CITY OF GROVER BEACH

TEMPORARY USE PERMIT

APPLICATION NO.: DA-19-00010
APPLICANT: CalPortland Construction
LOCATION: 335 Front Street
GENERAL PLAN LUE: Industrial
APN: 060-131-020
ZONING: Coastal Industrial Commercial (CIC)

PROPOSED USE: Staging area for stockpiles of aggregate, concrete, and dirt along with temporary equipment storage for an offsite construction project in the City of Pismo Beach
DATE & TIME: February 25, 2019 through March 29, 2019 from 7:00 a.m. to 4:00 p.m.

STAFF RECOMMENDS:
☐ DENIAL
☐ APPROVAL
☒ APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:
1. This Temporary Use Permit authorizes the operation of a staging area and temporary equipment storage in substantial conformance with the project description and site specific best management practices, attached as Exhibit A.
2. Fire Department connections and emergency vehicle access shall remain unobstructed at all times.
3. If during operations the applicant is not in compliance with the above conditions, this Temporary Use Permit may be suspended or revoked by the Community Development Director, Public Works Director, Police Chief, or City Manager or their designees.

COMMUNITY DEVELOPMENT DIRECTOR DECISION:
☐ APPROVAL
☒ APPROVAL SUBJECT TO THE ABOVE CONDITIONS
☐ DENIAL

SIGNATURE: [Signature]
DATE: 3/22/19

APPEAL PROVISIONS: The Community Development Director's decision may be appealed to the Planning Commission within 10 working days of approval in compliance with Development Code Section 7.20 Appeals.
City of Grover Beach  
Community Development Department  
154 S. 8th Street  
Grover Beach, CA 93433

Attn: Keith MacGregor  
 kmacregor@groverbeach.org

RE: Erosion Control Plan

CalPortland Construction is currently utilizing the staging yard on 317 Front Street for temporary stockpiles of aggregate, concrete & dirt along with temporary equipment storage for our construction project with the City of Pismo Beach to install sidewalk pavers downtown. Use of this facility will be in accordance with the City of Grover Beach codes & policies. Attached please find site specific best management practices for stockpiles, site entry, and equipment storage that will be implemented prior to a rain event.

Thank you,

David VanMuyden  
Project Manager  
dvanmuyden@calportland.com  
(805) 896-9137
*APPROXIMATE DIMENSIONS - 73'x140'
*TWO DRIVEWAY WIDTHS
*FOR STORAGE OF BROKEN CONCRETE, MISC AGGREGATES, DIRT SPOILS AND EQUIPMENT
Preservation of Existing Vegetation

Definition and Purpose
Preservation of existing vegetation is the identification and protection of desirable vegetation that provides erosion and sediment control benefits.

Appropriate Applications
- Preserve existing vegetation at areas on a site where no construction activity is planned or will occur at a later date. Specifications for preservation of existing vegetation can be found in Standard Specifications, Section 7-1.11.
- On a year-round basis, temporary fencing shall be provided prior to the commencement of clearing and grubbing operations or other soil-disturbing activities in areas.
- Clearing and grubbing operations should be staged to preserve existing vegetation.

Limitations
Protection of existing vegetation requires planning, and may limit the area available for construction activities.

Standards and Specifications
Timing
- Preservation of existing vegetation shall be provided prior to the commencement of clearing and grubbing operations or other soil-disturbing activities in areas identified on the plans to be preserved, especially on areas designated as Environmentally Sensitive Areas (ESAs).
- Preservation of existing vegetation shall conform to scheduling requirements set forth in the special provisions.

Design and Layout
- Mark areas to be preserved with temporary fencing made of orange polypropylene that is stabilized against ultraviolet light. The temporary fencing shall be at least 1 meter (3.2 ft) tall and shall have openings not larger than 50 mm by 50 mm (2 in by 2 in).
Fence posts shall be either wood or metal, at the Contractor’s discretion, as appropriate for the intended purpose. The post spacing and depth shall be adequate to completely support the fence in an upright position.

Minimize the disturbed areas by locating temporary roadways to avoid stands of trees and shrubs and to follow existing contours to reduce cutting and filling.

Consider the impact of grade changes to existing vegetation and the root zone.

**Installation**

Construction materials, equipment storage, and parking areas shall be located where they will not cause root compaction.

Keep equipment away from trees to prevent trunk and root damage.

Maintain existing irrigation systems.

