

PLANNING COMMISSION CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

RESOLUTION NO. PC-2016-01

RESOLUTION APPROVING A DESIGN REVIEW FOR  
TERRY TOWNSEND, ARCHITECT, ON BEHALF OF VIJAY KUMAR, AS FILED  
UNDER CASE P15-0741

WHEREAS, Terry Townsend, Architect, on behalf of Vijay Kumar, has applied for Design Review approval to construct an approximately 4,225-square-foot single-family residence with an attached approximately 623-square-foot garage at 5967 Kolb Ranch Drive; and

WHEREAS, zoning for the property is PUD-LDR/C/PHS/WO (Planned Unit Development – Low Density Residential/Commercial/Public Health and Safety/Wildlands Overlay) District; and

WHEREAS, at its duly noticed public hearing of January 13, 2016, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning this application; and

WHEREAS, this project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303, New Construction, Class 3; and

WHEREAS, the Planning Commission determined that the proposed project is consistent with the appearance of the existing buildings in the area.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RESOLVES THE FOLLOWING:

Section 1. Approves Case P15-0741, the application of Terry Townsend, Architect, on behalf of Vijay Kumar, for Design Review approval to construct an approximately 4,225-square-foot single-family residence with an attached approximately 623-square-foot garage at 5967 Kolb Ranch Drive, subject to the conditions shown in Exhibit A, attached hereto and made part of this case by reference.

Section 2. This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

THIS RESOLUTION ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PLEASANTON ON THE 13<sup>TH</sup> DAY OF JANUARY 2016 BY THE FOLLOWING VOTE:

AYES: Commissioners Allen, Balch, Nagler, O'Connor, and Ritter  
NOES: None  
ABSTAIN: None  
RECUSED: None  
ABSENT: None

ATTEST:

  
\_\_\_\_\_  
Adam Weinstein  
Secretary, Planning Commission

  
\_\_\_\_\_  
Herb Ritter  
Chair

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Larissa Seto  
Assistant City Attorney

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**P15-0741 / 5967 Kolb Ranch Drive**  
**January 13, 2016**

**PROJECT SPECIFIC CONDITIONS**

**Planning Division**

1. Plans submitted for plan check shall include revised color and material samples to include El Dorado "Coastal Reef" stone to replace the existing coolstone shown on the plans. Plans submitted for plan check shall also include calculations verifying that 50 percent of the structure be covered with a natural material. In addition, final paint and color samples shall be submitted for review and approval for consistency with the Design Guidelines and the West Foothill Road Corridor Overlay District.
2. The residence shall be constructed to allow for the future installation of a photovoltaic system and a solar-water-heating system. The applicant or building developer shall comply with the following requirements to make the residence photovoltaic- and solar-water-heating-ready:
  - a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
  - b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current,
  - c. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a photovoltaic and solar water heating system beyond that anticipated for roofing;
  - d. Plumbing shall be installed for solar-water heating; and
  - e. Space shall be provided for a solar-heating tank.

These measures shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.

3. A minimum of one appliance or system that meets Energy Star standards shall be installed as part of the project. The proposed appliance or system and how it adheres to Energy Star standards shall be stated on the plans submitted for the issuance of a building permit.
4. A minimum of one water conservation device such as low-flow faucets, toilets, shower fixtures, etc., shall be installed as part of the project. The water conservation device(s) shall be stated on the plans submitted for the issuance of a building permit.

5. The building permit plan check package will be accepted for submittal only after completion of the 20-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.
6. Final color, roofing and material samples shall be submitted to the Director of Community Development for review and approval before issuance of the first building permit.
7. The applicant/building developer shall provide a fencing and retaining wall plan with design details with the building permit submittal. The fence type and height shall conform to the PUD guidelines. Details shall be shown on the building permit plan set to the satisfaction of the Director of Community Development before the issuance of a building permit.
8. The applicant/building developer shall submit a building pad elevation certification and foundation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official, certifying that the pad elevations and building locations (setbacks) conform to the approved plans, prior to receiving a foundation inspection for the structure.
9. The project applicant shall submit a final landscape and irrigation plan for the entire site with the building permit plan set to the Planning Division for review and approval before installation. Said landscape plan shall be detailed in terms of species, location, size, quantities, and spacing. Plant species shall be of drought tolerant nature with an irrigation system that maximizes water conservation (e.g. drip system).

