CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585 - 1800

STAFF REPORT: REGULAR CALENDAR

APPLICATION NO.: 4-05-158

APPLICANT: Lynch Ready Mix Concrete Company, Inc. – DBA "Mission Ready Mix" and Goleta Fairview Avenue, LLC

AGENT: Michael Hunt

PROJECT LOCATION: 710 South Fairview Avenue, Goleta; Santa Barbara County.

PROJECT DESCRIPTION: Repair/maintenance and replacement of existing equipment, pave existing work yard, 312 cu. yds. of grading (142 cu. yds. cut and 170 cu. yds. fill), and implement a Storm Water Pollution Prevention Plan (SWPPP) at an existing concrete manufacturing facility. In addition, the project includes the installation of new stormwater runoff containment, treatment, and recycling improvements consisting of a 2,213 cu. ft. (approximately 16,554 gallons) water retention basin, a 180 cu. ft. (approximately 1,346 gallons) sediment trap, a pump system, a 5,000 gallon water storage tank, and a separate stormwater catch basin for street runoff with a fossil filtration device.

SUBSTANTIVE FILE DOCUMENTS: Storm Water Pollution Prevention Plan for Mission Ready Mix prepared by Tom Wright, P.E./MNS Engineers, Inc. dated 3/31/06; Final Approval by the City of Goleta Building and Safety Department dated 8/30/05.

SUMMARY OF STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed project **with three (3) special conditions** regarding the submittal of a revised/final Storm Water Pollution Prevention Plan, Required Approvals from other Agencies, and a Deed Restriction.

The proposed project is for the repair/maintenance and replacement of equipment within an existing "ready-mix" concrete plant facility and to implement a Storm Water Pollution Prevention Plan (SWPPP) that will include the installation of new storm water runoff containment and filtering devices to ensure that continued operation of the existing facility will serve to minimize adverse impacts to coastal resources.

The standard of review for the proposed project is the Chapter 3 policies of the Coastal Act. **Due to permit streamlining act requirements, the commission must act upon this permit application at the June 2006 commission hearing.**

I. STAFF RECOMMENDATION

MOTION: ***I move that the Commission approve Coastal Development Permit No. 4-05-158 pursuant to the staff recommendation.***

Staff Recommendation of Approval:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution to Approve the Permit:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. **Expiration.** The permit will expire five years from the date on which the Commission voted on the application.

3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. Final/Revised Storm Water Pollution Prevention Plan

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director, a final/revised Storm Water Pollution Prevention Plan (SWPPP). The permittee (including any successor in interest) shall implement all provisions of the final approved SWPPP for the life of the project. The Plan shall be prepared by a licensed engineer and shall include both a maintenance plan and monitoring plan. The Plan shall incorporate structural and non-structural Best Management Practices (BMPs) designed to control the volume, velocity, and pollutant load of stormwater leaving the site. The Plan shall also be reviewed and approved by the California Regional Water Quality Control Board (RWQCB) to ensure compliance with all necessary requirements. The Plan shall be generally consistent with the Storm Water Pollution Prevention Plan by MNS Engineering, dated March 31, 2006 and shall incorporate the following additional requirements:

A. Maintenance Plan:

The Maintenance Plan shall be designed to ensure that all approved Best Management Practices (BMPs) are maintained and monitored in accordance with maintenance and monitoring recommendations contained in the *California Storm Water Best Management Practices Handbooks.* The Maintenance Plan shall specifically include the following provisions:

(1) Selected BMPs (or suites of BMPs) shall be designed to treat or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.

(2) The permittee/owner or successor in interest shall be responsible for regular maintenance, including inspection and regular cleaning of all approved BMPs, to ensure their effectiveness prior to, and during, each rainy season from October 15 through April 15 of each year, for the life of the project. Debris and other water pollutants contained in BMP filters or devices must be contained and disposed of in a proper manner on a regular basis. Specifically, removal of sediment and debris from the retention pond and sediment trap on site shall occur on a weekly basis, or more frequently as required. All BMP traps/separators and/or filters must be inspected, cleaned and replaced when necessary in accordance with the specific recommendations of the SWPPP cited above, and at a minimum, prior to the start of the winter storm season, no later than September 30th each year.

(3) Should any of the project's surface or subsurface drainage/filtration structures or other BMPs fail or result in increased erosion, the permittee or successor-in-

interest shall be responsible for any necessary repairs to the drainage/filtration system or BMPs and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the applicant shall submit a repair and restoration plan to the Executive Director to determine if amendment(s) or new Coastal Development Permit(s) are required to authorize such work.

(4) Advanced mechanical vacuuming (using a "Regenerative Air Sweeper" or better technology) of the site shall occur on a daily basis for the life of the project.

(5) The Commission staff, or its successor in interest, shall be allowed to inspect the site to ensure adequate implementation of all BMPs for the life of the project, subject to 24-hour advance notice.

B. Monitoring Program:

The permittee shall submit a Water Quality Monitoring Program, for the review and approval of the Executive Director. In addition to any other sampling/monitoring requirements of the RWQCB, the permittee shall implement this Monitoring Program for a minimum period of five (5) years, following commencement of cement production operations on site. If at any time, during the monitoring period it is determined, based on the results of the Monitoring Program, that applicable water quality standards have not been met as a result of inadequate or failed BMPs, the permittee or successor in interest shall be responsible for implementing all corrective actions and remedies in accordance with the specifications contained herein. The Monitoring Program shall be consistent with all applicable State and Regional Water Quality Control Board Requirements, provisions of the approved final SWPPP and, in addition, shall specifically provide that:

(1) The permittee shall collect storm water samples during the first storm event of the wet season that results in offsite discharge and at least one other storm event of the wet season. During each sampling event, storm water samples shall be collected during both: (1) the first hour of discharge after initial overflow of the 180 cu. ft. sediment trap and (2) the first hour of discharge after initial overflow of the 2,213 cu. ft. retention basin. Sample collection during the first storm event of the wet season that results in offsite discharge is required and shall occur regardless of whether the discharge event occurs during scheduled facility operating hours.

(2) The permittee shall submit two sets of revised final project plans clearly showing all proposed development and the location where water quality samples will be collected. Samples shall be collected in a manner and location that ensures that only discharge from the subject site (including the work yard area, sediment trap, and retention basin) is collected and that stormwater discharged from the outlet for the Olney Street catch basin and/or runoff from other offsite areas is not included in this sample.

(3) The permittee shall submit, for the review and approval of the Executive Director, on an annual basis and no later than June 30 each year, for a period of five (5) years, a written monitoring report, prepared by a qualified water resource specialist or licensed engineer, clearly indicating the testing results of the discharge sampling for that year. Each report shall also include a "Performance Evaluation" section where information and results from the monitoring program are used to evaluate the quality of water being discharged from the site and the status of the BMPs in relation to the approved criteria and performance standards. This report shall also include further recommendations and requirements for any additional measures, midcourse corrections, or new BMPs necessary in order for the project to meet the approved criteria and performance standards.

(4) Results of the Monitoring Program are subject to the review of the Executive Director for conformance with the applicable criteria and water quality standards specified herein. Should a determination of non-compliance be made by the Executive Director, the permittee shall be notified. Within 30 days after notification, the permittee shall submit a supplemental mitigation plan incorporating additional BMPs (including, but not limited to the installation of a clarifier and/or other BMPs) as necessary to ensure that the quality of water that is discharged from the site meets the required success criteria. If potential remedies, additional BMPs, or other corrective actions identified in the aforementioned supplemental mitigation plan constitute development, as defined by Section 30106 of the Coastal Act, an amendment to this permit shall be required, unless the Executive Director determines no such amendment is required. If the Executive Director determines that an amendment or permit is required to implement the supplemental mitigation plan, then the permittee, or successor in interest, shall submit a complete application for such within 30 days, unless additional time is granted by the Executive Director for good cause.

(5) Criteria and Performance Standards for Testing: All water quality samples shall be analyzed for consistency with California Regional Water Quality Control Board (RWQCB) and EPA requirements. Specifically, the approved criteria and performance standards shall include, but not be limited to, the "Acceptable Range" for pollutants listed in "Benchmarks for Industrial Storm Water Discharges" prepared by the California Regional Water Quality Control Board (included as Exhibit 7a of this staff report) and the "U.S. EPA Multi-Sector Permit – Parameter Benchmark Values" (included as Exhibit 7b). In the event that the performance standards or acceptable levels for a given pollutant differ between either the U.S. EPA or RWQCB, then the lower or most protective value shall be used for the purpose of determining the allowable level for any contaminant.

C. The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a

Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. Required Approvals

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall obtain all other necessary permits that may be necessary for all aspects of the proposed project (including approval from the Regional Water Quality Control Board). The applicant shall inform the Executive Director of any changes to the project required by any applicable agency. Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is legally required.

3. Deed Restriction

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. PROJECT DESCRIPTION AND BACKGROUND

The proposed project is for the repair/maintenance and replacement of existing equipment, pave existing work yard, 312 cu. yds. of grading (142 cu. yds. cut and 170 cu. yds. fill), and implement a Storm Water Pollution Prevention Plan (SWPPP) at an existing concrete manufacturing facility. In addition, the project includes the installation of new stormwater runoff containment, treatment, and recycling improvements consisting of a 2,213 cu. ft. (approximately 16,554 gallons) water retention basin, a 180 cu. ft. (approximately 1,346 gallons) sediment trap, a pump system, a 5,000 gallon water storage tank, and a separate stormwater catch basin for street runoff with a fossil filtration device.

Although this application was originally filed on October 12, 2005, the applicant and their representatives have since worked with Commission staff to revise the proposed project to include the proposed SWPPP, which was prepared by the applicant in consultation with the California Regional Water Quality Control Board (RWQCB) and completed on March 31, 2006. In addition, at staff's request, the applicant has also revised the originally proposed project to include the installation of additional water quality improvements on site including the 180 cu. ft. (approximately 1,346 gallons) sediment trap in the southeastern corner of the site and the pump system that will pump the water from the sediment trap (after it fills) into the proposed 5000 gallon water storage tank in order to increase the amount of stormwater that may be contained, treated, and recycled on site. **Due to permit streamlining act requirements, the commission must act upon this permit application at the June 2006 commission hearing.**

The subject site is a 0.37 acre corner lot at 710 South Fairview Avenue at the intersection of South Fairview Avenue and Olney Street in the City of Goleta and has been previously developed with an existing concrete batch plant facility that was originally constructed prior to the effective date of the Coastal Act of 1976. The subject site is located within an existing industrially developed area. The City of Santa Barbara Airport is located immediately west of the subject parcel on the opposite side of South Fairview Avenue and several different industrial developments are located on the neighboring parcels located immediately north and east of the subject site. The neighboring parcels to the south of the subject site are vacant and undeveloped.

There is no environmentally sensitive habitat or wetland resources on the site itself; however, San Jose Creek, and its associated riparian habitat, which is located approximately 300 ft. to the east of the subject site, is designated as an environmentally sensitive habitat area by the previously certified Santa Barbara County Local Coastal Program for this area. In addition, the subject site is also located approximately 60 - 100 ft. to the east of San Pedro Creek (which parallels Fairview Avenue). Although, San Pedro Creek is not designated as Environmentally Sensitive Habitat in the County's previously certified LCP, it is a perennially flowing creek which appears to support some riparian vegetation. In addition, both San Jose and San Pedro Creeks drain into the Goleta Slough (one of the 19 major wetland habitats specifically identified in Chapter 3 of the Coastal Act).

