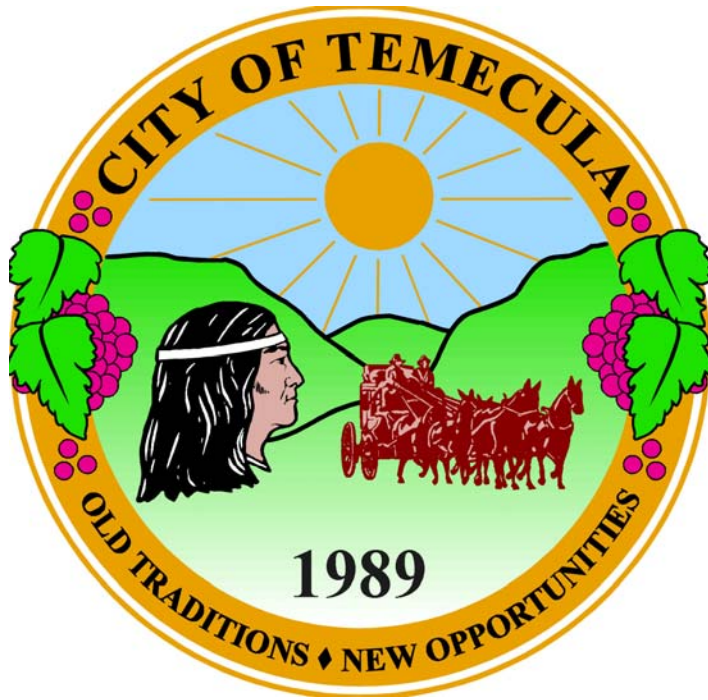


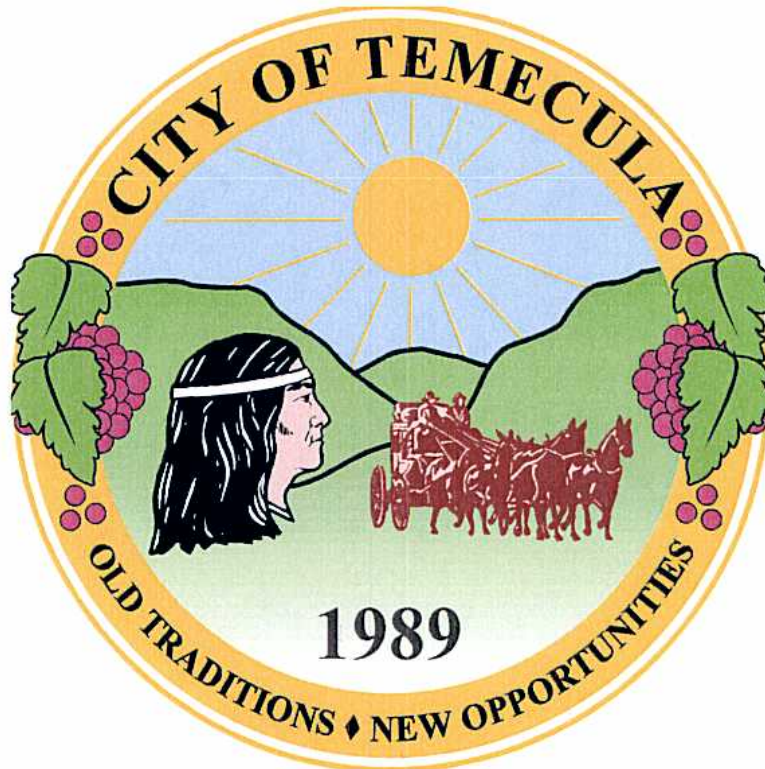
CITY OF TEMECULA STORMWATER MANAGEMENT PLAN



JULY 2005

CITY OF TEMECULA

STORMWATER MANAGEMENT PLAN



JULY 2005

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

City of Temecula

A handwritten signature in black ink, appearing to read "W. Hughes", written over a horizontal line.

Signature

William HUGHES, DIRECTOR OF PUBLIC WORKS
Name and Title, Printed or Typed

JULY 12, 2005
Date

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1.0 EXECUTIVE SUMMARY

This Stormwater Management Plan (SWMP) describes the specific urban runoff management programs and activities implemented to comply with the requirements of the municipal separate storm sewer system (MS4) Permit issued to the Riverside County Permittees by the San Diego Regional Water Quality Control Board (Regional Board) in 2004. This is the third MS4 permit issued by the Regional Board and is referred to as the “Third-term” MS4 Permit. This SWMP addresses the items listed in Attachment D to the Third-term MS4 Permit, providing a description of the programs and activities that the City of Temecula (City) is implementing or plans to implement to comply with the Third-term MS4 Permit and to reduce pollutants in Urban Runoff to the Maximum Extent Practicable (MEP).

In general, this SWMP provides additional detail regarding implementation of the programs described in the Riverside County Drainage Area Management Plan (DAMP). The DAMP describes the overall Urban Runoff management strategies being implemented by the Permittees in the Santa Ana and Santa Margarita Regions of Riverside County during the 5-year terms of the Third-term MS4 Permit. The DAMP has been prepared to meet the complex Urban Runoff management needs in the Santa Ana and Santa Margarita Regions consistent with the Third-term MS4 Permits. The DAMP reflects the needs and constraints of the Permittees, while meeting the requirements of the Third-term MS4 Permits. The terms and acronyms used in this SWMP are defined in the glossary included in the DAMP.

For purposes of this SWMP, the terms “Watershed Storm Water Management Plan (Watershed SWMP)” and “Standard Urban Stormwater Management Plan (SUSMP)” referenced in the Third-term MS4 Permit are referred to as the “DAMP” and “Water Quality Management Plan (WQMP),” respectively to be consistent with terminology established and in use by the Permittees.

2.0 INTRODUCTION TO THE CITY OF TEMECULA STORMWATER MANAGEMENT PLAN

2.1 PROGRAM OVERVIEW

The regulatory framework that provides the foundation for the Third-term MS4 Permit, and therefore this SWMP, is described in the Riverside County DAMP. This SWMP is a programmatic document developed by the City to describe its specific ordinances, plans, policies and procedures necessary to manage Urban Runoff and comply with the Third-term MS4 Permit. This SWMP together with the Riverside County DAMP are the principal documents that comprehensively translate the Third-term MS4 Permit requirements into programs and implementation plans for the City. The various program elements of this SWMP are depicted in Figure 2-1.

2.2 DESCRIPTION OF MS4

The major MS4 facilities owned and operated by the City and regulated under the Third-term MS4 Permit consist of:

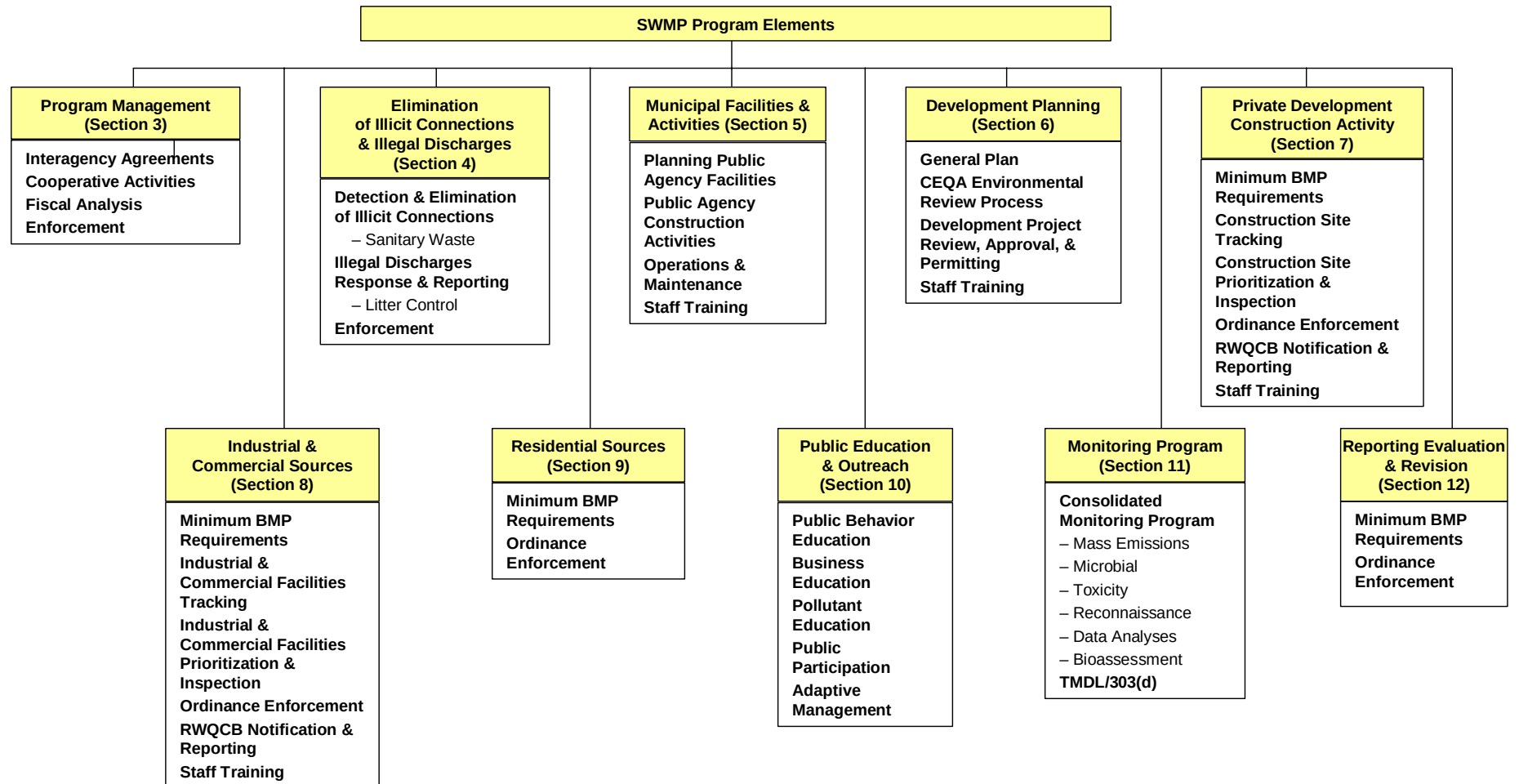
- ◆ 52 miles of city-maintained underground storm drains and
- ◆ 7 miles of improved open channels (excludes undisturbed natural creeks).

The City maintains a map of the MS4 facilities that it owns and operates. The City routinely updates this map and identifies modifications and additions to its major MS4 facilities. This information is included in the Annual Reports to the Regional Board.

Additionally, within the jurisdictional boundaries of the City stormwater drainage facilities that are owned and operated by other entities consist of:

- ◆ 2 miles of private ownership underground storm drains (e.g., home owners association) and
- ◆ 22 miles of underground storm drains owned and operated by the Riverside County Flood Control and Water Conservation District (RCFC&WCD).
- ◆ ¼ mile of Caltrans-maintained storm drains.

Figure 2-1. SWMP Program Elements



3.0 PROGRAM MANAGEMENT

3.1 PERMITTEE DEPARTMENTAL RESPONSIBILITIES

There are multiple departments with responsibility to implement elements of this SWMP and to meet the requirements of the Third-term MS4 Permit. An organizational chart depicting the departments and key personnel (position title) with implementation responsibilities is shown in Figure 3-1. Additionally, Table 3-1 is a matrix showing each SWMP element, the departments with implementation responsibilities, the specific responsibilities of each department/organizational unit, and the key personnel by position title.

3.2 WATERSHED AND PERMITTEE COOPERATIVE ACTIVITIES

Interagency agreements and other cooperative activities supporting the implementation of the Third-term MS4 Permit requirements are described in the Riverside County DAMP. Modifications to the interagency agreements and changes in the cooperative activities are described in the Annual Reports to the Regional Board.

Figure 3-1. SWMP Organizational Chart

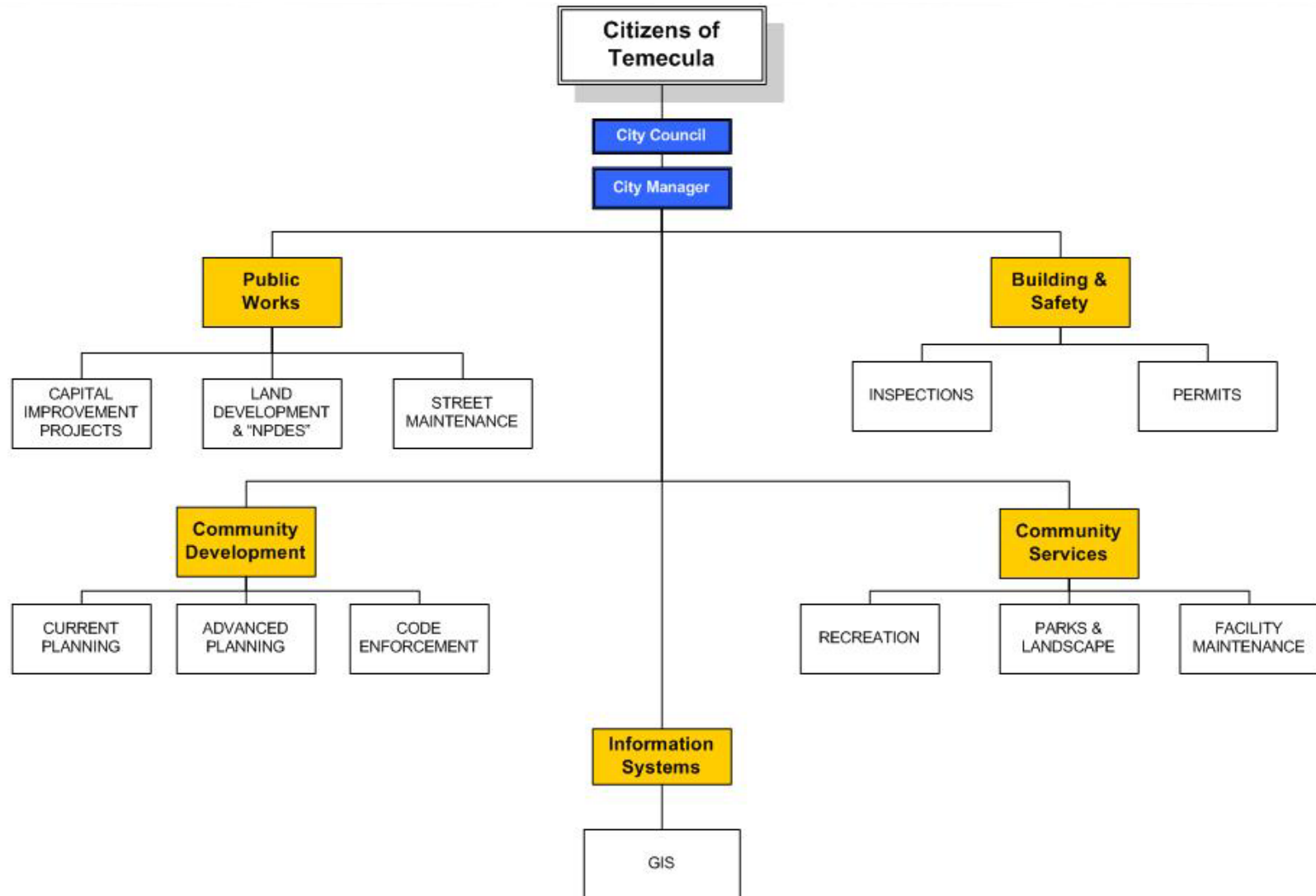


Table 3-1. SWMP Departmental Responsibilities

Program Element	Department(s) or Division(s)	Responsibilities	Key Personnel
Program Management	Land Development (Public Works)	Overall program implementation; permit compliance; data tracking; document production (SWMP, annual reports, etc.); designate minimum BMP requirements; program reporting.	NPDES engineer.
Elimination of Illicit Connections & Illegal Discharges (Sec. J)	Land Development Code Enforcement Information Systems Maintenance	Dry-weather monitoring; responding to complaints regarding illicit connections and illegal discharges; maintenance of the MS4 map; enforcement of ordinances; elimination of illegal discharges and removal of illicit connections.	NPDES engineer. Code Enforcement officer. GIS specialist. Maintenance superintendent.
Municipal Facilities & Activities (Sec. H.1)	Land Development Community Services CIP Maintenance	Maintenance of city-owned infrastructure (i.e. streets, MS4); Maintenance of landscape and facilities (i.e. parks, medians, slopes, recreation facilities, administrative offices); Coordinate annual NPDES training; maintenance of municipal facilities inventory.	NPDES engineer. Recreation superintendent. Principle engineer. Maintenance superintendent.
Development Planning (Sec. F)	Land Development Planning	General Plan review and updates; revisions to the project approval process; CEQA compliance; Conditioning for Approval; Coordinate annual NPDES training; WQMP review and approval.	NPDES engineer. Associate engineer. Principle planner. Associate planner.
Private Construction (Sec. G)	Land Development Building & Safety Code Enforcement	Maintenance of inventory of construction sites; plan checks; Conditioning for Approval; Issuing Grading and Construction Permits; Field Inspections; Coordinate annual NPDES training; enforcement of ordinances.	NPDES engineer. Land Development and Building plan checkers and inspectors. Code Enforcement officers.
Industrial & Commercial Sources (Sec. H.2)	Land Development Code Enforcement Riverside County	Maintenance of Industrial/Commercial facilities list; Coordinate annual NPDES training; field inspections; reporting industrial non-filers; enforcement of ordinances.	NPDES engineer. Code Enforcement officers. Environmental Health and Haz Mat.
Residential Sources (Sec. H.3)	Land Development Code Enforcement	Provide public education to residents regarding minimum BMP requirements; enforcement of ordinances.	NPDES engineer. Code Enforcement officers.
Public Education & Outreach (Sec. E.3 and I)	RCFC&WCD Land Development Community Services	Work with the Principle Permittee to prepare brochures, posters, and educational materials for the general public; implement recycling programs; attend community outreach events.	Public Education Coordinator. NPDES engineer. Director of Community Services.
Monitoring	Land Development RCFC&WCD	Implement dry-weather monitoring; assist Principle Permittee with wet-weather monitoring.	NPDES engineer. RCFC&WCD.
Program Reporting, Evaluation, and Revision	Land Development	Gather data from applicable departments (Building, Finance, Comm. Services, Code Enforcement, Information Systems, CIP, Maintenance, planning, etc); preparation of annual reports, submittal of information to Principle Permittee.	NPDES engineer.

3.3 FISCAL ANALYSIS

The City makes capital expenditures and incurs operation and maintenance (O&M) costs to implement this SWMP and to meet the requirements of the Third-term MS4 Permit. These expenditures and recurring costs are allocated for various in-house programs, services, and staff, as well to participate in required region-wide programs. These programs, services and staff are funded by limited sources consisting of the City's general fund and a community services district assessment. These programs, services, and staff have become integral parts of the City's overall Third-term MS4 Permit compliance efforts and include trash collection throughout residential and municipal areas, recycling, green waste management, household hazardous waste disposal, creek clean-up events, street sweeping, catch basin cleaning and maintenance, drainage channel clearing, hazardous waste emergency response, routine city parks maintenance, slope and landscape maintenance, etc.

The City reports its capital expenditures and O&M costs incurred during the preceding fiscal year and the budgeted capital expenditures and O&M costs for the proceeding fiscal year in the Annual Reports. The form presented in Figure 3-2 is used for reporting the fiscal information.

Figure 3-2. Fiscal Analysis of Capital Expenditures and O&M Costs

Program Element	Fiscal Year 200X-200Y		Fiscal Year 200Y-200Z	
	Capital Expenditures (\$k)	O&M Costs (\$k)	Capital Expenditures (\$k)	O&M Costs (\$k)
Program Management				
Annual Fee for Third-term MS4 NPDES Permit				
Implementation Agreement Shared Cost				
Elimination of Illicit Connections & Illegal Discharges				
Municipal Facilities and Activities				
Planning & Constructing Facilities				
MS4 Maintenance				
Development Planning				
Private Development Construction (Inspections)				
Industrial and Commercial Sources (Inspections)				
Public Education & Outreach				
Residential Sources				
Monitoring Program				
Program Reporting, Evaluation, and Revision				
Other				
Total				

This fiscal analysis will be provided each year as part of the Individual Annual Report.

The following information represents the sources of funds required to cover the capital expenditures and the O&M costs associated with implementation of this SWMP and to meet the requirements of the Third-term MS4 Permit.

Source of Funds	Percent of Total Program Funding		Restrictions on Use (if applicable)
	Capital Expenditures	O&M Costs	
County Service Area 152	0% (existing)	0% (existing)	
General Fund/Other Revenues	100% (existing)	100% (existing)	
Fees	50% (proposed)	50% (proposed)	

3.4 LEGAL AUTHORITY

Ordinance No. 05-12¹ (Stormwater/Urban Runoff Ordinance) provides the authority under which the City can issue Corrective Action Notices, Stop Work Orders, Withholding of Occupancy, written warnings, and administrative fines to promote cooperation and compliance between the City and developers, contractors, business owners/operators, etc., when violations are encountered. The Stormwater/Urban Runoff Ordinance is provided in Appendix A along with the City's certification of adequate legal authority. A "Stormwater and Urban Runoff Manual" has been developed to accompany the Stormwater/Urban Runoff Ordinance. This manual is an attachment to the Ordinance and sets forth administrative rules, procedures and requirements necessary to implement the provisions in the Ordinance. The provisions in the manual are binding and are as enforceable as the Ordinance.

While the Stormwater/Urban Runoff Ordinance mandates prohibitions on discharges, the manual designates minimum best management plan (BMP) requirements for new development projects, modifications to existing developments (redevelopment projects), commercial and industrial facilities and activities, and other existing development (i.e. municipal facilities and residential areas) within the City. For example, many of the BMPs designated for commercial facilities (i.e. "Golf Courses, Parks and Other Recreational Facilities," "Landscaping," etc.) will also be required for municipal facilities and residential areas.

The Urban Runoff management and discharge controls addressed by the Stormwater/Urban Runoff Ordinance may be summarized as follows:

- ◆ The disposal of pollutants onto public or private land is prohibited.
- ◆ Construction activities are required to comply with the Stormwater/Urban Runoff Ordinance, the applicable erosion and sediment control (grading) ordinance, and minimum BMPs.
- ◆ Priority Development Projects² are required to implement BMPs to reduce pollutants to the Maximum Extent Practicable (MEP) and to maintain or reduce downstream erosion and protect stream habitat.

¹ An Ordinance of the City Council of the City of Temecula Amending Chapter 8.28 of the City of Temecula Municipal Code which imposes the requirements of the National Pollution Discharge Elimination System ("NPDES") permit concerning Stormwater Runoff Quality, Pollution Discharges, Control of Urban Runoff, Inspections of Sources of Discharges, Enforcement of Water Quality and Discharge Regulations and Permits within the City of Temecula.

² As defined in Section F.2.b of the Third-term Santa Margarita Region MS4 Permit.

- ◆ Illicit connections to the MS4 are prohibited.
- ◆ Illegal discharges to the MS4 are prohibited. Illegal discharges are discharges to the MS4 other than those permitted by the Regional Board and those non-stormwater discharges as identified in Section B.2 of the Third-term MS4 Permit and Section 4.1 of this SWMP.
- ◆ Stop work orders, non-monetary penalties, fines, financial security (bonds), and the denial or revocation of permits may be imposed for violation of permit conditions or ordinances.

The City also maintains additional enforceable ordinances that complement the Stormwater/Urban Runoff Ordinance in maintaining compliance including:

- ◆ Title 8.12 (Public Nuisances Defined) - Addresses removing dirt, dust, garbage, debris, pet waste, green waste, abandoned and neglected equipment and vehicles, and household hazardous materials and wastes from public and private streets and property;
- ◆ Title 8.20 (Waste Management, Articles IV, IX, XI, and XII) - Addresses preventing unlawful disposal of solid waste, including clean-up responsibilities, on public and private streets and property;
- ◆ Title 10.16 (Use of Streets for Storage of Vehicles prohibited, Parking for certain purposes prohibited) - Addresses requirements to remove inoperable vehicles and prohibit the cleaning and repairs of vehicles on public and private streets;
- ◆ Title 12.04 (Duty to care for animals, Water, Waste liquids and refuse) - Addresses pollution prevention in public parks;
- ◆ Title 17.32 (Landscape Design Requirements) - Addresses water-efficient landscaping requirements to address erosion control, runoff, and drainage; and
- ◆ Title 18.15 (Grading, Erosion and Sediment Control Ordinance) and accompanying grading manual (Administrative and Technical Procedures for Grading, Erosion & Sediment Control) - Specifically address the construction element of the Third-term MS4 Permit.

While these ordinances mandate prohibitions on discharges, the manual designates minimum BMP requirements for all construction sites, regardless of the project size.

Table 3-2 lists the ordinances that provide this legal authority. The ordinances and accompanying manuals can be viewed or downloaded at <http://ordlink.com/codes/temecula/index.htm>.

Table 3-2. Ordinances Providing Legal Authority

Ordinance No.	Ordinance Short Title	Reference to Third-term MS4 Permit	Provision(s) of Ordinance Addressing Enforcement
8.12.020 H, J, P, R	Nuisances – Public Nuisances (Disposal of pet waste, green waste, Hazardous Waste, Automobile repair and maintenance)	Residential Program. Section H.3.	1.20 and 1.21 General Penalty – Violation of Municipal Code
8.20.410	Waste Management (Disposal of Non-hazardous Waste)	Residential Program. Section H.3.	1.20 and 1.21 General Penalty – Violation of Municipal Code
8.20.610	Waste Management (Disposal of Solid Waste)	Residential Program. Section H.3.	1.20 and 1.21 General Penalty – Violation of Municipal Code
8.20.690	Waste Management (Unlawful Dumping)	Residential Program. Section H.3.	1.20 and 1.21 General Penalty – Violation of Municipal Code
8.20.710	Waste Management (Spill Clean-up)	Residential Program. Section H.3.	1.20 and 1.21 General Penalty – Violation of Municipal Code
8.28.210	Stormwater and Urban Runoff Management and Discharge Controls.	Prohibitions - Section A. Non-Stormwater Discharges - Section B. Development Planning - Section F.2. Existing Development - Sections H.1 and H.2. Illicit Discharge Detection – Section J.1, J.4, J.5.	1.20 and 1.21 General Penalty – Violation of Municipal Code
10.16.040	Vehicles and Traffic (Automobile Parking)	Residential Program. Section H.3.	1.20 and 1.21 General Penalty – Violation of Municipal Code
10.16.050	Vehicles and Traffic (Automobile Washing)	Residential Program. Section H.3.	1.20 and 1.21 General Penalty – Violation of Municipal Code
12.04.080	Streets, Sidewalks, and Public Places (Disposal of Pet Waste).	Residential Program. Section H.3.	1.20 and 1.21 General Penalty – Violation of Municipal Code
12.04.160	Streets, Sidewalks, and Public Places - (Prohibiting pollutants to waters).	Residential Program. Section H.3.	1.20 and 1.21 General Penalty – Violation of Municipal Code
12.04.180	Streets, Sidewalks, and Public Places(Waste Liquids and Refuse)	Residential Program. Section H.3.	1.20 and 1.21 General Penalty – Violation of Municipal Code
17.32.060	Water Efficient Landscape Design(Landscape Design Requirement)	Residential Program. Section H.3.	1.20 and 1.21 General Penalty – Violation of Municipal Code
18.15	Grading, Erosion and Sediment Control.	Construction. Section G.	1.20 and 1.21 General Penalty – Violation of Municipal Code

3.5 ENFORCEMENT

The City mandates compliance with its urban runoff and related ordinances through implementation of the Enforcement/Compliance Strategy described in Section 3.4.2 of the Riverside County DAMP. City staff with enforcement responsibility receive training as described in Section 3.4.3 of the Riverside County DAMP. Training information (i.e. certificates, logs, etc.) is maintained for inclusion in the Annual Reports to the Regional Board.

As described in the Riverside County DAMP, the City has the authority to enforce the ordinances listed in Table 3-2. The City has inspectors and Code Enforcement officers who have the authority to issue Corrective Action Notices, Stop Work Orders, Withholding of Occupancy, written warnings, and administrative citations to individuals as well as corporations unwilling to comply with the City's ordinances.

The City's Stormwater/Urban Runoff Ordinance enforcement strategy consists of a multi-tier process that becomes more consequential to the responsible party as non-compliance continues. For example, construction site enforcement begins with site visits to every construction project with a known grading permit, accompanied by an educational outreach effort and a verbal warning in the event potential non-compliance issues are observed. For observable non-compliance issues, a formal Stormwater/Urban Runoff Ordinance Compliance Inspection Notice is issued on site as a written warning. Written correspondence accompanied with photographs documenting the non-compliance is also sent to the responsible party. Upon revisiting the site, if compliance continues to be neglected, or where an active non-stormwater discharge is observed, administrative citations of \$50, \$150, and \$250, respectively, are issued, in that order. In addition, a bail fee of \$1,000 may be imposed for non-compliance with Title 8.28 to be applied in addition to these citation fees.

Although the Regional Board may get involved in some violations when necessary, the City is responsible for enforcing compliance with all aspects of the Stormwater/Urban Runoff Ordinances. However, the City's authority to assess fines and penalties is limited by State law. Therefore, the need for Regional Board involvement is required where superior regulatory authority and ability to assess fines and penalties is appropriate.

4.0 ELIMINATION OF ILLICIT CONNECTIONS AND ILLEGAL DISCHARGES

The Riverside County DAMP describes the discharge limitations and prohibitions applicable to the City's MS4 (Section 4.1), procedures to be implemented when persistent exceedances of water quality standards are identified (Section 4.2), responding to and reporting illegal discharges (Section 4.4), enforcement measures for illegal discharges and illicit connections (Section 4.5), measures to control litter (Section 4.6), measures to manage sanitary wastes (Section 4.7), and programs to promote collection and proper disposal of hazardous waste (Section 4.8).

The City maintains a GIS-based MS4 map to assist in locating and eliminating active illicit discharges and illegal connections (IC/IDs) to the MS4. The map presents all of the catch basins and storm drains maintained by the City and the facilities maintained by the RCFC&WCD, Caltrans and homeowner associations/property management agencies. The map also includes existing natural creeks, channels, and other undisturbed hydrographic features. An electronic data base accompanies the map and includes information specific to each improved storm drain segment and catch basin, including installation date, size, length, material, etc.

IC/ID inspections, monitoring, and reporting are included in the City's existing inspection programs throughout construction sites and commercial/industrial facilities. The City also implements a program to actively seek illicit discharges. This program consists of visiting pre-selected observation points throughout Temecula that represent areas down-gradient from existing developments (i.e. commercial, industrial, residential areas), as well as recreational and open space areas that have the potential for significant discharges or threats to adjacent receiving waters. These observation points are inspected as required by the Third-term MS4 Permit for visible signs of illegal discharges such as paints, automotive fluids, trash, and other pollutants associated with urban activity. As a result of their locations, City staff may be able to track the visible discharges to the sources. The observation points are periodically reassessed throughout the monitoring period to determine whether they continue to represent paths of potential illicit discharges. Inspection logs are used to record the documented visits and outline any concerns observed. Code Enforcement officers also routinely canvass the City through their day-to-day activities and assist with the compliance efforts, while all of the City inspectors prevent illicit connections from occurring at construction site. This is described below. .

IC/ID observations are also included during the industrial/commercial facilities inspections and are addressed according to each particular situation encountered. If a responsible party can be identified, outreach and enforcement processes immediately begin. A verbal warning is initially provided to cease all IC/ID operations within 24-hours. Following the initial contact and verbal warning, a follow-up visit is conducted to determine if compliance goals have been met or are in progress. A formal written warning is issued in the event the responsible party has not met the compliance schedule to mitigate the IC/ID. An administrative citation may supersede the formal written warning if: 1) discharges have not been discontinued, or 2) compliance efforts are not in progress.

Public Works inspectors also supplement the IC/ID program by conducting similar inspections at construction sites. These inspectors also assure that illegal connections do not occur during the

installation phase of all storm drains. Illegal connections are prohibited by the City and are initially verified during the plan check phase. Grading and building permits are not issued until all floor drains, catch basins, and storm drain pipes are approved by Public Works. In addition, Certificates of Occupancy are not issued at the end of the project unless the developer provides the City with videotaped documentation of the new storm drains and connections into existing storm drains. City inspectors are responsible for verifying conformance with the approved plans and permits, and conduct daily inspections throughout all construction sites. Detection of any IC/IDs will cause the inspectors to issue an immediate Stop Work Order and require all construction activities associated with the IC/ID to cease until the IC/ID is addressed.

IC/ID reporting is also conducted through seasonal water sampling and monitoring activities. The RCFC&WCD, serving as the Principal Permittee for the Third-term MS4 Permit program, collects wet-season and dry-season water samples throughout the City. These samples provide another means by which IC/IDs may be identified. If evidence of an IC/ID is encountered, the RCFC&WCD will contact City personnel who, in turn, will notify the responsible party and require immediate mitigation measures.

In addition, the County's Stormwater/Cleanwater Compliance Assistance Program (CAP) assists the City's IC/ID elimination efforts through Stormwater Compliance Surveys conducted by the County's Department of Environmental Health (DEH) and Fire Department's Hazardous Materials Management team (HMM). These surveys list non-compliance issues that require additional attention, including IC/IDs, and are forwarded to the City's staff by the RCFC&WCD for follow-up visits. If IC/IDs are encountered, the City will conduct follow-up site visits to address the non-compliance issues and IC/IDs observed by DEH and HMM.

The County of Riverside Fire Department and DEH are under contract with the City to respond to emergency spills and large discharges involving hazardous materials, hazardous waste, sewage spills, etc. The City is also beginning to coordinate meetings with the local sewer agency to discuss sewer spills, prevention, reporting, and response.

Brochures direct the public to call the Riverside County Stormwater/Cleanwater Protection Program at 1-800-506-2555 to report activity involving illegal discharges into storm drains. This service provides an automated answering message that directs callers to report emergency discharges to the Fire Department by calling 911, and to report sewage spills to County DEH at (951) 955-8982.

Although maintenance crews have been trained to address non-emergency and smaller discharges, they can also assist other agencies with clean-up efforts. First responders from the City include code enforcement officers and city maintenance crews. Staff from these departments are on-call 24-hours a day, 7-days a week. Non-emergency spills are typically addressed by calling City Hall at (951) 694-6411 or by calling the Temecula Police Department at (951) 696-3000 during business hours, and 1-800-950-2444 after business hours. In addition, five fire stations are located in Temecula. These stations respond to hazardous materials emergency calls in Temecula year-round.

Additional information for the Illicit Discharge Monitoring Program is provided in Section 11 of this SWMP.

An evaluation of the effectiveness of the Illicit Discharge Detection and Elimination component of the SWMP is included in the Annual Reports. The measurable goals addressed in this evaluation include:

- ◆ Number of illicit discharges, connections and spills reported and/or identified during the reporting period.
- ◆ Number of illicit discharges or connections investigated during the reporting period and the outcome of the investigations.
- ◆ Number and type of enforcement actions taken for illicit discharges or connections during the reporting period.
- ◆ Number of times the City's hotline was called during the reporting period, as compared to previous reporting period.
- ◆ Number and location of dry weather monitoring sites that were monitored during the reporting period and an assessment of the results.

These measurable goals are considered in an overall assessment of the effectiveness of the Illicit Discharge Detection and Elimination component. In addition, major accomplishments of the Illicit Discharge Detection and Elimination component and changes to be implemented in the subsequent year to improve the effectiveness of the program are included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

5.0 MUNICIPAL FACILITIES AND ACTIVITIES

5.1 PLANNING CITY FACILITIES

The development of a project-specific WQMP is incorporated into the process of planning, designing, and preparing construction plans and specifications for the City's Priority Development Projects.

5.2 CITY CONSTRUCTION ACTIVITIES

Section 5.2 of the Riverside County DAMP describes how the City ensures that its construction projects are in compliance with the latest version of the General Permit for Stormwater Discharges Associated with Construction Activity and the requirements of the Third-term MS4 Permit.

The City conducts construction inspections at all municipal construction projects consistent with the standards required for private development construction projects (i.e. Erosion and Sediment Control drawings, SWPPPs, use of standard erosion control notes on grading plans, etc.). This policy assures that the same inspection practices are conducted uniformly throughout the City and that compliance with the Stormwater/Urban Runoff Ordinance is maintained.

5.3 OPERATION AND MAINTENANCE OF CITY FACILITIES

Section 5.2.2 of the Riverside County DAMP describes the program for operation, maintenance, and inspection of City facilities. An inventory of the City's municipal facilities is provided in Appendix B. The City has modified the template 'Riverside County Municipal Facility Pollution Prevention Plan' (PPP) contained in the Riverside County DAMP to incorporate minimum BMPs for categories of municipal operations (i.e. parks, vehicle maintenance, transportation yards, etc). The minimum BMPs are required, as applicable, at each City facility for which the minimum BMPs are applicable. The City operates many facilities that do not maintain onsite staff, maintenance equipment or materials. In these cases, copies of the PPP for the applicable category of municipal operation are maintained at the centralized maintenance facility (e.g., corporate yard) corresponding to the operations category or where the maintenance contracts are administered (i.e. City Hall).

An example of a completed maintenance schedule and a summary report are provided in Appendix C. The daily schedules are provided to each maintenance crew at the beginning of each week, and the monthly reports summarize the actual work performed. These documents are generated by the maintenance supervisor of the Public Works Department and forwarded to the Public Works Director for review.

Municipal activities conducted by the City and accompanying BMP discussions are:

- ◆ Street Sweeping. All City streets are swept at least weekly, typically the day after normally scheduled trash pick-up days. In addition, vehicle owners are reminded not to park on residential streets on trash pick-up days and on street sweeping days. These reminders are presented in a City guide mailed to residents bi-annually. Many streets are maintained more than weekly following events that attract heavier pedestrian and/or vehicular traffic. Although there is no

prioritized street sweeping schedule for residential and municipal areas, this program has been effective at removing trash, sediment, and debris from streets, curbs, and gutters during both dry and wet weather seasons. Construction sites are required to implement frequent sweeping schedules throughout the duration of the project. These sites maintain their own street sweeping programs and typically schedule sweeping at least bi-weekly until the streets are accepted by the city. Many sites maintain a daily sweeping schedule during heavier periods of activity. Street sweeping services throughout the commercial and industrial areas are funded by the respective tenants through their property managers. However, the City's Stormwater/Urban Runoff Ordinances provide appropriate authority to City staff and code enforcement officers to enforce Stormwater/Urban Runoff Ordinance compliance in these areas as well.,

- ◆ Catch Basin Cleaning. Catch basins are maintained and cleaned at least twice annually, once prior to the start of the rainy season and once following the end of the rainy season. However, it is a year-round effort due to the large number of catch basins. Stormwater pollution prevention tags are attached to catch basins to deter non-stormwater discharges from entering. Maintenance on these tags is conducted on an as-needed basis. The MS4 mapping staff has been verifying, tracking, and recording storm drain and catch basin information on the MS4 map. The total number of catch basins, along with pipe lengths, sizes, dates of construction, etc. for the City's storm drains are maintained in a database.
- ◆ Landscape Maintenance. The City's erosion-and-sediment control program targets City-owned slopes and rights-of-way, areas adjacent to residential communities not maintained by property associations, and other City-owned properties zoned for various land uses (i.e. commercial, industrial, residential, open space, recreation, etc). This program is intended to prevent erosion and sediment discharges during the wet season and has been effective due to the site-specific combination of controls implemented at each of the above sites.
- ◆ Operation of Corporation Yards (vehicle and equipment maintenance, storage, etc.). The City owns and operates one maintenance facility located adjacent to City Hall. This facility consists of office space, maintenance vehicle parking areas, and small storage areas for light equipment and tools, and small amounts of construction materials. The City does not maintain, service, or fuel any vehicles at this facility. Vehicles and equipment are sent to offsite facilities that can effectively handle, contain, dispose, and/or recycle wastes generated by these activities. The construction materials stored at the maintenance facility are limited to sand, gravel, asphalt mix, paints, and thinners. The sand, gravel, and asphalt mix are stored in separate designated enclosed areas. The paints and thinners are protected in locked steel bins. The facility also has dedicated disposal areas for trash, debris, and other non-hazardous wastes. The maintenance facility is kept clean through routine housekeeping practices such as regular sweeping and proper material storage, handling, and disposal. This facility does not store hazardous wastes, nor does it maintain above-ground storage tanks, underground storage tanks, hydraulic lifts, nor maintenance pits. City maintenance vehicles are washed onsite, and the wash water is contained on City property and allowed to infiltrate and evaporate. An expanded maintenance facility is currently in the design stage and will include vehicle wash racks that will be tied directly into post-construction wash water treatment controls.

Other municipal activities include maintenance of MS4 facilities and swimming pool maintenance. In addition, the BMPs listed in Table 5-4 of Section 5.2.2 of the DAMP are implemented year-round.

5.4 FIRE BMPs

Section 5.3 of the Riverside County DAMP describes the measures implemented by the City to reduce pollutants entering the MS4 from non-emergency fire fighting flows such as fire training activities and fire hydrant/sprinkler testing or flushing.

5.5 TRAINING FOR CITY MAINTENANCE EMPLOYEES

Training of City staff responsible for implementing the municipal maintenance programs is described in Section 5.5 of the Riverside County DAMP. Training is provided to City staff from various departments through in-house and privately sponsored training seminars, workshops, and conferences. These workshops, seminars and conferences explain the Third-term MS4 Permit compliance program, address stormwater and non-stormwater discharges, erosion and sediment controls, SWPPPs, and municipal facilities BMPs. Training is provided to most of the staff and management from the Public Works Department, including Land Development, Capital Improvement and Maintenance divisions, as well as staff from the Community Services Department.

5.6 ASSESSMENT OF EFFECTIVENESS

An evaluation of the effectiveness of the Municipal component of the SWMP is included in the Annual Reports. The measurable goals addressed in this evaluation include:

- ◆ Number of inspections conducted at existing facilities.
- ◆ Number and type of enforcement actions related to construction sites.
- ◆ Number of catch basins and inlets that were inspected and the number that were cleaned.
- ◆ Amount and type of debris removed from catch basins, streets and open channels, including an identification of problem areas that generate the most pollutants.
- ◆ Description and number of training efforts conducted during the reporting period for municipal facility operators and/or inspectors, including number trained.

These measurable goals are considered in an overall assessment of the effectiveness of the Municipal component. The evaluation will include an assessment of the effectiveness of BMPs that have been implemented for municipal facilities and activities. In addition, major accomplishments of the Municipal component and changes to be implemented in the subsequent year to improve the effectiveness of the program are included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

6.0 DEVELOPMENT PLANNING

6.1 INTRODUCTION

Section 6.0 of the Riverside County DAMP describes the development project approval process implemented by the City to ensure that (1) stormwater and urban runoff from new development and redevelopment is reduced to the MEP, (2) post-development runoff volumes and velocities are controlled, and (3) water quality objectives are not violated by new development and redevelopment projects.

6.2 GENERAL PLAN

Watershed protection principles and objectives for managing Urban Runoff for land development are reflected in the appropriate policies, goals, and objectives of the City's General Plan. The City reviewed its General Plan to ensure that the following principles and policies are properly considered:

Table 6-1. General Plan Elements Addressing Water Quality & Watershed Protection

Water Quality & Watershed Protection Principles and Policies	Reference to General Plan Goals and Policies
Minimize the amount of impervious surfaces and directly connected impervious surfaces areas of development and, where feasible, slow runoff and maximize on-site infiltration of runoff.	<u>Land Use</u> – Preserving Rural Areas – Natural Resources and Community Aesthetics
Implement pollution prevention methods supplemented by source control and treatment control BMPs. Use small collection strategies located at, or as close as possible to, the source (i.e., the point where water initially meets the ground) to minimize the transport of urban runoff and pollutants offsite and into an MS4.	<u>Growth Management/Public Facilities</u> – Solid Waste Management System Implementation Programs : Solid Waste Disposal, Recycling Requirement, and Green Waste Composting <u>Community Design</u> – : Streetscape System Enhancement
Preserve, and where possible, create or restore areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones. Encourage land acquisition of such areas.	<u>Land Use</u> – Preserving Rural Areas – Natural Resources and Community Aesthetics <u>Open Space/Conservation</u> – Biological Resources – Open Space
Limited disturbance of natural water bodies and natural drainage systems caused by development including roads, highways, and bridges.	<u>Land Use</u> – Preserving Rural Areas – Natural Resources and Community Aesthetics <u>Open Space/Conservation</u> – Water Resources <u>Community Design</u> – City Image Enhancement
Prior to making land use decisions, utilize methods available to estimate increases in pollutant loads and flows resulting from projected future development. Require incorporation of appropriate BMPs to mitigate the projected increases in pollutant loads and flows.	<u>Open Space/Conservation</u> – Implementation Programs: Water Quality Improvements and Stormwater Facilities

Water Quality & Watershed Protection Principles and Policies	Reference to General Plan Goals and Policies
Avoid development of areas that are particularly susceptible to erosion and sediment loss; or establish development guidance that identifies these areas and protects them from erosion and sediment loss.	<u>Open Space/Conservation</u> – Water Resources <u>Community Design</u> – Public Views of Significant Natural Features – Implementation Programs: Viewshed Preservation
Reduce pollutants associated with vehicles and increasing traffic resulting from development.	<u>Circulation</u> – Roadway Circulation – Transportation System and Demand Management – Non-Motorized and Alternative Travel Modes
Post-development runoff from a site shall not contain pollutant loads that cause or contribute to an exceedance of receiving water quality objectives and which have not been reduced to the MEP.	<u>Open Space/Conservation</u> – Implementation Programs: Water Quality Improvements and Stormwater Facilities

The General Plan and accompanying Environmental Impact Report can be viewed and downloaded from the City's web site at:

<http://www.cityoftemecula.org/cityhall/CommDevDivision/Planning/genPlanupdate.htm>.

When the City amends specific elements of its General Plan pertinent to water quality issues, the draft amendments can be provided to the Regional Board for comment. Currently, water quality and watershed protection principles have been included in the latest version of the General Plan.

6.3 CEQA ENVIRONMENTAL REVIEW PROCESS

The City has reviewed its CEQA processes to ensure that Urban Runoff issues are properly considered and addressed in new development projects and projects requiring modifications to existing developments (redevelopment). Where necessary, the processes were revised to consider and mitigate impacts to Urban Runoff quality and Receiving Waters. The City specifically considers the following questions/issues during the CEQA process:

- Could the proposed project result in increased impervious surfaces and associated increased runoff? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen demanding substances, and trash).
- Could the proposed project result in significant alteration of receiving water quality during or following construction?
- Could the proposed project result in increased impervious surfaces and associated increased runoff?
- Could the proposed project create significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?
- Could the proposed project result in increased erosion downstream?

- f) Is the project tributary to an already impaired water body, as listed on the CWA section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?
- g) Is the project tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?
- h) Could the proposed project have a potentially significant environmental impact on surface water quality of marine, fresh, or wetland waters?
- i) Could the proposed project have a potentially significant adverse impact on groundwater quality?
- j) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?
- k) Can the project impact aquatic, wetland, or riparian habitat?

These Urban Runoff pollution issues are considered in the Initial Study process (project application form and checklist) and in the preparation and reviews of environmental documents as discussed in the subsections that follow. These questions are provided as guidance to:

- ◆ Environmental planning staff for use in preparing and reviewing CEQA documents for internal city/county projects and when reviewing CEQA documents prepared by the private sector
- ◆ Consultants and other members of the private sector for use in preparing CEQA documents
- ◆ Project applicants during the CEQA preliminary review process
- ◆ Participants attending training related to the requirements of the Third-term MS4 Permit, the DAMP or the WQMP.

Project Application Form

The City development application forms include requirements for submittal of a WQMP. The following project applications have been revised:

- ◆ Commercial Development Plan
- ◆ Industrial Development Plan
- ◆ Multi-Family Residential Development Plan
- ◆ Major Modification (Development Plans and Conditional Use Permits)
- ◆ Conditional Use Permit (Development Plan)
- ◆ Minor Conditional Use Permit
- ◆ Minor Modification (Development Plans and Conditional Use Permits)
- ◆ Tentative Parcel Map
- ◆ Mall Projects (Administrative Development Plan)
- ◆ Tentative Tract Map
- ◆ Vesting Tentative Map
- ◆ Wireless Antenna Facility

These applications can be viewed and downloaded from the City's web site at:

<http://www.cityoftemecula.org/cityhall/CommDevDivision/Planning/Permits/applications.htm>.

A WQMP Checklist is included in each of these project applications and is a requirement at the onset of the request-for-application process. This allows the applicant to identify the need for a project-specific WQMP at the beginning of a development process. This checklist must be returned with the project application submittal packet to the Planning Department in order to begin the application approval process. At submittal, Public Works Department staff review the checklist to determine if it has been completed appropriately. If a WQMP is required, the Public Works staff then verifies whether one has been submitted. The applicant must submit the study at the time a completed application is returned to the Planning Department. If a WQMP is required but is not submitted at the time of the application submittal, the entire application packet is returned to the applicant.

Initial Study Checklist

The City utilizes an Initial Study Checklist that contains a customized section on hydrology and water quality. The CEQA Initial Checklist has been customized to include a question regarding the requirement for a project-specific WQMP. Section 8 of the Initial Study Checklist also evaluates hydrology and water quality. The hydrology and water quality portion of the Initial Study Checklist, including the WQMP requirement (item f), is provided in Figure 6-1.

