IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ROUGH GRADING PLAN
PARCEL MAP NO. 31563

AMENDMENT NO. 1

A SUBDIVISION OF PARCELS 1 - 8 OF PARCEL MAP WAIVER NO. 00-15, BEING A PORTION OF PARCEL MAP NO. 28448-1, P.M.B. 191/18-21, INCL., OFFICIAL RECORDS COUNTY OF RIVERSIDE, IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 EAST OF THE SAN BERNARDINO MERIDIAN, CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

COACHELLA VALLEY ENGINEERS, INC. APRIL, 2005

GRADING GENERAL NOTES

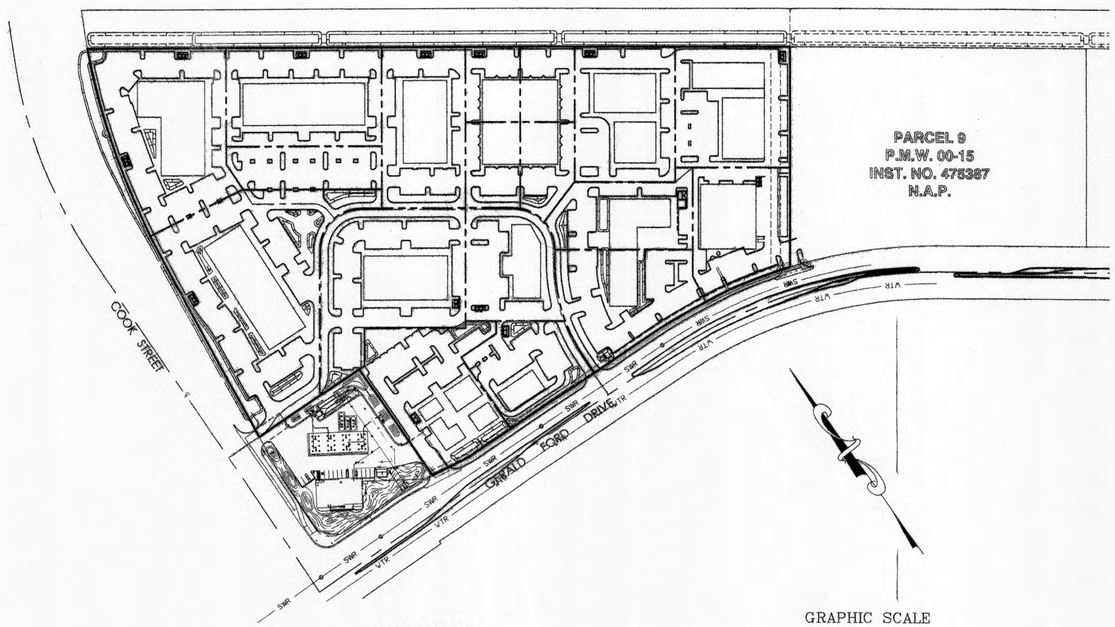
1. ALL GRADING TO BE DONE IN ACCORDANCE WITH THE CITY OF PALM DESERT GRADING ORDINANCE.
2. THIS PLAN IS FOR GRADING PURPOSES ONLY. ISSUANCE OF A GRADING PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS AND SIZES, PARKING LAYOUT, BUILDING LOCATION, WALL HEIGHTS AND LOCATIONS, OFF-SITE DRAINAGE FACILITIES, OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION.
3. A LETTER OF CERTIFICATION FROM THE ENGINEER-OF-WORK STATING THAT THE GRADING IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLAN AND THAT THE PAD AND FINISHED FLOOR ELEVATIONS AND SETBACK MEASUREMENTS ARE PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM A SOILS ENGINEER ON ALL FILL AREAS ARE REQUIRED PRIOR TO ANY INSPECTIONS OR APPROVALS BY THE BUILDING DEPARTMENT ON THE BUILDING OR STRUCTURE'S FOUNDATION.
4. ALL WALLS SHOWN ON THESE PLANS SHALL BE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT, ISSUED A SEPARATE PERMIT AND BE INSPECTED BY THE DEPARTMENT OF BUILDING AND SAFETY. THOSE WALLS SHOWN AS RETAINING WALLS SHALL BE CONSTRUCTED TO CITY OF PALM DESERT RETAINING WALL STANDARDS OR BE SUPPORTED BY ENGINEERING CALCULATIONS AND DETAILS.
5. THE ENGINEER-OF-WORK SHALL BE NOTIFIED WHEN CONSTRUCTION HAS COMMENCED.
6. IN THE EVENT OF DISCREPANCIES AND/OR DEVIATIONS ARISING DURING CONSTRUCTION, THE ENGINEER-OF-WORK SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO ON-SITE, OFF-SITE AND ADJACENT UTILITIES, FACILITIES AND PROPERTIES.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTY OWNERS FROM ANY AND ALL DAMAGES THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONJUNCTION WITH CONSTRUCTION OF THESE GRADING PLANS.
9. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS (760) 776-6450 AT LEAST 24 HOURS PRIOR TO COMMENCING ANY WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR THE LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE CALL:

SOUTHERN CALIFORNIA EDISON	800-227-3600
THE GAS COMPANY	800-227-2600
VERIZON	800-227-2600
COACHELLA VALLEY WATER DISTRICT	760-398-2651
TIME-WARNER CABLE	760-340-1312 EXT. 281

11. ALL PROPERTY CORNER MONUMENTS SHALL NOT BE DISTURBED BY THE GRADING OPERATION AND RELATED WORK. ANY MONUMENT WHICH THE CONTRACTOR ANTICIPATES DISTURBING SHALL BE LOCATED AND REFERENCED BY A LICENSED LAND SURVEYOR OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING. ALL MONUMENTS DISTURBED OR REMOVED SHALL BE RESET BY A LICENSED SURVEYOR, OR A CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING, AT THE CONTRACTOR'S EXPENSE.
12. THESE PLANS MAY BE SUBJECT TO REVIEW AND/OR REVISION BY THE CITY OF PALM DESERT DEPARTMENT OF PUBLIC WORKS, IF CONSTRUCTION HAS NOT COMMENCED WITHIN 12 MONTHS FROM THE DATE OF APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

LEGEND

———	CENTERLINE
— — —	PROPOSED PARCEL LINE
— — —	EXISTING PARCEL LINE
PROP.	PROPOSED
N.A.P.	NOT A PART
EXIST	EXISTING
ASPH.	ASPHALT
AC	ACRES
SF	SQUARE FEET
P.M.B.	PARCEL MAP BOOK
P.M.W.	PARCEL MAP WAIVER
PCL.	PARCEL
Ⓢ	SEWER MANHOLE
Ⓓ	STORM DRAIN MANHOLE
●——	POWER POLE (PP)
SWR	SEWER LINE
TC	TOP OF CURB
TP	TOP OF AC PVMT
FS	FINISH SURFACE
FF	FINISH FLOOR
PE	PAD ELEVATION
HP	HIGH POINT
GB	GRADE BREAK
( )	EXISTING
TW	TOP OF WALL
TF	TOP OF FOOTING
FG	FINISH
FL	FLOW LINE
[ ]	FUTURE



GRAPHIC SCALE

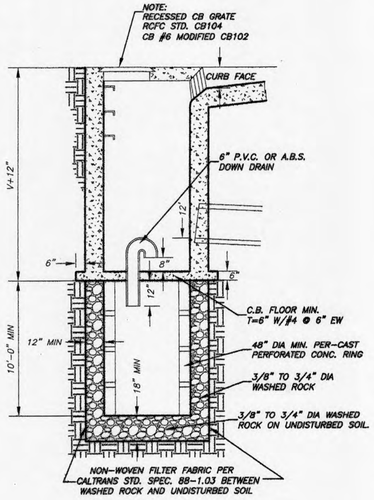
150 0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

SHEET INDEX

COVER SHEET - SHEET 1
ROUGH GRADING PLAN - SHEET 2
ROUGH GRADING PLAN - SHEET 3



① DETAIL "A"
COMBINATION CATCH BASIN/STANDARD DRY WELL
C.P.D. STD. DWG. NO. 111A
NTS

EARTHWORK QUANTITES:

RAW CUT (EXCAVATION): TOTAL 38,282 CY

REQUIRED UN-COMPACTED FILL: TOTAL 31,226 CY

REQUIRED UN-COMPACTED IMPORT: TOTAL 7,056 CY

CONSTRUCTION NOTES & QUANTITIES

	DESCRIPTION	UNITS	QUANT.
①	C.P.D. STD. 111A, STREET CURB INLET W/ GRATE SEE DETAIL ON THIS SHEET	EA	7
②	BROOKS 30"X30"X36" - INLET W/ PARKWAY GRATE	EA	1
③	BROOKS 36"X48"X36" - INLET W/ TRAFFIC GRATE RIV. CO. FCD. STD. CB 104/CB 106	EA	1
④	R.C.P. CLASS "D1500", 24" DIA	LF	700
⑤	RIV. CO. FCD. JUNCTION STRUCTURE STD. NO. 4, 24" DIA R.C.P.	EA	1
⑥	RIPRAP STORMWATER DISCHARGE DISSAPATOR	EA	6

SOILS ENGINEER'S CERTIFICATE:

I CERTIFY THAT I HAVE REVIEWED THESE PLANS AND FIND THEM IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATIONS OF OUR REPORT NO. 544-0179 DATED AUGUST 8, 2000 AND GEOTECHNICAL UPDATE LETTER, REPORT NO. 544-9112, DATED MARCH 31, 2005.

4/5/05

BRETT L. ANDERSON - RCE C-45389 - EXPIRES 09-30-06
SLADDEN ENGINEERING - 39-725 GARAND LANE, STE "G"
PALM DESERT, CA 92211 (760)772-3893 FAX (760)772-3895

REGISTERED PROFESSIONAL ENGINEER BRETT L. ANDERSON No. C 45389 Exp. 9/30/06 CIVIL STATE OF CALIFORNIA

APPROVED
4300-3163
FOR CONSTRUCTIO
4/8/05

OWNER/APPLICANT

VALLEY CENTER DEVELOPMENT, L.L.C.
ATTN: MR. STEVE HOLLISTER
751 BEAR CANYON RD.
ARROYO GRANDE, CA 93421
PH. (805) 349-2034

DITOMASO FAMILY INVESTMENTS NO.1 L.L.C.
ATTN: MR. TIMOTHY M. DITOMASO
2652 RESEARCH DR.
CORONA, CA 92882
PH. (951) 278-0263

DESERT SPORTS GROUP, L.L.C.
ATTN: MR. DENNIS SIVERS
4730 SW MACADAMS AVE.
PORTLAND, OR 97239
PH. (503) 223-2680

DAVID B. TURNER & PAULA TURNER
77-899 WOLF ROAD, SUITE 102
PALM DESERT, CA 92211
PH. (760) 360-4200

DEVELOPER/APPLICANT

J.W. DESIGN & CONSTRUCTION, INC.
ATTN: MR. JERRY WILLIAMS
P.O. BOX 1154
SAN LUIS OBISPO, CA 93406
PH: (805) 544-3130

ASSESSORS PARCEL NUMBER

653-410-023, 024, 025, 653-690-015, 016, 017, 018, 019

LEGAL DESCRIPTION

A SUBDIVISION OF PARCELS 1-8 OF PARCEL MAP WAIVER NO. 00-15, BEING A PORTION OF PARCEL MAP NO. 28448-1, P.M.B. 191/18-21, INCL., OFFICIAL RECORDS, COUNTY OF RIVERSIDE, IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 6 EAST OF THE SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

SITE ADDRESS

INTERSECTION OF COOK STREET AND GERALD FORD DRIVE
PALM DESERT, CA

ACREAGE

21.86 AC. - GROSS
21.86 AC. - NET

THOMAS GUIDE COORDINATES

2004 EDITION, MAP PAGE 788, GRID J-7

ZONING

WONDER PALMS DEVELOPMENT PLAN
PLANNING AREA 4A-INDUSTRIAL, BUSINESS PARK

SCHOOL DISTRICT

DESERT SANDS UNIFIED SCHOOL DISTRICT

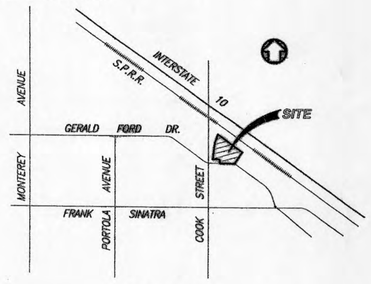
FLOOD ZONE

FLOOD ZONE "C" - AREAS OF MINIMAL FLOODING
COMMUNITY PANEL NUMBER 060245 1625 B
SEPTEMBER 30, 1988

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHEAST LINE OF PARCEL 10, AS SHOWN ON P.M.W. NO. 00-15 REC. 11/30/2000, AS INST. NO. 475387, O.R. COUNTY OF RIVERSIDE, IN THE WEST HALF (W1/2) OF SECTION 34, T.4S., R.6E. S.B.M., CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEING: S54°32'22"E



VICINITY MAP
NTS

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR.	DATE
				ENGINEER	CITY

DESIGNED BY: DC DRAWN BY: RV CHECKED BY: DKR

RECOMMENDED FOR APPROVAL — DATE — CHECKED BY — DATE

SEAL

REGISTERED PROFESSIONAL ENGINEER DAVID K. RICE JR. NO. 35728 EXP. 6-30-05 CIVIL STATE OF CALIFORNIA

APPROVED BY: CITY OF PLAM DESERT
MARK GREENWOOD, P.E. RCE. NO. 57989 EXP. 6/30/2006 — 4/8/05 DATE — CITY ENGINEER

PREPARED UNDER THE DIRECT SUPERVISION OF: DATE 4/6/05
DAVID K. RICE JR.
R.C.E. No. 35728 EXP. DATE:06/30/05

Coachella Valley Engineers
77-899 Wolf Road, Suite 102, Palm Desert, CA 92211
TEL(760)360-4200
FAX(760)360-4204

SCALE: AS SHOWN
DATE: APRIL, 2005

BENCHMARK: CITY OF PALM DESERT B.M.#103
2" BRASS DISK IN CATCH BASIN STAMPED 103 SW INTERSECTION OF COOK ST. AND FRANK SINATRA DR. ELEV: 245.889 FT, NGVD29

IN THE CITY OF PALM DESERT, STATE OF CALIFORNIA
A.P.N. 653-410-023, 024, 025, 653-690-015, 016, 017, 018, 019
VALLEY BUSINESS PARK
ROUGH GRADING PLAN
PARCEL MAP NO. 31563
IN THE NW1/4 OF SECTION 34, T.4S., R.6E. S.B.M.
FOR J.W. DESIGN & CONSTRUCTION, INC. JOB No. 03168

SHEET No. 1 OF 3 SHTS
FILE No. G-10006-1

LEGEND

———	PROJECT BOUNDARY
—— – ——	CENTERLINE
—— – ——	PROPOSED PARCEL LINE
— — — —	EXISTING PARCEL LINE
PROP.	PROPOSED
N.A.P.	NOT A PART
EXIST	EXISTING
ASPH.	ASPHALT
AC	ACRES
SF	SQUARE FEET
P.M.B.	PARCEL MAP BOOK
P.M.W.	PARCEL MAP WAIVER
PCL.	PARCEL
Ⓢ	SEWER MANHOLE
Ⓓ	STORM DRAIN MANHOLE
●	POWER POLE (PP)
SWR	SEWER LINE
TC	TOP OF CURB
TP	TOP OF AC PVMT
FS	FINISH SURFACE
FF	FINISH FLOOR
PE	PAD ELEVATION
HP	HIGH POINT
GB	GRADE BREAK
( )	EXISTING
TW	TOP OF WALL
TF	TOP OF FOOTING
FG	FINISH
FL	FLOW LINE
[ ]	FUTURE

NOTE

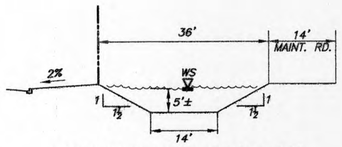
TP GRADE ELEVATIONS ARE PROPOSED TOP OF PAVEMENT. SUBTRACT 7" (0.58') FOR ROUGH GRADE ELEVATION.

SECTION B-B'
NTS

NOTE: SIDE SLOPES AND CHANNEL TO BE GRASSED WITH SCS RECOMMENDED ALL SEASON GRASS MIXTURE FOR NATURAL SLOPING GROWTH AND STABILIZED PER SOILS ENGINEER'S RECOMMENDATION.