Prior to the incorporation of the City of Goleta in 2002, the project site was subject to the certified Local Coastal Program (LCP) for the County of Santa Barbara. At this time, the City of Goleta has not completed, nor has the Commission certified a new LCP, for the portions of the City within the Coastal Zone. Therefore, the proposed project requires a coastal development permit from the California Coastal Commission and the standard of review for this project is the Chapter Three policies of the Coastal Act. However, the Commission notes that the existing concrete production facility and the new proposed development is consistent with the zoning provisions of the previously certified LCP for this area. Pursuant to the County's LCP, the subject site and the surrounding industrially developed properties were zoned "*M-1 Light Industry*" which specifically allowed for "building material manufacturing plant, including concrete mixing plant" as a permitted use on the subject site. In addition, although not part of a certified LCP, the

City of Goleta's current Zoning Code also designates the property as "*M-1 Light Industry*" which also provides for the same uses on the subject site as were previously allowed under the County's LCP and Zoning Ordinance. Thus, the use of the site for a concrete production facility is consistent with both the current and the previously certified zoning for the subject area.

The existing concrete facility consists of cement plant equipment and apparatus, a cement silo, conveyor belts and motors, storage bins, and a small office building within a partially walled/fenced work yard area. The proposed project includes the replacement and repair of some of the existing machinery on site, including replacement of the existing cement batch plant machine. No changes, other than minor repairs and maintenance are proposed to other structures on site including the existing office building, cement silo, etc. The facility will operate in conjunction with the company's other ready mix concrete facility in Solvang owned by the same company. Parking for four large ready mix delivery trucks and three additional conventional sized parking spaces for customers/office use will be provided on site. No vehicle maintenance or fueling will be performed on site. All necessary vehicle maintenance will occur at the Solvang facility or at offsite vehicle servicing facilities.

The primary operation on site will involve the mixing of concrete batches composed of rock, gravel, sand, cement, fly ash, liquid color, and various admixtures using an "Eagle Concrete Batch Plant" and loading the mixed batches into "ready mix" trucks for delivery to construction sites. The "Eagle Concrete Batch Plant" is a mobile wheeled device that will replace the existing batch plant machine on site. The new machine will use better dust suppression technology than the previously existing batch plant machine on site, will serve to improve air quality, and will not serve to increase the production capacity of the concrete production facility in any manner. The applicant proposes to wash down the plant machinery on a daily basis into the proposed retention and settling pond in order to reduce dust and contaminants. Water from the retention basin will then be pumped into a 5,000 gallon water tank and recycled for use in the following day's production of concrete.

In addition, the project includes the construction of several other improvements intended to provide for the recycling of water on site for use in concrete production and also to improve the quality of any storm water that leaves the subject site. The proposed water quality improvements include the construction of a new concrete lined retention pond with a 2,213 cu. ft. (approximately 16,554 gallons) capacity which will be used to impound approximately 2.6 inches of rainfall that lands on the site. An additional sediment trap will be located in the southeast corner of the site and will have a holding capacity of 180 cu. ft. (approximately 1,346 gallons). The project also includes the construction of new curbs along Olney Street and Fairview Avenue and a stormwater catch basin (with fossil filter) on Olney Street in order to prevent stormwater from offsite areas from entering the subject site. Due to existing topography, all drainage on site is directed to the south east corner of the property before sheetflowing to the east towards San Jose Creek. The proposed grading is necessary to recontour the existing workyard in order redirect surface drainage to the proposed stormwater retention basins before being discharged from the south east corner of the site.

Further, the subject site has been subject to previous actions by the City of Goleta and the California Coastal Commission. The existing Ready Mix Concrete Plant on site halted operation in the late 1990's after the previous owner filed for bankruptcy. The new property owner intends to recommence operation of the plant. Exemption Determination 4-02-108-X was issued by Commission staff in 2002 informing the applicant that the "recommencement of operations, equivalent to previous levels of operation, of a ready mix business after a six-year closure…is exempt from the Commission's permit requirements." The determination also informed the applicant that although normal repair and maintenance activities on site are exempt from permit requirements, the installation of a settling pond (as proposed, in part, by this application) would constitute new development and would require the issuance of a coastal development permit.

In addition, in 1999, prior to the incorporation of the City of Goleta, the County of Santa Barbara challenged the previous property owner's right to continue operation of the cement plant on site. In the proceedings for bankruptcy, the Court found that "nothing has occurred…that…in any way affected the estate's rights to operate a ready-mix plant as a non-conforming use" on the subject site" and the County was "permanently enjoined from terminating the rights of the estate…or any assignee…to operate a ready-mix concrete plant" on the site.

Subsequently, after the incorporation of the City, the City of Goleta entered into a settlement agreement with the applicant, effectuated through a Court stipulation and order, in August of 2005. In the settlement, the City of Goleta agreed that the property owner has a vested right to continue operation of the existing concrete production facility. To effectuate the settlement, on August 30, 2005, the City of Goleta granted approval for the proposed project for the repair and replacement of existing machinery, paving of the existing workyard, and implementation of the proposed SWPPP, including construction of the retention pond.

B. WATER QUALITY

Section **30230** of the Coastal Act states:

> ***Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.***

Section **30231** of the Coastal Act states that:

> ***The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges- and entrainment, controlling runoff, preventing depletion of ground water supplies and***

substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

Section **30240** of the Coastal Acts states:

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Section 30231 requires that the biological productivity and quality of coastal waters be maintained. Section 30230 requires that uses of the marine environment be carried out in a manner that will sustain the biological productivity of coastal waters for long-term commercial, recreational, scientific, and educational purposes. In addition, Section 30240 of the Coastal Act states that environmentally sensitive habitat areas shall be protected and that development within or adjacent to such areas must be designed to prevent impacts which could degrade those resources.

The 0.37 acre subject parcel has been previously developed with a concrete production facility and is located within an existing industrially developed area. The City of Santa Barbara Airport is located immediately west of the subject parcel on the opposite side of South Fairview Avenue and several different industrial developments are located on the neighboring parcels located immediately north and east of the subject site. The neighboring parcels to the south of the subject site are vacant and undeveloped.

There is no environmentally sensitive habitat or wetland resources on the site itself; however, San Jose Creek, and its associated riparian habitat, which is located approximately 300 ft. to the east of the subject site, is designated as an environmentally sensitive habitat area by the previously certified Santa Barbara County Local Coastal Program for this area. In addition, the subject site is also located approximately 60 - 100 ft. to the east of San Pedro Creek (which parallels Fairview Avenue). Both San Jose and San Pedro Creeks drain into the Goleta Slough (one of the 19 major wetland habitats specifically identified in Chapter 3 of the Coastal Act).

Due to existing topography, all drainage on site is directed to the south east corner of the property before sheetflowing to the east towards San Jose Creek. The proposed grading is necessary to recontour the existing workyard in order redirect surface drainage to the proposed stormwater retention basins before being discharged from the south east corner of the site. San Pedro Creek is located on the west side of Fairview Avenue and the project site is separated from San Pedro Creek by the road itself. Due to topography and the presence of Fairview Avenue, stormwater runoff from the site is not expected to reach San Pedro Creek. In fact, the applicant's engineering consultant has indicated that San Pedro Creek has flooded its banks in the past during severe and prolonged storm events and that flood waters from the creek have actually flowed east over both Fairview Avenue and the project site towards San Jose Creek.

The proposed project is for the repair/maintenance and replacement of equipment within an existing "ready-mix" concrete plant facility and to implement a Storm Water Pollution Prevention Plan (SWPPP) that will include the installation of new storm water runoff containment and filtering devices that are intended to maintain the quality of stormwater leaving the project site and minimize adverse impacts to coastal resources. The primary operation on site will involve the mixing of concrete batches composed of rock, gravel, sand, cement, fly ash, liquid color, and various admixtures using an "Eagle Concrete Batch Plant" and loading the mixed batches into "ready mix" trucks for delivery to construction sites. The "Eagle Concrete Batch Plant" is a mobile wheeled device that will replace the existing batch plant machine on site. The new machine will use better dust suppression technology than the previously existing batch plant machine on site, will serve to improve air quality, and will not serve to increase the production capacity of the concrete production facility in any manner. The applicant proposes to wash down the plant machinery on a daily basis into the proposed retention and settling pond in order to reduce dust and contaminants. Water from the retention basin will then be pumped into a 5,000 gallon water tank and recycled for use in the following day's production of concrete.

In addition, the project includes the construction of several other improvements intended to provide for the recycling of water on site for use in concrete production and also to improve the quality of any storm water that leaves the subject site. The proposed water quality improvements include the construction of a new concrete lined retention pond with a 2,213 cu. ft. (approximately 16,554 gallons) capacity which will be used to impound approximately 2.6 inches of rainfall that lands on the site. An additional sediment trap will be located in the southeast corner of the site and will have a holding capacity of 180 cu. ft. (approximately 1,346 gallons). The project also includes the construction of new curbs along Olney Street and Fairview Avenue and a stormwater catch basin (with fossil filter) on Olney Street in order to prevent stormwater from offsite areas from entering the subject site.

The subject site is relatively small and is approximately 16,210 sq. ft. in size. Due to topography, the majority of the subject site (an area approximately 12,640 sq. ft. in size or 79% of the total subject site), which includes the portion of the site where concrete production occurs, will drain directly into the larger 2,213 cu. ft. retention pond. The remaining 3,520 sq. ft. portion of the subject site will drain directly to the smaller 180 cu. ft. sediment trap. The 180 cu. ft. sediment trap is capable of capturing the first ½ inch of rain fall from its 3,520 sq. ft. watershed area. Additional control devices on site include an automated pump system, controlled by a rain gauge and float switches that will pump the water from the sediment trap (after it fills) into the proposed 5000 gallon water storage tank in order to allow the sediment trap to capture the first full one-inch of stormwater runoff before sheetflowing offsite. The pumps can also be operated manually. The larger retention pond (which captures stormwater runoff from approximately 79 percent of the site) will capture approximately 2.6 inches of rainfall before overtopping and sheetflowing to the southeast corner of the site to the smaller detention basin and then offsite. The primary purpose of the detention basin and pump system is to contain all stormwater on site (or as much stormwater runoff as possible) from the majority of smaller storm events and to capture the first flush of stormwater

runoff from heavier storms. Material that accumulates in the retention pond and sediment trap will be removed once each week.

An important secondary purpose of the new proposed water quality improvements is to provide for recycling of water on site. The potential amount of expected water use to operate the facility each day can be estimated by the approximate amount of water used in concrete mixes (30 gallons/cubic yard). The applicant has indicated that typical production is expected to be no more than 600 cu. yds. of concrete per day during dry weather and approximately 100 - 200 cu. yds. of concrete on rainy days. Thus, the facility would be expected to use approximately 18,000 gallons of water on a regular day and 3,000 – 6,000 gallons of water on a rainy day. The ready mix plant intends to recycle as much storm water as possible during regular operations.

In addition, new curb and gutters around the perimeter of the site will be constructed to redirect offsite storm water from Olney Street and Fairview Avenue (which previously entered the site from the north and west and traveled across the site to the south in an uncontrolled manner). In addition, a stormdrain inlet will be installed along Olney Street in order to direct storm water drainage from the street through a pipe under the subject site to an outlet in the south east corner of the site, in order to avoid mixing street runoff with the storm water that is collected and processed on site. Further, the applicant is proposing to install and maintain a new fossil filter system in the Olney Street storm water inlet in order to further improve water quality. The fossil filtration device will be adequate to treat normal stormwater contamination from the offsite areas; however, fossil filtration will not be adequate to treat industrial runoff such as cement particles. Therefore, stormwater runoff from offsite areas shall be kept separate from stormwater that is treated onsite.