At this stage, the CEQA assessment is performed. The checklist previously presented allows the Planning Department to assess whether the project meets one of the following criteria: 1) does not have a significant effect on the environment (Negative Declaration issued – accepted with no further action), 2) could have a significant effect on the environment, but revisions to the project could mitigate the effects (Mitigated Negative Declaration – revisions required), 3) may have a significant effect on the environment (Environmental Impact Report required), or 4) is exempt. This assessment addresses aesthetics, agriculture resources, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems review process.

Figure 6-1. Excerpt from Initial Study Checklist

HYDROLOGY AND WATER QUALITY. Would the project:					
Issues and Supporting Information Sources		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality?				
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				
e.	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				
f.	Require the preparation of a project-specific WQMP?				
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				
j.	Inundation by seiche, tsunami, or mudflow?				

6.4 DEVELOPMENT PROJECT REVIEW, APPROVAL, AND PERMITTING

For all Priority Development Projects that do not have Conditions of Approval or Tentative Tract, Subdivision, or Parcel map approval by July 14, 2005, the project applicant is required to prepare a project-specific WQMP that is in conformance with the Riverside County WQMP for Urban Runoff, which is Appendix O of the Riverside County DAMP. The primary objective of the WQMP, through application of Site Design, Source Control, and Treatment Control BMPs on a project-specific basis, is to ensure that the land use approval and permitting process will minimize the impact of Urban Runoff. The

ordinance that provides the City the authority to implement and enforce the WQMP is discussed in Section 3.4 of this SWMP. The policies and procedures for project review, approval, permitting, and permit close-out are described in Section 6.4 of the Riverside County DAMP.

6.4.1 Identifying Development Projects Requiring a Project-Specific WQMP

The City's development application forms include WQMP submittal requirements. A WQMP Checklist (Figure 6-2) is provided to the applicant at the onset of the request-for-application process and allows the applicant to identify the need for a project-specific WQMP. This checklist must be returned with the project application submittal packet to the Planning Department in order to begin the application approval process.

Following the submittal of a complete application packet, the Planning Department then forwards all project-specific WQMPs to the Public Works Department for evaluation of whether the WQMP contains sufficient information for a detailed review. If the WQMP is not adequate, the WQMP is returned to the applicant and the application process is placed on hold until an adequate project-specific WQMP is submitted. When an adequate WQMP is submitted, the application package can be processed.

A small number of other miscellaneous projects that do not require a planning review or grading permit (i.e. ministerial) must also meet the same requirements outlined above. These types of projects are processed through the Building and Safety Department. The Building and Safety Department also receives applications that must be accompanied with the WQMP Initial Checklist. As outlined above, a WQMP must accompany the application submittal package if the project requires one.

Figure 6-2. WQMP Checklist

Does the proposed project incorporate any of the following categories? (All questions must be answered)		Yes	No
1	Modifications to Existing Developments – This category includes projects that create, add, or replace 5,000 sq. ft. or more of impervious surface <u>on an already developed site</u>. This category includes: (a) Expansion of a building footprint, or addition or replacement of a structure; (b) Increase in the gross floor area, or major exterior construction or remodeling; (c) Replacement of impervious surfaces that are not part of routine maintenance activities; (d) Land disturbing activities related to a structure or impervious surface. Note: If modifications create less than 50% of the impervious surface of a previously existing development, and the existing development was not originally subject to WQMP requirements, a WQMP shall be required only to the addition, and not to the entire development.		
2	Residential Development - This category includes subdivisions of single-family homes, multi-family homes, condominiums, and apartments consisting of 10 or more dwelling units.		
3	Non-Residential Development - This category includes projects that create more than 100,000 sq. ft. of impervious surface.		
4	Automotive Maintenance and Repair Shops - This category includes facilities engaged in general maintenance and mechanical repairs; body and upholstery repair; painting; transmission and exhaust repair; tire servicing; glass repair.		
5a	Restaurants - This category includes all eating and drinking establishments that create more than 5,000 sq. ft. of impervious surface.		
5b	Restaurants creating less than 5,000 sq. ft. of impervious surface are only required to follow the site design and source control requirements of the WQMP.		
6	Hillside Development – This category includes any developments that create more than 5,000 sq. ft. of impervious surface, are located in an area with known erosive soil conditions, and where the project will require grading natural slopes of 25% (4:1) or steeper.		
7	Environmentally Sensitive Areas (ESAs) – This category includes all development located within or directly adjacent to or discharging directly to an ESA which either creates 2,500 sq. ft. of impervious surface or increases the area of imperviousness by 10% or more of its naturally occurring condition. Note: "Directly adjacent" means within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or modification, and not commingled with flows from adjacent lands.		
8	Parking Lots – This category includes projects that create 5,000 sq. ft. or more of impervious surface for temporary parking or storage of motor vehicles. This category includes parking areas associated with any of the developments outlined above. Routine maintenance, including removal and replacement, is exempt.		
9	Streets, Roads, Highways & Freeways – This category includes projects that create 5,000 sq. ft. or more of impervious surface for transportation of motor vehicles. Routine maintenance, including removal and replacement, is exempt.		
10	Retail Gasoline Outlets – This category applies if either of the following criteria is met: (a) 5,000 sq. ft. or more of impervious surface, or (b) a projected 'Average Daily Traffic' count of 100 or more vehicles per day.		
If any of the above questions are answered "Yes" a project-specific WQMP must be prepared.			

6.4.2 Conditions of Approval

Following a detailed review by Planning, Public Works, Traffic, Building and Safety, Community Services, Fire, Police, and other agencies that may be impacted by the project, and prior to issuance of a permit, the project is subject to a series of site-specific or subdivision-wide "Conditions of Approval"

(COA) issued by each of the entities listed above. Stormwater/Urban Runoff Ordinance compliance requirements are also included on the site-specific and subdivision COAs and include construction-phase and post-development BMP requirements.

The following standard conditions of approval from Public Works are utilized to minimize the short-term and long-term impacts of Urban Runoff on Receiving Water quality from Priority Development Projects and Other Development projects.

General Requirements

- ◆ The project owner shall include construction-phase pollution prevention controls and permanent water quality protection measures into the design of the project to prevent non-permitted runoff from discharging offsite or entering any storm drain year-round.
- ◆ A WQMP shall be submitted to the City. The WQMP will address onsite pollutants, pollution prevention measures, structural treatment controls, long-term operation-and maintenance (O&M) responsibilities, and mechanisms to ensure ongoing long-term O&M for each treatment control.

Prior to Issuance of a Grading Permit

- ◆ A Grading Plan shall be prepared by a registered Civil Engineer and shall be reviewed and approved by the Department of Public Works. The grading plan shall include all necessary erosion control measures needed to adequately protect adjacent public and private property.
- ◆ The Developer shall have a Drainage Study prepared by a registered Civil Engineer in accordance with City Standards identifying storm water runoff expected from this site and upstream of this site. The study shall identify all existing or proposed public or private drainage facilities intended to discharge this runoff. The study shall also analyze and identify impacts to downstream properties and provide specific recommendations to protect the properties and mitigate any impacts. Any upgrading or upsizing of downstream facilities, including acquisition of drainage or access easements necessary to make required improvements, shall be provided by the Developer.
- ◆ As deemed necessary by the Director of the Department of Public Works, the Developer shall receive written clearance from the following agencies:
 - San Diego Regional Water Quality Control Board
 - RCFC&WCD
 - Planning Department
 - Department of Public Works
- ◆ Construction-phase measure shall be consistent with the City's Grading, Erosion & Sediment Control Ordinance, the City's standard notes for Erosion and Sediment Control, and the State Water Resources Control Board (SWRCB) General Permit for Construction Activities. The project owner shall provide the City with proof of a Waste Discharge Identification number (WDID). A SWPPP shall be maintained at the site throughout the duration of construction activities.

Prior to Issuance of a Certificate of Occupancy

The project owner shall demonstrate that the controls outlined in the WQMP are immediately implemented. Additional policies and procedures for project review, approval, permitting, and permit close-out are described in Section 6.4 of the Riverside County DAMP.

Other Development Projects

The City requires ‘Other Development Projects’ (those projects that are not Priority Development Projects as defined in the Third-term MS4 Permit) to incorporate site design BMPs and source control BMPs, as applicable and feasible, into project plans through conditions of approval or building/grading permit conditions, to ensure that the discharge of pollutants from the development is reduced to the MEP. For Other Development Projects that directly discharge Urban Runoff to Receiving Waters listed as impaired on the 303(d) List, treatment control BMPs on a project-specific basis are required. Brief descriptions of site design BMPs, source control BMPs, and treatment control BMPs are provided in the Riverside County WQMP for Urban Runoff, which is Appendix O to the Riverside County DAMP.

6.5 TRAINING

The educational program for developers and contractors and training of municipal staff is described in Section 6.5 of the Riverside County DAMP.

6.6 ASSESSMENT OF EFFECTIVENESS

An evaluation of the effectiveness of the Development Planning component of the SWMP is included in the Annual Reports. The measurable goals addressed in this evaluation include:

- ◆ Number of developments conditioned to meet WQMP requirements; and
- ◆ Amount of training conducted during the reporting period, including number of staff trained.

These measurable goals are considered in an overall assessment of the effectiveness of the Development Planning component. In addition, major accomplishments of the Development Planning component changes to be implemented in the subsequent year to improve the effectiveness of the program are also included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

7.0 PRIVATE DEVELOPMENT CONSTRUCTION ACTIVITY

The Riverside County DAMP describes pollution prevention measures and construction site BMPs (Section 7.1), development of a construction site inventory/database (Section 7.2), procedures for construction site inspections (Section 7.3) and enforcement (Section 7.4), notification of the Regional Board (Section 7.5), annual reporting requirements (Section 7.6), training of municipal staff (Section 7.7) and education/outreach regarding construction activities (Section 7.7).

The City of Temecula Grading, Erosion, and Sediment Control Ordinance and accompanying grading manual (Administrative and Technical Procedures for Grading, Erosion & Sediment Control) specifically address the construction element of the Third-term MS4 Permit. While this Ordinance mandates prohibitions on discharges, the manual designates minimum BMP requirements for all construction sites, regardless of the project size. The ordinance can be viewed or downloaded at <http://ordlink.com/codes/temecula/index.htm>.

7.1 CONSTRUCTION SITE INVENTORY

Priority construction sites are tracked by using a monthly Inspection Frequency Sheet that lists the prioritized private and public development projects permitted by the City. If a project is assigned a High Medium, or Low priority, then the site is added to the list for inspections. The list incorporates the inspection frequencies outlined in the Third-term MS4 Permit (i.e. twice monthly for high priority sites, etc.) and is organized by development and prioritization. The priority classifications rank sites according to their discharge potential and threat to receiving waters. The rankings for each site change as the development advances and as shifts occur between wet and dry seasons.

An inventory of all construction sites (priority and ‘miscellaneous’) under the jurisdiction of the City is provided in Appendix D. This inventory of construction sites is updated periodically and especially prior to the rainy season.

7.2 CONSTRUCTION SITE PLANS

The City requires all applicants to submit Erosion and Sediment Control drawings for all projects that will require mass, rough, or precise grading, including those less than one acre, and must include the City’s “Standard Notes for Erosion and Sediment Control” listed below, details of each BMP selected, and detailed locations for each BMP. These plans reflect initial site conditions prior to any development, serve as the standard mitigation measures required by the City, and provide a mechanism demonstrating BMP implementation at the onset of any grading activities. For developments disturbing one acre or more, the City also requires the developer to show proof that a Notice of Intent (NOI) has been filed with the SWRCB for coverage under the State General Construction Permit, that a Waste Discharge Identification Number (WDID) has been issued, and that a SWPPP has been prepared for the project. The City also requires the developer to post an erosion control bond that is held until the project has been completed.

7.3 DESCRIPTION OF POLLUTION PREVENTION METHODS

In order to comply with this component of the Order, standard notes for Erosion and Sediment Control from Public Works are required on all grading plans, regardless of size, and utilized to minimize the short-term and long-term impacts of construction activities on Receiving Water quality from Priority Development Projects and Other Development projects. These standard notes represent the City's minimum construction-phase BMPs that also incorporate the minimum BMPs outlined in section 6.4.7.1 of the DAMP. The latest version of the City's standard notes is included in Appendix E. These notes are an obligation to the developer and enforceable by ordinance. They must also be adhered to on a year-round basis.

7.4 CONSTRUCTION SITE INSPECTION

Following the issuance of any grading or construction permit, the City implements a comprehensive construction inspection program. A full-time inspector ensures that appropriate BMPs (i.e. as listed on the Standard Notes) are implemented at each site by conducting daily routine site visits at every permitted construction project, whether active and non-active, including those less than an acre, that may present an erosion, sediment, and/or non-stormwater discharge potential and that may threaten compliance with the Third-term MS4 Permit requirements. During the wet season, high priority sites are inspected at least once every two weeks, medium sites are inspected approximately monthly, and low priority sites are inspected as needed. The priority categories are shown in Table 7-1. However, inspection frequencies corresponding to these sites have typically increased as a result of on-going site changes requiring increased visits.

Table 7-1. Construction Site Inspection Frequencies

Site Inspection Priority Category	Inspection Priority Classification Criterion	Inspection Frequency
High	Sites 50 acres or more with grading during the wet season. Sites 5 acres or more and (1) tributary to a CWA Section 303(d) water body impaired for sediment, or (2) within or directly adjacent, or (3) discharging directly to a receiving water within an ESA. Other site determined by the County of Riverside or the Regional Board as a significant threat to water quality.	Every two weeks
Medium	Sites disturbing 1 acre or more.	At least three times during the rainy season
Low	All other sites inspected for County Ordinance requirements only.	As needed

The inspector also maintains daily field logs that supplement the construction frequency list. A separate Construction Activity Compliance Inspection Notice is completed and forwarded to the project supervisor outlining non-compliance issues observed during the field visit. These sites are then re-inspected soon after to assure that the non-compliance issues were addressed. The City also distributes annual letters to developers notifying them of their obligation to comply with the State General Construction Permit and to implement and maintain their pollution prevention measures during the project duration. When conducting inspections of construction sites City inspectors utilize the inspection form and inspection frequency sheet provided in Appendix F.

7.5 TRAINING

In-house staff (engineering plan checkers, code enforcement, public works inspectors, maintenance crews, etc.) receive formal erosion-and-sediment-control training through various seminars and workshops presented by developers, industry associations (e.g., Building Industry Association, American Society of Civil Engineers, International Erosion Control Association), erosion control companies, and local agencies. These seminars have focused primarily on erosion control, sediment control, SWPPP preparation, stormwater regulations, and construction BMP criteria and selection, and have included guest speakers from the Regional Board, consultants in the private sector, and academic communities.

The private sector development community is encouraged and reminded to seek stormwater pollution prevention training during the field inspections conducted by staff. Training presentations sponsored by the County of Riverside or other organizations have and will continue to be called to the attention of the private sector development community in mailings with stormwater inspections results. The City also provides stormwater pollution prevention brochures to the construction community that specifically outlines construction-phase BMPs. Pamphlets, posters, and/or flyers are distributed to developers and construction contractors during field inspections. In addition, the inspector routinely verifies that BMPs are implemented efficiently and provides brief on-site field training, as needed, to improve inefficient pollution prevention practices.

Further training programs for developers and contractors and other Permittee staff involved in the approval of permits are described in Section 6.5 of the DAMP.

7.6 ASSESSMENT OF EFFECTIVENESS

An evaluation of the effectiveness of the Construction component of the SWMP is included in the Annual Reports. The measurable goals addressed in this evaluation include:

- ◆ Number and type of enforcement actions related to construction sites.
- ◆ Description and number of training efforts conducted during the reporting period, including number and category of persons (staff inspectors, contractors, construction site operators) trained.

These measurable goals are considered in an overall assessment of the effectiveness of the Construction component. In addition, major accomplishments of the Construction component and changes to be implemented in the subsequent year to improve the effectiveness of the program are also included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

8.0 INDUSTRIAL AND COMMERCIAL SOURCES

The Riverside County DAMP describes development of an industrial and commercial facility inventory/database (Section 8.1), prioritization of facilities and inspection frequency (Section 8.3), procedures for facility inspections (Section 8.4), enforcement (Section 8.5), notification of the Regional Board (Section 8.6), reporting requirements (Section 8.7), and training of municipal staff (Section 8.8).

8.1 INDUSTRIAL/COMMERCIAL FACILITY DATABASE

The City implements an industrial/commercial facilities inspection program as required by the Third-term MS4 Permit to address assessment of compliance with the City's ordinances and permits related to urban runoff, implementation and maintenance of designated BMPs, observable illicit discharges, illegal connections, potential discharge of pollutants, and general housekeeping practices within and around the facilities. The City maintains an inventory/database of industrial and commercial facilities within their jurisdiction. These facilities are listed according to the business categories listed in the Third-term MS4 Permit. These categories are:

- ◆ Motor vehicle parking lots and storage facilities;
- ◆ Motor vehicle body repair or painting;
- ◆ Motor vehicle mechanical repair, maintenance, fueling, cleaning or washing;
- ◆ Boat, mechanical repair, maintenance, fueling, or cleaning;
- ◆ Concrete mixing or cutting;
- ◆ Cemeteries;
- ◆ Eating or drinking establishments;
- ◆ Motorized equipment repair, maintenance, fueling, or cleaning;
- ◆ Golf courses, parks and other recreational areas/facilities;
- ◆ Landscaping;
- ◆ Masonry installation;
- ◆ Mobile motor vehicle washing;
- ◆ Mobile carpet, drape or furniture cleaning;
- ◆ Nurseries and greenhouses;
- ◆ Painting and coating;
- ◆ Pest control services;
- ◆ Pool and fountain cleaning;
- ◆ Portable sanitary toilet servicing; or
- ◆ Retail or wholesale fueling.

The listed facilities are prioritized as High, Medium, or Low according to their potential threat to receiving waters. This list includes industrial facilities covered under the General Permit for Stormwater Discharges Associated with Industrial Activities, as well as commercial and industrial facilities currently inspected by the County of Riverside Environmental Health Department under the Compliance Assistance Program (CAP). This inventory/database is provided in Appendix G. Maintenance of the facility inventory/database includes regularly updating the inventory/database for information obtained during facility inspections or other sources. The City notifies all inventoried facilities of the Third-term MS4 permit requirements, including requirements for facility inspections, minimum BMP, and applicable ordinances.

Compliance Assistance Program (CAP) Inspections

The County DEH inspects food preparation establishments as well as facilities that generate, treat, store, or dispose of hazardous materials and wastes. As part of their routine inspections, the County DEH also conducts a stormwater survey at each of these establishments and facilities to assist the Permittees in complying with the commercial/industrial inspection program. The County DEH provides the Principal Permittee (RCFC&WCD) with completed copies of their stormwater compliance surveys corresponding to each of their inspections. The RCFC&WCD then forwards the survey forms that were generated in Temecula to the City's Public Works Department for internal review and follow-up inspections. The inspector then conducts follow-up visits to all of the sites where non-compliance issues were listed on the forms.

City Inspections

The City's list of prioritized facilities contains many facilities that are not covered under the CAP program. These facilities are inspected by the City, using the form included in Appendix H, at a frequency determined by the facility's designated priority (High, Medium, or Low) classification. High priority sites are visited at least annually. Medium priority facilities are visited at least twice during the term of the Third-term MS4 Permit. Low priority facilities are visited at least once during the term of the Third-term MS4 Permit. The City prioritized these facilities according to their respective threat to water quality. In evaluating threat to water quality, the City originally designated a priority status according to SIC codes, as shown in Table 8-1.

Table 8-1. Facility Priority According to SIC Code

Commercial Facilities	SIC Codes	Priority
Airplane maintenance, mechanical repair, or cleaning	3724, 4581	H
Automobile maintenance or mechanical repair	5012, 5013, 5014, 5511, 5521, 5541, 5599, 7533, 7534, 7536, 7537, 7538, 7539, 7549	H
Automobile cleaning (including mobile detailers)	2842, 7542	H
Automobile body repair or painting	7532	H
Automobile parking and storage	7521	H
Boat maintenance, mechanical repair, or cleaning	3731, 3732, 5088, 5091, 5551, 4499	H
Cement mixing and cutting	1771, 3273, 5032	M
Cemeteries	0782, 6553	L
Eating/Drinking Establishments	5812, 5813	M

Commercial Facilities	SIC Codes	Priority
Equipment/Motorcycle maintenance, mechanical repair, or cleaning	7699	H
Golf course/parks/recreational facilities	7032, 7992, 7999	L
Landscaping	0782, 0783, 5211	L
Masonry	1531, 1741	M
Mobile carpet/drape/furniture cleaning	7217	M
Nurseries/Greenhouses	0181, 5193, 5261	L
Painting/Coating	1721, 3479	H
Pest Control Services	7342	H
Pool/Fountain Cleaning	7389	L
Port-A-Potty Servicing	7359	L
Retail/Wholesale Fueling	5541, 5172	L
Industrial Facilities (40 CFR 122.26(b)(14))		
Category (i): Heavy Manufacturing Processes	0211, 1099, 1221, 1499, 2011, 2023, 2033, 2041, 2061, 2084, 2091	H
	2241, 2421, 2611, 2631, 2819, 2834, 2841, 2851, 2869, 2874, 2875	H
	2879, 2893, 2895, 2899, 2911, 2952, 3069, 3089, 3111, 3221, 3241	H
	3292, 3312, 3313, 3339, 3341, 3351, 3354, 3356, 3479, 3498, 3499	H
	3499, 3629, 3674, 3679, 3691, 4911	H
Category (ii): Heavy Manufacturing Products	2499, 2679, 2899, 2999, 3111, 3229, 3312, 3441, 3732	H
Category (iii): Mining	1081, 1221, 1311, 1481	H
Category (iv and v): Hazardous and Non-Hazardous Waste Disposal Facilities	4953	H
Category (vi): Recycling/Salvage Facilities	5015, 5093	H
Category (vii): Steam-Electric Power Plants	4911	H
Category (viii): Transportation Facilities	4013, 4119, 4173, 4231, 4311, 4493, 4513, 4581, 5171	M
Category (ix): Sewer Facilities	4952	H
Category (x): Mass Grading Activities	1629, 7353, 7359	H
Category (xi): Light Manufacturing Products	2099, 2131, 2299, 2329, 2339, 2369, 2434, 2511, 2657, 2679, 2759	M
	2833, 2851, 2891, 3011, 3069, 3089, 3143, 3144, 3149, 3231, 3443	M
	3499, 3523, 3531, 3532, 3559, 3634, 3648, 3651, 3699, 3714	M
	3724, 3823, 3827, 3829, 3841, 3999, 4221	M

8.2 SMR MINIMUM BMPs FOR INDUSTRIAL/COMMERCIAL FACILITIES

The City has designated a set of minimum BMPs for the industrial and commercial facilities within its jurisdiction to reduce the discharge of pollutants to the MEP. The minimum BMPs for facilities inspected through the CAP (hazardous materials permit facilities and food facilities) are described in Section 8.4.1 of the DAMP. The minimum BMPs, all of which are pollution prevention BMPs, for other activities or facilities are shown in Table 8-2.

Through the process of conducting inspections of industrial and commercial facilities, the inspectors have made the facilities aware of these minimum BMPs and additional BMPs (when appropriate) and of the City's Stormwater/Urban Runoff Ordinance. In addition, various notification letters have been distributed to business owners on the prioritized list of the impending inspections and BMP requirements. The Stormwater/Urban Runoff Ordinance also includes additional minimum BMPs designated by the City and enforceable year-round. These BMPs address specific pollutant-generating activities that occur at various industrial and commercial facilities. The Stormwater/Urban Runoff Ordinance can be viewed or downloaded at: <http://ordlink.com/codes/temecula/index.htm>.

As implementation of this SWMP progresses, the need for additional BMPs to specifically address the pollutants causing or contributing to an impairment of Receiving Waters that are included in the 303(d) List or Environmentally Sensitive Areas (ESAs) is also assessed. This assessment is conducted as part of the overall program effectiveness evaluation described in Section 12.

Where implementation of the minimum BMPs and the additional BMPs are identified as being insufficient to achieve compliance with the Third-term MS4 Permit, the City requires the implementation of additional site-specific BMPs.

Table 8-2. Minimum BMPs for Non-CAP Activities or Facilities

Industrial/Commercial Activity	Minimum BMPs
Maintenance, Repair, and Cleaning of Vehicles, Equipment, Airplanes, and Boats	Perform maintenance, repair, and cleaning in designated areas only. Do not allow these activities to creep outside of designated areas. Perform washing or steam cleaning only on wash racks with connection to sanitary sewer or to a wash water recycling system. Where a connection to the sanitary sewer is not available, contain wash water and transport for disposal to the sanitary sewer. <u>Good Housekeeping</u> – Inspect incoming vehicles, equipment, etc. for leaks and use drip pans until leak is corrected. – Use drip pans when changing fluids. – Drain fluids from retired, wrecked, or salvaged vehicles or equipment to prevent leaks and spills. – Use dry methods (i.e., sweeping, vacuuming) for cleaning outdoor work surfaces on regular basis. – Do not hose down outdoor work areas. Where surface washing is necessary, contain and properly dispose of wash water to sanitary sewer. – Keep equipment clean and free of excessive oil and grease. <u>Proper Materials Handling and Storage</u> – Store idle equipment under cover such as a structure or tarp to prevent contact with stormwater. – Conduct loading and unloading of materials in designated areas only. – Promptly contain and cleanup spilled materials and broken containers or packages, and properly dispose collected material. – Store hazardous materials indoors or under cover. <u>Proper Waste Handling</u> – Provide waste containers in locations close to waste-generating activities. – Collect and store wastes in covered and watertight receptacles, drums, or dumpsters. – Store cracked batteries in secondary containment until properly disposed. – Separate hazardous and non-hazardous wastes prior to storage and disposal. – Properly store and dispose of hazardous wastes. – Recycle wastes whenever possible. <u>Use Stencils or Signs</u> – Place stencils or signs near storm drain inlets to prohibit dumping of wastes. <u>Training of Personnel</u> – Train employees regarding implementation of stormwater BMPs and prohibited discharges to the storm drain system. – Provide on-going training to employees in pollution prevention.

Industrial/Commercial Activity	Minimum BMPs
Body Repair, Painting, Finishing and Coating of Vehicles, Equipment, Boats, and Airplanes	Perform activities in designated areas only. Do not allow activities to creep outside of designated areas. Block storm drain inlets while conducting these activities outdoors <u>Good Housekeeping</u> – Inspect incoming vehicles, equipment, etc. for leaks and use drip pans until leak is corrected. – Use drop cloths to collect debris generated by cleaning surfaces or grit used in preparing surfaces. – Use dry methods (i.e., sweeping, vacuuming) for cleaning outdoor work surfaces frequently. – Do not hose down outdoor work areas. Where surface washing is necessary, contain and properly dispose of wash water to sanitary sewer – Shelter blasting and painting activities from wind to prevent drift. Where possible, conduct blasting and painting activities indoors, preferably within booths designed for such activity. – Keep equipment clean and free of excessive oil and grease. – Clean tools and equipment in areas where waste can be contained and properly disposed according to manufacturer directions. <u>Proper Materials Handling and Storage</u> – Store idle equipment under cover. – Re-seal containers when not in use or return to storage area. – Conduct loading and unloading of materials in designated areas only. – Promptly contain and cleanup spilled materials and broken containers or packages, and properly dispose collected material. – Store hazardous materials indoors or under cover. <u>Proper Waste Handling</u> – Provide waste containers in locations close to waste-generating activities. – Separate hazardous and non-hazardous wastes prior to storage and disposal. – Dispose of wastes in covered and watertight receptacles, drums, or dumpsters as appropriate for waste type. – Properly store and dispose of hazardous wastes. – Recycle wastes whenever possible. <u>Use Stencils or Signs</u> – Place stencils or signs near storm drain inlets to prohibit dumping of wastes. <u>Training of Personnel</u> – Train employees regarding implementation of stormwater BMPs and prohibited discharges to the storm drain system. This training must include location and use of spill kits and containment, cleanup and disposal of spilled materials. – Provide on-going training to employees in pollution prevention.

Industrial/Commercial Activity	Minimum BMPs
Fueling of Vehicles and Equipment	<u>Fueling Areas</u> – Block storm drains during delivery by fuel trucks and use drip pans under delivery hose connections. – Prohibit unattended fueling operations or fuel delivery. – Utilize overflow protection devices. – Provide spill kits at all fueling areas and on all fueling vehicles. – Provide prominent signs identifying location of emergency shutoff valves. – Protect fueling areas with canopy, where feasible, and prevent runoff from flowing onto fueling areas. – Conduct regular inspections of fueling equipment for leaks. – Promptly contain and cleanup spilled fuel and properly dispose collected material. <u>Use Stencils or Signs</u> – Place stencils or signs near storm drain inlets to prohibit dumping of wastes. <u>Training of Personnel</u> – Train employees regarding implementation of stormwater BMPs and prohibited discharges to the storm drain system. This training must include proper fueling procedures, location and use of spill kits, location and use of emergency shutoff valves, and containment, cleanup and disposal of spilled fuel. – Provide on-going training to employees in pollution prevention.
Parking and Storage Facilities	<u>Good Housekeeping</u> – Inspect incoming recreational vehicles and equipment to be stored outdoors for leaks and use drip pans until leak is corrected. – Prohibit vehicle or equipment maintenance onsite. – Use dry methods (i.e., sweeping, vacuuming) for cleaning on regular basis. – Remove heavy accumulations of oil and other automotive fluids on a regular basis using absorbents or rags and dispose properly. – Do not hose down outdoor areas. Where surface washing is necessary, contain and properly dispose wash water to sanitary sewer. – Provide trash receptacles to discourage littering and service trash receptacles frequently. <u>Use Stencils or Signs</u> – Place stencils or signs near storm drain inlets to prohibit dumping of wastes. <u>Training of Personnel</u> – Train employees regarding implementation of stormwater BMPs and prohibited discharges to the storm drain system. – Provide on-going training to employees in pollution prevention.

Industrial/Commercial Activity	Minimum BMPs
Mobile Vehicle, Carpet and Upholstery Cleaning Services	Discharge wash waters to sink, toilet, or other drain that is connected to sanitary sewer. Where a connection to the sanitary sewer is not available, contain wash water and transport for disposal to the sanitary sewer. Prohibit discharge wash waters to storm drain system. <u>Training of Personnel</u> – Train employees regarding implementation of stormwater BMPs and prohibited discharges to the storm drain system. – Provide on-going training to employees in pollution prevention.
Nurseries and Greenhouses	Inspect irrigation system regularly for broken lines, leaks, and proper adjustment. Recycle irrigation runoff. Where feasible, stabilize bare soil with mulches or vegetation. <u>Proper Materials Handling and Storage</u> – Re-seal containers when not in use or return to storage area. – Store hazardous materials indoors or under cover. – Minimize use of pesticides. – When using pesticides, follow manufacturer's directions. – When using fertilizers and other soil amendments, follow manufacturer's directions. – Packaged materials stored outdoors should be placed on pallets and covered when rain is forecast. – Place temporary berms (e.g., sandbag) around loose stockpiled materials and cover, if feasible. – Conduct loading and unloading of materials in designated areas only. – Promptly cleanup spilled materials and broken containers or packages, and properly dispose collected material. – Store idle equipment under cover. <u>Proper Waste Handling</u> – Provide waste containers in locations close to waste-generating activities. – Separate hazardous and non-hazardous wastes prior to storage and disposal. – Dispose of wastes in covered and watertight receptacles, drums, or dumpsters as appropriate for waste type. – Properly store and dispose of hazardous wastes. – Recycle wastes whenever possible. <u>Use Stencils or Signs</u> Place stencils or signs near storm drain inlets to prohibit dumping of wastes. <u>Training of Personnel</u> – Train employees regarding implementation of stormwater BMPs and prohibited discharges to the storm drain system. This training must include location and use of spill kits and containment, cleanup and disposal of spilled materials. – Provide on-going training to employees in pollution prevention.

Industrial/Commercial Activity	Minimum BMPs
Landscape Maintenance	Stabilize bare soil with mulches, vegetation, or other erosion control methods. <u>Irrigation Systems</u> – Check irrigation systems regularly for broken sprinkler heads or lines and for proper adjustment to minimize overspray. – Adjust irrigation systems to reflect seasonal water needs. <u>Landscaping Waste</u> – Properly dispose landscaping waste as green waste or through composting. – Do not blow or sweep landscaping waste into streets or storm drain inlets. <u>Use of Landscape Maintenance Products</u> – Minimize the use of fertilizers and pesticides. – Utilize integrated pest management programs, where appropriate. – When using fertilizers, soil amendments, and pesticides, follow manufacturer directions. – Do not apply fertilizers or pesticides prior to predicted rain events. – Avoid application of lawn and garden chemicals under windy conditions. <u>Training of Personnel</u> – Train employees regarding implementation of stormwater BMPs and prohibited discharges to the storm drain system. – Provide on-going training to employees in pollution prevention.
Pool, Spa, and Fountain Maintenance	Minimize algae growth with regular cleaning, maintenance of chlorine levels, and frequent maintenance of water filter and circulation systems. Do not back flush water filters or rinse filter cartridges to gutter or storm drain; contain filter media, allow to dry, and properly dispose. Water may be discharged to the gutter or storm drain if (1) residual chlorine in less than 0.1 mg/L; (2) pH is between 6.5 and 8.5; and (3) free of unusual color. Check with local jurisdiction to determine if a pool/spa drain permit is required. <u>Training of Personnel</u> – Train employees regarding implementation of stormwater BMPs and prohibited discharges to the storm drain system. – Provide on-going training to employees in pollution prevention.

Industrial/Commercial Activity	Minimum BMPs
Concrete, Asphalt, and Masonry Work	Avoid operations during rain events. Block storm drain inlets during operations. Pre-heat, transfer, and load hot bituminous materials in areas away from storm drain inlets. Sweep or vacuum work areas frequently to collect loose material and properly dispose. Prohibit the discharge of process water, saw cut slurry, or equipment wash/rinse waters to the gutter, street, or storm drain inlets. Contain and properly dispose these wastes. Do not hose down work areas unless water is contained and properly disposed. <u>Training of Personnel</u> – Train employees regarding implementation of stormwater BMPs and prohibited discharges to the storm drain system. – Provide on-going training to employees in pollution prevention.

8.3 ASSESSMENT OF EFFECTIVENESS

An evaluation of the effectiveness of the Industrial and Commercial Sources component of the SWMP is included in the Annual Reports. The measurable goals addressed in this evaluation include:

- ◆ Number of inspections conducted.
- ◆ Number and type of enforcement actions taken.

These measurable goals are considered in an overall assessment of the effectiveness of the Industrial and Commercial Sources component. In addition, major accomplishments of the Industrial and Commercial Sources component and changes to be implemented in the subsequent year to improve the effectiveness of the program are also included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

9.0 RESIDENTIAL SOURCES

The City's residential program is an extension of the existing inspection programs for construction and commercial activities. The residential component consists, in part, of site-visits throughout new neighborhoods that have recently been released for occupancy and distribution or requiring developers to distribute brochures to homeowner and their respective contractors.

New residential neighborhoods have been observed to generate discharges following occupancy due to improvements incurred by the homeowner, such as landscaping, pools, patios, etc. As a result, public education and enforcement have been extended into these new neighborhoods. For example, when potential discharges are encountered as a result of a contractor's activities, the inspector issues a verbal warning to the contractor performing the work and pollution prevention brochures. However, when a discharge is observed, an administrative citation is issued followed by written correspondence with photographs and copied to the homeowner.

Existing residential areas have also been observed to generate limited discharges of nuisance flows. For example, when over watering is encountered, the inspector distributes stormwater/water quality brochures on a door-to-door basis throughout these communities as applicable. This public outreach effort is supplemented by other sources such as information included in the City's quarterly newsletter and the Chamber of Commerce newsletter, both of which are distributed to residents and business owners/operators throughout the City.

Drive-by inspections and incident-specific inspections are also conducted in response to Service Order Requests (SORs) generated by residents who call or visit City Hall to present a concern regarding illicit discharges. These SORs are handled on a first-come, first-served basis and are typically addressed within 24 hours.

9.1 HIGH PRIORITY RESIDENTIAL ACTIVITIES

The City addresses routine residential activities that may have the potential to contribute a significant pollutant load to the MS4. These activities have been identified in the Third-term MS4 Permit as potential high-priority activities and are listed below.

- ◆ Automobile repair and maintenance
- ◆ Automobile washing
- ◆ Automobile parking
- ◆ Home and garden care activities and product use (pesticides, herbicides, and fertilizers)
- ◆ Disposal of household hazardous waste
- ◆ Disposal of pet waste
- ◆ Disposal of green waste
- ◆ Horse stables and other animal keeping

9.2 MINIMUM BMPs FOR RESIDENTIAL ACTIVITIES

As a result of the high priority residential activities identified in the Third-term MS4 Permit, the City has designated a set of minimum BMPs for residential activities within the city limits to reduce the discharge of pollutants to the MEP. The minimum BMPs, all of which are pollution prevention BMPs, are required throughout all residential communities and are enforceable through the ordinances listed in Table 3-2 of Section 3.4.

The minimum BMPs, all of which are pollution prevention BMPs, for residential activities are:

- ◆ **Home Maintenance**
 - Clean painting tools and equipment in areas where waste can be contained and properly disposed, which is via sink or toilet for latex paints and as household hazardous waste for oil-based paints.
 - Clean tools and equipment used with concrete, mortar, plaster, etc. in contained washout areas, allow waste to dry, and dispose with household trash.
 - Dispose wash waters to sink or toilet (sanitary sewer).
 - Household hazardous materials or waste (paints, solvents, cleaners, pesticides, etc.) must be stored indoors or under cover and in closed and labeled containers.
 - Surplus or expired hazardous materials or waste must be disposed at a household hazardous waste center and not with regular household trash.
- ◆ **Lawn and Garden Maintenance**
 - Irrigation systems checked regularly for broken sprinkler heads or lines and for proper adjustment to minimize overspray.
 - Adjust irrigation systems to reflect seasonal water needs.
 - Avoid operating irrigation systems during or immediately after rain events.
 - Minimize the use of fertilizers and pesticides.
 - When using fertilizers and pesticides, follow manufacturer directions.
 - Avoid application of lawn and garden chemicals under windy conditions.
 - Do not apply fertilizers or pesticides prior to predicted rain events.
 - Stabilize bare soil (e.g., plant, mulch, etc.) to prevent erosion.
 - Do not hose or sweep fertilizers, pesticides, soil amendments, or green waste into the gutter or storm drain.
- ◆ **Pool Maintenance**
 - Do not back flush pool filters to gutter or storm drain; contain pool filter media, allow to dry, and dispose with household trash
 - Pool and spa water may be discharged to the gutter or storm drain if (1) residual chlorine in less than 0.1 mg/L; (2) pH is between 6.5 and 8.5; and (3) free of unusual color.
- ◆ **Pet/Livestock Management**
 - Pick up and properly dispose pet waste (trash receptacles, toilet or compost).
 - Properly dispose flea control and other grooming or animal health products.

- Properly dispose pet or livestock bedding.
- Pet waste or manure in uncovered areas should be collected regularly for proper disposal.
- Wash water from grooming or from livestock areas must not be directed to gutter, storm drains, channels, or natural drainages.
- Minimize runoff flowing through livestock areas.
- Properly design, construct, and maintain waste pits or trenches to contain waste and to prevent contamination of soil or groundwater.
- Restrict livestock access to stream courses.
- ◆ **Parking of Vehicles**
 - Remove vehicles from street on designated street sweeping days.
 - Place drip pans under leaking vehicles.
 - Use dry methods (i.e., sweeping, vacuuming) for removal of materials or debris deposited by vehicles.
- ◆ **Automobile maintenance**
 - Recycle used oil and antifreeze.
 - Never dispose oil or antifreeze into gutter or storm drains.
 - Do not perform repair and maintenance activities during rain events.
 - Use drip pans to contain leaks and spills.
 - Clean up leaks and spills immediately and dispose waste properly.
 - Store automotive maintenance supplies indoors, under cover, or in watertight containers.
 - Perform automotive maintenance over impervious surfaces so that leaks and spills can be cleaned up readily
 - Dispose used or excess cleaning solvents through a hazardous waste center.
- ◆ **Automobile washing**
 - Vacuum floor mats or shake into a trashcan; do not shake onto a paved surface exposed to rainfall.
 - When using cleaning products use rags to apply and/or remove and do not rinse with water that would flow to the gutter or storm drain.
 - Where possible, divert wash water to a grassy surface for infiltration.
 - Dispose excess wash water to the sanitary sewer (via a sink or toilet) or onto a landscaped area for infiltration.
 - Conduct engine degreasing at a commercial facility with connection to sanitary sewer.

Through public education and outreach, the City has been notifying residents of the minimum BMPs and additional BMPs (when appropriate), and of its Stormwater/Urban Runoff Ordinance.

As implementation of this SWMP progresses, the need for additional BMPs to specifically address the pollutants causing or contributing to an impairment of Receiving Waters that are included in the 303(d) List or Environmentally Sensitive Areas (ESAs) is assessed. This assessment is conducted as part of the overall program effectiveness evaluation described in Section 12.

9.3 ENFORCEMENT

Enforcement of the City's Stormwater/Urban Runoff Ordinances (including the prohibition of non-exempt non-stormwater discharges) is described in Section 3.4 of the Riverside County DAMP.

9.4 ASSESSMENT OF EFFECTIVENESS

An evaluation of the effectiveness of the Residential Sources component of the SWMP is included in the Annual Reports. The measurable goals addressed in this evaluation include:

- ◆ Number and type of enforcement actions taken; and
- ◆ Number and type of internal and external education and outreach activities.

These measurable goals are considered in an overall assessment of the effectiveness of the Residential Sources component. In addition, major accomplishments of the Residential Sources component and changes to be implemented in the subsequent year to improve the effectiveness of the program are also included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

10.0 PUBLIC EDUCATION AND OUTREACH

The City implements the public education and outreach program described in the Riverside County DAMP, which addresses the requirements of the Third-term MS4 Permit (Section 10.2), the objectives of the public education and outreach program (Section 10.3), implementation of the program (Section 10.4), and the specific components of the program, including public participation (Section 10.5).

The City also conducts the following public education and outreach activities:

- ◆ Stormwater management program information and links are provided on the City's website located at http://www.cityoftemecula.org/cityhall/pub_works/landDev/npdes.htm
- ◆ Inspectors who conduct inspections for the Commercial, Industrial and Construction programs distribute educational brochures generated by RCFCD during construction site inspections and industrial/commercial facility inspections as well as provide information related to training events sponsored by developers, industry associations, erosion control companies, and local agencies.
- ◆ Informational brochures regarding stormwater have been placed at the Public Works reception counter.
- ◆ City staff typically attend a variety of environmental education and outreach events throughout the watershed: Santa Margarita Watershed Cleanup, Temecula Wine and Balloon Festival, Earth Day at the Promenade, etc. Brochures are typically available at these local weekend events.
- ◆ Through the Co-Permittee Implementation Agreement, the City also benefits from County programs such as school presentations.

An evaluation of the effectiveness of the Public Education and Outreach component of the SWMP is included in the Annual Reports. The measurable goals addressed in this evaluation include the number of:

- ◆ Permittee employees trained
- ◆ Construction outreach events conducted
- ◆ Industrial/Commercial outreach events conducted
- ◆ Media impressions
- ◆ Classroom presentations
- ◆ Public education events conducted

These measurable goals are considered in an overall assessment of the effectiveness of the Public Education and Outreach component. In addition, major accomplishments of the Public Education and Outreach component and changes to be implemented in the subsequent year to improve the effectiveness of the program are also included in the evaluation. A reporting form for summarizing this evaluation is included in the Riverside County DAMP.

11.0 MONITORING PROGRAM

As part of the current regional MS4 monitoring program, water quality data is collected, analyzed, and reported by the RCFC&WCD on behalf of the Permittees. The Consolidated Program for Water Quality Monitoring is described in Section 11 of the Riverside County DAMP. However, the City will collect water samples independent of the RCFC&WCD's efforts during the dry season in response to spills, illicit discharges, or illegal connections, if required. Water samples will also be collected to determine physical parameters such as specific conductance or total dissolved solids, turbidity, pH, temperature and dissolved oxygen in order to establish a baseline of these parameters from which to compare successive.

The City implements an Illicit Discharge Monitoring Program, for its own MS4. The following stations have been identified as illicit discharge (dry weather) monitoring stations:

- ◆ Empire Creek at Del Rio bridge
- ◆ Pechanga Creek at the confluence of Pechanga and Temecula Creeks
- ◆ Storm drain channel west of Canterfield
- ◆ Temecula Creek at the end of Pechanga Drive

These stations are monitored (inspected) at least twice a year between May 1st and September 30th. For each of these stations, the City records the following information:

- ◆ Time (days) since last rain event
- ◆ Total rainfall (inches) for last rain event
- ◆ Physical description of station/conveyance (e.g., 24-inch RCP)
- ◆ Predominant land uses of station's drainage area
- ◆ Estimation of flow, if any:
- ◆ Observations (odor, color, deposits, staining, etching, stressed vegetation, etc.)

The City utilizes the field reporting form developed as part of the Consolidated Program for Water Quality Monitoring.

If flow or accumulated water is observed and more than 72 hours have passed since the last rain event, field screening analysis is conducted for specific conductance, turbidity, pH, temperature, and dissolved oxygen. Additionally, if the field screening analysis indicates the potential for an illicit connection or illegal discharge and there is adequate flow or accumulated water, samples can be collected³ and submitted to a water quality analytical laboratory. The samples are typically analyzed for the following constituents: total hardness, oil & grease, ammonia nitrogen, nitrate nitrogen, total phosphorus, total and dissolved copper, surfactants (MBAS), diazinon, chlorpyrifos, dissolved lead, E. coli, total coliform, and fecal coliform.

³ Samples will only be collected if there is adequate flow or accumulated water to allow for proper field quality assurance and quality control for sample collection. For example, due to sample preservation requirements, a separate sample must be

Analytical results (either laboratory or field screening) that exceed the numeric criteria developed as part of the Consolidated Program for Water Quality Monitoring will trigger further investigation and inspection with the objective of eliminating the illicit connection or illegal discharge.

The City summarizes the results of its Illicit Discharge Monitoring Program in the Annual Reports submitted to the Regional Board.

collected for analysis of Oil & Grease and the sample must be collected without compromising the amount of preservative in the sample bottle.

12.0 PROGRAM REPORTING, EVALUATION, AND REVISION

The City implements the reporting (Section 12.1), program evaluation (Section 12.2), and program revision elements described in the Riverside County DAMP.

The City implements numerous programs aimed at reducing pollutant discharges to the MS4. These programs encompass inspections, assisting residential, commercial, industrial, and municipal communities, enforcement, ordinances, street sweeping, recycling, catch basin cleaning, drainage channel maintenance, slope and landscape maintenance, trash collection, Household Hazardous Waste Collection, etc.

APPENDIX A

Certification of Legal Authority and Stormwater/Urban Runoff Ordinance

RICHARD RICHARDS
(1916–1988)

GLENN R. WATSON
(RETIRED)

HARRY L. GERSHON
(RETIRED)

July 11, 2005

VIA FACSIMILE AND U.S. MAIL

John H. Robertus
Executive Officer
California Regional Water Quality Control
Board
San Diego Region
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

Re: Legal Authority of the City of Temecula to Implement and Enforce the
Requirements of 40 CFR 122.26(d)(2)(i)(A-F) and RWQCB Order
R9-2004-001

Dear Mr. Robertus:

The City of Temecula (the "City"), by and through its City Attorney, hereby submits the following certification, pursuant to Section D.2 of Order No. R9-2004-001, [NPDES Permit No. CAS0108766], issued by the California Regional Water Quality Control Board, San Diego Region ("RWQCB") on July 14, 2004 and entitled "Waste Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer Systems (MS4s) Draining the County of Riverside, the City of Murrieta, the City of Temecula and the Riverside County Flood Control and Water Conservation District Within the San Diego Region " (the "Permit").

The City is one of the co-permittees under the Permit. Section D.2 of the Permit requires the City to provide the RWQCB with a statement by its legal counsel, certifying that the City has adequate legal authority to implement and enforce each of the current requirements set forth in 40 CFR 122.26(d)(2)(i)(A-F) and the Permit. The purpose of this letter is to describe the City's compliance with Section D.2 of the Permit. As discussed in further detail herein, it is our opinion that the City has the necessary legal authority to implement the Permit and to control and prohibit discharges of pollutants into the Municipal Separate Storm Sewer System ("MS4").

DAROLD D. PIEPER
STEVEN L. DORSEY
WILLIAM L. STRAUSS
MITCHELL E. ABBOTT
GREGORY W. STEPANICH
ROCHELLE BROWNE
WILLIAM B. RUDELL
QUINN M. BARROW
CAROL W. LYNCH
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John Robertus

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This Statement is being submitted on behalf of the City to comply with the requirements of Section D.2 of the Permit. However, this Statement is not, nor should it be construed as, a waiver of any rights that the City may have relating to the Permit.

