both 6-hour and 12-hour storm durations.

Table 2. Proposed Design Capacity Evaluation Summary

Outfall	Drainage Area (ac)	Minimum Bioretention Area (ac)	Proposed Bioretention Area (ac)	Proposed Bioretention Basin Storage Volume (cubic-ft)	Proposed Forebay Storage Volume (cubic-ft)	Proposed Combined Bioretention Basin and Forebay Storage Volume (cubic-ft)	85th Percentile Event Rainfall (in)	85th Percentile Event Volume (cubic-ft)	Sufficient Capacity? (Y/N)
1A	2.73	0.109	0.16	25,358	16,227	41,585	0.80	7,927.92	Y
2A	3.61	0.144	0.23	36,782	19,251	56,033	0.80	10,483.44	Y
1B	4.52	0.181	0.36	53,954	22,931	76,885	0.80	13,126.08	Y
2B	3.93	0.157	0.31	52,130	12,016	64,146	0.80	11,412.72	Y

Rainfall Amount (in)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	0.959	1.44	2.02	2.30	2.60
12-hr	1.23	1.91	2.74	3.13	3.56
24-hr	1.60	2.58	3.74	4.29	4.87

Source: Point Precipitation Frequency Estimates. NOAA Atlas 14, Volume 6, Version 2, Location name: Moss Landing, California, US.

Outfall 1A: Rainfall Volume for a Given Storm Event (cubic-ft)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	9,504	14,270	20,018	22,793	25,766
12-hr	12,189	18,928	27,153	31,018	35,279
24-hr	15,856	25,568	37,063	42,513	48,261

Outfall 1A: Is There Sufficient Capacity? (Y/N)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	Y	Y	Y	Y	Y
12-hr	Y	Y	Y	Y	Y
24-hr	Y	Y	Y	N	N

Outfall 2A: Rainfall Volume for a Given Storm Event (cubic-ft)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	12,567	18,870	26,471	30,140	34,071
12-hr	16,118	25,029	35,906	41,016	46,651
24-hr	20,967	33,809	49,010	56,217	63,818

Outfall 2A: Is There Sufficient Capacity? (Y/N)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	Y	Y	Y	Y	Y
12-hr	Y	Y	Y	Y	Y
24-hr	Y	Y	Y	N	N

Outfall 1B: Rainfall Volume for a Given Storm Event (cubic-ft)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	15,735	23,627	33,143	37,737	42,660
12-hr	20,181	31,339	44,957	51,356	58,411
24-hr	26,252	42,332	61,364	70,389	79,905

Outfall 1B: Is There Sufficient Capacity? (Y/N)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	Y	Y	Y	Y	Y
12-hr	Y	Y	Y	Y	Y
24-hr	Y	Y	Y	Y	N

Outfall 2B: Rainfall Volume for a Given Storm Event (cubic-ft)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	13,681	20,543	28,817	32,812	37,091
12-hr	17,547	27,248	39,089	44,652	50,787
24-hr	22,825	36,806	53,354	61,201	69,475

Outfall 2B: Is There Sufficient Capacity? (Y/N)					
Average Recurrence Interval (yr)					
Storm Duration	1	5	25	50	100
6-hr	Y	Y	Y	Y	Y
12-hr	Y	Y	Y	Y	Y
24-hr	Y	Y	Y	Y	N

Proposed Structural BMP Plan Design Summary

The proposed Structural BMP Plan design provides for effective stormwater management through volume control, settling, filtration, biological uptake, evaporation, and infiltration. Bioretention is a well-accepted engineered management practice that uses stormwater basins with engineered soil media to collect, store, and treat stormwater through a variety of biological, physical, and chemical processes. Bioretention cells are surface and subsurface stormwater treatment systems designed to discharge water of a quality and quantity similar to pre-development conditions as well as to enhance biodiversity, and facilitate groundwater recharge if infiltration is incorporated into the design. Bioretention cells are typically composed of a vegetated basin with an engineered soil media, an overflow, an underdrain, and a water storage layer. Once the cell is saturated, excess water can be dewatered by infiltration into the subsoil, by means of an underdrain, by discharge to additional downstream treatment BMPs, by discharge directly to an outfall, or any combination of these methods.

Although the accumulation of metals is a potential concern, buildup problems are not anticipated due to the typical metal concentrations expected in runoff. Recent studies have compared the metal removal potential (Cu, Zn, Cd, Pb) of five materials (potting soil, compost, coconut coir, sludge and a commercial mix) often used in bioretention systems. Potting soil and the commercial mix offer the best metal uptake when dosed with low and high concentrations of metals. Compost also had high removal efficiencies (>90%). Metals tended to accumulate within the upper 5 cm of the filter media and metal leaching was negligible. Potting soil is recommended as the principal media mixed with compost since these materials perform well and are readily available.

The IGP provides bioretention system design standards and associated treatment control BMP hydraulic sizing criteria for volume-based BMPs³. In order to address current IGP design sizing criteria (85th-percentile, 24-hour storm event), the proposed bioretention cells for each outfall are sized based on the contributing drainage area and allow for a minimum 6" of ponding depth underlain by 18" - 24" of bioretention soil mix and a bottom gravel storage layer depth of 24" (with a minimum storage depth of 18"). As a means to further ensure treatment effectiveness, facility sizing safety factors of 2.0 and 1.5 were conservatively applied to increase the respective design capacities for Unit B (Main Facility) and Unit A (Premier Facility).

3

California Industrial General Permit Design Standards for Treatment Control BMPs:

All new treatment control BMPs employed by the Discharger to comply with IGP Section X.H.2 Advanced BMPs shall be designed to comply with design storm standards in this Section. A Factor of Safety shall be incorporated into the design of all treatment control BMPs to ensure that storm water is sufficiently treated throughout the life of the treatment control BMPs. The design storm standards for treatment control BMPs are as follows:

a. Volume-based BMPs: The Discharger, at a minimum, shall calculate the volume to be treated using one of the following methods:

- i. The volume of runoff produced from an 85th percentile 24-hour storm event, as determined from local, historical rainfall records;
- ii. The volume of runoff produced by the 85th percentile 24-hour storm event, determined as the maximized capture runoff volume for the facility, from the formula recommended in the Water Environment Federation's Manual of Practice; or,
- iii. The volume of annual runoff required to achieve 80% or more treatment, determined in accordance with the methodology set forth in the latest edition of California Stormwater Best Management Practices Handbook, using local, historical rainfall records.

b. Flow-based BMPs: The Discharger shall calculate the flow needed to be treated using one of the following methods:

- i. The maximum flow rate of runoff produced from a rainfall intensity of at least 0.2 inches per hour for each hour of a storm event;
- ii. The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity, as determined from local historical rainfall records, multiplied by a factor of two; or,
- iii. The maximum flow rate of runoff, as determined using local historical rainfall records, that achieves approximately the same reduction in total pollutant loads as would be achieved by treatment of the 85th percentile hourly rainfall intensity multiplied by a factor of two.

The underlying soils at the site only allow for limited infiltration (site soils are mapped as Hydrologic Soil Group D Soils with average saturated hydraulic conductivity rates of 0.03 inches/hour). Site soils have also been characterized using site-specific infiltration tests yielding a site-wide average infiltration rate of approximately 0.6 inches/hour. To support a conservative design the more restrictive value of 0.03 inches/hour was used. However, an impermeable liner will be installed under the bioretention basins at Outfalls 1A and 2A to avoid potential slope saturation geotechnical risks in those two areas.

Each bioretention basin will include a pre-treatment forebay to support additional stormwater storage volume and to provide for initial settling of suspended sediment prior to introduction of stormwater flows to the bioretention filter media. The forebay units are designed to accommodate efficient access for maintenance and removal of collected sediment. In addition, each of the overflow inlets that allow for ponded water to gently flow from the forebay units into the bioretention cells will be equipped with removable filtration media to further reduce sediment loading of each bioretention cell.

The proposed design is intended to minimize the potential for future stormwater discharges to cause or contribute to the exceedances of applicable Elkhorn Slough water quality standards. Based on the system design, our experience with similar systems, and the other factors discussed above, our technical judgment is that implementation of the structural improvements described in the proposed Plan will reduce the level of pollutants in stormwater discharged from the Facilities to below the Consent Decree's Tier Two Levels and make significant progress towards achieving stormwater discharges with pollutant levels below Tier One Levels.

Previous investigations of bioretention facilities have documented their effectiveness at removing lead, copper, and zinc from stormwater runoff. Removal rates of these metals (based on concentration and total mass) were excellent, reaching close to 100% for all metals under most conditions, with effluent copper and lead levels often less than 5 ug/L and zinc less than 25 ug/L. Overall, excellent removal of particulate metals as well as dissolved metals can be expected through bioretention and infiltration.

