**CITY OF GROVER BEACH**

**TEMPORARY USE PERMIT**

<table>
<thead>
<tr>
<th>APPLICATION NO.: DA-19-00029</th>
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<tr>
<td>APPLICANT: Underground Construction Company Inc.</td>
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<td>LOCATION: 335 Front Street</td>
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<td>GENERAL PLAN LUE: Industrial</td>
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<td>APN: 060-131-020</td>
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<td>ZONING: Coastal Industrial Commercial (CIC)</td>
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**PROPOSED USE:** Temporary storage of electrical equipment and tools for an offsite PG&E construction project in the City of Pismo Beach

**DATE & TIME:** August 12, 2019 through October 31, 2019 from 6:00 a.m. to 6:00 p.m.

**STAFF RECOMMENDS:**
- [ ] DENIAL
- [x] APPROVAL

**APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:**
1. This Temporary Use Permit authorizes the operation of temporary equipment storage.
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.
4. The Applicant shall comply with the attached Construction Site Best Management Practices.

**COMMUNITY DEVELOPMENT DIRECTOR DECISION:**
- [ ] APPROVAL
- [x] APPROVAL SUBJECT TO THE ABOVE CONDITIONS
- [ ] DENIAL

**SIGNATURE:**

**DATE:** 8/13/19

**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.
EXHIBIT "A"
PROPERTY DESCRIPTION
A portion of 317 Front Street, Grover Beach, CA 93433 as shown below. Approximately 15,000SF (85' x 176.47' as staked on site).

TEMPORARY FACILITY LEASE
Stabilized Construction Entrance/Exit

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, asphallic 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.
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

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

EXISTING PAVED ROADWAY

6 M R Min

Ditch

Temporary pipe culvert as needed

Width as required to accommodate anticipated traffic

15 M Min

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

PLAN

NTS

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)

Original grade

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

SECTION A-A

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

Sediment trapping device

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

Match
Existing
Grade

Stabilized Construction Entrance/Exit (Type 2)
Material Delivery and Storage

Definition and Purpose

Procedures and practices for the proper handling and storage of materials in a manner that minimizes or eliminates the discharge of these materials to the storm drain system or to watercourses.

Appropriate Applications

These procedures are implemented at all construction sites with delivery and storage of the following:

- Hazardous chemicals such as:
  - Acids,
  - lime,
  - glues,
  - adhesives,
  - paints,
  - solvents, and
  - curing compounds.
- Soil stabilizers and binders.
- Fertilizers.
- Detergents.
- Plaster.
- Petroleum products such as fuel, oil, and grease.
- Asphalt and concrete components.
- Pesticides and herbicides.
Material Delivery and Storage

- Other materials that may be detrimental if released to the environment.

Limitations
- Space limitation may preclude indoor storage.
- Storage sheds must meet building & fire code requirements.

Standards and Specifications

General
- Train employees and subcontractors on the proper material delivery and storage practices.
- Temporary storage area shall be located away from vehicular traffic.
- Material Safety Data Sheets (MSDS) shall be supplied to the Resident Engineer (RE) for all materials stored.

Material Storage Areas and Practices
- Liquids, petroleum products, and substances listed in 40 CFR Parts 110, 117, or 302 shall be stored in approved containers and drums and shall be placed in temporary containment facilities for storage.
- Throughout the rainy season, each temporary containment facility shall have a permanent cover and side wind protection or be covered during non-working days and prior to and during rain events.
- A temporary containment facility shall provide for a spill containment volume able to contain precipitation from a 24-hour, 25-year storm event, plus the greater of 10% of the aggregate volume of all containers or 100% of the capacity of the largest container within its boundary, whichever is greater.
- A temporary containment facility shall be impervious to the materials stored therein for a minimum contact time of 72 hours.
- A temporary containment facility shall be maintained free of accumulated rainwater and spills. In the event of spills or leaks, accumulated rainwater and spills shall be collected and placed into drums. These liquids shall be handled as a hazardous waste unless testing determines them to be non-hazardous. All collected liquids or non-hazardous liquids shall be sent to an approved disposal site.
- Sufficient separation shall be provided between stored containers to allow for spill cleanup and emergency response access.
- Incompatible materials, such as chlorine and ammonia, shall not be stored in the same temporary containment facility.
- Materials shall be stored in their original containers and the original product labels shall be maintained in place in a legible condition. Damaged or otherwise illegible labels shall be replaced immediately.
Material Delivery and Storage

- Bagged and boxed materials shall be stored on pallets and shall not be allowed to accumulate on the ground. To provide protection from wind and rain, throughout the rainy season, bagged and boxed materials shall be covered during non-working days and prior to rain events.

- Stockpiles shall be protected in accordance with BMP WM-3, “Stockpile Management.”

- Minimize the material inventory stored on-site (e.g., only a few days supply).

- Have proper storage instructions posted at all times in an open and conspicuous location.

- Do not store hazardous chemicals, drums, or bagged materials directly on the ground. Place these items on a pallet and when possible, under cover in secondary containment.

- Keep hazardous chemicals well labeled and in their original containers.

- Keep ample supply of appropriate spill clean up material near storage areas.

- Also see BMP WM-6, “Hazardous Waste Management”, for storing of hazardous materials.

Material Delivery Practices

- Keep an accurate, up-to-date inventory of material delivered and stored on-site.

- Employees trained in emergency spill clean-up procedures shall be present when dangerous materials or liquid chemicals are unloaded.

Spill Clean-up

- Contain and clean up any spill immediately.

- If significant residual materials remain on the ground after construction is complete, properly remove and dispose any hazardous materials or contaminated soil.

- See BMP WM-4, “Spill Prevention and Control”, for spills of chemicals and/or hazardous materials.
Material Delivery and Storage

Maintenance and Inspection

- Storage areas shall be kept clean, well organized, and equipped with ample clean-up supplies as appropriate for the materials being stored.

- Perimeter controls, containment structures, covers, and liners shall be repaired or replaced as needed to maintain proper function.

- Inspect storage areas before and after rainfall events, and at least weekly during other times. Collect and place into drums any spills or accumulated rainwater.