Employees and subcontractors shall be instructed to honor protective devices. No heavy equipment, vehicular traffic, or storage piles of any construction materials shall be permitted within the drip line of any tree to be retained. Removed trees shall not be felled, pushed, or pulled into any retained trees. Fires shall not be permitted within 30 m (100 ft) of the drip line of any retained trees. Any fires shall be of limited size, and shall be kept under continual surveillance. No toxic or construction materials (including paint, acid, nails, gypsum board, chemicals, fuels, and lubricants) shall be stored within 15 m (50 ft) of the drip line of any retained trees, nor disposed of in any way which would injure vegetation.

**Trenching and Tunneling**

Trenching shall be as far away from tree trunks as possible, usually outside of the tree drip line or canopy. Curve trenches around trees to avoid large roots or root concentrations. If roots are encountered, consider tunneling under them. When trenching and/or tunneling near or under trees to be retained, tunnels shall be at least 450 mm (18 in) below the ground surface, and not below the tree center to minimize impact on the roots.

Tree roots shall not be left exposed to air; they shall be covered with soil as soon as possible, protected, and kept moistened with wet burlap or peat moss until the tunnel and/or trench can be completed.

The ends of damaged or cut roots shall be cut off smoothly.

Trenches and tunnels shall be filled as soon as possible. Careful filling and tamping will eliminate air spaces in the soil which can damage roots.

Remove any trees intended for retention if those trees are damaged seriously enough to affect their survival. If replacement is desired or required, the new tree shall be of similar species, and at least 50 mm (2 in) caliper, unless
otherwise required by the contract documents.

- After all other work is complete, fences and barriers shall be removed last. This is because protected trees may be destroyed by carelessness during the final cleanup and landscaping.

**Maintenance and Inspection**

During construction, the limits of disturbance shall remain clearly marked at all times. Irrigation or maintenance of existing vegetation shall conform to the requirements in the landscaping plan. If damage to protected trees still occurs, maintenance guidelines described below shall be followed:

- Serious tree injuries shall be attended to by an arborist.

- During construction, District Environmental shall be contacted to ensure that ESAs are protected.
Wind Erosion Control

Definition and Purpose
Wind erosion control consists of applying water and/or other dust palliatives as necessary to prevent or alleviate erosion by the forces of wind. Dust control shall be applied in accordance with Caltrans standard practices. Covering of small stockpiles or areas is an alternative to applying water or other dust palliatives.

Appropriate Applications
- This practice is implemented on all exposed soils subject to wind erosion.
- Effectiveness depends on soil, temperature, humidity and wind velocity.

Standards and Specifications
- Water shall be applied by means of pressure-type distributors or pipelines equipped with a spray system or hoses and nozzles that will ensure even distribution.
- All distribution equipment shall be equipped with a positive means of shutoff.
- Unless water is applied by means of pipelines, at least one mobile unit shall be available at all times to apply water or dust palliative to the project.
- If reclaimed water is used, the sources and discharge must meet California Department of Health Services water reclamation criteria and the Regional Water Quality Control Board requirements. Non-potable water shall not be conveyed in tanks or drain pipes that will be used to convey potable water and there shall be no connection between potable and non-potable supplies. Non-potable tanks, pipes and other conveyances shall be marked “NON-POTABLE WATER - DO NOT DRINK.”
- Materials applied as temporary soil stabilizers and soil binders will also provide wind erosion control benefits.

Maintenance and Inspection
- Check areas that have been protected to ensure coverage.
Stabilized Construction Entrance/Exit TC-1

BMP Objectives
- Soil Stabilization
- Sediment Control
- Tracking Control
- Wind Erosion Control
- Non-Storm Water Management
- Materials and Waste Management

Definition and Purpose
A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Appropriate Applications
- Use at construction sites:
  - Where dirt or mud can be tracked onto public roads.
  - Adjacent to water bodies.
  - Where poor soils are encountered.
  - Where dust is a problem during dry weather conditions.

- This BMP may be implemented on a project-by-project basis in addition to other BMPs when determined necessary and feasible by the Resident Engineer (RE).

Limitations
- Site conditions will dictate design and need.

Standards and Specifications
- Limit the points of entrance/exit to the construction site.
- Limit speed of vehicles to control dust.
- Properly grade each construction entrance/exit to prevent runoff from leaving the construction site.
- Route runoff from stabilized entrances/exits through a sediment-trapping device before discharge.
- Design stabilized entrance/exit to support the heaviest vehicles and equipment that will use it.
■ Select construction access stabilization (aggregate, asphaltic concrete, concrete) based on longevity, required performance, and site conditions. The use of asphalt concrete (AC) grindings for stabilized construction access/roadway is not allowed.

■ Use of constructed/manufactured steel plates with ribs for entrance/exit access is allowed with written approval from the RE.