Closing

Terraphase is grateful for the opportunity to support this important project. If you have any questions or comments regarding this document, please contact Lucas Paz (510-645-1850; lucas.paz@terrphase.com) or Hans Kramer (510-414-6169; hans.kramer@terrphase.com).

Sincerely,

For Terraphase Engineering Inc.



Lucas Paz, PhD, CPESC, QSD, QISP ToR
Senior Associate Hydrologist



Hans Kramer, PE, QSD, QISP ToR
Senior Associate Engineer



September 15, 2016

Mr. Rob Ellsworth
Schnitzer Steel Industries, Inc.
1101 Embarcadero West
Oakland, CA 94607

Subject: Structural BMP Plan, Pick-n-Pull Facility, Moss Landing, California

Dear Mr. Ellsworth:

Terraphase Engineering Inc. (Terraphase) is pleased to present this Structural Stormwater Best Management Practice (BMP) Plan for the Pick-n-Pull auto dismantling facilities located at 516A Dolan Road [Unit A] and 516B Dolan Road [Unit B]), Moss Landing, California ("the Facilities"). This Structural BMP Plan has been prepared in accordance with the requirements of the Consent Decree between the Ecological Rights Foundation and Pick-n-Pull San Jose Auto Dismantlers, effective December 18, 2015. The Consent Decree requires that, in addition to the review of previous data, 2015-2016 sampling data be used in an evaluation to support site design and stormwater treatment system improvement recommendations as discussed further below. Preliminary design drawings associated with this Structural BMP Plan (Sheets C1 through C23) are attached for reference (see Attachment 5).

Pick-n-pull Moss Landing Facilities Structural Stormwater BMP Plan

Pick-n-Pull San Jose Auto Dismantlers operates the subject automobile dismantling and used auto parts sales facilities located at 516A & 516B Dolan Road, Moss Landing, California. Stormwater flows off-site from the Facilities at four different discharge points or outfalls (Unit A: Outfall 1A and 2A, Unit B: Outfall 1B and 2B). Each outfall discharges onto the ground in the vicinity of Elkhorn Slough and has the potential to introduce runoff into the Slough. Stormwater runoff from the Facilities has the potential to come into contact with stored vehicles, auto parts, and other materials associated with the Pick-n-Pull operations. Stormwater Pollution Prevention Plans (SWPPPs), as required by the California Industrial General Permit (IGP) National Pollutant Discharge Elimination System (NPDES) General Permit CAS000001, have been developed and are currently implemented for each facility. Stormwater monitoring at the Facilities, as required by the IGP, indicates that previous stormwater discharges have periodically contained concentrations of pollutants exceeding IGP benchmark values.

We understand that, in the very near future, the extent of industrial operations on Unit A (the Premier Lot) is likely to be reduced through a minimization of the operational footprint on that parcel, combined with an associated reduction in the number of vehicles that will be stored there. Therefore, the potential stormwater exposure to industrial materials on the Premier Lot will be reduced. Unit B, where the production yard is located, will continue to conduct operations similar to current conditions. New bioretention facilities and associated treatment systems, as described in detail below, are being proposed to provide enhanced stormwater treatment at all outfalls from both Unit A and Unit B (see preliminary design documents in Attachment 5).

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Introduction and Project Background

The Consent Decree requires that this Structural BMP Plan be developed for both facilities in order to provide treatment to all stormwater discharges to a level commensurate with Best Available Technology Economically Achievable (BAT) and the Best Conventional Pollutant Control Technology (BCT) and to provide other measures necessary to prevent stormwater discharges from causing or contributing to an exceedance of applicable water quality standards for Elkhorn Slough. The objective of the proposed Structural BMPs is to obtain sufficient stormwater storage and treatment capacity so that stormwater is effectively treated to reduce pollutants prior to discharge in any storm that does not exceed the site-specific Design Storm (i.e., stormwater discharges should only bypass the treatment systems at each outfall during storm events that exceed the Design Storm¹).

In addition to maintaining current facility BMPs, Pick-n-Pull is required by the Consent Decree to develop and implement additional BMPs necessary to comply with the goal of reducing the level of pollutants in stormwater discharged from the Facilities below Tier Two Levels in Table 1 of the Consent Decree (see below) and to use best efforts to reduce the levels of pollutants in stormwater discharges below Tier One Levels in Table 1. An exceedance of a Tier One or Tier Two Level, by itself, is not considered a violation of the Consent Decree.

Table 1. Tier One and Two Levels for Facility Discharges

Contaminant	Tier One Limit <i>Applicable Basin Plan value (salt or freshwater dependent)</i>	Tier Two Limit
Oil & Grease	---	15 mg/L
Total Suspended Solids	---	100 mg/L
Chemical Oxygen Demand	---	120 mg/L
Total Recoverable Copper	0.048 mg/L (CTR)	0.0636 mg/L
Total Recoverable Lead	0.01 mg/L (BP)	0.0816 mg/L
Total Recoverable Zinc	0.02 mg/L (BP)	0.117 mg/L
Total Recoverable Aluminum	---	0.75 mg/L
Total Cadmium	0.0002 mg/L (BP)	0.0159 mg/L
Total Recoverable Iron	---	1 mg/L
Total Recoverable Mercury	0.0001 mg/L (BP)	0.0024 mg/L
Total Recoverable Nickel	0.0002 mg/L (BP)	1.417 mg/L
Total Recoverable Silver	0.0019 mg/L (CTR)	0.117 mg/L
pH	---	6.0 to 9.0 units

¹ "Design Storm" means the volume of runoff produced from an 85th percentile 24-hour storm event, as determined from National Oceanic and Atmospheric Administration (NOAA) rainfall records.

This document describes proposed conceptual designs for structural BMPs that have been identified as applicable to site conditions based on an engineering evaluation of site hydrology, soils, site-specific stormwater sampling data and other relevant factors. Proposed BMP enhancements are being designed to improve stormwater quality, achieve and maintain compliance with the Consent Decree and minimize the potential for discharge of pollutants in excess of the Numeric Action Levels in the 2015 IGP at each of the facilities' stormwater outfalls. The following provides a summary of the four outfall locations and associated contributing watershed areas where stormwater treatment system improvements are being proposed:

- Unit A (Premier Facility)
 - Outfall 1A (drainage area: 2.73 acres)
 - Outfall 2A (drainage area: 3.61 acres)
- Unit B (Main Facility)
 - Outfall 1B (drainage area: 4.52 acres)
 - Outfall 2B (drainage area: 3.93 acres)

The proposed site-specific stormwater treatment improvements for all 4 outfall drainage areas are based on retrofitting the existing drainage facilities at the site with appropriately designed flow control and bioretention basins (partial infiltration or retention facilities), as well as system expansion and design improvements to the existing StormwaterRx treatment system located at Outfall 2B. The conceptual design considers the results of previous stormwater influent and effluent sampling data for each of the respective drainage management areas (DMAs) as well as site-specific hydraulic/pollutant loading characteristics. A redundant treatment train approach will be applied in Unit B where the highest potential for elevated contaminant loading is present, based on the type and frequency of ongoing operations in that area and based on the evaluation of previous stormwater sampling results discussed below. The proposed system sizing applies a percent-capture-based design (per IGP volumetric sizing criteria) for each DMA to address specific unit processes that control pollutant fates, removals, and accumulations. Each proposed bioretention facility is designed to ensure sufficient stormwater storage and/or treatment capacity so that all stormwater is effectively treated to reduce pollutants prior to discharge for any storm that does not exceed the site-specific Design Storm (site-specific 85th-percentile 24-hour storm event, 0.80 inches² for the Moss Landing location).

The design development evaluated hydrologic management through volume control, settling, filtration, biological uptake, evaporation, and infiltration. Bioretention has become a well-accepted engineered management practice that uses stormwater basins with engineered soil media to collect, store, and treat stormwater through a variety of biological, physical, and chemical processes. Bioretention cells are essentially surface and subsurface stormwater treatment systems designed to discharge water of a quality and quantity similar to pre-development conditions as well as to enhance biodiversity, and

² The site-specific 85th-percentile 24-hour storm event of 0.80 inches is calculated based on the Sunset State Beach Rain Gauge (COOP ID# 048680) located near Watsonville, CA; a 36-year period of record available for this gauge is applied (08-Jan-1970 through 27-Dec-2006) to support this calculation. The maximized stormwater capture volume is determined separately for each DMA. It is derived on the basis of historical precipitation records determined using the formula and volume capture coefficients in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998) pages 175-178 (85th percentile 24-hour storm runoff event).

facilitate groundwater recharge if infiltration is incorporated into the design. A typical bioretention cell is composed of a vegetated basin with an engineering soil media, an overflow, an underdrain, and a water storage layer. The basic concept of bioretention is to capture and treat pollutants and sediments prior to discharge (Li and Davis, 2009). Once the cell is saturated, the excess water can then be dewatered by infiltration into the subsoil (also called an infiltration design), by means of an underdrain, by discharge to additional downstream treatment BMPs, by discharge directly to an outfall, or any combination of these methods. Each bioretention basin will have a defined volumetric storage capacity designed to effectively treat its corresponding DMA. For small rain events that produce rainfall volume less than this capacity, the bioretention unit will hold the entire inflow volume and produce no discharge. This volume is estimated based on the size of the system and key physical properties. For bioretention basins, the precipitation capacity that can be managed without discharge has been defined as the Bioretention Abstraction Volume (BAV).

