



City of Salinas

DEVELOPMENT ENGINEERING (PW) • 65 West Alisal Street • Salinas, California

Phone: (831) 758-7251 • www.cityofsalinas.org

ENGINEER'S REPORT

PURPOSE: CUP2022-057

DATE: 10/31/2022

LOCATION: 106 San Juan Dr.

PLANNER: Marisol Ruvalcaba

OWNER/APPLICANT: Jerry and Dorothy Blakeman / Mark Edwin Norris

DEVELOPMENT PROPOSAL: Extend garage building for increased storage space in keeping with the existing side yard setback of 2' instead of the 5' normally required.

RECOMMENDATION: Approve with Conditions

SWDS THRESHOLD: PR-1

NPDES CATEGORY: Low Priority

DEVELOPMENT REVIEW: *Development Review Submittal prepared by Mark Edwin Norris dated October 20, 2022.*

COMMENTS TO BE ADDRESSED PRIOR TO BUILDING PERMIT ISSUANCE

1. Offsite Improvements – An ADA compliant sidewalk is required at all driveways. Indicate if the project provides a 4-foot-wide minimum ADA-compliant sidewalk. If not, applicant shall obtain an encroachment permit to reconstruct the driveway to provide an ADA compliant sidewalk.
2. Offsite Improvements - Identify any sidewalk damage that may cause someone to trip and fall on the sidewalk along your frontage. In accordance with City Resolution No. 4926 and State Code 5610, maintenance of the sidewalk is the responsibility of the property owner.
3. Offsite Improvements – Any construction, reconstruction, or closure of the right of way shall require an encroachment permit.

Notice: The Conditions of Approval for this Site Plan Review include certain fees and development requirements. Pursuant to Government Code Section 66020 (d)(1), this hereby constitutes written notice stating the amount of said fees and describing the development requirements. The applicant is hereby notified that the 90-day appeal period in which he/she/they may protest these fees and development requirements, pursuant to Government Code Section 66020 (a), begins on the date the office land use permit is approved. If applicant files a written protest within this 90-day period complying with all requirements of Section 66020, he/she/they will be legally barred from challenging such fees and/or requirements at a later date.

CITY OF SALINAS

Javier Hernandez, Senior Development Engineer

for

Adriana Robles, PE, CFM, City Engineer

Exhibit C

Construction

Sediment from excavation and other construction projects is the most common pollutant washed from work sites. Sediment entering the waterways through storm drains harms aquatic life and disrupts the food chain upon which both fish and people depend.

Erosion Control General Practices

- Keep all construction debris away from the street, gutter and storm drain. Look for and clean up material that may have traveled away from your property.
- Keep materials out of the rain by storing them indoors or outdoors with a secure roof or plastic sheeting.
- Schedule grading and excavation projects for dry weather.
- Cover excavated material and stockpiles of asphalt and sand with plastic tarps.
- Prevent erosion by planting fast-growing annual and perennial grasses. These will shield and bind soil.

Recycling & Hazardous Waste Disposal:

Sun Street Transfer Station
Salinas Valley Solid Waste Authority
(831) 424-5520
139 Sun Street
Salinas, 93901

To Report a Spill, Illegal Dumping or a Clogged Storm Drain Call:

(831) 758-7233
City of Salinas
Department of Public Works
Maintenance Division

Look for all other pamphlets for storm drain protection guidelines:

- ❑ Automotive Maintenance & Car Care
- ❑ Equipment Rentals
- ❑ Food Service Industry
- ❑ Fresh Concrete & Mortar Application
- ❑ General Construction & Site Supervision
- ❑ Heavy Equipment & Earthmoving Activities
- ❑ Landscaping, Gardening & Pest Control
- ❑ Mobile Washers and Cleaners
- ❑ Painting
- ❑ Roadwork & Paving
- ❑ Swimming Pool, Jacuzzi & Fountain Maintenance

For more information about storm drain protection or additional pamphlets, call:

(831) 758-7233
City of Salinas
Department of Public Works
Maintenance Division

Stormwater Best Management Practices (BMPs): Repair and Remodeling



Safe Environmental Habits and Procedures for:

- ❑ Landscaping
- ❑ Painting
- ❑ Remodeling
- ❑ Home Owners



Permit Center
65 West Alisal St., Suite 101
Salinas, California 93901
(831) 758-7251

Water Pollution Prevention

It's Up to Us

Only "rain" is allowed in our storm drain system. Rain, industrial and household water mixed with urban pollutants creates stormwater pollution. The pollutants include:

Urban runoff pollution (oil and other automotive fluids, paint and construction debris, yard and pet wastes, pesticides and litter).