### **Engineering Department**

10. The project is part of the Laurel Creek Estates Geological Hazard and Abatement District (GHAD), accordingly, storm water runoff from the roof and the hardscape shall be collected in a closed conduit for drainage to a storm drain system away from the home and slopes.
11. The project Geotechnical Engineer shall review the proposed improvements and provide a recommendation for site specific construction.

### **Landscape**

12. Plans submitted for plan check shall include an additional five (5) native oak trees to the south and southeast of the proposed home to provide additional screening. Final tree specimen and location shall be submitted for review and approval of the City Landscape Architect prior to issuance of building permits.
13. The project developer shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of \$5,000 for each tree required to be preserved, up to a maximum of \$25,000. This cash bond or security shall be retained for one year following acceptance of public improvements or completion of construction,

whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report.

14. The project shall comply with the State of California Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. Prior to issuance of a Building Permit, the applicant shall submit the following documentation to the Planning Division:
  - a. Landscape Documentation Package, which includes date; project applicant/contact information; project address; total landscape area; project type (new, rehabilitated, public, private, cemetery, homeowner-installed); water supply type (potable, recycled, well, greywater, combination of potable/greywater); Water Efficient Landscape Worksheet; Soil Management Report; Landscape Design Plan; Irrigation Design Plan [if permanent irrigation is proposed]; Grading Design Plan; and applicant signature/date with the statement that "I agree to comply with the requirements of the Water Efficient Landscape Ordinance."
  - b. Certificate of Completion prior to occupancy of the home.

## **STANDARD CONDITIONS OF APPROVAL**

### **Planning Division**

15. The proposed development shall be in substantial conformance to Exhibit B, dated received "December 29, 2015," on file with the Planning Division, except as modified by the conditions of approval. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development.
16. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
17. The design review approval shall lapse one year from the effective date of this approval unless a building permit is obtained and construction diligently pursued, or the City has approved a time extension.
18. The applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by Applicant to the City, on a form generated by the PUSD, prior to building permit issuance.

19. Prior to the building permit submittal, the applicant/building developer shall submit a final list of the green building measures used in the design of the house covered by this approval to the Planning Division for review and approval by the Director of Community Development. The home shall be designed to achieve a "certified rating" of a minimum of 50 total points, achieving at least the minimum points in each category, using BuildItGreen's current GreenPoints rating system. Notwithstanding the foregoing, the State of California's Green Building Standards Code, "CALGreen", as amended, shall apply, as applicable.

The green building measures shall be shown on one of the first two pages of the plans submitted for issuance of a building permit. Each identified measure shall have a notation indicating the sheet on which the point can be found, and each sheet shall note where the point is located. All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Director of Community Development.

A special inspection by the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. All of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, or a third party rater, or the applicant shall provide written verification by the project engineer, architect, landscape architect, or designer.

20. All Heating, Ventilation, and Air Conditioning (HVAC) condensing units shall be located on the plans.
21. All conditions of approval for this case shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. At all times, these conditions of approval shall be on all grading and construction plans kept on the project site.
22. Prior to building permit final, all front yard for the home landscaping (landscaping between the home and the northwest property line) shall be installed and inspected. All side and rear yard landscaping shall be installed within nine months of occupancy. The project applicant shall arrange a landscape/irrigation site inspection with the Planning Division within 30 days of completion of the landscaping/irrigation system installation.
23. Prior to occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping within the front yard landscaping (landscaping between the home and the northwest property line) has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept. Within nine months of occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping within the side and rear yards has been installed in accordance with the approved landscape and irrigation plans
24. Planning Division approval is required before any changes are implemented in site design, grading, house design, house colors or materials, green building measures, landscape material, etc.