CONSTRUCTION NOTES

	DESCRIPTION
1	C.P.D. STD. 111A, STREET CURB INLET W/ GRATE SEE DETAIL ON THIS SHEET
2	BROOKS 30"X30"X36" – INLET W/ PARKWAY GRATE
3	BROOKS 36"X48"X36" – INLET W/ TRAFFIC GRATE RIV. CO. FCD. STD. CB 104/CB 106
4	R.C.P. CLASS "D1500", 24" DIA
5	RIV. CO. FCD. JUNCTION STRUCTURE STD. NO. 4, 24" DIA R.C.P.
6	RIPRAP STORMWATER DISCHARGE DISSAPATOR



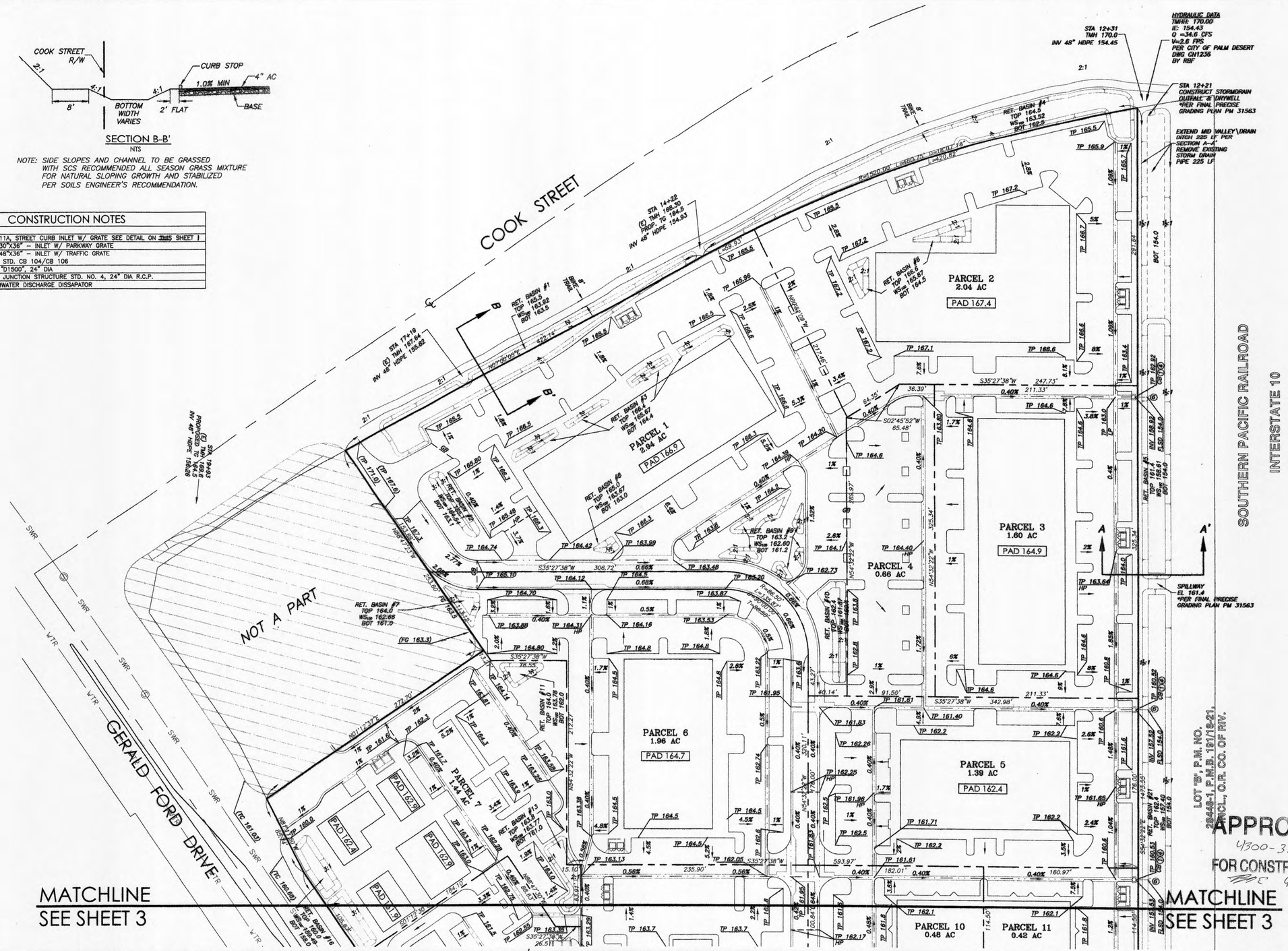
MID VALLEY DRAINAGE CHANNEL
SECTION A-A'
NTS

NOTE: CHANNEL TO BE GRASSED WITH SCS RECOMMENDED ALL SEASON GRASS MIXTURE FOR NATURAL SLOPING GROWTH AND STABILIZED PER SOILS ENGINEER'S RECOMMENDATION.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



APPROVED
4300-3163
FOR CONSTRUCTION
MC 4/18/05

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1–800
227–2600
TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR.	DATE
	ENGINEER			CITY	

DESIGNED BY: DC DRAWN BY: RV CHECKED BY: DKR

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SEAL
REGISTERED PROFESSIONAL ENGINEER
DAVID K. RICE JR.
NO. 35728
EXP. 6-30-06
CIVIL
STATE OF CALIFORNIA

APPROVED BY: CITY OF PALM DESERT
MARK GREENWOOD, P.E. — DATE 4/8/05
RCE. NO. 57989 EXP. 6/30/2006 — CITY ENGINEER
PREPARED UNDER THE DIRECT SUPERVISION OF: — DATE 4/7/05
DAVID K. RICE JR.
R.C.E. No. 35728 EXP. DATE:06/30/05

Coachella Valley Engineers
77–899 Wolf Road, Suite 102, Palm Desert, CA 92211
TEL(760)360–4200
FAX(760)360–4204

SCALE: 1" = 50'
DATE: APRIL, 2005

BENCHMARK: CITY OF PALM DESERT B.M.#103
2" BRASS DISK IN CATCH BASIN STAMPED 103 SW INTERSECTION OF COOK ST. AND FRANK SINATRA DR. ELEV: 245.889 FT, NGVD29

IN THE CITY OF PALM DESERT, STATE OF CALIFORNIA
A.P.N. 653-410-023, 024, 025, 653-690-015, 016, 017, 018, 019

VALLEY BUSINESS PARK ROUGH GRADING PLAN PARCEL MAP NO. 31563

IN THE NW1/4 OF SECTION 34, T.4S., R.6E. S.B.M.

FOR J.W. DESIGN & CONSTRUCTION, INC. JOB No. 03168

SHEET No. 2 OF 3 SHT
FILE No. G-1006-2

LEGEND

———	PROJECT BOUNDARY
—— – ——	CENTERLINE
— — — —	PROPOSED PARCEL LINE
— — — —	EXISTING PARCEL LINE
PROP.	PROPOSED
N.A.P.	NOT A PART
EXIST	EXISTING
ASPH.	ASPHALT
AC	ACRES
SF	SQUARE FEET
P.M.B.	PARCEL MAP BOOK
P.M.W.	PARCEL MAP WAIVER
PCL.	PARCEL
Ⓢ	SEWER MANHOLE
Ⓓ	STORM DRAIN MANHOLE
●	POWER POLE (PP)
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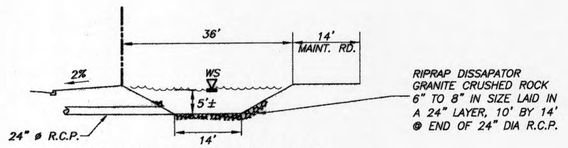
PE	PAD ELEVATION
HP	HIGH POINT
GB	GRADE BREAK
( )	EXISTING
TW	TOP OF WALL
TF	TOP OF FOOTING
FG	FINISH
FL	FLOW LINE
[ ]	FUTURE

NOTE

TP GRADE ELEVATIONS ARE PROPOSED TOP OF PAVEMENT. SUBTRACT 7" (0.58') FOR ROUGH GRADE ELEVATION.

CONSTRUCTION NOTES

	DESCRIPTION
1	C.P.D. STD. 111A, STREET CURB INLET W/ GRATE SEE DETAIL ON ~~this~~ SHEET 6
2	BROOKS 30"X30"X36" -- INLET W/ PARKWAY GRATE
3	BROOKS 36"X48"X36" -- INLET W/ TRAFFIC GRATE RIV. CO. FCD. STD. CB 104/CB 106
4	R.C.P. CLASS "D1500", 24" DIA
5	RIV. CO. FCD. JUNCTION STRUCTURE STD. NO. 4, 24" DIA R.C.P.
6	RIPRAP STORMWATER DISCHARGE DISSAPATOR



RIPRAP DISSAPATOR
GRANITE CRUSHED ROCK
6" TO 8" IN SIZE LAID IN
A 24" LAYER, 10' BY 14'
@ END OF 24" DIA R.C.P.

MID VALLEY DRAINAGE CHANNEL
SECTION A-A' ⑥
NTS

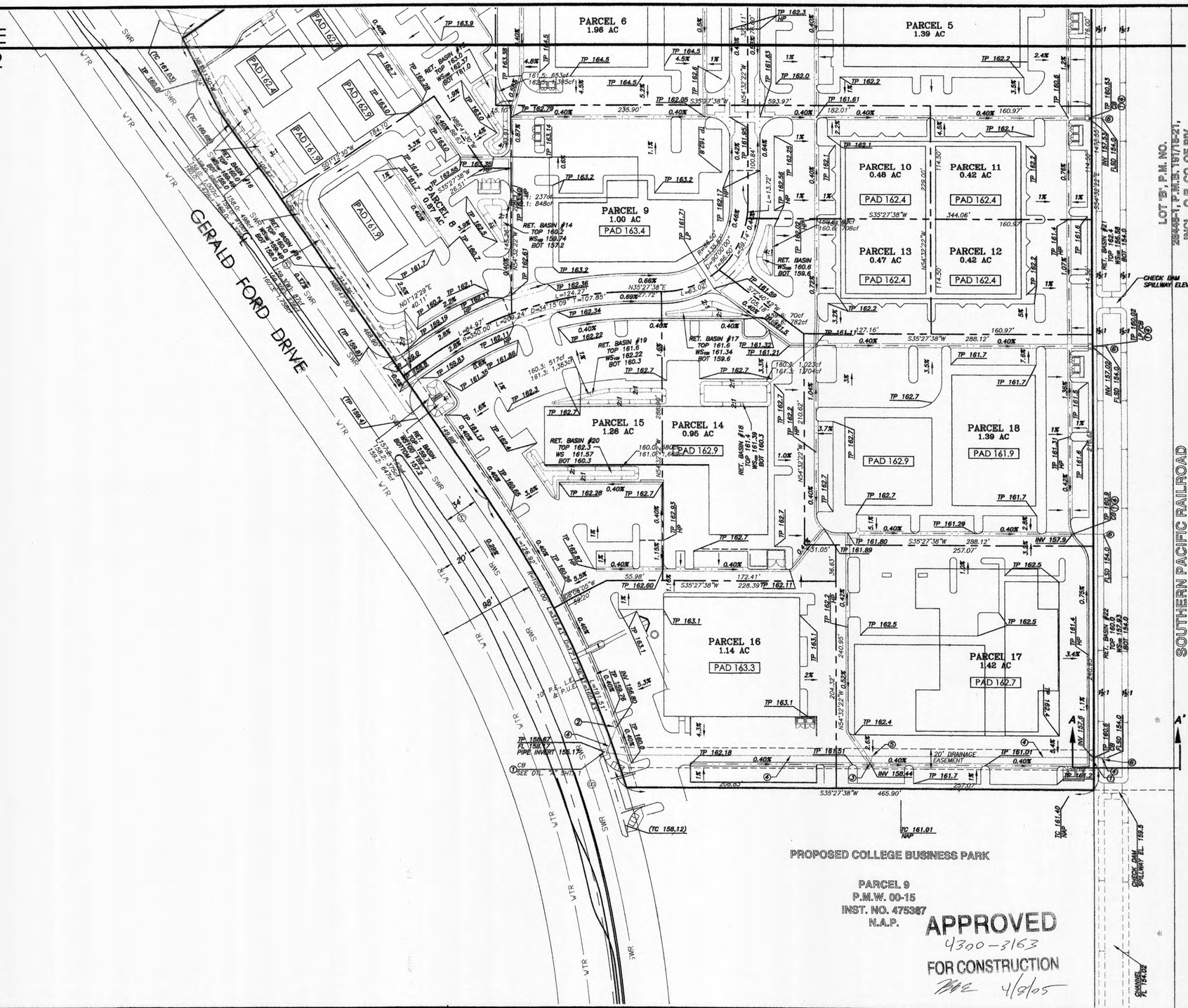
NOTE: CHANNEL TO BE GRASSED WITH SCS RECOMMENDED ALL SEASON GRASS MIXTURE FOR NATURAL SLOPING GROWTH AND STABILIZED PER SOILS ENGINEER'S RECOMMENDATION.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MATCHLINE
SEE SHEET 2



PROPOSED COLLEGE BUSINESS PARK

PARCEL 9
P.M.W. 00-15
INST. NO. 475367
N.A.P.

APPROVED
4300-3163
FOR CONSTRUCTION
4/8/05

Underground Service Alert
DIG ALERT BEFORE YOU DIG
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR.	DATE
			ENGINEER	CITY	

DESIGNED BY: DC DRAWN BY: RV CHECKED BY: DKR

RECOMMENDED FOR APPROVAL _____ DATE
CHECKED BY _____ DATE

SEAL

REGISTERED PROFESSIONAL ENGINEER DAVID K. RICE JR. NO. 35728 EXP. 6-30-05 CIVIL STATE OF CALIFORNIA

APPROVED BY: CITY OF PLAM DESERT
MARK GREENWOOD, P.E. RCE. NO. 57989 EXP. 6/30/2006 — DATE 4/8/05 CITY ENGINEER
PREPARED UNDER THE DIRECT SUPERVISION OF: _____ DATE 4/5/05
DAVID R. RICE JR.
R.C.E. No. 35728 EXP. DATE:06/30/05

Coachella Valley Engineers
77-899 Wolf Road, Suite 102, Palm Desert, CA 92211
TEL(760)360-4200
FAX(760)360-4204

SCALE: 1" = 50'
DATE: APRIL, 2005

BENCHMARK: *CITY OF PALM DESERT B.M.#103 2" BRASS DISK IN CATCH BASIN STAMPED 103 SW INTERSECTION OF COOK ST. AND FRANK SINATRA DR. ELEV: 245.889 FT, NGVD29*

IN THE CITY OF PALM DESERT, STATE OF CALIFORNIA
A.P.N. 653-410-023, 024, 025, 653-690-015, 016, 017, 018, 019
VALLEY BUSINESS PARK ROUGH GRADING PLAN PARCEL MAP NO. 31563
IN THE NW1/4 OF SECTION 34, T.4S., R.6E. S.B.M.
FOR J.W. DESIGN & CONSTRUCTION, INC.
JOB No. 03168

SHEET No. 3 OF 3 SHTS.
FILE No. G-1006-3

PLEASE READ AND FILL OUT THIS DOCUMENT APPROPRIATELY. EVEN SMALL PROJECTS MUST DO THEIR PART. PM_{10} DUST (POWDERY DUST OF 10 MICRONS OR SMALLER DIAMETER) HAS BEEN IDENTIFIED AS A POTENTIALLY SERIOUS HEALTH THREAT. THIS FINE DUST CAN LODGE DEEP IN THE LUNGS AND HAS BEEN ASSOCIATED WITH BRONCHITIS AND OTHER RESPIRATORY ILLNESSES. DESERT DUST CAN BE PARTICULARLY UNHEALTHFUL, BEING ASSOCIATED WITH "DESERT LUNG SYNDROME" AND LUNG INFECTIONS CAUSED BY FUNGAL SPORES CARRIED IN DESERT DUST. CHILDREN, THE ELDERLY, AND PERSONS WITH RESPIRATORY CONDITIONS, ARE PARTICULARLY SENSITIVE TO FINE DUST, BUT EVERYONE IS ADVERSELY AFFECTED BY THE RELATIVELY HIGH LEVELS OF PM_{10} THAT OCCUR IN THE COACHELLA VALLEY. LARGER SAND PARTICLES CAN BE TURNED INTO THIS DUST THROUGH THE GRINDING ACTION OF TIRES ON ROADWAYS AND THROUGH REPETITIVE PLOWING AND DISKING OPERATIONS.