- Flows through the storm drain to the Salinas River and the Reclamation Ditch that takes water and debris straight from Salinas streets to the Monterey Bay Marine Sanctuary.
- Contaminates our rivers and ditches, harms aquatic life and increases the risk of flooding by clogging gutters and catch basins.
- Oil and grease, for example, clog fish gills and block oxygen from entering the water. If oxygen levels in the water become too low, aquatic animals may be harmed and/or die.

Household Hazardous Waste Disposal

- Household toxics—such as common household cleaners, paint products and motor oil—can pollute our rivers and poison the groundwater if not disposed of as hazardous waste.
- Take your household chemicals and toxics to the local Household Hazardous Waste Facility.

Concrete & Masonry

Fresh concrete and mortar application materials can wash down or blow into the street, gutter or storm drain-

- Do not mix up more fresh concrete or cement than you will use.
- Store bags of cement and plaster under cover. Protect these materials from rainfall, runoff and wind, away from gutters and storm drains.
- Never dispose of cement washout or concrete dust onto driveways, streets, gutters or storm drains.

Painting

Paints and solvents contain chemicals that are harmful to aquatic life. Toxic chemicals can come from liquid or solid products or from cleaning residues on rags. It is especially important to prevent these chemicals from entering storm drains.

Paint Cleanup

- Never clean brushes or rinse paint containers into a street, gutter or storm drain.
- For oil-based paints, paint out brushes to the extent possible. Clean with thinner and then filter and reuse thinner.
- For water-based paints, paint out brushes to the extent possible, then rinse in the sink.
- When thoroughly dry, used brushes, empty paint cans (lids off), rags and drop cloths may be disposed of as trash.

Paint Removal

- Chemical paint stripping residue, including saturated rags, is a hazardous waste and should be taken to a household hazardous waste collection event.
- Chips and dust from marine paints or paints containing lead or tributyl tin are also hazardous wastes. Sweep them up and save them for a hazardous waste collection event.

Paint Recycling

- Reuse leftover paint for touch-ups or recycle it at a local household hazardous waste collection event.

