

RESOLUTION NUMBER 4701

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, APPROVING MITIGATED NEGATIVE DECLARATION 2306 AND STOCKPILE PERMIT 14-02-0005, TO STOCKPILE 250,000 CUBIC YARDS OF DIRT MATERIAL ON A 61 ACRE VACANT SITE TO FACILITATE CONSTRUCTION OF RIVERSIDE COUNTY FLOOD CONTROL DISTRICT LINE "A" OF THE ROMOLAND MASTER DRAINAGE PLAN LOCATED AT THE NORTHEAST CORNER OF ETHANAC ROAD AND GOETZ ROAD AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, Stockpile Permit 14-02-0005 Proposal to stockpile 250,000 cubic yards of dirt material on a 61 acre vacant site to facilitate construction of Riverside County Flood Control District Line "A" of the Romoland Master Drainage Plan, located at the northeast corner of Ethanac Road and Goetz Road (330-150-009 thru -013); and

WHEREAS, proposed Stockpile Permit 14-02-0005, is considered a "project" as defined by the California Environmental Quality Act ("CEQA"); and Public Resources Code Section 21000 et seq., and State and Agency Guidelines adopted pursuant thereto; and

WHEREAS, the consent item is scheduled for April 8, 2014 before the City Council, at which time all interested persons were given full opportunity to be heard and to present evidence; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Perris, as follows:

Section 1. The above recitals are all true and correct.

Section 2. The City Council hereby determines that based upon on the Initial Study prepared for the project in accordance with the City's guidelines implementing the California Environmental Quality Act (CEQA), all potential significant effects on the environment can be reduced to a less than significant level through mitigation measures, the design of the development, the zoning code and standard requirements of the City, therefore a Mitigated Negative Declaration (2306) has been prepared, with findings that:

- (a) The City has complied with the California Environmental Quality Act; and
- (b) This determination reflects the independent judgment of the City.

Section 3. The City Council declares that should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences and words of this Resolution shall remain in full force and effect.

Section 4. The Mayor shall sign this Resolution and the City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED and APPROVED this 8th day of April 2014.

Daryl R. Busch, Mayor

ATTEST:

Nancy Salazar, City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, **Nancy Salazar**, City Clerk of the City of Perris, do hereby certify that the foregoing Resolution Number 4701 was duly and regularly adopted by the City Council of the City of Perris at a regular meeting thereof held on the 8th day of April, 2014, by the following vote:

AYES: YARBROUGH, LANDERS, RODRIGUEZ, BUSCH

NOES: NONE

ABSTAIN: ROGERS

ABSENT: NONE

Nancy Salazar, City Clerk

Attachment: Planning Conditions of Approval and Mitigation Monitoring Program

**CITY OF PERRIS
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

DRAFT CONDITIONS OF APPROVAL

Stock Pile Permit No. 14-02-0005

April 8, 2014

PROJECT: Stockpile Permit 14-02-0005 – to stockpile 250,000 cubic yards of dirt material on a 61 acre vacant site located at the northeast corner of Ethanac Road and Goetz Road (330-150-009 thru -013) to facilitate construction of Riverside County Flood Control District Line “A” of the Romoland Master Drainage Plan. Applicant: Webb and Associates.

***MITIGATION, MONITORING AND REPORTING PROGRAM (MMRP)**

The Mitigation Monitoring and Reporting Program (MMRP) Checklist is attached to reduce air quality, biological resources, cultural, hydrology, and noise impacts, and shall be implemented in accordance with the timeline, reporting and monitoring intervals listed in the MMRP. The applicant is required to meet all the mitigation measures as conditions of approval.

General Requirements:

- 1. Environmental Impact Report Mitigation Monitoring Program.** The project shall at all times comply with all provisions of the adopted Mitigation Monitoring and Reporting Program (MMRP) of the Mitigated Negative Declaration.
- 2. Development Standards.** The project shall conform to all requirements of the City of Perris Municipal Code Title 19.
- 3. Change or Expansion of Plans.** Any future expansion or change of this stockpile permit shall require review and approval of the City Engineer.
- 4. Conformance to Approved Plans.** Development of the project site shall conform substantially to the approved set of plans presented at the April 8, 2014 City Council meeting, or as amended by these conditions. Any deviation shall require appropriate Planning Division review and approval.
- 5. Conformance to Proposed Project Description.** The project scope shall substantially conform to *Webb Associates* project description dated Feb 27, 2014 presented at the April 8, 2014 City Council meeting, or as amended by these conditions. Any deviation shall require appropriate Planning and Engineering review and approval.
- 6. Term of Approval.** This approval shall be used within three (3) years of approval date; otherwise it shall become null and void. By use is meant the beginning of substantial construction contemplated by this approval within the three (3) year period which is thereafter diligently pursued to completion, or the beginning of substantial utilization contemplated by this approval. A maximum of three (3) one-year time extensions shall be permitted.
- 7. Life of Stockpile Permit.** This approval shall allow the proposed stockpile to remain

permanently past the initial five (5) years subject:

