

### **Additional Land Use Permit Conditions for Pacific Pile and Marine (LUP #18-01)**

1. The Owner-furnished stockpile of shot rock on Tract G Harbor, Subdivision is a pre-approved source of materials for use on the harbor project; PPM is responsible for meeting Contract requirements for the specific use(s) on the project.
2. Materials hauled back to Tract G must be in compliance with project requirements, and LUP requirements. The LUP should indicate the boundaries and condition of the final stockpile at Tract G to ensure the stockpile is not more than 30 feet high and the slopes are safe, there is enough room around the stockpile to ensure access to other material on the site, the final surface around the stockpiles is graded to prevent ponding, and the surface does not contain excess silt/fine sand that would runoff or be tracked off site by vehicles. If the volume of materials becomes so great that these conditions can't be met, negotiations with the City and Construction Manager may allow for exceptions.
3. The Plan states the haul days are flexible and the Applications states the lease will start on March 15, which is one day after the Planning & Zoning Commission meeting and five days before the City Council could take action on the permit, therefore the Contractor should know the lease cannot be executed until a reasonable time after the Council meeting (anticipated lease start date of March 21st), and the City should provide information to PPM about operations of the canneries, fishermen, others and special events that would occur and must be considered during the six month period the hauling activities are anticipated.
4. PPM's LUP request indicates up to 50,000 CY of materials may be disposed of at the Sea Otter Parcel. This is dependent on how effective various operations are on the project and the contractor retains all contractual rights regarding this issue. Dredging schedule isn't identical with the use of Tract G under this permit. The LUP will allow for 6 months of use to the site, and may be available for an extension.
5. The plan to mitigate road contamination should include sweeping/washing the dust/mud on the roads during the hauling work as well as after hauling, and should provide for cleaning up debris that is swept to the road edges so it does not become a problem for the adjacent properties or create a runoff problem for the SWPPP.
6. PPM confirms they will have a private sweeper available and capable of cleaning the road. The City's sweeper should only be used for emergency situations and PPM should be informed that the City incurs equipment costs as well as disruption of operator duties.
7. PPM shall coordinate with the City in the event the City wants to access Tract G to remove materials. PPM will maintain their LUP rights to the site for the entirety of the permit.