■ If aggregate is selected, place crushed aggregate over geotextile fabric to at least 300 mm (12 in) depth, or place aggregate to a depth recommended by the RE. Crushed aggregate greater than 75 mm (3 inches) and smaller than 150 mm (6 inches) shall be used.

■ Designate combination or single purpose entrances and exits to the construction site.

■ Implement BMP SC-7, “Street Sweeping and Vacuuming” as needed and as required.

■ Require all employees, subcontractors, and suppliers to utilize the stabilized construction access.

All exit locations intended to be used continuously and for a period of time shall have stabilized construction entrance/exit BMPs (TC-1 “Stabilized Construction Entrance/Exit” or TC-3 “Entrance/Outlet Tire Wash”).

■ Inspect routinely for damage and assess effectiveness of the BMP. Remove aggregate, separate and dispose of sediment if construction entrance/exit is clogged with sediment or as directed by the RE.

■ Keep all temporary roadway ditches clear.

■ Inspect for damage and repair as needed.
Stabilized Construction Entrance/Exit (Type 1)

Crushed aggregate greater than 75 mm (3 in) but smaller than 150 mm (6 in)

300 mm (12 in) Min, unless otherwise specified by a soils engineer

NOTE:
Construct sediment barrier and channelize runoff to sediment trapping device

Temporary pipe culvert as needed

Width as required to accommodate anticipated traffic

or four times the circumference of the largest construction vehicle tire, whichever is greater

Stabilized Contraction Entrance/Exit (Type 1)
Stabilized Construction Entrance/Exit

Crushed aggregate greater than 75 mm (3 in) but smaller than 150 mm (6 in)

Filter fabric

Original grade

300 mm (12 in) Min, unless otherwise specified by a soils engineer

SECTION B-B

Crushed aggregate greater than 75 mm (3 in) but smaller than 150 mm (6 in)

Corrugated steel panels

Filter fabric

Original grade

300 mm (12 in) Min, unless otherwise specified by a soils engineer

SECTION A-A

NOTE:
Construct sediment barrier and channelize runoff to sediment trapping device

Sediment trapping device

EXISTING PAVED ROADWAY

Ditch

Corrugated steel panels

3 m min or as required to accommodate anticipated traffic, whichever is greater

7.3 m. (min.)

15 m Min

or four times the circumference of the largest construction vehicle tire, whichever is greater

Stabilized Construction Entrance/Exit (Type 2)
Vehicle and Equipment Fueling

Definition and Purpose

Vehicle and equipment fueling procedures and practices are designed to minimize or eliminate the discharge of fuel spills and leaks into storm drain systems or to watercourses.

Appropriate Applications

These procedures are applied on all construction sites where vehicle and equipment fueling takes place.

Limitations

- Onsite vehicle and equipment fueling shall only be used where it's impractical to send vehicles and equipment off-site for fueling.

Standards and Specifications

- When fueling must occur onsite, the contractor shall select and designate an area to be used, subject to approval of the Resident Engineer (RE).

- Absorbent spill clean-up materials and spill kits shall be available in fueling areas and on fueling trucks and shall be disposed of properly after use.

- Drip pans or absorbent pads shall be used during vehicle and equipment fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area.

- Dedicated fueling areas shall be protected from storm water run-on and runoff, and shall be located at least 15 m (50 ft) from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.

- Nozzles used in vehicle and equipment fueling shall be equipped with an automatic shut-off to control drips. Fueling operations shall not be left unattended.

- Protect fueling areas with berms and/or dikes to prevent run-on, runoff, and to contain spills.
Vehicle and Equipment Fueling

- Use vapor recovery nozzles to help control drips as well as air pollution where required by Air Quality Management Districts (AQMD). Ensure the nozzle is secured upright when not in use.

- Fuel tanks shall not be "topped-off."

- Vehicles and equipment shall be inspected on each day of use for leaks. Leaks shall be repaired immediately or problem vehicles or equipment shall be removed from the project site.

- Absorbent spill clean-up materials shall be available in fueling and maintenance areas and used on small spills instead of hosing down or burying techniques. The spent absorbent material shall be removed promptly and disposed of properly.

- Federal, state, and local requirements shall be observed for any stationary above ground storage tanks. Refer to WM-1, “Material Delivery and Storage.”

- Mobile fueling of construction equipment throughout the site shall be minimized. Whenever practical, equipment shall be transported to the designated fueling area.

Maintenance and Inspection

- Fueling areas and storage tanks shall be inspected regularly.

- Keep an ample supply of spill cleanup material on the site.

- Immediately cleanup spills and properly dispose of contaminated soil and cleanup materials.
Definition and Purpose

Procedures and practices to minimize or eliminate the discharge of pollutants to the storm drain systems or to watercourses from vehicle and equipment maintenance procedures.