- a. To a formal written request to the Planning Division, subject to the review and approval of the City Engineer and Planning staff.
 - b. Posting a cash maintenance bond for an additional five (5) years.
 - c. Continuance of yearly scheduled inspections.
 - d. Compliance with Engineering and Planning Conditions of Approval.
8. **Temporary Office/Trailer or Structures.** The stock pile permit does not include approval of any temporary building(s) such as an office or a trailer. Any temporary office/trailer or structures shall require a separate application by a Temporary Use Permit.
9. **Indemnification.** The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning Stockpile Permit 14-02-0005. The City shall promptly notify the developer/applicant of any claim, action, or proceeding for which indemnification is sought and shall further cooperate fully in the defense of the action.
10. **Fish and Game Fee.** Within two (2) days of City Council approval, the applicant shall submit a check to the City Planning Division, payable to "Riverside County Clerk-recorder," for a \$2,231.25 for payment of State Fish and Game fees and County documentary handling fee. In accordance with Section 711.4 of the State Fish and Game Code, no project shall be operative, vested, or final and no permit shall be issued until the filing fees have been paid.
11. **Construction Equipment and Trucks.** All staging of any construction equipment or construction trucks is prohibited on city streets or within 100' feet of the public right-of-way. Please note that any transportation of these vehicles that damage existing city streets by their transportation is required to repair or pay a fee in lieu of repair.
12. **Stockpile Height and Location.** The stock pile shall not exceed a height of 4' feet and shall not be within a 100' feet of Ethanac and Goetz Road.
13. **Stage Lighting.** No outdoor lighting is permitted with this stockpile permit.

Prior to Issuance of Stock Pile Permit

14. **Compliance with Flood Plain/Way Standards.** Prior to issuance of permit for this work, the applicant shall demonstrate to City that the proposed work will not block drainage from the north property and it is in compliance with the flood plain/way ordinance and standards.
15. **Biological Survey.** A qualified biologist shall conduct a pre-construction survey/pre-stock piling survey for burrowing owls no more than 20 days prior to proposed grading or

other site disturbance that might impact occupied burrows. If burrowing owls are detected onsite, the owls will be excluded from the site following accepted protocols. The applicant or Biologist shall provide Planning Division Staff with a copy of the pre-construction survey.

- 16. Notice of Intent (NOI).** Prior to the issuance of a stock pile permit/grading permit, the project proponent shall file a Notice of Intent (NOI) with the Santa Ana Regional Water Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of stormwater associated with construction activities. The project proponent shall submit the Waste Discharge Identification Number to the City of Perris as proof that the project's Notice of Intent (NOI) has been filed with the Santa Ana Regional Water Quality Control Board.
- 17. SWPPP.** Prior to the first issuance of a stock pile permit/grading permit by the City for the project, the project design shall receive approval from the City of Perris a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and non-visible discharges from the site. Some of the BMPs to be implemented may include (but shall not be limited to the following:
- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs would be periodically inspected during construction, and repairs would be made when necessary as required by the SWPPP.
 - All materials that have the potential to contribute non-visible pollutants to stormwater must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.
 - All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles would be surrounded by silt fences and covered with plastic tarps.
 - The SWPPP would include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.
 - Additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary.
 - The SWPPP would be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time.

The superintendent or other representative shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the superintendent or other representative and available for City inspection. In addition, the superintendent or other representative would also be required to maintain an inspection log and have the log on site available for review by the City of Perris and the representatives of the Regional Water Quality Control Board.

- 18. Erosion Control/Maintenance of Stock Pile.** The applicant is required to provide permanent erosion protection up to five (5) years. An erosion control plan shall be submitted for approval by the City Engineer and Planning Division staff. The following shall be included in the erosion control plan:

 - Permanent irrigation
 - Hydro-seed twice a year (mulch prohibited).
 - Conduct weed abatement by mowing twice year.
 - Provide continual silt fence perimeter protection such as fiber rolls across the stockpile to reduce fugitive dust and erosion.
- 19. Cash Maintenance Bond.** The applicant is required to pay a cash bond/letter of credit (based on estimated fees) to assure maintenance of stockpile and provide erosion protection to the satisfaction of the City Engineer and Planning Division. The estimated fees shall be based on the first five years.
- 20. Schedule.** The applicant or representative shall provide a schedule to the City Engineer and Planning Division to include estimated start of stockpiling of dirt, estimated date of completion, and proposed schedule of hydro-seeding and weed abatement (mowing).