Further, in the event that flooding occurs from San Pedro Creek to the west and the new proposed curbs and stormwater catchbasin for street runoff are unable to contain the flows, the new proposed retention pond has been designed with a 12 inch high berm around three sides (with small openings) in order to direct San Pedro Creek overflows around the basin to specifically prevent the faster flowing flood water from re-suspending solids which have been effectively contained in the basin. The applicant's engineering consultant has indicated that such flooding is expected to be a relatively rare occurrence which would only occur during very largest storm events.

The Commission recognizes that industrial development (such as the existing concrete production facility on site) has the potential to adversely impact coastal water quality by increasing the amount of pollutants contained in storm water runoff from a project site. Pollutants commonly found in runoff associated with industrial uses such as a concrete plant include cement dust and particles, fly ash, chemicals associated with concrete coloring and various admixtures, petroleum hydrocarbons including oil and grease from vehicles; heavy metals; synthetic organic chemicals including paint and cleaners; soap and dirt from washing vehicles; litter; fertilizers, herbicides, and pesticides. In addition, the pollutants associated with this type of development may result in increased pH levels of stormwater runoff. The discharge of these pollutants to coastal waters can cause cumulative impacts such as: eutrophication and anoxic conditions resulting in fish kills and diseases and the alteration of aquatic habitat, including adverse changes to

species composition and size; excess nutrients causing algae blooms and sedimentation increasing turbidity which both reduce the penetration of sunlight needed by aquatic vegetation which provide food and cover for aquatic species; disruptions to the reproductive cycle of aquatic species; and acute and sublethal toxicity in marine organisms leading to adverse changes in reproduction and feeding behavior. These impacts reduce the biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes and reduce optimum populations of marine organisms and have adverse impacts on human health.

In the case of the proposed project, the Commission finds that although there are no sensitive habitat resources on site, the proposed project will still result in potential adverse impacts to sensitive riparian and wetland habitat areas located offsite if the operation of the existing concrete facility resulted in the unintentional introduction of sediment, debris, or chemicals with hazardous properties to stormwater runoff leaving the subject site. As part of the proposed project, the applicant is proposing to implement a SWPPP in order to manager stormwater runoff and potential pollutants on site. A SWPPP has two major objectives: (a) to identify and evaluate sources of pollutants associated with industrial activities that may affect the quality of storm water discharges and authorized non-storm water discharges from the facility; and (b) to identify and implement site specific best management practices (BMPs) to reduce or prevent pollutants associated with industrial activities in storm water discharges and authorized non-storm water discharges. BMPs may include a variety of pollution prevention measures or other low-cost and pollution control measures. They are generally categorized as non-structural BMPs (activity schedules, prohibitions of practices, maintenance procedures, and other low-cost measures) and as structural BMPs (treatment measures, run-off controls, overhead coverage.)

In past permit actions, the Commission has found that adverse impacts to water quality and marine resources from both new residential and industrial development can be minimized through the incorporation of “Best Management Practices” (BMPs) designed to control the volume, velocity and pollutant load of stormwater leaving the developed site. Critical to the successful function of post-construction structural BMPs in removing pollutants in stormwater to the maximum extent practicable, is the application of appropriate design standards for sizing BMPs. Typically, the majority of runoff is generated from small storms because most storms are small. Additionally, storm water runoff typically conveys a disproportionate amount of pollutants in the initial period that runoff is generated during a storm event. Designing BMPs to accommodate (infiltrate, filter or treat) the runoff from the more frequent storms, rather than for the largest infrequent storms, results in improved BMP performance. The American Society of Civil Engineers (ASCE) and the Water Environment Federation (WEF) have recommended a numerical BMP design standard for storm water that is derived from a mathematical equation to maximize treatment of runoff volume for water quality based on rainfall/runoff statistics and which is economically sound.[1] The maximized treatment

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[1] *Urban Runoff Quality Management*, *WEF Manual of Practice No. 23, ASCE manual and Report on Engineering Practice No. 87.* WEF, Alexandria, VA; ASCE, Reston, VA. 259 pp (1998); Urbonas, Guo, and Tucker, "Optimization of Stormwater Quality Capture Volume," in *Urban Stormwater Quality Enhancement - Source Control, Retrofitting, and Combined Sewer Technology, Proceedings of an Engineering Foundation Conference*, Harry C. Torno, ed. October 1989. New York: ASCE, pp. 94-110.

volume is cut-off at the point of diminishing returns for rainfall/runoff frequency. On the basis of this formula and rainfall/runoff statistics, the point of diminishing returns for treatment control is the 85th percentile storm event.

The proposed Storm Water Pollution Prevention Plan (SWPPP) prepared by MNS Engineering dated March 31, 2006, includes a number of BMPs, including storm water runoff containment and filtering devices that are intended to minimize adverse impacts to coastal resources that may result from the operation of the concrete plant on site. As proposed in the SWPPP, the applicant will install and maintain several new BMPs including a 2,213 cu. ft. water retention basin, a 180 cu. ft. sediment trap, a pump system, and a 5,000 gallon water tank which are intended to capture and contain the majority of runoff from the majority of smaller storm events and to capture the initial runoff "first flush" from larger storm events. However, the submitted SWPPP does not contain specific calculations regarding whether the proposed BMPs and stormwater collection devices have been designed to meet the above criteria regarding treatment control for the 85th percentile storm event. Therefore, in order to ensure that adverse impacts to water quality and marine resources are minimized, the Commission finds it necessary to impose Special Condition No. One (1) which requires that the applicant prepare a revised final SWPPP, for the review and approval of the Executive Director. The final SWPPP shall be revised to clarify that all selected BMPs and stormwater collection/treatment devices shall be designed to treat or filter the amount of stormwater runoff produced by all storms up to and including the 85th percentile, 24-hour runoff event for volume-based BMPs, and/or the 85th percentile, 1-hour runoff event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs.

In addition, in order for the proposed BMPs, including the proposed installation of a retention pond, sediment basin, storm water capture/recycling system, and fossil filtration system to continue to function effectively over time, it is essential that all proposed BMPs are properly maintained for the life of the project. Therefore, in order to ensure the efficacy of the overall water quality management program, Special Condition One (1) also specifically requires that the applicant prepare a revised final SWPPP, for the review and approval of the Executive Director, that provides that all proposed and conditionally required BMPs must be regularly inspected and maintained in effective working condition, for the life of the project. In order to further ensure that the applicant's proposal to maintain all BMPs for the life of the project is adequately implemented, Special Condition One (1) also provides that the Commission staff, or its successor in interest, shall be allowed to inspect the site to ensure adequate implementation of all BMPs for the life of the project, subject to 24-hour advance notice. Special Condition One (1) further requires maintenance activities to conform to the recommendations contained in the *California Stormwater Best Management Practice Handbooks*, and requires annual submittal of reports, for the review and approval of the Executive Director, documenting all on-site maintenance activities for a period of five years. The applicant (including any successor in interest) shall implement all provisions of the final approved SWPPP for the life of the project. The final revised plan shall be prepared by a licensed engineer and shall include both a maintenance plan and monitoring plan. In addition, the revised final SWPPP shall be consistent with all other monitoring/reporting requirements of the California Regional Water Quality Control

Board (RWQCB) and shall, therefore, also be reviewed and approved by the RWQCB to ensure compliance with all other necessary requirements.

Further, although the previously submitted SWPPP includes provisions for the collection of water runoff samples, analysis of the samples by a qualified testing facility, and the submittal of monitoring reports to the RWQCB for the life of the project, the SWPPP does not specifically provide for the submittal of any monitoring reports to the Commission. Therefore, in addition to any other sampling/monitoring requirements of the RWQCB, Special Condition One (1) also requires the applicant submit a revised final Storm Water Pollution Prevention Program to incorporate additional monitoring and reporting provisions in order to ensure the quality of stormwater leaving the project site is consistent with all required conditions of this coastal development permit. The revised final SWPPP shall be submitted for the review and approval of the Executive Director. In addition to any other monitoring requirements of the RWQCB, the applicant shall implement the approved Monitoring Program for a minimum period of 5 years, following commencement of cement production operations on site. If at any time, during the monitoring period it is determined, based on the results of the Monitoring Program, that applicable water quality standards have not been met as a result of inadequate or failed BMPs, the permittee or successor in interest shall be responsible for implementing all corrective actions and remedies. If potential remedies, additional BMPs, or other corrective actions identified in the aforementioned supplemental mitigation plan constitute development, as defined by Section 30106 of the Coastal Act, an amendment to this permit shall be required, unless the Executive Director determines no such amendment is required. If the Executive Director determines that an amendment or permit is required to implement the supplemental mitigation plan, then the permittee, or successor interest, shall submit a complete application for such within 30 days, unless additional time is granted by the Executive Director for good cause.

It is expected however, that the Monitoring Plan will serve to detect and demonstrate if and where exceedances of applicable water quality objectives are occurring provided that the sampling is implemented in a manner that assures that the sample is not diluted from runoff from sources other than the actual subject site (such as runoff from Olney Street itself that does not actually cross the subject site). Therefore, Special Condition One (1) also requires the applicant to submit two sets of revised final project plans clearly showing all proposed development and the location where water quality samples will be collected. Samples shall be collected in a manner and location that ensures that only discharge from the subject site (including the work yard area, sediment trap, and retention basin) is collected and that stormwater discharged from the outlet for the Olney Street catch basin and/or runoff from other offsite areas is not included in this sample. Absent this modification to the Plan, data associated with the composition of discharge from the project site will not be collected accurately. This information is critical for the purpose of assessing development compliance with the terms and conditions of this permit.

In addition, staff has consulted with RWQCB staff regarding all BMPs proposed by the applicant and their adequacy to ensure water quality on site. RWQCB staff have indicated that it is essential that frequent mechanical vacuuming/sweeping of the subject site occur in order to reduce the amount of dust and other particulate matter on

site that will potentially be taken up by stormwater runoff. In the case of the proposed project, the existing work yard where concrete production occurs is covered with an unimproved dirt surface which can not be swept or vacuumed. The applicant is proposing to resurface the entire work yard of the facility with a new concrete surface. The Commission notes that although resurfacing the site with concrete will increase impermeable surfaces on site, in this case, such a surface is appropriate in order to minimize the infiltration of potential pollutants into groundwater that result from the existing industrial operation. Further, resurfacing the work yard with concrete will also allow for applicant to conduct regular mechanical sweeping/vacuuming of the site in order to reduce particulate matter that would otherwise contaminate stormwater runoff.

