

CITY OF PALOS VERDES ESTATES CONSTRUCTION SITE MAINTENANCE AGREEMENT

The City of Palos Verdes Estates is interested in minimizing the impact of construction in residential neighborhoods. Prior to the issuance of any Building Permits, the property owner and contractor must sign a “Construction Site Maintenance Agreement”, which defines City requirements during construction.

1. Most Building permits, if not completed through final inspection will expire eighteen (18) months after the date issuance (Section 15.12.010) describes the circumstances which entitles a permit to have a limitation greater than the eighteen months). An applicant may apply for a 180 day (six month) extension, as long the permit has not exceeded the eighteen months. Beyond the 180 day extension, the permit will expire and fees will need to be collected before work can be performed and the permit can be inspected for final.
2. Any construction project for which a permit is expired for more than 180 days and any unfinished project which is found to visually impact the neighborhood will be subject to nuisance abatement proceedings as defined in the City Municipal Code Sections 8.36 & 8.48.
3. No person shall deposit or maintain in or upon any street, any building material of any kind, and debris from any building or building excavation, or any other kind of material or equipment used or intended for use in connection with any building or other work upon adjacent private property without first making and filing a written application with the City Engineer and receiving a permit from him to do so. City Code Section 15.44.010
4. All construction waste and debris from new construction or major alteration or repair shall be kept in an enclosed container and such waste or debris shall be removed weekly by owner or contractor. No person shall deposit or maintain any building material or trash container, or dumpster, or container of any kind upon any street right-of-way or alley in such a manner as to constitute a traffic hazard. All dumpsters placed on City **streets** must have **prior approval from the City Engineer and a Public Works permit**. City Code Sections 8.16.040 & 12.20.040
5. All building material, trash containers, dumpsters, stored or left upon any street or alley shall be equipped with reflectors in the front and rear of the same, not less than six inches in diameter. The reflectors should be located on the left and right side, front and rear, no less than fifteen inches from the ground and no more than sixty inches from the ground. The reflectors facing traffic shall be red in color. All such reflectors shall be visible for a minimum of three hundred feet in the dark. City Code Section 12.20.050
6. The Police Department is authorized to remove, at the owner's expense, any building materials, trash containers, dumpsters, or containers of any kind or any other matter left on the street or alley without the reflectors required in Code Section 12.20.050, or whether equipped with reflectors or not, if such material or other equipment constitutes a hazard or obstructs free passage of the street or alley. City Code Section 12.20.060
7. No person shall mix, make, place or pile any mortar, plaster, or lime, or any similar substance or mixture upon any surface of any paved street, or cause the same to remain at any place in such a manner that the same will fall or upon the surface of any street. City Code Section 15.44.110
8. No person shall within the city operate or cause the operation of, or suffer or permit the operation upon any premises owned, occupied, or controlled by such a person, any tool, machine, or other thing designated or used for the manufacture of goods, wares, building or structure, or for any commercial purpose, the noise from which can be heard at any point on any other premises during prohibited hours. **“Prohibited hours”**, as used in this section are: At all times on Sunday; after the hour of 7:00 p.m. of any day; after the hour of 5:30 p.m. on any Friday or on any Saturday; before the hour of 7:00 a.m. of any day; and, before the hour of 9:00 a.m. on Saturday. City Code Section 8.28.020

9. The Building Official may revoke any permit granted under this division for the violation of any City construction site maintenance regulations after two warnings. City Code Section 1.16

10. All construction projects must comply with the Federal, State and Local NPDES (National Pollution Discharge Elimination Systems) standards commencing on July 30, 1999 and **must be maintained through the duration of the construction project. (Example: Erosion Control, construction run-off into storm drains, etc.) Ord. 096-606.**

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slope with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

11. All portable toilets are to be placed on private property only! Construction trailers should also be stored on private property, if possible; if not, the Director of Public Works may issue an encroachment permit.

12. Construction fences must be a minimum of 4' back from the curb.

13. It is unlawful for any person to post, stick, tack or otherwise affix any poster, sign, advertisement, in or upon any street right-of-way. City Code Section 8.20.030

I _____ as property owner/contractor/agent of the property located at: _____ for which a construction permit is being issued have read the above requirements and will abide by these as well as all City Ordinances. I will allow the City to correct any violations of City Ordinances and agree to pay for such.

Date: _____