PROJECT DATA (SEE ATTACHED PLAN ALSO)

DATE: 04 / 2005 PROJECT NAME: VALLEY BUSINESS PARK
STREET ADDRESS / SITE LOCATION: INTERSECTION OF COOK ST. AND GERALD FORD DRIVE PALM DESERT, CA

ADJOINING PROPERTY INFO. (FOR SENSITIVITY, TYP. WINDS BLOW N.W. TO S.E.)
EASTERLY: UNIVERSITY COMMERCE CENTER
SOUTHEASTERLY: VACANT/UNIVERSITY SITE
SOUTHERLY: VACANT/UNIVERSITY SITE
SOUTHWESTERLY: VACANT/UNIVERSITY SITE
WESTERLY: COOK STREET
NORTHWESTERLY: VACANT/RAILROAD
NORTHERLY: VACANT/RAILROAD
NORTHEASTERLY: VACANT/RAILROAD

CURRENT LAND USAGE: VACANT
PROPOSED LAND USAGE: INDUSTRIAL/COMMERCIAL
LOT: PARCEL 1 TRACT/PM: PARCEL MAP 31563 LAND USE PERMIT NO.: ____
APN 640-410-023, 024, 025, 653-690-015, 016, 017, 018, 019 PARCEL SIZE: 21.86 ACRES 952,390 SQ. FT.

EARTHWORK QUANTITIES ESTIMATE (BALANCED SITE PREFERRED)

TOTAL AREA TO BE DISTURBED 21.86 ACRES 952,390 SQ. FT.
STRIPPING & SUBSIDENCE LOSSES (TYP. 0.3' X AREA/27CF./CY.) 10,582 C.Y.
RAW CUT VOLUME: 46,592 C.Y. CUT AFTER SHRINKAGE: 46,592 C.Y.
RAW IMPORT VOLUME: 0 C.Y. IMPORT AFTER SHRINKAGE: 0 C.Y.
COMPACTED FILL VOLUME: 16,891 C.Y.
RAW EXPORT VOLUME: 5,535 C.Y. COMPACTED EXPORT VOL.: 4,428 C.Y.
(SEE HAUL ROUTE DETAIL ON ATTACHED PLAN IF ANY IMPORT OR EXPORT, EXCEPT TRASH.)

PHASING OF GRADING ACTIVITIES

THE AMOUNT OF ACTIVE DISTURBED AREA MUST BE LIMITED TO WHAT CAN BE EFFECTIVELY WATERED 4 TIMES PER DAY BY EITHER SPRINKLERS OR WATER TRUCKS. TYPICAL 2000 GALLON WATER TRUCKS CAN EFFECTIVELY WATER ABOUT 4 ACRES PER HOUR. THEREFORE AN 8 HR. WORKDAY DIVIDED BY 4 WATERINGS PER DAY TIMES 4 AC./HR. = 8 ACRES PER TRUCK. SINCE WATER TRUCKS ARE ALLOWED TO WORK 7 DAYS A WEEK, 24 HOURS A DAY, IN SOME LOCATIONS, UP TO 24 AC. PER TRUCK MAY BE ACHIEVED THAT WAY, WITH SPECIAL PERMISSION. LARGER PROJECTS MUST HAVE MORE TRUCKS, MORE HOURS, MORE SPRINKLERS, OR LESS DISTURBED AREA AT ANY ONE TIME. AREAS ALREADY GRADED OR STOCKPILED MUST BE STABILIZED WITH CHEMICALS, HYDROMULCH, OR VEGETATION, BEFORE ADDITIONAL AREAS CAN BE STRIPPED FOR GRADING. THE PHASING PATTERN BELOW SHALL BE SHOWN IN THE REFERENCE MAP ON THIS SHEET AT UPPER RIGHT. DRIVING ROUTES THROUGH A PROJECT MUST BE COUNTED IN ALL PHASES WHERE THEY ARE ONLY TREATED WITH WATER. IT IS BETTER TO TREAT THEM WITH AN APPROVED "OIL" (LIKE ENVIROKLEEN) OR SIMILAR NON-CRUSTNG DUST PALLIATIVE, TO SAVE WATER.

SUB-PHASE	APPROX. DATE	DISTURBED AC.	SPRINKLER AC.	WATER TRUCK AC.	# OF TRUCKS
PHASE "A" ROUGH GRADING (SITE PREPARATION / MOBILIZATION)					
A1		21.86	YES	1-8	3
A2					
A3					
PHASE "B" ROUGH GRADING (MASS GRADING OF STREETS, PADS, RET. BASINS, PERIMETER WALL)					
B1					
B2					
B3					
PHASE "C" FINISH GRADING (MAJOR UTILITY AND STREET CONSTRUCTION)					
C1					
C2					
C3					
PHASE "D" FINISH GRADING (BUILDING UTILITIES, BUILDING CONSTRUCTION, LANDSCAPING)					
D1					
D2					
D3					

FUGITIVE PM_{10} DUST CONTROL MEASURES

HERE IS THE SUMMERIZED MATRIX OF REQUIRED DUST MITIGATION MEASURES IDENTIFED BY PHASE:

A	B	C	D	MEASURE
2-1				PRE-GRADING SITE WATERING (IRRIGATION SYSTEM FOR MIN. 72 HRS.)
				SIGNS POSTED ON SITE WITH 24 HR. PHONE NUMBER(S) FOR DUST CONTROLLER
				SAND FENCING (ON ALL SIDES OF PROJECT LACKING EXISTING MASONRY WALLS)
				SITE WATERING 7 DAYS A WEEK (IRRIGATION SYSTEM, MIN. 4 TIMES PER 24 HRS., OR BY WATER TRUCKS, MIN. 4 TIMES PER 24 HRS., 1 TRUCK / 8 ACRES)
				PERIMETER SPRINKLER SYSTEM (ALL SIDES, CONTINUOUS NIGHT WATERING WHEN WINDY)
				GRAVEL (MIN. 1.5" DIAM. X 4" DEEP AT OFF-STREET STORAGE AND PARKING AREAS)
				WHEEL CLEANING AT TRUCK EXITS, ("RUMBLE STRIPS", DRIVE-THROUGH PONDS, GRAVEL AREAS, ETC. DETAIL METHOD ON REFERENCE MAP AT RIGHT)
				INACTIVE AREA SOIL STABILIZERS (POLYMER, HYDROMULCH, APPROVED OIL, OR PLANTS)
				ACTIVE AREA SOIL STABILIZERS (ENVIROKLEEN "OIL", OR SIMILAR WETTING AGENTS)
				STOP ALL VEHICLE ACTIVITY EXCEPT WATER TRUCKS WHEN WIND > 25 MPH
				STREET SWEEPING WHENEVER NEEDED
				PERMANENT VEGETATION / LANDSCAPING
				BLOCK WALLS
				ROAD PAVING

NOTE: THESE CONTROL METHODS ARE DISCUSSED IN DETAIL IN THE "DUST CONTROL PLAN REVIEW GUIDANCE FOR LOCAL GOVERNMENT" FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT, AVAILABLE FROM THE CITY OF PALM DESERT OR THE S.C.A.Q.M.D.

PROJECT RECORDKEEPING/REPORT: RECORD ALL ACTIVITIES, CONTRACTS AND MATERIALS PURCHASES ASSOCIATED WITH BLOWSAND/FUGITIVE DUST PROGRAM. WEEKLY REPORTS SHOULD BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW. THIS "FEEDBACK" WILL EVENTUALLY HELP THE CITY TO DETERMINE WHAT METHODS OF DUST CONTROL ARE MOST COST EFFECTIVE IN BOTH SHORT AND LONG TERM SITUATIONS. SEE THE REPORT FORM THAT'S AVAILABLE FROM THE CITY OR IN THEAFORESAIN DOCUMENT

FUGITIVE PM_{10} DUST CONTROL PROGRAM DETAILS

EACH MITIGATION MEASURE OR CONTROL PROGRAM SHALL BE DESCRIBED IN DETAIL BELOW AND ON ADDITIONAL SHEETS AS NECESSARY. PLEASE USE THE REQUIRED DUST CONTROL PLAN EXHIBIT (AT RIGHT OR ATTACHED) TO INDICATE THE LOCATION OF ON SITE WATER AVAILABILITY, STAGING AREAS, TEMPORARY IRRIGATION LINES, TRUCK/WHEEL WASHERS, TEMPORARY SAND FENCING, CONSTRUCTION PHASING, WORKERS PARKING AREAS, GRAVELED ENTRANCE / EXIT, AND OTHER THINGS AS NEEDED.

PHASE "A": ROUGH GRADING (SITE PREP. & MOBILIZATION)

GENERAL REQUIREMENTS

1. WRITTEN AND NOTARIZED PERMISSION LETTERS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FROM ANY ADJACENT LAND OWNERS WHOSE PROPERTY WILL BE USED IN ANY MANNER FOR CONSTRUCTION, STAGING, ACCESS, ETC., PRIOR TO ANY SUCH USAGE. THE OWNER AND AUTHORIZED DUST CONTROLLER FOR THIS PROJECT WILL BE RESPONSIBLE FOR THE DUST CONTROL ON ANY OFF-SITE DISTURBED AREAS AS WELL AS ON THIS PROJECT. IF IT IS SUSPECTED THAT OFF-SITE AREAS MAY BE DISTURBED DURING THE WORK, SHOW THEM ON THIS PLAN AND MAKE THE APPROPRIATE ARRANGEMENTS IN ADVANCE.
2. SAND FENCING, OF EITHER THE WOOD AND WIRE OR THE PLASTIC TYPE, SHALL BE INTALLED AROUND THE PERIMETER OF THE PROJECT ON ALL SIDES THAT DO NOT HAVE EXISTING MASONRY WALLS OR SIMILAR SOLID FENCING OR HEDGES. THIS SERVES THE MULTIPLE PURPOSES OF: CATCHING SOME WINDBLOWN DUST; REDUCING WIND SPEEDS ON THE PROJECT PERIMETER, AND RETRICTING VEHICULAR ACCESS POINTS INTO THE PROJECT. THIS RESTRICTED ACCESS HELPS REDUCE DAMAGE TO ANY "CRUST" OF STABILIZED SOIL ON THE PROJECT, AND ALLOWS PLACING OF THE EXIT WHERE "TRACK OUT" CAN BE STOPPED PER #5 BELOW.
3. PRE-WATERING SHALL COMMENCE AT LEAST THREE (3) DAYS PRIOR TO ACTUAL GRADING USING A TEMPORARY ON-SITE IRRIGATION SYSTEM. CONNECTION TO ANY EXISTING WATER SYSTEM SHALL BE DONE IN COMPLIANCE WITH C.V.W.D. TEMPORARY WATER LINES SHALL BE INSTALLED WITH A MINIMAL DISTURBANCE OF ANY OFF-SITE AREAS THEY PASS THROUGH. WHEN GRADING BEGINS, A SPRINKLER SYSTEM SHALL BE PLACED AROUND THE PERIMETER OF THE PROJECT, WITH FREQUENT WATERING, ESPECIALLY IN THE TYPICALLY WINDY EVENINGS. PLACING THE PERIMETER SPRINKLERS ON THE SAND FENCE KEEPS THEM SAVE AND EFFECTIVE. WATERING FOR AREAS NOT COVERED BY THE SPRINKLERS SHALL BE PROVIDED BY WATER TRUCKS. (ONE TRUCK PER 8 ACRES FOR 8 HR. WORKDAYS. SEE ABOVE.)
4. ACTIVITY AREAS SUCH AS: EQUIPMENT STORAGE AREA, MATERIALS STORAGE AREA, TEMPORARY OFFICE TRAILERS, AND EMPLOYEE PARKING, SHOULD BE LOCATED IF POSSIBLE ON EXISTING PAVED SURFACES, IF TRAFFIC WOULD NOT BE AFFECTED. IN LIEU OF EXISTING PAVING, A SOIL STABILIZER THAT DOES NOT REQUIRE CONSTANT WATERING, SUCH AS A WASHED GRAVEL, OR "BIODEGRADABLE OIL" COULD BE USED FOR THE INITIAL STAGING AREA. ANY CHEMICALS USED MUST BE CLEARED WITH THE CITY AND REGIONAL WATER QUALITY CONTROL BOARD.

PHASE "A": ROUGH GRADING (SITE PREP. & MOBILIZATION) CONT.

5. THE TIRES OF VEHICLES BEING USED ON-SITE SHOULD BE INSPECTED AND WASHED IF NECESSARY TO MINIMIZE TRACKING OF DIRT ONTO PUBLIC STREETS. IF EXTENSIVE EXPORT OR IMPORT OF DIRT IS TO BE DONE, A PAVED OR GRAVELED WHEEL WASHING AREA AT LEAST 24' WIDE BY 100' LONG SHOULD BE PROVIDED AT THE EXIT, TO FACILITATE THE INSPECTION AND CLEANING OF TIRES. "RUMBLE STRIPS" MADE FROM LUMBER, RAILROAD TRACK, OR SIMILAR MATERIALS CAN HELP REDUCE THE MUD GETTING ONTO THE CLEANING AREA. STREET SWEEPING AND WASHING IS STILL TYPICALLY REQUIRED, BUT MAY BE REDUCED BY PROPER USE OF A "WHEEL WASHING AREA" LIKE THIS. THEY ARE REQUIRED ON PROJECTS OVER 5 ACRES OR WITH OVER 5,000 CUBIC YARDS OF IMPORT OR EXPORT.
6. A STANDARD SIGN (MINIMUM 4' X 6') WITH THE FOLLOWING INFORMATION MUST BE POSTED ON THE SITE. AT LEAST ONE SIGN PER FRONTING STREET. THE SIGN MUST INCLUDE: THE GRADING PERMIT NUMBER, THE PROJECT NAME, MAP NUMBER IF APPROPRIATE, THE AUTHORIZED DUST CONTROLLER PHONE NUMBER(S), THE CITY PHONE NUMBER, AND THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (S.C.A.Q.M.D.) PHONE NUMBER. ISSUANCE OF THE GRADING PERMIT SHALL BE CONTINGENT UPON APPROVAL OF THE SIGN. SEE PROJECT SIGN DETAIL, THIS SHEET.
7. VEHICLES TRAVELING ON DIRT AND / OR ON UNPAVED ROADS SHOULD RESTRICT THEIR SPEED TO 15 M.P.H. MAXIMUM. SIGNS TO THAT EFFECT SHOULD BE PLACED AT THE PROJECT ENTRANCE ON PROJECTS OVER 5 ACRES TO IMPROVE COMPLIANCE.
8. WHEN WIND SPEEDS EXCEED 25 MPH, BY CONTINUOUS ANEMOMETER READING, OR IN GUSTS AT LEAST TWICE WITHIN A THIRTY MINUTE PERIOD, MEASURED ON THE SITE, VEHICULAR ACTIVITY ON THE SITE SHALL CEASE, EITHER VOLUNTARILY, OR BY CITY OR A.Q.M.D. INSPECTOR NOTIFICATION, EXCEPT FOR WATER TRUCKS AND SPRIKLER-TENDING VEHICLES, IF ANY.

SITE SPECIFIC DETAILS:
(PLEASE DESCRIBE ANY SPECIFIC OR ADDITIONAL CONTROL MEASURE PROPOSED.)

1. PRE-WATERING METHOD: WATERING TRUCKS AS REQUIRED TO MAINTAIN ACTIVE AND NON-ACTIVE GRADING AREA WITH VISIBLE SATURATION AT ONE 2,000 GALLON WATER TRUCK AT 500 GALLON PER HOUR PER ACRE OF ACTIVE GRADING.