Multiple mechanisms for water quality improvement are available in bioretention systems. These include sedimentation, filtration, adsorption (and desorption), precipitation and dissolution, and a myriad of biological processes. Biological processes can include various nitrogen transformations (ammonification, nitrification, and denitrification), hydrocarbon degradation, plant uptake, and bacterial survival and predation. Hydraulic/pollutant loading rates, system sizing design, characteristics of the engineered soil media, and the presence/absence of specific unit processes and conditions will control the ultimate water quality improvements efficiencies for the system (Hatt et al., 2011).

Previous investigations of bioretention facilities have documented their effectiveness at removing lead, copper, and zinc from synthetic stormwater runoff. Removal rates of these metals (based on concentration and total mass) were excellent, reaching close to 100% for all metals under most conditions, with effluent copper and lead levels often less than 5 µg/L and zinc less than 25 µg/L (Davis et al., 2003). Somewhat lesser removal was noted for shallow bioretention depths. Overall, excellent removal of dissolved as well as particulate metals can be expected through bioretention and infiltration. Although the accumulation of metals is a potential concern, buildup problems are not anticipated for more than 15 years due to relatively low metal concentrations expected in runoff. Recent studies have compared the metal removal potential (Cu, Zn, Cd, Pb) of five materials (potting soil, compost, coconut coir, sludge and a commercial mix) used in bioretention systems. Potting soil and the commercial mix offered the best metal uptake when dosed with low and high concentrations of metals. Compost also had high removal efficiencies (>90%). Metal leaching from these materials was negligible. Metals tended to accumulate at the upper 5 cm of the filter media. Potting soil has been recommended as the principal media mixed with compost since these materials perform well and are readily available (Lim et al., 2015).

An established foundation of recent research characterizes the hydrologic and water quality performances of various bioretention systems, but also provides information to develop and improve performance over that of more traditional systems. Enhanced systems have been repeatedly and successfully used for removal of metals, phosphorus, and nitrogen. Design research, implementation success, and demonstration monitoring has been accomplished through enhanced media modifications, novel hydraulic storage/flow path and storage designs, and treatment train approaches.

Site Assessment and Structural BMP Design Development Process

The following process was conducted to support the conceptual design development and to support the preparation of this Structural BMP Plan:

- Review available site data (previous site improvement plans, SWPPPs, sampling data, agency correspondence, soils data, etc.)
- Develop 2015-2016 winter season sampling strategy to better inform design
- Review and analysis of 2015-2016 sampling results
- Obtain updated site topographic and utility survey
- Conduct limited geotechnical investigation (Cone Penetration Testing, 04/26/16)
- Conduct percolation testing (04/26/16)
- Conduct engineering evaluation of site hydrology
- Tabulation of the project information (input values for the four site-specific DMAs, resulting areas/volumes, and stormwater treatment system sizing methods)
- Development of preliminary design documents, description, and layout schematic for proposed treatment BMPs
- Preparation of design assumptions and references
- Evaluation of other selection criteria (design, construction, maintenance, costs, water quality performance, and feasibility assessments)

Terraphase has reviewed available site information, including the two applicable SWPPPs, sampling data and lab reports, Annual Reports, treatment system specifications and operations and maintenance records, treatment system operator feedback, previous site utility plans, and other information provided by Pick-n-Pull. This review also included consulting National Resource Conservation Service (NRCS) soil data, preparation of site-specific hydrologic calculations to address design storm standards (per the Industrial General Permit requirements for treatment and flow control BMPs), and review of site hydraulics including a characterization of site-specific drainage areas. Additionally, it has been confirmed with site personnel that existing BMPs are being maintained as expected and that previous recommendations (regarding pH calibration and keying in of BMPs) from the Regional Water Quality Control Board's email of August 13, 2015 have been implemented. The improvements (ERTEC ProWattle, ACF Floc Socks, ERTEC Gr8 Guards, and UltraTech activated carbon filter sock products) indicated in Section 5.2.3 of the March 2016 Facility SWPPPs have been implemented.

The above activities informed the development of a sampling strategy for the 2015-2016 winter season which focused on obtaining information to assess existing BMP effectiveness and to support additional optimization of site operations and treatment system management. Previous and recent sampling data was utilized to determine the need for BMP retrofits and additional BMPs best suited to the Facility, including BMPs specified for consideration in the Consent Decree. For instance:

- BMP influent and effluent water quality was analyzed so that existing treatment system performance effectiveness and capture efficiency could be assessed.
- Specific contaminant categories and concentration benchmarks/Numeric Action Levels referenced in the Consent Decree have been assessed. Monitoring of additional analytes, and evaluation of total versus dissolved results was also conducted.

- Adjustments to existing treatment system settings and back-flush frequencies have been assessed based on discussions with the treatment system supplier (StormwaterRx).

Terraphase provided support during implementation of the recommended sampling over the 2015-2016 winter season. Additional site data was also collected through the following means:

- LIDAR 2004 topographic data of the site from the National Oceanic and Atmospheric Association (NOAA).
- Geotechnical investigation at four representative site locations using Cone Penetrometer Testing (CPT) to characterize soils to approximately 70 feet below ground surface.
- Percolation testing at four representative site locations in the vicinity of each of the four outfall areas (April 2016).
- Completion of a supplemental site topography and utility survey (May 2016).

This Structural BMP Plan is based on best professional judgment following review of the Facilities' sampling data gathered to date, site-specific physical and operational constraints, and BMP design recommendations in the scientific literature. The development of this Plan has evaluated and addresses the following four stormwater treatment improvement options as presented in the Consent Decree:

Pick-n-Pull shall consider the following options for improving stormwater treatment capability and prepare a Structural BMP Plan that includes some or all of the following components, or a combination thereof, as determined through an engineering evaluation of site hydrology, lithology and other relevant factors:

- ***Installing additional holding tanks or other forms of storm water storage at Outfall 2B to allow for additional water retention/treatment prior to storm water reaching the StormwaterRx system.***
- ***Upgrading the current system to the StormwaterRx Purus treatment unit or equivalent alternative systems by other manufacturers.***
- ***Diverting all storm water from the customer yard that is currently directed to the inlet at Outfall 2B to instead flow to Outfall 1B, or ensuring sufficient treatment capacity at Outfall 2B to accommodate the additional flow from the customer yard.***
- ***Installing infiltration basins around Outfall 1B at the 516-B Dolan Road Facility, and around Outfalls 1A and 2A at the 516-A Dolan Road Facility.***

Options evaluated have included bioretention/infiltration basins, bioretention basins without infiltration, and alternative treatment BMPs. This Plan discusses recent sampling results to assess existing BMP performance/capacity to support recommendations for structural BMP improvements to satisfy Best Available Technology Economically Achievable (BAT) and Best Conventional Pollutant Control Technology (BCT) standards, and to minimize the potential for Facility stormwater discharges to cause or contribute to the exceedances of applicable Elkhorn Slough water quality standards.

Evaluation of Facilities 2015-2016 Stormwater Sampling Results

Terraphase evaluated 2015-2016 stormwater sampling results for the four existing Facility outfalls and associated BMPs with respect to observed concentrations of constituents of concern (COCs) in site

runoff before treatment (influent) and after treatment (effluent). The stormwater sampling program was designed to evaluate effectiveness of existing BMPs, assess the contribution of COCs from stormwater runoff source areas, and identify subareas (DMAs) that are most in need of implementation of new or enhanced stormwater controls or BMPs to improve stormwater quality. Although this evaluation largely focuses on the 2015-2016 sampling season, historical effluent (discharge monitoring) results were also reviewed.

