

## 4.5-j CONSTRUCTION STAGING

Alternative Names: Temporary Storage Yard

### DESCRIPTION

A construction staging area is a physical location used for the storage of construction related equipment and materials such as vehicles and stockpiles. On sites less than 1 acre the staging area may be the exact same area as the construction boundary area, but for construction sites greater than 1 acre a smaller area within the construction boundary, or in close proximity, should be delineated as the staging area.

### APPLICABILITY

- Applicable to all construction sites.
- Locate staging areas on flat areas in high land capability districts.
- Paved areas or land that is already disturbed are both ideal locations for construction staging.
- Make sure that the use, identified in the TRPA Code of Ordinances as Storage Yards, is an approved or special use within the Plan Area Statement or Community Plan where the staging area is located.

### Advantages

- Limits the amount of soil disturbed and sediment transmission within the construction site.
- Clearly identifies an area within the construction site to store equipment and materials.

### Disadvantages

- None

### DESIGN CONSIDERATIONS

- Identify all construction staging areas on the plans and make sure the areas are approved by the permitting authority.
- Delineate the staging area with construction boundary fencing and posting a sign identifying the area as the construction staging area.

### INSTALLATION CONSIDERATIONS

- Install all applicable temporary BMPs within the staging area such as vehicle tracking, sediment control, vegetation protection, and stockpile management.
- The staging area shall be restored to its original state or an improved state at the end of construction or when it ceases to be a staging area for the construction site.
- Refer to Section 4.5-k, Material Handling Storage and Safety, if hazardous materials will be stored in this area.

BMP DESIGN APPROACH	
<input checked="" type="checkbox"/>	Pollutant Source Control
<input checked="" type="checkbox"/>	Hydrologic Source Control
<input type="checkbox"/>	Stormwater Treatment
SCALE OF APPLICATION	
<input checked="" type="checkbox"/>	All SFR and MFR < 1 acre
<input checked="" type="checkbox"/>	MFR 1-5 Acre and CICU < 5 acres
<input checked="" type="checkbox"/>	MFR and CICU > 5 acres and all WQIPs
TYPE OF APPLICATION	
<input checked="" type="checkbox"/>	Temporary
<input type="checkbox"/>	Permanent

## INSPECTION AND MAINTENANCE

---

- Inspect the staging area to ensure that all temporary BMPs are installed and functioning.
- If the area is paved, it should be swept on a regular basis to keep dust down.
- The staging area is subject to a pre-grade inspection to make sure all temporary BMPs are installed and functioning, a winterization inspection to make sure the site is stable through the winter months, and a final inspection to ensure that the site is restored to the pre-project condition or better and any intermediate inspections as needed by the permitting authority.

If the staging area is going to be utilized over two or more grading seasons, the area should be winterized by the end of each grading season (October 15). This includes stabilizing the site and removing all equipment and materials unless the permitting authority has granted permission to store construction related equipment and materials on-site through the winter months.