



City of Seattle

Department of Planning and Development
Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3011591
Applicant Name: Cameron Hewes for General Biodiesel Seattle, LLC
Address of Proposal: 6333 1st Ave S

SUMMARY OF PROPOSED ACTION

Shoreline Substantial Development Application to allow two methanol recovery columns (one 30 ft. in height and one 40 ft. in height) and one 2,000 gallon tank all above ground in an environmentally critical area. Existing 500 gallon tank to be demolished.

The following Master Use Permit component is required:

Shoreline Substantial Development Permit — to allow development in the Urban Industrial (UI) Shoreline Environment — Seattle Municipal Code (SMC) 23.60.020

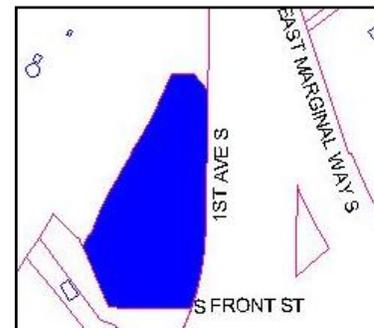
Shoreline Variance — to allow nonwater-dependent accessory structures (methanol recovery columns) within the sixty (60) foot setback from the water's edge. SMC 23.60.878 and WAC 173-27-170

SEPA — Environmental Determination — SMC 25.05

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading or demolition or, involving another agency with jurisdiction.

BACKGROUND DATA

The subject site occupies approximately 2.6 acres (111,236 square feet) is bound by the Duwamish Waterway on the west and 1st Ave S on the east. The existing biodiesel manufacturing process facility has been in operation since 2004. The site is zoned IG1 and is within the UI shoreline environment; within a shoreline habitat and liquefaction environmental critical areas (ECAs).



Proposal

The purpose of the project is to convert the existing biodiesel manufacturing facility from 30,000 to 50,000 gallons per month (360,000 — 600,000 gallons per year) batch process to 10 million gallons per year continuous process. The extent of construction and modifications will be confined to the existing biodiesel plant facility structure and adjacent building property. The footprint of the current building will not change. Two recovery columns and the relocation of the sodium methylate tank are the only pieces of equipment that will be installed outside of the building.

The proposed work would be completed in the spring of 2011 and involves no in-water or over-water work.

Notice and Comment Period

Notice of the application was published on October 21, 2010. The required public comment period ended on November 19, 2010. No comments were received.

Re-Notice of the application, with a variance request was published on January 13, 2011. The required public comment period ended on February 11, 2011. No comments were received.

The Land Use Application file is available at the Public Resource Center located at 700 Fifth Ave, Suite 2000¹.

ANALYSIS - SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

Section 23.60.030 of the Seattle Municipal Code provides criteria for review of a shoreline substantial development permit and reads: *A substantial development permit shall be issued only when the development proposed is consistent with:*

- A. *The policies and procedures of Chapter 90.58 RCW;*
- B. *The regulations of this Chapter; and*
- C. *The provisions of Chapter 173-27 WAC.*

Conditions may be attached to the approval of a permit as necessary to assure consistency of the proposed development with the Seattle Shoreline Master Program and the Shoreline Management Act.

A. THE POLICIES AND PROCEDURES OF CHAPTER 90.58.RCW

Chapter 90.58 RCW is known as the Shoreline Management Act of 1971. It is the policy of the State to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy contemplates protecting against effects to public health, the land use and its vegetation and wild life, and the waters of the state and their aquatic life, while protecting public right to navigation and corollary incidental rights. Permitted uses in the shoreline shall be designed and conducted in a manner to minimize, insofar as possible, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water.

¹ <http://www.seattle.gov/dpd/PRC/LocationHours/default.asp>

The Shoreline Management Act provides definitions and concepts, and gives primary responsibility for initiating and administering the regulatory program of the Act to local governments. The Department of Ecology is to primarily act in a supportive and review capacity, with primary emphasis on insuring compliance with the policy and provisions of the Act. As a result of this Act, the City of Seattle and other jurisdictions with shorelines, adopted a local shoreline master program, codified in the Seattle Municipal Code at Chapter 23.60.