Terraphase's evaluation of stormwater data was conducted by preparing and reviewing the following attachments:

- Attachment 1 - Tabular summary of 2015-2016 sampling season results
- Attachment 2 - Tabular summary of historical effluent results (2014-2016)
- Attachment 3 - Tabular summary of historical results for Unit B
- Attachment 4 - Timeline of BMP implementation

Terraphase's review of the 2015-2016 and historical data identified the following data trends:

- The 2015-2016 particle size distribution data indicates that the effluent samples at all outfalls contain a higher proportion of fine grained particles in comparison to the influent samples. These data indicate that existing BMPs are effective at removing large particles but BMP improvements are needed to more effectively reduce fine particles in discharged stormwater. Further reductions in fine particles are expected to result in additional reductions in metals.
- The 2015-2016 sampling data for total metals, COD and TSS concentrations indicate lower COC concentrations in the effluent samples for Outfalls 1A, 2A and 2B. Total metals, COD and TSS concentrations observed for Outfall 1B indicate higher concentrations in the effluent samples. These data indicate that existing BMPs installed at Outfalls 1A, 2A and 2B appear effective for reduction of total metals, COD and TSS, while existing BMPs installed at Outfall 1B did not effectively remove these COCs during the 2015-2016 time frame.
- The 2015-2016 analytical data for dissolved metals concentrations indicates that dissolved metals concentrations are significantly lower than total metals concentrations in both influent and effluent samples for all outfalls. Changes in individual dissolved metals concentrations between influent and effluent samples include both reductions and increases for all four outfalls. These data indicate that existing BMPs do not appear to have a material effect on reducing dissolved metals concentrations.

Terraphase's evaluation of the historical discharge monitoring data and 2015-2016 BMP influent and effluent sampling data indicates that one or more COC concentration exceeds the Consent Decree's Tier One and Tier Two Levels for each outfall during each sampling event. These findings indicate that BMP enhancements are necessary for each outfall in order to satisfy Consent Decree requirements to reduce COC concentrations in stormwater discharges below Tier Two Levels, and to use best efforts to reduce the levels of pollutants in stormwater discharges below Tier One Levels.

Proposed BMP improvements were designed based on a review of the 2015-2016 influent and effluent sampling data, historical discharge monitoring data, Consent Decree requirements and other relevant

site information. The proposed BMP improvements are summarized below and detailed in Attachment 5.

Proposed Structural Treatment BMP Improvements

The evaluation of stormwater sampling results discussed above suggests that stormwater treatment BMP improvements are warranted at all outfall locations, but are strongly indicated at Outfall 1B and Outfall 2B. Bioretention cells are proposed for all four outfall locations. Bioretention cells installed at the Main Facility (Unit B) will also include infiltration. Soil and topographic conditions at the Premier Facility (Unit A) are such that infiltration may present a significant risk of slope failure; thus, the bioretention cells at this facility will be underlain with an impermeable liner to eliminate infiltration. Additional bioretention cell capacity is incorporated into the design for Unit A (the Premier Lot) in order to compensate for the lack of infiltration and achieve an appropriate level of treatment. Site-specific bioretention system designs have been developed for each outfall based on the design parameters included in Table 2, below. Pre-treatment settling basins/forebays have been incorporated into the system design at all outfalls, and additional engineered, polishing treatment facilities are included in the design for Outfall 2B due to documented higher COC loading rates in that DMA. Typical plan view and cross-section details for the proposed bioretention basins is included in the preliminary design drawings (see Sheets C21 and C22, Attachment 5). Additional polishing components at Outfall 2B will include a treatment train of flow equalization tankage and StormwaterRx Aquip and Purus units (see design details in Sheets C19 through C20, Attachment 5). The proposed combined bioretention and StormwaterRx system at Outfall 2B will be designed with approximately twice the flow capacity of the existing system. Overall, an additional conservative factor of safety of 2.0 was incorporated into the bioretention basin area and volume designs for Outfalls 1B and 2B (see Table 2). The bioretention basins proposed for these outfalls are twice the design capacity necessary to accommodate the 85th percentile design storm required by the IGP (see Attachment 6).

The IGP provides bioretention system design standards and associated treatment control BMP hydraulic sizing criteria for volume-based BMPs³. In order to address current IGP design sizing criteria (85th-percentile, 24-hour storm event), the proposed bioretention cells for each outfall are sized based on the contributing drainage area and allow for a minimum 6" of ponding depth underlain by 18" - 24" of bioretention soil mix and a bottom gravel storage layer depth of 24" (with a minimum storage depth of 18") [see Attachment 6 for additional design/sizing details]. As a means to further ensure treatment effectiveness, facility sizing safety factors of 2.0 and 1.5 were conservatively applied to increase the

3

California Industrial General Permit Design Standards for Treatment Control BMPs:

All new treatment control BMPs employed by the Discharger to comply with IGP Section X.H.2 Advanced BMPs shall be designed to comply with design storm standards in this Section. A Factor of Safety shall be incorporated into the design of all treatment control BMPs to ensure that storm water is sufficiently treated throughout the life of the treatment control BMPs. The design storm standards for treatment control BMPs are as follows:

a. Volume-based BMPs: The Discharger, at a minimum, shall calculate the volume to be treated using one of the following methods:

- i. The volume of runoff produced from an 85th percentile 24-hour storm event, as determined from local, historical rainfall records;
- ii. The volume of runoff produced by the 85th percentile 24-hour storm event, determined as the maximized capture runoff volume for the facility, from the formula recommended in the Water Environment Federation's Manual of Practice; or,
- iii. The volume of annual runoff required to achieve 80% or more treatment, determined in accordance with the methodology set forth in the latest edition of California Stormwater Best Management Practices Handbook, using local, historical rainfall records.

b. Flow-based BMPs: The Discharger shall calculate the flow needed to be treated using one of the following methods:

- i. The maximum flow rate of runoff produced from a rainfall intensity of at least 0.2 inches per hour for each hour of a storm event;
- ii. The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity, as determined from local historical rainfall records, multiplied by a factor of two; or,
- iii. The maximum flow rate of runoff, as determined using local historical rainfall records, that achieves approximately the same reduction in total pollutant loads as would be achieved by treatment of the 85th percentile hourly rainfall intensity multiplied by a factor of two.

respective design capacities for Unit B (Main Facility) and Unit A (Premier Facility). The ponding zone allows for temporary storage of runoff and promotes percolation into the bioretention mix. A specialized bioretention soil mix is proposed to enhance metals treatment and provide for the recommended infiltration rate through the engineered soil media (see bioretention soil media specifications in Attachment 6). At a minimum, soils for bioretention areas shall be sufficiently permeable to infiltrate runoff at a rate of 5" per hour, and have sufficient moisture retention to support healthy vegetation (BASMAA, 2010). Achieving both objectives with an engineered soil mix requires careful specification of soil gradations and a substantial component of organic material (typically compost). The runoff is stored in the engineered soil pore structure, as well as being filtered and subject to biological treatment associated with the soil microbial community. Runoff eventually drains into the gravel layer below which provides a third storage component. A perforated underdrain is located at the top of the gravel storage component to prevent overflow of the system. This system is unlined for bioretention cells located on Unit B to allow infiltration into the underlying native soils.

The underlying soils at the site only allow for limited infiltration (soils at the site are mapped as Hydrologic Soil Group D Soils with average saturated hydraulic conductivity rates of 0.03 inches/hour). The site soils have also been characterized using site-specific infiltration tests yielding a site-wide average infiltration rate of approximately 0.6 inches/hour. To support a conservative design the more restrictive value of 0.03 inches/hour was used to calculate the values in Table 2, below. However, an impermeable liner will be installed under the gravel reservoir at Outfalls 1A and 2A to avoid the potential geotechnical risks associated with saturation of the adjacent slope in those two areas.

Each bioretention basin will include a pre-treatment forebay to support additional stormwater storage volume and to provide for initial settling of suspended sediment prior to introduction of stormwater flows to the bioretention filter media. The forebay units are designed to accommodate efficient access for maintenance and removal of collected sediment. In addition, each of the overflow inlets that allow for ponded water to gently flow from the forebay units into the bioretention cells will be equipped with removable filtration media to further reduce sediment loading of the bioretention cell.

Table 2 – Outfall Drainage Area Summary and Proposed Design Sizing Parameters

Outfall	Drainage Area (ac)	Minimum Bioretention Basin Area (ac)	Proposed Bioretention Basin Area (ac)	Proposed Bioretention Basin Volume (cubic-ft)	Proposed Bioretention Basin Gravel Layer - Void Volume (cubic-ft)	Proposed Bioretention Basin Engineered Soil Layer - Void Volume (cubic-ft)	Proposed Forebay Volume (cubic-ft)	Proposed Forebay Area (ac)	Proposed Design Flow Rate (gpm)
1A	2.73	0.109	0.16	25,358	3,381	4,899	16,227	0.26	247
2A	3.61	0.144	0.23	36,782	4,972	7,078	19,251	0.35	327
1B	4.52	0.181	0.36	53,954	6,963	10,547	22,931	0.30	409
2B	3.93	0.157	0.31	52,130	7,368	9,893	12,016	0.15	356

Metals in stormwater may occur as dissolved colloidal or particulate-bound species; however most metals are predominantly associated with particulates, as described above based on recent sampling results from the subject Facilities and based on the scientific literature (Jones and Davis, 2013). Particle associations and speciation affect the toxicity and bioavailability of metals and are greatly dependent upon chemical and physical parameters. Elevated contaminant concentrations and increased flows during storms can create loadings equal to weeks or months of background flow. A successful control strategy for the reduction of metals from stormwater must therefore be effective in capturing a variety of metals that are in the particle-bound, colloidal and dissolved states. Metals removal through settling, particulate filtration, uptake by microorganisms, and adsorption utilizing bioretention systems has become an established method for addressing metals loading in stormwater including particle-bound, colloidal and dissolved states. Based on results from previous studies, bioretention system removal rates for dissolved zinc and lead range from 77-99% and 7-88% respectively (Sirova, V., 2015).