Appropriate Applications

These procedures are applied on all construction projects where an onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles.

Limitations

■ None identified.

Standards and Specifications

■ Drip pans or absorbent pads shall be used during vehicle and equipment maintenance work that involves fluids, unless the maintenance work is performed over an impermeable surface in a dedicated maintenance area.

■ All maintenance areas are required to have spill kits and/or use other spill protection devices.

■ Dedicated maintenance areas shall be protected from storm water run-on and runoff, and shall be located at least 15 m (50 ft) from downstream drainage facilities and watercourses.

■ Drip Pans or plastic sheeting shall be placed under all vehicles and equipment placed on docks, barges, or other structures over water bodies when the vehicle or equipment is planned to be idle for more than one hour.

■ Absorbent spill clean-up materials shall be available in maintenance areas and shall be disposed of properly after use. Substances used to coat asphalt transport trucks and asphalt-spreading equipment shall be non-toxic.

■ Use off-site maintenance facilities whenever practical.
For long-term projects, consider constructing roofs or using portable tents over maintenance areas.

Properly dispose of used oils, fluids, lubricants, and spill cleanup materials.

Do not dump fuels and lubricants onto the ground.

Do not place used oil in a dumpster or pour into a storm drain or watercourse.

Properly dispose or recycle used batteries.

Do not bury used tires.

Repair of fluid and oil leaks immediately.

Provide spill containment dikes or secondary containment around stored oil and chemical drums.

Maintain waste fluid containers in leak proof condition.

Vehicle and equipment maintenance areas shall be inspected regularly.

Vehicles and equipment shall be inspected on each day of use. Leaks shall be repaired immediately or the problem vehicle(s) or equipment shall be removed from the project site.

Inspect equipment for damaged hoses and leaky gaskets routinely. Repair or replace as needed.
Stockpile Management

Definition and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and storm water pollution from stockpiles of soil, and paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate subbase or pre-mixed aggregate, asphalt binder (so called “cold mix” asphalt) and pressure treated wood.

Appropriate Applications
Implemented in all projects that stockpile soil and other materials.

Limitations
- None identified

Standards and Specifications
- Protection of stockpiles is a year-round requirement.
- Locate stockpiles a minimum of 15 m (50 ft) away from concentrated flows of storm water, drainage courses, and inlets.
- Implement wind erosion control practices as appropriate on all stockpiled material. For specific information see BMP WE-1, “Wind Erosion Control.”
- Stockpiles of contaminated soil shall be managed in accordance with BMP WM-7, “Contaminated Soil Management.”
- Bagged materials should be placed on pallets and under cover.

Protection of Non-Active Stockpiles
Non-active stockpiles of the identified materials shall be protected further as follows:
Stockpile Management

- **Soil stockpiles:**
  - During the rainy seasons, soil stockpiles shall be covered or protected with soil stabilization measures and a temporary perimeter sediment barrier at all times.
  - During the non-rainy season, soil stockpiles shall be covered and protected with a temporary perimeter sediment barrier prior to the onset of precipitation.

- **Stockpiles of portland cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, or aggregate subbase:**
  - During the rainy season, the stockpiles shall be covered or protected with a temporary perimeter sediment barrier at all times.
  - During the non-rainy season, the stockpiles shall be covered or protected with a temporary perimeter sediment barrier prior to the onset of precipitation.

- **Stockpiles of “cold mix”:**
  - During the rainy season, cold mix stockpiles shall be placed on and covered with plastic or comparable material at all times.
  - During the non-rainy season, cold mix stockpiles shall be placed on and covered with plastic or comparable material prior to the onset of precipitation.

- **Stockpiles/Storage of pressure treated wood with copper, chromium, and arsenic or ammonical, copper, zinc, and arsenate:**
  - During the rainy season, treated wood shall be covered with plastic or comparable material at all times.
  - During the non-rainy season, treated wood shall be covered with plastic or comparable material and shall be placed on pallets prior to the onset of precipitation.

**Protection of Active Stockpiles**

Active stockpiles of the identified materials shall be protected further as follows:

- All stockpiles shall be covered, stabilized, or protected with a temporary linear sediment barrier prior to the onset of precipitation.
- Stockpiles of “cold mix” shall be placed on and covered with plastic or comparable material prior to the onset of precipitation.
Maintenance and Inspections

- Repair and/or replace perimeter controls and covers as needed, or as directed by the RE, to keep them functioning properly. Sediment shall be removed when sediment accumulation reaches one-third (1/3) of the barrier height.