1. Legal Authority Statement

In our opinion, the City has adequate legal authority to comply with the legal requirements imposed upon the City under the Permit, consistent with the requirements set forth in the U.S. Environmental Protection Agency's regulations promulgated under the Clean Water Act, and, specifically, 40 CFR 122.26(d)(2)(i)(A-F), and to the extent permitted by State and Federal law and subject to the limitations on municipal action under the California and United States Constitutions, except as noted herein:

The Co-Permittees, including the City, have agreed that the Riverside County Flood Control and Water Conservation District ("District") is to serve as the Principal Permittee under this Order. This statement assumes the District also has adequate legal authority to comply with the requirements imposed on it as the Principal Permittee by the Order, and that the Principal Permittee will exercise its legal authority as appropriate to comply with the Order.

2. Status of Implementation

The City has adequate legal authority, as envisioned by the Clean Water Act and applicable regulations, to implement the requirements of the Permit by the mandated dates to the extent permitted by California and Federal Law and subject to the limitations on municipal action under the constitutions of California and the United States.

3. Ordinances

The City has adopted ordinances related to the regulation of urban runoff to control and prohibit discharges of pollutants into the MS4 and to comply with the requirements of the Permit applicable to the City, as well as, to the extent applicable, 40 C.F.R. § 122.26 (D)(2)(i)(A)-(F).

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a. Enforceability

The City, as a general law city, has broad general police powers under the Constitution of the State of California to enact legislation for health and public welfare of the community to the extent not preempted by federal or state law. In addition, the City adopted ordinances for the purpose of ensuring that it has adequate legal authority to implement and enforce its storm water control program. The City has the authority under the Constitution and statutes of the State of California to enact and enforce these ordinances, and these ordinances were duly enacted. These ordinances contain specific enforcement provisions under the generally applicable enforcement provisions of the City Code.

b. Implementation

Some of the City's ordinances are implemented through Permit programs and others are implemented as regulatory programs. One or more City departments or department directors are authorized and directed in each ordinance to take the actions contemplated by the ordinance.

The City's Stormwater and Urban Runoff Management Ordinance (the "Ordinance") is the principal City ordinance addressing the control of urban runoff. This ordinance is regulatory, and applies to development projects within the boundaries of the City and within its regulatory jurisdiction. The Ordinance contains discharge prohibitions and BMP requirements and other requirements to implement the Permit.

Other City ordinances require compliance with the Ordinance as a condition for issuance of a City permit. City departments may also impose specific conditions of approval consistent with the Ordinance. All City environmental ordinances are also implemented, in part, through the application of the CEQA process to proposed projects.

5. Administrative and Legal Procedures

In addition to the above authority, the City has in place the legal and administrative procedures to assist in enforcing the various urban runoff related Ordinances,

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including the following:

a.. Nuisance Remedies

- Public nuisance under State law
- City Nuisance abatement procedures

b. Criminal Remedies

- Infraction citations / prosecution
- Misdemeanor citations / prosecution (explicitly authorized for grading violations and stormwater violations)
- Restitution

c. Equitable Remedies

- Injunctive relief under State law
- Declaratory relief under State law

d. Other Civil Remedies

- Federal law claims, e.g. Clean Water Act and RCRA Citizen Suits
- Government Code

John Robertus

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Please contact me if you have any questions regarding the foregoing or if you need any additional information regarding the City's legal authority to enforce the Permit.

Very truly yours,

William P. Curley M., Assistant City Attorney.

Peter M. Thorson

City Attorney

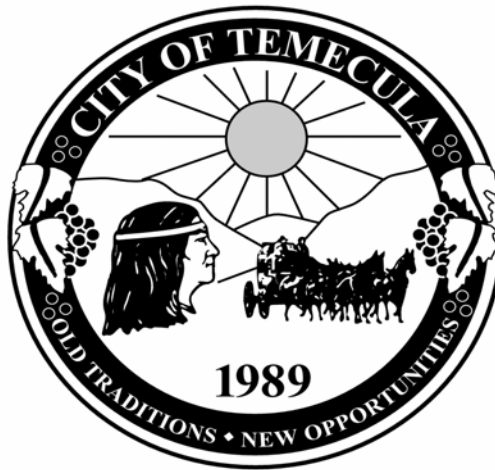
cc: City of Temecula
County of Riverside
Riverside County Flood Control and Water Conservation District

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CITY OF TEMECULA

DEPARTMENT OF PUBLIC WORKS

Chapter 8.28 of the Temecula Municipal Code



STORMWATER AND URBAN RUNOFF MANAGEMENT AND DISCHARGE CONTROLS

**Ordinance No. 05-12
Adopted June 28, 2005**

ORDINANCE NO. 05-12

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMECULA AMENDING CHAPTER 8.28 OF THE TEMECULA MUNICIPAL CODE WHICH IMPOSES THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM ("NPDES") PERMIT CONCERNING STORMWATER RUNOFF QUALITY; POLLUTION DISCHARGES; CONTROL OF URBAN RUNOFF; INSPECTIONS OF SOURCES OF DISCHARGES; ENFORCEMENT OF WATER QUALITY AND DISCHARGE REGULATIONS AND PERMITS WITHIN THE CITY OF TEMECULA, AND AUTHORIZING THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER TO PREPARE A MANUAL SETTING FORTH THE ADMINISTRATIVE RULES, PROCEDURES, AND REQUIREMENTS NECESSARY TO IMPLEMENT THIS ORDINANCE

The City Council of the City of Temecula, does ordain as follows:

Section 1: The federal Clean Water Act (33 U.S.C. § 1251, et seq.) provides for the regulation and reduction of pollutants discharged into the waters of the United States by extending National Pollutant Discharge Elimination System ("NPDES") requirements to stormwater and urban runoff discharged into municipal storm drain systems.

Section 2: The City of Temecula (the "City") is a co-permittee under the "Waste Discharge Requirements for Discharges of Urban Runoff from Municipal Separate Storm System ("MS4 system") Draining the County of Riverside, the City of Murrieta, the City of Temecula and the Riverside County Flood Control and Water Conservation District within the San Diego Region," California Regional Water Quality Control Board – San Diego Region, Order No. R9-2004-001, (NPDES No. CAS0108766) ("Permit"), as well as Waste Discharge Requirements under California law, and, as a co-permittee under the Permit, the City is required to adopt ordinances and implement procedures with respect to discharges into the municipal separate storm sewer system.

Section 3: The City has previously adopted ordinances to ensure that it possesses the legal authority necessary to control discharges to and from those portions of the Storm Drain System over which it has jurisdiction, in order to comply with the Permit, and to specifically prohibit certain discharges identified in the Permit.

Section 4: This Ordinance is also intended to further confirm the City's legal authority to control discharges of Pollutants, as that term is defined under Article VIII, "Definition of Terms," to and from those portions of the Storm Drain System over which the City has jurisdiction, as required by the Permit, and thereby fully and timely comply with the terms of the Permit.

Section 5: In order to control in a cost-effective manner, the quantity and quality of stormwater and urban runoff to the maximum extent practicable, the adoption of reasonable regulations, as set forth herein, is essential.

Section 6: This Ordinance is being adopted in order to comply with federal requirements for the control of Pollutants to stormwater and urban runoff, which enters the Storm Drain System throughout the portions of Riverside County covered by the Permit.

Section 7: The City is authorized by Article XI, §5 and §7 of the State Constitution to exercise the police power of the State by adopting regulations promoting the public health, public safety and general prosperity.

Section 8: The City has determined that a legitimate local purpose is present in complying with the provisions of the Permit.

Section 9: The land use authority exercised by the City pursuant to California Government Code §65300 et seq., requires regional planning and the adoption of policies protecting the environment through the imposition of reasonable conditions on the use of land.

Section 10: This Ordinance conforms to the policies and goals of the General Plan adopted by the City, pursuant to California Planning and Zoning Law, for the protection of the portions of watersheds located within Riverside County by implementing measures to control erosion and prevent the pollution of streams and other waters;

Section 11: The Subdivision Map Act, California Government Code §66411, authorizes the City to regulate and control the design and improvement of subdivided lands and mitigate the burdens of proposed development by imposing reasonable conditions on map approval;

Section 12: The California Constitution Article XI, §7 and Government Code §38660 authorize the City to establish appropriate conditions for the issuance of building permits, which require the installation of improvements reasonably related to the proposed use of property;

Section 13: Government Code §38771 authorizes the City to declare as public nuisances undesirable acts which may injure health or cause interference with the comfortable enjoyment of life or property and to provide for the abatement of the same;

Section 14: All industrial dischargers subject to the provisions of the State General Industrial Stormwater Permit and General Construction Activity Stormwater Permit (referred to collectively herein as the "State General Permits") must comply with the lawful requirements of the City which regulate discharges to the storm drain system within its jurisdiction;

Section 15: All industrial dischargers subject to the provisions of the State General Permit are required to maintain Stormwater Pollution Prevention Plans (SWPPPs) on-site and make them available to the City for inspection;

Section 16: All construction dischargers subject to the provisions of the State General Permit may be required by the City, with the concurrence of the San Diego Regional Water Quality Control Board, to amend any Stormwater Pollution Prevention Plan;

Section 17: All industrial dischargers subject to the provisions of the State General Permit are required to maintain a description of the required monitoring program on-site and make it available to the City for inspection;

Section 18: The City has jurisdiction over certain stormwater conveyance facilities and other watercourses within the City, and these facilities may receive discharges from properties and activities regulated under the provisions of the State General Permits, and the City may request that the regulated dischargers furnish information and records necessary to determine compliance with the State General Permits;

Section 19: The City has jurisdiction over certain stormwater conveyance facilities and other watercourses within the City, and these facilities may receive discharges from properties and activities regulated under the provisions of the State General Permits, and City may, upon presentation of credentials and other documents required by law: (i) enter upon the discharger's premises where a regulated facility is located or where records must be kept under the conditions of the State General Permits; (ii) access and copy, at all reasonable times, any records that are required to be kept under the conditions of the State General Permits; (iii) inspect, at all reasonable times, any facility or equipment related to or impacting stormwater or urban runoff discharge; and (iv) sample or monitor for the purpose of ensuring compliance with the State General Permits.

Section 20: Chapter 8.28, in the Temecula Municipal Code, "Stormwater and Urban Runoff Management and Discharge Controls", is hereby amended to read as follows:

CHAPTER 8.28 STORMWATER AND URBAN RUNOFF MANAGEMENT AND DISCHARGE CONTROLS

Article I.

General Provisions

Sections:

8.28.100	Title.
8.28.110	Purpose and intent.
8.28.120	Stormwater and Urban Runoff Manual.
8.28.130	Regulatory consistency.
8.28.140	Compliance disclaimer.
8.28.150	City cooperation.
8.28.160	Contracting for services.

8.28.100 Title.

This Ordinance shall be known as the "City of Temecula Stormwater and Urban Runoff Management and Discharge Control Ordinance (Ordinance)."

8.28.110 Purpose and intent.

The purpose and intent of this Ordinance is to protect the water quality of City watercourses, water bodies, ground water, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act (33 USC Sec. 1342), in order to ensure the future health, safety, and general welfare of the citizens of this City by:

- A. Regulating non-stormwater urban runoff (urban runoff) to the storm drain system. (Ord. 99-10 § 1 (part));
- B. Reducing pollutants in stormwater to the maximum extent practicable;
- C. Establish requirements for development projects for permanent water quality control measures;
- D. Establish requirements to reduce pollutant discharges from construction sites;
- E. Establish requirements to reduce pollutants in runoff from existing development; and
- F. Prohibiting illicit connections and illegal discharges to the storm drain system.

8.28.120 Stormwater and Urban Runoff Manual.

The City Engineer shall formulate a manual setting forth administrative rules, procedures and requirements necessary to implement the provisions of this Ordinance. Such rules, procedures, and requirements shall be entitled "The City of Temecula Administrative and Technical Procedures Manual for Stormwater and Urban Runoff Management and Discharge Control (Stormwater and Urban Runoff Manual). The City Engineer shall have the authority to change, update or revise the Manual as necessary in order to implement the provisions of this Ordinance and all revisions thereto arising from time to time.

In the event of any conflict between the Manual and this Ordinance, the more restrictive provisions shall govern. The provisions of the Manual, to the extent they are made conditions of a permit issued by the City, shall be binding. All revisions to the manual shall be reviewed and approved by the City Council and take effect immediately upon approval.

8.28.130 Regulatory consistency.

This Ordinance shall be construed to assure consistency with the requirements of the Clean Water Act and any amendments thereof, and all applicable implementing regulations, and any existing or future municipal NPDES Permits, and any amendments or revisions thereto or re-issuance thereof.

8.28.140 Compliance disclaimer.

Full compliance by any Person or entity with the provisions of this Ordinance shall not preclude the need to comply with other local, state or federal statutory or regulatory requirements, which may be required for the control of the discharge of pollutants into stormwater or urban runoff, and/or the protection of stormwater and urban runoff quality.

8.28.150 City cooperation.

The City intends to cooperate with other agencies with jurisdiction over stormwater and urban runoff discharges to ensure that the regulatory purposes underlying stormwater and urban runoff regulations promulgated pursuant to the Clean Water Act (33 USC §1251 et seq.) are met.

8.28.160 Contracting for services.

The City may, to the extent authorized by law, elect to contract for the services of any public agency or private enterprise to carry out the planning approvals, inspections, permits and enforcement authorized by this Ordinance.

Article II.

Prohibited and Exempted Discharges, Illicit Connections, and Liabilities

Sections:

8.28.200	Prohibited discharges.
8.28.210	Exempted discharges.
8.28.220	Prohibition on illicit connections.
8.28.230	Liability for prohibited discharges.
8.28.240	Liability for illicit connections.

8.28.200 Prohibited discharges.

A. The following discharges are prohibited:

1. Discharges into stormdrains in a manner causing, or threatening to cause, a condition of pollution, contamination, or nuisance (as defined in CWC section 13050), in water of the State.
2. Discharges into stormdrains that cause or contribute to exceedances of water quality objectives for surface water or groundwater.
3. Discharges into stormdrains containing pollutants which have not been reduced to the Maximum Extent Practicable (MEP).

B. Discharges including, but not limited to, the following are prohibited from entering any stormdrain:

1. Sewage;
2. Wash water resulting from the hosing or cleaning of gas stations, auto-repair garages, or other types of fueling or automotive services facilities;
3. Runoff resulting from the cleaning, repair, or maintenance of any type of equipment, machinery, or facility including motor vehicles, cement-related equipment, port-a-potty servicing, etc.;
4. Wash water resulting from mobile operations such as mobile automobile washing, steam cleaning, power washing, and carpet cleaning, etc.;
5. Wash water resulting from the cleaning or hosing of impervious surfaces in municipal, industrial, and commercial areas including parking lots, streets, sidewalks, driveways, patios, plazas, work yards and outdoor eating or drinking areas, etc.;
6. Runoff resulting from material storage areas containing chemicals, fuels, grease, oil, other hazardous materials;

7. Pool or fountain water containing chlorine, biocides, or other chemicals; discharges of pool or fountain filter backwash water;
8. Sediment, pet waste, vegetation clippings, or other landscape or construction-related wastes; and
9. Food-related wastes (e.g., grease, fish processing and restaurant kitchen mat and trash bin wash water, etc.).

8.28.210 Exempted discharges.

A. Categorically Allowed Discharges. The following discharges are exempt from discharge prohibitions established by this Ordinance:

1. Diverted stream flows;
2. Rising ground water;
3. Uncontaminated ground water infiltration;
4. Uncontaminated pumped ground water;
5. Foundation drains;
6. Springs;
7. Water from crawl space pumps;
8. Footing drains;
9. Air conditioning condensation;
10. Flows from riparian habitats and wetlands;
11. Water line flushing;
12. Landscape irrigation;
13. Discharges from potable water sources other than water main breaks;
14. Irrigation water;
15. Lawn watering;
16. Individual residential car washing;
17. Non-emergency flows due to fire fighting activities; and
18. Discharges from pools and fountains, provided such discharges are de-chlorinated.

- B. Separately Permitted Discharges. The following discharges are exempt from discharge prohibitions established by this Ordinance, provided compliance with all relevant permit conditions is maintained to the satisfaction of the RWQCB:
1. Discharges regulated under either a valid facility-specific NPDES Permit or facility-specific Waste Discharge Requirements Permit which has been issued by the Environmental Protection Agency ("EPA") or the State of California.
- C. Exemptions to Protect Public Health and Safety. Discharges determined by the City Engineer to be necessary to protect public health and safety including but not limited to prevent flooding of public or private property are exempt from the discharge prohibitions established by this Ordinance. In such situations, the determination of the City Engineer that a discharge is necessary may initially be made verbally but must promptly be confirmed in writing.

8.28.220 Prohibition on illicit connections.

- A. No person shall:
1. Act, cause, permit or suffer any agent, employee, or independent contractor, to establish, construct, maintain, operate or utilize any illicit connection, to cause, allow or facilitate any prohibited discharge listed in Section 8.28.200, Prohibited discharges.
 2. Establish, continue, cause, allow or maintain any discharge that would result in or contribute to a violation of the permit, any State General Permit, or any other NPDES permit or set of waste discharge requirements issued by the Regional State Board, the Regional Board, or the EPA, either separately or in combination with other discharges.
- B. The prohibition against illicit connections shall apply, regardless of whether the connection was established prior to the date on which this Ordinance was enacted.
- C. A civil or administrative violation of this Ordinance shall occur, regardless of a person's negligence or their intent to construct, maintain, operate or utilize an illicit connection or to cause, allow or facilitate any prohibited discharge.

8.28.230 Liability for prohibited discharges.

- A. Municipal NPDES Permit.
1. Any discharge that would result in or contribute to a violation of an existing or subsequently-adopted municipal NPDES permit(s) or any amendment or revision thereto or re-issuance thereof either separately considered or when combined with other discharges, is a violation of this Ordinance and is prohibited. Liability for any such discharge shall be the responsibility of the person(s) causing or responsible for the discharge, and such persons shall defend, indemnify and hold harmless the City in any administrative or judicial enforcement action relating to such discharge.

2. The City Engineer may give written notice to the owner, operator, or occupant of the property or facility that the activities responsible for the discharge shall cease until such discharge is contained, treated, or disposed of properly. The written notice to mitigate the discharge shall expire thirty (30) days commencing upon delivery of the notice. Upon expiration of the thirty (30) day period, any such discharge shall constitute a violation of this Ordinance.
- B. NPDES Permit for Industrial, Construction and Dewatering Activities. Any person associated with industrial, construction, dewatering or other activities and discharges subject to any NPDES permit issued by the United States Environmental Protection Agency, the State Water Resources Control Board, or the San Diego Regional Water Quality Control Board, shall comply with all requirements of such permits. Such Dischargers shall specifically comply with the requirements outlined in the respective State General Permits. Proof of compliance with said NPDES general permits may be required in a form acceptable to the City Engineer prior to issuance of any city grading, building, or occupancy permits. (Ord. 99-10 § 1 (part))

8.28.240 Liability for illicit connections.

Liability for any illicit connection shall be the responsibility of the person(s) causing or responsible for the, and such person(s) shall defend, indemnify and hold harmless the City in any administrative or judicial action relating to such connection.

Article III .

Legal Authority and Enforcement

Sections:

- 8.28.300 Responsibility for administration.**
- 8.28.310 Violations and penalties.**
- 8.28.320 Enforcement.**

8.28.300 Responsibility for administration.

This Ordinance shall be administered for the City of Temecula by the City Engineer or his or her representative.

8.28.310 Violations and penalties.

- A. It shall be unlawful for any person to conduct any work or business, or cause the same to be done, contrary to or in violation of any of the provisions of this Ordinance and State or Federal laws.
- B. The issuance of a grading or building permit, performance of permit inspections, or issuance of a certificate of occupancy may be withheld, revoked or suspended on property on which a violation of the provisions of this Ordinance exist, including work not performed in accordance with the approved plans, until such violation(s) has been corrected to the satisfaction of the City Engineer.
- C. For existing industrial and commercial business facilities, violations of this Ordinance may be grounds for the suspension or revocation of a City business license in accordance with Chapter 5.04, Business Licenses and Regulations, of the Temecula Municipal Code.

8.28.320 Enforcement.

Violation of the provisions of this Ordinance shall be prosecuted pursuant to the provisions of Chapters 1.20, General Penalty, and 1.21, Administration Penalties – Citations, of the Temecula Municipal Code and may be abated as public nuisances pursuant to Chapter 8.12 of the Temecula Municipal Code.

Article IV.

Permits

Sections:

- 8.28.400** **Permit requirements for Construction and Industrial/Commercial activities.**
- 8.28.410** **Penalties.**
- 8.28.420** **Compliance with laws.**

8.28.400 **Permit requirements for Construction and Industrial/Commercial activities.**

- A. State-issued Permits. Each person associated with any individual NPDES permit or State General NPDES Permit shall comply with all the requirements of such permits. Each person identified in these permits shall comply with and undertake all activities required by such permits. The City Engineer may require any person to which such a permit has been issued to provide proof of compliance with any such permit, in a form acceptable to the City Engineer, or his/her designated representative, prior to the issuance of any grading, building or occupancy permits, or any other type of permit or license issued by the City.
- B. City-issued Permits. An application for any of the following permits or approvals shall demonstrate how the requirements of this Ordinance will be met, and the permit or approval shall not be approved unless the City Engineer determines that the application complies with the requirements of this Ordinance:
 - 1. Commercial Development Plan
 - 2. Residential Development Plan
 - 3. Industrial Development Plan
 - 4. Grading Plan
 - 5. Building Permit
 - 6. Improvement Plan
 - 7. Conditional Use Permit
 - 8. Tentative Map Modifications
 - 9. Map Modifications
- B. Permit Suspensions or Revocations. The City Engineer may suspend or revoke any permit issued by the City when it is determined that:
 - 1. The permittee has violated any term, condition, or requirement of the permit, or any applicable provision of this Ordinance;

2. The circumstances have changed so that it is no longer appropriate to except the Discharge.
 3. The permittee fails to comply with any schedule for compliance issued pursuant to this Ordinance; or
 4. Any regulatory agency, including the EPA, the State Board or a Regional Water Quality Control Board having jurisdiction over the discharge, notifies the City that the discharge should be terminated.
- C. Permit Modifications. The City Engineer may modify any permit when it is determined that:
1. Federal or state law requirements have changed in a manner that necessitates a change in the permit; or
 2. The permittee's discharge or the circumstances under which the discharge occurs have changed; or
 3. A change to the permit is necessary to ensure compliance with the objectives of this Ordinance, or to protect the quality of receiving waters.
- D. Appeals. The determination that a permit shall be denied, suspended, revoked or modified may be appealed pursuant to the procedures identified in Article VI., Legal Authority and Enforcement, of this Ordinance. The permittee may request a temporary variance to continue to discharge pending issuance of a final decision through the appeal process.
- E. Notification. The permittee shall be informed of any change in the permit terms and conditions at least forty-five (45) business days prior to the effective date of the modified permit.

8.28.410 Penalties.

Any violation of the terms, conditions and requirements relating to the control of discharges to the storm drain system of any permit issued by the City shall constitute a violation of this Ordinance and subject the violator to the administrative, civil and criminal remedies available under this Ordinance.

8.28.420 Compliance with laws.

Compliance with the terms, conditions and requirements of a permit issued by the City shall not relieve the permittee from compliance with all federal, state and local laws, regulations and permit requirements, applicable to the activity for which the permit is issued.

Article V .

Control of Urban Runoff

Sections:

- 8.28.500** **New development projects and modifications to existing development.**
- 8.28.510** **Expiration of plans.**
- 8.28.520** **Existing development.**

8.28.500 **New development projects and modifications to existing development.**

- A. General Requirements. New development and modifications to existing development shall be designed to control pollutants in stormwater and urban runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the receiving waters. The City Engineer shall approve the BMPs that may be implemented to prevent such deterioration and shall approve the manner of implementation. New development and modifications to existing development shall comply with the following:
- B. Construction Runoff Compliance. All individual grading and building projects with active grading or building permits shall implement measures, including adherence to the SWPPP, to ensure that all pollutants from the site will be either eliminated or reduced to the maximum extent practicable, and will not cause or contribute to an exceedance of water quality objectives as described in the San Diego Regional Water Quality Control Board Basin Plan. All grading and building activities will be in compliance with the Grading, Erosion and Sediment Control Ordinance; the Grading Manual; other applicable ordinances; Federal, State, and local permits; and other applicable requirements.
- C. Water Quality Management Plan (WQMP) Required. New development and modifications to existing development projects shall comply with the following:
 - 1. A Water Quality Management Plan (WQMP) shall be required for all new development projects that meet the specified categories listed in the City of Temecula MS4 Permit and modifications to existing development projects as defined in the MS4 Permit.
 - 2. Projects not requiring a WQMP will be required to implement minimum BMPs designated by the City according to conditions and requirements established by the City Engineer.
 - 3. A WQMP shall be required if the City Engineer determines that the development may result in the discharge of significant levels of a Pollutant into a tributary to the Stormwater Drainage System.
 - 4. If the City Engineer determines that the project will have a de minimis impact on the quality of stormwater and urban runoff, then the City Engineer may issue a written waiver of the requirement for preparation and acceptance of a WQMP.

D. Contents of a WQMP.

1. The BMPs identified in the WQMP shall address site design, source controls and treatment controls by:
 - a. Controlling the post-development urban runoff discharge velocities, volumes, durations, and peak flow rates to maintain or reduce pre-development urban discharge velocity, volume, durations, and peak flow rates;
 - b. Conserving natural areas where feasible;
 - c. Identifying pollutants for which water bodies receiving the development's runoff are listed as impaired under CWA section 303(d) and all identifying pollutants associated with the land use of the development.
 - d. Correctly designing BMP's to effectively remove or treat the pollutants associated with the project;
 - e. Minimizing directly connected impervious areas;
 - f. Protecting slopes and channels from downstream erosion;
 - g. Including storm drain stenciling and signage;
 - h. Including properly designed outdoor material storage areas;
 - i. Including properly designed trash storage areas;
 - j. Including proof of a mechanism to ensure ongoing long-term BMP maintenance, and following any transfers of ownership.
 - k. Increasing permeable areas;
 - l. Implementing BMPs close to pollutant sources and prior to discharging into receiving waters;
 - m. Ensuring that post-development runoff does not contain pollutants which cause or contribute to an exceedance of water quality objectives, as outlined in the SDRWQCB Basin Plan, and have been reduced to the MEP;
 - n. Not constructing BMP's in receiving waters; and
 - o. Not using a receiving water as a BMP.
2. During the planning application submittal process for any new development or modifications to existing development, the permittee shall submit a WQMP. The applicant shall obtain the City Engineer's acceptance of a WQMP prior to the issuance of a permit land use approval or, at the City's discretion, prior to recordation of a map. The Public Works Department shall review all WQMPs

and impose terms, conditions and requirements on the project in accordance with this Ordinance prior to the City's issuance of a permit, approval, or map.

3. New development and modifications to existing development shall implement and adhere to the terms, conditions and requirements of the approved WQMP.
 4. The City Engineer may require that the WQMP, or components within the WQMP, be recorded with the County Recorder's office. The signature of the property owner, or successor in interest, shall be sufficient for the recording of the plan or any revised plan. A signature on behalf of the City shall not be required for recordation.
- E. The Drainage Area Management Plan (DAMP). All New Development and Modifications to existing development projects shall also be undertaken and implemented in a manner that is consistent with the DAMP, and shall also fulfill any conditions and requirements established by the Planning Department and Public Works Department which are related to the reduction or elimination of Pollutants in stormwater and urban runoff from the project site.
- F. Continuation of Terms, Conditions and Requirements for New Development or Modifications to Existing Development Projects. All terms, conditions and requirements which the Planning and Public Works Departments have initially imposed pursuant to this Section for either a new development or modifications to existing development project shall remain in effect upon the transfer of the property. Any owner of the property, or their successors, or assigns, shall be in violation of this Ordinance if they fail to implement and/or adhere to the terms, conditions and requirements imposed pursuant to this Section on a New Development or Modifications to existing development project.

8.28.510 Expiration of plans.

- A. Approved plans for which no inspections have occurred shall expire 180 days following the date of submittal and may be returned to the applicant or may be destroyed by the City Engineer without additional notice to the applicant.
- B. The City Engineer may extend the time for action by the applicant for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the reasonable control of the applicant have prevented action from being taken.
- C. In order to renew action after the plans have expired pursuant to the Ordinance, the applicant shall resubmit the plans and pay the most current plan review fee.

8.28.520 Existing development.

- A. General Requirements. Existing development shall prevent pollutants from discharging into stormdrain systems, and shall control stormwater runoff so as to prevent any deterioration of water quality that would impair subsequent or competing uses of the water. The City Engineer shall identify the BMPs that shall be implemented to prevent such deterioration and shall identify the manner of implementation.

- B. Industrial and Commercial Business Facilities. Each person in charge of day to day operations of an industrial or commercial business facility in the City shall implement those minimum BMPs as may be designated by the City Engineer. For those facilities that are tributary to impaired water bodies and/or are directly adjacent to or discharging directly to receiving waters, BMPs shall include additional controls as the City Engineer may require.
- C. Common Interest Areas, Homeowners' Associations, and Property Management Organizations. Each person who owns, operates, or is in charge of day to day activities of common interest areas on Private Property in the city shall ensure that runoff from within common interest areas, including private roads, drainage facilities, and other components of the storm water conveyance system, meets the objectives of the City's permit and this Ordinance..
- D. Litter control.
1. No person shall dump, dispose, or stockpile any waste material, including but not limited to common household rubbish or garbage of any kind (whether generated or accumulated at a residence, business or other location), upon any public or private property, whether occupied, open or vacant, including but not limited to, any street, sidewalk, alley, right-of-way, open area or point of entry to the storm drain system, except in trash containers, or at a lawfully established waste disposal facility.
 2. Any person who owns or occupies a property on which a prohibited disposal of waste materials occurs shall ensure that all such waste materials are properly collected and disposed of within a reasonable period of time.
 3. Any person who either owns or occupies property and who fails to comply with the requirements of this Ordinance may be charged with creating a nuisance upon the property.

Article VI .

Regulatory Inspections

Sections:

8.28.600	Right to inspect.
8.28.610	Records review.
8.28.620	Authority to sample and test.
8.28.630	Monitoring.
8.28.640	Test results.

8.28.600 Right to inspect.

- A. Normal Conditions. For routine inspections, the City Engineer may inspect construction sites, industrial and commercial business facilities, and associated activities subject to this Ordinance at reasonable times and in a reasonable manner to carry out the purposes of this Ordinance. If entry for a regulatory inspection is refused by a construction site representative, or by a facility owner, occupant, or operator, an inspection warrant shall be obtained prior to inspection.
1. When any new structural BMP is installed on private property as part of a project that requires a City permit or business license, in order to comply with this Ordinance, the property owner, occupant or operator shall provide the City access for inspection of BMPs to ensure that the BMP is working properly. This includes the right to enter the property without prior notice, as needed, when the City has a reasonable basis to believe that the BMP is not working properly, or to enter for any follow-up inspections, or to enter when necessary for abatement of a nuisance or correction of a violation of this Ordinance.
 2. Inspections may include all actions necessary to:
 - a. Determine whether any illegal discharges or illegal connections exist;
 - b. Determine whether the BMPs installed and implemented are adequate to comply with this Ordinance;
 - c. Determine whether the BMPs are being properly maintained;
 - d. Determine whether the facility or activity complies with the other requirements of this Ordinance;
 - e. Identify products produced, processes conducted, chemicals used and materials stored on or contained within the property that could constitute a threat to water quality if a discharge occurs;
 - f. Identify point(s) of discharge of all wastewater and processed water;
 - h. Establish the location of all points of discharge from the property, whether by surface runoff or through a storm drain system;

- i. Locate any Illicit Connection or the source of any Prohibited Discharge;
- j. Evaluate compliance with any permit issued by the City relating to a discharge to the Storm Drain System; or
- k. Investigate any complaints forwarded to the City by third parties related to discharge. This may include, but may not be limited to sampling, metering, visual inspections, and records review.

B Emergency Conditions. If the City Engineer has reasonable cause to believe that non-stormwater runoff is actively discharging from the property onto any public street, inlet, gutter, or any other storm drain system, the City Engineer shall have the right to immediately enter and inspect said property regardless of whether said property is occupied or unoccupied, and regardless of whether formal permission to inspect said property has been obtained.

8.28.610 Records review.

The City Engineer may inspect the property owner's, occupant's, or operator's records relating to chemicals or processes presently or previously occurring on-site, including but not limited to, material and/or chemical inventories, facility maps or schematics and diagrams, Material Safety Data Sheets, hazardous waste manifests, business plans, pollution prevention plans, State General Permits, Stormwater Pollution Prevention Plans, Monitoring Program Plans, any records relating to Illicit Connections, Prohibited Discharges, or any other source of contribution or potential contribution of Pollutants to the Storm Drain System. Records, reports, analyses, or other information required under this Ordinance may be inspected and copied, and photographs taken to document a condition and/or a violation of this Ordinance.

8.28.620 Authority to sample and test.

The City Engineer may inspect, sample and test any area runoff, soils area (including groundwater testing), process discharge, materials within any waste storage area (including any container contents), and/or discharge from any treatment system for the purpose of determining the potential for contribution of pollutants to the storm drain system. The City Engineer may investigate the integrity of all storm drain and sanitary sewer systems, or other pipelines on the property using appropriate tests, including but not limited to smoke and dye tests or video surveys. The City Engineer shall be authorized to document conditions on the property by any reasonable means. It shall be a violation of this Ordinance for anyone other than the City Engineer to tamper, dismantle or otherwise intentionally disable, modify or in any way damage such monitoring devices.

8.28.630 Monitoring.

The City Engineer may erect and maintain monitoring devices for the purpose of measuring any discharge or potential source of discharge to the Storm Drain System.

8.28.640 Test results.

Upon submission of a written request by the owner or occupant of the property subject to inspection, the City Engineer shall provide copies of all monitoring and test results conducted to the owner or occupant.

Article VII .

Plan Review and Inspection Fees

Sections:

- 8.28.700** **WQMP review fees – new development projects and modifications to existing development.**
- 8.28.710** **Inspection fees.**
- 8.28.720** **Refunds.**

8.28.700 WQMP review fees – new development projects and modifications to existing development.

When WQMPs are required pursuant to the provisions of this Ordinance, the City Engineer shall collect the required plan review fee and/or deposit as required by this Ordinance and by City Council resolution establishing applicable fees and deposits. [Adopted concurrently with this Urgency Ordinance.]

8.28.710 Inspection fees.

- A. Construction Projects. When follow-up site inspections are required in accordance with new development projects and modifications to existing development pursuant to the provisions of this Ordinance, the City Engineer shall collect the inspection fee as required by this Ordinance and by City Council resolution establishing applicable fees and deposits. [Adopted concurrently with this Urgency Ordinance.]
- B. Existing Commercial and Industrial Businesses. In addition to the City's annual business licensing requirements pursuant to Chapter 5.04, Business Licenses and Regulations, of the City's Municipal Code, existing commercial and industrial businesses, listed in the City's NPDES Permit, shall pay an annual inspection fee to ensure compliance with the City's NPDES Permit, as required by this Ordinance and by City Council resolution establishing applicable fees and deposits.

8.28.720 Refunds.

After submittal and commencement of processing by the City, no fee(s) collected pursuant to this division, shall be refunded in whole or in part, except as provided as follows:

- A. Inspection fees may be refunded, less any City expenses incurred, including an overhead charge of twenty percent (20%), at any time prior to the start of the work upon the applicant's written request, provided any City permit has expired or has been withdrawn.
- B. No refund shall be made if the applicant or permittee has any outstanding debts owed to the City, or if corrective work remains to be done.
- C. No refund shall be made pursuant to this section if a request for refund is submitted to the City more than one (1) year from the date of payment of the fee as to which a refund is claimed.

Article VIII.

Definitions of Terms

Sections:

8.28.800 Definitions.

Whenever in this Ordinance and the Manual, or in any resolution or standard adopted by the City Council pursuant to this Ordinance, the following terms are used, they shall have the meaning ascribed to them in this section, unless it is apparent that some other meaning is intended:

“Authorized Inspector” means the City Engineer and all persons designated by him/her and under his/her instruction and supervision, who are assigned to investigate compliance with, detect violations of, and/or take actions pursuant to this Ordinance.

“Best Management Practices” or **“BMPs”** means, as defined in 40 CFR 122.2, schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the U.S. BMPs also include treatment requirements, operating procedures and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

“City Engineer” means the Director of Public Works/City Engineer of the City of Temecula, or his or her designee.

“Compliance Schedule” means the time period allowed by the City for a discharger to achieve compliance with the requirements of this Ordinance. The Compliance Schedule shall contain specific dates by which adequate treatment facilities, devices, or any other related equipment and/or procedures shall be installed or implemented.

“Construction Activity” means any activity used in the process of developing, redeveloping, enhancing, or maintaining land, including, but not limited to, land disturbance, building construction, paving and surfacing, storage or disposal of construction related materials.

“Construction Site” means any project requiring a local grading or building permit, including projects requiring coverage under the General Construction Permit that involves soil disturbing activities. Soil disturbing activities include clearing, grading, excavation and any other disturbances to ground. This definition includes stockpiling.

“Contamination” means, as defined in the Porter-Cologne Water Quality Control Act, contamination is “an impairment of the quality of waters of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of disease. ‘Contamination’ includes any equivalent effect resulting from the disposal of waste whether or waters of the State are affected.”

“Co-Permittee” means the County of Riverside, the Riverside County Flood Control and Water Conservation District and the City of Murrieta which are responsible for compliance with the terms of the Permit.

“CWA” means the Clean Water Act.

"DAMP" means the Riverside County Drainage Area Management Plan, as the same may be amended from time to time.

"Discharge" means any release, spill, leak, flow, escape, leaching (including subsurface migration or deposition to groundwater), dumping or disposal of any liquid, semi-solid or solid substance.

"Discharge Exception" means those activities not restricted or prohibited by this Ordinance or exempted under Section A of the Permit or a subsequent Permit.

"Discharger" means any person, any property owner, or any occupant of any unit, building, premises or lot within the City, who either discharges or causes to be discharged any of the substances listed under "Discharge," above, either directly or indirectly, into the City's Storm Drain System.

In any action taken to enforce this Ordinance, the burden shall be on the person who is the subject of such action to establish that a Discharge was within the scope of this discharge Exception.

"Enforcing Attorney" means the City Attorney, or the District Attorney acting as counsel to the City of Temecula, and his/her designee, which counsel is authorized to take enforcement action as described herein. For purposes of criminal prosecution, only the District Attorney and/or City Attorney, or his/her designee, shall act as the Enforcing Attorney.

"ESA" means Environmentally Sensitive Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments" (California Public Resources Code section 30107.5). ESAs subject to urban runoff requirements included but are not limited to all CWA section 303 (d) impaired water bodies, areas designated as Areas of Special Biological Significance by the SWRCB (Basin Plan); water bodies designated with the RARE beneficial use by the SWRCB (Basin Plan); areas within the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) plan areas that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas which the Permittees have identified..

"Hearing Officer" means the City Engineer or his/her designee, who shall preside at any administrative hearings authorized by this Ordinance, and who is authorized to issue final decisions on the matters raised therein.

"Illicit Connection" means any connection to the MS4 that conveys an illicit discharge.

"Illicit Discharge" means any discharge to the MS4 that is not composed entirely of storm water except discharges pursuant to a NPDES permit and discharges resulting from fire fighting activities [40 CFR 122.26(b)(2)].

"Invoice for Costs" means the actual costs and expenses of the City, including but not limited to administrative overhead, salaries and other expenses recoverable under California law, incurred during any Inspection conducted pursuant to Article IV of this Ordinance or where a Notice of Noncompliance, Administrative Compliance Order or other enforcement option under Article V of this Ordinance is utilized to ensure compliance with this Ordinance.

“Maximum Extent Practicable” (“MEP”) means the technology-based standard established by Congress in CWA section 402(p)(3)(B)(iii) that operators of MS4s must meet. Technology-based standards establish the level of pollutant reductions that dischargers must achieve, typically by treatment or by a combination of source control and treatment control BMP’s. MEP generally emphasizes pollution prevention and source control BMP’s primarily (as the first line of defense). The definition of MEP is dynamic and will be defined by the following process over time; municipalities propose their definition of MEP by way of the SWMP. Their total collective and individual activities conducted pursuant to the SWMP becomes their proposal for MEP as it applies both to their overall effort, as well as to specific activities (e.g., MEP for street sweeping, or MEP for MS4 maintenance).

“Modifications to existing development” means the creation or addition of impervious surfaces or the making of improvements to an existing structure on an already developed site; replacement of impervious surfaces that are not part of a routine maintenance activity; and land disturbing activities related to structural or impervious surfaces. This definition is consistent with the term “Redevelopment” as referenced in the MS4 permit.

“New Development” means all public and private residential (whether single family, multi-unit or planned unit development), industrial, commercial, retail, and other non-residential construction projects, or grading for future construction, for which a land use approval, grading permit, building permit or “non-residential plumbing permit” is required.

“Non-residential Plumbing Permit” means a plumbing permit authorizing the construction and/or installation of facilities for the conveyance of liquids, other than stormwater, potable water, reclaimed water or domestic sewage.

“NPDES or “National Pollution Discharge Elimination System” means the national program for issuing, modifying, revoking and reissuing, terminating, monitoring and enforcing permits, and imposing and enforcing pretreatment requirements, under Sections 307, 318, 402, and 405 of the CWA.

“Owner or Operator” means the owner or operator of any facility or activity subject to regulation under the NPDES program..

“Permit” means the current permit issued by the Regional Board, under the authority of the Federal Clean Water Act, or any succeeding permit, and any other currently applicable municipal discharge permit[s], which establishes waste discharge requirements applicable to stormwater and urban runoff within the City.

“Permittee” means any person, property owner, contractor, or authorized agent to whom a permit is issued pursuant to this Ordinance.

“Person” means an individual, association, partnership, corporation, municipality, State or Federal agency, or any agent or employee thereof [40 CFR 122.2].

“Pollutant” means any agent that may cause or contribute to the degradation of water quality such that a condition of pollution or contamination is created or aggravated.

“Prohibited Discharge” means any Discharge which contains any Pollutant, from public or private property to (i) the Storm Drain System; (ii) any upstream flow, which is tributary to the Storm Drain System; (iii) any groundwater, river, stream, creek, wash or dry weather arroyo,

wetlands area, or marsh; or (iv) which is otherwise prohibited by the Permit. The term "Prohibited Discharge" shall not include discharges allowable under the Discharge Exception.

"Receiving Waters" means the waters of the United States. This applies to natural drainage channels, active or not, including all tributaries leading to streams, creeks, rivers, and other waterbodies.

"Regional Board" or **SDRWQCB** refers to the San Diego Regional Water Quality Control Board which has jurisdiction over the City.

"Modifications to existing development" means the rehabilitation or reconstruction of public or private residential (whether single family, multi-unit or planned unit development), industrial, commercial, retail, or other non-residential structures, for which either a land use approval, grading permit, building permit or Non-residential Plumbing Permit is required.

"Site" means the real property on which activities subject to this Ordinance may occur.

"State Board" or **"SWRCB"** means the State Water Resources Control Board.

"State General Permit" means either the State General Industrial Stormwater Permit or the State General Construction Permit, as the same may be amended from time to time, and the terms and requirements of either or both permits. In the event the EPA revokes the in-lieu permitting authority of the State Board, then the term State General Permit shall also refer to any EPA-administered stormwater control program for industrial activities, construction activities, or any other type of activity that is subsequently regulated through a state general Permit.

"Storm Drain System" means street gutter, channel, storm drain, constructed drain, lined diversion structure, wash area, inlet, outlet, stream, creek, river, or other facility within the City limits, which is a part of or tributary to the County-wide stormwater runoff system and owned, operated, maintained or controlled by the City, the County of Riverside, the Riverside County Water Conservation and Flood Control District or any Co-Permittee, and used for the purpose of collecting, storing, transporting, or disposing of stormwater.

"Stormwater Manual" means the City of Temecula Administrative and Technical Procedures Manual for Stormwater and Urban Runoff Management and Discharge Control.

"Stormwater Runoff" means that part of precipitation (rainfall) which travels via flow across a surface to the MS4 or receiving waters from impervious, semi-perivious or pervious surfaces.

"Urban Runoff" means surface water flow produced by non-stormwater resulting from residential, commercial and industrial activities involving the use of potable and non-potable water.

"WQMP" means a Water Quality Management Plan.

Section 21: The City Council authorizes and directs the Director of Public Works/City Engineer to prepare and utilize a manual of standards setting forth the administrative procedures and technical requirements necessary to implement the provisions of this Ordinance. Such rules, procedures, and requirements shall be entitled "The City of Temecula Administrative and Technical Procedures Manual for Stormwater and Urban Runoff Management and Discharge Control" in substantially the form set forth in Exhibit A.

Section 22: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or application, and to this end, the provisions of this Ordinance are declared to be severable.

Section 23: Environmental Determination. The construction and industrial/commercial activities regulated by this Ordinance represent an implementation component of the adopted General Plan to mitigate potential and theoretical impacts to water quality. The general impacts of the General Plan were evaluated in the Final Environmental Impact Report that was prepared for the updated General Plan. The Final EIR for the General Plan was certified by the City Council on April 12, 2005. The adoption of the proposed Ordinance will allow the City to establish procedures and requirements that will regulate pollutants in stormwater and urban runoff within the City. The proposed Ordinance is expected to result in benefits to the waters of the United States and the protection of the environment. No new development will occur because of the adoption of this Ordinance. Therefore, this project is categorically exempt from CEQA pursuant to the provision of Sections 15308 and 15601(b)(3), and therefore, no further environmental review is required. The City further acknowledges that the action is the replacement of the existing regulatory ordinance with an ordinance of similar character reflecting the current state of the applicable law. In light of this de minimus substitution the general rule of CEQA as set forth in State CEQA Guidelines Section 15601(b)(3) is also deemed applicable to this action as it can be seen with certainty that the adoption of this superceding ordinance will not cause new or additional adverse effects upon the environment.

Section 24: The City Clerk shall certify to the adoption of this Ordinance and shall cause the same to be posted as required by law.

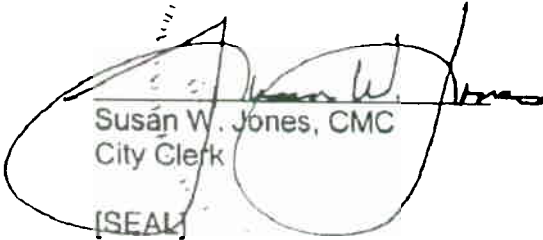
Section 25: Declaration of Urgency. The City of Temecula is required, as a condition of the Permit and the law as described in Sections 1 through 19, inclusive, to have the current regulatory requirements adopted and enforceable on or before July 14, 2005. In order to satisfy this requirement the City must take action to enact this ordinance so as to make it enforceable on an immediate basis. This urgency ordinance is adopted with the purpose and intent of satisfying the City of Temecula's obligations under the Permit and the law. Accordingly, this City Council hereby declares the adoption of this ordinance to be a matter of public safety and so invoke the authority established in California Government Code Section 36937(b) to cause this ordinance to be effective immediately and to continue in effect until superceded by an ordinance of similar intent, purpose and effect passed and adopted subsequently to this enactment. The City Council of the City of Temecula has recognized the need for the immediate preservation of the general health, safety and welfare of the City by the immediate adoption of this ordinance and the fees arising under this ordinance for the services required pursuant to Article VII of this ordinance.

PASSED, APPROVED AND ADOPTED, by the City Council of the City of Temecula on the 28th day of June, 2005.

PASSED, APPROVED AND ADOPTED, by the City Council of the City of Temecula on the 28th day of June, 2005.


Jeff Comerchero, Mayor

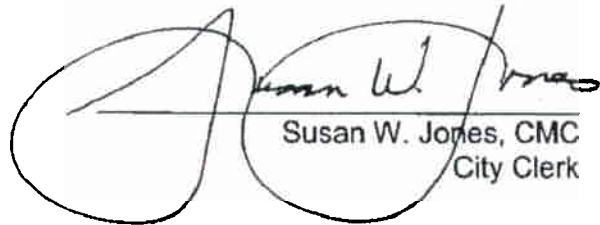
ATTEST:


Susan W. Jones, CMC
City Clerk
[SEAL]

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF TEMECULA)

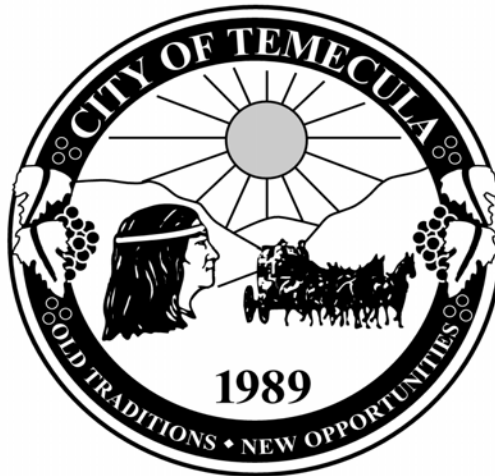
I, Susan W. Jones, CMC, City Clerk of the City of Temecula, do hereby certify that the foregoing Ordinance No. 05-12 was duly adopted and passed as an Urgency Ordinance at a regular meeting of the City Council on the 28th day of June, 2005 by the following vote:

AYES:	5	COUNCILMEMBERS:	Edwards, Naggar, Roberts, Washington, Comerchero
NOES:	0	COUNCILMEMBERS:	None
ABSENT:	0	COUNCILMEMBERS:	None
ABSTAIN:	0	COUNCILMEMBERS:	None


Susan W. Jones, CMC
City Clerk

CITY OF TEMECULA

DEPARTMENT OF PUBLIC WORKS



**ADMINISTRATIVE AND TECHNICAL
PROCEDURES FOR STORMWATER AND URBAN
RUNOFF MANAGEMENT AND DISCHARGE CONTROL**

"STORMWATER AND URBAN RUNOFF MANUAL"

Approved June 28, 2005

City of Temecula

STORMWATER AND URBAN RUNOFF MANUAL

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SECTION A.