   WATER AVAILABILITY: FIRE HYDRANTS LOCATED AT EAST ENTRANCE
2. OFF-SITE WORK PERMISSION NEEDED: CITY OF PALM DESERT PUBLIC WORKS
3. ACCESS WILL BE CONTROLLED BY: TEMPORARY CONSTRUCTION FENCING AROUND PROJECT SITE UNTIL PERIMETER BLOCK WALL COMPLETION, AFTER WHICH PROJECT SITE TEMPORARY CONSTRUCTION FENCING AT ENTRANCE TO REMAIN
4. INITIAL STAGING AREA: (SEE REFERENCE MAP)

   EQUIPMENT STORAGE (SEE REFERENCE MAP)

   TEMPORARY OFFICE (SEE REFERENCE MAP)

   EMPLOYEE PARKING (SEE REFERENCE MAP)
5. WHEEL WASHING PROVISIONS: (SEE REFERENCE MAP)
6. SPEED RESTRICTION SIGN LOCATION: (SEE REFERENCE MAP)
7. NUMBER OF POSTED "DUST CONTROL SIGNS" ____
   (TYP. 1 PER FRONTING ROAD OR 1 PER 660 FEET OF FRONTAGE)
8. OTHER PRELIMINARY WORK: ____

PHASE "B": ROUGH GRADING (MASS GRADING, PERIMETER WALLS)

GENERAL REQUIREMENTS

1. HAULING PROCEDURES:
   ALL VEHICLES GOING FROM DIRT AREAS ONTO PAVED STREETS SHALL HAVE TIRES AND WHEELS INSPECTED AND WASHED IF NECESSARY TO AVOID "TRACKING-OUT" DIRT. TRUCKS HAULING DIRT ON PAVED STREETS SHALL MAINTAIN AT LEAST A HALF FOOT "FREEBOARD" FROM RIM TO DIRT, AND COVER ALL DIRT OR DUSTY DEBRIS LOADS WITH AN APPROPRIATE TARP.
   THE HAUL ROUTE SHOULD BE SHOWN HEREON OR ON AN ATTACHED SHEET, AND SHALL BE CLEARED WITH THE CITY ENGINEER FOR ANY APPLICABLE TRANSPORT PERMITS PRIOR TO ITS USE. ALL HAULING TRUCKS SHALL HAVE A COPY OF THESE PROVISIONS WITH THEM AT ALL TIMES.
   THE IMPORT OR EXPORT SITE MUST HAVE A VALID GRADING PERMIT ALSO, AND SHOULD BE COMPLYING WITH ALL APPROPRIATE DUST MITIGATION MEASURES ALSO.
   WHEN PRACTICAL, TRUCKS AND EQUIPMENT, SHOULD SHUT OFF ENGINES RATHER THAN IDLING FOR EXTENDED PERIODS, TO MINIMIZE EXHAUST EMISSIONS AND NOISE. THIS BECOMES MORE CRITICAL AS THE SIZE AND NUMBERS OF VEHICLES INCREASES.
2. ALL STRIPPED, GRADED OR OTHERWISE DISTURBED AREAS SHALL BE STABILIZED BY SOME APPROPRIATE MEANS. AREAS ACTIVELY BEING GRADED CAN USUALLY BE STABILIZED BY APPLYING LOTS OF WATER. DISTURBED AREAS NOT ACTIVELY BEING WORKED MAY BE EFFECTIVELY TREATED WITH SOME MORE DURABLE SOIL STABILIZER, SUCH AS HYDROMULCH, TO AVOID CONSTANT WATERING. THE PREFERRED METHOD OF SITE WATERING IS BY SPRINKLER, ESPECIALLY AROUND THE PERIMETER. SPRINKLERS MUST BE SET TO RUN ON WEEKENDS AND EVENINGS WHEN WATER TRUCK DRIVERS ARE NOT AVAILABLE. A TYPICAL WATER TRUCK CAN ONLY ADQEQUATELY COVER ABOUT 4 ACRES PER HOUR.
3. IF PERIMETER BLOCK WALLS ARE TO BE BUILT THEY SHOULD BE GIVEN A HIGH PRIORITY SINCE THEY WILL HELP TO CATCH BLOWSAND AND COULD THEREBY REDUCE THE AMOUNT OF STREET SWEEPING REQUIRED.

SITE SPECIFIC DETAILS:
(PLEASE DESCRIBE ANY SPECIFIC OR ADDITIONAL CONTROL MEASURE PROPOSED.)

1. HAULING PROCEDURES: (AS SHOWN ABOVE UNLESS OTHERWISE DETAILED)
   SHOWN ON PLAN SHEET 2 OF 2
2. SOIL STABILIZATION METHODS:
   ACTIVE AREA WATER SCHEDULE: (MIN. 4 TIMES PER 24 HRS.)
   WATER TRUCK AT 500 GALLON PER HOUR PER ACRE OF ACTIVE GRADING.
   WEEKEND WATERING SCHEDULE: (MIN. 4 TIMES PER 24 HRS.)
   AT LEAST FOUR (4) TIMES DAILY USING A 2,000 GALLON
   INACTIVE AREA STABILIZATION METHOD(S): (ACRYLIC POLYMER, HYDROMULCH, PLANTINGS, BIODEGRADABLE "OIL", OR AS SHOWN HERE)
   DUST SUPPRESSANTS (RATIO 20 TO 1) IF INACTIVE LESS THAN 10 DAYS; CHEMICAL DUST SUPPRESSANTS (RATIO 20 TO 1) IF INACTIVE GREATER THAN 10 DAYS
3. PERIMETER BLOCK WALL SCHEDULE:
   PERIMETER WALL TO BE CONSTRUCTED AND APPROVED DURING INITIAL GRADING ACTIVITIES
4. OTHER: EMPLOYEE PARKING AREA TO BE COVERED WITH 1.5" GRAVEL MAINTAINED TO A DEPTH OF 4" OR TREATED WITH CHEMICAL DUST SUPPRESSANTS AT A 4 TO 1 RATIO. EQUIPMENT STAGING AREA TO BE COVERED WITH 1.5" GRAVEL MAINTAINED TO DEPTH OF 4". CONSTRUCTION SITE ACCESSES ARE TO BE IMPROVED WITH 1.5" GRAVEL AND MAINTAINED TO A DEPTH OF 4", AT LEAST 20' WIDE, AND EXTENDING 100 FEET INTO THE SITE.

PHASE "C": FINISH GRADING (UTILITY & STREET CONST.)

GENERAL REQUIREMENTS:

1. DIRT STOCKPILED NEXT TO UTILITY TRENCHES SHALL BE KEPT WATERED OR OTHERWISE STABILIZED OR COVERED TO HELP COUNTERACT THEIR HIGH PROFILE EXPOSURE TO THE WIND.
2. ALL PREVIOUSLY ROUGH GRADED AREAS THAT WILL BE INACTIVE IN THIS PHASE SHOULD BE TREATED WITH A DURABLE SOIL STABILIZER OR GROUND COVER SYSTEM. IF A VEGETATED GROUND COVER IS UTILIZED IT IS ONLY NECESSARY TO GET IT INITIALLY ESTABLISHED. THE ROOT SYSTEM AND TOP STUBBLE MAY BE SUFFICIENT TO HOLD THE DUST EVEN IF WATERING IS DISCONTINUED.
3. FOR TRACTS, MULTIPLE PARCELS, AND EXTENSIVE COMMERCIAL SITES, PAVED ACCESS TO THE BUILDING SITES WILL BE REQUIRED PRIOR TO FRAMING OF THE BUILDINGS. THIS CONSTRUCTION STAGE USUALLY INDICATES AN INCREASE IN THE NUMBERS OF WORKERS AND THEIR VEHICLES. ALSO, THE PAVED ACCESS IS RECOMMENDED FOR FIRE FIGHTING PURPOSES. IF PAVING IS DESIRED BEFORE ALL UTILITIES AND/OR LATERALS ARE INSTALLED, THE BASE LIFT OF ASPHALT IS SUFFICIENT FOR ACCESS. THE A.C. CAN BE "CAPPED" LATER, LEAVING A FINAL SURFACE THAT IS FREE OF UTILITY CUTS AND PATCHES.
4. AS PAVED ACCESS IS EXTENDED, THE STAGING AREA CAN BE MOVED CLOSER TO THE BUILDING SITES. THE STORAGE AND OFFICE TRAILERS, EQUIPMENT, AND EMPLOYEE PARKING CAN BE MOVED ONTO PAVED PORTIONS OF THE SITE.

SITE SPECIFIC DETAILS:
(PLEASE DESCRIBE ANY SPECIFIC OR ADDITIONAL CONTROL MEASURE PROPOSED.)

1. TRENCH STOCKPILE TREATMENT: (WATER AS NECESSARY)
   COVERED OR TWICE DAILY WATER APPLICATION
2. INACTIVE AREA TREATMENT: (SEAL WITH HYDROMULCH, ACRYLIC POLYMER, PLANTINGS, ECT.)
   CHEMICAL DUST SUPPRESSANTS ARE TO BE APPLIED
   RE-STABILIZATION OF PREVIOUSLY TREATED AREAS WHEN SATURATION IS APPARENT
3. STREET PAVING SCHEDULE: ____
4. STAGING AREA MOVEMENT SCHEDULE: ____
3. OTHER: EMPLOYEE PARKING AREAS ARE TO BE COVERED WITH 1.5" GRAVEL MAINTAINED TO A DEPTH OF 4" OR TREATED WITH CHEMICAL DUST SUPPRESSANTS AT A 4 TO 1 RATIO. EQUIPMENT STAGING AREA TO BE COVERED WITH 1.5" GRAVEL MAINTAINED TO DEPTH OF 4". CONSTRUCTION SITE ACCESSES ARE TO BE IMPROVED WITH 1.5" MAINTAINED TO A DEPTH OF 4", AT LEAST 20' WIDE, AND EXTENDING 100 FEET INTO THE SITE.

PHASE "D": FINISH GRADING (BLDG. UTIL., BLDG. CONST., LANDSCAPING)

GENERAL REQUIREMENTS:

1. ALL INACTIVE AREAS SHOULD HAVE BEEN STABILIZED BY THIS STAGE. IF PREVIOUSLY COVERED, THE ACTUAL BUILDING PADS MAY NOW NEED TO BE STRIPPED, SCARIFIED, AND RECOMPACTED FOR BUILDING PAD COMPACTION AND ELEVATION CERTIFICATIONS. DUST WOULD BE KEPT DOWN BY WATERING, USUALLY BY TEMPORARY SPRINKLERS.
2. TRENCHING FOR BUILDING UTILITIES, DRYWELL CONSTRUCTION, POOLS, AND TENNIS COURT CONSTRUCTION FORM THE BULK OF EARTHWORK AFTER THE PADS HAVE BEEN CERTIFIED. TEMPORARY SPRINKLERS MAY STILL BE USED ON THE BUILDING SITE FOR DUST CONTROL PRIOR TO THE BEGINNING OF FRAMING. TREATMENT WITH A BIODEGRADABLE "OIL" APPROVED FOR DUST CONTROL IS RECOMMENDED WHEREVER IT IS DIFFICULT TO WATER.
3. ESTABLISHING THE LANDSCAPE AND SPRINKLER SYSTEM AROUND THE PERIMETER OF LARGE PROJECTS SHOULD BE DONE AT THIS STAGE. PLANTINGS AROUND THE PERIMETER SERVE AS A WIND BUFFER AND COLLECTION SYSTEM FOR DUST AND SAND. IT IS GOOD TO HAVE DUST AND SAND WELL UNDER CONTROL PRIOR TO THE BUILDING PHASE FOR THE SAKE OF CERTAIN GLUING AND PAINTING PROCESSES THAT CAN BE RUINED BY BLOWSAND OR DUST.
4. DISTURBED AREAS AROUND BUILDINGS SHOULD BE WATERED BY HAND FOR DUST CONTROL UNTIL SUCH TIME THAT THE SPRINKLER SYSTEM IS FULLY FUNCTIONAL AND GROUND COVER AND/OR LANDSCAPING IS ESTABLISHED. IF WATERING IS DIFFICULT DUE TO BUILDING INTERFERENCE, CHEMICAL OR MULCH TREATMENTS ARE AVAILABLE THAT CAN STABILIZE THE SOIL WITHOUT FREQUENT WATERING.
5. CONSTRUCTION DUST SUCH AS FROM CEMENT, PLASTER, PAINT OVERSPRAY, WOOD CUTTING, GRINDING OPERATIONS, ETC., SHOULD BE MINIMIZED ALSO. A PERIMETER BARRIER OF SPRINKLERS AND PLANTINGS CAN SERVE TO CATCH SOME OF THIS POTENTIALLY HAZARDOUS MATERIAL AS WELL AS NATURAL DUST AND BLOWSAND. CONCENTRATIONS OF CONSTRUCTION DUSTS CAN RESULT FROM WASHING OF EQUIPMENT AND SHOULD BE PROPERLY DISPOSED OF BEFORE THEY CAN DRY OUT AND BLOW OR BE WASHED ACROSS PROJECT BOUNDARIES.
6. NOTE THAT SWALES SHOULD BE INSPECTED BY CITY PROIR TO SETTING OF PERMANENT GROUND COVER OR OTHER PLANTS.

SITE SPECIFIC DETAILS:
(PLEASE DESCRIBE ANY SPECIFIC OR ADDITIONAL CONTROL MEASURE PROPOSED.)

1. BUILDING PAD WATERING: (BY HAND WATERING AS NECESSARY AROUND BUILDING SITE)
   CHEMICAL DUST SUPPRESSANTS ARE TO BE APPLIED AT A CONCENTRATION OF 10 TO 1 TO FINISHED GRADED AREAS ONCE FINAL ELEVATIONS HAVE BEEN REACHED
2. FORMWORK AND TRENCH WATERING: (BY HAND WATERING AS NECESSARY)
3. PERIMETER LANDSCAPE SCHEDULE: (AS SOON AS POSSIBLE)
4. OTHER: EMPLOYEE PARKING AREAS ARE TO BE COVERED WITH 1.5" GRAVEL MAINTAINED TO A DEPTH OF 4" OR TREATED WITH CHEMICAL DUST SUPPRESSANTS AT A 4 TO 1 RATIO. EQUIPMENT STAGING AREA TO BE COVERED WITH 1.5" GRAVEL MAINTAINED TO DEPTH OF 4". CONSTRUCTION SITE ACCESSES ARE TO BE IMPROVED WITH 1.5" MAINTAINED TO A DEPTH OF 4", AT LEAST 20' WIDE, AND EXTENDING 100 FEET INTO THE SITE. INTERNAL ROADWAY NETWORK TO BE TREATED WITH CHEMICAL DUST SUPPRESSANTS AT A MINIMUM OF 4 TO 1 RATIO, AND RETREATED ON A MONTHLY BASIS ONCE ROADWAY ELEVATIONS HAVE BEEN REACHED

ABATEMENT OF DUST MITIGATION FAILURE

AN IRREVOCABLE LICENSE IS HEREBY GRANTED OR CAUSED TO BE GRANTED TO PERMIT THE CITY OR THEIR DESIGNER TO ENTER UPON THE SITE UNDER THE FOLLOWING CIRCUMSTANCES:

A. IN THE EVENT THAT WIND SPEEDS IN EXCESS OF 25 M.P.H. ARE FORECAST TO OCCUR BY THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (S.C.A.Q.M.D.) FOR A PARTICULAR DAY;
B. IN THE EVENT OF AN ON-SITE ANEMOMETER THAT CONFORMS TO ALL S.C.A.Q.M.D. STANDARDS REGISTERING 2 WIND GUSTS IN EXCESS OF 25 M.P.H. WITHIN A CONSECUTIVE 30 MINUTE PERIOD; OR
C. IN THE EVENT FUGITIVE DUST EMISSIONS ARE VISIBLE FOR A DISTANCE OF 50 FEET FROM ANY BOUNDARY LINE; AND
D. THE CITY IS UNABLE, BY TELEPHONE, TO ESTABLISH A PERSONAL CONTACT WITH THE "AUTHORIZED DUST CONTROLLER" AFTER A 60 MINUTE CONSECUTIVE PERIOD WHICH SHALL START WITH THE FIRST TELEPHONE CALL, WHETHER ANSWERED OR NOT; THEN THE CITY WILL UNDERTAKE TO INITIATE ONE OR ALL OF THE BELOW LISTED ACTIONS:

1. THE CITY WILL CAUSE THE CESSATION OF ANY ON-SITE ACTIVITY, INCLUDING BUT NOT LIMITED TO EARTH MOVING, CONSTRUCTION, DEMOLITION OR VEHICULAR MOVEMENT AND MANEUVERING. ANY WATER TRUCKS OR VEHICLES SERVICING SPRINKLERS WOULD CONTINUE.
2. IN THE EVENT THAT AN ON-SITE IRRIGATION SYSTEM IS NOT INSTALLED AND/OR OPERATIONAL, THE CITY WILL CAUSE THE SITE TO BE WATERED OR TREATED WITH DUST CONTROL CHEMICALS. THE DUST CONTROL SECURITY WILL BE UTILIZED FIRST TO COVER ANY COSTS INCURRED. IF COSTS EXCEED ANY DUST CONTROL SECURITY REMAINING, ADDITIONAL COSTS MAY BE ASSESSED AGAINST THE OWNER OF THE PROJECT.
3. IN THE EVENT AN ON-SITE IRRIGATION SYSTEM IS INSTALLED, BUT ITS CONTROL CLOCK HAS NOT TURNED THE SYSTEM ON WHEN NEEDED, THE CITY MAY TAKE ALL NECESSARY STEPS TO TURN ON THE SYSTEM. IF IT IS INACCESSIBLE BEHIND LOCKED GATES OR LOCKED CONTROL BOXES, AND THE CITY CAN NOT FIND THE APPROPRIATE KEY, THE CITY MAY CUT OR BREAK LOCKS AS NECESSARY.