25. Any excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Planning Division.
26. The project developer must provide to the Director of Community Development a building height certification performed by a licensed land surveyor or civil engineer. Said certification must allow for the installation of finished roof materials and must meet the approved building height.
27. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
28. Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard.
29. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
30. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.
31. The applicant and homeowner are encouraged to use reclaimed gray water, rain water, etc., for landscape irrigation. If used, the details shall be shown on the permit plan set to the satisfaction of the Director of Community Development before issuance of a building permit.
32. All fireplaces shall be a gas fireplace, pellet fueled wood heater, or EPA certified wood-burning appliance. The fireplace type shall be indicated on the floor plan and/or specification sheet(s) submitted for issuance of building permits.
33. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.

### **Engineering Department**

34. The project applicant shall arrange and pay for the geotechnical consultant to inspect and approve all foundation, retaining, and wall and drainage geotechnical aspects of project construction. The consultant shall be present on site during grading and excavation operations. The results of the inspections and the as-built conditions of the project shall be certified in writing by the geotechnical consultant for conformance to the approved plans and geotechnical report and submitted to the City Engineer for review and approval prior to occupancy.
35. The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of a permit.

36. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project developer. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
37. This approval does not guarantee the availability of sufficient water capacity to serve the project. Prior to issuance of a grading permit, or utility extension approval to the site, whichever is sooner, the applicant/developer shall verify with the City of Pleasanton Engineering that water is available for this project's demand.
38. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
39. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a grading permit.
40. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.

#### **Building Division**

41. Prior to issuance of building or demolition permits, the applicant/building shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the applicant/ building developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The project developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.
42. At the time of building permit plan submittal, the project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.

#### **Landscaping**

43. The applicant/building developer shall provide root control barriers and four inch perforated pipes for trees near driveways and street, and trees in planting areas less than ten feet in width, as determined necessary by the Director of Community Development at the time of review of the final landscape plans.



44. For purposes of erosion control, the applicant/building developer shall plant a hydroseed mixture that has been designed by the project Landscape Architect. The hydroseed mixture shall be specified on the building permit plans for review and approval by the Director of Community Development and shall be maintained by the applicant/developer until the site areas are landscaped.
45. Prior to issuance of a grading or building permit, the project developer shall install a temporary six foot tall chain-link fence (or other fence type acceptable to the Director of Community Development) outside of the existing tree drip lines that are affected by construction. The fencing shall remain in place until final landscape inspection by the Community Development Department. Removal of such fencing prior to that time may result in a "stop work order."
46. The applicant shall mitigate potential damage to existing trees proposed to remain by implementing the provisions from the tree report be in substantial conformance to Exhibit C, dated received "December 08, 2015," on file with the Planning Division prepared by Hort Science, which includes, but is not limited to establishing a Tree Protection Zone (TPZ) around existing trees proposed to remain prior to the demolition process. Excavation within TPZs shall begin by carefully hand-digging at the edge of excavation to locate and limit damage to tree roots. Work within the TPZs shall be performed under the guidance of a Consulting Arborist.
47. The following statements shall be printed on to the site, grading, and landscape plans where applicable to the satisfaction of the Director of Community Development prior to issuance of a building permit:
  - a. No existing tree may be trimmed or pruned without prior approval by the Community Development Director.
  - b. No equipment may be stored within or beneath the driplines of the existing trees.
  - c. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.
  - d. No stockpiling/storage of fill, etc., shall take place underneath or within five feet of the dripline of the existing trees.

#### **Fire Department**

48. All construction shall conform to the requirements of the 2013 California Fire Code; City of Pleasanton Ordinance No. 2083. All required permits shall be obtained prior to work commencement.
49. Automatic fire sprinklers shall be installed in all new buildings in accordance with the 2013 California Building, Fire and Residential Codes; and City of Pleasanton Ordinance No. 2083. Installations shall conform to NFPA Pamphlet 13D with local amendments.
50. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals DO NOT INCLUDE:

- a. Installation of the required building sprinklers in accordance with NFPA 13D.
  - b. Specific installation drawings submitted by the licensed fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.
51. The following items will be provided prior to any construction above the foundation or slab:
- a. Emergency vehicle access shall be maintained to the site or tract, including the area where construction is occurring. If Public Works Improvements are part of the project to access the site, an emergency vehicle access plan shall be submitted for review and approval.
  - b. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
  - c. Where a project is phased as part of the development approved by the City, specific access, water supply and fire hydrant installations will be required as part of each phase. As needed a phasing plan with these improvements will be required.
52. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be minimum 4" high. by 1/2" stroke. If building is setback from primary access 50 feet or greater address size shall be increased for visibility and in accordance with Livermore-Pleasanton Standard Operating Procedures – Premises Identification Standards. Where multiple access is provided, address or tenant space number shall be provided on each access and/or warehouse door and character size shall be no less than 4" high by 1/2" " stroke. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.