During Stock Piling

- 21. Stockpiling Practices.** To reduce potential noise and air quality nuisances, the following items shall be enforced:

 - a. Any equipment activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. Construction activity shall not exceed 80 dBA in residential zones in the City.
 - b. Stationary equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.
 - c. All stockpiling activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
 - d. The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
 - e. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15

- miles per hour.
- f. The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.
 - g. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. The name and telephone number of such persons shall be provided to the City Engineer and Planning Division.
- 22. Cultural Resource.** If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials

Operational Requirements:

- 23. Yearly Inspection.** The applicant shall contact Engineering and Planning staff to conduct a yearly inspection.

APPROVAL DATE

PROJECT PLANNER

MITIGATION MONITORING & REPORTING PLAN

The following environmental mitigation measures shall be incorporated into the project development as Conditions of Approval (MND 2304). The Project Applicant shall secure a signed verification for the mitigation measures to ensure compliance with each mitigation measure, as required by the City of Perris to meet CEQA obligations and other requirements (Public Resources Code Section 21081.6.) Final clearance shall require all verifications applicable to the attached table. The Perris Development Services Department has primary responsibility for monitoring and reporting the implementation of each mitigation measure.

GREEN VALLEY STOCK PILE PERMIT (Stockpile Permit 14-02-0005) MITIGATION MEASURES				
MITIGATION MEASURE		VERIFICATION OF COMPLIANCE		
	TIMING	DEPARTMENT/ OTHER	SIGNATURE	DATE
AIR QUALITY				
<u>AQ-1</u> Mobile construction equipment will be properly maintained, which includes proper tuning and timing of engines. Construction contractors will keep equipment maintenance records and equipment design specification data sheets on-site during construction and turn in the records to the District.	During Movement and Piling of Dirt	Superintendent		
<u>AQ-2</u> Temporary traffic control (e.g. flag person) will be provided during soil transport activities. Contractors shall be advised not to idle trucks on site for more than ten minutes.	During Movement and Piling of Dirt	City Engineer's office		
<u>AQ-3</u> The following measures shall be incorporated into Project plans and specifications as implementation of Rule 403: <ul style="list-style-type: none"> • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after 	During Movement and Piling of Dirt	City Engineer Office		

GREEN VALLEY STOCK PILE PERMIT
(Stockpile Permit 14-02-0005)
MITIGATION MEASURES

MITIGATION MEASURE		VERIFICATION OF COMPLIANCE		
	TIMING	DEPARTMENT/ OTHER	SIGNATURE	DATE
<p>work is done for the day.</p> <ul style="list-style-type: none"> The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less. 				
<p>AQ-4 Prior to the piling of dirt an air quality analysis shall be performed, using the latest SCAQMD modeling method and thresholds.</p>	During Movement and Piling of Dirt	Planning Division		
BIOLOGICAL RESOURCES				
<p>BIO 1: The Project applicant shall ensure that a pre-construction survey for burrowing owl will be conducted where suitable habitat is present. The survey shall be conducted no more than 15 days prior to site disturbance. If burrowing owls are determined to be present, a qualified biologist will relocate the burrowing owls in a manner to be approved by the City of Perris. The relocation will occur outside of the breeding season (March 1st to August 31st), and will follow accepted protocols</p>	Pre-movement and Piling of Dirt	Planning Division		
<p>BIO 2: The removal of potential nesting vegetation will be conducted outside of the nesting season (March 1st to August 31st) to the extent that this is feasible. If vegetation must be removed during the nesting season, a qualified biologist will conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys will be conducted no more than three (3) days prior to scheduled removals. If active nests are identified, the biologist will establish appropriate buffers around the vegetation containing the active nest. The vegetation containing the active nest will not be removed, and no grading will occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the</p>	Pre-movement and Piling of Dirt	Planning Division		

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MITIGATION MEASURES

MITIGATION MEASURE	VERIFICATION OF COMPLIANCE			
	TIMING	DEPARTMENT/ OTHER	SIGNATURE	DATE
<p>juveniles are surviving independent from the nest). If clearing is not conducted within three days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds</p>				
<p>CULTURAL RESOURCES/PALEO RESOURCES</p>				
<p><u>PAL-1</u> A paleontologist shall be hired to developed a PRIMP for this project is excavation will extend deeper than 5' feet beneath the surface. The PRIMP shall include the methods that will be used to protect paleontological resources that may exist in the project area beginning at a depth of 5'feet beneath the surface. The PRIMP shall include procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading.</p>	Pre-movement and Piling of Dirt	Planning Division		
<p><u>PAL-2</u> Excavation and grading activities that extend deeper than 5 ft. beneath the surface shall be monitored by a qualified paleontologist following the PRIMP. If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance. Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of an accredited scientific institution. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring</p>	Pre-movement and Piling of Dirt	Planning Division		