INTRODUCTION

1.0—STORMWATER MANUAL

The Administrative and Technical Procedures Manual for Stormwater and Urban Runoff Management and Discharge Control ("Manual") is to be used in conjunction with the City of Temecula Stormwater and Urban Runoff Management and Discharge Controls Ordinance ("Ordinance"). This Manual is not a stand-alone document, but must be read in conjunction with the provisions of the Ordinance. In general, this Manual sets out in more detail, what Dischargers are required to do in order to comply with the Ordinance.

2.0—PURPOSE

The purpose of this Manual is to establish clear minimum stormwater and urban runoff best management practices, requirements, and controls to assist users of the Ordinance by supplementing it with detailed information regarding rules, procedures, interpretation, standard specifications, requirements, forms and other information. Should any portion of the Manual be found in conflict with the provisions of the Ordinance, the more restrictive provision(s) shall apply.

3.0—ADOPTION AND REVISION

The City Engineer shall have the authority to change, update or revise the Manual as necessary in order to implement the provisions of this Ordinance and all revisions thereto arising from time to time. In the event of any conflict between the Manual and this Ordinance, the more restrictive provisions shall govern. The provisions of the Manual, to the extent they are made conditions of a permit issued by the City, shall be binding. All revisions to the Manual shall be reviewed and approved by the City Council and take effect immediately upon approval.

SECTION B.

PROHIBITED AND EXEMPTED DISCHARGES

1.0—INTRODUCTION

The Ordinance addresses and defines two types of discharges; stormwater, and non-stormwater. “Stormwater” is defined as “surface runoff and drainage associated with storm events.” “Non-stormwater” is defined as “surface runoff and drainage consisting of all discharges (e.g., irrigation flows, wash water, etc.) that are not associated with storm events.

2.0 PROHIBITED DISCHARGES

The Ordinance prohibits all non-stormwater discharges that are not specifically exempted, and any discharge of pollutants in stormwater, unless the applicable requirements of the Ordinance have been met. Illegal connections are also prohibited, and in some circumstances littering, dumping, and stockpiles are identified as illegal discharges. See Ordinance sections 8.28.200 and 8.28.420.

The applicable requirements for the Ordinance vary by category of discharger. The Ordinance includes water-quality related prohibitions for discharges from new development projects, modifications to existing development, and existing development. The Ordinance prohibits discharges these activities where pollutants in those discharges have not been prevented or reduced to the maximum extent practicable. For all other categories of stormwater dischargers, such as active construction sites, the objective of protecting receiving waters is pursued through the specification of required BMPs and the preservation of authority to issue site-specific requirements where needed.

3.0 EXEMPT DISCHARGES

Ordinance section 8.28.210 provides exceptions to the prohibition in section 8.28.200 to the maximum extent permitted by State law.

The City will periodically review if any of these discharge types has been determined to be a significant source of pollutants to waters of the United States. Based on this determination, the City will establish the types of discharges that will continue to be conditionally allowed, or which will be disallowed, into the Stormwater Conveyance System. At that time, the City may impose additional BMP requirements specific to those discharges that continue to be allowed.

4.0 GENERAL REQUIREMENTS

4.1 POLLUTION PREVENTION

Dischargers shall implement pollution prevention practices according to the minimum BMPs designated by the City and those that are generally recognized in that Discharger's industry or business as being effective.

4.2 ERODED SOILS

Prior to the rainy season, Dischargers must remove or contain any significant accumulations of eroded soils from slopes previously disturbed by clearing or grading, if those eroded soils could otherwise enter the Stormwater Conveyance System or

Receiving Waters during the rainy season. Completed slopes that are more than three feet in vertical height, and steeper than 4:1 (run-to-rise) that have been disturbed at any time by clearing, grading, or landscaping, shall be protected from erosion and sediment runoff as of October 1st of each year, and continuously thereafter until the development is completed.

4.3 ILLICIT CONNECTIONS AND ILLEGAL DISCHARGES

Illicit connections must be eliminated (even if the connection was established pursuant to a valid permit and was legal at the time it was constructed), and illegal discharge practices eliminated.

4.4 STORAGE OF MATERIALS AND WASTES

All materials and wastes with the potential to pollute urban runoff shall be stored in a manner that either prevents contact with rainfall and stormwater, or contains contaminated runoff for treatment and disposal.

4.5 USE OF MATERIALS

All materials with the potential to pollute urban runoff (including but not limited to cleaning and maintenance products, fertilizers, pesticides and herbicides, etc.) shall be used in accordance with label directions. No such materials may be disposed of or rinsed into Receiving Waters or the Stormwater Conveyance System.

SECTION C.

REQUIREMENTS FOR NEW DEVELOPMENT PROJECTS AND MODIFICATIONS TO EXISTING DEVELOPMENTS

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1.0—INTRODUCTION

This Section sets out project design BMP requirements for new development and modifications to existing development that require a City permit. This section presents the City of Temecula's Water Quality Management Plan (WQMP) requirements, as required by the MS4 Permit.

Implementation of this Section is the responsibility of the Public Works Department. The Planning Department is responsible for accepting all Permit Applications from the development community and distributing them to the respective City Departments for processing. The Planning and Public Works Departments are responsible for developing the conditions of approval and reviewing and approving permits and City projects in conformance with this manual.

2.0— GENERAL REQUIREMENTS

2.1 WQMP SUBMISSION REQUIREMENTS

2.1.1: All projects subject to this Section must provide sufficient information and analysis in a WQMP to allow the City to determine whether the requirements of this Manual and the Ordinance will be met (1) during the design of land development projects; (2) during CEQA review of land development projects before providing City approval; (3) prior to approval of subsequent modifications to a land development project; and (4) prior to approval of any projects.

2.1.2: WQMPs shall include details and drawings of the BMPs proposed to be implemented. WQMP Guidelines, a project-specific WQMP template, and checklist are available on the City's website at www.cityoftemecula.org/cityhall/public_works/landdev/npdes.htm.

2.1.3: Permit applicant shall certify that the BMPs proposed to support the permit application will be installed, monitored, maintained or revised as appropriate to ensure continued effectiveness.

2.2 REQUIREMENTS IN PERMITS

2.2.1: Land development activities that require a City permit are subject to the applicable requirements in the Ordinance and this Manual, and to any additional requirements imposed in City permits. Those additional requirements may implement the Ordinance or other City ordinances, or may be imposed to reduce or mitigate the environmental impacts of the permitted activity.

2.2.2: Permits may modify the minimum BMPs by specifying other BMPs as alternatives. Any such alternative BMP must be at least as effective as the BMP the alternative replaces.

2.2.3: Prior to commencing industrial operations, any new industrial facility subject to the State General Industrial Stormwater Permit must provide evidence to the City that the Notice of Intent required to be filed under that general permit has been filed.

2.3 STORMWATER AND NON-STORMWATER DISCHARGES

Dischargers shall identify and implement BMPs to address all potential pollutants in stormwater and non-stormwater discharges from the permitted activity.

3.0—PERFORMANCE STANDARDS

3.1 FLOW CONTROL AND EROSION PREVENTION

3.1.1: Post-construction peak runoff flow rates and velocities from the project site shall be maintained at levels that will not cause any increase in downstream erosion.

3.1.2: Measures to control flow rates and velocities shall not disrupt flows and flow patterns that are necessary to support downstream wetlands or riparian habitats. Diversion of runoff to regional facilities shall not be allowed to deprive immediate downstream habitats of the minimum flows and /or over-bank flow events they need.

3.1.3: If peak stormwater runoff discharge rates or velocities would be increased by the project, the project proponent shall submit an evaluation by a qualified engineer to determine impacts to the downstream channel extending to a major receiving water. Such evaluations shall address the erosive effects of post-construction discharges, in combination with other development-related discharges in the area, on the types of soil and vegetation downstream; any other applicable considerations; and mitigation measures.

3.1.4: Where effective, acceptable measures to prevent erosion include but are not limited to minimizing the amount of new impervious surface created, retaining or constructing vegetated swales and buffers, and the use of velocity reducers, drop structures, and energy dissipation can help to achieve these standards. Where these measures are not sufficient to achieve these standards, runoff must be captured and released in a more controlled manner. "Hardening" natural downstream areas to prevent erosion is not an acceptable technique for meeting these performance standards, unless pre-development conditions are determined to be so erosive that hardening would be required even in the absence of the proposed development.

3.2. SURFACE WATER QUALITY PROTECTION

3.2.1: Pollutants in non-stormwater and stormwater discharged from each project shall not cause or contribute to an exceedance of receiving water quality objectives.

Whether a project meets this standard will depend on the waters affected by the project, on the water quality objectives established for those waters at the time the project is proposed, and on the amount and type of pollutants discharged by the project. The question is whether increased pollution from the project (together with pollution from other sources) would be likely to result in water quality violations that would not otherwise occur.

3.2.2: Pollutants in non-stormwater and stormwater discharged from each project shall not degrade receiving water quality.

3.2.3: Pollutants in non-stormwater and stormwater discharged from each project must be reduced to the MEP.

3.2.4: Pollutants in non-stormwater and stormwater discharged from each project shall not cause or contribute to a condition of "pollution", "contamination" or "nuisance" as those terms are defined in the State Water Code, section 13050 subsections (k), (l) and (n). ("Pollution" is an unreasonable interference with a beneficial use assigned to a specific water body in the RWQCB Basin Plan. "Contamination" involves a threat to public health. A "nuisance" is a condition that affects a considerable number of persons, and "is injurious to health, or is indecent or offensive to the senses, or an obstruction to

the free use of property, so as to interfere with the comfortable enjoyment of life or property.”)

To support City determinations and findings related to these standards, applicants must, when requested by the City, submit a report that identifies affected receiving waters, identifies applicable water quality objectives and pollutants of concern, and estimates post-construction discharges rates (with all BMPs in place), and explains why those projected pollutant loads would not cause a violation of these standards.

3.3 GROUNDWATER QUALITY PROTECTION

3.3.1: Infiltration BMPs shall not cause or contribute to an exceedance of applicable groundwater quality objectives as set out in the RWQCB “Basin Plan” for the San Diego Region. (This requirement does not apply to BMPs such as grassy swales, detention basins, vegetated buffer strips and constructed wetlands which allow incidental infiltration, but which are not designed primarily to function as infiltration devices.)

3.3.2: Land development projects shall not degrade ground water quality.

4.0—DESIGN AND BMP REQUIREMENTS

Project proponents must select, install, and maintain BMPs to address each of the project elements below. Project proponents must submit sufficient information to the City to allow the City to determine whether proposed BMPs will reduce pollutants in stormwater to the MEP. Staff may request information on alternative BMPs from the project applicant to assist in making this determination.

BMPs must be installed in accordance with industry recommended standards (Caltrans or California Stormwater BMP handbooks, etc.). The following documents contain example standard drawings and design specifications for available BMPs that can be used in addition to the specifications provided by the City:

- *Riverside County Stormwater Best Management Practices Handbook*
- *County of Los Angeles, Manual for the Standard Urban Stormwater Mitigation Plan, Appendix B*
- *County of San Diego Stormwater Standards Manual, Appendix A*
- *EPA - Post-Construction Stormwater Management in New Development and Redevelopment*

4.1 GENERAL PROJECT DESIGN

4.1.1: Choosing Effective BMPs. The following criteria shall be used to determine if a BMP is effective:

- BMPs must prevent the discharge of pollutants identified at a site. If the BMP cannot prevent the discharge of pollutants, then the BMPs selected and installed pursuant to this section must reduce pollution in runoff to the MEP standard.

4.2 BMP SELECTION CRITERIA

The criteria that follow shall be used in assessing the appropriateness of BMPs for a particular project. Selection of BMPs for a project is a function of assessing project type, size, post construction activities and other factors. Project proponents shall identify all impacts relating to pollutants of concern and provide satisfactory evidence using these criteria that the specific BMPs proposed will mitigate such impacts to the maximum extent practicable.

4.2.1: Site Factors. The following site factors must be considered in selecting BMPs:

- a) Steep slopes restrict the use of some BMPs. For example, porous pavement is typically not useable on slopes of more than 5 %, and bio-Swales should only be used if their slope allows this BMP to be effective and non-erosive
- b) A high water table acts as a barrier to infiltration and can sharply reduce the ability of an infiltration BMP to drain properly. If the height of the seasonally high water table extends to within 4 feet of the bottom of an infiltration BMP, the site is not considered suitable (even with runoff filtration or pretreatment).
- c) Soil type and permeability limit use of infiltration BMPs. These BMPs shall not be used when infiltration rates are less than 0.27 inch per hour, as defined by the least permeable layer in the shallow soil profile. This excludes most “C” and “D” soils (Standard Soil Classification System), which cannot exfiltrate enough

runoff through the subsoil. Extremely permeable sandy soils may not maintain adequate water levels in wet ponds.

- d) Infiltration BMPs divert runoff back into the soil and may cause local seepage or contamination. These BMPs shall not be located within 100 feet of a drinking water well.
- e) BMPs must be designed to address rainfall volume and intensity during both wet weather and dry weather seasons. Wet ponds require some continuous flow (dry weather water source) to keep them from stagnating or developing odor and vector problems.
- f) BMPs must be compatible with the site. For example, some sites are too intensively developed or limited in area to allow use of BMPs such as ponds or vegetated run-off areas, which require a large surface area and buffer area.
- g) Infiltration BMPs must be designed to completely drain within 72 hours after a storm. If the infiltration rates of the underlying soils are slow, depth and footprint of the infiltration BMP must be adjusted to achieve this standard.
- h) Land uses may dictate that only certain BMPs can be applied, and most BMPs are not broadly applicable for all development sites. For example, porous pavement may not provide adequate support in parking lots expected to receive heavy car or truck traffic, or much sediment.
- i) Infiltration BMPs may be clogged by large loads of sediment generated during construction, and shall not be installed until all of the land to be disturbed by construction is effectively and permanently stabilized. To prevent clogging after construction, a pretreatment device must be used to filter sediment and other coarse particles before they reach the infiltration BMP.
- j) Landscaping that stabilizes disturbed soils or that filters pollutants from stormwater flows can be an effective BMP option provided continued maintenance and protection are assured.
- k) Some BMPs could become a hazard unless properly safeguarded and maintained. BMPs used to control pollutants of concern using swales or wet ponds, could pose a health hazard from accumulated pollutants during the dry season or from direct human contact. Regular removal of accumulated pollutants and fencing to restrict access may be required.

4.2.2: Effective Removal of Pollutants of Concern. BMPs must effectively address the “pollutants of concern” at the site (Table C-1). The nature and concentration of the pollutant being removed, removal mechanisms, and the amount of runoff being treated all affect the potential removal rate that can be achieved with a given BMP. Pollutants such as sediment and lead can be removed effectively by common BMP removal mechanisms, including settling and filtering. Where soluble pollutants such as nitrate, phosphate, and some trace metals are a concern, a BMPs may not be effective unless it relies on biological and/or chemical mechanisms, such as uptake by bacteria, algae, rooted aquatic plants, organic material, terrestrial vegetation, or soils, to remove pollutants.

4.2.3: Costs. The appropriateness of a BMP for a particular site can be affected by economic feasibility considerations, which encompass short- and long-term cost factors. Short-term costs include installation costs for both materials and labor. Long-term costs include maintenance and replacement. To sustain proper function, some BMPs require low-level maintenance on a regular and frequent basis, whereas other BMPs require infrequent maintenance of a more extensive nature. Maintenance costs include the proper disposal of accumulated material. In selecting a control method, all cost elements—construction, installation, and maintenance—associated with the BMP should be considered.

4.2.4: Watershed Area. The feasibility of a particular BMP depends on the contributing watershed area and the reasonably expected flow at the portion of the project being protected.

- a) Wet pond BMPs generally require a significant contributing watershed area of greater than 10 acres, and in locales such as Southern California, a dry weather source of water. Wet pond BMPs with contributing watersheds less than 10 acres are acceptable, given that a qualified engineer provides evidence acceptable to the City that an adequate water source is provided.
- b) Infiltration and vegetative BMPs are generally applicable for catchments less than 10 acres, due to space, economic, or flow volume constraints. Vegetative BMPs with contributing watersheds less than 10 acres are acceptable, given that a qualified engineer provides evidence acceptable to the City that space, economic and flow volume constraints are accounted for in the design of the BMPs.
- c) Additional runoff generated away from the development project may be routed to a BMP, thereby increasing total catchment area and making pond options more practicable.
- d) Portions of the total runoff from a development project site may be diverted to smaller, individual BMPs, thereby decreasing the contributing watershed area and making infiltration and vegetative BMPs more practical. Offsite diversion is prohibited.
- e) Where appropriate, post-construction BMPs (including but not limited to regional facilities) should be considered with project requirements to preserve or enhance open space. Project proponents may wish to put their BMPs in open space. This shall only be allowed when the City can determine that such usage will be an enhancement to the open space and will be consistent with the reasons for which the open space is being preserved.

4.2.5: Environmental Impacts.

- a) Impacts to downstream aquatic life must be avoided by maintaining the natural low flow levels experienced during the dry weather season. Infiltration BMPs can contribute significantly to groundwater recharge and may be able to help the watershed better mimic its past hydrologic behavior. Vegetative BMPs such as swales and filter strips can also help.
- b) Stream bank erosion must be controlled to avoid large sediment loads to receiving waters and impacts on the habitat downstream. Extended detention

ponds and full exfiltration BMPs can reduce erosive storm flows enough to keep downstream channels and banks relatively stable.

- c) A BMP that is slightly less effective than a practicable alternative in reducing pollution in stormwater may nevertheless be acceptable to comply with the Ordinance, if the slightly less effective BMP confers other significant environmental benefits, e.g., valuable habitat for wildlife.

4.3 PERFORMANCE REQUIREMENT FOR BMPs

The project proponent must propose and, after any adjustments required by the City, must implement and maintain, BMPs in each of the areas set out in this Section. The cumulative effects of the measures implemented must be (1) to limit increases in post-development runoff from the site to the maximum extent practicable; and (2) to reduce post-construction discharges of pollutants from the site to the maximum extent practicable.

The BMP design for a project must address all potential sources of pollution. In addition, BMPs must address specific requirements in the MS4 Permit. Variation among projects prevents specification of a set of “minimum” BMPs.

4.4 NATURAL BMPs

4.4.1: BMPs which incorporate natural systems or approaches shall be considered and shall be utilized whenever practical. Acceptable natural BMPs may include constructed or natural wetlands, grassed swales, biofilters, wet ponds, and vegetated filter strips. Wetlands constructed as mitigation for habitat loss are considered receiving waters and should not be used as treatment BMPs without the specific approval of the City Engineer and the Regional Water Quality Control Board. The use of natural BMPs can conserve natural areas, can remove pollutants from impervious areas before they reach water, and can maximize infiltration, provide retention, and reduce runoff velocities.

4.4.2: An enhanced or constructed wetland located in areas where the natural hydrology will support wetlands vegetation may be subject to federal or state regulation as jurisdictional wetlands, and may be required by other laws to be protected or managed to promote environmental values other than stormwater flow reduction, infiltration, or treatment. Constructed wetlands located in upland areas where natural hydrology would not support a wetland are not jurisdictional wetlands, and may be managed as stormwater treatment or infiltration facilities.

4.4.3: Hardened alternative BMPs can be used instead of natural BMP if natural BMPs are not practical, but most projects in the City should be able, with appropriate design, to make good use of natural BMPs. Project applicants will be required to explain why any significant opportunities to use natural BMPs have not been exploited. Natural BMPs are “structural” BMPs. They require provisions for maintenance.

4.4.4: Project proponents must conserve natural areas where practicable, to protect water quality. Reasons for not pursuing a project alternative that would better conserve natural areas must be clearly identified and explained as part of the preliminary approval. Design and development characteristics must be considered under this section:

- a) Limit clearing and grading of native vegetation at a site to the minimum amount needed to build lots, allow access, and provide fire protection.

- b) Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- c) Promote natural vegetation by using parking lot islands and other landscaped areas.
- d) Preserve riparian areas and wetlands.

4.5. SOURCE CONTROLS

4.5.1: All sources of potentially significant post-construction pollutant loading shall be identified and the introduction of pollutants from these sources into stormwater and non-stormwater discharges shall be prevented or reduced to the maximum extent practicable.

4.5.2: The project must be designed and built to protect slopes and channels from eroding. Project proponents must provide satisfactory evidence that each of the following measures has been provided in the proposed project design:

- a) Convey runoff safely from the tops of slopes and discharge in a manner so as not to cause downstream erosion.
- b) Stabilize all disturbed slopes.
- c) Utilize natural drainage systems to the maximum extent practicable.
- d) Control or reduce flow to natural drainage systems to the maximum extent practicable.
- e) Stabilize permanent channel crossings.
- f) Vegetate slopes with native or drought tolerant vegetation.
- g) Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels to minimize erosion, with the approval of all agencies with jurisdiction, e.g., the U.S. Army Corps of Engineers, RWQCB, and the California Department of Fish and Game.

4.5.3: Outdoor materials storage areas must be properly designed. Personal storage areas at detached single-family residences are exempt from this requirement. Improper storage of materials outdoors may provide an opportunity for toxic compounds, oil and grease, heavy metals, nutrients, suspended solids, and other pollutants to enter the stormwater conveyance system. Where proposed project plans include outdoor areas intended for storage of materials that may contribute pollutants to the stormwater conveyance system, a proper design of such areas should include the following BMPs:

- a) Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage into the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- b) The storage area must be paved and sufficiently impervious to contain leaks and spills.

- c) The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.

4.5.4: Outdoor trash storage areas must be properly designed. Personal trash storage areas at detached single-family residences are exempt from this requirement. A “trash storage area” refers to an area where a trash receptacle or receptacles are located for use as a repository for solid wastes. Loose trash and debris can be easily transported by the forces of water or wind into nearby storm drain inlets, channels, and/or creeks. Trash container areas are required to meet the following BMP requirements.

- a) Trash container areas must be designed to either prevent contact with runoff or spillage to the stormwater conveyance system; or to include protection by secondary containment structures such as berms, dikes, or curbs.
- b) The trash storage area must be paved and sufficiently impervious to contain leaks and spills, with drainage from adjoining roofs and pavement diverted around the area(s).
- c) Trash storage areas must be screened or walled to prevent off-site transport of trash.

4.6 IMPERVIOUS SURFACE AREAS

4.6.1: The project must include site design and landscape characteristics that maximize infiltration, provide stormwater retention, slow runoff, and minimize impervious land coverage, to the MEP.

Reducing impervious surfaces is an effective and preferred means to prevent increased runoff and increased pollution from development. Therefore, proposed projects should be closely scrutinized to ensure that measures such as the following have been included to reduce impervious surfaces to the MEP. Design and landscape characteristics that can be used to meet this section (provided all General Plan, Specific Plan, Zoning, Subdivision Design, Traffic Safety and other development regulations are met) include the following:

- a) Direct rooftop runoff to pervious areas such as yards, or vegetated areas, and avoid routing rooftop runoff to the roadway or the stormwater conveyance system.
- b) When feasible, use permeable materials for private sidewalks, driveways, parking lots, golf cart paths, trails, or interior roadway surfaces.
- c) Reduce overall lot imperviousness by promoting alternative driveway surfaces and shared driveways that connect two or more homes together.
- d) Reduce the overall imperviousness associated with parking lots by providing compact car spaces, minimizing stall dimensions, incorporating efficient parking lanes, and using pervious materials in spillover parking areas.
- e) Provide reduced width sidewalks and incorporate landscaped buffer areas between sidewalks and streets. These must comply with regulations for the Americans with Disabilities Act and other life safety requirements and will require provisions for maintenance.

- f) Design residential streets for the minimum required pavement widths. The radius of cul-de-sacs should be the minimum required to accommodate emergency and maintenance vehicles.
- g) Minimize the number of residential streets and cul-de-sacs and incorporate landscaped areas to reduce their impervious cover.

4.7 BUFFER ZONES

4.7.1: Project designs must include buffer zones for natural water bodies where feasible.

4.7.2: Where buffer zone implementation is infeasible, projects must include other buffers such as trees, lighting restrictions, access restrictions, etc. This subsection is mandated by the RWQCB, and is also intended to be consistent with current City practices implementing CEQA; state and federal species, habitat and wetlands protection programs. The ability of buffer zones to help to protect water quality should be considered when determining whether a project meets the requirements of this section.

4.8 STORM DRAIN TILES AND SIGNAGE

4.8.1: Storm drain inlets and access points to creeks and channels must be marked to discourage illegal dumping, with markings indicating the receiving water by name. Specifically:

- a) All storm drain inlets and catch basins within the project area shall have a tile placed with prohibitive language (such as: "NO DUMPING – DRAINS TO <insert applicable creek/waterbody>") and/or graphical icons to discourage illegal dumping.
- b) Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- c) Legibility of tiles and signs must be maintained and tiles must be placed flush with the top of concrete to reduce tripping by pedestrians.

4.9 INFILTRATION BMPs

4.9.1: Infiltration BMPs shall not affect designated beneficial uses for ground water.

4.9.2: Infiltration BMPs shall not be used for areas of industrial or light industrial activity, areas subject to high vehicular traffic (25,000 average daily traffic (ADT) on main roadway or 15,000 or more ADT on any intersecting roadway), automotive repair shops, car washes, fleet storage areas (bus, truck, etc.), or nurseries.

4.9.3: All projects using structural treatment infiltration BMPs must implement one or more of the following protective measures where applicable:

Option 1: Runoff shall undergo pretreatment such as sedimentation or filtration before infiltration or satisfactory evidence must be provided that project source control measures will adequately clean runoff for infiltration.

Option 2: The vertical distance from the base of any infiltration structural treatment BMP to the seasonal high groundwater mark shall be at least 10 feet. Where groundwater basins do not support beneficial uses, this distance requirement may be reduced.

Option 3: Infiltration BMPs shall not be located within 100 feet horizontally of any water supply wells.

4.10 ADDITIONAL BMPs WHERE NECESSARY

4.10.1: If the measures proposed for implementation are not adequate to ensure compliance with the performance standards, additional BMPs sufficient to meet those performance standards must be included in the project.

Two approaches can be taken to meet this section: proposed BMPs can be intensified, or additional treatment BMPs can be added. Additional treatment BMPs can be engineered structures, or enhanced or constructed “natural” features. Potentially useful treatment BMPs include the following:

- a) Utilize “natural” structural treatment BMPs such as vegetated swales, vegetated buffer strips, wet ponds, bio-retention facilities, constructed wetlands, and foundation planting.
- b) Utilize structural infiltration BMPs such as infiltration basins, infiltration trenches, drywells, and cisterns, so long as ground water is not jeopardized.
- c) Utilize structural filtering BMPs such as oil/water separators, catch basin inserts, storm drain inserts, media filtration, continuous flow deflection/separation systems, catch basin screens, clarifiers, desilting basins, and filtration systems
- d) Utilize structural flow BMPs such as extended/dry detention basins and normal flow storage/ separation systems.

5.0—STEP-BY-STEP PLANNING FOR BMPs

Applicants for City permits for land development shall use the process set out in this Section to identify pollutants and conditions of concern for their proposed project and affected receiving water; and to identify design and implement appropriate BMPs for their proposed project to address those pollutants and condition. Sufficient information shall be provided with the relevant permit application to allow the City to determine that this process has been completed.

5.1 IDENTIFY POLLUTANTS & CONDITIONS OF CONCERN

5.1.1: Identify Pollutants from the Project Area. Using Table C-1, identify pollutants that are anticipated to be generated from the proposed project.

Table C-1 Expected and Potential Pollutants Generated by Land Use Type

Priority Project Categories	<i>General Pollutant Categories</i>								
	Sediment/ Turbidity	Nutrients	Organic Compounds	Trash & Debris	Oxygen Demanding Substances	Bacteria & Viruses	Oil & Grease	Pesticides	Metals
Residential Development	E	E	N	E	E	E	E	E	N
Non-Residential Development	P ⁽¹⁾	P ⁽¹⁾	P ⁽⁵⁾	E	P ⁽¹⁾	P ⁽³⁾	E	P ⁽¹⁾	P
Automotive Repair	N	N	E ⁽⁴⁾⁽⁵⁾	E	N	N	E	N	P
Restaurants	N	N	N	E	E	E	E	N	N
Hillside Development	E	E	N	E	E	E	E	E	N
Parking Lots	P ⁽¹⁾	P ⁽¹⁾	E ⁽⁴⁾	E	P ⁽¹⁾	P ⁽⁶⁾	E	P ⁽¹⁾	E
Streets, Roads, Highways & Freeways	E	P ⁽¹⁾	E ⁽⁴⁾	E	P ⁽¹⁾	P ⁽⁶⁾	E	P ⁽¹⁾	E
X = expected N= not expected P = potential ⁽¹⁾ A potential pollutant if landscaping exists on-site. ⁽²⁾ A potential pollutant if the project includes uncovered parking areas. ⁽³⁾ A potential pollutant if land use involves food or animal waste products. ⁽⁴⁾ Including petroleum hydrocarbons. ⁽⁵⁾ Including solvents. ⁽⁶⁾ Bacterial indicators are routinely detected in pavement runoff.									

Pollutants associated with any hazardous material sites that have been remediated or are not threatened by the proposed project are not considered a pollutant of concern. The following categories of pollutants shall be evaluated as potential pollutants of concern:

- a) **Sediments** – Sediments are soils or other surficial materials eroded and then transported or deposited by the action of wind, water, ice, or gravity. Sediments can increase turbidity, clog fish gills, reduce spawning habitat, lower young aquatic organisms survival rates, smother bottom dwelling organisms, and suppress aquatic vegetation growth.
- b) **Nutrients** – Nutrients are inorganic substances, such as nitrogen and phosphorus. They commonly exist in the form of mineral salts that are either dissolved or suspended in water. Primary sources of nutrients in urban runoff are fertilizers and eroded soils. Excessive discharge of nutrients to water bodies and streams can cause excessive aquatic algae and plant growth. Such excessive production, referred to as cultural eutrophication, may lead to excessive decay of organic matter in the water body, loss of oxygen in the water, release of toxins in sediment, and the eventual death of aquatic organisms.
- c) **Metals** – Metals are raw material components in non-metal products such as fuels, adhesives, paints, and other coatings. Primary source of metal pollution in stormwater are typically commercially available metals and metal products. Metals of concern include cadmium, chromium, copper, lead, mercury, and zinc. Lead and chromium have been used as corrosion inhibitors in primer coatings and cooling tower systems. At low concentrations naturally occurring in soil, metals are not toxic. However, at higher concentrations, certain metals can be toxic to aquatic life. Humans can be impacted from contaminated groundwater shellfish. Environmental concerns, regarding the potential for release of metals to the environment, have already led to restricted metal usage in certain applications.
- d) **Organic Compounds** – Organic compounds are carbon-based. Commercially available or naturally occurring organic compounds are found in pesticides, solvents, and hydrocarbons. Organic compounds can, at certain concentrations, indirectly or directly constitute a hazard to life or health. When rinsing off objects, toxic levels of solvents and cleaning compounds can be discharged to storm drains. Dirt, grease, and grime retained in the cleaning fluid or rinse water may also adsorb levels of organic compounds that are harmful or hazardous to aquatic life.
- e) **Trash & Debris** – Trash (such as paper, plastic, polystyrene packing foam, and aluminum materials) and biodegradable organic matter (such as leaves, grass cuttings, and food waste) are general waste products on the landscape. The presence of trash & debris may have a significant impact on the recreational value of a water body and aquatic habitat. Excess organic matter can create a high biochemical oxygen demand in a stream and thereby lower its water quality. Also, in areas where stagnant water exists, the presence of excess organic matter can promote septic conditions resulting in the growth of undesirable organisms and the release of odorous and hazardous compounds such as hydrogen sulfide.

- f) Oxygen-Demanding Substances – This category includes biodegradable organic material as well as chemicals that react with dissolved oxygen in water to form other compounds. Proteins, carbohydrates, and fats are examples of biodegradable organic compounds. Compounds such as ammonia and hydrogen sulfide are examples of oxygen-demanding compounds. The oxygen demand of a substance can lead to depletion of dissolved oxygen in a water body and possibly the development of septic conditions.
- g) Oil and Grease – Oil and grease are characterized as high-molecular weight organic compounds. Primary sources of oil and grease are petroleum hydrocarbon products, motor products from leaking vehicles, esters, oils, fats, waxes, and high molecular-weight fatty acids. Introduction of these pollutants to the water bodies are very possible due to the wide uses and applications of some of these products in municipal, residential, commercial, industrial, and construction areas. Elevated oil and grease content can decrease the aesthetic value of the water body, as well as the water quality.
- h) Bacteria and Viruses – Bacteria and viruses are ubiquitous microorganisms that thrive under certain environmental conditions. Their proliferation is typically caused by the transport of animal or human fecal wastes from the watershed. Water, containing excessive bacteria and viruses can alter the aquatic habitat and create a harmful environment for humans and aquatic life. Also, the decomposition of excess organic waste causes increased growth of undesirable organisms in the water.
- i) Pesticides – Pesticides (including herbicides) are chemical compounds commonly used to control nuisance growth or prevalence of organisms. Excessive application of a pesticide may result in runoff containing toxic levels of its active components.

5.1.2: Identify Pollutants of Concern in Receiving Waters.

- a) Pollutants that exhibit one or more of the following characteristics shall be identified as pollutants of concern in the receiving water:
 - (i.) Current loadings or historical deposits of the pollutant are impairing the beneficial uses of a receiving water;
 - (ii.) Elevated levels of the pollutant are found in water or sediments of a receiving water and/or have the potential to be toxic to or bio-accumulate in organisms therein; and
 - (iii.) Inputs of the pollutant are at a level high enough to be considered potentially toxic.
- b) To identify pollutants of concern in receiving waters, each project shall, at a minimum:
 - (i) For each of the project's discharge points, identify the receiving water(s) that each discharge point will discharge to, including hydrologic unit basin number(s), as identified in the most recent version of the *Water Quality Control Plan for the San Diego Basin*, prepared by the San Diego Regional Water Quality Control Board.

- (ii) Identify any receiving waters into which the developed area would discharge, listed on the most recent list of Clean Water Act Section 303(d) impaired water bodies. List any and all pollutants for which the receiving waters are impaired.

5.1.3: Identify Conditions of Concern. The following steps shall be followed by each project to address potential impacts to downstream channels and habitat integrity, due to change in the hydrologic regime resulting from development including increased runoff volume; reduced infiltration; increased flow frequency, duration, and peaks; faster time to reach peak flow; and water quality degradation:

- a) Evaluate the project's conditions of concern in a drainage study report prepared by a registered civil engineer in the State of California, with experience in hydrology, hydraulics and water resources management. The report shall consider the project area's location (from the larger watershed perspective), topography, soil and vegetation conditions, percent impervious area, natural and infrastructure drainage features, and any other relevant hydrologic and environmental factors to be protected specific to the project area's watershed.
- b) As part of the drainage study, the civil engineer shall conduct a field reconnaissance to observe and report on downstream conditions, including undercutting erosion, slope stability, and vegetative stress (due to flooding, erosion, water quality degradation, or loss of water supplies) and the area's susceptibility to erosion or habitat alteration as a result of altered flow regime.
- c) The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the two-year and 10-year frequency, Type I storm, of six-hour or 24-hour duration (whichever is the closer approximation of the site's time of concentration), during critical hydrologic conditions for soil and vegetative cover. The drainage study shall report the project's conditions of concern based on the hydrologic and downstream conditions discussed above. Where downstream conditions of concern have been identified, the drainage study shall establish that pre-project hydrologic conditions affecting downstream conditions of concern would be maintained by the proposed project, satisfactory to the City, by incorporating the site design, source control, and treatment control requirements identified.

5.2 ESTABLISH BMPs

5.2.1: Discharges shall incorporate site design BMPs to reduce the need for source and/or treatment control BMPs, and source control BMPs to reduce the amount of treatment control BMPs needed. BMPs shall be evaluated for inclusion in the project in the following order:

- a) Site Design BMPs
- b) Source Control BMPs
- c) Treatment Control BMPs

In addition, runoff treated by site design or source control BMPs, such as rooftop runoff treated in landscaping, may be credited towards the treatment control requirements.

5.2.2: Projects that are anticipated to generate a pollutant (as identified in Table C-1, “Expected and Potential Pollutants Generated by Land Use Type”) for which the receiving water is an Impaired Water Body shall meet all applicable requirements and shall select a single or combination of BMPs from Table C-2 which maximizes pollutant removal for the particular pollutant(s) of concern.

Table C-2 Enhanced Treatment Control BMP Selection Matrix⁽¹⁾

(Excerpted, with minor revision, from the Orange County Water Quality Management Plan dated September 26, 2003 and the San Bernardino Water Quality Management Plan dated April 14, 2004)

Pollutant of Concern	Biofilters ⁽²⁾	Detention Basin ⁽³⁾	Infiltration BMPs ⁽⁴⁾	Wet Ponds or Wetlands ⁽⁵⁾	Filtration Systems ⁽⁶⁾	Water Quality Inlets	Hydrodynamic Separator Systems ⁽⁷⁾	Manufactured Or Proprietary Devices ⁽⁸⁾
Sediment/Turbidity	H/M	M	H/M	H/M	H/M	L	H/M (L for Turbidity)	U
Nutrients	L	M	H/M	H/M	L/M	L	L	U
Organic Compounds	U	U	U	U	H/M	L	L	U
Trash & Debris	L	M	U	U	H/M	M	H/M	U
Oxygen Demanding Substances	L	M	H/M	H/M	H/M	L	L	U
Bacteria & Viruses	U	U	H/M	U	H/M	L	L	U
Oil & Grease	H/M	M	U	U	H/M	M	L/M	U
Pesticides (non-soil bound)	U	U	U	U	U	L	L	U
Metals	H/M	M	H	H	H	L	L	U

Abbreviations:

L: Low removal efficiency H/M: High or medium removal efficiency U: Unknown removal efficiency

Notes:

- (1) Periodic performance assessment and updating of the guidance provided by this table may be necessary.
- (2) Includes grass swales, grass strips, wetland vegetation swales, and bio-retention.
- (3) Includes extended/dry detention basins with grass lining and extended/dry detention basins with impervious lining. Effectiveness based upon minimum 36-48 hour drawdown time.
- (4) Includes infiltration basins, infiltration trenches, and porous pavements.
- (5) Includes permanent pool wet ponds and constructed wetlands.
- (6) Includes sand filters and media filters.
- (7) Also known as hydrodynamic devices, baffle boxes, swirl concentrators, or cyclone separators.
- (8) Includes proprietary stormwater treatment devices as listed in the CASQA Stormwater Best Management Practices Handbooks, other stormwater treatment BMPs not specifically listed in this WQMP, or newly developed/emerging stormwater treatment technologies.

5.2.3: Alternative BMPs for enhanced treatment, and specific BMP types within the tabulated categories, may be approved at the discretion of the City. The general effectiveness of these BMPs is identified in Table C-3, Treatment Control BMP Selection Matrix.

5.3 SITE DESIGN BMPs

Projects shall be designed so as to minimize, to the maximum extent practicable, the introduction of pollutants and conditions of concern that may result in significant impacts, generated from site runoff to the stormwater conveyance system. Priority Projects shall also control post-construction peak stormwater runoff discharge rates and velocities to maintain or reduce pre-development downstream erosion and to protect stream habitat. Projects can achieve stormwater control through the creation of a hydrologically functional project design that attempts to mimic the natural hydrologic regime. This objective is accomplished by:

- a) Reducing imperviousness, conserving natural resources and areas, maintaining and using natural drainage courses in the stormwater conveyance system, and minimizing clearing and grading.

- b) Providing runoff storage measures dispersed uniformly throughout a site's landscape with the use of a variety of detention, retention, and runoff practices.
- c) Implementing on-lot hydrologically functional landscape design and management practices.

5.3.1: Step 1: Maintain Pre-Development Rainfall Runoff Characteristics

- a) Projects shall maintain or reduce peak velocities from the project area to the maximum extent practicable. In addition, projects shall control the total volume of runoff to the maximum extent practicable using the site design, source control, and treatment control.
- b) Design Concept 1: Minimize Project's Impervious Surface & Conserve Natural Areas;
 - (i) Construct walkways, trails, patios, and alleys and other low-traffic areas with permeable surfaces, such as pervious concrete, porous asphalt, unit pavers, and granular materials;
 - (ii) Construct streets, sidewalks and parking lot aisles to the minimum widths necessary.
 - (iii) Maximize canopy interception and water conservation by preserving existing native trees and shrubs, and planting additional native or drought tolerant trees and large shrubs.
 - (iv) Minimize the use of impervious surfaces, such as decorative concrete, in the landscape design.
 - (vi) Use natural drainage systems to the maximum extent practicable.
- c) Design Concept 2: Minimize Directly Connected Impervious Areas (DCIAs). Projects shall incorporate the following design characteristics, where applicable. DCIA means the area covered by a building, impermeable pavement, and/or other impervious surfaces which drain directly into the storm drain without first flowing across permeable vegetated land area (e.g., lawns).
 - (i) Where landscaping is proposed, drain rooftops into adjacent landscaping prior to discharging to the storm drain.
 - (ii) Where landscaping is proposed, drain impervious sidewalks, walkways, trails, and patios into adjacent landscaping.

5.3.2: Step 2: Protect Slopes and Channels.

Project plans shall include BMPs to decrease the potential for erosion of slopes and/or channels, consistent with local codes and ordinances and with the approval of all agencies with jurisdiction, e.g., the U.S. Army Corps of Engineers, the San Diego Regional Water Quality Control Board, and the California Department of Fish and Game. The following design principles shall be followed:

- a) Convey runoff safely from the tops of slopes.

- b) Vegetate slopes with native or drought tolerant vegetation.
- c) Control and treat flows in landscaping and/or other controls prior to reaching existing natural drainage systems.
- d) Stabilize permanent channel crossings.
- e) Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion. Energy dissipaters shall be installed in such a way as to minimize impacts to receiving waters.

5.4 SOURCE CONTROL BMPs

The use of source control BMP is mandatory whenever such BMPs are practicable.

5.4.1: Step 3: Provide Storm Drain System Stenciling and Signage.

5.4.2: Step 4: Design Outdoor Material Storage Areas to Reduce Pollutant Releases.

5.4.3: Step 5: Design Trash Storage Areas to Reduce Pollution Introduction.

5.4.4: Step 6: Use Efficient Irrigation Systems & Landscape Design.

Projects shall design the timing and application methods of irrigation water to minimize the runoff of excess irrigation water into the stormwater conveyance system. (Limited exclusion: detached residential homes.)

- a) Rain shutoff devices shall be employed to prevent irrigation after precipitation.
- b) Irrigation systems shall be designed to each landscape area's specific water requirements.
- c) Flow reducers or shutoff valves triggered by a pressure drop shall be used to control water loss in the event of broken sprinkler heads or lines.

5.4.5: Step 7: Incorporate Requirements Applicable to Individual Project Categories. The following requirements shall be incorporated into applicable projects during the stormwater BMP selection and design process. Projects shall adhere to each of the individual project category requirements that apply to the project (e.g., a restaurant would be required to incorporate the requirements for "Equipment Washing/Steam Cleaning Activities" and "Parking Areas" into the project design).

- a) Private Roads and Private Roadway Drainage.
 - (i) Rural swale system: street sheet flows to vegetated swale or gravel shoulder, curbs at street corners, culverts under driveways and street crossings;
 - (ii) Urban curb/swale system: street slopes to curb, periodic swale inlets drain to vegetated swale/biofilter;
 - (iii) Dual drainage system: First flush captured in street catch basins and discharged to adjacent vegetated swale or gravel shoulder, high flows connect directly to stormwater conveyance system.

- (iv) Urban curb/filter system: street slopes to curb, periodic inlet drain are filtered and then enter conveyance system;
 - (v) Owners private property with access provided by privately owned roads shall ensure that the private roads are swept on a regular basis either under an agreement with the City or under a private contract with a commercial street sweeping company.
- b) Residential Driveways and Guest Parking.
 - (i) Design driveways with shared access, flared (single lane at street) or wheelstrips (paving only under tires); or, drain into landscaping prior to discharging to the stormwater conveyance system.
 - (ii) Uncovered temporary or guest parking on private residential lots shall either be: paved with a permeable surface; or, designed to drain into landscaping prior to discharging to the stormwater conveyance system.
- c) Loading/Unloading Dock Areas.
 - (i) Cover loading dock areas or design drainage to preclude urban run-on and runoff.
 - (ii) Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
- d) Maintenance Bays.
 - (i) Repair/maintenance bays shall be indoors; or, designed to preclude urban run-on and runoff.
 - (ii) Design a repair/maintenance bay drainage system to capture all wash water, leaks and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required by local sewer agency, and/or RWQCB, obtain an Industrial Waste Discharge Permit.
- e) Vehicle Wash Areas.
 - (i) Self-contained; or covered with a roof or overhang;
 - (ii) Equipped with a clarifier or other pretreatment facility;
 - (iii) Properly connected to a sanitary sewer.
- f) Outdoor Process Equipment Operations, such as rock grinding or crushing, painting or coating, grinding or sanding, degreasing or parts cleaning, landfills, waste piles, and wastewater and solid waste treatment and disposal, and other operations determined to be a potential threat to water quality by the City.
 - (i) Cover or enclose areas that would be the most significant source of pollutants; or, slope the area toward a dead-end sump; or, discharge to the sanitary sewer system following appropriate treatment in accordance with conditions established by the applicable sewer agency.

- (ii) Grade or berm area to prevent run-on from surrounding areas.
 - (iii) Installation of storm drains in areas of equipment repair is prohibited.
- g) Equipment Washing/Steam Cleaning Activities.
 - (i) Self-contained; or covered with a roof or overhang;
 - (ii) Equipped with a clarifier, grease trap or other pretreatment facility, as appropriate;
 - (iii) Properly connected to a sanitary sewer.
- h) Parking Areas.
 - (i) Incorporate landscape areas into the drainage design.
 - (ii) Overflow parking (parking stalls provided in excess of the City's minimum parking requirements) shall be constructed with permeable paving.
- (i) Roadways.
 - (i) Roadway projects shall select treatment control BMPs following the treatment control selection procedure.
- j) Fuel Dispensing Areas.
 - (i) Overhanging roof structure or canopy. The cover's minimum dimensions must be equal to or greater than the area within the grade break. The cover must not drain onto the fuel dispensing area and the downspouts must be routed to prevent drainage across the fueling area. The fueling area shall drain to the project's treatment control BMP(s) prior to discharging to the stormwater conveyance system.
 - (ii) Paved with Portland cement concrete (or equivalent smooth impervious surface). The use of asphalt concrete shall be prohibited.
 - (iii) Paving must have a 2% to 4% slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of urban runoff.
 - (iv) At a minimum, the concrete fuel dispensing area must extend 6.5 feet (2.0 meters) from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot (0.3 meter), whichever is less.
- k) Hillside Landscaping.
 - (i) Hillside areas that are disturbed by project development shall be landscaped with deep-rooted, drought tolerant plant species selected for erosion control, satisfactory to the City.

5.5 TREATMENT CONTROL BMPs

Minimizing a development's detrimental effects on water quality can be most effectively achieved through the use of a combination of site design, source and treatment control BMPs. Where projects have been designed to minimize, to the maximum extent practicable, the introduction of anticipated pollutants of concern that may result in significant impacts to the receiving waters through the implementation of site design and source control BMPs, and the development still has the potential for pollutants of concern to enter the stormwater conveyance system, the project may need to implement treatment control BMPs. In meeting the requirements in this section, projects shall implement a single or combination of BMPs best suited to maximize the removal of anticipated pollutants of concern in site runoff to the maximum extent practicable.

5.5.1: Step 8: Design to Treatment Control BMP Standards.

All projects that propose to use structural treatment BMPs in meeting performance standards or in achieving Maximum Extent Practicable shall design, construct and implement their structural treatment control BMPs in conformance with the design standards of this section, unless specifically exempted by the City. Structural treatment control BMPs are not required by this Section, but if structural treatment BMPs are proposed they must comply with this section and be operational prior to the use of any dependent development, and be located and designed in accordance with the requirements here in Step 8 and below in Step 9.