E. IF, IN THE OPINION OF THE CITY ENGINEER OR HIS DESIGNEE, THE INTENSITY, FREQUENCY OR DURATION OF FUGITIVE DUST EMISSIONS FROM THE SITE CONSTITUTES A HAZARD TO THE SAFETY OF THE PUBLIC, BY INTRUSION BEYOND THE PROJECT BOUNDARY, THE CITY ENGINEER OR HIS DESIGNEE OR AGENT MAY IMMEDIATELY ENTER UPON THE SITE OR IMMEDIATELY TAKE OTHER SUCH ACTION AS MAY BE NECESSARY TO REMEDY THE HAZARD, SUCH AS, BUT NOT LIMITED TO COMMENCING WATERING ON THE SITE OR ORDERING THE CESSATION OF ANY EMISSION-GENERATING ACTIVITY OCCURING ON-SITE.
F. ANY OF THE ABOVE ACTIONS MAY BE CONSTRUED AS AN ABATEMENT FOR WHICH THE CITY WILL "BACK CHARGE" THE GENERAL CONTRACTOR, DEVELOPER, AND/OR THE OWNER AS THE CITY SHALL DEEM APPROPRIATE.

APPLICATION CONSENT

APPLICATION FOR APPROVAL OF A LOCAL AIR QUALITY MANAGEMENT (L.A.Q.M.P.) PLAN IS HEREBY MADE TO THE CITY ENGINEER OR HIS DESIGNEE, AS PART OF A GRADING PERMIT APPLICATION, SUBJECT TO THE CONDITIONS AND RESTRICTIONS SET FORTH HEREIN:

1. EACH PERSON UPON WHOSE BEHALF THIS APPLICATION IS MADE AND EACH PERSON AT WHOSE REQUEST AND FOR WHOSE BENEFIT WORK IS PERFORMED UNDER AND PURSUANT TO ANY PERMIT ISSUED AS A RESULT OF THIS APPLICATION AGREES TO, AND SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF PALM DESERT, ITS OFFICERS, AGENTS AND EMPLOYEES.
2. ANY PERMIT ISSUED AS A RESULT OF THIS APPLICATION BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS FROM THE DATE OF ISSUANCE OF SUCH PERMIT.
3. THE APPLICANT, OWNER, CONTRACTOR(S), SUBCONTRACTOR(S) OR OTHER AGENTS, HEIRS OR ASSIGNEES SHALL CONFORM TO THE ATTACHED DUST CONTROL PLAN AS APPROVED BY THE CITY. SAID PLAN INCLUDES NOTES AND/OR DRAWINGS OF TEMPORARY OR PERMANENT CONTROL METHODS OR DEVICES PROPOSED TO BE USED. THIS L.A.Q.M.P. SHALL BE CONSIDERED AN ADDENDUM TO, AND A NECESSARY PART OF, ANY GRADING, STOCKPILE, IMPROVEMENT, OR DEMOLITION PLAN OTHERWISE REQUIRED FOR CITY PERMITS.
4. BY AGREEING TO CONFORM TO THIS PLAN AS APPROVED BY THE CITY, THE OWNER AND DESIGNATED "AUTHORIZED DUST CONTROLLER" DO ALSO AGREE TO ABIDE BY THE PROVISIONS OF THE ABATEMENT PROCEDURES AS SHOWN ABOVE.

OWNER'S CERTIFICATION:

I CERTIFY THAT I HAVE READ THIS APPLICATION AND UNDERSTAND THAT I AM RESPONSIBLE FOR THE COMPLIANCE OF THIS PROJECT TO THE DUST CONTROL PROVISIONS NOTED OR REFERENCED HERE. I UNDERSTAND THAT DUST CONTROL IS REQUIRED 24 HOURS A DAY, 7 DAYS A WEEK, FROM THE TIME THAT THIS SITE IS DISTURBED IN ANY WAY FROM THE NATURAL VEGETATED CONDITION, AND MUST CONTINUE UNTIL THE TIME THAT THE PROJECT SITE IS ACCEPTABLY RE-VEGETATED OR PAVED. RESPONSIBILITY FOR THE DUST CONTROL ON THIS SITE CAN NOT BE TRANSFERRED SOLELY BY TRANSFERRING ALL OR A PORTION OF THIS PROPERTY TO OTHER PEOPLE.
I HEREBY AUTHORIZE THE PERSON LISTED BELOW AS "AUTHORIZED DUST CONTROLLER" TO BE MY REPRESENTATIVE AND CONTACT PERSON FOR ALL DUST COMPLAINTS INVOLVING THIS PROJECT. I CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I AGREE TO COMPLY WITH CITY ORDINANCE 701 (MUNI. CODE SEC. 24.12) AND ALL LAWS RELATING TO GRADING OPERATIONS. I AUTHORIZE REPRESENTATIVES OF THE CITY OF PALM DESERT TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION AND/OR ABATEMENT PURPOSES, AND I AGREE TO HOLD HARMLESS THE CITY AND ITS REPRESENTATIVES FROM LIABILITY FOR ANY ACTIONS RELATED TO THIS PERMIT.

OWNER'S NAME (S): J.W. DESIGN & CONSTRUCTION, INC.
OWNER'S ADDRESS: P.O. BOX 1154 SAN LUIS OBISPO, CA 93406
OWNER'S SIGNATURE(S): [signature]
DATE: 26 APRIL 05

AUTHORIZED DUST CONTROLLER CERTIFICATION:

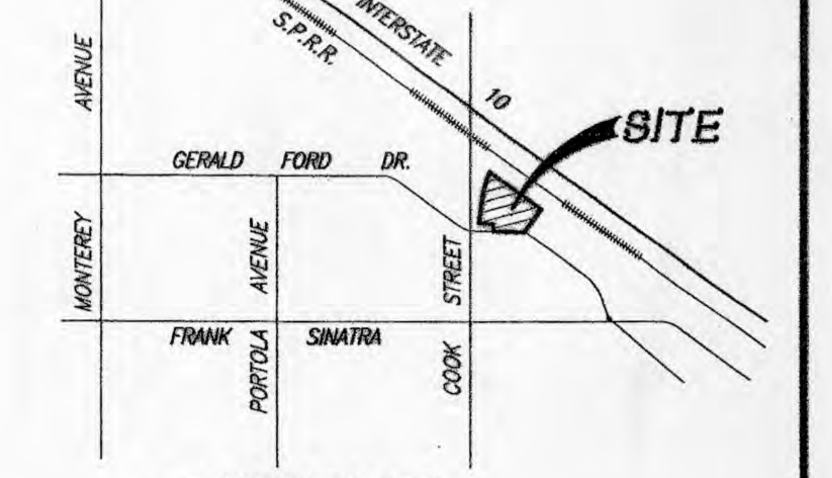
I CERTIFY THAT I HAVE READ THIS APPLICATION AND UNDERSTAND THAT I AM RESPONSIBLE FOR THE COMPLIANCE OF THIS PROJECT TO THE DUST CONTROL PROVISIONS NOTED OR REFERENCED HERE. AS THE "AUTHORIZED DUST CONTROLLER" FOR THIS PROJECT I WILL HAVE MY PHONE NUMBER ON THE REQUIRED SITE SIGNS, AND WILL RESPOND TO DUST COMPLAINTS WITHIN THE 1 HOUR LIMIT. I UNDERSTAND THAT DUST CONTROL IS REQUIRED 24 HOURS A DAY, 7 DAYS A WEEK, FROM THE TIME THAT THIS SITE IS DISTURBED IN ANY WAY FROM THE NATURAL VEGETATED CONDITION, AND MUST CONTINUE UNTIL THE TIME THE PROJECT SITE IS ACCEPTABLY RE-VEGETATED OR PAVED.

DUST CONTROLLER NAME (PRINT) J.H. THOMPSON & SONS
DUST CONTROLLER ADDRESS 79-607 COUNTRY CLUB DRIVE #2
DUST CONTROLLER SIGNATURE [signature] DATE 4-5-05
CONTACT PHONE NUMBERS: (24HR.) DAY: 760-345-6003 NIGHT: 760-250-4323
FAX: 760-345-0525 CELL: 760-250-4323

AQMD DUST CONTROL CERTIFICATION NO. 0404948

AQMD TRAINING CERTIFICATION
FOR TRAINING CONTACT ELIO TORREALBA
PHONE NUMBER 909-396-2000

1. BLACK LETTERS ON WHITE BACKGROUND
2. SIGN SHALL BE FABRICATED WITH 0.084" THICK CLEAR ANNODIZED ALUMINUM OR ALTERNATIVE APPROVED BY CITY OF PALM DESERT
3. SIGN POST SHALL BE 4X4 REDWOOD POST. POST SHALL BE BURIED AT LEAST 3'-0" DEEP, BACKFILLED AND COMPARED WITH NATIVE MATERIAL
4. SIGN POST AND SIGN SHALL BE KEPT PLUMB AND LEVEL AT ALL TIMES. CONTRACTOR SHALL TAKE APPROPRIATE ACTIONS TO KEEP SIGN POST AND SIGN PLUMB AND LEVEL FOR DURATION OF PROJECT.
5. VERTICAL SIGN CLEARANCE SHALL BE 6' MINIMUM.
6. SIGN SHALL BE REMOVED AND DISPOSED OF UPON COMPLETION OF PROJECT AS DIRECTED BY THE CITY OF PALM DESERT.

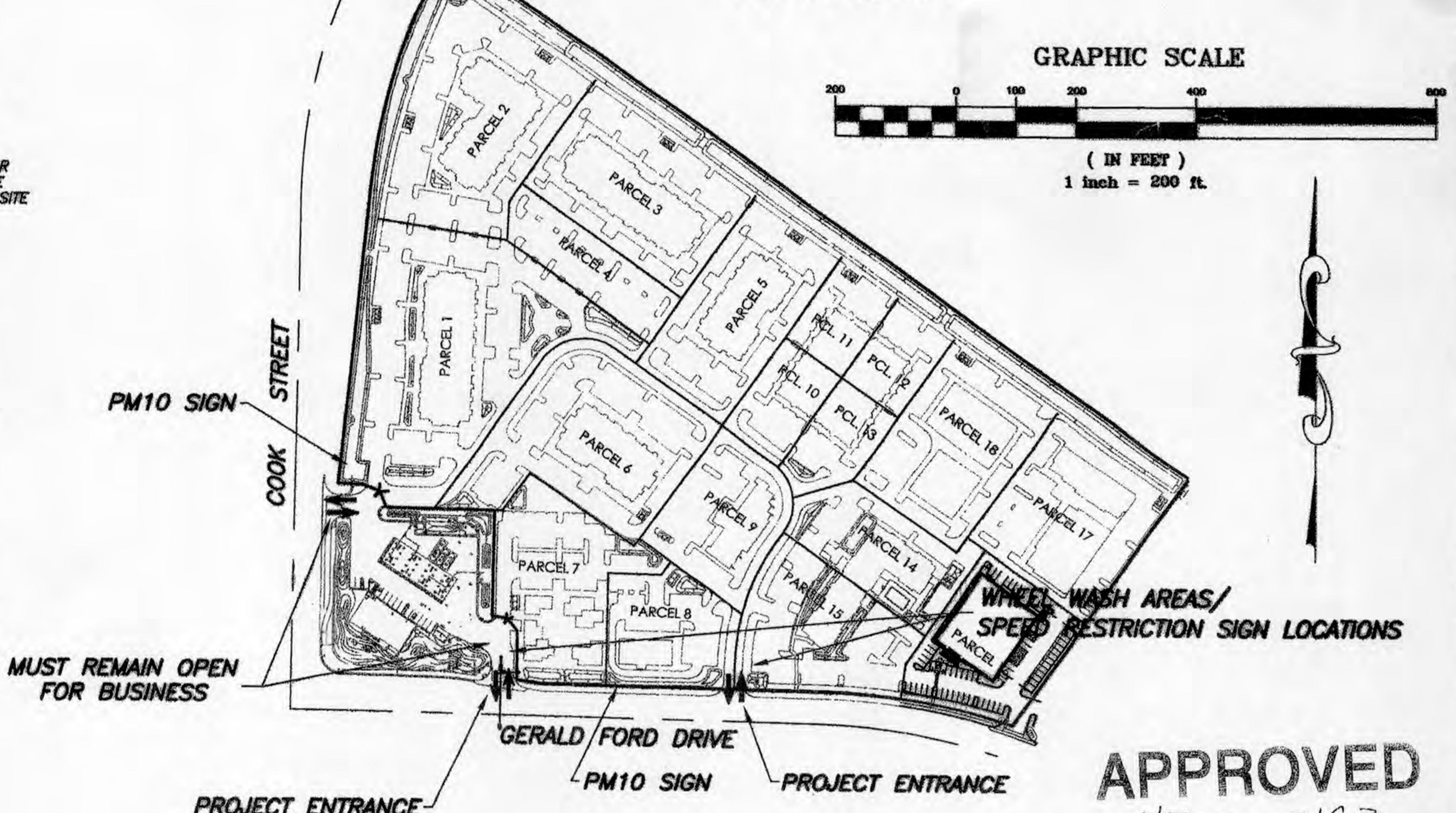


VICINITY MAP
NTS

SHOW THE ROADS WHICH WILL BE USED FOR IMPORT OR EXPORT OF DIRT FOR THE PROJECT. IF THE PLANS INDICATE A DIRT BALANCE AND THUS NO HAUL ROUTE IS REQUIRED, OWNER INITIAL HERE ____

VICINITY MAP / HAUL ROUTE
NTS

PARCEL MAP 31563
PROJECT SITE



APPROVED
4300-3163
FOR CONSTRUCTION
[initials] 4/8/05

ADD A DRAWING HERE FOR SPECIAL DUST CONTROL ITEMS NOT TYPICALLY SHOWN ON GRADING PLANS, SUCH AS TRUCK WHEEL WASH AREAS, EMPLOYEE PARKING AREAS, WATER TOWER LOCATIONS, HAUL ROAD DETAILS, SPEED SIGN LOCATION, SAND FENCE LOCATIONS, PERIMETER SPRINKLER LOCATIONS, STAGING AREAS, BORROW PITS, ECT. IF ALL REQUIRED FEATURES ARE ALREADY SHOWN ON THE GRADING PLAN WHICH IS ATTACHED, OWNER INITIAL HERE [initials]

REFERENCE MAP / GRADING PLAN FEATURES

SCALE: 1" = 200'

Underground Service Alert
CALL BEFORE YOU DIG
Call: TOLL FREE
1-800
227-2600
TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				CITY	

DESIGNED BY: DLC DRAWN BY: JAP CHECKED BY: JWC

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SEAL CITY

SEAL: REGISTERED PROFESSIONAL ENGINEER DAVID K. RICE JR. NO. 35728 EXP. 6-30-05 CIVIL STATE OF CALIFORNIA

APPROVED BY: CITY OF PALM DESERT
[signature] 4/8/05
MARK GREENWOOD, P.E. DATE
RCE NO. 57989 EXP. 06/30/2006 CITY ENGINEER
PREPARED UNDER THE DIRECT SUPERVISION OF: [signature] DATE 4/05/05
DAVID K. RICE, JR.
R.C.E. No. 35728 EXP. DATE: 06/30/05

CVE Coachella Valley Engineers
77-899 Wolf Road, Suite 102, Palm Desert, CA 92211
TEL(760)360-4200
FAX(760)360-4204

SCALE: N/A
DATE: APRIL,2005
BENCHMARK:
CITY OF PALM DESERT B.M.#103, 2" BRASS DISK IN CATCH BASIN STAMPED 103 SW INTERSECTION OF COOK ST. AND FRANK SINATRA DR. ELEV: 245.889 FT

IN THE CITY OF PALM DESERT, STATE OF CALIFORNIA
A.P.N. 653-410-023, 024, 025, 653-690-015, 016, 017, 018, 019
LOCAL AIR QUALITY MANAGEMENT PLAN
PM_{10} DUST MITIGATION
PARCEL MAP NO. 31563
IN THE NW1/4 OF SECTION 34, T.4S., R.6E. S.B.M.
FOR J.W. DESIGN & CONSTRUCTION, INC. JOB No. 03168

SHEET No. 1 OF 1 SHTS.
FILE No. G-1006-4

P:\2003\03168\dwg\03168_350_X.dwg 04/06/2005 11:13:55 AM PDT

PLEASE READ AND FILL OUT THIS DOCUMENT APPROPRIATELY. EVEN SMALL PROJECTS MUST DO THEIR PART. PM_{10} DUST (POWDERY DUST OF 10 MICRONS OR SMALLER DIAMETER) HAS BEEN IDENTIFIED AS A POTENTIALLY SERIOUS HEALTH THREAT. THIS FINE DUST CAN LODGE DEEP IN THE LUNGS AND HAS BEEN ASSOCIATED WITH BRONCHITIS AND OTHER RESPIRATORY ILLNESSES. DESERT DUST CAN BE PARTICULARLY UNHEALTHFUL, BEING ASSOCIATED WITH "DESERT LUNG SYNDROME" AND LUNG INFECTIONS CAUSED BY FUNGAL SPORES CARRIED IN DESERT DUST. CHILDREN, THE ELDERLY, AND PERSONS WITH RESPIRATORY CONDITIONS, ARE PARTICULARLY SENSITIVE TO FINE DUST, BUT EVERYONE IS ADVERSELY AFFECTED BY THE RELATIVELY HIGH LEVELS OF PM_{10} THAT OCCUR IN THE COACHELLA VALLEY. LARGER SAND PARTICLES CAN BE TURNED INTO THIS DUST THROUGH THE GRINDING ACTION OF TIRES ON ROADWAYS AND THROUGH REPETITIVE PLOWING AND DISKING OPERATIONS.