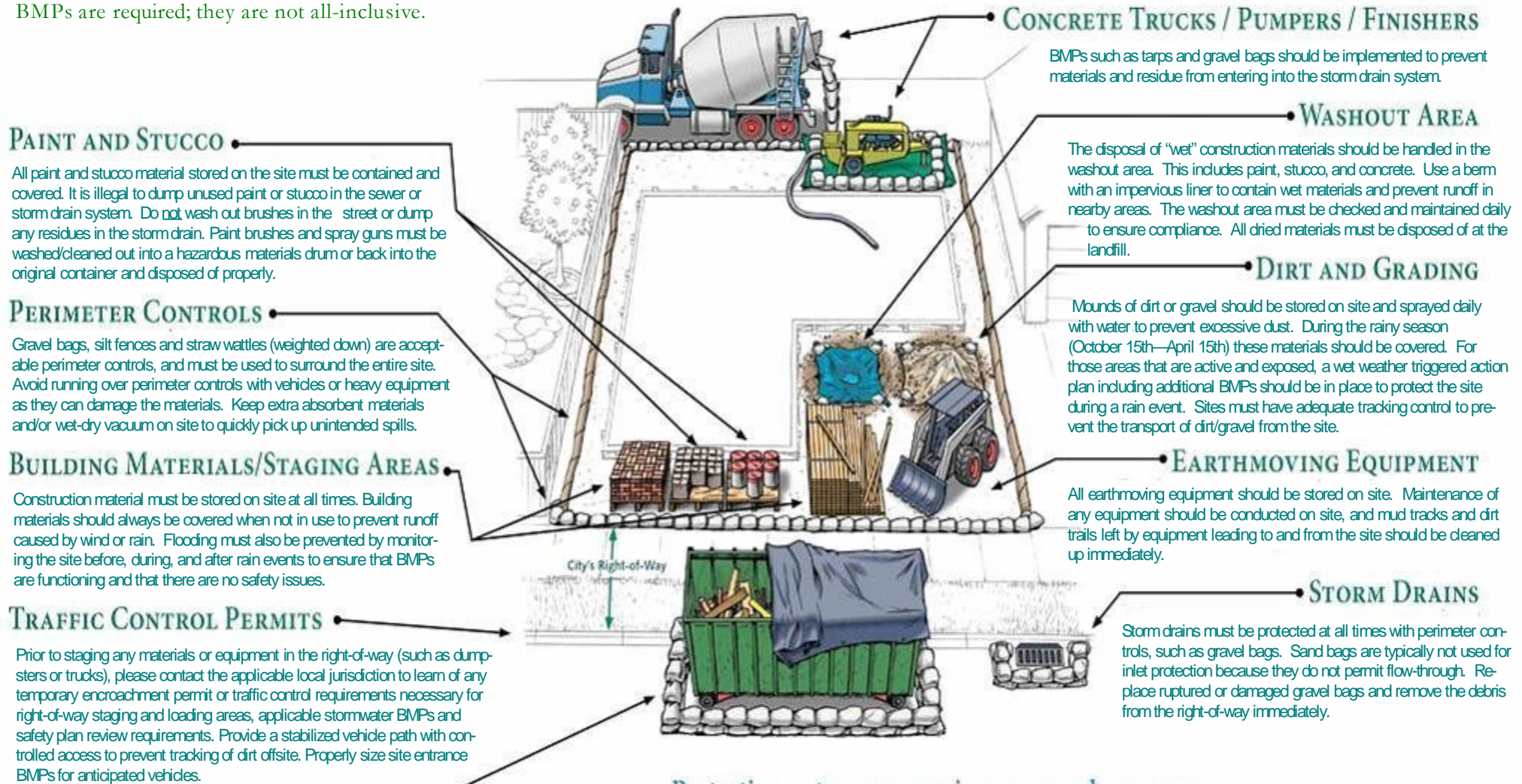
Landscaping & Gardening

- Intensive gardening and landscaping increase the likelihood that garden chemicals and soil will wash into storm drains. Pesticides and herbicides not only kill garden invaders, they also harm insects, poison fish and contaminate ground and river water.
- Use organic or non-toxic fertilizers and pesticides. Do not fertilize or use gutters or storm drains.
- Store pesticides, fertilizers and chemicals in a covered area to prevent runoff.
- Do not blow, sweep, hose or rake leaves into the street, gutter or storm drain.
- Place clippings and pruning waste in approved containers for pick up.
- Conserve water by using drip irrigation, soaker hoses or micro-spray systems.

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLU-

The City of Salinas Stormwater Management Program prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are required; they are not all-inclusive.



PAINT AND STUCCO

All paint and stucco material stored on the site must be contained and covered. It is illegal to dump unused paint or stucco in the sewer or storm drain system. Do not wash out brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be washed/cleaned out into a hazardous materials drum or back into the original container and disposed of properly.

PERIMETER CONTROLS

Gravel bags, silt fences and straw wattles (weighted down) are acceptable perimeter controls, and must be used to surround the entire site. Avoid running over perimeter controls with vehicles or heavy equipment as they can damage the materials. Keep extra absorbent materials and/or wet-dry vacuum on site to quickly pick up unintended spills.

BUILDING MATERIALS/STAGING AREAS

Construction material must be stored on site at all times. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. Flooding must also be prevented by monitoring the site before, during, and after rain events to ensure that BMPs are functioning and that there are no safety issues.

TRAFFIC CONTROL PERMITS

Prior to staging any materials or equipment in the right-of-way (such as dumpsters or trucks), please contact the applicable local jurisdiction to learn of any temporary encroachment permit or traffic control requirements necessary for right-of-way staging and loading areas, applicable stormwater BMPs and safety plan review requirements. Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.

DUMPSTERS

Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpster.

CONCRETE TRUCKS / PUMPER / FINISHERS

BMPs such as tarps and gravel bags should be implemented to prevent materials and residue from entering into the storm drain system.

WASHOUT AREA

The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco, and concrete. Use a berm with an impervious liner to contain wet materials and prevent runoff in nearby areas. The washout area must be checked and maintained daily to ensure compliance. All dried materials must be disposed of at the landfill.

DIRT AND GRADING

Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. During the rainy season (October 15th—April 15th) these materials should be covered. For those areas that are active and exposed, a wet weather triggered action plan including additional BMPs should be in place to protect the site during a rain event. Sites must have adequate tracking control to prevent the transport of dirt/gravel from the site.

EARTHMOVING EQUIPMENT

All earthmoving equipment should be stored on site. Maintenance of any equipment should be conducted on site, and mud tracks and dirt trails left by equipment leading to and from the site should be cleaned up immediately.

STORM DRAINS

Storm drains must be protected at all times with perimeter controls, such as gravel bags. Sand bags are typically not used for inlet protection because they do not permit flow-through. Replace ruptured or damaged gravel bags and remove the debris from the right-of-way immediately.

Protecting water resources improves and preserves quality of life for our children and future generations.

Questions? Contact the City of Salinas Public Works Department
831-758-7988 or 831-758-7194

Remember...