- (a) Volume-based BMPs shall be designed to mitigate (infiltrate, filter, or treat) either:
 - i. The volume of runoff produced from a 24-hour 85th percentile storm event, as determined from the local historical rainfall record and shown on the official County Isopleth Map for the 85th percentile contained in the County of Riverside Hydrology Manual; or
 - ii. The volume of runoff produced by the 85th percentile 24-hour runoff event, determined as the maximized capture urban runoff volume for the area, from the formula recommended in *Urban Runoff Quality Management, WEF Manual of Practice No. 23/ ASCE Manual of Practice No. 87, (1998)*; or
 - iii. The volume of annual runoff based on unit basin storage volume, to achieve 90 percent or more volume treatment by the method recommended in *California Stormwater Best Management Practices Handbook – New Development, (2003)*.
- (b) Flow-based BMPs shall be designed to mitigate (infiltrate, filter, or treat) either:
 - i. The maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour for each hour of a storm event; or
 - ii. The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity, as determined from the local historical rainfall record, multiplied by a factor of two; or
 - iii. The maximum flow rate of runoff, as determined from the local historical rainfall record, that achieves approximately the same reduction in

pollutant loads and flows as achieved by mitigation of the 85th percentile hourly rainfall intensity multiplied by a factor of two.

5.5.2: Step 9: Locate BMPs Near Pollutant Sources.

Structural treatment control BMPs, if proposed, should be implemented close to pollutant sources to minimize costs and maximize pollutant removal prior to runoff entering receiving waters. Such BMPs may be located on- or off-site, used singly or in combination, or shared by multiple new developments, pursuant to the following requirements:

- (a) Any structural treatment control BMPs shall be located so as to infiltrate, filter, and/or treat the required runoff volume or flow prior to its discharge to any receiving water body supporting beneficial uses or stormwater conveyance system.
- (b) Multiple post-construction structural treatment control BMPs for a single development project shall collectively be designed to comply with the design standards.
- (c) Any structural treatment BMPs are to be located to infiltrate, filter, or treat the required runoff volume or flow prior to its discharge to any receiving water body supporting beneficial uses or stormwater conveyance system. In most cases, on-site BMPs will be the best alternative for protecting all downstream water bodies. However, in some situations, better results may be achieved when structural treatment BMPs are shared by multiple new development projects. The City may elect to allow the use of a shared structural treatment BMP provided construction of the shared structural treatment BMP is completed (or an equivalent temporary alternative is put in place) prior to the post-construction use of any new development project from which the structural treatment BMP will receive runoff. Ongoing long-term maintenance of any shared structural post-construction BMP must be identified before a shared BMP will be considered "effective". Shared BMPs shall be operational prior to the use of any dependent development or phase of development. The shared BMPs shall only be required to treat the dependent developments or phases of development that are in use.
- (d) Interim BMPs that provide equivalent or greater treatment than is required may be implemented by a dependent development until each shared BMP is operational. If interim BMPs are selected, the BMPs shall remain in use until permanent BMPs are operational.

5.5.3: Step 10: Restrictions on Use of Infiltration BMPs.

Three factors significantly influence the potential for urban runoff to contaminate ground water. They are:

- Pollutant mobility;
- Pollutant abundance in urban runoff; and
- Soluble fraction of pollutant. The risk of contamination of groundwater may be reduced by pretreatment of urban runoff. A discussion of limitations and guidance for infiltration practices is contained in, *Potential Groundwater Contamination from Intentional and Non-Intentional Stormwater Infiltration, Report No. EPA/600/R-94/051, USEPA (1994)*.

To protect groundwater quality, the use of Infiltration BMPs (such as infiltration trenches and infiltration basins) is restricted as set out below:

- (a) Runoff shall undergo pretreatment such as sedimentation or filtration prior to discharge to an Infiltration BMP.
- (b) Prohibited discharges shall be diverted from Infiltration BMPs, unless treated prior to discharge.
- (c) Pollution prevention and source control BMPs shall be implemented to protect groundwater quality at sites where Infiltration BMPs are to be used.
- (d) The vertical distance from the base of any Infiltration BMP to the seasonal high groundwater mark shall be at least 10 feet.
- (e) Infiltration BMPs may not be used unless the soil through which infiltration is to occur is shown to have physical and chemical characteristics (such as appropriate cation exchange capacity, organic content, clay content, and infiltration rate) that are adequate for proper infiltration durations and treatment of urban runoff for the protection of groundwater beneficial uses.
- (f) Infiltration BMPs shall not be used for areas of industrial or light industrial activity; areas subject to high vehicular traffic (25,000 or greater average daily traffic on main roadway or 15,000 or more average daily traffic on any intersecting roadway); automotive repair shops; car washes; fleet storage areas (bus, truck, etc.); nurseries; and other high threat to water quality land uses and activities as designated by the City.
- (g) Infiltration structural BMPs shall be located a minimum of 100 feet horizontally from any water supply wells.

5.6 EXAMPLES

Application of the process and requirements described above could, for example, lead to design requirements and permit conditions such as the following:

- a) A commercial development might have loading/unloading dock areas where material spills could be quickly transported to the stormwater conveyance system. The project should be required to cover loading dock areas or design drainage to minimize run-on and runoff of stormwater. Direct connections to storm drains from depressed loading docks (truck wells) should be prohibited.
- b) A vehicle repair facility could handle oil and grease, solvents, car battery acid, coolant and gasoline from the repair/maintenance bays that can negatively impact stormwater. Design plans should show repair bays indoors or designed to prohibit stormwater contact; the drainage system should be designed to capture all wash water, leaks and spills with a sump for collection and disposal; and direct connection to the storm drain system should be prohibited.
- c) A project that includes vehicle/equipment washing/steam cleaning has the potential to contribute metals, oil and grease, solvents, phosphates, and suspended solids to the stormwater conveyance system. The project plans should include an area for washing/steam cleaning of vehicles and equipment. The area should be self-contained and/ or covered, equipped with a clarifier, or other pretreatment device, and properly connected to a sanitary sewer (with the required sewer permit).

- d) A restaurant project could include various outdoor activities, equipment, accessory washing/steam cleaning, which have the potential to contribute metals, oil and grease, solvents, phosphates, and suspended solids to stormwater. This type of project should include an area for the washing/steam cleaning of equipment and accessories that are self-contained, equipped with a grease trap, and properly connected to a sanitary sewer. If outdoors, these areas should also be covered, paved, and have secondary containment.
- e) A gas station or auto repair shop project would have fueling areas with the potential to contribute oil and grease, solvents, car battery acid, coolant and gasoline to stormwater. The project should include overhanging roof canopy for the fuel dispensing area, with the canopy and any downspouts designed to prevent drainage across the fueling area. The fuel dispensing area must be paved with Portland cement concrete (asphalt concrete is prohibited) with a 2% to 4% slope to prevent ponding, separated from the rest of the site by a grade break that prevents run-on of stormwater. This protected area should extend the length at which any proposed hose and nozzle assembly may be operated plus 1 foot.
- f) A parking lot project (or portion of a project) would typically be a source of pollutants such as heavy metals, oil and grease, and polycyclic aromatic hydrocarbons that are deposited on parking lot surfaces by motor-vehicles, and that can be transported to stormwater. Parking lots should be required to reduce impervious land coverage of parking areas, and to infiltrate clean runoff before it reaches storm drain system. (Parking lots subject to Part Four, below, should also be required to treat runoff before it reaches the storm drain system to remove oil and petroleum hydrocarbons, and to ensure adequate operation and maintenance of these treatment systems to prevent system fouling and plugging.)

6.0— PRIORITY DEVELOPMENT PROJECTS

6.1 APPLICABILITY

In accordance with all new development projects and modifications to existing developments that fall into one of the following categories considered “priority projects”, designs are required to implement site design, source control, and treatment control BMPs as described in the preceding sections.

Modifications to existing development are defined as the creation or addition of at least 5,000 square feet of impervious surfaces on an already developed site. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces.

6.2. PRIORITY DEVELOPMENT PROJECTS

6.2.1: Housing subdivisions of 10 dwelling units or more.

This category includes single-family homes, multi-family homes, condominiums, and apartments.

6.2.2: Commercial developments greater than 100,000 square feet.

This category is defined as any non-residential development on private land where the land area for development is greater than 100,000 square feet. The category includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.

6.2.3: Automotive repair shops.

This category is defined as a facility that is categorized in any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532-7534, or 7536-7539.

6.2.4: Restaurants.

This category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet.

6.2.5: All hillside development greater than 5,000 square feet.

This category is defined as any development which creates 5,000 square feet of impervious surface which is

- a) located in an area with known erosive soil conditions;
- b) located where the development will grade on any natural slope that is twenty-five percent (25%) (4 feet of horizontal distance for every 1 foot of vertical distance) or greater.

6.2.6: Environmentally Sensitive Areas.

All development located within or directly adjacent to or discharging directly to an environmentally sensitive area (where discharges from the development will enter receiving waters within the environmentally sensitive area), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. Environmentally sensitive areas include but are not limited to all Clean Water Act Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Multi Species Habitat Conservation Program within the Cities and County of Riverside; and any other equivalent environmentally sensitive areas which have been identified by the Co-permittees. "Directly adjacent" means situated within 200 feet of the environmentally sensitive area. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development, and not commingled with flows from adjacent lands.

6.2.7: Parking lots 5,000 square feet or more.

Parking lot is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce.

6.2.8: Street, roads, highways, and freeways.

This category includes any paved surface which is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.

6.2.9 Retail Gasoline Outlets (RGOs).

This category includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected average daily traffic (ADT) of 100 or more vehicles per day.

6.3 DESIGN AND BMP REQUIREMENTS

All priority projects are required to design and implement a combination of BMPs including site design, source control, and structural treatment control BMPs.

7.0—BMP MAINTENANCE AND MAINTENANCE ASSURANCE

7.1 PROOF OF A MECHANISM TO ENSURE MAINTENANCE OF POST-CONSTRUCTION BMPs

7.1.1: The proponents of any land development project that requires a City permit, shall provide to the City prior to the issuance of such permit, proof of a mechanism acceptable to the City which will ensure ongoing long-term maintenance of all BMPs associated with the proposed project. The proponents shall be responsible for maintenance of BMPs unless and until an alternative mechanism for ensuring maintenance is accepted by the City and becomes effective.

7.1.2: Project proponents shall enter into and provide the City copies of any covenants, legal agreements, maintenance agreements, and/or conditional use permits the City deems necessary to ensure the effectiveness of any BMP maintenance assurance mechanism proposed by the Proponent.

7.1.3: Potentially acceptable mechanism for ensuring BMP maintenance include the following:

- (a) Maintenance by owner. The City may agree that sufficient assurance of maintenance is provided by the owner to maintain that BMP. The City may decline to accept this mechanism if the City concludes that any subsequent owner(s) may be unable or unwilling to maintain, repair or replace the BMP despite the legal obligation to do so. Acknowledgements or responsibility or other contractual agreement with the subsequent owners may also be required.
- (b) City Assessment District. The developer can request the formation of a maintenance assessment district or other funding mechanism to provide funds for BMP maintenance, repair and replacement on an ongoing basis. The developer would fund the district; however the City would administer the annual renewal of the district. If that mechanism could be compromised or eliminated by any subsequent vote, the City may condition acceptance of this mechanism on an agreement that would preclude such compromise or elimination, and/or on a backup agreement with the developer or a related person to ultimately be accountable to the City to pay all costs for BMP maintenance, repair or replacement if funding and maintenance by a Assessment District proved to be inadequate for any reason.
- (c) Lease provisions. In those cases where the City holds title to the land in question, and the land is being leased to another party for private or public use, the City may require BMP maintenance, repair and replacement through conditions in the lease.
- (d) Conditional use permits. For discretionary projects that require a use permit, the City may require inclusion of appropriate terms in the use permit that will provide sufficient assurance maintenance of BMPs. The City may condition acceptance of this mechanism on a backup agreement with the developer or a related person to ultimately be accountable to the City to pay all costs for BMP maintenance, repair or replacement if a subsequent owner fails to perform.
- (e) Maintenance by a public entity. The City may agree that a public or acceptable quasi-public entity (e.g., the County Flood Control District, a state or federal resource agency, or a conservation conservancy) may assume responsibility

for maintenance, repair and replacement of the BMP in lieu of the developer. The City may require that some or all estimated maintenance costs be front-funded or reliably guaranteed, (e.g., through a trust fund, assessment district fees, bond, letter of credit or similar means). In addition, the City may seek protection from liability by appropriate releases and indemnities.

The developer must provide any public entity accepting maintenance obligations sufficient ownership or easement interests to allow maintenance, repair and replacement of BMPs. If structural BMPs are located within a public area proposed for transfer, they will be the responsibility of the developer until the City or other public entity accepts them. Structural BMPs proposed for transfer to any other public entity must be approved by the City prior to installation. The City shall be involved in the negotiation of maintenance requirements with any other public entities accepting maintenance responsibilities. The City must be identified as a third party beneficiary empowered to enforce any such maintenance agreement.

7.1.4: Other mechanisms. The City, in its discretion, may accept other mechanisms for ensuring BMP maintenance, repair and replacement.

7.1.5: Right to condition acceptance of any proposed mechanism. The City, in its discretion, may decline to accept any proposed mechanism for assuring BMP maintenance, repair or replacement that is not supported by an adequate and reliable source of funds. The City in its discretion may also require that any such proposed mechanism be supported by back up agreements including but not limited to a back-up maintenance agreement with the developer or a related natural person.

7.1.6: Developer's acknowledgement of obligations. All applications for a City land development permit shall include the project proponent's signed statement acknowledging responsibility for structural BMP maintenance, repair and replacement until the City accepts an alternative mechanism to ensure such maintenance, repair and replacement.

SECTION D.

PERMIT REQUIREMENTS FOR COMMERCIAL ACTIVITIES AND FACILITIES

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1.0—GENERAL CONSIDERATIONS

1.1 COMMERCIAL FACILITIES AND ACTIVITIES SUBJECT TO THIS SECTION

This section establishes BMP requirements for owners and operators of Priority Commercial Facilities (Priority Facilities) and Activities. These requirements include three main elements; (1) standard requirements for all Priority Facilities and Activities; (2) activity-specific requirements for all Priority Facilities and Activities; and (3) requirements for specific categories of Priority Facilities and Activities.

A Priority Facility and Activity is defined as “any non-residential facility and activity engaged in business or commerce, whether for profit or not-for-profit, or publicly or privately owned that has the potential to result in discharges of non-stormwater or the discharge of pollutants to stormwater.” Residences can be included in this definition if they are used for significant commercial repair, maintenance, cleaning, manufacturing, food preparation or painting activities.

BMP requirements applicable to Priority Facilities and Activities are restricted to facilities and activities within the City Urban Areas. Some activities subject to these requirements (mobile car washing, pool and fountain cleaning, etc.) are conducted from a myriad of locations, i.e., not solely at a single fixed facility or location. For this reason, Priority Facilities and Activities include both the facility at which a business is located (e.g., the home office) and all locations at which operations or activities are conducted.

1.2 RESPONSIBILITIES OF DISCHARGERS

Dischargers are required generally to comply with two inter-related sets of directives: (1) compliance with applicable discharge prohibition requirements, and (2) implementation of BMPs to prevent non-stormwater discharges and to reduce contaminants in stormwater discharges. Regardless of their categorization, all facilities and activities are subject to the generally applicable BMP requirements of this Manual, as well as the discharge prohibitions of the Ordinance. Failure to comply with applicable discharge prohibitions is generally considered evidence of an inadequate BMP program, although BMPs can also be determined to be inadequate prior to the occurrence of actual discharges.

The sole responsibility for selecting and implementing BMPs that are adequate to comply with the requirements of the Ordinance and this Manual lies with the facility owner or operator. The City recognizes that the proper selection of BMPs depends on numerous factors that are specific to individual industry types and facilities. The remainder of this section establishes standards that the City has determined are necessary to prevent discharges of pollutants to its conveyance system and receiving waters. In some instances, a wide range of potential BMP options is available to meet particular standards. In all instances, the City has endeavored to allow the greatest flexibility in determining the best means of compliance. Ultimately, the suitability of BMPs will be determined by their success in preventing polluted discharges from leaving the facility or work site.

In most cases, compliance can be obtained through the use of an effective combination of source control BMPs. However, in some instances, businesses are required to implement structural treatment controls.

1.3 INSPECTION AND VERIFICATION

Under its municipal stormwater permit (MS4 Permit), the City must conduct inspections of Priority Facilities to verify compliance with its stormwater ordinance and other applicable laws and regulations. The City may therefore conduct inspections of any or all of the Priority Facilities described in the MS4 Permit. The City also retains the discretion to conduct inspections of Non-Priority Facilities as needed to verify compliance with the Ordinance. All discharge prohibition and BMP requirements described herein are applicable regardless of whether any facility or activity is subject to City inspections or any other form of compliance verification. At a minimum, Priority Facilities will be inspected either annually, biennially (once every two years), or once every five years, depending on the facility's potential for discharges or threat to water quality. Non-Priority Facilities may be inspected on an as needed basis. Follow-up inspections may also be performed to assess the effectiveness of the designated BMPs.

All discharge prohibitions and BMP requirements described herein are applicable regardless of whether any facility or activity is subject to City inspections or any other form of compliance verification.

2.0—GENERAL STANDARDS APPLICABLE TO ALL PRIORITY COMMERCIAL FACILITIES AND ACTIVITIES

Except as otherwise noted, the standards described in this Section are applicable to all Priority Commercial Facilities and Activities. The purpose of this section is to establish a baseline of reasonable, achievable standards that must be met for all Priority Facilities and Activities. Prescriptive standards are provided for each Priority Facility and Activity in this Section.

Priority Facilities and Activities include, but are not limited to, businesses in the City primarily engaged in any of the following activities:

- Motor vehicle parking lots and storage facilities;
- Motor vehicle body repair or painting;
- Motor vehicle mechanical repair, maintenance, fueling, cleaning or washing;
- Boat, mechanical repair, maintenance, fueling, or cleaning;
- Concrete mixing or cutting;
- Cemeteries;
- Eating or drinking establishments;
- Motorized equipment repair, maintenance, fueling, or cleaning;
- Golf courses, parks and other recreational areas/facilities;
- Landscaping;
- Masonry installation;
- Mobile motor vehicle washing;
- Mobile carpet, drape or furniture cleaning;
- Nurseries and greenhouses;
- Painting and coating;
- Pest control services;
- Pool and fountain cleaning;
- Portable sanitary toilet servicing; or
- Retail or wholesale fueling.

2.1 ANNUAL REVIEW OF FACILITIES AND ACTIVITIES

2.1.1: Priority Facilities and Activities Dischargers shall review their facilities, activities, operations, and procedures at least annually to detect illicit connections and illegal discharges.

2.1.2: Illicit connections must be eliminated (even if the connection was established pursuant to a valid permit and was legal at the time it was constructed), and illegal discharge practices eliminated.

2.1.3: Corrective training shall be provided as needed (and documented in training records) whenever an illegal disposal practice is discovered.

2.2 EMPLOYEE TRAINING

2.2.1: Priority Facilities and Activities Dischargers, shall provide training at least annually to all employees with responsibility for actions required to implement the standards in this Section, including a Pollution Prevention Plan (if required by the City). Training shall address notification requirements, inspections, record keeping, illicit connections and illegal discharge detection. Integration with other existing training programs is encouraged.

2.2.2: Documentation of training shall be maintained on-site at the location(s) where operations or activities are conducted, and shall be provided on request to the City Engineer.

2.2.3: Training shall be adequate to ensure compliance with the standards established in the Ordinance. Continued non-compliance by facility employees with any condition of the Ordinance may be deemed evidence of an inadequate employee-training program.

2.3 POLLUTION PREVENTION PRACTICES

Dischargers shall implement those pollution prevention practices according to the minimum BMPs designated in this Manual and those that are generally recognized in that Discharger's industry or business as being effective.

2.4 STORM DRAIN TILEAGE AND SIGNING

The use of storm drain tiles or other labeling is encouraged. Where used, storm drain tiles and signs should contain a brief statement that prohibits the dumping of improper materials into the Stormwater Conveyance System, graphical icons, either illustrating anti-dumping symbols or images of receiving water fauna, are effective supplements to the anti-dumping message. Naming the receiving water also has proven to increase the effectiveness of this signage by making it more personal (e.g. "NO DUMPING – DRAINS TO <insert applicable creek/waterbody>").

2.5 MATERIALS AND WASTE MANAGEMENT AREAS

The following conditions apply to the storage, management, and disposal of hazardous materials and wastes at Priority Facilities:

- (a) Hazardous materials and wastes shall be stored, managed, and disposed in accordance with applicable federal, state and local laws and regulations. Hazardous materials and wastes must be stored in secondary containment. Incompatible materials must be segregated into separate storage areas. Overhead coverage shall be provided for all outside hazardous materials and waste storage areas. If overhead coverage is not available, stored materials shall be covered with an impervious material (e.g., a tarp, etc.). These areas shall be protected from rain and shall not contain open containers.
- (b) Drums and other containers shall be kept in good condition, and shall be kept securely closed when not in use.
- (c) Spill response materials and equipment shall be maintained and kept readily accessible, and all employees involved in the storage, management, or disposal of hazardous materials or wastes shall be trained in their proper use.
- (d) Significant spills shall be reported promptly to the City's Stormwater Hotline (951) 694-6411. Significant spills are those which discharge, or have the potential to discharge, contaminants directly or indirectly to the Stormwater Conveyance System or Receiving Waters.
- (e) Trash storage and disposal areas shall be kept clean and free of debris. Dumpsters and other containers shall be maintained in good condition, and shall be kept closed when not in use. Materials and equipment necessary for the clean-up of trash and debris shall be maintained and kept readily accessible. Trash storage and disposal areas shall be inspected at least weekly. Wet cleaning (hosing, pressure washing, etc.) of trash storage and disposal areas shall only be allowed if adequate precautions have been taken

to prevent the discharge of wash water into the Stormwater Conveyance System or Receiving Waters, or to filter pollutants from the water prior to discharge.

- (f) Secondary containment shall be provided around storage areas from which a potential exists to discharge materials or wastes to the Stormwater Conveyance System or Receiving Waters.
- (g) Storage areas shall be inspected periodically, including at least once prior to the rainy season (October 1 – April 30) and monthly during the rainy season.

2.6 LOADING AND UNLOADING AREAS

The following conditions apply to the loading and unloading of significant materials:

- (a) Where practicable, loading / unloading of materials shall only be allowed in designated areas. Loading / unloading areas shall be periodically inspected, and accumulations of debris, litter, waste, or other materials removed.
- (b) Spills and leaks shall be promptly cleaned up and the generated wastes disposed of properly. Significant spills and hazardous materials shall be reported promptly to the City's Stormwater Hotline or Engineering Department.
- (c) Spill response materials and equipment shall be maintained and kept readily accessible and all employees conducting loading / unloading activities trained in their proper use.
- (d) Designated loading / unloading areas shall be regularly cleaned using dry methods (e.g., sweeping, vacuuming, etc.).
- (e) Wet cleaning (hosing, pressure washing, etc.) of loading / unloading areas shall only be allowed if adequate precautions have been taken to prevent the discharge of wash water into the Stormwater Conveyance System or Receiving Waters, or to filter pollutants from the water prior to discharge.
- (f) Storm drain inlets located within or down gradient of loading / unloading areas shall be protected to prevent the entry of materials.
- (g) Loading / unloading equipment (forklifts, pallet jacks, etc.) shall be maintained in good condition, and preventive maintenance conducted as necessary to prevent leaks.
- (h) Supplies stored in loading / unloading areas shall be properly maintained to prevent leaks and spills to the Stormwater Conveyance System or Receiving Waters, and to prevent their contact with rainfall and run-on.

2.7 VEHICLES AND EQUIPMENT AREAS

2.7.1: The following conditions apply to the fueling of vehicles and equipment:

- (a) Precautions shall be taken to prevent spills and leaks during fueling activities. Significant spills and hazardous materials shall be reported promptly to the City's Stormwater Hotline or Engineering Department.

- (b) Spill response materials and equipment shall be maintained and kept readily accessible, and staff conducting fueling activities instructed in their proper use.
- (c) Storm drain inlets located within or down gradient of fueling areas shall be protected (e.g., with an oil-water separator) to prevent the entry of spilled fuel.
- (d) Vehicles and equipment shall only be fueled in areas where adequate precautions have been taken to prevent the entry of spills into the Stormwater Conveyance System or Receiving Waters. Designated fueling areas are required.
- (e) The retrofitting of existing facilities with structural controls such as low-flow sumps or oil/water separators shall be considered to prevent the entry of spills into the Stormwater Conveyance System or Receiving Waters.

2.7.2: The following conditions apply to the maintenance and repair of vehicles and equipment:

- (a) Precautions shall be taken to prevent spills and leaks during maintenance and repair activities. Significant spills and hazardous materials shall be reported promptly to the City's Stormwater Hotline or Engineering Department.
- (b) Spill response materials and equipment shall be maintained and kept readily accessible, and staff conducting maintenance and repair activities instructed in their proper use.
- (c) Storm drain inlets located within or down gradient of maintenance and repair areas shall be protected to prevent the entry of spilled fluids (e.g., fuel, oil, grease, or antifreeze).
- (d) Vehicle and equipment maintenance and repair shall only be conducted in areas where adequate precautions have been taken to prevent the entry of spills into the Stormwater Conveyance System or Receiving Waters. Designated maintenance and repair areas are required.
- (e) Maintenance and repair equipment shall be kept clean to avoid the build up of grease and oil.
- (f) Fluids shall be drained from any retired vehicles or equipment stored on site.
- (g) Only dry cleaning methods shall be used on maintenance and repair areas unless adequate precautions have been taken to prevent the discharge of wash water to the Stormwater Conveyance System or Receiving Waters (e.g., the discharge is directed to the sanitary sewer, a sump, etc.).
- (h) Drip pans, containers, or other methods of drip and spill containment shall be utilized at all times during the repair or maintenance of vehicles and equipment.
- (i) The retrofitting of existing facilities with structural controls such as low-flow sumps or oil/water separators shall be considered to prevent the entry of spills into the stormwater conveyance system or receiving waters.
- (j) Vehicle maintenance shall be performed within covered areas.

2.7.3: The following conditions apply to the washing of vehicles and equipment:

- (a) Storm drain inlets located within or down gradient of wash areas shall be protected to prevent the entry of wash water or rinse water.
- (b) The introduction of pollutants (soaps, degreasers, etc.) to wash water shall be reduced or eliminated.
- (c) Vehicles and equipment shall only be washed in areas where adequate precautions have been taken to prevent the entry of wash water and other contaminants into the Stormwater Conveyance System or Receiving Waters. Designated wash areas and/or wash racks are required.
- (d) Where practicable, wash areas shall drain or be plumbed to the sanitary sewer. Dischargers are responsible for obtaining all necessary approvals from sewerage agencies prior to connecting or discharging to the sewer. In addition, oil/water separators will be installed prior to release into sanitary sewers.
- (e) Infiltration of wash water or rinse water to pervious surfaces is generally allowed. However, vehicle wash water or rinse water generated from cleaning engines, mechanical parts, or heavy equipment may not be infiltrated. A minimum of ten feet separation between the groundwater and the pervious surface is required.
- (f) Wash waters or rinse waters not discharged to sewer or infiltrated must be contained for treatment, re-use, or proper disposal.

2.7.4: The following conditions apply to the outdoor storage of equipment:

- (a) Drip pans or other methods of spill containment shall be used to prevent the discharge of materials to the Stormwater Conveyance System or Receiving Waters.
- (b) Spill response materials and equipment shall be maintained and kept readily accessible.
- (c) Significant spills shall be reported promptly to the City's Stormwater Hotline or Engineering Department.
- (d) Long-term stored equipment shall be drained of lubricants and fuels and these substances properly disposed.
- (e) Where practicable, equipment storage areas shall be bermed and covered.

2.8 OUTDOOR AREAS

2.8.1: The following condition applies to rooftop areas:

- (a) Materials which may contaminate stormwater shall not be stored on rooftops unless adequate precautions have been taken to prevent their contact with stormwater.
- (b) Equipment located on rooftops (e.g., emergency generators, HVAC systems, etc.) shall be periodically inspected, and preventive maintenance conducted as necessary to prevent leaks and spills.

- (c) Materials and substances (bird droppings, grease, leaves, etc.) that have accumulated on rooftops shall be periodically inspected and removed as necessary to prevent or reduce the discharge of contaminants directly or indirectly to the Stormwater Conveyance System or Receiving Waters.
- (d) Where practicable, roof downspouts shall be routed away from work areas. Unless filtered to remove pollutants, water from downspouts shall be routed toward pervious areas such as lawns.

2.8.2: The following conditions apply to parking areas:

- (a) Parking areas shall be periodically cleaned using dry methods (manual sweeping, street sweepers, etc.). Wet methods shall only be used where adequate precautions have been taken to prevent the entry of wash water and other contaminants into the Stormwater Conveyance System or Receiving Waters.
- (b) Prior to any improvement or expansion project, parking areas shall be evaluated to establish the level of post-construction BMPs that will meet the MEP standards. Treatment or infiltration BMPs shall be installed if necessary to meet the MEP standard. Installed controls shall be inspected and maintained to ensure their continued proper functioning.
- (c) Where practicable, trash containers shall be provided in convenient locations to discourage littering.
- (d) Vehicles stored in parking areas for extended periods shall be periodically inspected, and leaks and spills cleaned as necessary.
- (e) Parking areas shall be periodically inspected, and significant accumulations of materials and substances (oil, fuel, grease, leaves, etc.) removed. All materials shall be properly disposed.
- (f) Stormwater run-on should be prevented from contacting stored materials and equipment that may contaminate stormwater through the use of berms, dikes, or other diversion structures or through the use of measures to elevate waste from site surfaces.

2.8.3: The following conditions apply to landscaping and grounds keeping conducted at Facilities:

- (a) Precautions shall be taken to prevent spills, leaks, and over-application of chemical products during landscaping and grounds keeping activities. Significant spills and spills of hazardous materials shall be reported promptly to the City's Stormwater Hotline or Engineering Department.
- (b) Precautions shall be taken to prevent over-irrigation of landscaped areas.
- (c) Pesticides, herbicides, fertilizers, and other chemical products shall be used in accordance with label directions. These products shall not be disposed to streets or gutters, but shall be collected and properly disposed.

- (d) Grounds and landscaped areas shall be periodically inspected. Litter, debris, organic matter (leaves, cut grass, etc.), and other materials with the potential to contaminate stormwater shall be collected and properly disposed.
- (e) Materials and equipment necessary for spill response shall be maintained and kept readily accessible, and employees trained in their proper use.
- (f) The application of pesticides, fertilizers, and other chemical products prior to irrigation or rainfall is discouraged.
- g) Product containers shall be kept in good condition, shall be kept securely closed when not in use, and shall be stored in a manner that protects them from contact with stormwater.
- h) Protective measures shall be taken to ensure that stored pesticides, fertilizers, and other chemicals do not contact stormwater.
- i) Integrated Pest Management (IPM) practices and other non-chemical pest control methods (e.g., traps, sticky tape, hot-wire lamps, etc.) shall be considered where practicable.
- j) Exposed slopes shall be stabilized as soon as possible.
- k) Paved surfaces such as sidewalks shall be cleaned regularly using dry methods (e.g., sweeping, vacuuming, etc.). Hosing is permissible only after surfaces have previously been cleaned using dry methods.
- l) Stockpiles shall be covered during windy and rainy conditions.

3.0—FACILITY-SPECIFIC STANDARDS APPLICABLE TO PRIORITY COMMERCIAL FACILITIES AND ACTIVITIES

In addition to the requirements of Section 2.0, the following requirements apply to specific categories of Priority Commercial Facilities and Activities listed in Section 2.0 for the activities in which they are primarily engaged.

3.1 MOTOR VEHICLE PARKING LOTS AND STORAGE FACILITIES

In addition to the applicable requirements of Section 2.0, the following conditions apply to the parking lots and storage facilities:

3.1: Parking facilities shall not be cleaned using wet methods (e.g., hosing, steam cleaning, pressure-washing, etc.) unless adequate precautions have been taken to prevent the entry of wash water and other contaminants into the Stormwater Conveyance System or Receiving Waters.

3.2: Parking areas shall be periodically cleaned using dry methods (e.g., sweeping, scraping, etc.) to prevent the accumulation of significant materials. Accumulated materials shall be properly disposed.

3.3: Signs shall be posted which prohibit littering and dumping.

3.4: Vehicle maintenance and repair operations with the potential to release pollutants are prohibited at commercial parking lots and storage facilities.

3.2 MOTOR VEHICLE BODY REPAIR AND PAINTING

In addition to the applicable requirements of Section 2.0, the following conditions apply to vehicle body repair and painting:

3.2.1: Bodywork must be conducted indoors or under cover.

3.2.2: Painting work shall be conducted in approved, enclosed areas equipped with vacuum hoods and filters.

3.2.3: The recycling and re-use of solvents is encouraged.

3.2.4: Work areas shall be periodically cleaned using dry methods (sweeping, vacuuming, etc.). Wet methods shall only be used where adequate precautions have been taken to prevent the entry of wash water and other contaminants into the Stormwater Conveyance System or Receiving Waters.

3.2.5: Spill clean-up kits shall be maintained and kept readily accessible, and employees trained in their proper use.

3.2.6: As necessary to prevent the entry of pollutants into the Stormwater Conveyance System or Receiving Waters, designated work areas shall utilize structural controls to (1) prevent the discharge of spills from the work area, (2) prevent run-on from contacting work surfaces and pollutants, and (3) prevent rainfall from contacting work surfaces and pollutants.

3.3 MOTOR VEHICLE AND BOAT MECHANICAL REPAIR, MAINTENANCE, FUELING, CLEANING, OR WASHING

In addition to the applicable requirements of Section 2.0, the conditions in this subsection apply to the repair and maintenance of vehicles and equipment.

3.3.1: Repair and maintenance activities shall be conducted only in designated work areas.

3.3.2: Repair and maintenance work must be conducted indoors or under cover.

3.3.3: Significant repair and maintenance work on boats may not be conducted over water.

3.3.4: As necessary to prevent the entry of pollutants into the Stormwater Conveyance System or Receiving Waters, designated work areas shall utilize structural controls to (1) prevent the discharge of spills from the work area, (2) prevent run-on from contacting work surfaces and pollutants, and (3) prevent rainfall from contacting work surfaces and pollutants.

3.4 CONCRETE MIXING AND CUTTING

In addition to the applicable requirements of Section 2.0, the following conditions apply to cement mixing and cutting:

3.4.1: Loose aggregate, mortar, and dust shall be routinely cleaned up using dry methods (e.g., sweeping, vacuuming, etc.). Wet methods may be used if adequate precautions have been taken to prevent the entry of wash water and other contaminants into the Stormwater Conveyance System or Receiving Waters. All materials shall be re-used, recycled, or properly disposed.

3.4.2: Storage of cement shall be covered.

3.4.3: Gutters, alleys, streets, and sidewalks should be swept rather than hosed.

3.4.4: Slurries should be diverted to a collection area or sedimentation basin, and shoveled or vacuumed daily. Slurries may not be disposed to the Stormwater Conveyance System or Receiving Waters under any circumstances. The Stormwater Conveyance System includes driveways, streets, and gutters.

3.4.5: Portland concrete cement and asphalt concrete waste should not be allowed to enter storm drains or watercourses.

3.4.6: Portland concrete cement and asphalt concrete waste should be collected and properly disposed of outside the highway right of way, or placed in a temporary concrete washout facility.

3.4.7: A sign should be installed adjacent to each temporary concrete washout facility to inform concrete equipment operators to utilize the proper facilities.

3.4.8: Below grade concrete washout facilities are typical. Above grade facilities are used if excavation is not practical.

3.4.9: Rinsate must be confined to a designated area (e.g., to sanitary sewer with approval from the local sewer agency, a dead-end sump, process treatment system, or a

designated drying area where water percolates/evaporates and solids are removed for disposal and collected). Rinsate and solids must be re-used, recycled, or properly disposed.

3.5 EATING AND DRINKING ESTABLISHMENTS

In addition to the applicable requirements of Section 2.0, the following conditions apply to eating and drinking establishments:

3.5.1: Dumpsters and grease bin areas shall be kept securely closed when not in use, and shall be inspected and cleaned regularly. Leaking dumpsters shall be repaired or replaced as soon as possible.

3.5.2: Parking areas and other outside surfaces shall be routinely cleaned using dry methods (e.g., sweeping, etc.) to prevent the accumulation of significant materials. Accumulated materials shall be properly disposed.

3.5.3: Parking areas and other surfaces shall not be cleaned using wet methods (e.g., hosing, steam-cleaning, pressure-washing, etc.) unless adequate precautions have been taken to prevent the entry of wash water and other contaminants into the Stormwater Conveyance System or Receiving Waters.

3.5.4: Outdoor grease interceptors shall be properly maintained, and routinely inspected to ensure their proper functioning. Any problems noted shall be corrected as soon as possible.

3.5.5: Equipment (mats, grease filters, etc.) shall not be washed in areas where wash water or rinse water will drain to the Stormwater Conveyance System or Receiving Waters. Dischargers are responsible for obtaining all necessary approvals from sewerage agencies prior to discharging to the sewer.

3.5.6: As necessary to prevent the entry of pollutants into the Stormwater Conveyance System or Receiving Waters, designated work areas shall utilize structural controls to (1) prevent the discharge of spills from the work area, (2) prevent run-on from contacting work surfaces and pollutants, and (3) prevent rainfall from contacting work surfaces and pollutants.

3.6 GOLF COURSES, PARKS, AND OTHER RECREATIONAL FACILITIES

In addition to the applicable requirements of Section 2.0, the following conditions apply to golf courses, parks, and other recreational facilities:

3.6.1: The requirements of Eating and Drinking Establishments apply to golf courses, parks, and other recreational facilities.

3.6.2: The requirements of Pest Management apply to golf courses, parks, and other recreational facilities.

3.6.3: The requirements of Landscaping apply to golf courses, parks, and other recreational facilities.

3.6.4: As necessary to prevent the entry of pollutants into the Stormwater Conveyance System or Receiving Waters, designated work areas shall utilize structural controls to (1) prevent the discharge of spills from the work area, (2) prevent run-on from contacting work surfaces and pollutants, and (3) prevent rainfall from contacting work surfaces and pollutants.

3.7 LANDSCAPING

In addition to the applicable requirements of Section 2.0, the following conditions apply to landscaping activities:

3.7.1: Pesticides, fertilizers and other chemical products shall be used in accordance with applicable federal, state, and local laws and regulations.

3.7.2: Pesticides, fertilizers and other chemical products shall be stored in closed, labeled containers, under cover and off the ground.

3.7.3: Landscaping waste shall be properly disposed by composting on-site or at an approved composting location or permitted landfill.

3.7.4: Stockpiles shall be placed away from watercourses, bermed, and covered to prevent the release of materials to the Stormwater Conveyance System or Receiving Waters.

3.7.5: Where practicable, native vegetation shall be retained or planted to reduce water, fertilizer and pesticide needs.

3.7.6: Areas where work is being actively conducted shall be routinely cleaned up using dry methods (e.g., sweeping, raking, etc.). Wet methods (e.g., hosing, etc.) may only be used if adequate precautions have been taken to prevent the discharge of wash water or other materials to the Stormwater Conveyance System or Receiving Waters.

3.7.7: The use of blowers is permitted so long as materials are collected and properly disposed. Leaving blown materials in the Stormwater Conveyance System or Receiving Waters is a violation of the Ordinance. The Stormwater Conveyance System includes driveways, streets, and gutters.

3.7.8: Measures shall be taken to reduce or eliminate landscaping and irrigation runoff. Examples of practices include proper irrigation programming, programming shorter irrigation cycle times, and decreasing frequency after the application of fertilizers and pesticides.

3.7.9: Fertilizers and pesticides shall not be applied prior to storm events. These products may not be applied during storm events.

3.8 MASONRY INSTALLATION

In addition to the applicable requirements of Section 2.0, the following conditions apply to masonry operations:

C.8.1: Storm drain inlets located within or down gradient of work areas shall be covered or otherwise protected to prevent the entry of wash water or other materials.

C.8.2: Work areas shall be routinely cleaned using dry methods (e.g., sweeping, etc.).

C.8.3: Work areas shall not be cleaned using wet methods (e.g., hosing, steam cleaning, pressure-washing, etc.) unless adequate precautions have been taken to prevent the entry of wash water and other contaminants into the Stormwater Conveyance System or Receiving Waters.

C.8.4: Wash water shall be diverted from storm drains, and directed to sanitary sewer or landscaping, where approved.

C.8.5: Materials shall be covered (e.g., with a tarp) and stored above ground to prevent contact with stormwater.

C.8.6: Stockpiles of sand shall be kept out of drainage systems. Prior to the onset of predicted rain, stockpiles shall be covered and bermed to prevent contact with stormwater.

3.9 MOBILE MOTOR VEHICLE WASHING

In addition to the applicable requirements of Section 2.0, the following conditions apply to mobile vehicle washing:

3.9.1: Wash water and rinse water may not be disposed to the Stormwater Conveyance System or Receiving Waters under any circumstances. The Stormwater Conveyance System includes driveways, streets, and gutters.

3.9.2: Storm drain inlets located within or down gradient of wash areas shall be covered or otherwise protected to prevent the entry of wash water or rinse water.

3.9.3: Vehicles shall be washed over porous surfaces such as lawns and gravel areas where feasible.

3.9.4: Wash water and rinse water may be infiltrated or disposed to the ground (e.g., soaked into a lawn or landscaped area, etc.) if adequate precautions have been taken to prevent the entry of wash water and other contaminants into the Stormwater Conveyance System or Receiving Waters.

3.9.5: Wash water and rinse water that cannot be properly disposed at a job site shall be collected and contained for recycling, re-use, or proper disposal (e.g., sanitary sewer, etc.). Dischargers are responsible for obtaining all necessary approvals from sewerage agencies prior to discharging to the sewer.

3.9.6: The use of hose off or single use engine degreasing chemicals is prohibited, unless captured and properly disposed.

3.9.7: Where practicable, the introduction of pollutants (soaps, degreasers, etc.) to wash water shall be reduced or eliminated.

3.9.8: Dry cleaning methods are encouraged.

3.10 MOBILE CARPET, DRAPE, AND FURNITURE CLEANING

In addition to the applicable requirements of Section 2.0, the following conditions apply to mobile carpet, drape, and furniture cleaning:

3.10.1: Wastewater may not be disposed to the Stormwater Conveyance System or Receiving Waters under any circumstances. The Stormwater Conveyance System includes driveways, streets, and gutters.

3.10.2: Wastewater may not be infiltrated or disposed to the ground.

3.10.3: Wastewater must be disposed to the sanitary sewer with approval from the local sewer agency at the job site, or to a holding tank. Wastewater contained in holding tanks

must be disposed to the sanitary sewer at company headquarters or at an approved location. Dischargers are responsible for obtaining all necessary approvals from sewerage agencies prior to discharging to the sewer.

3.10.4: Tanks, hoses, and fittings must be maintained in leak-proof condition.

3.11 NURSERIES AND GREENHOUSES

In addition to the applicable requirements of Section 2.0, the following conditions apply to nurseries and greenhouses:

3.11.1: Product containers shall be kept in good condition, shall be kept securely closed when not in use, and shall be stored in a manner that protects them from contact with stormwater.

3.11.2: Integrated Pest Management (IPM) practices and other non-chemical pest control methods (e.g., traps, sticky tape, hot-wire lamps, etc.) shall be considered where practicable.

3.11.3: Nozzles, emitters, and other application equipment shall be maintained in good working condition.

3.11.4: Pesticides, fertilizers, and other chemical products shall be used and disposed in accordance with applicable federal, state, and local laws and regulations.

3.11.5: Pesticides, fertilizers, and other chemical products shall be applied and disposed in accordance with label instructions and material safety data sheet(s).

Do not over-apply fertilizers and pesticides. Prepare only the amount needed. Follow strictly the recommended usage instructions. Apply surface dressings in smaller applications, as opposed to one large application, to allow time for it to work in and to avoid excess materials being carried off-site by runoff.

3.11.6: Pesticides, fertilizers and other chemical products shall be stored in closed, labeled containers, under cover and off the ground.

3.11.7: Appropriate methods (e.g., timed application, combination slow-release and constant liquid fertilizer, etc.) shall be utilized to reduce excessive fertilization.

3.11.8: Where practicable, low volume watering methods (e.g., drip-, sub-, and pulse-irrigation, etc.) shall be used to minimize the potential for excess flows.

3.11.9: Where practicable, tail-water recovery systems or subsurface drains shall be used to recycle irrigation water.

3.11.10: Stockpiles shall be placed away from watercourses, bermed, and covered to prevent the release of materials to the Stormwater Conveyance System or Receiving Waters.

3.11.11: Areas where work is being actively conducted shall be routinely cleaned up using dry methods (e.g., sweeping, raking, etc.). Wet methods (e.g., hosing, etc.) may only be used if adequate precautions have been taken to prevent the discharge of wash water or other materials to the Stormwater Conveyance System or Receiving Waters.

3.11.12: Weather conditions and irrigation schedules shall be considered prior to the outdoor application of fertilizers and pesticides. These products shall not be applied outdoors prior to rainfall. Their outdoor application during rainfall is prohibited.

3.11.13: As necessary to prevent the entry of pollutants into the Stormwater Conveyance System or Receiving Waters, designated work areas shall utilize structural controls to (1) prevent the discharge of spills from the work area, (2) prevent run-on from contacting work surfaces and pollutants, and (3) prevent rainfall from contacting work surfaces and pollutants.

3.12 PAINTING AND COATING

In addition to the applicable requirements of Section 2.0, the following conditions apply to painting and coating activities:

3.12.1: When not in use, paints, coatings, and solvents shall always be stored under cover and in a contained area.

3.12.2: Containers shall be kept in good condition, and shall be kept securely closed when not in use.

3.12.3: Where practicable, work areas shall be enclosed in a building, or with tarping or plastic sheeting to prevent drift.

3.12.4: Storm drain inlets located within or down gradient of areas where painting or coating are conducted shall be covered or otherwise protected to protect them from dust, chips, and rinsate during hours of operation.

3.12.5: Areas where painting and coating work is being actively conducted shall be cleaned daily using dry methods (e.g., sweeping, wiping, vacuuming, etc.). Wet methods (e.g., hosing, etc.) may only be used if adequate precautions have been taken to prevent the discharge of wash water to the Stormwater Conveyance System or Receiving Waters.

3.12.6: Drop cloths and drip pans shall be used in mixing areas.

3.12.7: Paints, coatings, thinners, and other materials shall not be disposed to the Stormwater Conveyance System or Receiving Waters. The Stormwater Conveyance System includes driveways, streets, and gutters.

3.12.8: Water-based paints may be disposed to the sanitary sewer. Dischargers are responsible for obtaining all necessary approvals from sewerage agencies prior to discharging to the sewer.

3.12.9: Filtering, re-use, and recycling of thinners and other solvents is encouraged. All materials must be properly disposed.

3.12.10: Materials and equipment necessary for spill response shall be maintained and kept readily accessible, and all employees involved in painting or coating activities trained in their proper use.

3.12.11: Significant spills and spills of hazardous materials shall be reported promptly to the City's Stormwater Hotline or Engineering Department. Significant spills are those which discharge, or have the potential to discharge, contaminants directly or indirectly to the Stormwater Conveyance System or Receiving Waters. Spills which have been

completely contained and cleaned up on-site are not considered significant unless they pose a threat to human health or safety.

3.13 PEST CONTROL SERVICES

In addition to the applicable requirements of Section 2.0, the following conditions apply to pest control services:

3.13.1: Pest control applicators must be supervised by a currently certified Qualified Applicator Licensee.

3.13.2: Pesticides and other chemical products shall be applied and disposed in accordance with label instructions and material safety data sheet(s).

3.13.3: Pesticides and other chemical products shall be used and disposed in accordance with applicable federal, state, and local laws and regulations.

3.13.4: Pesticides and other chemical products shall be stored in closed, labeled containers, under cover and off the ground.

3.13.5: Weather conditions shall be considered prior to the outdoor application of pesticides and other chemical products. These products shall not be applied outdoors prior to a predicted rainfall. Their outdoor application during rainfall is prohibited.

3.13.6: Precautions shall be taken during the application of pesticides and other chemical products to prevent drift into non-target areas or onto non-target vegetation, insects, or animals.

3.13.7: Pesticide use shall be reduced to the MEP in areas where recurring applications of pesticides are needed.

3.14 POOL AND FOUNTAIN CLEANING

In addition to the applicable requirements of Section 2.0, the following conditions apply to pool and fountain cleaning:

3.14.1: Chemicals shall be stored in leak-proof containers and under cover.

3.14.2: Backwash wastewater may not be discharged to the Stormwater Conveyance System or Receiving Waters. Acceptable disposal options include the following: (1) discharge to sanitary sewer, (2) allowing infiltration to the soil, (3) discharging to a holding tank or settling pond.

3.14.3: Pool and fountain water must be dechlorinated to less than 1.0 ppm free chlorine prior to discharge. Chlorinated Discharge to the Stormwater Conveyance System is prohibited.

3.14.4: Pool water discharged after acid washing must be neutralized to a pH of 7.2-8.0. Discharge to the Stormwater Conveyance System is discouraged.

3.15 PORTABLE SANITARY TOILET SERVICING

In addition to the applicable requirements of Section 2.0, the following conditions apply to portable sanitary toilet servicing:

3.15.1: Rinse water from the cleaning of closets may not be disposed to the Stormwater Conveyance System or Receiving Waters.

3.15.1: If rinse water cannot be properly disposed at a job site, it must be contained for proper disposal.