As proposed, the applicant is proposing to conduct mechanical sweeping on a weekly basis in order to remove dust and other particulate matter from the site that may otherwise result in increased contamination of stormwater runoff. However, the Commission notes that the RWQCB, in the letter dated December 27, 2005, also specifically recommends that mechanical sweeping/vacuuming occur more frequently than proposed by the applicant (Exhibit 8). The letter from the RWQCB states that mechanical sweeping/vacuuming should be conducted on a daily basis (rather than weekly) in order to adequately remove pollutants on site that might otherwise be transported offsite by stormwater runoff. In follow-up discussions with RWQCB staff, Commission staff confirmed that in order to ensure that the potential contaminant load in storm water on site is minimized, mechanical sweeping/vacuuming would be necessary on a daily basis. In addition, in order reduce the amount of cement dust and smaller-sized particulate debris on the site to the maximum extent feasible, a regenerative air sweeper with dust suppression technology (rather than a regular sweeper/brush truck) should be used that is capable of capturing the majority of dust/fines generated by the concrete production facility. Therefore, in order to ensure that quality of stormwater leaving the site, Special Condition One (1) specifically requires that the applicant submit a revised final SWPPP, for the review and approval of the Executive Director, that provides that the applicant, and all successor interests, shall perform advanced mechanical vacuuming (using a “Regenerative Air Sweeper” or better technology) of the site on a daily basis for the life of the project.

In addition, the proposed project will also require approval from the Regional Water Quality Control Board. Therefore, in order to ensure that this project shall not cause a violation of any applicable water quality standard for receiving waters adopted by the Regional Board or the State Water Resources Control Board, as required by the Clean Water Act, Special Condition Two (2) requires the applicant obtain all other necessary permits that may be necessary for all aspects of the proposed project. Further, in order to ensure that all required BMPs are implemented and maintained for the life of the project, Special Condition Three (3) requires the applicant to record a deed restriction that imposes the terms and conditions of this permit as restrictions on use and enjoyment of the property and provides any prospective purchaser of the site with recorded notice that the restrictions are imposed on the subject property.

The Commission finds that the proposed project, as conditioned, will serve to minimize adverse effects to water quality. Therefore, for all of the reasons stated above, the

Commission finds that the proposed project, as conditioned, is consistent with Section 30230, 30231, and 30240 of the Coastal Act.

C. LOCAL COASTAL PROGRAM

Section 30604 of the Coastal Act states:

> ***a) Prior to certification of the local coastal program, a coastal development permit shall be issued if the issuing agency, or the commission on appeal, finds that the proposed development is in conformity with the provisions of Chapter 3 (commencing with Section 30200) of this division and that the permitted development will not prejudice the ability of the local government to prepare a local program that is in conformity with the provisions of Chapter 3 (commencing with Section 30200).***

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development Permit only if the project will not prejudice the ability of the local government having jurisdiction to prepare a Local Coastal Program, which conforms to Chapter 3 policies of the Coastal Act. The preceding sections provide findings that the proposed project will be in conformity with the provisions of Chapter 3 if certain conditions are incorporated into the projects and are accepted by the applicant. As conditioned, the proposed developments will not create adverse impacts and is found to be consistent with the applicable policies contained in Chapter 3. Therefore, the Commission finds that approval of the proposed developments, as conditioned, will not prejudice the City of Goleta's ability to prepare a Local Coastal Program for this area which is also consistent with the policies of Chapter 3 of the Coastal Act, as required by Section 30604(a).

D. CEQA

Section 13096(a) of the Commission's administrative regulations requires Commission approval of a Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect that the activity may have on the environment.

The Commission finds that the proposed project will not have significant adverse effects on the environment, within the meaning of the California Environmental Quality Act of 1970. Therefore, the proposed project is determined to be inconsistent with CEQA and the policies of the Coastal Act.

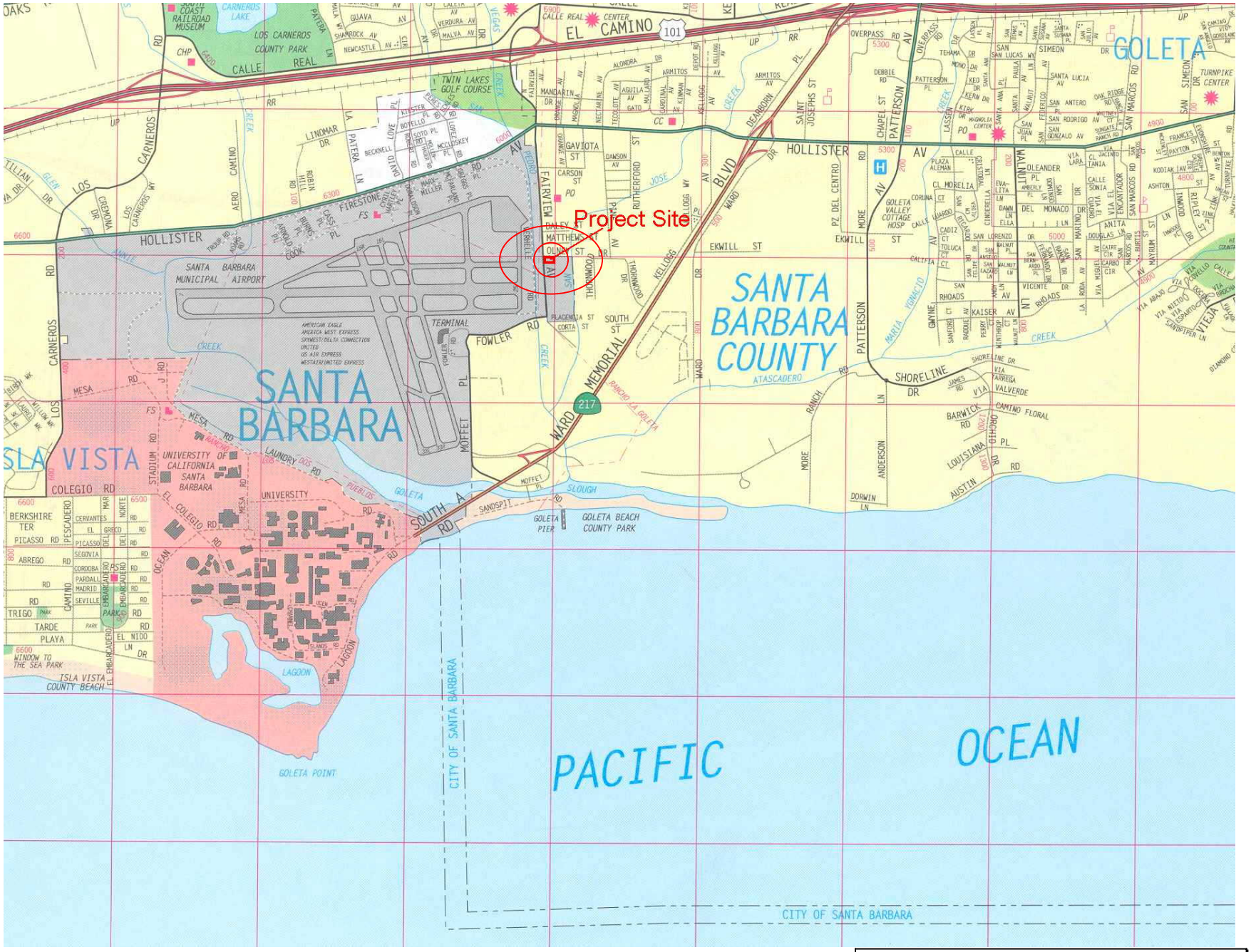
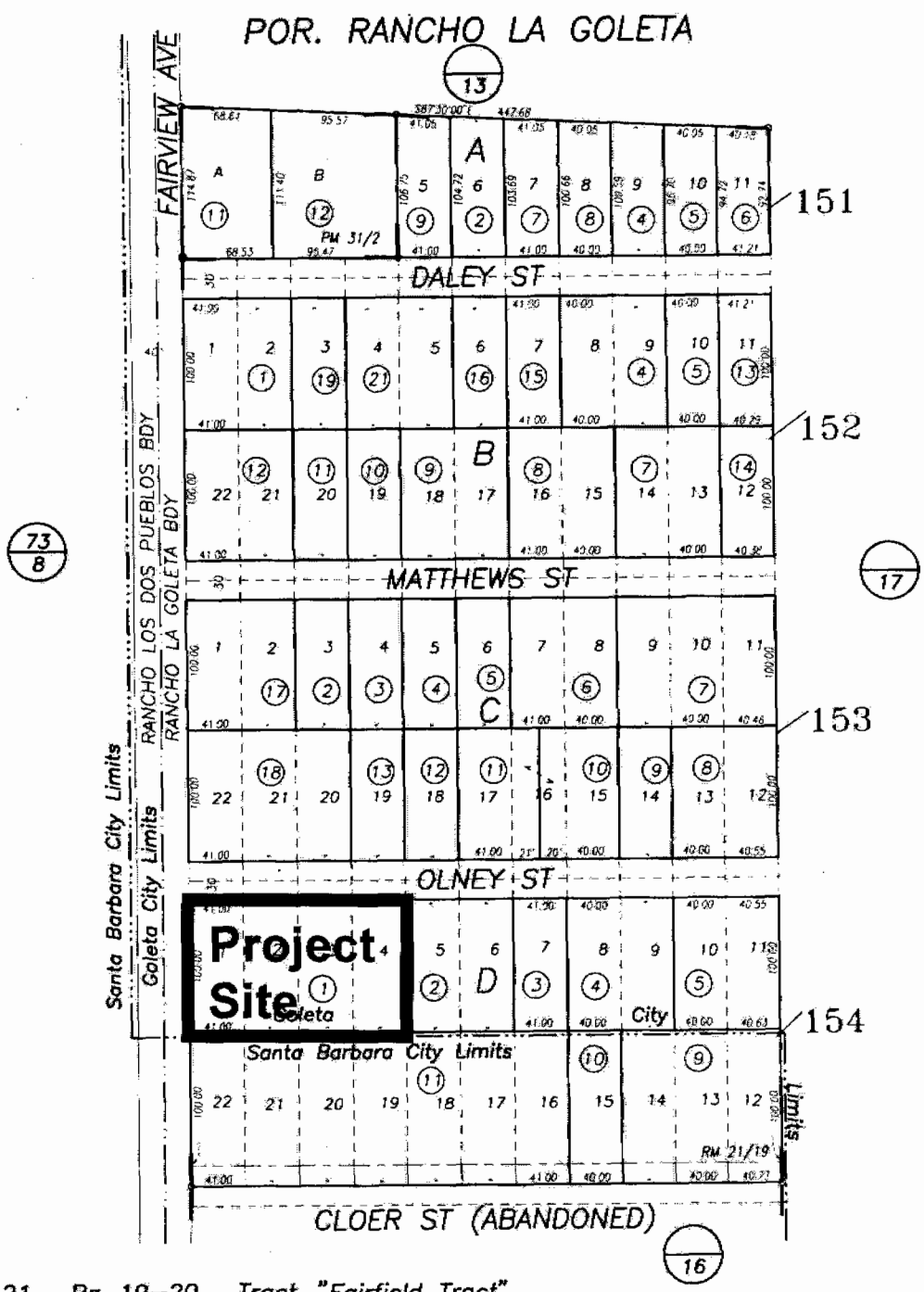