The actual retention capacity of the proposed stormwater treatment system for the Moss Landing Pick-n-Pull facility includes respective retention capacities associated with combined forebay and bioretention basin storage volumes for each outfall. The retention capacities for the stormwater treatment facilities serving each outfall have been designed to greatly exceed the minimum capacity requirement associated with the 85th percentile event (0.8") as required by the Consent Decree (see Table 2).

The retention capacities necessary to accommodate the 85th percentile storm event are 7,928, 10,483, 13,126, and 11,413 cubic-feet for Outfalls 1A, 2A, 1B, and 2B, respectively. The total combined site-wide retention capacity necessary to contain the 85th percentile event is 42,950 cubic-feet. The proposed bioretention basin design storage capacities are 25,358, 36,782, 53,954, and 52,130 cubic-feet for Outfalls 1A, 2A, 1B, and 2B, respectively. The total combined site-wide basin retention capacity proposed is 168,224 cubic-feet. In addition, the forebay storage capacities are 16,227, 19,251, 22,931, and 12,016 cubic-feet for Outfalls 1A, 2A, 1B, and 2B, respectively. The total combined forebay storage capacity is 70,425 cubic-feet. The total combined site-wide bioretention basin and forebay retention capacity proposed is 238,649 cubic-feet. This combined basin and forebay design capacity significantly exceeds the retention volume requirements associated with the 85th percentile storm event.

Based on previous Terraphase experience and the results of numerous related studies, the site-specific bioretention system design proposed for the Pick-n-Pull Facilities is expected to provide a high level of performance. The proposed design is intended to reduce the level of pollutants in stormwater discharged from the Facilities to below the Tier Two Levels in the Consent Decree for all rainfall events less than or equal to the Design Storm and make significant progress towards achieving stormwater discharges with pollutant levels below the Consent Decree's Tier One Levels.

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Closing

Terraphase is grateful for the opportunity to offer our services on this important project. If you have any questions or comments regarding this document, please contact Lucas Paz (510-645-1850; lucas.paz@terrphase.com), Hans Kramer (510-414-6169; hans.kramer@terrphase.com), or Peter Zawislanski (510-645-1858; peter.zawislanski@terrphase.com),

Sincerely,

For Terraphase Engineering Inc.



Lucas Paz, PhD, CPESC, QSD, QISP ToR
Senior Associate Hydrologist



Hans Kramer, PE, QSD, QISP ToR
Senior Associate Engineer

Attachments:

- Attachment 1 – Table Summary;
- Attachment 2 – Historical Effluent Data;
- Attachment 3 – Historical Summary 2011-2015;
- Attachment 4 – BMP Implementation Timeline;
- Attachment 5 – Design Drawings;
- Attachment 6 – Outfalls 1A, 2A, 1B, 2B – Sizing Details & Bioretention Soil Specifications;
- Attachment 7 – CPT & Infiltration Testing Data

Pick-n-Pull General Operations Information

ITEM	Description
General Description of Operations	Pick-N-Pull's Moss Landing facility is a self-service auto dismantling operation where customers pay for car parts which they remove themselves from a selection of salvage cars. The industrial processes performed onsite include: draining fluids from new arrival cars, including gas, oil, and radiator fluid; mounting cars on stands in the yard for customer access; removing radiators and cores from picked-over cars; crushing vehicles, and loading core parts and tires and onto separate trucks for off-site recycling. The facility includes a covered vehicle fluid drainage area.
Number of Wrecking Yards/operators	Pick-N-Pull is the sole operator on parcels B and C
Operations Capacities	Approximately 1071 salvage cars stood Approximately 50 cars crushed daily (M-F) Approximately 25-30 cars processed (drained) daily (M-F)
Number of Employees	18
Hours and Days of Operation	Customer parts area is open everyday of the year except Christmas Day 8am - 6pm Processing area Monday - Friday 7:30am - 4pm
Approximate number of customers	Approximately 200 per day
Time and Number of truck trips	Scrap metal loads picked up by Pick-n-Pull's own trucks twice daily, usually in the afternoon Tow truck vendors deliver vehicles Monday - Friday at varying times throughout the day.
Number of Parking Spaces	With the exception of our Handicapped parking areas, no formal parking markings exist. Customers park at the shoulder of the road, head-in against the fencing.

EXHIBIT 'L.1' (Parcels B+C)

**S & S LAND DEVELOPMENT
POST OFFICE BOX 955
CASTROVILLE, CA 95012-0955
(831) 633-3379
(831) 633-2447 FACSIMILE**

March 26, 2004

Mr. Eric Lee
County of Monterey
Coastal Office
2620 First Avenue
Marina, CA 93933

Re: PLN030510.

Dear Mr. Lee,

The following is in regards to the 516-A Dolan Road, Castroville facility. The following is a brief synopsis of the function of the property.

The property is used as an automobile dismantler, and operates from 8:00 AM to 6:00 PM, seven (7) days per week. Currently, the facility is host to four (4) employees.

Although an exact total has not been established, approximately eighty (80) patrons visit the facility daily.

Additionally, two (2) 'truck trips' are made to and from the facility daily.

If you have any other questions regarding the facility, please do not hesitate to give me a call.

Sincerely,



Jeffery J. Vezzolo

cc: File.
/jv

EXHIBIT "L.3" (Parcel A)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 1.

Condition Name: SPECIFIC USES ONLY

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

This is a Combined Development Permit for Parcel B consisting of: a Coastal Development Permit to allow vehicle dismantling and retail sales; and. General Development Plan. The project is located at SI6-D Dolan Road, Castroville (131-0S4-00 1-000), on Via Tanques Road north of Dolan Road, North County Area, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 Planning and Building Inspection. 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. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing unless otherwise stated

Adhere to conditions and uses specified in the permit.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 2.

Condition Name: NOTICE-PERMIT APPROVAL & EXPIRATION

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

NOTICE-PERMIT APPROVAL & EXPIRATION

The applicant shall record a notice which states: "A permit (ResolutionOS048) was approved by the Planning Commission for Assessor's Parcel Number 131-0S4-001-000 on September 14, 200S. The permit was granted subject to 36 conditions of approval which run with the land. This permit expires ten (10) years from the date of approval on September 14, 2015. The owner shall obtain a new use permit prior to expiration in order to continue operations. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department. Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Within one (1) month of permit approval

Proof of recordation of this notice shall be furnished to PBI.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 3.

Condition Name: PBD016 - INDEMNIFICATION

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

PBD016 - INDEMNIFICATION

The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the [mal map, 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. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 4.

Condition Name: PBD012 - FISH AND GAME FEE-NEG DEC/EIR

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

PBD012 - FISH AND GAME FEE-NEG DEC/EIR

Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) calendar days of project approval- prior to filing of the Notice of Determination. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use; or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid.
(Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Prior to the recordation of the tentative map, the start of the use or the issuance of building and grading permits.

Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 5.

Condition Name: PBD022 - MITIGATION MONITORING PROGRAM

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

PBD022 - MITIGATION MONITORING PROGRAM

The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Within 60 days after project approval or prior to issuance of grading and building permits, whichever occurs first.

- 1) Enter into agreement with the County to implement a Mitigation Monitoring Program.
- 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 6.

Condition Name: PBD021 - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

PBD021 - LIGHTING - EXTERIOR LIGHTING PLAN

All exterior lighting shall be unobtrusive, 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 applicant shall submit 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 exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits.

(Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing prior to installation of exterior lighting

Submit three (3) sets of the exterior lighting plan.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 7.

Condition Name: PERFORMANCE SECURITY (Non-Standard)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

PERFORMANCE SECURITY (Non-Standard)

The owner shall provide a performance security to the County for the total amount of estimated improvements and maintenance related to the water system installation, road and traffic improvements, and landscaping pursuant to related conditions contained in this permit to the Director of Planning and Building Inspection for review and approval. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

At the time of permit approval

Submit the performance security to PBI.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 8.

Condition Name: PBD032(A) - TREE PROTECTION

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

PBD032(A) - TREE PROTECTION

Trees which are located close to grading activities shall be protected from inadvertent damage from construction equipment by 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 shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Prior to issuance of grading and building permits

Submit evidence of tree protection to PBI for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 9.