3.15.2: Paper trash shall be removed prior to cleaning closets.

3.15.3: Service facility wash areas must have perimeter control and properly slope to a grated floor drain.

3.15.4: Service facility wash areas shall be drained to the sanitary sewer or to a holding tank. Dischargers are responsible for obtaining all necessary approvals from sewerage agencies prior to discharging to the sewer.

3.15.5: Service facility wash area surfaces shall be kept clean and maintained in good condition.

3.15.6: Materials and equipment necessary for spill response shall be maintained and kept readily accessible, and all employees conducting cleaning of closets trained in their proper use.

3.15.7: Hoses, couplings, tanks, etc., shall be maintained in good condition to prevent leaks or spills.

3.15.8: Closets shall be located away from Stormwater Conveyances and Receiving Waters and away from high vehicular traffic areas.

3.15.9: Closets shall be posted or otherwise labeled to encourage reporting of needed cleaning or repair.

3.16 RETAIL AND WHOLESALE FUELING

In addition to the applicable requirements of Sections 1.0 and 2.0, the following conditions apply to the fueling of vehicles and equipment:

3.16.1: Permanent fueling areas shall be under permanent cover.

3.16.2: Where practicable, all storm drain inlets shall be connected to an oil/water separator and to the sanitary sewer.

3.16.3: Fueling and parking areas shall be periodically inspected, and significant accumulations of materials and substances (oil, fuel, grease, etc.) removed. All materials shall be properly disposed.

3.16.4: Only dry cleaning methods shall be used on fueling and parking areas unless adequate precautions have been taken to prevent the discharge of wash water to the Stormwater Conveyance System or Receiving Waters (e.g., the discharge is directed to the sanitary sewer, a sump, etc.).

3.16.5: Spill clean-up kits shall be maintained and kept readily accessible, and employees trained in their proper use. Absorbents and other materials used to clean spills shall be collected and properly disposed.

3.16.6: As necessary to prevent the entry of pollutants into the Stormwater Conveyance System or Receiving Waters, designated work areas shall utilize structural controls to (1) prevent the discharge of spills from the work area, (2) prevent run-on from contacting work surfaces and pollutants, and (3) prevent rainfall from contacting work surfaces and pollutants.

4.0—FACILITY INSPECTIONS

Under its municipal stormwater permit (MS4 Permit), the City must conduct inspections of Priority Facilities to verify compliance with its stormwater ordinance and other applicable laws and regulations. The City may therefore conduct inspections of any or all of the Priority Facilities described in the MS4 Permit. The City also retains the discretion to conduct inspections of Non-Priority Facilities as needed to verify compliance with the Ordinance. All discharge prohibition and BMP requirements described herein are applicable regardless of whether any facility or activity is subject to City inspections or any other form of compliance verification. At a minimum, Priority Facilities will be inspected either annually, biennially (once every two years), or once every five years, depending on the facility's potential for discharges or threat to water quality. Non-Priority Facilities may be inspected on an as needed basis. Follow-up inspections may also be performed to assess the effectiveness of the designated BMPs.

All discharge prohibition and BMP requirements described herein are applicable regardless of whether any facility or activity is subject to City inspections or any other form of compliance verification.

5.0—BMP ALTERNATIVES

The particular BMPs and BMP options prescribed in this Section can be replaced with alternative BMPs that are at least as effective in preventing or reducing the discharge of pollutants and in meeting the other requirements of the Ordinance. The cost of the BMP may be considered in making this determination, but alternative selections may not be made solely on the basis of economic feasibility.

SECTION E.

PERMIT REQUIREMENTS FOR INDUSTRIAL ACTIVITIES AND FACILITIES

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1.0—GENERAL CONSIDERATIONS

1.1 INDUSTRIAL FACILITIES AND ACTIVITIES SUBJECT TO THIS SECTION

This section establishes BMP requirements for owners and operators of Priority Industrial Facilities (Priority Facilities) and Activities that are in addition to those already established for Priority Commercial Facilities and Activities in this Manual. As a rule, Priority Industrial Facilities are, at a minimum, required to meet all standards that are applicable to Priority Commercial Facilities and Activities. However, Industrial Facilities must also meet additional requirements that reflect the higher threat to water quality of industrial activities.

An Industrial Priority Facility includes any facility meeting one or more of the following criteria:

- Is subject to the State General Industrial Stormwater Permit; or
- Is primarily engaged in manufacturing, processing, storage or handling of raw materials, processed materials, or refuse;

1.2 RESPONSIBILITIES OF DISCHARGERS

Dischargers are required generally to comply with two inter-related sets of directives: (1) compliance with applicable discharge prohibition requirements, and (2) implementation of BMPs to prevent non-stormwater discharges and to reduce contaminants in stormwater discharges. Regardless of their categorization, all facilities and activities are subject to the generally applicable BMP requirements of this Manual, as well as the discharge prohibitions of the Ordinance. Failure to comply with applicable discharge prohibitions is generally considered evidence of an inadequate BMP program, although BMPs can also be determined to be inadequate prior to the occurrence of actual discharges.

The sole responsibility for selecting and implementing BMPs that are adequate to comply with the requirements of the Ordinance and this Manual lies with the facility owner or operator. The City recognizes that the proper selection of BMPs depends on numerous factors that are specific to individual industry types and facilities. The remainder of this section establishes standards that the City has determined are necessary to prevent discharges of pollutants to its conveyance system and receiving waters. In some instances, a wide range of potential BMP options is available to meet particular standards. In all instances, the City has endeavored to allow the greatest flexibility in determining the best means of compliance. Ultimately, the suitability of BMPs will be determined by their success in preventing polluted discharges from leaving the facility or work site.

In most cases, compliance can be obtained through the use of an effective combination of source control BMPs. However, in some instances, businesses will be required to implement structural treatment controls.

1.3 INSPECTION AND VERIFICATION

Under its municipal stormwater permit (MS4 Permit), the City must conduct inspections of Priority Facilities to verify compliance with its stormwater ordinance and other applicable laws and regulations. The City may therefore conduct inspections of any or all of the Priority Facilities described in the MS4 Permit. The City also retains the discretion to conduct inspections of Non-Priority Facilities as needed to verify compliance with the Ordinance. All discharge prohibition and BMP requirements described herein are applicable regardless of whether any facility or activity is subject to City inspections or

any other form of compliance verification. At a minimum, Priority Facilities will be inspected either annually, biennially (once every two years), or once every five years, depending on the facility's potential for discharges or threat to water quality. Non-Priority Facilities may be inspected on an as needed basis. Follow-up inspections may also be performed to assess the effectiveness of the designated BMPs.

All discharge prohibitions and BMP requirements described herein are applicable regardless of whether any facility or activity is subject to City inspections or any other form of compliance verification.

2.0—GENERAL STANDARDS APPLICABLE TO ALL PRIORITY INDUSTRIAL FACILITIES AND ACTIVITIES

Except as otherwise noted, the standards described in this Section are applicable to all Priority Industrial Facilities and Activities. The purpose of this Section is to establish a baseline of reasonable, achievable standards that must be met for all Priority Facilities and Activities. Prescriptive standards are provided for each Priority Facility and Activity in this Section.

Priority Facilities and Activities include, but are not limited to, businesses in the city primarily engaged in any of the following activities:

- Industrial facilities, as defined at 40CFR 122.26(b)(14), including those subject to the General Industrial Permit;
- Operating and closed municipal landfills;
- Facilities subject to SARA Title III;
- Hazardous waste treatment, disposal, storage and recovery facilities;
- All other facilities tributary to a CWA section 303(d) impaired water body, where a facility generates pollutants for which the water body is impaired; and
- All other facilities that the City determines may contribute a significant pollutant load to the MS4.

2.1 ANNUAL REVIEW OF FACILITIES AND ACTIVITIES

2.1.1: Priority Facilities Dischargers shall review their facilities, activities, operations, and procedures at least annually to detect illicit connections and illegal discharges.

2.1.2: Illicit connections must be eliminated (even if the connection was established pursuant to a valid permit and was legal at the time it was constructed), and illegal discharge practices eliminated.

2.1.3: Corrective training shall be provided as needed (and documented in training records) whenever an illegal disposal practice is discovered.

2.1.4 Dischargers required by state law to obtain coverage under the State Industrial General Stormwater Permit shall obtain that coverage, and shall maintain on site and make available for inspection on request by the City the state-issued Waste Discharge Identification Number (WDID) for the facility, and a copy of the Notice of Intent (NOI) filed with the SWRCB pursuant to that permit.

2.2 EMPLOYEE TRAINING

2.2.1: Priority Facilities Dischargers shall provide training at least annually to all employees with responsibility for actions required to implement the standards in this Section, including the SWPPP, if required by the State. Training shall address notification requirements, inspections, record keeping, illicit connections and illegal discharge detection. Integration with other existing training programs is encouraged.

2.2.2: Documentation of training shall be maintained on-site at the location(s) where operations or activities are conducted, and shall be provided on request to City Authorized Enforcement Officials.

2.2.3: Training shall be adequate to ensure compliance with the standards established in this Ordinance. Continued non-compliance by facility employees with any condition of this Ordinance may be deemed evidence of an inadequate employee-training program.

2.3 COMPLIANCE WITH THE REQUIREMENTS OF PRIORITY COMMERCIAL FACILITIES

Unless specifically exempted, either individually or categorically, Priority Industrial facilities must meet, at a minimum, the applicable minimum BMP requirements of Priority Commercial Facilities.

2.4 NOTICE OF INTENT (NOI) / WASTE DISCHARGE IDENTIFICATION NUMBER (WDID)

Priority Facilities required to comply with the State Industrial General Stormwater Permit shall maintain onsite and make available for inspection upon request by the City the state-issued Waste Discharge Identification Number (WDID) for the facility, and a copy of the Notice of Intent (NOI) filed with the SWRCB pursuant to that permit.

2.5 STORMWATER POLLUTION PREVENTION PLANS (SWPPPs)

2.5.1: Dischargers required to prepare a Stormwater Pollution Prevention Plan (SWPPP) under the State General Industrial Stormwater Permit must prepare and submit that Plan to the SWRCB as soon as possible. The Discharger must implement the Plan, and maintain it at the site readily available for review.

2.5.2: If a Priority Facility is not required to prepare a State SWPPP, the facility shall still prepare an equivalent Pollution Prevention Plan for the site, implement the Pollution Prevention Plan, and maintain it on site. Any Industrial Pollution Prevention Plan shall meet the requirements of the State General Industrial Stormwater Permit.

2.5.3: The development and implementation of Pollution Prevention Plans is encouraged for all Regulated Industrial Facilities. Business operators are responsible for demonstrating compliance with all applicable provisions of the Ordinance and this Manual.

2.6 BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS

Best Management Practice (BMP) programs for Priority Facilities must incorporate each of the following elements:

- Activity-specific BMPs,
- Pollution prevention practices,
- Non-structural BMPs, and
- Structural controls

2.6.1: Activity-Specific BMPs. Priority Facilities shall install and maintain BMPs as specified in this Manual for areas at the facility where industrial activities are conducted.

The types of industrial activities that must be considered are as follows:

- Raw or processes materials bulk storage,
- Mixing, where there is a potential for release of a pollutant,
- Cutting, trimming or grinding in connection with a production process,
- Casting, forging or forming,
- Hazardous materials storage (including tanks),
- Construction, painting and coating,

- Pesticide or other chemical products formulation or packaging,
- Process water pre-treatment,
- Welding,
- Blasting,
- Chemical treatment, and
- Power washing.

At a minimum, the BMP requirements established for Priority Commercial Facilities shall apply to Priority Industrial Facilities. Dischargers are responsible, as part of their SWPPP or Pollution Prevention Plan development, to review their facilities and identify industrial activities that are conducted at their sites. Based on this review, BMPs that are appropriate to these activities must be identified and implemented. Where possible, practices that are recognized as being effective for the particular industry should be utilized.

2.6.2: Pollution Prevention Practices. Priority Facilities shall consider and, where determined to be appropriate by the facility, implement pollution prevention practices. At a minimum, the following types of pollution prevention measures must be considered:

- The use of smaller quantities of toxic materials or substitution of less toxic materials;
- Changes to production processes to reduce waste;
- Decreases in waste water flows;
- Recycling of wastes as part of the production process;
- Segregation of wastes, and
- Treatment of wastes on site to decrease volume and/or toxicity.

2.6.3: Non-structural BMPs. Priority Facilities shall incorporate into their SWPPPs or Pollution Prevention Plans, and install and maintain, the following non-structural BMPs in accordance with the specifications of this Manual:

- Best management practices for material handling and storage of significant materials,
- Best management practices for non-hazardous waste handling and recycling,
- Employee training programs,
- Good housekeeping practices,
- Preventive maintenance practices,
- Self inspection and quality assurance practices, and
- Spill responses planning.

2.6.4: Structural Controls. Priority Facilities shall incorporate into their SWPPPs or Pollution Prevention Plans, and install and maintain, one or more of the following structural BMPs where practicable if the use of such BMPs would significantly reduce pollution in run-off from the facility:

- Overhead coverage of outdoor work areas or chemical storage,
- Retention ponds, basins, or surface impoundments that confine stormwater to the site,
- Berms and concrete swales or channels that divert run-on and runoff away from contact with pollutant sources,
- Secondary containment structures, and
- Treatment controls, e.g., infiltration devices and oil/water separators, to reduce pollutants in stormwater or authorized non-stormwater discharges.

The City may waive requirements for some structural controls under specified conditions.

2.7 MONITORING REQUIREMENTS

2.7.1: Dischargers owning or operating Priority Facilities, and required to conduct monitoring under the State Industrial General Stormwater Permit, shall make records of such monitoring available for inspection, and submit a copy of such records to the City if directed to do so by an Authorized Enforcement Official or Authorized Enforcement Staff. The City may direct that records be submitted in a specified electronic format.

2.7.2: Dischargers owning or operating manned Priority Facilities that are not required to conduct monitoring under the State Industrial General Stormwater Permit, and which would not qualify for an exemption from monitoring under the terms of that permit, must still develop and implement a monitoring program that meets the requirements of the State General Permit.

2.7.3: State exceptions from monitoring requirements are applicable to those of the City.

3.0—FACILITY INSPECTIONS

Under its municipal stormwater permit (MS4 Permit), the City must conduct inspections of Priority Facilities to verify compliance with its stormwater ordinance and other applicable laws and regulations. The City may therefore conduct inspections of any or all of the Priority Facilities described in the MS4 Permit. The City also retains the discretion to conduct inspections of Non-Priority Facilities as needed to verify compliance with the Ordinance. All discharge prohibition and BMP requirements described herein are applicable regardless of whether any facility or activity is subject to City inspections or any other form of compliance verification. At a minimum, Priority Facilities will be inspected either annually, biennially (once every two years), or once every five years, depending on the facility's potential for discharges or threat to water quality. Non-Priority Facilities may be inspected on an as needed basis. Follow-up inspections may also be performed to assess the effectiveness of the designated BMPs.

All discharge prohibition and BMP requirements described herein are applicable regardless of whether any facility or activity is subject to City inspections or any other form of compliance verification.

4.0—ALTERNATIVES TO REQUIRED BMPs

4.1 ALTERNATIVE BMPs

The particular BMPs and BMP options prescribed in this Section can be replaced with alternative BMPs that are at least as effective in preventing or reducing the discharge of pollutants and in meeting the other requirements of the Ordinance. The cost of the BMP may be considered in making this determination, but alternative selections may not be made solely on the basis of economic feasibility.

4.2 WAIVER OF STRUCTURAL BMP REQUIREMENTS

The City may at its discretion waive the structural BMP requirements for a facility or portion of a facility for which “no exposure” circumstances have been demonstrated. The City may accept No Exposure Certification under the State General Industrial Stormwater Permit as acceptable evidence of no exposure conditions, providing the conditions of that certification are maintained and documentation provided to the City as requested. For Priority Industrial Facilities that are not subject to the State General Industrial Stormwater Permit, the City may accept No Exposure Certifications in the same form as under the State General Industrial Stormwater Permit as acceptable evidence of no exposure conditions, providing the conditions of that certification are maintained and documentation provided to the City as requested.

In any instance where structural BMP requirements are waived, the discharge prohibition requirements, the minimum BMP requirements, and all non-structural BMP requirements, including pollution prevention, will continue to apply. Inspection and monitoring requirements are also not affected.

SECTION F.

RESOURCES AND REFERENCES

Reference BMP Drawings

1. City of Temecula Municipal Code, Chapter 8.28.
2. Environmental Protection Agency - Office of Water - Post-Construction Stormwater Management in New Development and Redevelopment -BMP individual Fact Sheets, available on the U.S. EPA web site:

Structural BMPs Ponds, Dry extended detention ponds, Wet ponds; *Infiltration practices*;

Infiltration basin, Infiltration trench, Porous pavement; *Filtration practices*; Bioretention, Sand and organic filters; *Vegetative practices*; Stormwater wetland, Grassed swales, Grassed filter strip; *Runoff pretreatment practices*; Catch basins/Catch basin insert, Inline storage, Manufactured products for stormwater inlets

Nonstructural BMPs *Experimental practices*; Alum injection; *On-lot Treatment*; *Better site design*; Buffer zones; Open space design, Urban forestry, Conservation easements, Infrastructure planning, Narrower residential streets, Eliminating curbs and gutters, Green parking, Alternative turnarounds, Alternative pavers, BMP inspection and maintenance

Additional BMP Fact Sheets: Bioretention, Hydrodynamic Separators, Infiltration Drainfields, Infiltration Trench, Modular Treatment System, Porous Pavement, Sand Filters, Stormwater Wetlands, Vegetative Swales, Water Quality Inlets, Wet Detention Ponds.

3. CALTRANS (as previously referenced)

APPENDIX B
Inventory of City Facilities

CITY OF TEMECULA INVENTORY OF MUNICIPAL FACILITIES AND ACTIVITIES

June 1, 2005

NAME	ADDRESS	DESCRIPTION
CORPORATE YARD		
Public Works Maintenance Yard	43200 Business Park Dr	Vehicle parking, limited storage of miscellaneous maintenance supplies, storage of BMPs for Municipal Facilities, etc.
EXISTING PARKS		
Bahia Vista Park	41566 Avenida de la Reina	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Butterfield Stage Park	33654 De Portola	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Calle Aragon Park	41621 Calle Aragon	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Crowne Hill Park	33203 Old Kent Rd	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Harveston Community Park	28582 Harveston Dr	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains, parking.
John Magee Park	44656 Corte Veranos	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Kent Hintergardt Memorial Park	31465 Via Cordoba	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Loma Linda Park	30877 Loma Linda Rd	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Long Canyon Creek Park	40356 N. General Kearny	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Margarita Community Park	29119 Margarita Rd	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Meadows Park	43110 Meadows Pky	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Nakayama Park	30592 Nicolas Rd	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Nicolas Road Park	39955 Nicolas Rd	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Pablo Apis Park	33005 Regina	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.

CITY OF TEMECULA INVENTORY OF MUNICIPAL FACILITIES AND ACTIVITIES

June 1, 2005

NAME	ADDRESS	DESCRIPTION
Pala Community Park	44900 Temecula Ln	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Paloma del Sol Park	32099 De Portola	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Pauba Ridge Park	33405 Pauba Rd	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Redhawk Community Park	44747 Redhawk Parkway	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Riverton Park	30950 Riverton Ln	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Ronald Reagan Sports Park	42659 Margarita Rd	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains, parking.
Rotary Park	28816 Pujol St	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Sam Hicks Monument Park	41970 Moreno Rd	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains, parking.
Serena Hills Park	40747 Walcott Ln	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Stephen Linen Jr. Memorial Park	44935 Nighthawk Pass	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Temecula Duck Pond	28250 Ynez Rd	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains, parking.
Temecula Middle School	42075 Meadows Parkway	Fields only
Temeku Hills Park	31367 La Serena Wy	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Vail Ranch Park	32965 Harmony Ln	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Veterans Park	30965 La Serena Wy	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Voorburg Park	39960 Nicolas Rd	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.
Winchester Creek Park	39950 Margarita Rd	Barbeque, open grass areas, picnic tables or park benches, tot lot or playground equipment, water fountains.

CITY OF TEMECULA INVENTORY OF MUNICIPAL FACILITIES AND ACTIVITIES

June 1, 2005

NAME	ADDRESS	DESCRIPTION
RECREATIONAL FACILITIES		
Chaparral High School	27215 Nicolas Road	Pool
Community Recreation Center	30875 Rancho Vista Rd	Classes, lockers, gymnasium, pool, billiard, meeting rooms, stage, kitchen, amphitheater, parking.
Temecula Skate Park	42659 Margarita Rd	Arena, picnic facilities, restroom, snack bar, equipment rental, parking.
Temecula Elementary School	41951 Moraga Road	Pool
FIRE STATIONS		
Fire Station #84	30650 Pauba Road	Office and parking
Fire Station #92	32364 Overland Trail	Office and parking
POLICE STATION		
Temecula Police Station	28410 Old Town (storefront)	Office and parking
	30755 Auld Road, Murrieta	Offices and parking
	(main station for Temecula)	
OTHER PUBLIC FACILITIES		
Chapel of Memories	28300 Mercedes St	Wedding Chapel (Sam Hicks Monument Park)
City Hall	43200 Business Park Dr	Offices, parking lot
Imagination Workshop	42081 Main St	Children's Museum
Mary Phillips Senior Center	41845 6th St	Classrooms, auditorium, stage, billiards, kitchen, parking lot
Old Town Community Theatre	42051 Main Street	
Temecula Community Center	28816 Pujol Street	Multi-purpose room, kitchen, class rooms, parking lot
Temecula Valley Museum	28314 Mercedes St	Public Museum (Sam Hicks Monument Park)

APPENDIX C

Examples of Monthly Activity Report
and
Weekly City Crew Maintenance Schedule

MEMORANDUM



COPY

TO: Bill Hughes, Director of Public Works/City Engineer
FROM: *Bob* Brad Buron, Maintenance Superintendent
DATE: May 3, 2005
SUBJECT: Monthly Activity Report - April, 2005

The following activities were performed by Public Works Department, Street Maintenance Division in-house personnel for the month of April, 2005:

I. SIGNS

A.	Total signs replaced	<u>158</u>
B.	Total signs installed	<u>10</u>
C.	Total signs repaired	<u>27</u>

II. TREES

A.	Total trees trimmed for sight distance and street sweeping concerns	<u>5</u>
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III. ASPHALT REPAIRS

A.	Total square feet of A. C. repairs	<u>7,047</u>
B.	Total Tons	<u>52</u>

IV. CATCH BASINS

A.	Total catch basins cleaned	<u>178</u>
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V. RIGHT-OF-WAY WEED ABATEMENT

A.	Total square footage for right-of-way abatement	<u>0</u>
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VI. GRAFFITI REMOVAL

A.	Total locations	<u>17</u>
B.	Total S.F.	<u>2,505</u>

VII. STENCILING

A.	<u>7</u> New and repainted legends	
B.	<u>11,792</u> L.F. of new and repainted red curb and striping	

CITY CREW MAINTENANCE SCHEDULE

5-16-05 MONDAY	5-17-05 TUESDAY
① CITY LOIOE CATCH BASIN HOT SPOTS - REMOVE DEBRIS FROM MOUTH OF CATCH BASINS. ② AREA 1 - INSPECT AND CLEAN CATCH BASINS. SECURE CATCH BASIN LIDS. INSPECT CATCH BASIN LID FOR ONLY RAIN IN THE DRAIN AND REPLACE IF DAMAGED.	① AREA 1 - INSPECT AND CLEAN CATCH BASINS. SECURE CATCH BASIN LIDS. INSPECT CATCH BASIN LID FOR ONLY RAIN IN THE DRAIN AND REPLACE IF DAMAGED.
5-18-05 WEDNESDAY	5-19-05 THURSDAY
① AREA 1 - INSPECT AND CLEAN CATCH BASINS. SECURE CATCH BASIN LIDS. INSPECT CATCH BASIN LID FOR ONLY RAIN IN THE DRAIN AND REPLACE IF DAMAGED.	① AREA 1 - INSPECT AND CLEAN CATCH BASINS. SECURE CATCH BASIN LIDS. INSPECT CATCH BASIN LID FOR ONLY RAIN IN THE DRAIN AND REPLACE IF DAMAGED.
Crew Reminders: 1. Safety first. 2. Split crew. Do your paperwork. 3. Paperwork needs to have quantities, time, locations. 4. When uncertain of a project, ask questions. 5. Any personnel questions, "open door policy", Brad, Bill, Human Resources. 6. Continue with your "Can Do Attitude". Thank you for the good job. Brad	5-20-05 FRIDAY ① AREA 1 - INSPECT AND CLEAN CATCH BASINS. SECURE CATCH BASIN LIDS. INSPECT CATCH BASIN LID FOR ONLY RAIN IN THE DRAIN AND REPLACE IF DAMAGED.

APPENDIX D
Inventory of Construction Sites



CITY OF TEMECULA

Land Development Activity Report

Reporting Period 7/1/2004 through 5/1/2005

Activity	Type of Plan	Status	Address	Description	Plan Checker
LD04-150CO	LD_CONST	BORE_V	ISSUED	EXCAVATE TWO GEOTECH 8" BORINGS ON MAIN ST BRIDGE	SMC
LD04-154CO	LD_CONST	STR	ISSUED	JEFFERSON AVE REHAB PHASE 2 - CIP PROJECT PW02-26	SC
LD04-161CO	LD_CONST	MISC	ISSUED	HAUL ROUTE PERMIT	SC
LD04-171CO	LD_CONST	MISC	ISSUED	HAUL ROUTE PERMIT	SC
LD04-194CO	LD_CONST	TRFS&S	ISSUED	INSTALL REVISED STRIPING ON MARGARITA RD W/O MORAG	SC
LD04-195CO	LD_CONST	MISC	ISSUED	INSTALL TEMPORARY POWER	SC
LD04-219CO	LD_CONST	MISC	ISSUED	CITY WIDE CONCRETE SIDEWALK REPAIRS FY2003-04	SC
LD04-256CO	LD_CONST	MISC	ISSUED	HAUL ROUTE PERMIT	SC
LD04-276CO	LD_CONST	MISC	ISSUED	INSTALL FLOW MONITOR AND SEWER SAMPLE ONE MANHOLE	SC
LD04-282CO	LD_CONST	TRFSGNL	ISSUED	INSTALL TWO TRAFFIC SIGNALS - CIP PROJECT	SC
LD05-033CO	LD_CONST	MISC	ISSUED	INSTALL 2-4" IRRIGATION MAINLINE	SC
LD05-048CO	LD_CONST	TRFSGNL	ISSUED	CONSTRUCT TRAFFIC SIGNAL AND STRIPING MODIFICATION	SC
LD05-104CO	LD_CONST	MISC	ISSUED	TWO TEMP. POWER POLE CROSSINGS AT TRACT MAP 29798-8. FROM LO	CV
LD03-279CO	LD_CONST	STR	ISSUED	12887 MAP VOLUNTARY SANTIAGO ROAD STREET IMPROVEMENTS	RJ
LD04-025CO	LD_CONST	STR	ISSUED	13089 MAP CALLE CEDRAL & CALLE CEREZO	RJ
LD04-234CO	LD_CONST	STR	ISSUED	19582 MAP WINCHESTER RD WIDENING PROJECT PW00-27	SC
LD04-175CO	LD_CONST	MISC	ISSUED	23143 MAP INSTALL 12 CURB CORES AT SAGE COURT - CROWNE HILL	SC
LD04-217CO	LD_CONST	MISC	ISSUED	23143 MAP 1 53 CURB CORES	CV
LD04-218CO	LD_CONST	MISC	ISSUED	23143 MAP 11 29 CURB CORES	CV
LD01-110CO	LD_CONST	STR	ISSUED	23143 MAP 8 TR 23143-8 STREET IMPROVEMENT PLANS	SC
LD04-143CO	LD_CONST	TRFS&S	ISSUED	23172 MAP HWY 79-SOUTH @ APIS/MEADOWS PKY (COUNTY PP#1843)	SC
LD03-258CO	LD_CONST	STR	ISSUED	23209 MAP LA SERENA WIDENING w/ ROUGH GRADING & EROSION CTRL	CW
LD05-094CO	LD_CONST	BORING	ISSUED	23354 MAP BORE 3 SAMPLE HOLES TO 40 FEET AT YNEZ AND SOLANA	SC

Activity	Type of Plan		Status	Address	Description	Plan Checker
LD05-020CO	LD_CONST	MISC	ISSUED	23513 MAP	HAUL ROUTE PERMIT - TM23513 TO WOLFCREEK DEVELOPMENT	SC
LD04-123CO	LD_CONST	PERM	ISSUED	24991 MAP	HAUL ROUTE PERMIT - RCWD SITE - DIAZ RD N/O CHERRY	SMC
LD03-044CO	LD_CONST	STR	ISSUED	25004 MAP	STREET IMPROVEMENT PLAN	JP
LD04-267CO	LD_CONST	MISC	ISSUED	25004 MAP	HAUL ROUTE PERMIT	SC
LD04-309CO	LD_CONST	MISC	ISSUED	25004 MAP	TEMPORARY POWER POLE CROSSING	RM
LD05-071CO	LD_CONST	MISC	ISSUED	25004 MAP	INSTALL TWO TEMPORARY POWER POLES	SC
LD04-212CO	LD_CONST	MISC	ISSUED	26690 YNEZ RD	INSTALL WATER, SEWER, FIRE CONNECTIONS & DRIVEWAY	SC
LD04-172CO	LD_CONST	MISC	ISSUED	26941 MAP	HAUL ROUTE PERMIT	SC
LD04-322CO	LD_CONST	MISC	ISSUED	27270 MADISON AV	INSTALL TELEPHONE CONDUIT SERVICE CONNECTION	SC
LD04-167CO	LD_CONST	BORING	ISSUED	27987 MAP 1	SAMPLE WELL MW14A AT W/S OF REDHAWK PKWY S/O 79S	SC
LD04-208CO	LD_CONST	MISC	ISSUED	28545 OLD TOWN FRONT ST	INSTALL SEWER AND WATER TIE-INS FOR COMM. THEATER	SC
LD05-053CO	LD_CONST	MISC	ISSUED	28915 VALLEJO AV	INSTALL THREE TEMP POWER POLES	SC
LD04-206CO	LD_CONST	MISC	ISSUED	29085 VIA NORTE	REMOVE AND REPLACE CONCRETE DRIVEWAY	SC
LD04-158CO	LD_CONST	MISC	ISSUED	29240 TOWNSHIP RD	TEMP POWER CROSSING OVER TOWNSHIP ROAD AT HARVESTON AS SH	SC
LD05-069CO	LD_CONST	MISC	ISSUED	29255 PROVIDENCE RD	2 -3" CURB CORES	CV
LD04-170CO	LD_CONST	MISC	ISSUED	29275 SANTIAGO RD	HAUL ROUTE PERMIT	SC
LD04-120CO	LD_CONST	WTR	ISSUED	29305 MAP	WOLF VALLEY ROAD (NORTH OF WALLABY)	CW
LD04-157CO	LD_CONST	MISC	ISSUED	29305 MAP	HAUL ROUTE PERMIT FROM VINCENT MORAGA TO WOLF CRK	
LD04-277CO	LD_CONST	MISC	ISSUED	29305 MAP	INSTALL TWO DRIVEWAYS AT N/S OF DEER HOLLOW	SC
LD04-279CO	LD_CONST	MISC	ISSUED	29305 MAP	HAUL ROUTE PERMIT	SC
LD04-299CO	LD_CONST	MISC	ISSUED	29305 MAP	HAUL ROUTE PERMIT	SC
LD00-126CO	LD_CONST	STR&SD	ISSUED	29305 MAP 1	WOLF VALLEY ROAD IMPROVEMENTS	CW
LD03-166CO	LD_CONST	TRFSGNL	ISSUED	29305 MAP 1	TRAFFIC SIGNAL, SIGNING & STRIPING PLANS	CW
LD04-104CO	LD_CONST	REV	ISSUED	29305 MAP 1	WOLF CREEK DR NORTH / LOMA LINDA / CHANNEL IMP (AddSht.6of6)	CW
LD02-207CO	LD_CONST	SWR&WT	ISSUED	29353 MAP	SEWER & WATER IMPROVEMENTS	JP
LD02-208CO	LD_CONST	STR&SD	ISSUED	29353 MAP	STREET, STRIPING & STORM DRAIN IMPROVEMENTS	JP
LD04-051CO	LD_CONST	IMPR	ISSUED	29639 MAP	YNEZ RD BRIDGE WIDENING OVER SANTA GERTRUDIS CREEK -	SMC

Activity	Type of Plan		Status	Address	Description	Plan Checker
LD04-298CO	LD_CONST	MISC	ISSUED	29639 MAP	HAUL ROUTE PERMIT	SC
LD04-317CO	LD_CONST	MISC	ISSUED	29639 MAP	PERMIT IS FOR THE MEDIAN AND PARKWAY MONUMENTS PREVIOUSLY I	SC
LD04-321CO	LD_CONST	MISC	ISSUED	29639 MAP	*****02/09/05 - REVISION TO HAUL ROUTE - YNEZ RD SOUTH TO W	SC
LD04-004CO	LD_CONST	WTR	ISSUED	29639 MAP 2	YNEZ & EQUITY WATER RELOCATION PLAN	CW
LD04-180CO	LD_CONST	MISC	ISSUED	29781 PASADA RD	INSTALL DRIVEWAY APPROACH	SC
LD03-288CO	LD_CONST	STR	ISSUED	29798 MAP	STREET IMPROVEMENTS	CW
LD03-289CO	LD_CONST	SWR&WT	ISSUED	29798 MAP	SEWER & WATER IMPROVEMENTS	CW
LD04-249CO	LD_CONST	MISC	ISSUED	29798 MAP	HAUL ROUTE PERMIT	SC
LD04-303CO	LD_CONST	MISC	ISSUED	29798 MAP	INSTALL TRAFFIC SIGNAL CONDUITS	SC
LD04-307CO	LD_CONST	MISC	ISSUED	29798 MAP	TEMP POWER POLE CROSSING FROM EXISTING TRANSFORMER LOCATE	CV
LD04-318CO	LD_CONST	WTR	ISSUED	29798 MAP	INSTALL WATER LINE	SC
LD05-100CO	LD_CONST	MISC	ISSUED	29798 MAP	HAUL ROUTE PERMIT	SC
LD05-105CO	LD_CONST	MISC	ISSUED	29798 MAP	INSTALL TWO RETAINING WALL DRAIN LINES UNDER S/W	SC
LD04-308CO	LD_CONST	MISC	ISSUED	29798 MAP 3	TEMP POWER POLE CROSSING FROM EXISTING TRANSFORMER LOCATE	CV
LD03-224CO	LD_CONST	STR	ISSUED	29798 MAP 4	STREET w/ SEWER & WATER IMPROVEMENTS	CW
LD03-225CO	LD_CONST	SD	ISSUED	29798 MAP 4	STORM DRAIN IMPROVEMENTS	CW
LD04-168CO	LD_CONST	MISC	ISSUED	29798 MAP 5	TEMPORARY POWERPOLE CROSSINGS AT TRACT 29798-5. THREE 200 A	CV
LD03-216CO	LD_CONST	STR	ISSUED	29798 MAP 6	STREET w/ SEWER & WATER IMPROVEMENTS	CW
LD03-189CO	LD_CONST	STR	ISSUED	29798 MAP 8	STREET w/ SEWER & WATER IMPROVEMENTS	CW
LD04-311CO	LD_CONST	MISC	ISSUED	29798 MAP 8	INSTALL TWO (2) CURB CORES @ EACH LOT PER STD 303	RM
LD03-253CO	LD_CONST	STR	ISSUED	29798 MAP 9	STREET w/ SEWER & WATER IMPROVEMENTS	CW
LD05-049CO	LD_CONST	MISC	ISSUED	29961 VIA NORTE	INSTALL TWO DRIVEWAY APPROACHES PER STD. NO. 207	SC
LD04-014CO	LD_CONST	IMPR	ISSUED	30180 MAP	HWY 79S STREET LIGHT & SIDEWALK IMPROVEMENTS & 3 DRIVEWAYS.	KH
LD04-189CO	LD_CONST	MISC	ISSUED	30180 MAP	INSTALL DRIVEWAY APPROACH PER LD03-291GR PRECISE GRADING PLA	SC
LD05-054CO	LD_CONST	STR	ISSUED	30180 MAP	INSTALL MODIFIED DRIVEWAY 207A - LOT 14 OF PM30180	SC
LD05-070CO	LD_CONST	MISC	ISSUED	30180 MAP	INSTALL IRRIGATION AND LANDSCAPING IMPROVEMENTS	SC
LD04-160CO	LD_CONST	MISC	ISSUED	30215 VIA NORTE	INSTALL DRIVEWAY APPROACH	SC

Activity	Type of Plan		Status	Address	Description	Plan Checker
LD03-041CO	LD_CONST	STR	ISSUED	30312 MAP	COUNTY STREET & STREET LIGHT IMPROVEMENTS	CW
LD03-048CO	LD_CONST	SD	ISSUED	30468 MAP	STORM DRAIN IMPROVEMENTS	CW
LD05-109CO	LD_CONST	MISC	ISSUED	30667 MAP	INSTALL TEMP POWER POLES AND WIRE CROSSING	SC
LD04-296CO	LD_CONST	MISC	ISSUED	30668 MAP	TEMPORARY POWER POLE CROSSINGS	RM
LD04-183CO	LD_CONST	MISC	ISSUED	30668 MAP 2	TEMPORARY POWER POLE CROSSING	RM
LD04-192CO	LD_CONST	MISC	ISSUED	30669 MAP	INSTALL FENCE PILASTERS ENCROACHING INTO R.O.W AT	SC
LD04-231CO	LD_CONST	MISC	ISSUED	30757 JEDEDIAH SMITH RD	HAUL ROUTE PERMIT - EXPORT	SC
LD02-221CO	LD_CONST	SD	ISSUED	30797 MAP	STORM DRAIN IMPROVEMENTS	JP
LD02-223CO	LD_CONST	IMPR	ISSUED	30798 MAP	SIDEWALK & STREET LIGHT PLAN	CW
LD02-224CO	LD_CONST	SD	ISSUED	30798 MAP	STORM DRAIN IMPROVEMENTS	CW
LD04-289CO	LD_CONST	MISC	ISSUED	30867 DEL REY RD	INSTALL DRIVEWAY APPROACH	SC
LD04-151CO	LD_CONST	PERM	ISSUED	30990 VIA NORTE	INSTALL SPLIT-RAIL STYLE FENCE 2 FEET BEHIND CURB. ALL REQUIREME	SMC
LD03-251CO	LD_CONST	STR&SD	ISSUED	31143 NICOLAS RD	PORTION OF PARCEL 29 NICOLAS RD & CALLE MEDUSA	RJ
LD05-019CO	LD_CONST	MISC	ISSUED	31217 KAHWEA RD	INSTALL DRIVEWAY APPROACH PER STD 207	SC
LD04-162CO	LD_CONST	STR&SD	ISSUED	31276 MAP	STREET A, B, C, D & E	KH
LD04-173CO	LD_CONST	SWR&WT	ISSUED	31276 MAP	BRISTOL RD/ASHVILLE LN/LAUREL LN/SOMERVILLE LN	KH
LD05-067CO	LD_CONST	MISC	ISSUED	31276 MAP	TEMPORARY POWER POLE CROSSING	RM
LD04-315CO	LD_CONST	MISC	ISSUED	31621 DEER HOLLOW WY	TEMPORARY POWER POLE CROSSING	RM
LD04-235CO	LD_CONST	SD	ISSUED	31898 MAP	LINE "A" & LINE "B"	CV
LD04-304CO	LD_CONST	MISC	ISSUED	31898 MAP	TEMP POWER POLE CROSSING FROM 200 AMP METER POLE AT 31659 WO	CV
LD05-028CO	LD_CONST	MISC	ISSUED	31898 MAP	INSTALL DRIVEWAY APPROACHE AND CURB DRAIN/CORE	SC
LD05-032CO	LD_CONST	MISC	ISSUED	31951 CALLE CABALLOS	INSTALL ONE (1) CURB CORE	RM
LD04-239CO	LD_CONST	SD	ISSUED	32169 MAP	CONDOS PHASE 2 PRIVATE STORM DRAIN IMPROVEMENTS	RJ
LD04-271CO	LD_CONST	MISC	ISSUED	32215 WOLF VALLEY RD	TEMP POWER POLE CROSSING FROM METER LOCATED AT 32215 WOLF V	CV
LD04-270CO	LD_CONST	MISC	ISSUED	33017 TOPEKA CT	INSTALL 1-3" CURB CORE	CV
LD04-312CO	LD_CONST	MISC	ISSUED	33057 SAGE CT	INSTALL 4' DRIVEWAY PORTION BEHIND APPROACH	SC
LD04-226CO	LD_CONST	MISC	ISSUED	33062 FOX RD	INSTALL TWO CURB CORES AT CROWNE HILL TR23143-6	SC

Activity	Type of Plan		Status	Address	Description	Plan Checker
LD01-119CO	LD_CONST	STR	ISSUED	3334 MAP	TRACT MAP 3334 LOT 23	JP
LD02-052CO	LD_CONST	TRFSGNL	ISSUED	3334 MAP	TRAFFIC SIGNAL MODIFICATION RANCHO CAL @ MORAGA RD	JP
LD04-152CO	LD_CONST	PERM	ISSUED	39839 N GENERAL KEARNY RD	WIDEN EXISTING DRIVEWAY	SMC
LD04-264CO	LD_CONST	MISC	ISSUED	40209 CAMINO CAMPOS VERDES	INSTALL PORTION OF DRIVEWAY B/N BACK OF S/W AND PL	SC
LD04-225CO	LD_CONST	MISC	ISSUED	40545 CALLE TORCIDA	INSTALL DRIVEWAY APPROACH PER STANDARD 207A	SC
LD05-027CO	LD_CONST	MISC	ISSUED	40641 CALLE FIESTA	INSTALL STD 207 DRIVEWAY APPROACH.	SC
LD05-026CO	LD_CONST	MISC	ISSUED	40697 CALLE MEDUSA	ENCROACH IN RIGHT OF WAY TO REPAIR SEWER LATERAL AND RESTOR	SC
LD05-099CO	LD_CONST	STR&SD	ISSUED	40810 COUNTY CENTER DR	CONSTRUCT STORM DRAIN MANHOLE AND TIE IN TO SD	
LD04-155CO	LD_CONST	STR	ISSUED	40823 BACCARAT RD	WIDEN EXISTING DRIVEWAY	SC
LD04-156CO	LD_CONST	MISC	ISSUED	40823 BACCARAT RD	WIDEN DRIVEWAY ADDITIONAL 4 FEET	SC
LD04-268CO	LD_CONST	MISC	ISSUED	41645 MARGARITA RD	HAUL ROUTE PERMIT	SC
LD04-223CO	LD_CONST	MISC	ISSUED	42072 5TH ST	INSTALL 6 FOOT HIGH TEMP CL FENCE FOR LD04-173GR	SC
LD04-184CO	LD_CONST	MISC	ISSUED	42115 VANDAMERE CT	INSTALL ONE (1) CURB CORE	RM
LD04-255CO	LD_CONST	MISC	ISSUED	42210 ZEVO DR	TEMP POWER POLE CROSSING OVER ZEVO DRIVE FROM SOUTH TO	SC
LD04-251CO	LD_CONST	MISC	ISSUED	42221 MAIN ST	REMOVE AND REINSTALL CRACKED DRIVEWAY	SC
LD05-087CO	LD_CONST	MISC	ISSUED	42270 WYANDOTTE	INSTALL 5 FOOT DECORATIVE DRIVEWAY BEHIND SIDEWALK	SC
LD04-228CO	LD_CONST	MISC	ISSUED	42310 WINCHESTER RD	HAUL ROUTE PERMIT - OPTI-FORM SITE - EXPORT	SC
LD05-066CO	LD_CONST	MISC	ISSUED	42317 CAMINO ROMO	INSTALL TWO (2) CURB CORES	RM
LD04-201CO	LD_CONST	MISC	ISSUED	42520 RIO NEDO	INSTALL WATER CONNECTIONS & DRIVEWAY PER STD 207A	SC
LD04-310CO	LD_CONST	MISC	ISSUED	42740 JOLLE CT	INSTALL ONE (1) CURB CORE PER STANDARD 303	RM
LD04-153CO	LD_CONST	MISC	ISSUED	43620 RIDGE PARK DR	HAUL ROUTE PERMIT FROM VINCENT MORAGA TO WOLF CRK	SC
LD04-196CO	LD_CONST	MISC	ISSUED	43620 RIDGE PARK DR	INSTALL UTILITY CONNECTIONS AND DRIVEWAY	SC
LD04-269CO	LD_CONST	MISC	ISSUED	43644 EL FARO PL	INSTALL DRIVEWAY APPROACH PER STD. 207 CONSTRUCT ONE RESIDEN	CV
LD04-202CO	LD_CONST	MISC	ISSUED	43941 VIA MONTALBAN	INSTALL CURB CORE PER CITY STANDARD 303.	SC
LD05-103CO	LD_CONST	MISC	ISSUED	44260 REDHAWK PARKWAY	MONITOR GROUNDWATER WELLS	SC
LD05-018CO	LD_CONST	MISC	ISSUED	44526 PALA RD	INSTALL TEMP AC DRIVEWAY APPROACH FOR STRAWBERRY STAND.	SC
LD04-181CO	LD_CONST	MISC	ISSUED	44755 CORTE SANCHEZ	SET CRANE ON STREET TO PLACE FIBERGLASS POOL	SC



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Activity	Type of Plan	Status	Address	Description	Plan Checker
LD04-065UT	LD_UTIL	PERM	ISSUED	INSTALL NEW GAS MAIN	JLA
LD04-071UT	LD_UTIL	PERM	ISSUED	JULY 2004 BLANKET PERMIT	RM
LD04-072UT	LD_UTIL	PERM	ISSUED	JULY 2004 BLANKET PERMIT	RM
LD04-073UT	LD_UTIL	PERM	ISSUED	JULY 2004 BLANKET PERMIT	RM
LD04-074UT	LD_UTIL	PERM	ISSUED	JULY 2004 BLANKET PERMIT	RM
LD04-079UT	LD_UTIL		ISSUED	AUGUST 2004 BLANKET PERMIT	RM
LD04-080UT	LD_UTIL		ISSUED	AUGUST 2004 BLANKET PERMIT	RM
LD04-081UT	LD_UTIL		ISSUED	AUGUST 2004 BLANKET PERMIT	RM
LD04-082UT	LD_UTIL		ISSUED	AUGUST 2004 BLANKET PERMIT	RM
LD04-093UT	LD_UTIL		ISSUED	INSTALL WATER SERVICE FOR CORPS IRRIGATION SYSTEM AT MURRIET	SMC
LD04-096UT	LD_UTIL		ISSUED	INSTALL 12,109 LF OF CONDUIT AND HAND HOLDS FOR VERIZON'S FIBE	SMC
LD04-101UT	LD_UTIL		ISSUED	SEPTEMBER 2004 BLANKET PERMIT	RM
LD04-102UT	LD_UTIL		ISSUED	SEPTEMBER 2004 BLANKET PERMIT	RM
LD04-103UT	LD_UTIL		ISSUED	SEPTEMBER 2004 BLANKET PERMIT	RM
LD04-104UT	LD_UTIL		ISSUED	SEPTEMBER 2004 BLANKET PERMIT	RM
LD04-125UT	LD_UTIL		ISSUED	OCTOBER 2004 BLANKET PERMIT	RM
LD04-126UT	LD_UTIL		ISSUED	OCTOBER 2004 BLANKET PERMIT	RM
LD04-127UT	LD_UTIL		ISSUED	OCTOBER 2004 BLANKET PERMIT	RM
LD04-128UT	LD_UTIL		ISSUED	OCTOBER 2004 BLANKET PERMIT	RM
LD04-135UT	LD_UTIL		ISSUED	INSTALL SERVICE ACROSS PECHANGA PKWY S/O HWY 79S	SMC
LD04-143UT	LD_UTIL		ISSUED	INSTALL 90 LF OF CONDUIT TO INSTALL CATV U/G SERVI	SMC
LD04-144UT	LD_UTIL		ISSUED	NOVEMBER 2004 BLANKET PERMIT	SMC
LD04-145UT	LD_UTIL		ISSUED	NOVEMBER 2004 BLANKET PERMIT	SMC