PROJECT DATA (SEE ATTACHED PLAN ALSO)

DATE: **04 / 2005** PROJECT NAME: **VALLEY BUSINESS PARK**
STREET ADDRESS / SITE LOCATION: **INTERSECTION OF COOK ST. AND GERALD FORD DRIVE PALM DESERT, CA**

ADJOINING PROPERTY INFO. (FOR SENSITIVITY, TYP. WINDS BLOW N.W. TO S.E.)
EASTERLY **UNIVERSITY COMMERCE CENTER**
SOUTHEASTERLY **VACANT/UNIVERSITY SITE**
SOUTHERLY **VACANT/UNIVERSITY SITE**
SOUTHWESTERLY **VACANT/UNIVERSITY SITE**
WESTERLY **COOK STREET**
NORTHWESTERLY **VACANT/RAILROAD**
NORTHERLY **VACANT/RAILROAD**
NORTHEASTERLY **VACANT/RAILROAD**

CURRENT LAND USAGE: **VACANT**
PROPOSED LAND USAGE: **INDUSTRIAL/COMMERCIAL**
LOT: **PARCEL 1** TRACT/PM: **PARCEL MAP 31563** LAND USE PERMIT NO.:
APN 640-410-023, 024, 025, 653-690-015, 016, 017, 018, 019 PARCEL SIZE: **21.86** ACRES **952,390** SQ. FT.

EARTHWORK QUANTITIES ESTIMATE (BALANCED SITE PREFERRED)

TOTAL AREA TO BE DISTURBED **21.86** ACRES **952,390** SQ. FT.
STRIPPING & SUBSIDENCE LOSSES (TYP. 0.3' X AREA/27CF./CY.) **10,582** C.Y.
RAW CUT VOLUME: **46,592** C.Y. CUT AFTER SHRINKAGE: **46,592** C.Y.
RAW IMPORT VOLUME: **0** C.Y. IMPORT AFTER SHRINKAGE: **0** C.Y.
COMPACTED FILL VOLUME: **16,891** C.Y.
RAW EXPORT VOLUME: **5,535** C.Y. COMPACTED EXPORT VOL.: **4,428** C.Y.
(SEE HAUL ROUTE DETAIL ON ATTACHED PLAN IF ANY IMPORT OR EXPORT, EXCEPT TRASH.)

PHASING OF GRADING ACTIVITIES

THE AMOUNT OF ACTIVE DISTURBED AREA MUST BE LIMITED TO WHAT CAN BE EFFECTIVELY WATERED 4 TIMES PER DAY BY EITHER SPRINKLERS OR WATER TRUCKS. TYPICAL 2000 GALLON WATER TRUCKS CAN EFFECTIVELY WATER ABOUT 4 ACRES PER HOUR. THEREFORE AN 8 HR. WORKDAY DIVIDED BY 4 WATERINGS PER DAY TIMES 4 AC./HR. = 8 ACRES PER TRUCK. SINCE WATER TRUCKS ARE ALLOWED TO WORK 7 DAYS A WEEK, 24 HOURS A DAY, IN SOME LOCATIONS, UP TO 24 AC. PER TRUCK MAY BE ACHIEVED THAT WAY, WITH SPECIAL PERMISSION. LARGER PROJECTS MUST HAVE MORE TRUCKS, MORE HOURS, MORE SPRINKLERS, OR LESS DISTURBED AREA AT ANY ONE TIME. AREAS ALREADY GRADED OR STOCKPILED MUST BE STABILIZED WITH CHEMICALS, HYDROMULCH, OR VEGETATION, BEFORE ADDITIONAL AREAS CAN BE STRIPPED FOR GRADING. THE PHASING PATTERN BELOW SHALL BE SHOWN IN THE REFERENCE MAP ON THIS SHEET AT UPPER RIGHT. DRIVING ROUTES THROUGH A PROJECT MUST BE COUNTED IN ALL PHASES WHERE THEY ARE ONLY TREATED WITH WATER. IT IS BETTER TO TREAT THEM WITH AN APPROVED "OIL" (LIKE ENVIROKLEEN) OR SIMILAR NON-CRUSTNG DUST PALLIATIVE, TO SAVE WATER.

SUB-PHASE	APPROX. DATE	DISTURBED AC.	SPRINKLER AC.	WATER TRUCK AC.	# OF TRUCKS
PHASE "A" ROUGH GRADING (SITE PREPARATION / MOBILIZATION)					
A1		21.86	YES	1-8	3
A2					
A3					
PHASE "B" ROUGH GRADING (MASS GRADING OF STREETS, PADS, RET. BASINS, PERIMETER WALL)					
B1					
B2					
B3					
PHASE "C" FINISH GRADING (MAJOR UTILITY AND STREET CONSTRUCTION)					
C1					
C2					
C3					
PHASE "D" FINISH GRADING (BUILDING UTILITIES, BUILDING CONSTRUCTION, LANDSCAPING)					
D1					
D2					
D3					

FUGITIVE PM_{10} DUST CONTROL MEASURES

HERE IS THE SUMMERIZED MATRIX OF REQUIRED DUST MITIGATION MEASURES IDENTIFED BY PHASE:

A	B	C	D	MEASURE
2-1				PRE-GRADING SITE WATERING (IRRIGATION SYSTEM FOR MIN. 72 HRS.)
				SIGNS POSTED ON SITE WITH 24 HR. PHONE NUMBER(S) FOR DUST CONTROLLER
				SAND FENCING (ON ALL SIDES OF PROJECT LACKING EXISTING MASONRY WALLS)
				SITE WATERING 7 DAYS A WEEK (IRRIGATION SYSTEM, MIN. 4 TIMES PER 24 HRS., OR BY WATER TRUCKS, MIN. 4 TIMES PER 24 HRS., 1 TRUCK / 8 ACRES)
				PERIMETER SPRINKLER SYSTEM (ALL SIDES, CONTINUOUS NIGHT WATERING WHEN WINDY)
				GRAVEL (MIN. 1.5" DIAM. X 4" DEEP AT OFF-STREET STORAGE AND PARKING AREAS)
				WHEEL CLEANING AT TRUCK EXITS, ("RUMBLE STRIPS", DRIVE-THROUGH PONDS, GRAVEL AREAS, ETC. DETAIL METHOD ON REFERENCE MAP AT RIGHT)
				INACTIVE AREA SOIL STABLIZERS (POLYMER, HYDROMULCH, APPROVED OIL, OR PLANTS)
				ACTIVE AREA SOIL STABILIZERS (ENVIROKLEEN "OIL", OR SIMILAR WETTING AGENTS)
				STOP ALL VEHICLE ACTIVITY EXCEPT WATER TRUCKS WHEN WIND > 25 MPH
				STREET SWEEPING WHENEVER NEEDED
				PERMANENT VEGETATION / LANDSCAPING
				BLOCK WALLS
				ROAD PAVING

NOTE: THESE CONTROL METHODS ARE DISCUSSED IN DETAIL IN THE "DUST CONTROL PLAN REVIEW GUIDANCE FOR LOCAL GOVERNMENT" FROM THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT, AVAILABLE FROM THE CITY OF PALM DESERT OR THE S.C.A.Q.M.D.

PROJECT RECORDKEEPING/REPORT: RECORD ALL ACTIVITIES, CONTRACTS AND MATERIALS PURCHASES ASSOCIATED WITH BLOWSAND/FUGITIVE DUST PROGRAM. WEEKLY REPORTS SHOULD BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW. THIS "FEEDBACK" WILL EVENTUALLY HELP THE CITY TO DETERMINE WHAT METHODS OF DUST CONTROL ARE MOST COST EFFECTIVE IN BOTH SHORT AND LONG TERM SITUATIONS. SEE THE REPORT FORM THAT'S AVAILABLE FROM THE CITY OR IN THEAFORESAIN DOCUMENT

FUGITIVE PM_{10} DUST CONTROL PROGRAM DETAILS

EACH MITIGATION MEASURE OR CONTROL PROGRAM SHALL BE DESCRIBED IN DETAIL BELOW AND ON ADDITIONAL SHEETS AS NECESSARY. PLEASE USE THE REQUIRED DUST CONTROL PLAN EXHIBIT (AT RIGHT OR ATTACHED) TO INDICATE THE LOCATION OF ON SITE WATER AVAILABILITY, STAGING AREAS, TEMPORARY IRRIGATION LINES, TRUCK/WHEEL WASHERS, TEMPORARY SAND FENCING, CONSTRUCTION PHASING, WORKERS PARKING AREAS, GRAVELED ENTRANCE / EXIT, AND OTHER THINGS AS NEEDED.

PHASE "A": ROUGH GRADING (SITE PREP. & MOBILIZATION)

GENERAL REQUIREMENTS

1. WRITTEN AND NOTARIZED PERMISSION LETTERS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FROM ANY ADJACENT LAND OWNERS WHOSE PROPERTY WILL BE USED IN ANY MANNER FOR CONSTRUCTION, STAGING, ACCESS, ETC., PRIOR TO ANY SUCH USAGE. THE OWNER AND AUTHORIZED DUST CONTROLLER FOR THIS PROJECT WILL BE RESPONSIBLE FOR THE DUST CONTROL ON ANY OFF-SITE DISTURBED AREAS AS WELL AS ON THIS PROJECT. IF IT IS SUSPECTED THAT OFF-SITE AREAS MAY BE DISTURBED DURING THE WORK, SHOW THEM ON THIS PLAN AND MAKE THE APPROPRIATE ARRANGEMENTS IN ADVANCE.
2. SAND FENCING, OF EITHER THE WOOD AND WIRE OR THE PLASTIC TYPE, SHALL BE INTALLED AROUND THE PERIMETER OF THE PROJECT ON ALL SIDES THAT DO NOT HAVE EXISTING MASONRY WALLS OR SIMILAR SOLID FENCING OR HEDGES. THIS SERVES THE MULTIPLE PURPOSES OF: CATCHING SOME WINDBLOWN DUST; REDUCING WIND SPEEDS ON THE PROJECT PERIMETER, AND RETRICTING VEHICULAR ACCESS POINTS INTO THE PROJECT. THIS RESTRICTED ACCESS HELPS REDUCE DAMAGE TO ANY "CRUST" OF STABILIZED SOIL ON THE PROJECT, AND ALLOWS PLACING OF THE EXIT WHERE "TRACK OUT" CAN BE STOPPED PER #5 BELOW.
3. PRE-WATERING SHALL COMMENCE AT LEAST THREE (3) DAYS PRIOR TO ACTUAL GRADING USING A TEMPORARY ON-SITE IRRIGATION SYSTEM. CONNECTION TO ANY EXISTING WATER SYSTEM SHALL BE DONE IN COMPLIANCE WITH C.V.W.D. TEMPORARY WATER LINES SHALL BE INSTALLED WITH A MINIMAL DISTURBANCE OF ANY OFF-SITE AREAS THEY PASS THROUGH. WHEN GRADING BEGINS, A SPRINKLER SYSTEM SHALL BE PLACED AROUND THE PERIMETER OF THE PROJECT, WITH FREQUENT WATERING, ESPECIALLY IN THE TYPICALLY WINDY EVENINGS. PLACING THE PERIMETER SPRINKLERS ON THE SAND FENCE KEEPS THEM SAVE AND EFFECTIVE. WATERING FOR AREAS NOT COVERED BY THE SPRINKLERS SHALL BE PROVIDED BY WATER TRUCKS. (ONE TRUCK PER 8 ACRES FOR 8 HR. WORKDAYS. SEE ABOVE.)
4. ACTIVITY AREAS SUCH AS: EQUIPMENT STORAGE AREA, MATERIALS STORAGE AREA, TEMPORARY OFFICE TRAILERS, AND EMPLOYEE PARKING, SHOULD BE LOCATED IF POSSIBLE ON EXISTING PAVED SURFACES, IF TRAFFIC WOULD NOT BE AFFECTED. IN LIEU OF EXISTING PAVING, A SOIL STABILIZER THAT DOES NOT REQUIRE CONSTANT WATERING, SUCH AS A WASHED GRAVEL, OR "BIODEGRADABLE OIL" COULD BE USED FOR THE INITIAL STAGING AREA. ANY CHEMICALS USED MUST BE CLEARED WITH THE CITY AND REGIONAL WATER QUALITY CONTROL BOARD.

PHASE "A": ROUGH GRADING (SITE PREP. & MOBILIZATION) CONT.

5. THE TIRES OF VEHICLES BEING USED ON-SITE SHOULD BE INSPECTED AND WASHED IF NECESSARY TO MINIMIZE TRACKING OF DIRT ONTO PUBLIC STREETS. IF EXTENSIVE EXPORT OR IMPORT OF DIRT IS TO BE DONE, A PAVED OR GRAVELED WHEEL WASHING AREA AT LEAST 24' WIDE BY 100' LONG SHOULD BE PROVIDED AT THE EXIT, TO FACILITATE THE INSPECTION AND CLEANING OF TIRES. "RUMBLE STRIPS" MADE FROM LUMBER, RAILROAD TRACK, OR SIMILAR MATERIALS CAN HELP REDUCE THE MUD GETTING ONTO THE CLEANING AREA. STREET SWEEPING AND WASHING IS STILL TYPICALLY REQUIRED, BUT MAY BE REDUCED BY PROPER USE OF A "WHEEL WASHING AREA" LIKE THIS. THEY ARE REQUIRED ON PROJECTS OVER 5 ACRES OR WITH OVER 5,000 CUBIC YARDS OF IMPORT OR EXPORT.
6. A STANDARD SIGN (MINIMUM 4' X 6') WITH THE FOLLOWING INFORMATION MUST BE POSTED ON THE SITE. AT LEAST ONE SIGN PER FRONTING STREET. THE SIGN MUST INCLUDE: THE GRADING PERMIT NUMBER, THE PROJECT NAME, MAP NUMBER IF APPROPRIATE, THE AUTHORIZED DUST CONTROLLER PHONE NUMBER(S), THE CITY PHONE NUMBER, AND THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (S.C.A.Q.M.D.) PHONE NUMBER. ISSUANCE OF THE GRADING PERMIT SHALL BE CONTINGENT UPON APPROVAL OF THE SIGN. SEE PROJECT SIGN DETAIL, THIS SHEET.
7. VEHICLES TRAVELING ON DIRT AND / OR ON UNPAVED ROADS SHOULD RESTRICT THEIR SPEED TO 15 M.P.H. MAXIMUM. SIGNS TO THAT EFFECT SHOULD BE PLACED AT THE PROJECT ENTRANCE ON PROJECTS OVER 5 ACRES TO IMPROVE COMPLIANCE.
8. WHEN WIND SPEEDS EXCEED 25 MPH, BY CONTINUOUS ANEMOMETER READING, OR IN GUSTS AT LEAST TWICE WITHIN A THIRTY MINUTE PERIOD, MEASURED ON THE SITE, VEHICULAR ACTIVITY ON THE SITE SHALL CEASE, EITHER VOLUNTARILY, OR BY CITY OR A.Q.M.D. INSPECTOR NOTIFICATION, EXCEPT FOR WATER TRUCKS AND SPRIKLER-TENDING VEHICLES, IF ANY.

SITE SPECIFIC DETAILS:
(PLEASE DESCRIBE ANY SPECIFIC OR ADDITIONAL CONTROL MEASURE PROPOSED.)