Condition Name: PUBLIC SAFETY AND SECURITY GUIDELINES (Non Standard)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

PUBLIC SAFETY AND SECURITY GUIDELINES (Non Standard)

Within nine (9) months of permit approval and prior to occupancy of any new structures, the applicant shall comply with the Monterey County Public Safety and Security Guidelines to the satisfaction of the Monterey County Sheriffs Office. (Planning and Building Inspection & Sheriff's Office)

Compliance or Monitoring Action to be Performed:

Within nine (9) months of permit approval and/or prior to occupancy

Submit documentation of compliance from the Sheriff's Office to the Director of PBI for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 10.

Condition Name: PROPERTY ABANDONMENT (Non-Standard)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

PROPERTY ABANDONMENT (Non-Standard)

In the event that the vehicle dismantling use of the property is abandoned or that the use permit is, revoked, the owner shall clean up and restore the site to the satisfaction of Monterey County and reimburse the County for any costs incurred or damages suffered as a result of the clean up. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

In the event of use abandonment or permit revocation restore within six (6) months
Clean up and restore site.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 11.

Condition Name: NO SALES OUTSIDE OF YARDS (Non-Standard)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

NO SALES OUTSIDE OF YARDS (Non-Standard)

No storage or sales of vehicles or parts are allowed outside of the fenced yard areas. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing

Adhere to condition

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 12.

Condition Name: PBD030 - STOP WORK - RESOURCES FOUND

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

PBD030 - STOP WORK - RESOURCES FOUND

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. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 resource and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing

Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County Planning and Building Inspection

Department 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.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 13.

Condition Name: PBD014 - GRADING-WINTER RESTRICTION

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

PBD014 - GRADING-WINTER RESTRICTION

No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing

None

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 14.

Condition Name: YARD OPERATIONS (Non- Std.)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

YARD OPERATIONS (Non- Std.)

It is the responsibility of the property owner to make sure that all operators are aware of these conditions of approval and to ensure that operations are in compliance with these conditions of approval. (Planning and Building Inspection Department)

Compliance or Monitoring Action to be Performed:

Ongoing

Adhere to condition.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 15.

Condition Name: PERMIT REVOCATION (Non-Std)

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

PERMIT REVOCATION (Non-Std)

Failure of the owner to comply with any condition of the subject permit (PLN030498) shall result in the revocation of the permit pursuant to Section 20.82.060 and continued operations shall be considered a violation and public nuisance, pursuant to Section 20.90. The owner shall pay reasonable compensation to the County for any related costs incurred or damages suffered as a result of the violation. Revocation of the subject permit shall also result in revocation of all related operating permits, including but not limited to the Environmental Health Hazardous Materials Permit. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

Ongoing

Comply with permit conditions.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 16.

Condition Name: PERMIT EXPIRATION (Non-Std)

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

PERMIT EXPIRATION (Non-Std)

The subject permit shall be granted for a time period of 10 years, to expire on July 13, 2015. In order to continue operations the owners shall apply for a renewal permit one year prior to expiration and use all due diligence to obtain the permit. (Planning and Building Inspection)

Compliance or Monitoring Action to be Performed:

July 13, 2012 & One year prior to permit expiration

Apply for and obtain renewal permits.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 17.

Condition Name: DRAINAGE PLAN (Non-Standard)

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

DRAINAGE PLAN (Non-Standard)

The applicant shall provide the Water Resource Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts, and which incorporates the recommendations included in Tunstall Engineering Consultants' Field Review of Drainage System, dated March 15, 2004, or as updated. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Within 3 months of permit approval

Submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 18.

Condition Name: COMPLETION CERTIFICATION (Non-Standard)

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

COMPLETION CERTIFICATION (Non-Standard)

The applicant shall provide the Water Resources Agency certification from a registered civil engineer that drainage improvements have been constructed in accordance with approved plans. (Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Within 6 months of permit approval

Submit a letter to the Water Resources Agency, prepared by a registered civil engineer, certifying compliance with approved drainage plan.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 19.

Condition Name: OTHER AGENCY PERMITS (Non-Standard)

Responsible Department: Water Resources Agency

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

OTHER AGENCY PERMITS (Non-Standard)

The applicant shall provide certification to the Water Resources Agency that applications have been submitted for all required local, State, and Federal permits. The Agencies include, but are not limited to, the California Department of Fish & Game, California Regional Water Quality Control Board, Division of Safety of Dams, and the Army Corps of Engineers.

(Water Resources Agency)

Compliance or Monitoring Action to be Performed:

Within 3 months of permit approval

Submit a letter and any associated permits to the Water Resources Agency for review and approval.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 20.

Condition Name: SEPTIC SYSTEM (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

SEPTIC SYSTEM (Non-Standard)

As necessary, submit plans for review and approval showing the location and design of the proposed septic system(s) meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)

Compliance or Monitoring Action to be Performed:

At the time of approval of the Use Permit.

Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 21.

Condition Name: SEPTIC SYSTEM (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

SEPTIC SYSTEM (Non-Standard)

As necessary, construct the septic system(s) under permit from the Division of Environmental Health, meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Within 45 days of DEH review and approval of the septic system design.

Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system(s) and pay all associated fees.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 22.

Condition Name: HAZARDOUS MATERIALS (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

HAZARDOUS MATERIALS (Non-Standard)

Comply with Title 19 of the California Code of Regulations and Chapter 6.95 of the California Health and Safety Code (Hazardous Material Registration and Business Response Plans) as approved by the Director of Environmental Health. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Continuous

Contact the Hazardous Material Program of the Division of Environmental Health.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 23.

Condition Name: HAZARDOUS WASTE (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

HAZARDOUS WASTE (Non-Standard)

Comply with Title 22, Division 4.5 of the California Code of Regulations and Chapter 6.50 of the California Health and Safety Code (Hazardous' Waste Control) as approved by the Director of Environmental Health. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Continuous

Contact the Hazardous Material Program of the Division of Environmental Health.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 24.

Condition Name: WATER SYSTEM (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

WATER SYSTEM (Non-Standard)

Obtain a new or amended water system permit from the Division of Environmental Health consistent with Mitigation Measure #5 and accompanying monitoring actions. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Within 6 months of approval of the Use Permit

Submit necessary application, reports and testing results to ER for review and approval. Construct water system in accordance with plans approved by EH.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 25.

Condition Name: WATER SYSTEM (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

WATER SYSTEM (Non-Standard)

Design the water system improvements to meet the standards as found in Chapter 15.04 of the Monterey County Code, and Titles 17 and 22 of the California Code of Regulations. Submit engineered plans for the water system improvements and any associated fees to the Director of Environmental Health for review and approval prior to installing (or bonding) the improvements consistent with Mitigation Measure #5 and accompanying monitoring actions.
(Environmental Health)

Compliance or Monitoring Action to be Performed:

At the time of approval of the Use Permit

Submit engineered plans for the water system improvements and any associated fees to EH for review and approval prior to installing (or bonding) the improvements.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 26.

Condition Name: ABANDONDED WELLS (Non-Standard)

Responsible Department: Environmental Health

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

ABANDONDED WELLS (Non-Standard)

Destroy the existing abandoned well(s), as necessary, according to the standards found in State of California Bulletin 74 and all its supplements, and Chapter 15.08 of the Monterey County Code. The well shall not be considered abandoned if satisfactory evidence is provided that the well is functional, is used on a regular basis, and does not act as a conduit for contamination of groundwater. (Environmental Health)

Compliance or Monitoring Action to be Performed:

Within 6 months of approval of the Use Permit
Prior to destruction, a permit for the
destruction of the well(s) shall be obtained
by a CA licensed well contractor from the
Division of Environmental Health. After
destruction submit the Well Completion
Report to the Division of Environmental
Health

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 27.

Condition Name: Mitigation Measure #1 (Screening):

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

Mitigation Measure #1 (Screening):

In order to minimize impacts to scenic vistas, to reduce off-site glare and to maintain the visual quality of the site, each dismantling facilities on each parcel shall be screened from public view. Each owner/applicant shall implement measures including but not limited to the following screening measures for their respective parcel within six (6) months of permit approval. The owners shall provide the necessary financial guarantees to the County of Monterey to ensure completion of the work.

¿ For Parcel A, the applicant shall plant and maintain a solid row of trees along the entire northern and eastern perimeters of the property. Trees shall also be planted along the exposed western side fronting on the access road to screen the fence from the point where Parcel A extends northwards beyond Parcel B. In the event that trees cannot be planted to screen the west-facing fence along the access road, the fence shall be painted a neutral earth tone color.

¿ For Parcel B and Parcel C, the applicant shall maintain the existing row of perimeter trees and fill in any gaps in the tree line.

¿ Newly planted trees shall consist of trees, a minimum of 5 gallons in size. They shall be irrigated or watered as needed until established.

¿ All existing and planted trees, including the existing cypress trees lining the access road, and other screening vegetation shall be maintained in a healthy growing condition.