EXHIBIT 1
CDP 4-05-158 (Mission Ready Mix)
Vicinity Map

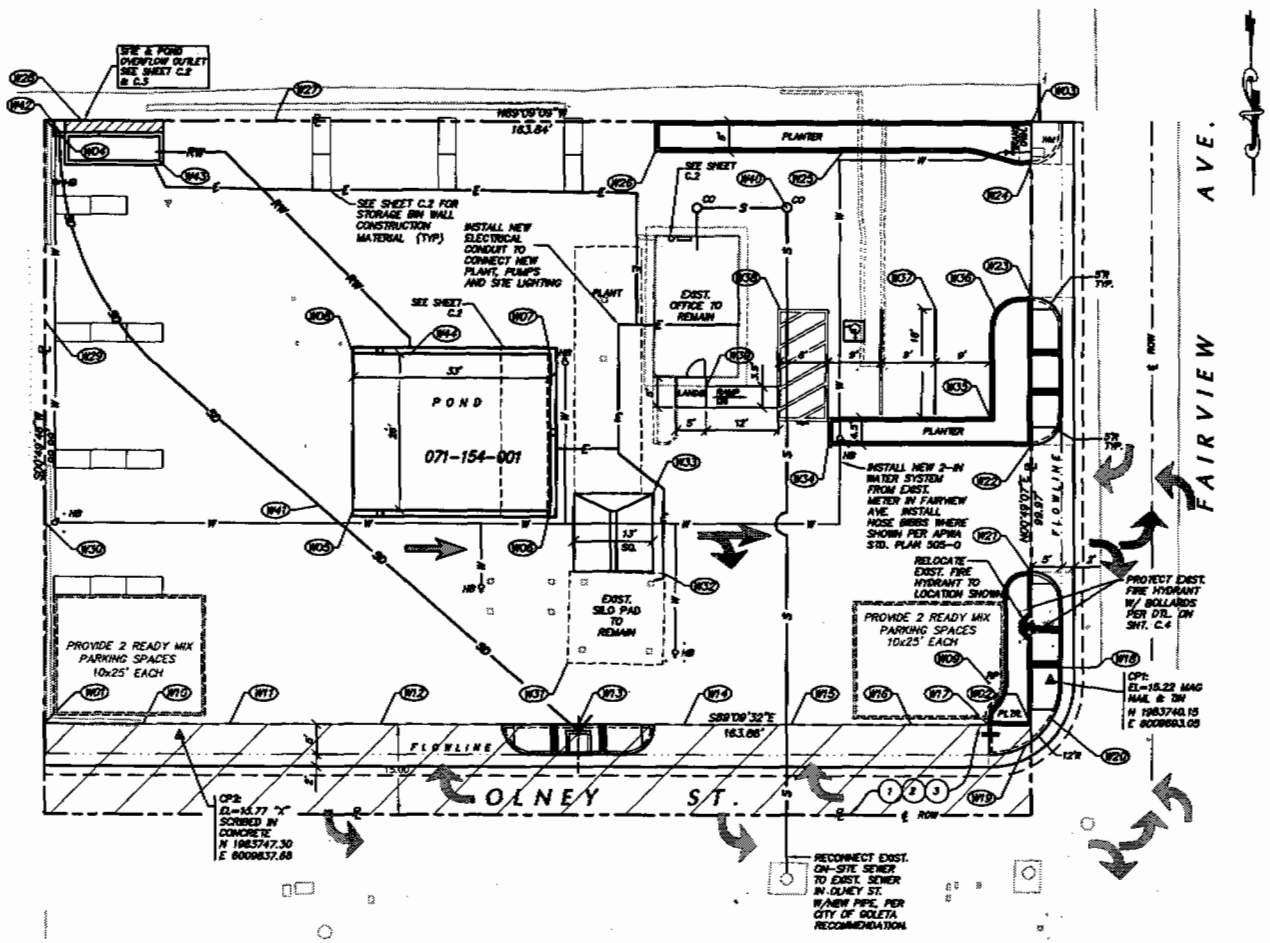


08/28/1930 R.M. Bk. 21 , Pg. 19–20 , Tract "Fairfield Tract"

N O T I C E

Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

EXHIBIT 2
CDP 4-05-158 (Mission Ready Mix)
Parcel Map



LOCATION TABLE		
PT	NORTHING	EASTING
W01	N 1983745.086	E 6009890.153
W02	N 1983747.472	E 6009896.311
W03	N 1983847.512	E 6009894.863
W04	N 1983845.105	E 6009858.889
W05	N 1983710.27	E 6009808.587
W06	N 1983710.754	E 6009775.59
W07	N 1983694.757	E 6009775.209
W08	N 1983694.273	E 6009808.205
W09	N 1983740.370	E 6009703.310
W10	N 1983746.307	E 6009843.752
W11	N 1983746.817	E 6009819.438
W12	N 1983746.884	E 6009804.444
W13	N 1983746.363	E 6009771.448
W14	N 1983746.611	E 6009753.986
W15	N 1983746.886	E 6009739.137
W16	N 1983747.152	E 6009716.139
W17	N 1983747.389	E 6009703.313
W18	N 1983738.095	E 6009695.178
W19	N 1983750.848	E 6009697.382
W20	N 1983746.512	E 6009692.814
W21	N 1983722.014	E 6009695.945
W22	N 1983700.885	E 6009695.641

LOCATION TABLE		
PT	NORTHING	EASTING
W23	N 1983678.519	E 6009698.397
W24	N 1983654.511	E 6009694.988
W25	N 1983652.085	E 6009726.204
W26	N 1983651.963	E 6009757.463
W27	N 1983845.85	E 6009820.786
W28	N 1983845.179	E 6009852.638
W29	N 1983678.344	E 6009858.187
W30	N 1983711.729	E 6009856.67
W31	N 1983738.080	E 6009773.087
W32	N 1983721.480	E 6009756.880
W33	N 1983708.128	E 6009758.678
W34	N 1983700.502	E 6009728.344
W35	N 1983698.389	E 6009708.880
W36	N 1983678.807	E 6009701.149
W37	N 1983678.889	E 6009711.186
W38	N 1983677.884	E 6009737.182
W39	N 1983690.533	E 6009749.002
W40	N 1983681.200	E 6009735.678
W41	N 1983700.385	E 6009694.212
W42	N 1983847.125	E 6009836.338
W43	N 1983851.951	E 6009836.894
W44	N 1983684.684	E 6009798.701

PLANT OPERATIONAL RESTRICTIONS

PLANT THROUGHPUT SHALL NOT EXCEED 1,500 CUBIC YARDS OF CONCRETE PER DAY. CONCRETE TRANSPORT TRUCK ROUND TRIPS SHALL BE LIMITED TO 150 PER DAY AND SHALL PRIMARILY USE SOUTH FAIRVIEW AVENUE FOR INGRESS AND EGRESS FROM THE PROPERTY. NORMAL HOURS OF OPERATION (I.E. EXCEPT DURING EMERGENCY SITUATIONS) SHALL BE 6:00 A.M. TO 6:00 P.M. FROM NOVEMBER 1 THROUGH APRIL 30, AND 6:00 A.M. TO 8:00 P.M. FROM MAY 1 THROUGH OCTOBER 31, MONDAY THROUGH SATURDAY.

DEMOLITION NOTE:

UNLESS NOTED OTHERWISE, REMOVE ALL EXISTING ON-SITE CONCRETE AND STRUCTURES IN PREPARATION FOR NEW CONCRETE SLAB THROUGHOUT. REMOVE WATER AND SEWER LINES WITH CARE TO INSURE GOOD POINTS OF CONNECTION FOR NEW LINES.

LANDSCAPING NOTE:

SALVAGE AND REPLANT EXISTING 5, 6, AND 7-IN PALMS AND EXISTING 5" DEC. LOCATED IN EXISTING PLANTER. PLANT GROUND COVER OF Carissa macrocarpa (Natal Plum) BETWEEN REPLANTED TREES AND IN REMAINDER OF PLANTED AREAS. CONSULT CITY OF GOLETA FOR ADDITIONAL REQUIREMENTS.

LEGEND

- CONTROL POINT
- W19 — COORDINATE WORK POINT
- —W— PROPOSED WATER LINE
- —S— PROPOSED SEWER LINE
- —SD— PROPOSED STORM DRAIN LINE
- —RW— PROPOSED RECLAIMED WATER LINE
- —E— PROPOSED ELECTRICAL LINE
- HB — PROPOSED HOSE BIBB
- CO — PROPOSED CLEANOUT (SEWER)
- PROPOSED METAL BOLLARD
- SITE TRAFFIC FLOW
- 3 — RECORDED EASEMENT

RECORDED EASEMENTS:

1. PRIVATE ROAD & PUBLIC UTILITY EASEMENT PER BK. 949, PG. 187 O.R.
2. GAS LINE EASEMENT TO THE SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA PER BK. 427, PG. 145 O.R.
3. ELECTRIC & TELEPHONE EASEMENTS TO SOUTHERN CALIFORNIA EDISON COMPANY AND TO ASSOCIATED TELEPHONE COMPANY, LTD. PER BK. 589, PG. 244 O.R.

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

ATTENTION:
CALL UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA TOLL FREE AT 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

UNAUTHORIZED CHANGES & USES
CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REV	DATE	BY	DESCRIPTION

SCALE: HOR. 1"=10' VER. N/A

WARNING 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED MSB
DRAWN MSB
CHECKED

MNS ENGINEERS INC — ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS — Quality Infrastructure Services

PROJECT ENGINEER — MNS Project Engineer — DATE
PROJECT MANAGER — MNS Project Manager — DATE
REVIEWED BY: — for Agency / Utility — DATE
REVIEWED BY: — for Agency / Utility — DATE

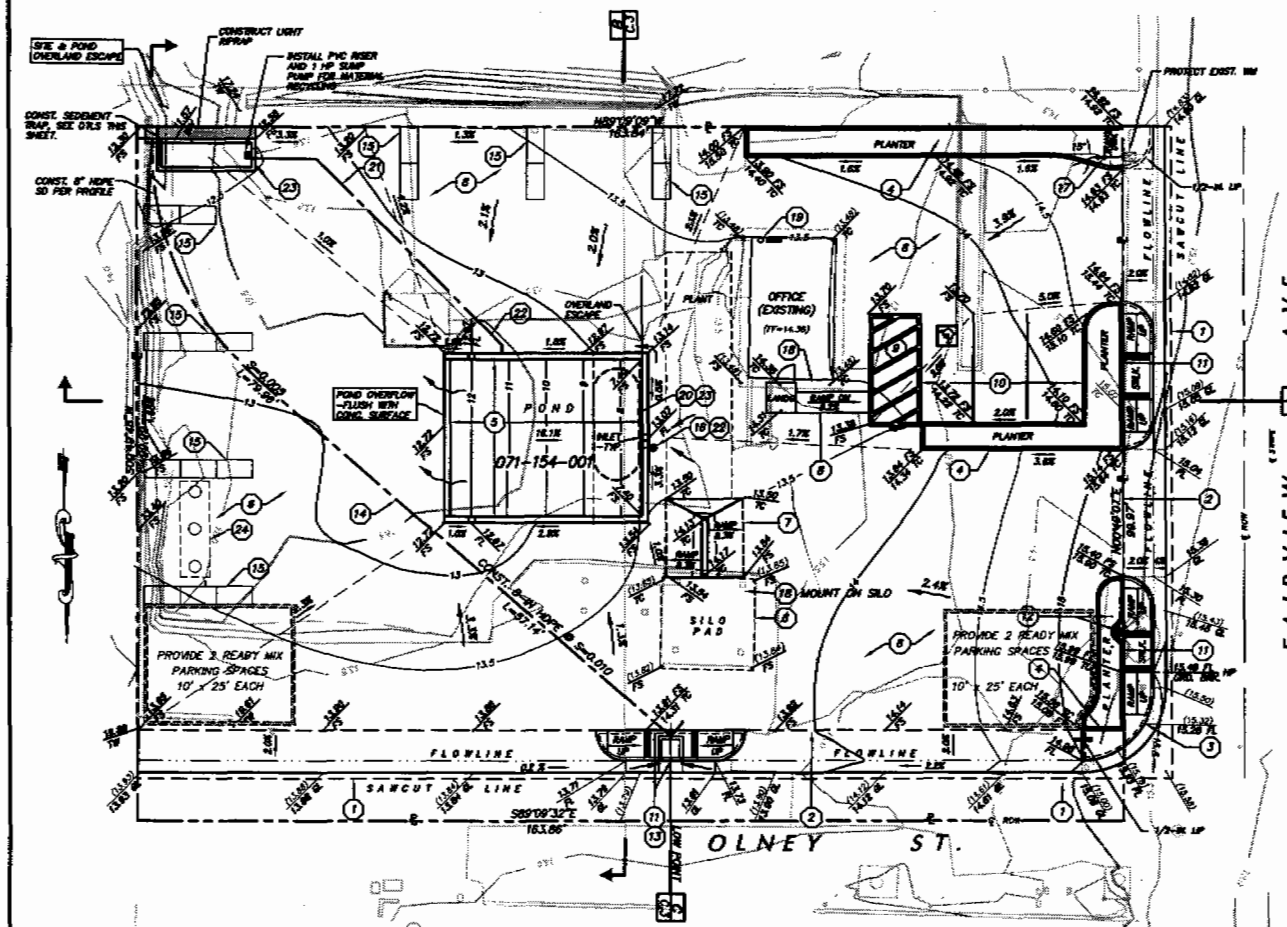
MISSION READY-MIX
EXHIBIT 1B
SITE GEOMETRIC, DEMO & LANDSCAPE PLAN
CITY OF GOLETA, CALIFORNIA