1. PRE-WATERING METHOD: **WATERING TRUCKS AS REQUIRED TO MAINTAIN ACTIVE AND NON-ACTIVE GRADING AREA WITH VISIBLE SATURATION AT ONE 2,000 GALLON WATER TRUCK AT 500 GALLON PER HOUR PER ACRE OF ACTIVE GRADING.**
   WATER AVAILABILITY: **FIRE HYDRANTS LOCATED AT EAST ENTRANCE**
2. OFF-SITE WORK PERMISSION NEEDED: **CITY OF PALM DESERT PUBLIC WORKS**
3. ACCESS WILL BE CONTROLLED BY: **TEMPORARY CONSTRUCTION FENCING AROUND PROJECT SITE UNTIL PERIMETER BLOCK WALL COMPLETION, AFTER WHICH PROJECT SITE TEMPORARY CONSTRUCTION FENCING AT ENTRANCE TO REMAIN**
4. INITIAL STAGING AREA: **(SEE REFERENCE MAP)**
   EQUIPMENT STORAGE **(SEE REFERENCE MAP)**
   TEMPORARY OFFICE **(SEE REFERENCE MAP)**
   EMPLOYEE PARKING **(SEE REFERENCE MAP)**
5. WHEEL WASHING PROVISIONS: **(SEE REFERENCE MAP)**
6. SPEED RESTRICTION SIGN LOCATION: **(SEE REFERENCE MAP)**
7. NUMBER OF POSTED "DUST CONTROL SIGNS"
   (TYP. 1 PER FRONTING ROAD OR 1 PER 660 FEET OF FRONTAGE)
8. OTHER PRELIMINARY WORK:

PHASE "B": ROUGH GRADING (MASS GRADING, PERIMETER WALLS)

GENERAL REQUIREMENTS

1. HAULING PROCEDURES:
   ALL VEHICLES GOING FROM DIRT AREAS ONTO PAVED STREETS SHALL HAVE TIRES AND WHEELS INSPECTED AND WASHED IF NECESSARY TO AVOID "TRACKING-OUT" DIRT. TRUCKS HAULING DIRT ON PAVED STREETS SHALL MAINTAIN AT LEAST A HALF FOOT "FREEBOARD" FROM RIM TO DIRT, AND COVER ALL DIRT OR DUSTY DEBRIS LOADS WITH AN APPROPRIATE TARP.
   THE HAUL ROUTE SHOULD BE SHOWN HEREON OR ON AN ATTACHED SHEET, AND SHALL BE CLEARED WITH THE CITY ENGINEER FOR ANY APPLICABLE TRANSPORT PERMITS PRIOR TO ITS USE. ALL HAULING TRUCKS SHALL HAVE A COPY OF THESE PROVISIONS WITH THEM AT ALL TIMES.
   THE IMPORT OR EXPORT SITE MUST HAVE A VALID GRADING PERMIT ALSO, AND SHOULD BE COMPLYING WITH ALL APPROPRIATE DUST MITIGATION MEASURES ALSO.
   WHEN PRACTICAL, TRUCKS AND EQUIPMENT, SHOULD SHUT OFF ENGINES RATHER THAN IDLING FOR EXTENDED PERIODS, TO MINIMIZE EXHAUST EMISSIONS AND NOISE. THIS BECOMES MORE CRITICAL AS THE SIZE AND NUMBERS OF VEHICLES INCREASES.
2. ALL STRIPPED, GRADED OR OTHERWISE DISTURBED AREAS SHALL BE STABILIZED BY SOME APPROPRIATE MEANS. AREAS ACTIVELY BEING GRADED CAN USUALLY BE STABILIZED BY APPLYING LOTS OF WATER. DISTURBED AREAS NOT ACTIVELY BEING WORKED MAY BE EFFECTIVELY TREATED WITH SOME MORE DURABLE SOIL STABILIZER, SUCH AS HYDROMULCH, TO AVOID CONSTANT WATERING. THE PREFERRED METHOD OF SITE WATERING IS BY SPRINKLER, ESPECIALLY AROUND THE PERIMETER. SPRINKLERS MUST BE SET TO RUN ON WEEKENDS AND EVENINGS WHEN WATER TRUCK DRIVERS ARE NOT AVAILABLE. A TYPICAL WATER TRUCK CAN ONLY ADQEQUATELY COVER ABOUT 4 ACRES PER HOUR.
3. IF PERIMETER BLOCK WALLS ARE TO BE BUILT THEY SHOULD BE GIVEN A HIGH PRIORITY SINCE THEY WILL HELP TO CATCH BLOWSAND AND COULD THEREBY REDUCE THE AMOUNT OF STREET SWEEPING REQUIRED.

SITE SPECIFIC DETAILS:
(PLEASE DESCRIBE ANY SPECIFIC OR ADDITIONAL CONTROL MEASURE PROPOSED.)

1. HAULING PROCEDURES: (AS SHOWN ABOVE UNLESS OTHERWISE DETAILED) **SHOWN ON PLAN SHEET 2 OF 2**
2. SOIL STABILIZATION METHODS:
   ACTIVE AREA WATER SCHEDULE: (MIN. 4 TIMES PER 24 HRS.)
   WATER TRUCK AT 500 GALLON PER HOUR PER ACRE OF ACTIVE GRADING.
   WEEKEND WATERING SCHEDULE: (MIN. 4 TIMES PER 24 HRS.)
   AT LEAST FOUR (4) TIMES DAILY USING A 2,000 GALLON
   INACTIVE AREA STABILIZATION METHOD(S): (ACRYLIC POLYMER, HYDROMULCH, PLANTINGS, BIODEGRADABLE "OIL", OR AS SHOWN HERE)
   DUST SUPPRESSANTS (RATIO 20 TO 1) IF INACTIVE LESS THAN 10 DAYS; CHEMICAL DUST SUPPRESSANTS (RATIO 20 TO 1) IF INACTIVE GREATER THAN 10 DAYS
3. PERIMETER BLOCK WALL SCHEDULE:
   PERIMETER WALL TO BE CONSTRUCTED AND APPROVED DURING INITIAL GRADING ACTIVITIES
4. OTHER: **EMPLOYEE PARKING AREA TO BE COVERED WITH 1.5" GRAVEL MAINTAINED TO A DEPTH OF 4" OR TREATED WITH CHEMICAL DUST SUPPRESSANTS AT A 4 TO 1 RATIO. EQUIPMENT STAGING AREA TO BE COVERED WITH 1.5" GRAVEL MAINTAINED TO DEPTH OF 4". CONSTRUCTION SITE ACCESSES ARE TO BE IMPROVED WITH 1.5" GRAVEL AND MAINTAINED TO A DEPTH OF 4", AT LEAST 20' WIDE, AND EXTENDING 100 FEET INTO THE SITE.**

PHASE "C": FINISH GRADING (UTILITY & STREET CONST.)

GENERAL REQUIREMENTS:

1. DIRT STOCKPILED NEXT TO UTILITY TRENCHES SHALL BE KEPT WATERED OR OTHERWISE STABILIZED OR COVERED TO HELP COUNTERACT THEIR HIGH PROFILE EXPOSURE TO THE WIND.
2. ALL PREVIOUSLY ROUGH GRADED AREAS THAT WILL BE INACTIVE IN THIS PHASE SHOULD BE TREATED WITH A DURABLE SOIL STABILIZER OR GROUND COVER SYSTEM. IF A VEGETATED GROUND COVER IS UTILIZED IT IS ONLY NECESSARY TO GET IT INITIALLY ESTABLISHED. THE ROOT SYSTEM AND TOP STUBBLE MAY BE SUFFICIENT TO HOLD THE DUST EVEN IF WATERING IS DISCONTINUED.
3. FOR TRACTS, MULTIPLE PARCELS, AND EXTENSIVE COMMERCIAL SITES, PAVED ACCESS TO THE BUILDING SITES WILL BE REQUIRED PRIOR TO FRAMING OF THE BUILDINGS. THIS CONSTRUCTION STAGE USUALLY INDICATES AN INCREASE IN THE NUMBERS OF WORKERS AND THEIR VEHICLES. ALSO, THE PAVED ACCESS IS RECOMMENDED FOR FIRE FIGHTING PURPOSES. IF PAVING IS DESIRED BEFORE ALL UTILITIES AND/OR LATERALS ARE INSTALLED, THE BASE LIFT OF ASPHALT IS SUFFICIENT FOR ACCESS. THE A.C. CAN BE "CAPPED" LATER, LEAVING A FINAL SURFACE THAT IS FREE OF UTILITY CUTS AND PATCHES.
4. AS PAVED ACCESS IS EXTENDED, THE STAGING AREA CAN BE MOVED CLOSER TO THE BUILDING SITES. THE STORAGE AND OFFICE TRAILERS, EQUIPMENT, AND EMPLOYEE PARKING CAN BE MOVED ONTO PAVED PORTIONS OF THE SITE.

SITE SPECIFIC DETAILS:
(PLEASE DESCRIBE ANY SPECIFIC OR ADDITIONAL CONTROL MEASURE PROPOSED.)

1. TRENCH STOCKPILE TREATMENT: (WATER AS NECESSARY) **COVERED OR TWICE DAILY WATER APPLICATION**
2. INACTIVE AREA TREATMENT: (SEAL WITH HYDROMULCH, ACRYLIC POLYMER, PLANTINGS, ECT.) **CHEMICAL DUST SUPPRESSANTS ARE TO BE APPLIED RE-STABILIZATION OF PREVIOUSLY TREATED AREAS WHEN SATURATION IS APPARENT**
3. STREET PAVING SCHEDULE:
4. STAGING AREA MOVEMENT SCHEDULE:
3. OTHER: **EMPLOYEE PARKING AREAS ARE TO BE COVERED WITH 1.5" GRAVEL MAINTAINED TO A DEPTH OF 4" OR TREATED WITH CHEMICAL DUST SUPPRESSANTS AT A 4 TO 1 RATIO. EQUIPMENT STAGING AREA TO BE COVERED WITH 1.5" GRAVEL MAINTAINED TO DEPTH OF 4". CONSTRUCTION SITE ACCESSES ARE TO BE IMPROVED WITH 1.5" MAINTAINED TO A DEPTH OF 4", AT LEAST 20' WIDE, AND EXTENDING 100 FEET INTO THE SITE.**

PHASE "D": FINISH GRADING (BLDG. UTIL., BLDG. CONST., LANDSCAPING)

GENERAL REQUIREMENTS:

1. ALL INACTIVE AREAS SHOULD HAVE BEEN STABILIZED BY THIS STAGE. IF PREVIOUSLY COVERED, THE ACTUAL BUILDING PADS MAY NOW NEED TO BE STRIPPED, SCARIFIED, AND RECOMPACTED FOR BUILDING PAD COMPACTION AND ELEVATION CERTIFICATIONS. DUST WOULD BE KEPT DOWN BY WATERING, USUALLY BY TEMPORARY SPRINKLERS.
2. TRENCHING FOR BUILDING UTILITIES, DRYWELL CONSTRUCTION, POOLS, AND TENNIS COURT CONSTRUCTION FORM THE BULK OF EARTHWORK AFTER THE PADS HAVE BEEN CERTIFIED. TEMPORARY SPRINKLERS MAY STILL BE USED ON THE BUILDING SITE FOR DUST CONTROL PRIOR TO THE BEGINNING OF FRAMING. TREATMENT WITH A BIODEGRADABLE "OIL" APPROVED FOR DUST CONTROL IS RECOMMENDED WHEREVER IT IS DIFFICULT TO WATER.
3. ESTABLISHING THE LANDSCAPE AND SPRINKLER SYSTEM AROUND THE PERIMETER OF LARGE PROJECTS SHOULD BE DONE AT THIS STAGE. PLANTINGS AROUND THE PERIMETER SERVE AS A WIND BUFFER AND COLLECTION SYSTEM FOR DUST AND SAND. IT IS GOOD TO HAVE DUST AND SAND WELL UNDER CONTROL PRIOR TO THE BUILDING PHASE FOR THE SAKE OF CERTAIN GLUING AND PAINTING PROCESSES THAT CAN BE RUINED BY BLOWSAND OR DUST.
4. DISTURBED AREAS AROUND BUILDINGS SHOULD BE WATERED BY HAND FOR DUST CONTROL UNTIL SUCH TIME THAT THE SPRINKLER SYSTEM IS FULLY FUNCTIONAL AND GROUND COVER AND/OR LANDSCAPING IS ESTABLISHED. IF WATERING IS DIFFICULT DUE TO BUILDING INTERFERENCE, CHEMICAL OR MULCH TREATMENTS ARE AVAILABLE THAT CAN STABILIZE THE SOIL WITHOUT FREQUENT WATERING.
5. CONSTRUCTION DUST SUCH AS FROM CEMENT, PLASTER, PAINT OVERSPRAY, WOOD CUTTING, GRINDING OPERATIONS, ETC., SHOULD BE MINIMIZED ALSO. A PERIMETER BARRIER OF SPRINKLERS AND PLANTINGS CAN SERVE TO CATCH SOME OF THIS POTENTIALLY HAZARDOUS MATERIAL AS WELL AS NATURAL DUST AND BLOWSAND. CONCENTRATIONS OF CONSTRUCTION DUSTS CAN RESULT FROM WASHING OF EQUIPMENT AND SHOULD BE PROPERLY DISPOSED OF BEFORE THEY CAN DRY OUT AND BLOW OR BE WASHED ACROSS PROJECT BOUNDARIES.
6. NOTE THAT SWALES SHOULD BE INSPECTED BY CITY PROIR TO SETTING OF PERMANENT GROUND COVER OR OTHER PLANTS.

SITE SPECIFIC DETAILS:
(PLEASE DESCRIBE ANY SPECIFIC OR ADDITIONAL CONTROL MEASURE PROPOSED.)

1. BUILDING PAD WATERING: (BY HAND WATERING AS NECESSARY AROUND BUILDING SITE) **CHEMICAL DUST SUPPRESSANTS ARE TO BE APPLIED AT A CONCENTRATION OF 10 TO 1 TO FINISHED GRADED AREAS ONCE FINAL ELEVATIONS HAVE BEEN REACHED**
2. FORMWORK AND TRENCH WATERING: (BY HAND WATERING AS NECESSARY)
3. PERIMETER LANDSCAPE SCHEDULE: (AS SOON AS POSSIBLE)
4. OTHER: **EMPLOYEE PARKING AREAS ARE TO BE COVERED WITH 1.5" GRAVEL MAINTAINED TO A DEPTH OF 4" OR TREATED WITH CHEMICAL DUST SUPPRESSANTS AT A 4 TO 1 RATIO. EQUIPMENT STAGING AREA TO BE COVERED WITH 1.5" GRAVEL MAINTAINED TO DEPTH OF 4". CONSTRUCTION SITE ACCESSES ARE TO BE IMPROVED WITH 1.5" MAINTAINED TO A DEPTH OF 4", AT LEAST 20' WIDE, AND EXTENDING 100 FEET INTO THE SITE. INTERNAL ROADWAY NETWORK TO BE TREATED WITH CHEMICAL DUST SUPPRESSANTS AT A MINIMUM OF 4 TO 1 RATIO, AND RETREATED ON A MONTHLY BASIS ONCE ROADWAY ELEVATIONS HAVE BEEN REACHED**

ABATEMENT OF DUST MITIGATION FAILURE

AN IRREVOCABLE LICENSE IS HEREBY GRANTED OR CAUSED TO BE GRANTED TO PERMIT THE CITY OR THEIR DESIGNER TO ENTER UPON THE SITE UNDER THE FOLLOWING CIRCUMSTANCES:

A. IN THE EVENT THAT WIND SPEEDS IN EXCESS OF 25 M.P.H. ARE FORECAST TO OCCUR BY THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (S.C.A.Q.M.D.) FOR A PARTICULAR DAY;
B. IN THE EVENT OF AN ON-SITE ANEMOMETER THAT CONFORMS TO ALL S.C.A.Q.M.D. STANDARDS REGISTERING 2 WIND GUSTS IN EXCESS OF 25 M.P.H. WITHIN A CONSECUTIVE 30 MINUTE PERIOD; OR
C. IN THE EVENT FUGITIVE DUST EMISSIONS ARE VISIBLE FOR A DISTANCE OF 50 FEET FROM ANY BOUNDARY LINE; AND
D. THE CITY IS UNABLE, BY TELEPHONE, TO ESTABLISH A PERSONAL CONTACT WITH THE "AUTHORIZED DUST CONTROLLER" AFTER A 60 MINUTE CONSECUTIVE PERIOD WHICH SHALL START WITH THE FIRST TELEPHONE CALL, WHETHER ANSWERED OR NOT; THEN THE CITY WILL UNDERTAKE TO INITIATE ONE OR ALL OF THE BELOW LISTED ACTIONS:

1. THE CITY WILL CAUSE THE CESSATION OF ANY ON-SITE ACTIVITY, INCLUDING BUT NOT LIMITED TO EARTH MOVING, CONSTRUCTION, DEMOLITION OR VEHICULAR MOVEMENT AND MANEUVERING. ANY WATER TRUCKS OR VEHICLES SERVICING SPRINKLERS WOULD CONTINUE.
2. IN THE EVENT THAT AN ON-SITE IRRIGATION SYSTEM IS NOT INSTALLED AND/OR OPERATIONAL, THE CITY WILL CAUSE THE SITE TO BE WATERED OR TREATED WITH DUST CONTROL CHEMICALS. THE DUST CONTROL SECURITY WILL BE UTILIZED FIRST TO COVER ANY COSTS INCURRED. IF COSTS EXCEED ANY DUST CONTROL SECURITY REMAINING, ADDITIONAL COSTS MAY BE ASSESSED AGAINST THE OWNER OF THE PROJECT.
3. IN THE EVENT AN ON-SITE IRRIGATION SYSTEM IS INSTALLED, BUT ITS CONTROL CLOCK HAS NOT TURNED THE SYSTEM ON WHEN NEEDED, THE CITY MAY TAKE ALL NECESSARY STEPS TO TURN ON THE SYSTEM. IF IT IS INACCESSIBLE BEHIND LOCKED GATES OR LOCKED CONTROL BOXES, AND THE CITY CAN NOT FIND THE APPROPRIATE KEY, THE CITY MAY CUT OR BREAK LOCKS AS NECESSARY.

