

Grading is not allowed when the site is covered with snow, or when soils are saturated, muddy, or unstable to prevent soil damage and erosion.

## SITE PREPARATION AND PRACTICES

- **Required BMP Maintenance, Communication, and Education:** Construction sites are busy places that often have many different people on site doing different jobs. Ultimately, it is the property owner's responsibility to make sure that the temporary construction BMPs are properly implemented and maintained on their property; however there have been many cases where contractors have been held legally responsible for discharges from construction sites due to failure to properly implement and maintain temporary BMPs. Additionally, TRPA or other regulatory agencies may issue correction notices or cease and desist orders for projects without proper temporary BMPs, causing project delays. It is important that construction site managers educate their employees and sub-contractors about the temporary construction BMP plan and do routine maintenance checks for all BMPs. At a minimum, BMPs should be inspected daily to ensure that they are in place and functional.
- **Protect the Site from Unnecessary Disturbance:** TRPA regulations require that disturbance for residential building sites are limited to 12 feet beyond the building footprint and the area between the building footprint and the road. Protecting existing trees and vegetation will buffer construction impacts and help reduce the amount of time and money needed for site restoration once construction is complete. Temporary BMPs which may be employed to protect a site include boundary/vegetation fencing, controlled ingress/egress points, and designated staging and parking areas.
- **Control the Amount of Water Running onto the Site:** Preventing water from entering the disturbed area helps to minimize the amount of water which may become polluted. Temporary BMPs such as clean water diversions and properly installed dewatering devices protect sites from becoming flooded should a precipitation event occur. A construction plan schedule, a component of a Temporary BMP Plan, should take into account seasonal weather patterns and plan for land disturbing activities when precipitation events are least likely to occur. Temporary BMPs must be enforced for impending storms, as most BMP failures occur during these heavy precipitation events.
- **Provide Source Control:** Properly storing construction materials, stockpiles (e.g. topsoil), and other hazardous materials, prevents the release of these materials into the air or waterways. Construction materials, concrete washouts and stockpiles should be contained and/or covered to protect them from rain and wind erosion. Areas which have been disturbed by construction should be stabilized with vegetation, mulch, or other erosion control products as soon as grading in the area is complete. Areas with heavy foot or vehicle traffic should be stabilized with paving or rock.