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LD04-146UT	LD_UTIL	ISSUED		NOVEMBER 2004 BLANKET PERMIT	SMC
LD04-147UT	LD_UTIL	ISSUED		NOVEMBER 2004 BLANKET PERMIT	SMC
LD04-156UT	LD_UTIL	ISSUED		INSTALL 1" COPPER SERVICE LATERAL - 5' X 6' BELLHO	SMC
LD04-159UT	LD_UTIL	ISSUED		INSTALL 1" COPPER SERVICE LATERAL	SMC
LD04-160UT	LD_UTIL	ISSUED		DECEMBER2004 BLANKET PERMIT	SMC
LD04-161UT	LD_UTIL	ISSUED		DECEMBER 2004 BLANKET PERMIT	SMC
LD04-162UT	LD_UTIL	ISSUED		DECEMBER 2004 BLANKET PERMIT	SMC
LD04-163UT	LD_UTIL	ISSUED		DECEMBER 2004 BLANKET PERMIT	SMC
LD05-001UT	LD_UTIL	ISSUED		2005 ANNUAL BLANKET PERMIT	SMC
LD05-002UT	LD_UTIL	ISSUED		2005 ANNUAL BLANKET PERMIT	SMC
LD05-003UT	LD_UTIL	ISSUED		JANUARY 2005 BLANKET PERMIT	SMC
LD05-004UT	LD_UTIL	ISSUED		JANUARY 2005 BLANKET PERMIT	SMC
LD05-005UT	LD_UTIL	ISSUED		JANUARY 2005 BLANKET PERMIT	SMC
LD05-006UT	LD_UTIL	ISSUED		JANUARY 2005 BLANKET PERMIT	SMC
LD05-010UT	LD_UTIL	ISSUED		INSTALL 475 LF OF 2" MAIN ON S/S OF CORONADO DR	SMC
LD05-019UT	LD_UTIL	ISSUED		FEBRUARY 2005 BLANKET PERMIT	SMC
LD05-020UT	LD_UTIL	ISSUED		FEBRUARY 2005 BLANKET PERMIT	SMC
LD05-021UT	LD_UTIL	ISSUED		FEBRUARY 2005 BLANKET PERMIT	SMC
LD05-022UT	LD_UTIL	ISSUED		FEBRUARY 2005 BLANKET PERMIT	SMC
LD05-023UT	LD_UTIL	ISSUED		EXCAVATE 30' X 16" TRENCH FOR GAS CONNECTION	SMC
LD05-024UT	LD_UTIL	ISSUED		REPAIR 20" RECLAIM WATERLINE	SMC
LD05-025UT	LD_UTIL	ISSUED		INSTALL SEWER MANHOLE AND TWO FLOW METERS	SMC
LD05-036UT	LD_UTIL	ISSUED		MARCH 2005 BLANKET PERMIT	SMC
LD05-037UT	LD_UTIL	ISSUED		MARCH 2005 BLANKET PERMIT	SMC
LD05-038UT	LD_UTIL	ISSUED		MARCH 2005 BLANKET PERMIT	SMC
LD05-039UT	LD_UTIL	ISSUED		MARCH 2005 BLANKET PERMIT	SMC
LD05-045UT	LD_UTIL	ISSUED		POT HOLE FOR DEPTH TO WATER LINE	SMC

Activity	Type of Plan	Status	Address	Description	Plan Checker
LD05-046UT	LD_UTIL	ISSUED		APRIL 2005 BLANKET PERMIT	SMC
LD05-047UT	LD_UTIL	ISSUED		APRIL 2005 BLANKET PERMIT	SMC
LD05-048UT	LD_UTIL	ISSUED		APRIL 2005 BLANKET PERMIT	SMC
LD05-049UT	LD_UTIL	ISSUED		APRIL 2005 BLANKET PERMIT	SMC
LD05-050UT	LD_UTIL	ISSUED		INSTALL 2,182 LF OF 4 - 5" PVC CONDUITS & 1 VAULT	SMC
LD05-054UT	LD_UTIL	ISSUED		INSTALL 6' OF 1 - 6" & 2 - 5" PVC CONDUITS TO POLE	SMC
LD04-113UT	LD_UTIL	ISSUED	12887 MAP	RELOCATE VERIZON CABLE AT SANTIAGO ROAD	SMC
LD04-110UT	LD_UTIL	ISSUED	13089 MAP	OPERATE AND MAINTAIN UNDERGROUND TELEPHONE FACILIT	SMC
LD04-165UT	LD_UTIL	ISSUED	13423 MAP	POTHOLING FOR RCWD 1305 PRESSURE PIPELINE INTERCONNECT	SMC
LD05-041UT	LD_UTIL	ISSUED	19582 MAP	INSTALL 26' OF 1-4" PVC & 1 - 62"X72"X6" CONC. PAD	SMC
LD05-035UT	LD_UTIL	ISSUED	19872 MAP	INSTALL OVERHEAD TRANSFORMER	SMC
LD04-133UT	LD_UTIL	ISSUED	19939 MAP	DIRECTIONAL BORE PECHANGA @ RAINBOW CYN & EDUARDO	SMC
LD04-086UT	LD_UTIL	ISSUED	20319 MAP	EXCAVATE AND INSTALL 10' OF 2-4" PVC CONDUITS	SMC
LD04-167UT	LD_UTIL	ISSUED	22513 MAP	OPEN 4 STRUCTURES AND MANDREL CONDUITS --	SMC
LD04-100UT	LD_UTIL	ISSUED	23174 MAP	00-INSTALL 162 LF OF 1 - 4" PVC CONDUIT & PCC PAD.	SMC
LD05-027UT	LD_UTIL	ISSUED	23561 MAP	EXCAVATE AND INSTALL 154 LF OF 4-5" CONDUITS	SMC
LD04-149UT	LD_UTIL	ISSUED	24085 MAP	INSTALL 2" SERVICE - 4' X 3' BELL & 4' X 2' BELL	SMC
LD04-138UT	LD_UTIL	ISSUED	24085 MAP 2	INSTALL 2 HOT TAP WATER AND ONE SEWER CONNECTION	SMC
LD04-076UT	LD_UTIL	ISSUED	24134 MAP	INSTALL SERVICE LATERAL	SMC
LD03-098UT	LD_UTIL	PERM ISSUED	24134 MAP 2	REPLACE 3' X 5' X 4' SPLICE BOX - 12' COND TO POLE	SMC
LD04-141UT	LD_UTIL	ISSUED	24136 MAP	INSTALL CATV POWER SUPPLY CABINET & 80' OF CONDUIT	SMC
LD05-018UT	LD_UTIL	ISSUED	25004 MAP	TM 25004 - INSTALL GAS MAINS AND CROSSINGS	SMC
LD05-042UT	LD_UTIL	ISSUED	25004 MAP 1	INSTALL6' OF 1-4" PVC & 1 66" X72"X6" CONC. PAD.	SMC
LD04-140UT	LD_UTIL	ISSUED	26828 MAP	INSTALL CROSSING FOR VERIZON	SMC
LD05-040UT	LD_UTIL	ISSUED	26852 MAP	INSTALL 15' 1-4" PVC & 1 - 66" X 72" X 6" CONC PAD.	SMC
LD05-030UT	LD_UTIL	ISSUED	27270 MADISON AV	INSTALL 8" WATER CONNECTION FOR 27270 MADISON AVE	SMC
LD05-013UT	LD_UTIL	ISSUED	27525 W ENTERPRISE CR	TELEPHONE SERVICE	SMC

Activity	Type of Plan	Status	Address	Description	Plan Checker
LD05-009UT	LD_UTIL	ISSUED	28459 OLD TOWN FRONT ST	INSTALL GAS SERVICE	SMC
LD05-031UT	LD_UTIL	ISSUED	28459 OLD TOWN FRONT ST	INSTALL A WATER LINE CONNECTION	SMC
LD05-059UT	LD_UTIL	ISSUED	28915 VALLEJO AV	INSTALL NEW GAS SERVICES	SMC
LD04-152UT	LD_UTIL	ISSUED	29133 MAP	INSTALL NEW GAS MAIN ON YNEZ ROAD TO LAURIE RAE LN	SMC
LD04-155UT	LD_UTIL	ISSUED	29133 MAP	INSTALL JOINT TRENCH CROSSING YNEZ ROAD	SMC
LD04-077UT	LD_UTIL	ISSUED	29305 MAP	INSTALL 1487 LF OF 4-INCH GAS LINE	SMC
LD04-083UT	LD_UTIL	ISSUED	29305 MAP	LOWER 55 LF OF 2" PLASTIC GAS MAIN BELOW CHNNL	SMC
LD04-157UT	LD_UTIL	ISSUED	29305 MAP 1	INSTALL THREE GAS LINE CROSSINGS	SMC
LD05-029UT	LD_UTIL	ISSUED	29305 MAP 1	INSTALL SCE CROSSING ON PECHANGA PKWAY	SMC
LD04-108UT	LD_UTIL	ISSUED	29353 MAP	INSTALL 2144 LF OF 2-4" CONDUIT FOR COMMUNICATIONS	SMC
LD04-154UT	LD_UTIL	ISSUED	29661 MAP 3	INSTALL DRY UTILITIES	SMC
LD04-137UT	LD_UTIL	ISSUED	29661 MAP 4	INSTALL DRY UTILITIES FOR TRACT 29661-4 RORIPAUGH	SMC
LD04-136UT	LD_UTIL	ISSUED	29746 RANCHO CALIFORNIA RD	EXCAVATE AND INSTALL 2" COPPER WATER SERVICE	SMC
LD04-095UT	LD_UTIL	ISSUED	29798 MAP	INSTALL VERIZON CONDUIT XING PECHANGA AT WOLF VALL	SMC
LD04-105UT	LD_UTIL	ISSUED	29798 MAP	TRENCH FOR JOINT UTILITY CONDUITS INCLUDING CROSSINGS AT MAC	SMC
LD04-106UT	LD_UTIL	ISSUED	29798 MAP	INSTALL JOINT UTILITIES	SMC
LD04-112UT	LD_UTIL	ISSUED	29798 MAP	OPERATE AND MAINTAIN TELEPHONE FACILITES	SMC
LD05-015UT	LD_UTIL	ISSUED	29798 MAP	INSTALL JOINT TRENCH FOR VARIOUS DRY UTILITIES INCLUDING GAS AN	SMC
LD05-016UT	LD_UTIL	ISSUED	29798 MAP	INSTALL DRY UTILITIES	SMC
LD04-116UT	LD_UTIL	ISSUED	29798 MAP 1	OPERATE AND MAINTAIN UNDERGROUND TELEPHONE FACILIT	SMC
LD04-117UT	LD_UTIL	ISSUED	29798 MAP 1	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC
LD05-012UT	LD_UTIL	ISSUED	29798 MAP 10	OPERATE & MAINTAIN UNDERGROUND TELEPHONE FACILITIE	SMC
LD04-085UT	LD_UTIL	ISSUED	29798 MAP 2	INSTALL DRY UTILITY SLEEVE CROSSINGS	SMC
LD04-097UT	LD_UTIL	ISSUED	29798 MAP 3	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC
LD04-099UT	LD_UTIL	ISSUED	29798 MAP 3	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC
LD04-094UT	LD_UTIL	ISSUED	29798 MAP 5	INSTALL JOINT TRENCH FOR ALL DRY UTILITIES	SMC
LD04-115UT	LD_UTIL	ISSUED	29798 MAP 5	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC

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LD04-109UT	LD_UTIL	ISSUED	29798 MAP 6	INSTALL JOINT UTILITY CROSSINGS AT MANATEE WAY AND BASSWOOD CO	SMC
LD04-098UT	LD_UTIL	ISSUED	29798 MAP 7	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC
LD04-121UT	LD_UTIL	ISSUED	29798 MAP 8	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC
LD05-014UT	LD_UTIL	ISSUED	29798 MAP 9	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC
LD04-123UT	LD_UTIL	ISSUED	29928 MAP 2	INSTALL POWER SUPPLY CABINET	SMC
LD04-166UT	LD_UTIL	ISSUED	30107 MAP	*6// n	SMC
LD04-087UT	LD_UTIL	ISSUED	30621 SAN PASQUAL RD	EXTEND 2" GAS MAIN - CUT & BORE MAIN W/ BELLHOLES	SMC
LD04-111UT	LD_UTIL	ISSUED	30667 MAP	OPERATE AND MAINTAIN TELEPHONE FACILITIES -	SMC
LD05-011UT	LD_UTIL	ISSUED	30667 MAP	INSTALL CONDUITS AND POWER SUPPLY PEDESTAL FOR TV	SMC
LD04-120UT	LD_UTIL	ISSUED	30667 MAP 1	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC
LD04-131UT	LD_UTIL	ISSUED	30667 MAP 2	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC
LD04-119UT	LD_UTIL	ISSUED	30667 MAP 3	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC
LD04-118UT	LD_UTIL	ISSUED	30668 MAP	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC
LD04-134UT	LD_UTIL	ISSUED	30668 MAP 1	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC
LD04-122UT	LD_UTIL	ISSUED	30669 MAP	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC
LD04-130UT	LD_UTIL	ISSUED	30669 MAP 1	OPERATE & MAINTAIN TELEPHONE FACILITIES	SMC
LD04-132UT	LD_UTIL	ISSUED	30669 MAP 2	OPERATE AND MAINTAIN TELEPHONE FACILITIES	SMC
LD05-055UT	LD_UTIL	ISSUED	30820 SAN PASQUAL RD	INSTALL NEW GAS SERVICE- BORE 1' PLASTIC SERVICE	SMC
LD05-017UT	LD_UTIL	ISSUED	30951 RIVERTON LN	EXCAVATE AND INSTALL ONE 1" COPPER SERVICE LATERAL	SMC
LD04-153UT	LD_UTIL	ISSUED	31053 MAP 1	INSTALL GAS MAIN	SMC
LD04-129UT	LD_UTIL	ISSUED	31075 JEDEDIAH SMITH RD	INSTALL 270 LF OF GAS MAIN	SMC
LD04-124UT	LD_UTIL	ISSUED	31143 NICOLAS RD	INSTALL 2" WATER SERVICE, 12" FOR DET CK, FH CONN	SMC
LD05-008UT	LD_UTIL	ISSUED	31143 NICOLAS RD	INSTALL SERVICE FOR THE PRESBYTERIAN CHURCH	SMC
LD04-168UT	LD_UTIL	ISSUED	31188 JEDEDIAH SMITH RD	INSTALL ELECTRICAL CONDUIT FOR HOUSE SERVICE	SMC
LD04-084UT	LD_UTIL	ISSUED	31259 MAP	INSTALL 72 LF OF SEWER LAT. AND 60 LF OF 24"RCP SD	SMC
LD04-114UT	LD_UTIL	ISSUED	31724 MAP	INSTALL NEW SERVICE 2 EA 3' X 2' AC CUTS - BORE	SMC
LD05-043UT	LD_UTIL	ISSUED	31950 PAUBA RD	GAS SERVICE REPLACEMENT - FIVE 4' X 2' AC CUTS	SMC

Activity	Type of Plan	Status	Address	Description	Plan Checker	
LD05-026UT	LD_UTIL	ISSUED	32015 DE PORTOLA RD	INSTALL ELECTRICAL COMMUNICATION CONDUITS & PEDEST	SMC	
LD04-075UT	LD_UTIL	PERM	ISSUED	3334 MAP	INSTALL 531' MAIN ON MORAGA S/O RANCHO CALIF. RD	SMC
LD04-107UT	LD_UTIL	ISSUED	3334 MAP	INSTALL CALIBRATE & REMOVE SEWER FLOW MONITORING	SMC	
LD04-089UT	LD_UTIL	ISSUED	3552 MAP	INSTALL GAS SERVICE	SMC	
LD04-158UT	LD_UTIL	ISSUED	40045 CALLE MEDUSA	INSTALL NEW GAS SERVICE	SMC	
LD04-148UT	LD_UTIL	ISSUED	40460 CALLE TIARA	INSTALL NEW GAS MAIN	SMC	
LD05-052UT	LD_UTIL	ISSUED	41555 WINCHESTER RD	INSTALL A NEW 1" PLASTIC SERVICE	SMC	
LD04-164UT	LD_UTIL	ISSUED	41593 WINCHESTER RD	LOWER TWO GAS SERVICE LATERALS	SMC	
LD05-044UT	LD_UTIL	ISSUED	41720 WINCHESTER RD	INSTALL WATER SERVICE LATERAL	SMC	
LD04-151UT	LD_UTIL	ISSUED	41823 N ENTERPRISE CR	INSTALL 12" RCWD SERVICE AND VALVE	SMC	
LD04-150UT	LD_UTIL	ISSUED	41965 CALLE CEDRAL	INSTALL NEW GAS SERVICE	SMC	
LD05-028UT	LD_UTIL	ISSUED	42072 5TH ST	INSTALL 240' OF 2" MAIN BY BORING AT SOUTH SIDE OF FIFTH STREET	SMC	
LD05-058UT	LD_UTIL	ISSUED	42072 5TH ST	INSTALL 450 LF OF 1 - 4" ELECTRIC CONDUIT	SMC	
LD04-090UT	LD_UTIL	ISSUED	42108 ROICK DR	INSTALL 116 LF OF CONDUIT AND TWO PULL BOXES	SMC	
LD04-139UT	LD_UTIL	ISSUED	42108 ROICK DR	INSTALL 10" DCDA FOR RCWD, HOT TAP 16" WATERMAIN	SMC	
LD04-092UT	LD_UTIL	ISSUED	43300 SAN FERMIN PL	INSTALL NEW GAS SERVICE	SMC	
LD05-032UT	LD_UTIL	ISSUED	43845 CALLE DE VELARDO	INSTALL GAS SERVICE TO HOME	SMC	
LD04-088UT	LD_UTIL	ISSUED	43961 CALLE DE VELARDO	INSTALL DRIVEWAY APPROACH PER STANDARD 207A	SMC	
LD05-057UT	LD_UTIL	ISSUED	43976 CALLE DE VELARDO	INSTALL NEW GAS SERVICE	SMC	
LD05-060UT	LD_UTIL	ISSUED	44062 PALMA DR	INSTALL NEW GAS MAIN	SMC	
LD04-091UT	LD_UTIL	ISSUED	45000 PECHANGA PARKWAY	INSTALL NEW GAS SERVICE	SMC	
LD05-034UT	LD_UTIL	ISSUED	45414 N WOLF CREEK RD	INSTALL METER AND CONDUIT FOR CATV SERVICE	SMC	



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LD04-174GR	LD_GRADE	SFR	ISSUED	13901 MAP	PARCEL 3	RJ
LD04-260GR	LD_GRADE	PA_PGP	ISSUED	22513 MAP	PARCEL 1	CW
LD04-186GR	LD_GRADE	MGR_RG	ISSUED	23173 MAP 1	ROUGH GRADING PLAN FOR PABLO APIS PARK CIP PROJECT PW02-02. E	SC
LD05-054GR	LD_GRADE	MGR_RG	ISSUED	23513 MAP	ROUGH GRADING PLAN (Sht.2-6of6) REVISION #2	CW
LD04-205GR	LD_GRADE	PA_PGP	ISSUED	25004 MAP	LOTS 75 - 79 MODEL COMPLEX (PA04-0526)	JP
LD04-270GR	LD_GRADE	PA_PGP	ISSUED	25004 MAP	LOT 36 & 37 TEMPORARY SALES TRAILER	JP
LD04-163GR	LD_GRADE	MGR_RG	ISSUED	26521 MAP	ROUGH GRADING w/ EROSION CONTROL	JP
LD04-140GR	LD_GRADE	REV	ISSUED	27987 MAP 1	PGP (Sht.2Cof15) PHASE 2 REVISION #7	CW
LD05-016GR	LD_GRADE	PA_PGP	ISSUED	28401 RANCHO CALIFORNIA RD	LOT 22	
LD04-242GR	LD_GRADE	SFR	ISSUED	28915 VALLEJO AV	LOT 7 OF TRACT 3552	RJ
LD04-241GR	LD_GRADE	SFR	ISSUED	28945 VALLEJO AV	LOT 8	RJ
LD04-111GR	LD_GRADE	PGP	ISSUED	29275 SANTIAGO RD	LOT 10	CW
LD02-137GR	LD_GRADE	GR	ISSUED	29305 MAP	CHANNEL & STORM DRAIN IMPROVEMENT PLANS	CW
LD05-024GR	LD_GRADE	MGR_RG	ISSUED	29305 MAP	GRADING FOR SPORTS COMPLEX - PECHANGA PKY	SC
LD04-195GR	LD_GRADE	PA_PGP	ISSUED	29305 MAP 1	LOT 18-22 WOLF CREEK DR NORTH (NORTH SIDE)	CW
LD04-125GR	LD_GRADE	PGP	ISSUED	29748 RANCHO CALIFORNIA RD	PORTION OF PARCELS 2 & 3	JP
LD04-171GR	LD_GRADE	PA_PGP	ISSUED	29775 SANTIAGO RD	LOT 9	RJ
LD05-003GR	LD_GRADE	SFR	ISSUED	29880 LOS NOGALES RD	LOT 209 TRACT 3929	RJ
LD04-168GR	LD_GRADE	REV	ISSUED	30107 MAP	PCL 4 PGP (AddSht.2Aof4) REVISION #1	CW
LD04-178GR	LD_GRADE	SFR	ISSUED	30109 VIA ARBOLEDA	LOT 247	RJ
LD04-259GR	LD_GRADE	PA_PGP	ISSUED	30180 MAP	PCL 9 & 10	CW
LD04-003GR	LD_GRADE	MGR/RG	ISSUED	30264 MAP	ROUGH GRADING FOR -1 THRU -F	CW
LD04-093GR	LD_GRADE	SFR	ISSUED	30580 DEL REY RD	TR 3883 LOT 509 SINGLE FAMILY RESIDENCE	RJ

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LD04-234GR	LD_GRADE	PA_PGP	ISSUED	30607 HIGHWAY 79 SOUTH	PARCEL 8	CV
LD04-167GR	LD_GRADE	SFR	ISSUED	30630 SAN PASQUAL RD	LOT 36	RJ
LD04-018GR	LD_GRADE	SFR	ISSUED	30757 JEDEDIAH SMITH RD	TR-9833 LOT 2 & 5 TWO SINGLE FAMILY RESIDENCES	RJ
LD03-296GR	LD_GRADE	PGP	ISSUED	30797 MAP	PCL 1 MINI WAREHOUSE PRECISE GRADING	JP
LD04-149GR	LD_GRADE	SFR	ISSUED	30820 SAN PASQUAL RD	LOT 30	KH
LD03-094GR	LD_GRADE	REV	ISSUED	31011 JEDEDIAH SMITH RD	TM9833 LOT 8 PGP REVISION #1	RJ
LD04-080GR	LD_GRADE	SFR	ISSUED	31044 JEDEDIAH SMITH RD	LOT 27	KH
LD04-144GR	LD_GRADE	SFR	ISSUED	31144 MAP	PCL 2 & 3	KH
LD03-266GR	LD_GRADE	SFR	ISSUED	31188 JEDEDIAH SMITH RD	LOT 20	KH
LD04-126GR	LD_GRADE	SFR	ISSUED	31217 KAHWEA RD	LOT 13 TR 21820	RJ
LD04-239GR	LD_GRADE	SFR	ISSUED	31240 PEGGY LOU LN	PARCEL 2	RJ
LD04-153GR	LD_GRADE	MGR/RG	ISSUED	31276 MAP	LOTS 1-60	KH
LD03-280GR	LD_GRADE	SFR	ISSUED	31289 JEDEDIAH SMITH RD	TM9833-2 LOT37 SINGLE FAMILY RESIDENCE	RJ
LD04-206GR	LD_GRADE	PA_PGP	ISSUED	31390 RANCHO COMMUNITY WY	PARCEL 11	CW
LD04-192GR	LD_GRADE	MGR_RG	ISSUED	31898 MAP	LOTS 1-126	CV
LD04-258GR	LD_GRADE	PA_PGP	ISSUED	31898 MAP	UNIT 118 - 121 MODELS w/ PARKING LOT	CV
LD04-257GR	LD_GRADE	PA_PGP	ISSUED	31934 HIGHWAY 79 SOUTH	PARCEL 1	CW
LD04-208GR	LD_GRADE	MGR_RG	ISSUED	32169 MAP	CONDOS PHASE 2 - HARVESTON (Neighborhood 12)	RJ
LD04-209GR	LD_GRADE	MGR_RG	ISSUED	32170 MAP	CONDOS PHASE 2	RJ
LD04-295GR	LD_GRADE	MGR_RG	ISSUED	32437 MAP	ROUGH GRADING w/ EROSION & SEDIMENT CTRL	RJ
LD04-029GR	LD_GRADE	PGP	ISSUED	32675 HIGHWAY 79 SOUTH	PARCEL 2 PAD B	KH
LD04-282GR	LD_GRADE	SFR	ISSUED	3552 MAP	LOT 29	KH
LD04-175GR	LD_GRADE	SFR	ISSUED	3883 MAP	LOT 436	RJ
LD04-229GR	LD_GRADE	SFR	ISSUED	41380 LA SIERRA RD	TR 3929 LOT 215	RJ
LD04-076GR	LD_GRADE	PGP	ISSUED	41649 MARGARITA RD	PCL 20, 21 & 23 PER LLA PA03-0722 PM 30208	JP
LD04-203GR	LD_GRADE	PA_PGP	ISSUED	41875 C ST	PARCEL 1	CW
LD04-299GR	LD_GRADE	PA_PGP	ISSUED	41888 4TH ST	MB 15 / 726 BLOCK 4 LOT 31 & 32	JP

Activity	Type of Plan		Status	Address	Description	Plan Checker
LD04-173GR	LD_GRADE	PA_PGP	ISSUED	42072 5TH ST	PENFOLD OLD TOWN	KH
LD05-026GR	LD_GRADE	MGR_RG	ISSUED	42101 MORAGA RD	PLACE APPROX. 300 CY OF FILL LESS THAN ONE FOOT IN THICKNESS	SC
LD04-166GR	LD_GRADE	PA_PGP	ISSUED	42235 WINCHESTER RD	PARCEL 92 & 93	CW
LD04-135GR	LD_GRADE	PGP	ISSUED	42520 RIO NEDO	PCL 20 & 21 OF PM21383 / PCL 33 OF PM21382	CW
LD04-090GR	LD_GRADE	PGP	ISSUED	43040 MARGARITA RD	LOT 79	CW
LD04-098GR	LD_GRADE	SFR	ISSUED	43520 SAN FERMIN PL	GRADING AND EROSION CONTROL PERMIT/ TR9833-2 LOT 22 EARTHWOR	RJ
LD04-217GR	LD_GRADE	SFR	ISSUED	44000 PALMA DR	LOT 30 SINGLE FAMILY RESIDENCE	RJ
LD04-202GR	LD_GRADE	SFR	ISSUED	44044 MOUNTAIN VIEW	PARCEL 3	RJ
LD04-264GR	LD_GRADE	SFR	ISSUED	6228 MAP	PARCEL 3	RJ
LD04-079GR	LD_GRADE	SFR	ISSUED	9833 MAP	LOT 1	KH

APPENDIX E

Erosion and Sediment Control Standard Notes

**CITY OF TEMECULA
EROSION AND SEDIMENT CONTROL NOTES**

1. Information on this plan is for erosion and sediment controls only. See the Grading Plan for additional requirements. A combination of erosion and sediment controls must be in place for all soil-disturbing activities by October 1 of each year and, at a minimum, maintained throughout the rainy season (October 1 - April 30).
2. Discharger Contact Information:

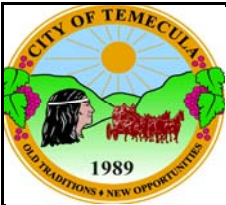
of _____
(Responsible Person) (Firm)

at _____
(24-Hour Phone Number)
3. The Discharger is responsible for the implementation and maintenance of all erosion and sediment control work, and shall insure that work is in accordance with this approved plan. If soil disturbance meets or exceeds one acre, a Waste Discharge Identification Number (WDID) issued by the State Water Resources Control Board (SWRCB) shall be provided to the City. In addition, all erosion and sediment controls outlined in the site's Stormwater Pollution Prevention Plan (SWPPP) shall also be implemented, or as directed by the city's NPDES inspector.
4. The Discharger shall be available with equipment and workers for emergency work at all times during the rainy season. Necessary materials shall be stockpiled at convenient locations on site to facilitate rapid construction and maintenance of temporary erosion and sediment controls. Temporary erosion and sediment controls shall consist of, but not be limited to, constructing facilities and taking measures necessary to prevent, reduce, control, and abate damage due to water, mud, and debris resulting from erosion and sediment transport/deposition to public and private property from construction activities of this project.
5. Clearing shall be limited to areas that will receive immediate grading. A combination of erosion and sediment controls shall be implemented in areas that have been cleared. These measures may include, but shall not be limited to: seeding, mulching, blankets, mats, desilting basins, graded berms, sand and/or gravel bags, fiber rolls, filter cloth, silt fences, check dams, chevrons, drainage inlet protection, etc. Care shall be exercised to preserve vegetation beyond the grading limits.
6. All erosion and sediment controls shall be implemented and maintained (i.e. inspected, restored, repaired, or modified) on a continual basis throughout the site during construction activities to protect downgrade perimeters, adjacent properties, environmentally sensitive areas, watercourses, curbs, gutters, streets, drainage inlets, and other private and public stormwater conveyance systems.
7. All removable erosion controls, such as blankets and mats, shown on this plan, and outlined in the SWPPP (if applicable), shall be in place at the end of each working day throughout the rainy season. Similar control devices shall be implemented during the dry season, as applicable, to mitigate dust from wind erosion.
8. During the non-rainy season, sediment controls, such as curb and gutter chevrons, drainage inlet protection, sediment tracking controls, etc., shall be implemented. In addition, any non-stormwater discharges associated with construction-related activities must be prevented from reaching streets, curbs, gutters, and all other stormwater conveyance systems. Routine street cleaning shall be performed by dry methods only (i.e. street sweeping). If street washing is required, appropriate Best Management Practices (BMPs) shall be installed to directly address the washwater, or as directed by the city's NPDES inspector.
9. All construction entrances shall be stabilized (i.e. gravel, shaker plates, etc.) year-round to prevent mud, sediment, and dust from being tracked out of the site by vehicular traffic.

10. All silt and debris shall be removed from check dams, silt fences, desilting basins, curbs, gutters, streets, brow ditches, terrace drains, and other private and public stormwater conveyance systems prior to and after each rainstorm. Drainage inlets shall be protected to prevent sediment and debris from entering downstream stormwater conveyance systems.
11. The Discharger shall conduct operations in such a manner that stormwater runoff will be contained on site through desilting basins, earth berms, etc., or filtered through a series of BMPs, such as sand/gravel bags, silt fence, fiber rolls, filter cloth, etc., to the storm drain system.
12. The Discharger shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water, due to erosion and sediment control devices, creates a hazardous condition. Conformance with the requirements of this plan shall in no way relieve the Discharger from his responsibilities to this site and protecting adjacent properties.
13. Temporary or permanent desilting basins are to be constructed, if applicable, prior to grading operations and shall have a means for dewatering to prevent overfilling between storm events.
14. Stormwater runoff from graded areas shall not be carried over graded slopes. Temporary erosion and sediment controls are required on all manufactured slopes until 70% vegetative cover has been established or as determined by the city's NPDES inspector. Slopes must have erosion and sediment controls in place prior to October 1. Slopes constructed after October 1st shall have erosion and sediment controls as the construction of slope progresses. All graded slopes 3' or more in height shall include, but not be limited to, seeding, mulching, soil stabilizers, soil binders, vegetation, or have erosion control blankets, such as straw, coconut, straw/coconut composite, polypropylene mats, or other acceptable materials installed. Jute netting shall not be used as a stand-alone erosion control. In addition, sediment controls shall be placed at the toe of the slope and in increments of 10 feet measured vertically on the face of slope for grades of 3:1 and greater.
15. Paved streets, sidewalks, and other improvements shall be maintained free of loose soil, construction-related materials, debris, and waste at all times. Material storage and waste handling areas shall be established. Appropriate secondary containment shall be implemented for materials having a potential for spills or leaks. Concrete wash-out pits shall be constructed, if applicable, and shall be located away from streets and sidewalk right-of-ways.
16. Emergency accesses shall be maintained at all times (including access to neighboring properties).
17. No obstruction or disturbance, other than filtering BMPs, shall occur to any existing public, or private, stormwater conveyance system during the rainy season, unless adequate temporary/permanent drainage facilities have been approved and installed to carry surface water to the nearest practical storm drain or natural water course.
18. Fill areas shall have erosion and sediment controls implemented while being brought up to grade to eliminate, reduce, and control erosion and the siltation of downstream facilities and adjacent areas during construction phases. These measures may include, but are not limited to, temporary downdrains, either in the form of pipes or paved ditches with protected outfall areas; earth berms at the top of slopes to address surface runoff; erosion control blankets; seeding or mulching; confined ponding areas to desilt runoff; temporary check dams and fiber rolls to filter runoff; sand/gravel bag protection around inlets; and appropriate grading to direct drainage away from the edge of the top of slopes shall be constructed and maintained on those fill areas where earthwork operations are not in progress.
19. The Department of Public Works' approval of this plan does not relieve the Discharger from his/her responsibilities for the correction of errors and omissions discovered during construction. Upon request, the required plan revisions shall be promptly submitted to the Department of Public Works for approval.
20. The Department of Public Works reserves the right to make changes or modifications to this plan as deemed necessary.

APPENDIX F

Construction Site Inspection Checklist
and
Inspection Frequency Sheet for Prioritized Sites



NPDES Construction Activity Compliance Inspection Notice

Public Works Department / NPDES
43200 Business Park Dr. Temecula, CA
(909) 694-6411

Project #:	WDID#:	Weather:	Date:
Grading permit number:	Developer:	Inspected by:	Date last inspected

Project location:

NOTICE: In conformance with the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit for the Santa Margarita Watershed, the Cities and County are mandated to perform NPDES construction site inspections to determine if the site is in compliance or not in compliance with Storm Water Ordinances, regulations, and codes.

Check the box adjacent to items for which deficiencies were observed.

1	Tracking controls in place at all entry and exits.	[]
2	Tracking of sediment beyond project perimeter.	[]
3	Interior and impacted exterior streets are swept & free of pollutants.	[]
4	Perimeter controls are in place and maintained.	[]
5	Sediment controls are present on all interior streets and maintained.	[]
6	BMP's in place at CB's & Discharge points / Functioning / Maintained.	[]
7	Sediment and/or other pollutants at inlets or discharge points.	[]
8	All other sediment controls are in place / functioning / maintained.	[]
9	Sediment discharge beyond project limits or in area requiring protection.	[]
10	All slopes received erosion controls.	[]
11	Erosion present on slopes.	[]
12	Non-stormwater discharges observed / evident.	[]
13	Construction materials stored in designated areas.	[]
14	Construction materials stored properly.	[]
15	Liquid materials stored properly.	[]
16	PCC waste storage area in place and maintained.	[]
17	Waste materials stored properly.	[]
18	BMP's in place for equipment maintenance / functioning / maintained.	[]
19	Litter / housekeeping / maintained.	[]
20		[]

NOTICE: The Porter-Cologne Water Quality Control Act of the State of California states in part that persons violating water quality objectives can be held civilly and criminally liable and the Federal Clean Water Act states in part that persons violating the Act may be held civilly and criminally liable.

Comments: _____

Site Contact:	Received by:	Phone:	Time:
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Action taken:

Verbal [] Written warning [] Administrative citation [] Corrective Action Notice [] Stop Work Notice []

[illegible]

I = Inspected

N = Inspection Notice Issued

F = Follow-Up Required

M/C = Met/Called Responsible Party

CIT = Citation Issued

WB = SDRWQCB Rep Present

** = New Site

High Priority Sites (Inspect once every two weeks during the wet season)																															Inspector	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
Common Areas & Undeveloped (LnrCommunities)																																
Harveston Phase III																																Jack
Lennar																																
Temecula Estates - K&B Homes																																Doug
Serafina and Murrieta Hot Springs																																
Temecula Creek Villages - Wermers																																Jack
79 South e/o Pechanga																																
Creekside Plaza - Peninsula Retail Dev.																																Jack
79 South & Pechanga																																
Travado - Shea Homes																																Doug
Cebu Drive																																
Single Family Residence - Fred Connary																																Pat
30876 Lolita Road																																
Single Family Residence - Michael Lavasani																																Pat
30854 Lolita Road																																
Vacant Lot - COT																																Jack
End of Front Street (& 79 South)																																
Vacant Lot - American Property Enterprises																																
Tierra Vista & Ynez																																
Commercial Building -																																Jack
42072 Fifth Street (next to Texas Lil's)																																
Old Town Community Theatre - COT																																
West end of 4rth Street																																
Commercial Building - Craig Majewski																																Jack
Enterprise Circle West (corner site)																																
Pechanga Sports Complex - COT																																
Pechanga & Deer Hollow Drive																																
Multiple Single Family - Gallery Homes																																
Santiago Road e/o John Warner																																

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WB = SDRWQCB Rep Present

** = New Site

Low Priority Sites (Inspect as needed during the wet season)																																Inspector	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31		
Commercial Building - COT																																Jack	
41911 5th Street (& Mercedes)																																	
Single Family - Glenn Plunkett (RCWD easement)																																Doug	
43943 Calle De Velardo																																	
Single Family - Allen Pulsipher (below Plunkett)																																Pat	
43961 Calle De Velardo																																	
Single Family - Eric Boehm																																Jack	
43976 Calle De Velardo near Jedediah Smith																																	
Single Family - Dennis Marchand																																Jack	
43525 Calle De Velardo (end of culdesac)																																	
Single Family - Azim Azhand																																Jack	
31097 Jedediah Smith w/o El Faro																																	
Single Family - Peter Pacitto																																Jack	
31075 Jedediah Smith w/o El Faro																																	
Single Family - David Zamiski																																Jack	
31043 Jedediah Smith w/o El Faro																																	
Single Family - Charlie Perry																																Doug	
Jedediah Smith & Pescado																																	
Single Family - Paul Gupta																																Jack	
30943 Jedediah Smith w/o El Faro																																	
Single Family - James Fay																																Doug	
31188 Jedediah Smith																																	
Single Family - Art Gaitan																																Doug	
43710 Piasano (end of culdesac)																																	
Single Family - Nicholas Konicki																																Pat	
31107 Mariposa Pl. (end of culdesac)																																	
Single Family - Michael McKernon																																Doug	
40045 Calle Medusa & Enfield																																	
Single Family - Troy Juve																																Pat	
Enfield Lane (end of street)																																	
Single Family - Stonecrest Custom Homes																																Doug	
43165/43195 Avenida De San Pasqual																																	
Single Family - Michael McLaren																																Doug	
30630 Avenida De San Pasqual Rd																																	
Single Family Residence - Walter Zeppier Construction																																Pat	
40545 Calle Torcida																																	
Single Family - Tim Long																																Pat	
John Warner & Jeramie Drive																																	

I = Inspected

N = Inspection Notice Issued

F = Follow-Up Required

M/C = Met/Called Responsible Party

CIT = Citation Issued

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** = New Site

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CIT = Citation Issued

WB = SDRWQCB Rep Present

** = New Site

NPDES Inspection Frequency Sheet

Low Priority Sites (Inspect as needed during the wet season)																																Inspector
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
Rancho Dental - Perry Davis																																Jack
29746 Lyndie Ln (& Rancho Cal)																																
Commercial Center -																																Jack
29748 Lyndie Ln (& Rancho Cal)																																
Single Family - John Donaldson																																
43510 Verde Drive																																
Single Family - Teffenhart Construction																																Pat
43520 San Fermin																																
Single Family - Brand Construction																																Doug
Santiago w/o Margarita (43300 San Fermin)																																
Single Family - Kevin McDaniel																																Doug
30425 La Presa Loop (end of culdesac)																																
Single Family - Walter Zeppeiri																																Doug
30109 Via Arboleda																																
Single Family - John Frazzini																																Pat
41380 La Sierra Road																																
Single Family - Refugio Ybarra																																Pat
44044 Mountain View																																
Single Family - Nasir Ahmed																																Pat
28915 & 28945 Vallejo Avenue																																
Single Family - Craig Pulido																																Pat
30870 Avenida Del Reposo																																
Single Family - Kamal Odeh																																Pat
30621 San Pasqual Road																																
Single Family - John Tuccinardi																																
31044 Jedediah Smith																																
Single Family - Maurice Leon																																
44062 Palma Drive (end of culdesac)																																
Single Family - Robert Tuccinardi																																
30711 Jedediah Smith																																
Office Building - Robert Rosenstein **																																Doug
41888 4th Street																																

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CIT = Citation Issued

WB = SDRWQCB Rep Present

** = New Site

APPENDIX G

Inventory of Commercial and Industrial Facilities

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Bruce Newman	42270 Agena St	2499001	Wood Products, Not Elsewhere Classified	H
V P Italia Tile & Stone	41790 Winchester Rd #A	2499099	Tile, Cork	H
Adobe Plaza Cleaners	27625 Jefferson Ave #100	2842016	Drycleaning Preparations	H
Black Knight Termite & Construction	39433 Colleen Way	2879001	Pesticides And Agricultural Chemicals, N	H
Cox Pest Control	31895 Calle Vimianzo	2879001	Pesticides And Agricultural Chemicals, N	H
Molding International & Eng	42136 Avenida Alvarado	3089001	Plastics Products, Not Elsewhere Classif	H
Rebs Enterprises	31695 Corte Rosario	3089047	Flower Pots, Plastics	H
Wall Dimensions Inc	43540 Nantes Court	3089116	Wall Coverings, Plastics	H
Bianchi International	27969 Jefferson Ave	3111001	Leather Tanning And Finishing	H
The Painted Garden	41946 5th Street	3312063	Wrought Pipe And Tubing, Made In Steel W	H
Wakefield Eng Inc	27901 Jefferson Ave	3341001	Secondary Smelting And Refining Of Nonfe	H
Channell Commercial Corp	26040 Ynez Rd	3356001	Rolling, Drawing, And Extruding Of Nonfe	H
Landmark Metalcoat Inc	42246 Sarah Way	3479001	Coating, Engraving, And Allied Services,	H
Laegers Inc	42180 Sarah Way	3498001	Fabricated Pipe And Pipe Fittings	H
P H E D Corporation	42389 Winchester Rd #A	3499027	Machine Bases, Metal	H
International Rectifier / Hexfit	41915 Business Park Dr	3674001	Semiconductors And Related Devices	H
Micro Grow Greenhouse Sys Inc	26111 Ynez Rd #C4	3674001	Semiconductors And Related Devices	H
Opto 22	43044 Business Park Dr	3674001	Semiconductors And Related Devices	H
Electro Support Systems Corp	42136 Sarah Way	3679001	Electronic Components, Not Elsewhere Cla	H
Procure Components Inc	42108 Orange Blossom Drive	3679001	Electronic Components, Not Elsewhere Cla	H
Temecula Marine Center Inc / Collins	41923 2nd Street	3732001	Boat Building And Repairing	H
Alaniz Watertrucks	31942 Poole Ct	4499001	Water Transportation Services, Not Elsew	H
Ramos Water Truck	41231 Via Aguila	4499001	Water Transportation Services, Not Elsew	H
Water Works Water Trucks	30800 Avenida Buena Suerte	4499001	Water Transportation Services, Not Elsew	H
Murrieta Valley R V Service Inc	27882 Del Rio	5012014	Recreational Vehicles\Wholesale	H
Temecula Valley R V Services Inc	28897 Front St	5012014	Recreational Vehicles\Wholesale	H
Auto Zone #5582	31837 Hwy 79 #A1	5013001	Motor Vehicle Supplies And New Parts	H
Kamikaze Racing	27498 W Enterprise Cr #2	5013001	Motor Vehicle Supplies And New Parts	H
Pure Motorsport	32005 Corte Cardin	5013001	Motor Vehicle Supplies And New Parts	H
Quality Tool & Equipment	42660 Rio Nedo	5013001	Motor Vehicle Supplies And New Parts	H
R H Company / N Y Tehk Products	29512 Georgetown Lane	5013005	Automotive Accessories\Wholesale	H
Rhino Linings Of Riverside Co	28822 Front Street #202	5013005	Automotive Accessories\Wholesale	H
Sector 1 1 1	41740 Enterprise Circle North #107	5013005	Automotive Accessories\Wholesale	H
Swirli Enterprises	32130 Corte Soledad	5013005	Automotive Accessories\Wholesale	H
U S A & Europe Autosale	42036 Moraga Rd #6 B	5013005	Automotive Accessories\Wholesale	H
Al's Performance Inc	28710-A Las Haciendas St #B	5013007	Automotive Parts, New \Wholesale	H
Auto Zone #5936	40345 Winchester Rd	5013007	Automotive Parts, New \Wholesale	H
Classic Car Concepts	43071 Business Park Dr	5013007	Automotive Parts, New \Wholesale	H
Japan Products Of U S A Co Ltd	26111 Ynez Rd #B 8	5013007	Automotive Parts, New \Wholesale	H

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Mark Shaffer's American Off Road	27941 Jefferson Ave #C	5013007	Automotive Parts, New \Wholesale	H
Matt - Imports	43695 Altamura Ct	5013007	Automotive Parts, New \Wholesale	H
Mirage U S A / Hot Bodies	27469 Colt Tourt	5013007	Automotive Parts, New \Wholesale	H
Old School Flake	26111 Ynez Rd #B12	5013007	Automotive Parts, New \Wholesale	H
Parts Plus Auto Parts / Long Beach	41860 Enterprise Circle So	5013007	Automotive Parts, New \Wholesale	H
Rancho Auto Parts	42011 Avenida Alvarado #A	5013007	Automotive Parts, New \Wholesale	H
Temecula Speed Center	28780 Old Town Front St #A3	5013007	Automotive Parts, New \Wholesale	H
V A Used Truck And Parts Supply Inc	26459 Ynez Rd #B	5013007	Automotive Parts, New \Wholesale	H
Virtual World Parts Inc	43391 Business Park Drive #C7	5013007	Automotive Parts, New \Wholesale	H
Vogtland North America Inc	43391 Business Park Dr #C6	5013007	Automotive Parts, New \Wholesale	H
Epoxy Pros	29487 Georgetown Lane	5013012	Garage Service Equipment\Wholesale	H
G I E Trading	45420 Calle Los Mochis	5013014	Motorcycle Parts\Wholesale	H
S S M Trading Inc	42387 Avenida Alvarado #111	5013014	Motorcycle Parts\Wholesale	H
Vigilant Sprockets	28710 Las Haciendas #C	5013014	Motorcycle Parts\Wholesale	H
Gomez Tire / Jose Adame	28093 Jefferson Ave	5014001	Tires And Tubes	H
Mickey Thompson Tires	43455 Business Park Dr	5014001	Tires And Tubes	H
Sand Tires Unlimited Inc	42198 Avenida Alvarado	5014001	Tires And Tubes	H
Aviation Parts Sales	28450 Felix Valdez #B	5088001	Transportation Equipment And Supplies, E	H
M G Aviation	42409 Winchester Rd	5088005	Aircraft Equipment And Supplies\Wholesale	H
Eclipse Custom Boats	28822 Old Town Front St #206	5088006	Boats, Except Pleasure\Wholesale	H
Advanced Golf Cars	32305 Corte Santa Catalina	5088008	Golf Carts, Self-Propelled\Wholesale	H
Empire Marine / Vetco Inc	28780 Front St	5091009	Boats, Pleasure: Canoes, Motorboats, And	H
19th Hole Golf Cart	28822 Front Street	5091015	Golf Carts, Except Self-Propelled\Wholes	H
Temecula Pool Supply	29700 Rancho Calif Rd G#11	5091019	Pool Equipment And Supplies\Wholesale	H
Leslie's Swimming Pool Supplies	40414 Winchester #D	5091021	Swimming Pools And Equipment\Wholesale	H
Tomra Pacific Inc / Hwy 79 South	33292 Hwy 79 South	5093001	Scrap And Waste Materials	H
Downs Oil Co Inc	43040 Rancho Way #200	5093011	Oil, Waste\Wholesale	H
A G S Services	43154 Via Dos Picos #F	5169031	Metal Polishes\Wholesale	H
Temecula Olive Oil Company	28653 Old Town Front St	5169034	Oil Additives\Wholesale	H
Carriage Motors Inc	27420 Ynez Rd	5511001	Motor Vehicle Dealers (New And Used)	H
Norm Reeves Chrysler Jeep Dodge	26845 Ynez Rd	5511001	Motor Vehicle Dealers (New And Used)	H
Norm Reeves Honda	26755 Ynez Rd	5511001	Motor Vehicle Dealers (New And Used)	H
Paradise Chevrolet	26845 Ynez Rd	5511001	Motor Vehicle Dealers (New And Used)	H
Rancho Ford Lincoln Mercury	26895 Ynez Rd	5511001	Motor Vehicle Dealers (New And Used)	H
Schumacher Auto Sales & Leasing	28733 Via Montezuma	5511001	Motor Vehicle Dealers (New And Used)	H
Toyota Of Temecula Valley	26631 Ynez Road	5511001	Motor Vehicle Dealers (New And Used)	H
Acumen Motors Ltd	41731 Enterprise Circle So #401	5511002	Automobile Agencies (Dealers)\Retail	H
Becky's Used Cars	32952 Paterno St	5511002	Automobile Agencies (Dealers)\Retail	H
Budget Auto Sales	26111 Ynez Rd # B 20	5511002	Automobile Agencies (Dealers)\Retail	H