¿ Fallen, removed, or unhealthy trees shall be replaced to fill in any gaps or openings in the treeline, as needed or as determined necessary by the Director of Planning and Building Inspection. Replacement shall occur within one (1) month of the tree loss and shall consist of the same tree species as those being replaced or as otherwise approved by the Director of Planning and Building Inspection.

Compliance or Monitoring Action to be Performed:

Monterey County

Condition Compliance Form

Within one (1) month of permit approval

Monitoring Action #IA: Within one (1) month of permit approval, the owners of Parcel A shall submit a screening/landscaping plan for their respective parcels to the Director of

Planning and Building Inspection for review and approval. The plan shall screen the dismantling facilities on each parcel to the satisfaction of the Director of Planning and Building Inspection. The screening/landscaping plan shall be prepared by a qualified landscape designer/architect and shall include verification by a qualified landscape designer/architect that the landscaping plan meets County requirements for the use of native, drought-tolerant species. The plan shall show the location of the screening trees and vegetation. The Plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials, irrigation schedule, and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan and ongoing maintenance.

Within two (2) months of permit approval

Monitoring Action #IB: Within two (2) months of permit approval, each owner (Parcel A, B, and C) shall provide a performance security to meet the screening and landscaping costs for installation, ongoing maintenance, and replacement of trees for their respective parcels to the Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by a qualified consultant's estimate of the cost of the installation, replacement, and maintenance subject to review and approval by the Director of Planning and Building Inspection. The amount shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Faithful Performance and 50% of the estimated cost of Labor and Material. The owner may offer to provide this performance security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and a performance bond. If an owner chooses to offer a performance bond to meet a portion of this requirement, it must provide at least fifty percent (50%) of the required performance security in the form of an irrevocable letter of credit and the balance by the bond.

Within (3) months of permit approval

Monitoring Action #IC: In the event that screening with trees or vegetation along the access road is determined to be infeasible,

within three (3) months of permit approval, the owner of Parcel A shall paint the west-facing fence along the access road a natural, earthtone color. The applicant shall submit color samples to the Director of Planning and Building Inspection for review and approval and evidence of completion.

Within six (6) months of permit approval.

Monitoring Action #1D: Within six (6) months of permit approval, all screening trees and vegetation shall be installed,

consistent with the approved screening/landscaping plan. The applicants (Parcel A) shall submit evidence of completion to the Director of Planning and Building Inspection for review and approval.

Annually for duration of permit

Monitoring Action #IE: Annually for the duration of the permit, each owner (Parcel A, B, and C) shall submit an inspection report of the screening trees and vegetation by a qualified arborist or registered forester

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to the Director of Planning and Building Inspection for review and approval. The arborist or forester shall evaluate the condition and health of the trees and vegetation and certify that any necessary maintenance or replacement of trees has been completed for the respective parcels.

Verification of Compliance/Non-Compliance:

2014 Report received 11-14-2014. Report located in PLN030510 file box.

2013 Report also in PLN030510 file box.

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

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Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 28.

Condition Name: Mitigation Measure #2 (Visibility):

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

Mitigation Measure #2 (Visibility):

In order to minimize visual impacts, vehicles shall not be stacked higher than eight (8) feet from the ground. All new structures including but not limited to water tanks, fences, trailers, canopies, shall be painted a natural, earthtone color subject to review and approval by the Director of Planning and Building Inspection.

Compliance or Monitoring Action to be Performed:

Prior to issuance of building permits

Monitoring Action #2A: Prior to issuance of any building permits or the installation of new or replacement structures, the applicant (Parcel A, B, and C) shall submit color samples for the structures, including but not limited to water tanks, fences, trailers, canopies, to the Director of Planning and Building Inspection for review and approval.

Prior to final occupancy or commencement of use

Monitoring Action #2B: Prior to final, occupancy or commencement of use, the applicant shall provide evidence to PBI that the structures have been painted as approved by PBI.

Ongoing

Monitoring Action #2C: Adhere to condition

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

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Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 29.

Condition Name: MITIGATION Measure #4 (Best Management Practices):

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

MITIGATION Measure #4 (Best Management Practices):

In order to minimize the risk to public safety, the owners/applicants (Parcel A, B, and C) shall implement and comply with best management practices and with the following measures:

1. The owners shall develop roadways providing adequate Fire Department access subject to the approval by North County Fire Protection District, hereafter referred to as the AHJ (Agency Having Jurisdiction).
2. The owners of the affected parcels shall create a road agreement that will ensure maintenance of the required fire apparatus access.
3. The owners of the affected parcels shall develop a water company, corporation or association to create funds for the installation of a water system that will provide adequate fire flow, fire mains and hydrants for the buildings currently existing and proposed.
4. Each parcel owner shall record a notice stating that, "Any future construction of buildings beyond those included in this approval will immediately initiate required fire flow."
5. All H-4 occupancies shall be restricted to a maximum of 1800 square feet with a canopy roof and one side wall per existing yard, to drain fluids from the vehicles under cover and provide cover for parts that retain fluid as recommended by the Division of Environmental Health until an approved water system is provided.
6. All H-4 occupancies shall have floor drainage as specified in Article 29 of the 2001 Uniform Fire Code, as approved by the AHJ and the Division of Environmental Health.
7. All yard owners shall maintain compliance with Article 34 of the Uniform Fire Code.
8. New dismantling areas and hazardous material/waste and impound areas shall be designated to be impervious, shall have secondary containment features and shall allow for the collection of any spills/runoff from dismantling/storage operations. Submit a design for the final dismantling/storage area and impound area improvements to the Division of Environmental Health and the AHJ for review and approval prior to issuance of a building or grading permit.
9. Existing dismantling areas and hazardous materials/waste storage and impound areas shall be improved as necessary to be impervious, shall have secondary containment features and shall allow for the collection of any runoff from dismantling operations. Submit an improvement design for the existing impound areas and dismantling areas to the Division of Environmental Health and the AHJ for review and approval prior to the issuance of a building or grading permit.

Compliance or Monitoring Action to be Performed:

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At the time of approval (Items 2 & 3) and within three (3) months of permit approval
Monitoring Action #4A: At the time of approval (Items 2&3) and within three (3) months (Item 4) of permit approval, each applicant/owner shall submit evidence of compliance with item #2 (Road Agreement), item #3 (Water Company), and item #4 (Recorded Notice) to the satisfaction of the Director of Planning and Building Inspection Department and the North County Fire Marshall for review and approval.

Six (6) months after permit approval

One (1) year after permit approval

Annually for duration of permit

Monitoring Action #4B: Every six (6) months for the first year after permit approval and then annually for the life of the permit, each applicant/owner shall submit documentation to the Director of Planning and Building Inspection for review and approval that their parcel and their respective operators are in compliance with the abovementioned measures, as inspected and certified by the North County Fire District. Each owner shall pay the necessary fees to the Fire District for site visits and staff time related to inspections and compliance monitoring.

Prior to permit final or commencement of business for new operator

Monitoring Action #4C: Prior to building permit final or commencement of business for a new operator, the applicant! Owner shall demonstrate compliance with the requirements to the satisfaction of the North County Fire Marshall and Director of Environmental Health.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

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Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 30.

Condition Name: MITIGATION Measure #5 (Water System):

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

MITIGATION Measure #5 (Water System):

In order to minimize risks to public health and safety, the owners/applicants (Parcel A, B, and C) shall install a fire suppression and water system within six (6) month of permit approval. The system shall be designed to meet the requirements of the North County Fire District and Division of Environmental Health and shall be designed to allow for connections with other proposed or existing systems. Each owner shall provide the County of Monterey the necessary financial guarantees to ensure completion of the work and ongoing maintenance. Failure by anyone owner to participate or to pay does not absolve the other owners from the requirements to pay their own pro rata share and any amount delinquent from other property owners.

Compliance or Monitoring Action to be Performed:

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Condition Compliance Form

At the time of permit approval

Monitoring Action #5A: At the time of permit approval, each owner shall submit a complete water system permit application to the Director of Environmental Health for review and approval. Failure to submit a complete water system permit application to the Director of Environmental Health shall render this permit invalid. Final Construction Plans shall be submitted at the time of approval and corrected construction plans shall be submitted within 15 Days of project approval.

Within one (1) months of permit approval

Monitoring Action #5B: Within one (1) month of water system installation and water system permit approval, the applicants shall obtain a third-party licensed Distribution Operator. The Distribution Operator shall have a current license from the California State Department of Health Services that is a minimum of a Grade 1. The applicants shall submit documentation of the licensed operator to the Director of Environmental Health.