E. IF, IN THE OPINION OF THE CITY ENGINEER OR HIS DESIGNEE, THE INTENSITY, FREQUENCY OR DURATION OF FUGITIVE DUST EMISSIONS FROM THE SITE CONSTITUTES A HAZARD TO THE SAFETY OF THE PUBLIC, BY INTRUSION BEYOND THE PROJECT BOUNDARY, THE CITY ENGINEER OR HIS DESIGNEE OR AGENT MAY IMMEDIATELY ENTER UPON THE SITE OR IMMEDIATELY TAKE OTHER SUCH ACTION AS MAY BE NECESSARY TO REMEDY THE HAZARD, SUCH AS, BUT NOT LIMITED TO COMMENCING WATERING ON THE SITE OR ORDERING THE CESSATION OF ANY EMISSION-GENERATING ACTIVITY OCCURING ON-SITE.
F. ANY OF THE ABOVE ACTIONS MAY BE CONSTRUED AS AN ABATEMENT FOR WHICH THE CITY WILL "BACK CHARGE" THE GENERAL CONTRACTOR, DEVELOPER, AND/OR THE OWNER AS THE CITY SHALL DEEM APPROPRIATE.

APPLICATION CONSENT

APPLICATION FOR APPROVAL OF A LOCAL AIR QUALITY MANAGEMENT (L.A.Q.M.P.) PLAN IS HEREBY MADE TO THE CITY ENGINEER OR HIS DESIGNEE, AS PART OF A GRADING PERMIT APPLICATION, SUBJECT TO THE CONDITIONS AND RESTRICTIONS SET FORTH HEREIN:

1. EACH PERSON UPON WHOSE BEHALF THIS APPLICATION IS MADE AND EACH PERSON AT WHOSE REQUEST AND FOR WHOSE BENEFIT WORK IS PERFORMED UNDER AND PURSUANT TO ANY PERMIT ISSUED AS A RESULT OF THIS APPLICATION AGREES TO, AND SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF PALM DESERT, ITS OFFICERS, AGENTS AND EMPLOYEES.
2. ANY PERMIT ISSUED AS A RESULT OF THIS APPLICATION BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN 90 DAYS FROM THE DATE OF ISSUANCE OF SUCH PERMIT.
3. THE APPLICANT, OWNER, CONTRACTOR(S), SUBCONTRACTOR(S) OR OTHER AGENTS, HEIRS OR ASSIGNEES SHALL CONFORM TO THE ATTACHED DUST CONTROL PLAN AS APPROVED BY THE CITY. SAID PLAN INCLUDES NOTES AND/OR DRAWINGS OF TEMPORARY OR PERMANENT CONTROL METHODS OR DEVICES PROPOSED TO BE USED. THIS L.A.Q.M.P. SHALL BE CONSIDERED AN ADDENDUM TO, AND A NECESSARY PART OF, ANY GRADING, STOCKPILE, IMPROVEMENT, OR DEMOLITION PLAN OTHERWISE REQUIRED FOR CITY PERMITS.
4. BY AGREEING TO CONFORM TO THIS PLAN AS APPROVED BY THE CITY, THE OWNER AND DESIGNATED "AUTHORIZED DUST CONTROLLER" DO ALSO AGREE TO ABIDE BY THE PROVISIONS OF THE ABATEMENT PROCEDURES AS SHOWN ABOVE.

OWNER'S CERTIFICATION:

I CERTIFY THAT I HAVE READ THIS APPLICATION AND UNDERSTAND THAT I AM RESPONSIBLE FOR THE COMPLIANCE OF THIS PROJECT TO THE DUST CONTROL PROVISIONS NOTED OR REFERENCED HERE. I UNDERSTAND THAT DUST CONTROL IS REQUIRED 24 HOURS A DAY, 7 DAYS A WEEK, FROM THE TIME THAT THIS SITE IS DISTURBED IN ANY WAY FROM THE NATURAL VEGETATED CONDITION, AND MUST CONTINUE UNTIL THE TIME THAT THE PROJECT SITE IS ACCEPTABLY RE-VEGETATED OR PAVED. RESPONSIBILITY FOR THE DUST CONTROL ON THIS SITE CAN NOT BE TRANSFERRED SOLELY BY TRANSFERRING ALL OR A PORTION OF THIS PROPERTY TO OTHER PEOPLE.
I HEREBY AUTHORIZE THE PERSON LISTED BELOW AS "AUTHORIZED DUST CONTROLLER" TO BE MY REPRESENTATIVE AND CONTACT PERSON FOR ALL DUST COMPLAINTS INVOLVING THIS PROJECT. I CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I AGREE TO COMPLY WITH CITY ORDINANCE 701 (MUNI. CODE SEC. 24.12) AND ALL LAWS RELATING TO GRADING OPERATIONS. I AUTHORIZE REPRESENTATIVES OF THE CITY OF PALM DESERT TO ENTER UPON THE ABOVE-MENTIONED PROPERTY FOR INSPECTION AND/OR ABATEMENT PURPOSES, AND I AGREE TO HOLD HARMLESS THE CITY AND ITS REPRESENTATIVES FROM LIABILITY FOR ANY ACTIONS RELATED TO THIS PERMIT.

OWNER'S NAME (S): **J.W. DESIGN & CONSTRUCTION, INC.**
OWNER'S ADDRESS: **P.O. BOX 1154 SAN LUIS OBISPO, CA 93406**
OWNER'S SIGNATURE(S): [signature]
DATE: 26 APR 05

AUTHORIZED DUST CONTROLLER CERTIFICATION:

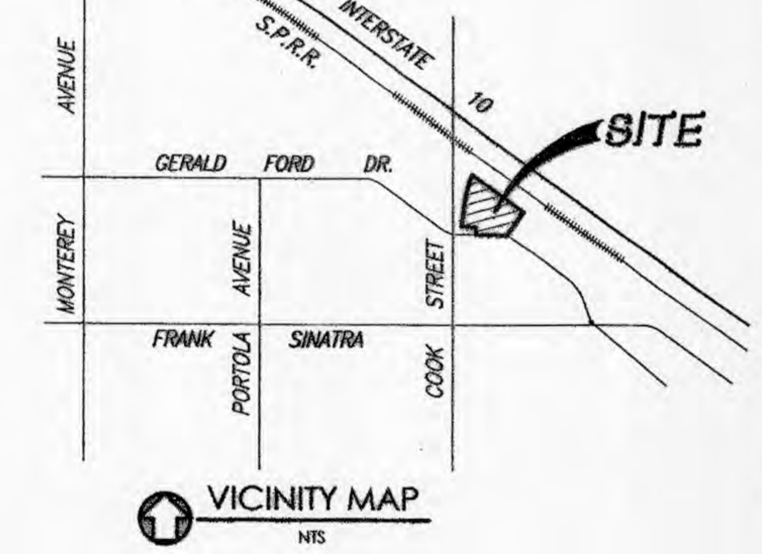
I CERTIFY THAT I HAVE READ THIS APPLICATION AND UNDERSTAND THAT I AM RESPONSIBLE FOR THE COMPLIANCE OF THIS PROJECT TO THE DUST CONTROL PROVISIONS NOTED OR REFERENCED HERE. AS THE "AUTHORIZED DUST CONTROLLER" FOR THIS PROJECT I WILL HAVE MY PHONE NUMBER ON THE REQUIRED SITE SIGNS, AND WILL RESPOND TO DUST COMPLAINTS WITHIN THE 1 HOUR LIMIT. I UNDERSTAND THAT DUST CONTROL IS REQUIRED 24 HOURS A DAY, 7 DAYS A WEEK, FROM THE TIME THAT THIS SITE IS DISTURBED IN ANY WAY FROM THE NATURAL VEGETATED CONDITION, AND MUST CONTINUE UNTIL THE TIME THE PROJECT SITE IS ACCEPTABLY RE-VEGETATED OR PAVED.

DUST CONTROLLER NAME (PRINT) **J.H. THOMPSON & SONS**
DUST CONTROLLER ADDRESS **79-607 COUNTRY CLUB DRIVE #2**
DUST CONTROLLER SIGNATURE [signature] DATE 4-5-05
CONTACT PHONE NUMBERS: (24HR.) DAY: **760-345-6003** NIGHT: 760-250-4323
FAX: **760-345-0525** CELL: 760-250-4323

AQMD DUST CONTROL CERTIFICATION NO. 0404948

AQMD TRAINING CERTIFICATION
FOR TRAINING CONTACT ELIO TORREALBA
PHONE NUMBER 909-396-2000

1. BLACK LETTERS ON WHITE BACKGROUND
2. SIGN SHALL BE FABRICATED WITH 0.084" THICK CLEAR ANNODIZED ALUMINUM OR ALTERNATIVE APPROVED BY CITY OF PALM DESERT
3. SIGN POST SHALL BE 4X4 REDWOOD POST. POST SHALL BE BURIED AT LEAST 3'-0" DEEP, BACKFILLED AND COMPARED WITH NATIVE MATERIAL
4. SIGN POST AND SIGN SHALL BE KEPT PLUMB AND LEVEL AT ALL TIMES. CONTRACTOR SHALL TAKE APPROPRIATE ACTIONS TO KEEP SIGN POST AND SIGN PLUMB AND LEVEL FOR DURATION OF PROJECT.
5. VERTICAL SIGN CLEARANCE SHALL BE 6' MINIMUM.
6. SIGN SHALL BE REMOVED AND DISPOSED OF UPON COMPLETION OF PROJECT AS DIRECTED BY THE CITY OF PALM DESERT.

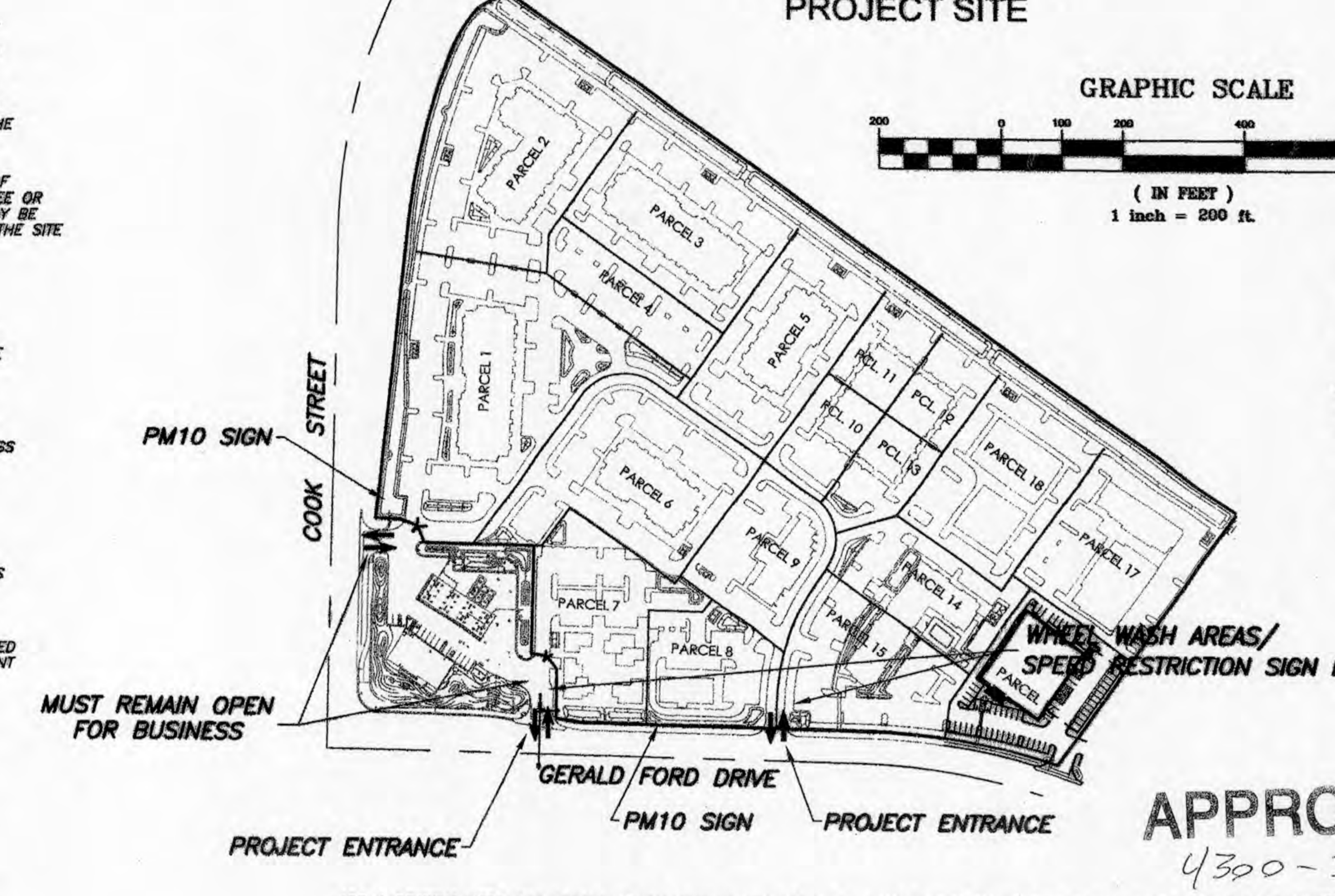


VICINITY MAP
NTS

SHOW THE ROADS WHICH WILL BE USED FOR IMPORT OR EXPORT OF DIRT FOR THE PROJECT. IF THE PLANS INDICATE A DIRT BALANCE AND THUS NO HAUL ROUTE IS REQUIRED, OWNER INITIAL HERE

VICINITY MAP / HAUL ROUTE
NTS

PARCEL MAP 31563
PROJECT SITE



APPROVED 4300-3163 FOR CONSTRUCTION [initials] 4/8/05

ADD A DRAWING HERE FOR SPECIAL DUST CONTROL ITEMS NOT TYPICALLY SHOWN ON GRADING PLANS, SUCH AS TRUCK WHEEL WASH AREAS, EMPLOYEE PARKING AREAS, WATER TOWER LOCATIONS, HAUL ROAD DETAILS, SPEED SIGN LOCATION, SAND FENCE LOCATIONS, PERIMETER SPRINKLER LOCATIONS, STAGING AREAS, BORROW PITS, ECT. IF ALL REQUIRED FEATURES ARE ALREADY SHOWN ON THE GRADING PLAN WHICH IS ATTACHED, OWNER INITIAL HERE [initials]

REFERENCE MAP / GRADING PLAN FEATURES

SCALE: 1" = 200'

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Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER				CITY	

DESIGNED BY: DLC DRAWN BY: JAP CHECKED BY: JWC

RECOMMENDED FOR APPROVAL
DATE
CHECKED BY
DATE

SEAL CITY

SEAL: REGISTERED PROFESSIONAL ENGINEER DAVID K. RICE JR. NO. 35728 EXP. 6-30-05 CIVIL STATE OF CALIFORNIA

APPROVED BY: CITY OF PALM DESERT
[signature] 4/8/05
MARK GREENWOOD, P.E. DATE
RCE NO. 57989 EXP. 06/30/2006 CITY ENGINEER
PREPARED UNDER THE DIRECT SUPERVISION OF [signature] DATE 4/05/05
DAVID K. RICE, JR.
R.C.E. No. 35728 EXP. DATE: 06/30/05

CVE Coachella Valley Engineers
77-899 Wolf Road, Suite 102, Palm Desert, CA 92211
TEL(760)360-4200
FAX(760)360-4204

SCALE: N/A
DATE: APRIL,2005

BENCHMARK:
CITY OF PALM DESERT B.M.#103, 2" BRASS DISK IN CATCH BASIN STAMPED 103 SW INTERSECTION OF COOK ST. AND FRANK SINATRA DR. ELEV: 245.889 FT

IN THE CITY OF PALM DESERT, STATE OF CALIFORNIA
A.P.N. 653-410-023, 024, 025, 653-690-015, 016, 017, 018, 019
LOCAL AIR QUALITY MANAGEMENT PLAN
PM_{10} DUST MITIGATION
PARCEL MAP NO. 31563
IN THE NW1/4 OF SECTION 34, T.4S., R.6E. S.B.M.
FOR J.W. DESIGN & CONSTRUCTION, INC. JOB No. 03168

SHEET No. 1 OF 1 SHTS.
FILE No. G-1006-4

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