WORK ORDER NO. 12728
SHEET C.1 OF 6 SHEETS

WO No. 12728 FILE No. Y:\12700_Series\12728_Mission Ready Mix\CADD\12728\dwg\Design\Submittal Folder MSB - 7-26-05\12728_C1_FINAL_TCW_8-2-05.dwg 2/27/2006 3:29:55 PM PST

PLAN CHECK PRINTS (not for construction) **%SUBMITTAL DATE: 02-27-06

EXHIBIT 3
CDP 4-05-158 (Mission Ready Mix)
Site Plan



CONSTRUCTION NOTES:

1. SAWCUT AND REMOVE EXISTING ASPHALT OR CONCRETE PAVING ON PROJECT SIDE TO PROPERTY LIMITS.
2. CONSTRUCT 8-IN THICK CONCRETE SITE ACCESS PER DETAIL ON SHEET C.3. SLAB SIMILAR TO RADIUS CURB DRIVEWAY TYPE 2, CO. OF S.B. STD. DTL. 3-080, WITH 24" GUTTER @ 4%. DRIVEWAY SHALL SLOPE TOWARDS GUTTER @ 2% FOR 5 FT. COMPLETE DRIVEWAY CONSTRUCTION BY CONFORMING GUTTER UP TO ADJACENT CONCRETE OR ASPHALT PAVING USING THE APPROPRIATE MATERIAL.
3. CONSTRUCT "59-24" CURB RETURN OF MONOLITHIC 6-IN CURB AND 24" GUTTER PER S.B. STD. DTL. 3-100.
4. CONSTRUCT 6-IN CURB FOR PLANTERS SIMILAR TO CO. OF S.B. "A1-6" CURB. DOWEL TO ADJOINING CONCRETE SLAB AT 8'-0" O.C. WITH 12" DOWEL EMBEDMENT.
5. CONSTRUCT POND PER THE DIMENSIONS AND GRADES SHOWN AND PER DETAILS ON SHEET C.4. THE RETENTION BASIN WILL BE PARTITIONED WITH INTERLOCKING BLOCKS INTO TWO SECTIONS. LIQUIDS CONTAINING SOLIDS ARE PLACED INTO THE FIRST SECTION, WHERE SOLIDS ARE ALLOWED TO SETTLE OUT. THE RESIDUAL "CLEAN" WATER IS PUMPED INTO THE SECOND SECTION FOR TEMPORARY STORAGE, THEN PUMPED AS NEEDED INTO READY MIX TRUCKS AND REUSED. THE SOLIDS ARE REMOVED AND SENT TO RECYCLING. ALL WATER GENERATED IN OPERATIONS WILL BE CONTAINED IN THIS MANNER ON-SITE AND RECYCLED.
6. CONSTRUCT 8-IN THICK CONCRETE SLAB OVER BALANCE OF SITE PER GRADES SHOWN, REINFORCED WITH #4'S AT 12-IN O.C. CONTROL JOINTS SHALL BE SPACED A MAXIMUM OF 19 O.C. THROUGHOUT, BOTH WAYS, AND AT CRITICAL JUNCTURES AND INTERSECTIONS. CONSTRUCT NEW SLAB FLUSH TO EXISTING CONCRETE SILO PAD AND MATCH GRADE.
7. CONSTRUCT INTEGRAL CONCRETE LOADING RAMP PER GRADES SHOWN, FLUSH WITH SURROUNDING SLAB. REINFORCE PER SURROUNDING SLAB.
8. CONSTRUCT 12-FT LONG X 3.5-FT WIDE CONCRETE WHEELCHAIR RAMP AND 5 X 5 FT CONCRETE LANDING PER ADA REQUIREMENTS TO PROVIDE DISABLED ACCESS TO SITE OFFICE. INSTALL HANDRAIL PER SECTION 11.338.5.3 "HANDRAIL FOR RAMPS" OF THE 2001 CALIFORNIA BUILDING CODE.
9. PROVIDE ADA REQUIRED PAVEMENT STRIPING AND SIGNAGE AND POLE MOUNTED SIGN FOR DISABLED ACCESS.
10. PROVIDE STRIPING FOR THREE (3) PARKING SPACES.
11. CONSTRUCT SIDEWALK PER CO. OF SB DETAIL 4-040 WITH INTEGRAL RAMPS WHERE SHOWN ON DRAWINGS AT 12:1 SLOPE. ALL RAMPS SHALL HAVE A 12-IN WIDE BORDER WITH 1/4-IN. GROVES AT 3/4-IN. ON CENTER WHERE SHOWN ON THIS DRAWING.
12. RELOCATE EXISTING HYDRANT TOWARDS PLANTER SUFFICIENT TO ALLOW MINIMUM 4-FT CLEAR PATH OF TRAVEL ON SIDEWALK. TRANSITION PLANTER CURB AROUND HYDRANT. ALL RELOCATION AND RECONNECTION WORK SHALL BE DONE PER GOLETA WATER DISTRICT RECOMMENDATION. INSTALL MINIMUM OF TWO BOLLARDS IN PLANTER TO PROTECT FIRE HYDRANT PER GOLETA WATER DISTRICT RECOMMENDATION.
13. CONSTRUCT TYPE "A" DROP INLET WITH LOCAL DEPRESSION PER CO. OF SB STD. DTL. 2-040. 'L'=3.0 FT. AND DEPTH TO FLOW LINE OF 8-IN. PIPE SHALL BE APPROX. 2.0 FT. SEE DETAIL ON SHEET C.3 FOR EXACT PIPE INVERT AT INLET.
14. CONSTRUCT 8-IN. HDPE STORM DRAIN PIPE AT S=0.010 BENEATH SLAB AS SHOWN ON THIS DRAWING AND ON SECTION "C" ON SHEET C.3.
15. PROVIDE INTERLOCKING BLOCK WALL TO SEPARATE MATERIAL STOCKPILES
16. INSTALL BOOM TO DISCHARGE SUBMERSIBLE 2 HP PUMP TO 5000 GAL TANK CONNECTED TO WEIGH BATCH FOR MATERIAL RECYCLING.
17. INSTALL BACKFLOW PREVENTION DEVICE PER GBD STD. DTL. PAINT ONLY THE SIAMESE VALVE RED AS REQUIRED, PAINT REMAINING PARTS ABOVE GROUND BLACK.
18. INSTALL EXTERIOR LIGHTING.
19. INSTALL TEXAS ELECTRONICS RAINGAUGE TIPPING BUCKET-TR525I TO OPERATE PUMPS AUTOMATICALLY WITH CAMPBELL SCIENTIFIC CR1000 MEASUREMENT AND CONTROL SYSTEM (PROGRAMMED BY SUPPLIER) OPERATING INTEGRALLY WITH FLOAT SWITCHES.
20. INSTALL 5000GAL TANK ELEVATED ABOVE PAD 5 FEET.
21. INSTALL 4" SCH80 PVC PIPE, AS SHOWN TO CONNECT SUBMERSIBLE PUMPS TO TANK.
22. INSTALL 4" CHECK VALVE
23. INSTALL FLOAT SWITCHES TO CONTROL TIMING OF PUMP SHUTOFF.
24. FUTURE SITE FOR CLARIFIER EXPANSION (WIC)

LEGEND

- (2) CONSTRUCTION NOTE
- PROPERTY BOUNDARY
- FLOW LINE
- SAWCUT LINE
- (13.42) EXISTING SITE GRADE
- 13.42 TC PROPOSED SITE GRADE
- 8 EXISTING CONTOURS
- 10
- 8 PROPOSED CONTOUR LINE
- 10
- 2.0% PROPOSED SLOPE ARROW

ESTIMATED EARTHWORK:

CUT: 142 CU YDS FILL: 170 CU YDS

NET IMPORT: 28 CU YDS.

STORM WATER PEAK FLOWS

Q25(EXISTING): 2.42 CFS

Q25(PROPOSED): 2.58 CFS

NOTE: PROPOSED SITE FLOWS DO NOT ACCOUNT FOR RETENTION BASIN ATTENUATION. FLOWS DO NOT ACCOUNT FOR THE OVERTOPPING OF SAN PEDRO CREEK. SUCH FLOWS WILL TRAVEL UNOBSTRUCTED OVERLAND TO THE SOUTHEASTERLY CORNER OF THE LOT.

ABBREVIATIONS:

FL = FLOW LINE
FS = FINISH SURFACE
GL = GUTTER LIP
HP = HIGH POINT
TC = TOP OF CURB / TOP OF CONCRETE
TP = TOP OF PAVEMENT
TW = TOP OF WALL

ATTENTION:

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UNAUTHORIZED CHANGES & USES

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REV	DATE	BY	DESCRIPTION

SCALE: HOR. 1"=10' VER. N/A

WARNING: 0 1/2 1 — IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED MSB
DRAWN MSB
CHECKED

MNS ENGINEERS INC — ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS — Quality Infrastructure Services

PROJECT ENGINEER — MNS Project Engineer — DATE
PROJECT MANAGER — MNS Project Manager — DATE
REVIEWED BY: — for Agency / Utility — DATE
REVIEWED BY: — for Agency / Utility — DATE

MISSION READY-MIX

EXHIBIT 3A
GRADING & DRAINAGE PLAN, CONSTRUCTION NOTES
CITY OF GOLETA, CALIFORNIA

WORK ORDER NO. 12728
SHEET C.2 OF 6 SHEETS

SEAL

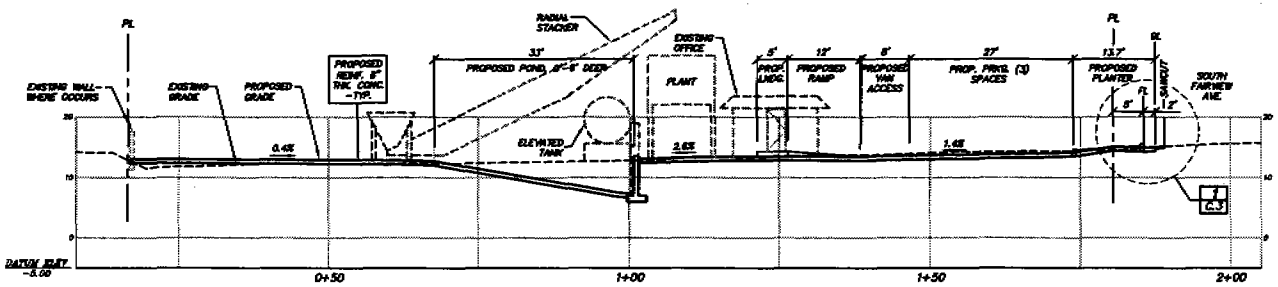
PLAN CHECK PRINTS (not for construction) ##%SUBMITTAL DATE: 02-27-06

WO No. 12728 FILE No.