At the time of permit approval

Monitoring Action #5C: At the time of permit approval, each owner shall provide a performance security for an amount to meet the estimated fair-share cost for the installation and maintenance of the water system to the Director of Environmental Health and Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by an engineer's estimate of the cost of the improvements which shall be approved by the Directors. The amounts to be determined by the Directors shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Labor and Material. The owner may offer to provide this performance security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and a performance bond. If an owner chooses to offer a performance bond to meet a portion of this requirement, it must provide at least fifty percent (50%) of the required performance security in the form of an irrevocable letter of credit and the balance by the bond. Failure to submit this performance security to the Directors shall render this permit invalid.

Within six (6) months of issuance of building and grading permits.

Monitoring Action #5D: Within six (6) months of issuance of building and grading permits, the applicants shall obtain all necessary permits and install an approved water system. The applicants shall submit documentation of the finalized permits to the Director of Planning and Building Inspection

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 31.

Condition Name: Mitigation Measure #6 (Stormwater Facilities):

Responsible Department: Planning

Current Condition Status: On-Going

Text of Condition/Mitigation Monitoring Measure:

Mitigation Measure #6 (Stormwater Facilities):

In order to minimize impacts to water quality, the owners/applicants (Parcel A, B, C ~) shall maintain adequate stormwater drainage facilities to address on-site and off-site impacts to the satisfaction of the Director of the Water Resources Agency and Director of Planning and Building Inspection and shall comply with the requirements of their stormwater permit, from the Regional Water Quality Control Board.(RWQCB).

Compliance or Monitoring Action to be Performed:

Annually by September 1st for duration of permit

Monitoring Action #6A: Annually for the

duration of the permit, each owner/applicant

shall submit a report by a qualified engineer

by September 1 st of each year to the Directors of the Water Resources Agency and Planning and Building Inspection certifying that the stormwater drainage system and facilities for the respective parcel have been inspected. The engineer's report shall verify that any necessary repairs or maintenance work on the stormwater system have been completed to ensure that the system is working as designed and shall identify any changed conditions or circumstances that would warrant further improvements to the system,.

Annually by September 1st for duration of permit

Monitoring Action #6B: Annually for the

duration of the permit, each owner/applicant

shall provide documentation by September

1st of each year to the Director of Planning

and Building Inspection certifying that each

operator is in compliance with their stormwater permit and that each operator

has submitted their annual report to

RWQCB along with any necessary copies of

water tests or current permits. In the event

of a new operator, the parcel owner shall

submit documentation that the new operator

has obtained a stormwater discharge permit

from RWQCB prior to the start of any operations.

Verification of Compliance/Non-Compliance:

2014 Report received 11-14-2014. Report located in PLN030510 file box.

2013 Report also in PLN030510 file box.

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 32.

Condition Name: Mitigation Measure #8 (Access Road Improvements):

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Mitigation Measure #8 (Access Road Improvements):

In order to provide adequate emergency access and parking and to reduce design hazards, within six (6) months of permit approval the owners/applicants (Parcels A, B, C and--D) shall obtain all necessary permits and complete the access road and parking improvements, consistent with the Road, Improvement Plans prepared by Tunstall Engineering printed October 20, 2004 for Dolan Industrial Park, or as otherwise revised and approved by Monterey County. In addition, improvements shall include paving the access road to the end of Parcel A and creating a turnaround to the satisfaction of the North County Fire District. The final improvement plans shall be subject to the approval of the North County Fire District and the County of Monterey. The owners/applicants shall maintain the access road in a clean, safe and usable condition and shall immediately repair any defects, hazards, or significant deterioration, upon being apprised. Each owner shall provide the County of Monterey with any necessary financial guarantees to be determined by the Director of Planning and Building Inspection to ensure completion of the work and on-going maintenance. Failure by anyone owner to participate or pay does not absolve the other owners from the requirement to pay their own pro rata share and any amount delinquent from other property owners.

Compliance or Monitoring Action to be Performed:

Monterey County

Condition Compliance Form

At the time of permit approval

Monitoring Action #8A: At the time of permit approval each owner/applicant shall provide documentation in the form of a signed agreement with the County to complete the required improvements and an agreement among the property owners, such as a construction and maintenance agreement or reimbursement agreement, for each to contribute their fair share towards the improvements and the ongoing maintenance costs for the access road to the Director of Public Works and Director of Planning and Building Inspection for review and approval. Final Construction Plans shall be submitted at the time of approval and corrected construction plans shall be submitted within 15 Days of project approval.

At the time of permit approval

Monitoring Action #8B: At the time permit approval, each owner shall provide a performance security to meet their estimated fair-share cost for construction of the access road and parking improvements, and on-going maintenance to the Director of Public Works and Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by an engineer's estimate of the cost of the improvements which shall be approved by the Director of Public Works and the Director of Planning and Building

Inspection. The amounts to be determined by the Directors shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Labor and Material. The owner may offer to provide this security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and bonds. If an owner chooses to offer bonds to meet a portion of this requirement, they must provide at least fifty percent (50%) of the required security in the form of an irrevocable letter of credit and the balance by bonds

Within six (6) months issuance of building and grading permits

Monitoring Action #8C: Within six (6) months of issuance of building and grading permits, the applicants shall submit documentation to the Director of Planning and Building Inspection for review and approval that the required improvements have been completed.

Annually for duration of permit

Monitoring Action #8D: Annually for the duration of the permit, the applicants shall submit documentation to the Director of

Planning and Building Inspection for review and approval that a qualified engineer has inspected the access road and parking areas and that any necessary repairs, maintenance and/or additional improvements have been completed.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)

Monterey County

Condition Compliance Form

File No: PLN030501

Project Name: CUTLER GERALD & DEBORAH

Condition Number: 33.

Condition Name: Mitigation Measure #9 (Traffic Improvements):

Responsible Department: Planning

Current Condition Status: Not Met

Text of Condition/Mitigation Monitoring Measure:

Mitigation Measure #9 (Traffic Improvements): In order to minimize traffic conflicts, reduce congestion, and improve traffic safety, the owners/applicants (Parcel A, B, C aHEI-D) shall complete the following improvements:

¿ Construct a left-turn channelization on eastbound Dolan Road at the intersection of Dolan Road and Via Tanques and obtain the necessary encroachment permits.

¿ Improve the sight distance on Via Tanques Road looking east on Dolan Road to a minimum of 660 feet by trimming the vegetation and maintaining the sight distance and obtain the necessary encroachment permits.

¿ Request the Department of Public Works to install an "Intersection Ahead" sign in the westbound direction on Dolan Road in advance of Via Tanques and reimburse the County of Monterey for installation costs. Each owner shall provide the County of Monterey any necessary financial guarantees to ensure completion of the work. Failure by anyone owner to participate or pay does not absolve the other owners from the requirement to complete the work. Each owner shall pay their own pro rata share and any amount delinquent from other property owners and complete the work.

Compliance or Monitoring Action to be Performed:

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Condition Compliance Form

At the time of permit approval

Monitoring Action #9A: At the time of permit approval, each owner shall provide a performance security to meet the estimated fair-share cost for the left turn channelization construction and other improvements to the Director of Public Works and Director of Planning and Building Inspection for review and approval. The submittal of the security shall be accompanied by an engineer's estimate of the cost of the improvements which shall be approved by the Director of Public Works and the Director of Planning and Building Inspection. The amounts to be determined by the Directors shall be 100% of the estimated cost for Faithful Performance and 50% of the estimated cost for Labor and Material. The owner may offer to provide this security entirely through an irrevocable letter of credit or by a combination of an irrevocable letter of credit and bonds. If an owner chooses to offer bonds to meet a portion of this requirement, they must provide at least fifty percent (50%) of the required security in the form of an irrevocable letter of credit and the balance by bonds. Final Construction Plans shall be submitted at the time of approval and corrected construction plans shall be submitted within 15 Days of project approval.

At the time of permit approval

Monitoring Action #9B: At the time of permit approval, the applicants shall:

- ¿ Submit to the Director of Public Works for review and approval engineered plans for the left turn channelization.
- ¿ Request the Department of Public Works to install the "Intersection Ahead" sign and reimburse the County for installation costs.
- ¿ Obtain any necessary encroachment permits from the Department of Public Works for the tree and vegetation trimming or obtain an agreement from the Department of Public Works to conduct the trimming.
- ¿ Each applicant shall also provide documentation in the form of a signed agreement with the County to complete the required improvements and an agreement among the property owners, such as a construction and maintenance agreement or reimbursement agreement, to construct the traffic, improvements and for each to contribute their fair share towards the improvements to the Director of Public Works and Director of Planning and Building Inspection for review and approval.

Within six (6) months of issuance of building and grading permits

Monitoring Action #9C: Within six (6) months of issuance of building and grading permits, the applicants shall submit documentation to the Director of Planning and Building Inspection for review and approval that the required improvements have been completed.

Verification of Compliance/Non-Compliance:

Attach Evidence of Compliance (field visits, letters, e-mails, phone calls, reports, etc.)