### **Community Development Department**

53. The project applicant/developer shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, unless otherwise approved by the department.
54. The project developer shall submit a written dust control plan or procedure as part of the improvement plans.
55. The project developer shall pay any and all fees to which the property may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
56. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County

coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.

## **CODE REQUIREMENTS**

*(Applicants/Developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.)*

### **Planning Division**

57. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan, and include drawings and/or manufacturer's specification sheets showing the size and types of light fixtures proposed for the exterior of the buildings.

### **Fire Department**

58. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2015. All required permits shall be obtained.
59. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame-producing devices, asphalt/tar kettles, etc.
60. The building(s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015. If required plans and specifications for the automatic fire sprinkler system shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

### **Building Division**

61. The project developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.

62. The project developer shall post address numerals on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.
63. The building covered by this approval shall be designed and constructed to meet Title 24 state energy requirements.
64. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.

### **URBAN STORMWATER CONDITIONS OF APPROVAL**

65. The project shall comply with the applicable California Regional Water Quality Control Board, San Francisco Bay Region, and Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) General Permit.

The current Municipal Regional Stormwater NPDES Permit No. is #CAS612008 which was adopted on November 19, 2015.

The current NPDES General Permit number is CAS000002, Order Number 2009-0009-DWQ, was in effect until September 2, 2014 and has been temporarily extended.

The current NPDES General Permit number is CAS000002, Order Number 2009-0009-DWQ, was in effect until September 2, 2014 and has been temporarily extended.

Copies of the above-mentioned NPDES permits are available at the City of Pleasanton's Engineering Division and Building Division, Alameda County Clean Water Program office in Hayward, and the State Water Board websites.

### **Design Requirements**

66. The following requirements shall be incorporated into the project:
  - a. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
    - Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
    - Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.
  - b. All metal roofs, if used, shall be finished with rust-inhibitive paint.
  - c. Bulk construction materials stored outdoors that may contribute to the pollution of stormwater runoff must be covered as deemed appropriate by the Chief Building Official.

## Construction Requirements

67. The Construction General Permit's construction requirements include, but are not limited to, the following:
- a. All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading shall occur between October 15 and April 15 or when rain is in the forecast unless approved erosion control/stormwater quality measures are in place. Such measures shall be maintained until such time as permanent landscaping and post construction storm water treatment measures are in place.
  - b. Gather all sorted construction debris on a regular basis and place it in the appropriate container for recycling; to be emptied at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.
  - c. Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping.
  - d. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.
  - e. Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system by wind or a material spill.
  - f. Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, soil/dirt or storm drain.
  - g. Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, unprotected soil or storm drains.
  - h. Equipment fueling area: Use off-site fueling stations as much as possible. Where on-site fueling occurs, use designated areas away from the storm drainage facility, use secondary containment and spill rags when fueling, discourage "topping off" of fuel tanks, place a stockpile of absorbent material where it will be readily accessible, and check vehicles and equipment regularly for leaking oils and fuels. Dispose rags and absorbent materials promptly and properly.
  - i. Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit with impermeable liner large enough to

store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly. Remove dried concrete on a regular basis (so liner below the wash area will not split and allow wash water to mix with soil). Use self-cleaning concrete trucks where available.

- j. Equipment and vehicle maintenance area: Use off-site repair shop as much as possible. For on-site maintenance, use designated areas away from the storm drainage facility. Always use secondary containment and keep stockpile of cleanup materials nearby. Regularly inspect vehicles and equipment for leaks and repair quickly or remove from the project site. Train employees on spill cleanup procedures. In case of spill, contact the project Qualified Stormwater Developer (QSD) or the Qualified Stormwater Practitioner (QSP) and follow the procedure required in State National Pollutant Discharge Elimination System (NPDES) General Permit.

{ End }