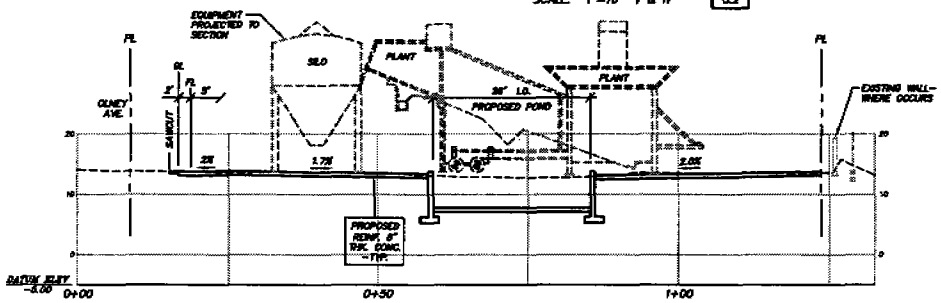
EXHIBIT 4

CDP 4-05-158 (Mission Ready Mix)

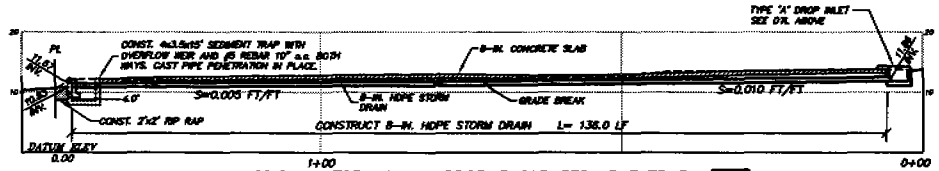
Grading/Drainage Plan



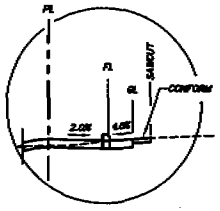
LONGITUDINAL SECTION THROUGH SITE A C.2
SCALE: 1"=10' V & H



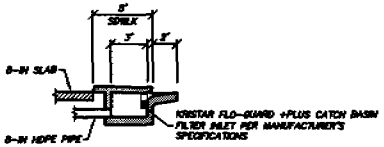
TRANSVERSE SECTION THROUGH SITE B C.2
SCALE: 1"=10' V & H



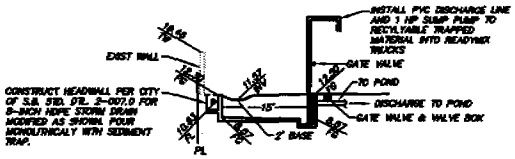
MODIFIED STORM DRAIN PROFILE FOR SEDIMENT TRAP C C.2
SCALE: 1"=5' V & H



SITE ACCESS DETAIL 1 C.3
SCALE: 1"=5'



TYPE 'A' DROP INLET 2 C.3
SCALE: 1"=5'



WEIR ELEVATION
SCALE: 1"=5' V & H

ATTENTION:
ALL UNDERGROUND UTILITIES AND UNDERGROUNDED POWER POLES WERE OBTAINED FROM THE BEST AVAILABLE SOURCES, AND ARE PROVIDED TO BE ACCURATE AND COMPLETE, BUT BASE THE INFORMATION WAS OBTAINED FROM OWNERS, THE OFFICE OF MNS ENGINEERS, INC. CANNOT GUARANTEE SAID INFORMATION AS BEING ACCURATE AND COMPLETE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY, LOCATE, AND PROTECT ALL UTILITIES AND FACILITIES SHOWN OR NOT SHOWN.
CALL UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA TOLL FREE AT 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

UNAUTHORIZED CHANGES & USES
CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SEAL

REV	DATE	BY	DESCRIPTION

SCALE: HOR. SHOWN VER. SHOWN
WARNING 0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE
DESIGNED TW/MB
DRAWN TW/MB
CHECKED

MNS ENGINEERS INC
ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
Quality Infrastructure Services
4441 [illegible] CA [illegible]
TELEPHONE [illegible] FAX [illegible]

PROJECT ENGINEER
MNS Project Engineer DATE
PROJECT MANAGER
MNS Project Manager DATE
REVIEWED BY:
for Agency / Utility DATE
REVIEWED BY:
for Agency / Utility DATE

MISSION READY-MIX
EXHIBIT 3B
SITE SECTIONS & DETAILS
CITY OF GOLETA, CALIFORNIA

WORK ORDER NO. 12728
SHEET C.3 OF 5 SHEETS

FILE No. Y:\12700_Series\12728 Mission Ready Mix\CADD\12728\dwg\Design\12728_C2_C3_FINAL_TCV_8-2-05 _CONSTRUCTION.dwg 2/21/2006 11:54:04 AM PST
WO No. 12728

PLAN CHECK PRINTS (not for construction) **ISSUED FOR SUBMITTAL DATE: 02-27-06

EXHIBIT 5
CDP 4-05-158 (Mission Ready Mix)
Site/Cross Section Plans

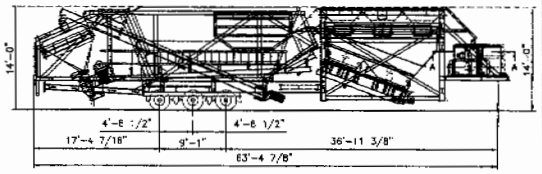
GENERAL NOTES FOR EQUIPMENT MENTIONED ON THIS DRAWING

1. CONCRETE FOUNDATIONS TO BE DESIGNED FOR LOADS SHOWN ON THIS DRAWING.
2. CONCRETE FOUNDATIONS TO HAVE SUFFICIENT AREA SO AS NOT TO EXCEED THE ALLOWABLE BEARING VALUE OF THE SOIL AND MUST HAVE THE NECESSARY WEIGHT TO RESIST UPLIFT FROM WIND PRESSURE ON EQUIPMENT WHEN EMPTY.
3. WIND LOAD FIGURES BASED ON 100 M.P.H. WIND SPEED DETERMINED IN ACCORDANCE WITH THE IBC-2000 FOR EXPOSURE C.
4. SEE EQUIPMENT ELEVATIONS FOR GENERAL ARRANGEMENT LAYOUT.
5. ANCHOR BOLTS TO BE FURNISHED BY THE CUSTOMER. (PLATES CAN BE WELDED TO STEEL IN CONC.)
6. STEPHENS MFG. CO., INC. ASSUMES NO RESPONSIBILITY FOR THE FOUNDATION EXCEPT TO FURNISH DIMENSIONS OF COLUMN BASES AND ANCHOR BOLTS LAYOUT. TOPS OF ALL CONCRETE PIERS MUST BE LEVEL AND IN SAME HORIZONTAL PLANE WITH ALLOWANCE FOR FINAL GROUTING.

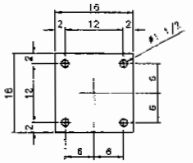
CONCRETE BATCH PLANT LOADS PER COLUMN

: KIP = 1,000 POUNDS

DESCRIPTION OF ITEM	DEAD LOAD	LIVE LOAD	WIND LOAD	TOTAL LOAD PER COLUMN	WIND SHEAR	MAXIMUM UPLIFT
70 TON / 12 YD. AGG. SECTION – COLUMN LINE "A"	10.5 K	50.0 K	6.4 K	66.9 K	3.1 K	N/A
70 TON / 12 YD. AGG. SECTION – COLUMN LINE "B"	13.5 K	74.3 K	10.3 K	98.1 K	4.9 K	N/A
350 BBL. / 14 YD. CEM. SECTION – COLUMN LINE "C"	12.0 K	49.3 K	20.7 K	82.0 K	8.6 K	8.7 K

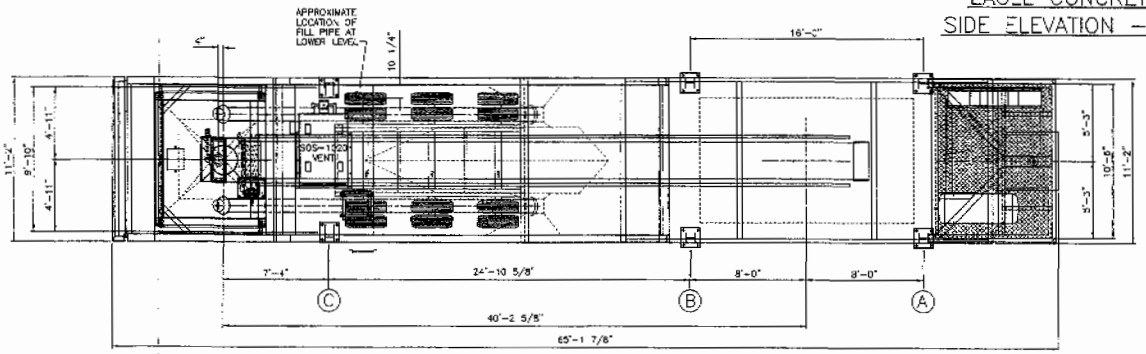


EAGLE CONCRETE BATCH PLANT
SIDE ELEVATION – TOWING POSITION



16"x16"x1" THICK TYPICAL BASE PLATES WITH FOUR #1 1/2" HOLES. USE MINIMUM #7/8" ANCHOR BOLTS TO SECURE TO CONCRETE FOUNDATION.