Development on the shorelines of the state is not to be undertaken unless it is consistent with the policies and provisions of the Act, and with the local master program. The Act sets out procedures, such as public notice and appeal requirements, and penalties for violating its provisions.

The proposal is subject to the Shoreline Policies of SMC 23.60.004 because the site is located within the shoreline district and the cost of the project exceeds \$5,000. The proposed development has been designed to ensure minimum impact to the public health, land and waters of the state, and their aquatic life. The location of the proposed work on the shoreland will not interfere with the public rights of navigation and corollary rights, thus providing for the management of the shorelines by planning for and fostering all reasonable and appropriate uses. Therefore, the subject application is consistent with the procedures outlined in RCW 90.58.

B. THE REGULATIONS OF CHAPTER 23.60

Chapter 23.60 of the Seattle Municipal Code is known as the “Seattle Shoreline Master Program.” In evaluating requests for substantial development permits, the Director must determine that a proposed use meets the approval criteria set forth in SMC 23.60.030 (cited above). Development standards of the shoreline environment and underlying zone must be considered, and a determination made as to any special requirements (shoreline conditional use, shoreline variance, or shoreline special requirements use permit) or conditioning that is necessary to protect and enhance the shorelines area (SMC 23.60.064).

Pursuant to SMC 23.60.064C, in evaluating whether a development which requires a substantial development permit, conditional use permit, variance permit or special use authorization meets the applicable criteria, the Director shall determine that the proposed use: 1) is not prohibited in the shoreline environment and the underlying zone and; 2) meets all applicable development standards of both the shoreline environment and underlying zone and; 3) satisfies the criteria for a shoreline variance, conditional use, and/or special use permits, if required.

SMC 23.60.004 - Shoreline Policies

The Shoreline Goals and Policies which are part of the Seattle Comprehensive Plan’s Land Use Element and the purpose and locational criteria for each shoreline environment designation contained in SMC 23.60.220 must be considered in making all discretionary decisions in the shoreline district. An economic objective for the shoreline is to “Encourage economic activity and development ... by supporting the retention and expansion of existing ... businesses and planning for the creation of new developments in areas now dedicated to such use.” (Please refer to Economic Development Goals, Policy LUG51). An area objective for this portion of the Duwamish Waterway is to “encouraging industrial and port uses in this area, where such uses are already concentrated, while also protecting migratory fish routes.” (Please refer to Area Objectives for Seattle’s Shorelines, Policy LU269 1d). The purpose of the Urban Industrial (UI) environment as set forth in Section 23.60.220.C.11 is to “provide for efficient use of industrial

shorelines by major cargo facilities and other water-dependent and water-related industrial uses. Views shall be secondary to industrial development and public access shall be provided mainly on public lands or in conformance with an area-wide Public Access Plan”.

Manufacturing uses shall be permitted outright on waterfront lots in the Urban Industrial Environment as either principal or accessory uses (SMC 23.60.840). As such, the proposal would be supported by both the purpose of the UI shoreline environment and the policies set forth in the Land Use Element of the Comprehensive Plan.

Development Standards

The proposed heavy manufacturing use is permitted outright in SMC 23.60.840 governing the UI shoreline environment. The proposed action is therefore subject to:

1. *the general development standards for all shoreline environments (SSMP 23.60.152);*
2. *the development standards for uses in the UI environment (SSMP 23.60.870); as well as*
3. *the development standards for General Industrial zones (SMC 23.50).*

1. General Development Standards for all Shoreline Environments (SSMP 23.60.152)

All uses and developments shall be subject to the following general development standards:

- A. *The location, design, construction and management of all shoreline developments and uses shall protect the quality and quantity of surface and ground water on and adjacent to the lot and shall adhere to the guidelines, policies, standards and regulations of applicable water quality management programs and regulatory agencies. Best Management Practices such as paving and berming of drum storage areas, fugitive dust controls and other good housekeeping measures to prevent contamination of land or water shall be required.*
- B. *Solid and liquid wastes and untreated effluents shall not enter any bodies of water or be discharged onto the land*
- C. *Facilities, equipment and established procedures for the containment, recovery and mitigation of spilled petroleum products shall be provided at recreational marinas, commercial moorage, vessel repair facilities, marine service stations and any use regularly servicing vessels....*
- D. *The release of oil, chemicals or other hazardous materials onto or into the water shall be prohibited. Equipment for the transportation, storage, handling or application of such materials shall be maintained in a safe and leak proof condition. If there is evidence of leakage, the further use of such equipment shall be suspended until the deficiency has been satisfactorily corrected.*
- E. *All shoreline developments and uses shall minimize any increases in surface runoff, and control, treat and release surface water runoff so that receiving water quality and shore properties and features are not adversely affected. Control measures may include, but are not limited to, dikes, catch basins or settling ponds, interceptor drains and planted buffers.*
- F. *All shoreline developments and uses shall utilize permeable surfacing where practicable to minimize surface water accumulation and runoff.*
- G. *All shoreline developments and uses shall control erosion during project construction and operation.*

- H. All shoreline developments and uses shall be located, designed, constructed and managed to avoid disturbance, minimize adverse impacts and protect fish and wildlife habitat conservation areas including, but not limited to, spawning, nesting, rearing and habitat areas, commercial and recreational shellfish areas, kelp and eel grass beds, and migratory routes. Where avoidance of adverse impacts is not practicable, project mitigation measures relating the type, quantity and extent of mitigation to the protection of species and habitat functions may be approved by the Director in consultation with state resource management agencies and federally recognized tribes.
- I. All shoreline developments and uses shall be located, designed, constructed and managed to minimize interference with or adverse impacts to beneficial natural shoreline processes such as water circulation, littoral drift, sand movement, erosion and accretion.
- J. All shoreline developments and uses shall be located, designed, constructed and managed in a manner that minimizes adverse impacts to surrounding land and water uses and is compatible with the affected area.
- K. Land clearing, grading, filling and alteration of natural drainage features and landforms shall be limited to the minimum necessary for development. Surfaces cleared of vegetation and not to be developed shall be replanted. Surface drainage systems or substantial earth modifications shall be professionally designed to prevent maintenance problems or adverse impacts on shoreline features.
- L. All shoreline development shall be located, constructed and operated so as not to be a hazard to public health and safety.
- M. All development activities shall be located and designed to minimize or prevent the need for shoreline defense and stabilization measures and flood protection works such as bulkheads, other bank stabilization, landfills, levees, dikes, groins, jetties or substantial site regrades.
- N. All debris, overburden and other waste materials from construction shall be disposed of in such a way as to prevent their entry by erosion from drainage, high water or other means into any water body.
- O. Navigation channels shall be kept free of hazardous or obstructing development or uses.
- P. No pier shall extend beyond the outer harbor or pierhead line except in Lake Union where piers shall not extend beyond the Construction Limit Line as shown in the Official Land Use Map, Chapter 23.32, or except where authorized by this chapter and by the State Department of Natural Resources and the U.S. Army Corps of Engineers.

The proposal meets the general development standards for the shoreline environment; with the exception of the required setback from the water's edge on waterfront lots found in SMC 23.60.878 (see **ANALYSIS—SHORELINE VARIANCE** below).

2. Development Standards for UI Shoreline Environments (SSMP 23.60.870)

The development standards set forth in the Urban Industrial Shoreline Environment relate to critical habitat protection, height, lot coverage, view corridors, setbacks, water-related uses on waterfront lots and public access. The proposal conforms to all of the development standards for the UI environment, with the exception of the required setback from the water's edge on waterfront lots (refer to SMC 23.60.878).