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MITIGATION MEASURE		VERIFICATION OF COMPLIANCE		
	TIMING	DEPARTMENT/ OTHER	SIGNATURE	DATE
program.				
<p><u>PAL-3</u> In the event that paleontological resources are encountered when a paleontological monitor is not on site, work in the immediate area of the find shall be halted and a paleontologist should be contacted to assess the find for significance; if determined to be significant, the fossil shall be collected from the field. In addition, if the find is located in sediments that are less than 5 beneath the surface, the paleontologist shall make recommendations as to whether or not monitoring shall be required in these sediments on a full-time basis beginning at a shallower depth.</p>	Pre-movement and Piling of Dirt	Planning Division		
<p><u>CR-1</u> If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials</p>	Pre-movement and Piling of Dirt	Planning Division		
HYDROLOGY				

GREEN VALLEY STOCK PILE PERMIT
(Stockpile Permit 14-02-0005)
MITIGATION MEASURES

MITIGATION MEASURE	VERIFICATION OF COMPLIANCE			
	TIMING	DEPARTMENT/ OTHER	SIGNATURE	DATE
<p>HYD-01 Prior to the issuance of a stock pile permit/grading permit, the project proponent shall file a Notice of Intent (NOI) with the Santa Ana Regional Water Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of stormwater associated with construction activities. The project proponent shall submit the Waste Discharge Identification Number to the City of Perris as proof that the project's Notice of Intent (NOI) has been filed with the Santa Ana Regional Water Quality Control Board.</p>	<p>Prior to Issuance of Stock Pile Permit</p>	<p>City Engineer</p>		
<p>HYD-02 Prior to the first issuance of a stock pile permit/grading permit by the City for the project, the project design shall receive approval from the City of Perris a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control on-site and off-site erosion during the entire grading and construction period. In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and non-visible discharges from the site. Some of the BMPs to be implemented may include (but shall not be limited to the following:</p> <ul style="list-style-type: none"> • Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs would be periodically inspected during construction, and repairs would be 	<p>Prior to Issuance of Stock Pile Permit</p>	<p>City Engineer</p>		

GREEN VALLEY STOCK PILE PERMIT
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MITIGATION MEASURES

MITIGATION MEASURE	VERIFICATION OF COMPLIANCE			
	TIMING	DEPARTMENT/ OTHER	SIGNATURE	DATE
<p>made when necessary as required by the SWPPP.</p> <ul style="list-style-type: none"> • All materials that have the potential to contribute non-visible pollutants to stormwater must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas. • All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles would be surrounded by silt fences. • The SWPPP would include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance. • Additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary. • The SWPPP would be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time. 				
<p>HYD-03 The superintendent or other representative shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the superintendent or other representative and available for City inspection.</p>	Commencement of movement and Piling of Dirt	Applicant's Superintendent or other responsible representative		

GREEN VALLEY STOCK PILE PERMIT
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MITIGATION MEASURES

MITIGATION MEASURE	VERIFICATION OF COMPLIANCE			
	TIMING	DEPARTMENT/ OTHER	SIGNATURE	DATE
In addition, the superintendent or other representative would also be required to maintain an inspection log and have the log on site available for review by the City of Perris and the representatives of the Regional Water Quality Control Board.				
HYD-04 Prior to issuance of permit for this work, the applicant shall demonstrate to City that the proposed work will not block drainage from the north property and it is in compliance with the flood plain/way ordinance and standards.	Prior to issuance of stockpile permit	City Engineer's Office		
NOISE				
NOISE 1: Any equipment activity and equipment maintenance is limited to the hours between 7:00 a.m. and 7:00 p.m. Per Zoning Ordinance, Noise Control, Section 7.34.060, it is unlawful for any persons between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on a legal holiday, or on Sundays to erect, construct, demolish, excavate, alter or repair any building or structure in a manner as to create disturbing excessive or offensive noise. Construction activity shall not exceed 80 dBA in residential zones in the City.	Commencement of movement and Piling of Dirt	Building Division		
NOISE 2: Stationary equipment that generates noise in excess of 65 dBA at the project boundaries must be shielded and located at least 100 feet from occupied residences. The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.	Commencement of movement and Piling of Dirt	Building Division		