As a Resident or Business Operator

- **What we do on land affects the quality of water** we drink and use in so many ways.
- **Many small sources of pollution add up** to cause big water quality problems.
- **Pressure washing or hosing down sidewalks or driveways contribute to water pollution.** Mop, sweep or use other dry methods to clean pavement or grounds around your home or business.
- **Excessive runoff from landscape irrigation** can result in water pollution by carrying fertilizers, pesticides or silt offsite to local water ways. Regularly inspect your irrigation system to prevent excessive runoff.
- **Trash and Debris** dumped or left to accumulate on residential or business grounds can wind up local waterways. Dispose of trash properly. Keep areas clean and free of trash and debris.
- **Natural things** such as soil, leaves, grass clippings, and pet waste can cause water pollution.
- **Waste dumped into storm sewers** goes into creeks and waterways without treatment.
- **Automobiles and other vehicles** cause water pollution as well as air pollution

Everyone can make a difference!

Reporting of Illegal Dumping or Suspicious Discharges:



Reporting will, in great part, rely on participation from the public.

Residents who observe illegal dumping or observe pollutants within waterways or storm sewers should contact the City of Salinas, Environmental & Maintenance Services Office.

Dial (831) 758-7233,
Monday – Thursday
8 a.m. - 5:00 p.m.



Or call **911** after hours, weekends or holidays to report a stormwater violation.

For non-emergencies use the internet inquiry form located on the City's website address below.

<http://www.ci.salinas.ca.us/contact.cfm>

This program will succeed with strong public participation.



CITY OF SALINAS

Illicit Discharge Detection & Elimination



STORMWATER POLLUTION PREVENTION

Report Illicit Discharges and Illegal Dumping

Phone: **831-758-7233**

or

Dial **911**

For Emergency Reporting

City of Salinas - Public Works Department
Environmental & Maintenance Services
426 Work Street, Salinas, Ca. 93901

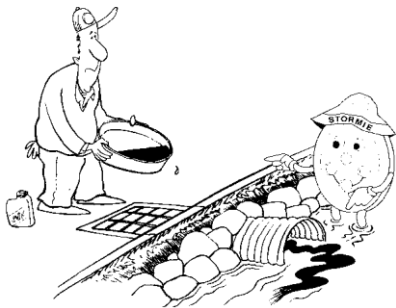
Non-Emergency Web Contact::

<http://www.ci.salinas.ca.us/contact.cfm>

What is an Illicit Discharge?

An illicit discharge is defined as “any discharge into a municipal storm sewer system that is not composed entirely of stormwater”. Some of the pollutants that fall into this broad category are:

- Car wash wastewater
- Gas and motor oil
- Grass clippings
- Household cleansers
- Paints
- Pesticides
- Pet waste
- Solvents
- Weed killer



Sometimes these pollutants are carried through the storm drainage system by rain, wind, or improper disposal into Salinas Waterways. This can result in serious health and water quality problems. In addition, wildlife and the overall appearance of the creek or waterway is adversely affected by illicit discharges.

Six Easy Ways That You Can Keep Illicit Discharges Out of Our Local Creeks

There are simple steps that we can take to solve the problems that our local waterways face. It is up to YOU, the homeowner and business owners who call Salinas home, to clean it up and to help keep it clean!



1. **Used oil, antifreeze, and batteries** can be recycled. Clean up any spills immediately—kitty litter or sawdust will absorb the spill. Be sure to sweep these up as well.



2. Wash your car on the grass so that **water, detergent, and dirt** will be filtered by the soil. Better yet, take your car to a commercial car wash, where the dirty water is sent to the wastewater treatment plant.

3. Empty bottles of **household cleansers, pesticides, and weed killer** should be disposed of according to label directions.



4. **Grass clippings** in the street should be swept up after each mowing. Grass clippings left in the street are being washed down into the storm sewers and end up in the local waterways where they have the potential to cause algae blooms.



5. Many household products, including **paints, paint thinners, and solvents** can be taken free of charge to Salinas Valley Solid Waste Authority, Household Hazardous Waste drop-off site at 128 Sun St. Salinas, CA 93901, (831) 775-3000. Paint brushes used with water based paint can be rinsed in the sink. If you have a small amount of left-over paint in a can, stuff it loosely with newspaper, dry out completely and put it in the trash.



6. When walking your pet use a bag or use a scooper to clean up your **pet's waste**. In order to keep animal waste from contaminating our community, anyone who walks a pet should properly dispose of waste by picking it up, wrapping it, and either placing it into the trash or flushing it UNWRAPPED!