TYPICAL BASE PLATE DETAIL

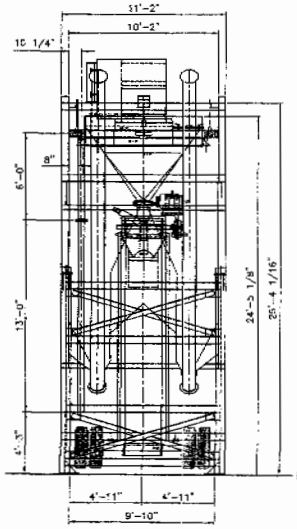


EAGLE CONCRETE BATCH PLANT PLAN VIEW – BASE PLATES & ANCHOR BOLTS LAYOUT

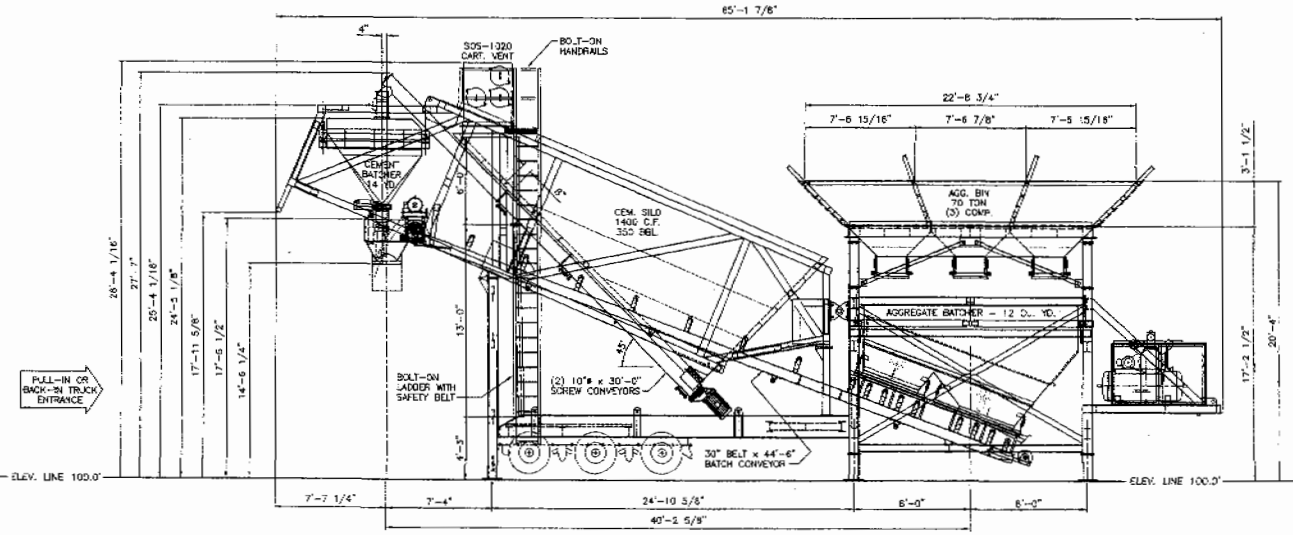
VIEW A–A

CITY OF GOLETA
BUILDING AND SAFETY
APPROVED
DATE 1/3/05 BY

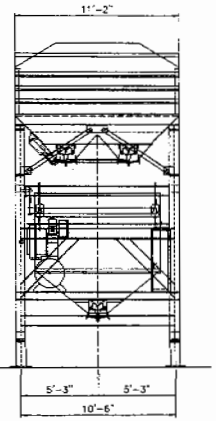
* Approval granted by City of Goleta pursuant to the terms of the Settlement Agreement and Court order in Goleta Ready Mix LLC, vs. City of Goleta, Santa Barbara County Case # 01132225.



CEM. END ELEVATION



EAGLE CONCRETE BATCH PLANT SIDE ELEVATION – OPERATING POSITION



AGG. END ELEVATION

DRAWING NO.	REFERENCE	NO.	DATE	REVISION

CONFIDENTIAL DISCLOSURE: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF STEPHENS MANUFACTURING CO., INC. THE RECIPIENT ACCEPTS THAT IT (DRAWING AND CONTENTS) MUST NOT BE COPIED OR DISCLOSED TO ANYONE WITHOUT THE USE OF EXCLUSION WITHOUT WRITTEN CONSENT.

DWN. BY: R.T.K.
DATE: 11-11-04
SCALE: NONE

Stephens
TOMPKINSVILLE, KY. 42167

FOR: SHELDON STOCK #2 (EAGLE MOBILE #6) CANADA (NOVEMBER 04)
TITLE: EAGLE MOBILE CONCRETE BATCH PLANT ELEVATIONS & BASE PLATE LAYOUT

JOB NO. 47105
SHEET NO. 1 OF 1
REV. NO. 0

EXHIBIT 6
CDP 4-05-158 (Mission Ready Mix)
Details/Cross Section Plans

Alan C. Lloyd, Ph.D.
Agency Secretary

California Regional Water Quality Control Board

Central Coast Region

Arnold Schwarzenegger
Governor

Internet Address: http://www.swrcb.ca.gov/rwqcb3
895 Aerovista Place, Suite 101, San Luis Obispo, California 93401
Phone (805) 549-3147 • FAX (805) 543-0397

Benchmarks for Industrial Storm Water Discharge

Every permitted industrial facility is required to sample storm water discharge from the facility and test it for pH, Total Suspended Solids (TSS), Specific Conductance (SC), and Total Organic Carbon (TOC) or Oil & Grease (O&G). There are no numerical effluent limitations in the permit. The benchmark levels listed below are intended to help in the evaluation of the effectiveness of the Best Management Practices (BMPs) implemented throughout the facility. Revise the BMPs if necessary, in the interest of clean water.

Analysis	Units	Acceptable Range	Need for Concern
pH		6.5-8.5	<6.5 or >8.5
TSS	mg/L	<100	>100
SC	µmhos/cm	<200	>300
TOC	mg/L	<35	>100
O & G	mg/L	<10	>20

December 2003

EXHIBIT 7a
CDP 4-05-158 (Mission Ready Mix)
RWQB Standards

U.S. EPA Multi-Sector Permit

Parameter Benchmark Values[1,2]

Parameter Name	Benchmark Value
Biochemical Oxygen Demand(5)	30 mg/L
Chemical Oxygen Demand	120 mg/L
Total Suspended Solids	100 mg/L
Oil and Grease	15 mg/L
Nitrate + Nitrite Nitrogen	0.68 mg/L
Total Phosphorus	2.0 mg/L
pH	6.0-9.0 s.u.
Acrylonitrile (c)	7.55 mg/L
Aluminum, Total (pH 6.5-9)	0.75 mg/L
Ammonia	19 mg/L
Antimony, Total	0.636 mg/L
Arsenic, Total (c)	0.16854 mg/L
Benzene	0.01 mg/L
Beryllium, Total (c)	0.13 mg/L
Butylbenzyl Phthalate	3 mg/L
Cadium, Total (H)	0.0159 mg/L
Chloride	860 mg/L
Copper, Total (H)	0.0636 mg/L
Dimethyl Phthalate	1.0 mg/L
Ethylbenzene	3.1 mg/L
Fluoranthene	0.042 mg/L
Fluoride	1.8 mg/L
Iron, Total	1.0 mg/L
Lead, Total (H)	0.0816 mg/L
Manganese	1.0 mg/L
Mercury, Total	0.0024 mg/L
Nickel, Total (H)	1.417 mg/L
PCB-1016 (c)	0.000127 mg/L
PCB-1221 (c)	0.10 mg/L
PCB-1232 (c)	0.000318 mg/L
PCB-1242 (c)	0.00020 mg/L
PCB-1248 (c)	0.002544 mg/L
PCB-1254 (c)	0.10 mg/L
PCB-1260 (c)	0.000477 mg/L
Phenols, Total	1.0 mg/L
Pyrene (PAH,c)	0.01 mg/L
Selenium, Total (*)	0.2385 mg/L
Silver, Total (H)	0.0318 mg/L
Toluene	10.0 mg/L
Trichloroethylene (c)	0.0027 mg/L
Zinc, Total (H)	0.117 mg/L

[1] If storm water samples have been analyzed for parameters without Parameter Benchmark Values, contact your Regional Water Board.

[2] Regional Water Boards may adopt Parameter Benchmark Values that are different than those listed in this Table.

EXHIBIT 7b

CDP 4-05-158 (Mission Ready Mix)

U.S. EPA Standards

California Regional Water Quality Control Board
Central Coast Region

Alan C. Lloyd,Ph.D.
Agency Secretary

Internet Address: http://www.waterboards.ca.gov/centralcoast
895 Aerovista Place, Suite 101, San Luis Obispo, California 93401-7906
Phone (805) 549-3147 • FAX (805) 543-0397

Arnold Schwarzenegger
Governor

RECEIVED
DEC 29 2005
MNS ENGINEERS, INC.

December 27, 2005

Tom Wright
MNS Engineers, Inc.
4141 State St, Suite B-11
Santa Barbara, CA 93110

STORM WATER DISCHARGE REQUIREMENTS FOR MISSION READY-MIX PLANT, GOLETA, SANTA BARBARA COUNTY

Dear Mr. Wright:

Central Coast Regional Water Quality Board (Regional Board) staff, David Innis, has conducted a review of the site plans for the Mission Ready-Mix facility proposed for development in Goleta, at the corner of Olny Street and Fairview Avenue. Mr. Innis consulted with Vyto Adomaitis of the City of Goleta, Tracy Duffey of the California Coastal Commission, and other Regional Board staff.

Based on Coastal Commission request, all storm water originating on Olny Street is to be diverted away from the Ready-Mix facility. As such, you have responded with a design that carries Olny Street storm water under the site's concrete pad, through an eight-inch High Density Polyethylene (HDPE) pipe, that discharges at the site's southwest corner. Prior to collection in the underground pipe, storm water from Olny Street will pass through a "fossil filter" to capture hydrocarbon contaminants that may be flushed off the road and carried in the storm water.

You have communicated with Mr. Innis that the 100 foot by 160 foot plant site is to be covered with reinforced concrete. Our staff has concerns that Ready-Mix operations will disperse concrete dust over the site and storm water runoff from the site could result in the discharge exceeding the 8.5 pH limit set forth in the Central Coast Water Quality Control Plan (Basin Plan). This has been problematic at other concrete batch plants within our region and can be difficult to control.

We have an opportunity, in this case, to require discharge control measures as the facility is designed to limit the concentration of pollutants in the runoff discharge. Implementing a best management practice of daily sweeping and vacuuming would be the best measures to control the source of pollutants at this site. In addition, water flowing across the site will flow along the sloping topography, which will direct water to the southwest corner. This can be a control and compliance point to assure pollutants are not carried offsite. Control measures can be placed at this point to collect the first flush of most polluted runoff. In our opinion, a containment system can be designed and constructed to collect and store one-half (0.5) inch of rainfall. This will allow the runoff to wash any concrete contaminants off the concrete pad into a storage area. A dual electronically-activated valve or gate system, controlled by rain gauge feed-back could then operate after the initial 0.5-inch of rain and allow any subsequent rainfall to discharge offsite. We envision a dual gate valve system that is normally open to the storage area. This valve would then close when rainfall exceeds 0.5 inch. Subsequently, after the first valve closes, the system opens a second gate valve to allow the discharge of relatively clean runoff. To assure compliance, we will require wet season maintenance and testing of the system and analysis of storm water samples that leave the site, for

EXHIBIT 8
CDP 4-05-158 (Mission Ready Mix)
RWQCB Letter

General Minerals (pH, total suspended solids, specific conductance, and either oil and grease or total organic carbon), and iron. These constituents are required based on the Storm Water General Permit, plus Table D analytes because of the Standard Industrial Classification code (3273) for concrete Ready-Mix facilities.

If you have any questions, please call **David Innis at (805) 549–3150 or e-mail at dbinnis@waterboards.ca.gov**.

Sincerely,

Chris Adam

for Roger W. Briggs
Executive Officer

cc:

Tracy Duffey, Water Quality Specialist
California Coastal Commission
89 South California Street, Suite 200
Ventura, CA 93001-2801

Vyto Adomaitis
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Natasha Lohmus
California Department of Fish and Game
1933 Cliff Drive, Suite 9
Santa Barbara, CA 93109

S:\Storm Water\Industrial\Santa Barbara Co\Mission ReadyMix\Tom Wright design_jm_ca.doc

EXHIBIT 9
CDP 4-05-158 (Mission Ready Mix)
2001 Aerial Photo (Subject Site)