3. Development Standards for Industrial Zone Uses (SMC 23.50)

The project proposal must meet the development standards of the underlying General Industrial 1 (IG1) zone. The development proposal has been reviewed by a Land Use Plans Examiner who has determined the project complies with the required development standards, except for the required setback from the water's edge on waterfront lots (refer to SMC 23.60.878). The proposal meets the height, screening and landscaping, venting, parking and access standards.

C. THE PROVISIONS OF CHAPTER 173-27 WAC

WAC 173-27 establishes basic rules for the permit system to be adopted by local governments, pursuant to the language of RCW 90.58. It provides the framework for permits to be administered by local governments, including time requirements of permits, revisions to permits, notice of application, formats for permits, and provisions for review by the state's Department of Ecology (DOE). As the Seattle Shoreline Master Program has been approved by DOE, consistency with the criteria and procedures of the SMC Chapter 23.60 is also consistency with WAC 173-27 and RCW 90.58.

Summary

Development requiring a Shoreline Substantial Development Permit can only be approved if it conforms to the policies and procedures of the WAC and RCW and with the regulations of Chapter 23.60 of the Seattle Shoreline Master Program.

The project as proposed meets the specific standards for development in the UI environment. It also conforms to the general development standards, as well as the requirements of the underlying zone, therefore should be approved.

Pursuant to the Director's authority under Seattle's Shoreline Master Program, to ensure that development proposals are consistent with the policies and procedures, and conforms with specific development standards of the underlying zones, and having established that the proposed use and development are consistent with the Seattle Shoreline Program, the proposal, as conditioned below, is hereby conditionally approved.

DECISION - SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

The Shoreline Substantial Development Permit is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

(As noted at the end of this document)

ANALYSIS AND CRITERIA — SHORELINE VARIANCE

Section 23.60.036 of the Seattle Municipal Code provides criteria for review of a shoreline variance and reads in part: *In specific cases the Director with approval of DOE may authorize variances from certain requirement of this chapter if the request complies with WAC 173-27-170.*

In evaluating whether a development which requires a variance permit the Director shall determine that:

- 1. The proposed use is not prohibited in the shoreline environment(s) and underlying zone(s) in which it would be located;*
- 2. The development meets the general development standards and any applicable specific development standards set forth in Subchapter III, the development standards for the shoreline environment in which it is located, and any applicable development standards of the underlying zoning, except where a variance from a specific standard has been applied for; and*
- 3. If the development or use requires a conditional use, variance, or special use approval, the project meets the criteria for the same established in Sections [23.60.034](#), [23.60.036](#) or [23.60.032](#), respectively.*

Decision-making criteria included in WAC 173-27-170 indicate that the purpose of a variance is limited to relief from specific bulk, dimensional or performance standards in state-approved shoreline master programs. Extraordinary circumstances must be present relating to the physical character or configuration of the project site, such that strict implementation of the master program decision-making requirements results in an unnecessary hardship. The following evaluates the criteria listed in WAC 173-27-170 with respect to the proposed installation of the two methanol recovery columns, describing the special circumstances that pertain to the site and demonstrating that no substantial adverse effect to the public interest is anticipated.

Since the proposed heavy manufacturing use is located within 200' of the ordinary high water mark, or mean higher high water in tidally influenced areas such as the Duwamish Waterway, the following criteria under 173-27-170 apply:

WAC 173-27-170 — Criteria

(1) Variance permits should be granted in circumstances where denial of the permit would result in a thwarting of the policy enumerated in RCW 90.58.020. In all instances the applicant must demonstrate that extraordinary circumstances shall be shown and the public interest shall suffer no substantial detrimental effect.

The planned expansion of the General Biodiesel plant along the Duwamish will allow increased production of biodiesel with higher efficiency, lower energy consumption, reduced environmental emissions, and greater safety. Denial of a permit variance for the plant expansion will thwart the policy in RCW 90.58.020 by:

- Failing to recognize and protect the interests of the state in having increased availability of locally produced renewable fuels that improve both local and regional air quality;
- Failing to recognize and protect the interests of the state in having an industrial facility with lowered environmental emissions, increased safety to the public, and improved systems to contain and prevent spills.
- Preventing the plant from installing protective measures that will serve to improve the protection of resources and ecology of the shoreline.

Public access to the shoreline, the natural character of the shoreline, and the public interest, in general, will not suffer substantial detrimental effect from the plant expansion. In all likelihood,

the improved safety and reduced environmental emissions from the plant will result in long-term benefit to the public.

(2) Variance permits for development and/or uses that will be located landward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(b), and/or landward of any wetland as defined in RCW 90.58.030 (2)(h), may be authorized provided the applicant can demonstrate all of the following:

(a) That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property;

General Biodiesel Seattle is looking to expand biodiesel production at its facility at 6333 1st Avenue South. It is looking to modernize the plant, increase efficiency, increase safety, and reduce the plant's environmental impact.

The 60 foot shoreline setback required by the master program extends beyond the open areas on the Duwamish side of the building, on both the west and north sides. An active rail line and roadway on the east side of the building precludes any development or use on areas of the property outside of the 60 foot setback. The property and the areas around it are industrial use, and the setback requirement significantly interferes with the only areas outside the building that are available for industrial use. The equipment required for the plant expansion needs to be mounted external to the building due to size and type. The 60 foot setback precludes use of the only area on the property available to General Biodiesel for this use.

Although the various shoreline setback provisions serve a number of purposes, including protection of fish habitat, one purpose of the 60-foot setback standard for non-water-dependent uses in the UI environment is to prevent such uses from usurping the limited available areas at the water's edge for uses that truly need to be very close to the water. The subject site, while classified as a waterfront lot, appears to be entirely at or upland of the mean high water mark. The lands waterward of the site are part of an adjacent parcel under different ownership. As such, there is limited ability to utilize the site for water dependent uses and activities. The equipment towers are proposed to infill a notch in the existing building, and would only protrude a few feet further into the required setback than portions of the existing building on either side of the proposed placement of the towers. Since there appears to be limited utility of the site for water dependent uses, application of the 60 foot setback would significantly interfere with reasonable use of the property.

(b) That the hardship described in (a) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions;

The hardship described in (a) above is uniquely due to the placement, shape and size of the building and the property. The property is an irregularly shaped narrow strip of land along a slip off the Duwamish waterway. The subject site, while classified as a waterfront lot, appears to not have any land waterward of the mean high water mark. The building occupies the majority of the property, and is also irregularly shaped to match the profile of the property. The side of the

building away from the Duwamish (east side) is bounded by railroad tracks and a public roadway, which preclude any use of the property in that direction. The northern and southern sides of the building have active truck docks which preclude use of the property in those areas. The northern side of the building also falls mostly within the 60 foot setback area. The only part of the property available for its zoned use is the west side, which falls within the 60 foot setback area.

(c) That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment;

The authorized uses for the area are industrial, and the planned use will be for the industrial expansion of an existing biodiesel plant. The biodiesel plant has been in operation since 2004, and this project is required to expand production, increase efficiency and reduce environmental impact. The project will locate methanol recovery columns in a corner at the northwest side of the building. The columns will be located within an engineered containment berm to prevent any possibility of a spill reaching the Duwamish. The location of the columns will not interfere with any current uses of the waterfront, or of public access to the waterway. The columns are mostly open area and will provide only slightly more shadowing of the waterway, than the existing building already does.

(d) That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;

Other properties in the area are all industrial use and are engaged in similar operations and activities on the waterfront. The variance for the project General Biodiesel is undertaking will conform to the same type of use as other businesses in the area and will not constitute a grant of special privilege.

(e) That the variance requested is the minimum necessary to afford relief; and

The project design has been to minimize the equipment that has to be placed outside the building, and to place the equipment so as to minimize any impact to the shoreline environment. The columns have been placed as close to the building as possible, and the containment structure contoured to allow unrestricted access to the waterfront.

(f) That the public interest will suffer no substantial detrimental effect.

This project will have minimal impact on the public interest. The project is designed such that it will not change the existing level of access to the waterfront, and will not block any current uses of the waterfront. The system has been fully contained to prevent the possibility of spills or contamination to the shoreline area. The recovery columns will provide some shading of the water, but this is minimal in comparison to existing buildings and structures. This slip off the Duwamish is a working industrial area, and this project is consistent with that use.

(4) In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example if variances were granted to other developments and/or uses in the area where similar circumstances exist the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment.

Shoreline variances granted in the area have primarily been for water-based uses, and have not been for similar circumstances as this is the only renewable fuel production facility in the area. The cumulative effect of any variance granted for this project, combined with other variances in the area, will have no adverse effect on the shoreline environment, and will be consistent with RCW 90.58.020.

Summary/Conclusion

The development or use is a permitted use and meets all the applicable criteria and standards, or it can be conditioned to meet the applicable criteria and standards, the Director with approval of DOE.

In addition to the requirements provided in this chapter, the Director has attach to the permit or authorization conditions necessary to carry out the spirit and purpose of and assure compliance with this chapter and RCW 90.58.020. Such conditions include changes in the location, design, and operating characteristics of the development or use.

Nothing in this section shall be construed as limiting the Director's authority to condition or deny a project pursuant to the State Environmental Policy Act.

DECISION - SHORELINE VARIANCE

The Shoreline Variance is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORELINE VARIANCE

(As noted at the end of this document)

SEPA ANALYSIS

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant. The information in the checklist and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.554D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part: *“Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation,”* subject to some limitations. Under such limitations/circumstances (SMC 25.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

The following temporary construction-related impacts are expected: 1) decreased air quality due to the increase dust and other suspended particulates from building activities; 2) increased noise and vibration from construction operations and equipment; 3) increased traffic and parking demand from construction personnel; and 4) consumption of renewable and non-renewable resources. These impacts are not significant.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically, these are: 1) Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during construction, construction along the street right-of-way, and sidewalk repair); and 2) Building Code (construction measures in general, including best management practices). Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts. The other short-term impacts not noted here as mitigated by codes, ordinances or conditions (e.g., increased traffic during construction, additional parking demand generated by construction personnel and equipment, increased use of energy and natural resources) are not sufficiently adverse to warrant further mitigation or discussion.

Long-term Impacts

Long-term or use-related impacts are also anticipated, as a result of approval of this proposal including: potentially increased marine traffic in the area and potentially increased activity related to the new crane. These impacts are minor in scope and appear capable of being easily absorbed in the industrial maritime area. They do not warrant conditioning pursuant to SEPA policies.

Greenhouse Gas

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery; and the production of biodiesel — themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the increased contribution of greenhouse gas emissions from this project.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2)(C).

CONDITIONS - SEPA

None.

CONDITIONS - SHORELINES

The owner(s) and/or responsible party(s) shall:

Prior to Building Permit Issuance

1. Plans shall include a copy of the best management practices to be used.

Prior to Commencement of Construction

2. Notify in writing all contractors and sub-contractors of the requirements and conditions of this permit.

During Construction

The following conditions to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

3. The owner(s), builder(s), and all responsible party(s) shall follow the best management practices as carried over to the approved construction set of plans.

For the Life of the Project

4. The development shall be maintained per plan.

Signature: (signature on file)
Colin R. Vasquez, Senior Land Use Planner
Department of Planning and Development
Land Use Services

Date: March 3, 2011