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Quality Nissan Of Temecula	41895 Motor Car Parkway	5511002	Automobile Agencies (Dealers)\Retail	H
Kia Of Temecula Valley	27500 Jefferson Ave	5511003	Automobiles, New And Used\Retail	H
Savings Enterprises	27895 Diaz Rd #A	5521001	Motor Vehicle Dealers (Used Only)	H
Julie Deann Paterson	28693 Old Town Front St	5521002	Antique Autos\Retail	H
Arco #6305	40212 Winchester Rd	5541001	Gasoline Service Stations	H
Chevron #1838	31669 Highway 79 South	5541001	Gasoline Service Stations	H
Chevron Station	27560 Jefferson Ave	5541001	Gasoline Service Stations	H
Chevron Stations Inc #1814	28900 Rancho California Rd	5541001	Gasoline Service Stations	H
Chevron U S A Inc #201596	40635 Winchester Rd	5541001	Gasoline Service Stations	H
Chevron U S A Inc #204029	31669 Hwy 79 South	5541001	Gasoline Service Stations	H
Creekside Texaco Gas Food Mart	29115 Front St	5541001	Gasoline Service Stations	H
Mobil O T R #19137	33295 Highway 79 South	5541001	Gasoline Service Stations	H
Mobil Oil Corp #10193	44520 Bedford Court	5541001	Gasoline Service Stations	H
Mobil Oil Corp #10840	29500 Rancho California Rd	5541001	Gasoline Service Stations	H
Shell / Rancho California Shell	29750 Rancho Calif Rd	5541001	Gasoline Service Stations	H
Shell / Ynez Shell	26680 Ynez Rd	5541001	Gasoline Service Stations	H
Shell Oil Product U S	29750 Rancho California Rd	5541001	Gasoline Service Stations	H
Unocal 76	28903 Rancho California Rd	5541001	Gasoline Service Stations	H
Arco / 21st Century Oil - Front Comp	44987 Old Town Front St	5541004	Gasoline And Oil\Retail	H
Costco Wholesale #491	26610 Ynez Rd	5541004	Gasoline And Oil\Retail	H
Union 76 / Winchester Fuels Corp	40720 Winchester Rd	5541004	Gasoline And Oil\Retail	H
Empire Marine Inc	28780 Front St #C3- 5	5551001	Boat Dealers	H
Norm Reeves Acura	26705 Ynez Rd	5599001	Automotive Dealers, Not Elsewhere Classi	H
Norm Reeves Hyundai / Subaru	26799 Ynez Rd	5599001	Automotive Dealers, Not Elsewhere Classi	H
Richard Scott La Fleur	29910 Los Nogales Rd	5599001	Automotive Dealers, Not Elsewhere Classi	H
Saturn Of Temecula	27430 Ynez Rd	5599001	Automotive Dealers, Not Elsewhere Classi	H
Temecula Auto Sales	28781 Old Town Front St	5599001	Automotive Dealers, Not Elsewhere Classi	H
At Your Service Exterminators In	27574 Commerce Center Dr #13	7342001	Disinfecting And Pest Control Services	H
Bug Tech Exterminators Inc	32028 Via Bonilla	7342001	Disinfecting And Pest Control Services	H
Minnesang Pest Specialists	27636 Ynez # L 7-101	7342001	Disinfecting And Pest Control Services	H
South County Pest Control	31248 Eona Cr	7342001	Disinfecting And Pest Control Services	H
Terminix International	43234 Business Park Dr #101	7342001	Disinfecting And Pest Control Services	H
Vineyard Valley Pest Control	P O Box 821	7342001	Disinfecting And Pest Control Services	H
Archon Pest Control	28061 Jefferson Ave #4	7342007	Pest Control In Structures	H
Excel Rental Center	28115 Del Rio Rd #A	7353001	Heavy Construction Equipment Rental And	H
Neal Brothers Water Trucks	41515 Yorba Ave	7353001	Heavy Construction Equipment Rental And	H
Rental Service Corporation U S A	28377 Felix Valdez Rd	7353001	Heavy Construction Equipment Rental And	H
S L Moore Company	42070 Veneto Dr	7353003	Construction Equipment, Heavy: Rental An	H
Aloha Grading	40335 Winchester Rd #118	7359001	Equipment Rental And Leasing, Not Elsewh	H

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
C J's Party Bounce	31215 Camino Verde	7359001	Equipment Rental And Leasing, Not Elsewh	H
Clinton W Waters	41158 Promenade Chardonnay Hills	7359001	Equipment Rental And Leasing, Not Elsewh	H
Doctos Choice	27574 Commerce Center Dr #133	7359001	Equipment Rental And Leasing, Not Elsewh	H
Ferguson Equipment Rental	27108 Quail Creek Ct	7359001	Equipment Rental And Leasing, Not Elsewh	H
J Co	28061 Jefferson Ave #7 B	7359001	Equipment Rental And Leasing, Not Elsewh	H
Minegar Laser Screed Rentals Inc	27705 Commerce Center	7359001	Equipment Rental And Leasing, Not Elsewh	H
Oasis Vending	29651 Amwood Way	7359001	Equipment Rental And Leasing, Not Elsewh	H
Orange Collision Equipment	41158 Promenade Chardonnay Hills	7359001	Equipment Rental And Leasing, Not Elsewh	H
Pacific Micro Rentals Inc	43135 Blackdeer Loop #A	7359001	Equipment Rental And Leasing, Not Elsewh	H
Pacific Water Truck Rentals	39370 Liefer Rd #11	7359001	Equipment Rental And Leasing, Not Elsewh	H
Pauley Equipment Of Temecula Inc	28374 Felix Valdez Rd	7359001	Equipment Rental And Leasing, Not Elsewh	H
Rebel Rents Inc	42188 Winchester Rd	7359001	Equipment Rental And Leasing, Not Elsewh	H
University In Room Safe Service	29775 Valle Olvera	7359001	Equipment Rental And Leasing, Not Elsewh	H
Y & T Transport	41696 Chablis Ct	7359001	Equipment Rental And Leasing, Not Elsewh	H
Z T I Enterprises	31965 Avenida Mallari	7359001	Equipment Rental And Leasing, Not Elsewh	H
Robert Bosch Tool Corp	42217 Rio Nedo #A-105	7359017	Tool Rental And Leasing	H
Autocenter Autobody	28710-B Las Haciendas #101	7532001	Top, Body, And Upholstery Repair Shops A	H
Inland Empire Cycles Custom	32855 Verona Ct	7532001	Top, Body, And Upholstery Repair Shops A	H
Maaco Auto Painting & Body Works	27561 Commerce Center Dr	7532001	Top, Body, And Upholstery Repair Shops A	H
Pro Auto Collision Inc	42011 Avenida Alvarado #C,D&E	7532001	Top, Body, And Upholstery Repair Shops A	H
Rancho Temecula Auto Painting	28696 Via Montezuma # 103	7532001	Top, Body, And Upholstery Repair Shops A	H
Franks Hot Rods Upholstery	27620 Commerce Center Dr St Bldg Un 1	7532001	Top, Body, And Upholstery Repair Shops A	H
Creekside Body Shop	28671 Calle Cortez #J	7532003	Automotive Body Shops	H
Liberty Collision Center	28093 Jefferson Ave	7532003	Automotive Body Shops	H
Line X Of Temecula Valley	28069 Diaz Rd # F	7532003	Automotive Body Shops	H
Nova / Advanced Auto Collision Inc	27590 Commerce Center Dr	7532003	Automotive Body Shops	H
Chaya's Auto Color	43796 Alcoba Dr	7532005	Automotive Paint Shops	H
Sweetwater Upholstery	43094 Via Dos Picos #C	7532011	Upholstery Repair, Automotive	H
Just Smog Test Only Center	28860 Front St #B 2	7533001	Automotive Exhaust System Repair Shops	H
Mufflers West Auto Service Inc	43119 Via Dos Picos	7533001	Automotive Exhaust System Repair Shops	H
Ranch Muffler & Truck Accessories Inc	27499 Commerce Ctr Dr #A,B,C	7533001	Automotive Exhaust System Repair Shops	H
Temecula Smog	27620 Commerce Ctr Dr #110	7533001	Automotive Exhaust System Repair Shops	H
Best For Less Tires	28733 Via Montezuma Un A	7534001	Tire Retreading And Repair Shops	H
Barneys Tire & Wheel Inc	27584 Commerce Center Dr	7534005	Tire Repair Shops	H
C S B & Ellison/Big O Tires #628	40525 Winchester Rd	7534005	Tire Repair Shops	H
Thompson's Discount Tire Center Inc	28007 Jefferson Ave #E	7534005	Tire Repair Shops	H
Auto Glass Pros/ Agp Inc	27511 Commerce Center Dr #B	7536001	Automotive Glass Replacement Shops	H
B & D Windshield Repair	43591 Tirano Dr	7536001	Automotive Glass Replacement Shops	H
Faith Auto Glass & Tinting	28860 Front St # C 6	7536001	Automotive Glass Replacement Shops	H

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Lowest Price Auto Glass	41860 Enterprise Circle So #C	7536001	Automotive Glass Replacement Shops	H
Dyno Trans Transmission	43186 Via Dos Picos #A1	7537001	Automotive Transmission Repair Shops	H
Temecula Auto Repair & Radiator Inc	43191 Rancho Way	7537001	Automotive Transmission Repair Shops	H
Temecula Diesel Auto Truck	43216 Via Dos Picos #B	7537001	Automotive Transmission Repair Shops	H
A R M Auto / Devlin	42011 Avenida Alvarado	7538001	General Automotive Repair Shops	H
Advanced Automotive	27860 Del Rio Rd	7538001	General Automotive Repair Shops	H
Agape Auto Repair Inc	43216 Via Dos Picos	7538001	General Automotive Repair Shops	H
Auto Care Experts	42295 Avenida Alvarado #1	7538001	General Automotive Repair Shops	H
Auto Center Automotive	28700 Las Haciendas #A	7538001	General Automotive Repair Shops	H
Auto Doctor	42255 Baldaray Cr	7538001	General Automotive Repair Shops	H
Automotive Specialties	41976 Avenida Alvarado	7538001	General Automotive Repair Shops	H
Cadillac G M Specialist	28671 Calle Cortez	7538001	General Automotive Repair Shops	H
Dial Automotive	43175 Blackdeer Loop	7538001	General Automotive Repair Shops	H
Fourth Street Automotive	41935 Fourth Street	7538001	General Automotive Repair Shops	H
Franz Mercedes Service & Repair	27585 Commerce Center Dr	7538001	General Automotive Repair Shops	H
Japanese Auto Specialty Inc	28730 Via Montezuma #101	7538001	General Automotive Repair Shops	H
Liberty Auto Center	28093 Jefferson St	7538001	General Automotive Repair Shops	H
Midas Of Temecula Inc	26677 Ynez Rd	7538001	General Automotive Repair Shops	H
Old Town Tire & Service	28700 Old Town Front St	7538001	General Automotive Repair Shops	H
Osborne Automotive Machine	27488 Enterprise Cr W #3	7538001	General Automotive Repair Shops	H
Precision Alignment & Brake	27860 Del Rio Rd #B	7538001	General Automotive Repair Shops	H
Rancho California Auto Collision	27535 Enterprise Circle West	7538001	General Automotive Repair Shops	H
Rass Auto Repair	28671 Calle Cortez	7538001	General Automotive Repair Shops	H
Rogers Automotive Specialist	43124 Rancho Wy	7538001	General Automotive Repair Shops	H
Ronnies Cooling Sys Specialists	28129 Jefferson Ave	7538001	General Automotive Repair Shops	H
The Pep Boys #800	40605 Winchester Rd	7538001	General Automotive Repair Shops	H
Toms Foreign Autohouse	27511 Commerce Center Dr #A2	7538001	General Automotive Repair Shops	H
Truck Auto Fleet Services	28733 Via Montezuma #H & I	7538001	General Automotive Repair Shops	H
Aamco Of Temecula	26671 Ynez Rd #A	7538002	Automotive Repair Shops, General	H
Advantage Automotive / Tomlin	28696 Via Montezuma #104	7538002	Automotive Repair Shops, General	H
All Valley Auto Care	28730 Via Montezuma #105	7538002	Automotive Repair Shops, General	H
Alltrohic Repair	27636 Ynez Rd #L 7-117	7538002	Automotive Repair Shops, General	H
Ask Terry	28733 Via Montezuma	7538002	Automotive Repair Shops, General	H
Carter's Car Care	41070 Via Del Toronjo	7538002	Automotive Repair Shops, General	H
Consultatech	28671 Calle Cortez #C	7538002	Automotive Repair Shops, General	H
Econo Lube N Tune #181	27685 Jefferson Ave	7538002	Automotive Repair Shops, General	H
Elite Automotive & Smog	27516 Commerce Center Dr # C	7538002	Automotive Repair Shops, General	H
Georges Certified Auto Repair	43094 Via Dos Picos #A	7538002	Automotive Repair Shops, General	H
Integrity Automotive	28730 Via Montezuma #103	7538002	Automotive Repair Shops, General	H

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Makestar Honda & Acura	28733 Via Montezuma	7538002	Automotive Repair Shops, General	H
Mark Sokach Mobile Auto	40125 Roshani Dr	7538002	Automotive Repair Shops, General	H
Mike's Family Automotive	27620 Commerce Center Dr #102	7538002	Automotive Repair Shops, General	H
My Tech Inc	42346 Rio Nedo St #G	7538002	Automotive Repair Shops, General	H
One Stop Brake Supply	28700 Las Haciendas #104-105	7538002	Automotive Repair Shops, General	H
Quality 1 Auto Service	42387 Avenida Alvarado #103	7538002	Automotive Repair Shops, General	H
Rancho Auto Service & Smog	27591 Commerce Center Drive	7538002	Automotive Repair Shops, General	H
Steve's Pro Kool	41976 Avenida Alvarado #A	7538002	Automotive Repair Shops, General	H
Superior Auto Repair	28733 Via Montezuma	7538002	Automotive Repair Shops, General	H
Affordable Auto & Truck Service	43271 Via Angeles	7539001	Automotive Repair Shops, Not Elsewhere C	H
All Day Smog & Tune	28730 Via Montezuma St #102	7539001	Automotive Repair Shops, Not Elsewhere C	H
Dan's Toyota & Lexus	43175 Sereno Dr	7539001	Automotive Repair Shops, Not Elsewhere C	H
Diversified Automotive	43094 Via Dos Picos #D	7539001	Automotive Repair Shops, Not Elsewhere C	H
Ed's Mobile Repair	31241 Comotilo Ct	7539001	Automotive Repair Shops, Not Elsewhere C	H
Express Tire #97	29095 Front St	7539001	Automotive Repair Shops, Not Elsewhere C	H
Golden State Smog & Auto Service Inc	27860 Del Rio Road #C	7539001	Automotive Repair Shops, Not Elsewhere C	H
M & M Tire Center	41670 Winchester Rd #A	7539001	Automotive Repair Shops, Not Elsewhere C	H
Ramona Tire Inc	40385 Winchester Rd	7539001	Automotive Repair Shops, Not Elsewhere C	H
Rancho Smog	43062 Via Dos Picos #A	7539001	Automotive Repair Shops, Not Elsewhere C	H
Temecula Radiator & Auto Repair #1	43191 Rancho Way	7539001	Automotive Repair Shops, Not Elsewhere C	H
The Stop Shop	28671 Calle Cortez #K	7539001	Automotive Repair Shops, Not Elsewhere C	H
Valley Autowerkes	28822 Old Town Front St #104	7539001	Automotive Repair Shops, Not Elsewhere C	H
Carburetor Exchange	28860 Front St #C	7539007	Carburetor Repair	H
J N C Mobile Installations	32934 Josheroo Ct	7539008	Electrical Service, Automotive (Battery	H
All Bright At Last - Car Wash	41941 Moreno Rd	7542001	Carwashes	H
Classic Auto Detailing	44733 Bananal	7542001	Carwashes	H
Diversified Commercial Cleaning Service	39460 Hilt Rd	7542001	Carwashes	H
Extreme Auto Wash	39835 Cantrell Rd	7542001	Carwashes	H
Eye Candy Auto Detail	44367 Kingston Dr	7542001	Carwashes	H
Guillermo Garcia's Mobile	42200 Margarita Rd #1310	7542001	Carwashes	H
Kealii O Kalani's	40575 Calif Oaks Rd #D2-259	7542001	Carwashes	H
Rancho Car Wash	27378 Jefferson Av	7542001	Carwashes	H
Superior Shine Mobile Detailing	44758 Longfellow Ave	7542001	Carwashes	H
Temecula Car Wash	29766 Rancho California Rd	7542001	Carwashes	H
A - 1 Auto	28696 Via Montezuma #104	7549001	Automotive Services, Except Repair And C	H
Hospitality Car Wash & Quick Lube	40495 Winchester Rd	7549001	Automotive Services, Except Repair And C	H
Jiffy Lube #1878	30690 Rancho California Rd	7549001	Automotive Services, Except Repair And C	H
Roberts Test Only Smog Check	28671 Calle Cortez #K	7549001	Automotive Services, Except Repair And C	H
Shell Rapid Lube	40915 Winchester Rd	7549001	Automotive Services, Except Repair And C	H

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

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FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Stop N Smog Test Only	43122 Via Dos Picos #C	7549001	Automotive Services, Except Repair And C	H
T V S Complete Auto Care Inc	28822 Front St #107-109	7549001	Automotive Services, Except Repair And C	H
Temecula Auto Wrecking &Towing Inc	41910 C Street	7549001	Automotive Services, Except Repair And C	H
Temecula Quick Lube	29764 Rancho Calif Rd	7549001	Automotive Services, Except Repair And C	H
Town & Country Towing	42250 Baldaray Cr #B	7549001	Automotive Services, Except Repair And C	H
Xpress Lube #21	40917 Winchester Rd	7549001	Automotive Services, Except Repair And C	H
Auto Center Towing	28710 Las Haciendas	7549010	Towing Service, Automotive	H
United Towing Service Inc	28093 Jefferson Ave	7549010	Towing Service, Automotive	H
Advanced Automotive Smog	42274 Rio Nedo Dr	7699001	Repair Shops And Related Services, Not E	H
J D Cnc Machine Repair	33455 Winston Way #B	7699001	Repair Shops And Related Services, Not E	H
Jose's Tractors	42387 Avenida Alvarado # 112	7699001	Repair Shops And Related Services, Not E	H
M 1 Racing Transaxle	27598 Commerce Center Drive	7699001	Repair Shops And Related Services, Not E	H
Temecula Motorcycle Service	41860 Enterprise Circle South #F	7699001	Repair Shops And Related Services, Not E	H
Valley Wide Small Engine Services	34390 Scotella Road	7699001	Repair Shops And Related Services, Not E	H
Millennium Motorsports	43084 Rancho Way #C	7699022	Engine Repair, Except Automotive	H
Empire Farrier Supply	26111 Ynez Rd #B13	7699024	Farriers (Blacksmith Shops)	H
Formby Racing	40192 Calle Medusa	7699049	Motorcycle Repair Service	H
Lanik Pumping Service	28822 Front St #210-B	7699068	Septic Tank Cleaning Service	H
Custom Masonry Designs	27575 Aralia Ct	1741001	Masonry, Stone Setting, And Other Stone	M
Hubinsky Custom Masonry	31950 Calle Ballentine	1741001	Masonry, Stone Setting, And Other Stone	M
B H Concrete Bruce Henry	40640 Calle Madero	1771001	Concrete Work	M
Glenn A Barfknecht	P O Box 639	1771001	Concrete Work	M
Nordees Concrete Company	42161 Southern Hills	1771001	Concrete Work	M
Rices Concrete Cutting	30040 Los Nogales Rd	1771001	Concrete Work	M
Rossi Concrete Inc	47423 Rainbow Canyon Rd	1771001	Concrete Work	M
Sedano Traffic Line Striping	46670 Sandia Creek Dr	1771001	Concrete Work	M
T R H / Timothy Ray Hole Concrete Cons	38970 Yuma Lane	1771001	Concrete Work	M
Asian Market Temecula Inc	26459 Ynez Rd #B	2099001	Food Preparations, Not Elsewhere Classif	M
Tortilleria Temecula	28780 Front St	2099001	Food Preparations, Not Elsewhere Classif	M
Cabinet Designs	42088 Rio Nedo #102	2434002	Cabinets, Wood: To Be Installed	M
Lexies II	40820 Winchester Rd #2460	3144006	Shoes, Women's: Except House Slippers, A	M
Shoetique	40820 Winchester Rd #2170	3144006	Shoes, Women's: Except House Slippers, A	M
Blackmore Co L L C	27840 Del Rio Road #A	3531001	Construction Machinery And Equipment	M
I Can Dig It!	30660 Milky Way Dr	3531007	Backhoes	M
Americrete Inc	41769 Enterprise Circle North #104	3531029	Distributors (Construction Machinery)	M
Insupco Inc	43379 Business Park Dr #200	3531029	Distributors (Construction Machinery)	M
Raul A Moreno Concrete Pumping	39649 Longridge Dr	3559010	Cement Making Machinery	M
Air Technologies	38880 Camino Sierra Rd	3634002	Air Purifiers, Portable	M
Fresh Air Company	40820 Winchester Rd	3634002	Air Purifiers, Portable	M

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

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FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Fiber Optic Lighting Associates	42937 Corte Abanilla	3648001	Lighting Equipment, Not Elsewhere Classi	M
Light F/X Unlimited	31440 Congressional Dr	3648001	Lighting Equipment, Not Elsewhere Classi	M
Vineyard Lighting Co	43943 Carentan Dr	3648001	Lighting Equipment, Not Elsewhere Classi	M
Bright Ideas & More	27620 Commerce Center Dr #H 101l	3648005	Flashlights	M
Transducer Techniques Inc	42480 Rio Nedo	3829001	Measuring And Controlling Devices, Not E	M
Advanced Cardiovascular / Guidant	26531 Ynez Rd	3841001	Surgical And Medical Instruments And App	M
A A Worms Inc	43062 Via Dos Picos	3999001	Manufacturing Industries, Not Elsewhere	M
A W S M Inc	30617 Calle Pina Colada	3999001	Manufacturing Industries, Not Elsewhere	M
Acrathon Precision Technologies Inc	26201 Ynez Rd # 102	3999001	Manufacturing Industries, Not Elsewhere	M
Advanced Extrusion Concepts	42309 Winchester Rd Bldg A #B	3999001	Manufacturing Industries, Not Elsewhere	M
Aligrand Corporation	44956 Trotsdale Dr	3999001	Manufacturing Industries, Not Elsewhere	M
Andy's Disc Silencer Inc	43114 Blackdeer Loop #B	3999001	Manufacturing Industries, Not Elsewhere	M
Aqua Ultraviolet	42371 Avenida Alvarado B	3999001	Manufacturing Industries, Not Elsewhere	M
Bostik Findley Inc	27460 Bostik Ct	3999001	Manufacturing Industries, Not Elsewhere	M
Enterprise Manufactured Homes	28363 Vincent Moraga	3999001	Manufacturing Industries, Not Elsewhere	M
Erik S Hostetter San & Gravel	33156 Corte Yala	3999001	Manufacturing Industries, Not Elsewhere	M
Extrusioneering Inc	41984 Rio Nedo #300	3999001	Manufacturing Industries, Not Elsewhere	M
Flowserve U S Inc	27455 Tierra Alta Way	3999001	Manufacturing Industries, Not Elsewhere	M
Four Slide Engineering Inc	42585 Rio Nedo	3999001	Manufacturing Industries, Not Elsewhere	M
Fred Johnson Mechanical	30030 La Primavera St	3999001	Manufacturing Industries, Not Elsewhere	M
Generic Manufacturing Corp	27555 Commerce Center Dr	3999001	Manufacturing Industries, Not Elsewhere	M
Hybrid Solutions	32202 Placer Belaire	3999001	Manufacturing Industries, Not Elsewhere	M
Intense Cycles Inc	42380 Rio Nedo	3999001	Manufacturing Industries, Not Elsewhere	M
Kirsten King	31357 Pahuta St	3999001	Manufacturing Industries, Not Elsewhere	M
Mil O Matic	27886 Del Rio Rd	3999001	Manufacturing Industries, Not Elsewhere	M
N / C Industries	42147 Roick Drive	3999001	Manufacturing Industries, Not Elsewhere	M
Nexgen Hardware Solutions	43656 Buckeye Rd	3999001	Manufacturing Industries, Not Elsewhere	M
Oreq Corporation	42306 Remington Ave	3999001	Manufacturing Industries, Not Elsewhere	M
Precision Powder Coating	27610 Commerce Center Dr	3999001	Manufacturing Industries, Not Elsewhere	M
Raw Motorsports	27610 Commerce Center Dr #101	3999001	Manufacturing Industries, Not Elsewhere	M
Ryer Inc	42625 Rio Ned # B	3999001	Manufacturing Industries, Not Elsewhere	M
Safety Systems Technology Inc	43280 Business Park Dr #106	3999001	Manufacturing Industries, Not Elsewhere	M
Seville Display Doors	27495 Diaz Rd	3999001	Manufacturing Industries, Not Elsewhere	M
Solid State Stamping Inc #2	42580 Rio Nedo	3999001	Manufacturing Industries, Not Elsewhere	M
Southern California Distribution	27421 Bolandra Ct	3999001	Manufacturing Industries, Not Elsewhere	M
Stay Laboratories LLC	29940 Avenida Cima Del Sol	3999001	Manufacturing Industries, Not Elsewhere	M
Swiech Communication Systems	32979 Regina Dr	3999001	Manufacturing Industries, Not Elsewhere	M
The Bookbutton Company	39255 Grassy Rd	3999001	Manufacturing Industries, Not Elsewhere	M
The Scotts Company / Temecula	42375 Remington Ave	3999001	Manufacturing Industries, Not Elsewhere	M

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FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Unique Precision Industries	27649 Commerce Center Dr	3999001	Manufacturing Industries, Not Elsewhere	M
V & T Tooling	42420 Winchester Rd	3999001	Manufacturing Industries, Not Elsewhere	M
White Cap Industries Inc	28065 Diaz Rd	3999001	Manufacturing Industries, Not Elsewhere	M
Brandel Masonry Supplies	42368 Rio Nedo	5032001	Brick, Stone, And Related Construction M	M
Cemex Construction Materials L P	29065 Front St	5032001	Brick, Stone, And Related Construction M	M
Dal Tile Corporation	43169 Via Dos Picos #A	5032001	Brick, Stone, And Related Construction M	M
Polo Group International	42309 Winchester Rd #C	5032014	Granite Building Stone\Wholesale	M
Paint Palace Plus	43052 Teramo St	5032021	Plaster\Wholesale	M
Bangkok Chef	27451 Jefferson Av	5812001	Eating Places	M
Banzai Japanese	27533 Jefferson Av	5812001	Eating Places	M
Black Angus Restaurant	27735 Ynez Rd	5812001	Eating Places	M
Burger King #9801	30534 Rancho California Rd	5812001	Eating Places	M
Captains Cabin	28551 Rancho California Rd	5812001	Eating Places	M
Carls Jr #1023	30660 Rancho California Rd	5812001	Eating Places	M
Carls Jr #791	41195 Winchester Rd	5812001	Eating Places	M
Carls Jr #818	44515 Bedford Ct	5812001	Eating Places	M
Claim Jumper Restaurant	29450 Rancho California Rd	5812001	Eating Places	M
Coco's Bakery Restaurant #6003	26495 Ynez Rd	5812001	Eating Places	M
Culinary Artistry Inc / The Vineyard	33515 Rancho California Rd	5812001	Eating Places	M
Dairy Queen At Redhawk	31845 Hwy 79 C	5812001	Eating Places	M
Del Taco #395	27445 Jefferson Ave	5812001	Eating Places	M
Dennys Restaurant #1947	28915 Rancho California Rd	5812001	Eating Places	M
Dominos Pizza	28276 Front St	5812001	Eating Places	M
El Pollo Loco #3337	27375 Jefferson Av	5812001	Eating Places	M
El Rancho Nuevo	27465 Jefferson Ave	5812001	Eating Places	M
Ernie B's Worlds Greatest Hogies	27542 Jefferson Av Un B1	5812001	Eating Places	M
Filippis Pizza Grotto	27309 Jefferson Ave #110	5812001	Eating Places	M
Fujiyama Steak House	30680 Rancho Calif 601 602	5812001	Eating Places	M
Guadalajara Grill Restaurant	27780 Front St #1	5812001	Eating Places	M
In N Out Burger #62	27684 Jefferson Av	5812001	Eating Places	M
Jack In The Box Inc #3364	40412 Winchester Rd	5812001	Eating Places	M
Jack In The Box Inc #48	27410 Jefferson Ave	5812001	Eating Places	M
Little Caesars Pizza / K Mart #3828	26471 Ynez Rd	5812001	Eating Places	M
Little Chung King	27371 Jefferson Av	5812001	Eating Places	M
Mad Madelines Grill	28495 Front St #A	5812001	Eating Places	M
Mc Donalds	28100 Front St	5812001	Eating Places	M
Mc Donalds #18171	40465 Winchester Rd	5812001	Eating Places	M
Mc Donalds #20164	31853 State Hwy 79 So	5812001	Eating Places	M
Mexicana Restaurant	41125 Winchester Rd	5812001	Eating Places	M

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Mexico Chiquito Rest & Cantina	41841 Moreno Rd	5812001	Eating Places	M
My Buddies Pizza	29760 Rancho Calif Rd #110	5812001	Eating Places	M
Nihon Restaurant	27576 Ynez Rd #H15	5812001	Eating Places	M
Pat & Oscar's	29375 Rancho California Rd	5812001	Eating Places	M
Penfold Farms	28545 Old Town Front St	5812001	Eating Places	M
Penfolds Cafe & Bakery	28250 Old Town Front St	5812001	Eating Places	M
Peonys Chinese Cuisine	30520 Rancho Calif Rd #A101-102	5812001	Eating Places	M
Prestos Inc	30590 Rancho Calif Rd #C303	5812001	Eating Places	M
R J's Sizzlin Steer Inc	27645 Jefferson Av #106	5812001	Eating Places	M
Richies Real American Diner #103	27313 Jefferson Av	5812001	Eating Places	M
Rosas Cantina	28636 Old Town Front St #109	5812001	Eating Places	M
Sizzler Restaurant	27717 Jefferson Av	5812001	Eating Places	M
Stadium Pizza	27314 Jefferson Ave #1	5812001	Eating Places	M
Submarina	26491 Ynez Rd #T	5812001	Eating Places	M
Swing Inn Cafe	28676 Old Town Front St	5812001	Eating Places	M
Temecula Pizza Company Inc	44535 Bedford Court #D	5812001	Eating Places	M
Temecula Taqueria	41958 5th St	5812001	Eating Places	M
Texas Lils Mesquite Grill	28495 Old Town Front St	5812001	Eating Places	M
The Bank Of Mexican Food	28645 Old Town Front St	5812001	Eating Places	M
The Caterers Cafe	43357 Business Park Dr Un 103	5812001	Eating Places	M
The Sweet Bean Of Temecula Inc	30590 Rancho Calif Rd #302	5812001	Eating Places	M
Veras Italian Restaurant	27326 Jefferson Ave #17	5812001	Eating Places	M
Yellow Basket Of Temecula LLC	40575 Winchester Rd	5812001	Eating Places	M
Starbucks Coffee #5695	40695 Winchester Rd	5812006	Cafes	M
Dave's Lil' Orbits Donuts II	40705 Calle Vecina	5812010	Coffee Shops	M
Madlin's Coffee House	27625 Jefferson Ave #103	5812010	Coffee Shops	M
Olivera's Coffee & Juice Bar	43049 Margarita Rd #101	5812010	Coffee Shops	M
Burger King #13109	40520 Winchester Road	5812019	Fast Food Restaurants	M
Carl's Jr	40820 Winchester Rd #Fc2	5812019	Fast Food Restaurants	M
Dalia's Pizza #8	27371 Jefferson Ave #S	5812019	Fast Food Restaurants	M
El Ranchito Taco Shop	40335 Winchester Rd #F	5812019	Fast Food Restaurants	M
Fuzion Java & Juice	41257 Margarita Rd #B 101	5812019	Fast Food Restaurants	M
Jack In The Box Inc #3391	32055 Highway 79 S E	5812019	Fast Food Restaurants	M
Kentucky Fried Chicken-Roach	41850 Moreno Rd	5812019	Fast Food Restaurants	M
Mc Donald's / Little Canyon Ranch Inc	Highway 79 South	5812019	Fast Food Restaurants	M
Panda Express #511	40820 Winchester Rd #F C-5	5812019	Fast Food Restaurants	M
Phillys Best	41269 Magarita Rd #104	5812019	Fast Food Restaurants	M
Subway Sandwich #30968	40315 Winchester Rd #C	5812019	Fast Food Restaurants	M
Take A Break Service #2	41915 Business Park Dr	5812019	Fast Food Restaurants	M

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Wienerschnitzel Hungry Howies	29105 Front St	5812019	Fast Food Restaurants	M
Mercy's Filipino Desserts	31940 Hwy 79 South #C3	5812021	Food Service, Institutional	M
Quizno's Classic Subs #1	40705 Winchester Rd #7	5812021	Food Service, Institutional	M
32 Italian Ices	31685-31845 Highway 79 South	5812022	Frozen Custard Stands	M
Goeatydog	35480 Calle Campo	5812025	Hot Dog (Frankfurter) Stands	M
Mc Dog's & Brats	41087 Promenade Chardonnay Hills	5812025	Hot Dog (Frankfurter) Stands	M
Cold Stone Creamery #105	40688 Winchester Rd #B	5812026	Ice Cream Stands	M
Michael's Pizza	43053 Margarita Rd #B-101	5812033	Pizza Parlors	M
My Buddies Pizza #109	29760 Rancho Calif Rd #109	5812033	Pizza Parlors	M
Papa Johns Pizza	30590 Rancho Calif Rd #307	5812033	Pizza Parlors	M
Red Brick Pizza	32195 State Highway 79 #B	5812033	Pizza Parlors	M
Stadium Pizza L L C	31950 Highway 79 South #B2	5812033	Pizza Parlors	M
Raja Enterprises Inc	28276 Front St	5812034	Pizzerias	M
5 & Diner Temecula	26460 Ynez Rd	5812036	Restaurants	M
Akamoo's Island Sushi	29760 Rancho Calif Rd	5812036	Restaurants	M
Albertos Mexican Food #2	31940 Hwy 79 South #C4	5812036	Restaurants	M
Aloha Joes	27495-97 Ynez Road	5812036	Restaurants	M
Amerikhan Mongolian Grill	40820 Winchester Rd #1750	5812036	Restaurants	M
Anthony's Ristorante	40335 Winchester Rd	5812036	Restaurants	M
Applebee's Neighborhood	32175 Highway 79 South	5812036	Restaurants	M
Arby's	27702 Jefferson	5812036	Restaurants	M
Baily Wine Country Cafe	27644 Ynez Rd #M11	5812036	Restaurants	M
Bayou Kitchen	27470 Jefferson # A2	5812036	Restaurants	M
Bernie's Cafe & Deli / Lang	27535 Jefferson Ave	5812036	Restaurants	M
Billy B's Famous Chiliburgers	27300 A Jefferson Ave	5812036	Restaurants	M
Burger King #14276	32110 Highway 79 South #D	5812036	Restaurants	M
California Grill	27345 Jefferson Ave	5812036	Restaurants	M
California Pizza Kitchen	40820 Winchester Rd #1000	5812036	Restaurants	M
Chilis Grill & Bar #282 Temecula	27645 Ynez Rd	5812036	Restaurants	M
China Super Buffet Inc	27624 Jefferson Ave	5812036	Restaurants	M
Chuys Mesquite Broiler	31940 Hwy 79 So #C-1	5812036	Restaurants	M
City Walk Restaurant	27590 Jefferson Ave	5812036	Restaurants	M
Country Garden Restaurant & Bakery	29000 Front St	5812036	Restaurants	M
Daphne's Greek Cafe	40820 Winchester Rd #1020	5812036	Restaurants	M
El Ranchito Taco Shop #2	33195 Highway 79 South #G	5812036	Restaurants	M
El Taconazo	26491 Ynez Rd	5812036	Restaurants	M
European Deli & Catering #2	28410 Old Town Front St #112-1112a	5812036	Restaurants	M
Farmer Boys Restaurant	41700 Winchester Rd	5812036	Restaurants	M
Fish House Vera Cruz	26700 Ynez Rd	5812036	Restaurants	M

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Godfather's Pizza	26479 Ynez Rd	5812036	Restaurants	M
Gourmet Italia	27499 Ynez Rd	5812036	Restaurants	M
Great Panda Oriental Cuisine	31940 Hwy 79 So #C3	5812036	Restaurants	M
Green Burrito #51	30680 Rancho Calif Rd	5812036	Restaurants	M
Hogi Yogi	27480 Ynez Rd #O-1	5812036	Restaurants	M
Hometown Buffet	40390 Margarita Rd	5812036	Restaurants	M
International Fast Food	23317 Jefferson Ave	5812036	Restaurants	M
Iron Wok China Bistro	26520 Ynez Rd	5812036	Restaurants	M
Johnny Carino's	26478 Ynez Rd	5812036	Restaurants	M
Julliano's Delicatessen	43053 Margarita Rd #105	5812036	Restaurants	M
Kentucky Fried Chicken-Roach	42197 Margarita Road	5812036	Restaurants	M
Killer Foods Inc	41269 Margarita Rd Bldg G #109	5812036	Restaurants	M
La Salsa #126 / La Salsa Inc	26550 Ynez Rd # A	5812036	Restaurants	M
Little Ceasars Pizza / Heuver	29700 Rancho Calif Rd	5812036	Restaurants	M
Los Amigos Taco Shop	41925 Motor Cary Parkway	5812036	Restaurants	M
Love Boat Sushi Bar	26480 Ynez Rd #3	5812036	Restaurants	M
Main Street Substation	41971 Main St	5812036	Restaurants	M
Marie Calendars Restaurant	29363 Rancho California Rd	5812036	Restaurants	M
Mekong River Restaurant	41377 Margarita Rd #108	5812036	Restaurants	M
Mimi's Cafe	40825 Winchester Rd	5812036	Restaurants	M
Misato	41915 Motor Car Pkwy #D & E	5812036	Restaurants	M
Nick's Super Burger Mexican Food	28120 Front St #A 101	5812036	Restaurants	M
Nipa Hut Restaurant	27536 Ynez Rd #F21	5812036	Restaurants	M
On The Border Mexican Grill & Cantina	40868 Winchester Rd	5812036	Restaurants	M
Original Pancake House	41377 Margarita Rd #101	5812036	Restaurants	M
Original Roadhouse Grill	26440 Ynez Rd	5812036	Restaurants	M
Osteria Toscana	32240 Hwy 79 South	5812036	Restaurants	M
Outback Steakhouse	40275 Winchester Rd	5812036	Restaurants	M
Panda Express #645	29530 Rancho California Rd	5812036	Restaurants	M
Panda Express #834	32195 Highway 79 South # C	5812036	Restaurants	M
Panda Express #956	40620 Winchester Rd	5812036	Restaurants	M
Pho Mai Vietnamese Gourmet	26487 Ynez Rd #H	5812036	Restaurants	M
Pick Up Stix Inc	40315 Winchester Rd #D	5812036	Restaurants	M
Pick Up Stix Temecula	32240 Highway 79 South	5812036	Restaurants	M
Pizza Hut Of Southeast Kansas Inc-1	29740 Rancho Calif Rd #A	5812036	Restaurants	M
Red Brick Pizza	26550 Ynez Rd #C	5812036	Restaurants	M
Red Ginger Inc	40405 Winchester Rd #101	5812036	Restaurants	M
Red Robin International Inc	40820 Winchester Rd #1070	5812036	Restaurants	M
Redhawk Pizza Factory	31725 Hwy 79 South	5812036	Restaurants	M

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Rhythm & Brews	41915 Third St	5812036	Restaurants	M
Richies Real American Diner #104	32150 Highway 79 South	5812036	Restaurants	M
Rocky Cola Cafe / Struhl	27405 Jefferson Ave	5812036	Restaurants	M
Romano's Macaroni Grill	41221 Margarita Rd #A	5812036	Restaurants	M
Rosa's Cafe & Tortilla Factory	28134 Jefferson Ave	5812036	Restaurants	M
Round Table	274644 Ynez Rd	5812036	Restaurants	M
Royal Panda Partnership Et Al	33195 Highway 79 South #E	5812036	Restaurants	M
Rubio's Fresh Mexican Grill	27480 Ynez Rd	5812036	Restaurants	M
Rubio's Fresh Mexican Grill	32180 Highway 79 South	5812036	Restaurants	M
Saigon Noodle House	27523 Jefferson Ave	5812036	Restaurants	M
Sammy's Woodfired Pizza	40820 Winchester Rd #1050	5812036	Restaurants	M
Scarcellas Italian Grill	27525 Ynez Rd	5812036	Restaurants	M
Skewers Thai B B Q	41125 Winchester Rd #B 9	5812036	Restaurants	M
Souplantation	26420 Ynez Rd	5812036	Restaurants	M
Sushi Camp	32240 Highway 79 South #104	5812036	Restaurants	M
Sushi Gin	26489 Ynez Rd #D	5812036	Restaurants	M
Sushi House	27725 Jefferson Ave #104	5812036	Restaurants	M
T G I Fridays	40830 Winchester Rd	5812036	Restaurants	M
Taste Of India	27715 Jefferson Ave #106	5812036	Restaurants	M
Temecula Oggis Pizza & Brewing Co	41301 Margarita Rd	5812036	Restaurants	M
Teriyaki Temple	40820 Winchester Rd	5812036	Restaurants	M
Texas Loosey's Chili Parlour & Saloon	27483 Ynez Rd	5812036	Restaurants	M
Thai Kitchen Restaurant / Petersen	27520 Ynez Rd #C 1	5812036	Restaurants	M
The Grill Room	41687 Temeku Dr	5812036	Restaurants	M
Tony Roma's	27464 Jefferson Ave	5812036	Restaurants	M
Twinnors Mexican Cafe	27470 Commerce Center Dr	5812036	Restaurants	M
Vince's Spaghetti Express	28145 Jefferson Ave	5812036	Restaurants	M
Yokozuna Sushie	44535 Bedford Court #F	5812036	Restaurants	M
Albertos Mexican Food #3	40720 Winchester Rd	5812037	Restaurants, Carry-Out	M
Carls Jr #1410	33125 Highway 79	5812037	Restaurants, Carry-Out	M
Crazy Reb's	41790 Winchester Rd # F	5812037	Restaurants, Carry-Out	M
Dragon Express	29588 Rancho Calif Rd #K 11	5812037	Restaurants, Carry-Out	M
Imperial Wok	41925 Motor Car Pkwy #G	5812037	Restaurants, Carry-Out	M
Pizza Hut Of Southeast Kansas Inc-2	33195 Hwy 79 South #D	5812037	Restaurants, Carry-Out	M
Costco Wholesale Food Court	26610 Ynez Rd	5812038	Restaurants, Fast Food	M
Del Taco #835 / Del Taco Inc	40375 Winchester Rd	5812038	Restaurants, Fast Food	M
Friends & Neighbors Cafe	28326 Front St.	5812038	Restaurants, Fast Food	M
Hot Dog On A Stick / H D O S Enterprises	40820 Winchester Rd #F C 4	5812038	Restaurants, Fast Food	M
Rancho Grande Mexican Food	27911 Jefferson St #101	5812038	Restaurants, Fast Food	M

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Siggy's Restaurant	31970 Highway 79 South	5812038	Restaurants, Fast Food	M
Subway Sandwich #30066	27315 Jefferson Ave #C & D	5812038	Restaurants, Fast Food	M
Sweet Lumpy's B B Q L L C	28464 Old Front St # A	5812038	Restaurants, Fast Food	M
Taco Bell #17984	31677 Hwy 79 South	5812038	Restaurants, Fast Food	M
Taco Bell #19515	41005 Winchester Rd	5812038	Restaurants, Fast Food	M
Take A Break Service #1	26531 Ynez Rd	5812038	Restaurants, Fast Food	M
Wendy's / Coastline Food Service	27672 Jefferson Ave	5812038	Restaurants, Fast Food	M
Campini's Italian Deli	28860 Front St #A1	5812039	Sandwich Bars Or Shops	M
Quizno's Classic Subs #2	40820 Winchester Rd #F C7	5812039	Sandwich Bars Or Shops	M
Beacon Lounge Inc	27725 Jefferson Ave #1	5813001	Drinking Places (Alcoholic Beverages)	M
E Ts Sports Lounge	27423 Jefferson Av	5813001	Drinking Places (Alcoholic Beverages)	M
Milano's Liquor	27911 Jefferson Ave #109	5813001	Drinking Places (Alcoholic Beverages)	M
Temecula Stampede	28721 Old Town Front St	5813001	Drinking Places (Alcoholic Beverages)	M
Allan Power Clean	32912 Sotelo Dr	7217001	Carpet And Upholstery Cleaning	M
American Carpet Cleaners	45043 Corte Alegria	7217001	Carpet And Upholstery Cleaning	M
American Carpet Company	31557 Calle Los Padres	7217001	Carpet And Upholstery Cleaning	M
C & J Carpet Cleaning	44539 Tobias Circle	7217001	Carpet And Upholstery Cleaning	M
Environmental Steam Cleaning	27577 Commerce Center Dr	7217001	Carpet And Upholstery Cleaning	M
Hector & Chelly's	30760 Branford Dr	7217001	Carpet And Upholstery Cleaning	M
Hilbrands Carpet Care	30685 Milky Way Dr	7217001	Carpet And Upholstery Cleaning	M
J C Cleaning	33158 Via Alvaro	7217001	Carpet And Upholstery Cleaning	M
Mission Professional Cleaning Systems	40348 Calle Medusa	7217001	Carpet And Upholstery Cleaning	M
Peterson's Carpet Care	44385 Via Barranca	7217001	Carpet And Upholstery Cleaning	M
Pulido Cleaning & Restoration	27475 Ynez Rd P M B #427	7217001	Carpet And Upholstery Cleaning	M
Qualserv Carpet & Upholstery	27439 Rosebay Ct	7217001	Carpet And Upholstery Cleaning	M
Servicemaster Total Restoration	42346 Rio Nedo #A	7217001	Carpet And Upholstery Cleaning	M
Steam Superior Carpet Upholstery	27315 Jefferson Ave # J36	7217001	Carpet And Upholstery Cleaning	M
Tallys Carpet / Upholstery Cleaning Inc	40493 Yardley Ct	7217001	Carpet And Upholstery Cleaning	M
Victory Chem Dry & Emergency Serv	42220 Agena St	7217001	Carpet And Upholstery Cleaning	M
Pro Clean Carpet / Upholstery Cleaning	27612 Sonora Circle	7217003	Carpet Cleaning On Customers' Premises	M
Advantage Chem-Dry	29172 Vallejo Ave	7217006	Upholstery Cleaning On Customers' Premis	M
Anything Maintenance	27185 Rainbow Creek Dr	782001	Lawn And Garden Services	L
Benny's Landscaping	29673 Avenida De Calzada Dr	782001	Lawn And Garden Services	L
C F A Landscape & Maintenance	44781 Corte Nautia	782001	Lawn And Garden Services	L
C J's Lawn Service	32218 Corte Carmela	782001	Lawn And Garden Services	L
Clark's Lawn Service	41847 Humber Dr	782001	Lawn And Garden Services	L
Clear Water Landscaping	32871 Abana Ct	782001	Lawn And Garden Services	L
Complete Services	43191 Jamara Ct	782001	Lawn And Garden Services	L
Creative Landscape & Design	43656 Altamura Ct	782001	Lawn And Garden Services	L

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Curb Creations	30220 Del Rey Road	782001	Lawn And Garden Services	L
Daniel Marshall Landscaping Design	31150 Camino Del Este	782001	Lawn And Garden Services	L
Down To Earth Yard Care	43470 Tylman St	782001	Lawn And Garden Services	L
E Z Lawn Care & Landscape	43432 Fassano Ct	782001	Lawn And Garden Services	L
Evergreen Landscape Maintenance	29765 Windwood Circle	782001	Lawn And Garden Services	L
Executive Landscaping	34355 De Portola Rd	782001	Lawn And Garden Services	L
Gomez Landscaping	41230 Via Agila	782001	Lawn And Garden Services	L
Green Thumb	30562 Hollyberry Ln	782001	Lawn And Garden Services	L
Gregorio Vasquez Tello	31147 Camino Del Este	782001	Lawn And Garden Services	L
Gregorio's Tree Trimming	28837 Pujol St #76	782001	Lawn And Garden Services	L
Independent Discing / Mowing	42981 Corte Colucci	782001	Lawn And Garden Services	L
Jim Lemier Gardening Services	31976 Corte Montoya	782001	Lawn And Garden Services	L
Jose Alegria Landscape	29620 Deal Ct	782001	Lawn And Garden Services	L
L M Landscaping Service	39150 Rising Hill Dr	782001	Lawn And Garden Services	L
Landscape And More	38575 Calle Segovia	782001	Lawn And Garden Services	L
M & E Tree Service	39816 Oak Cliff Dr	782001	Lawn And Garden Services	L
Mark N Morand My Yard Man	42257 Camino Romo	782001	Lawn And Garden Services	L
Martin Sandoval Lawn Maintenance	42947 Corte Cabello	782001	Lawn And Garden Services	L
Mesek Landscape Service	40352 Chantemar Way	782001	Lawn And Garden Services	L
Morales Maintenance	42080 Cosmic Dr	782001	Lawn And Garden Services	L
Moreno Garden Landscape	42767 Twilight Ct	782001	Lawn And Garden Services	L
Rafael Romero Z	31203 Camino Del Este	782001	Lawn And Garden Services	L
Rosendo Martinez Landscape Maintenance	28801 Pujol St #18	782001	Lawn And Garden Services	L
S & S Landscaping	27632 Parkside Dr	782001	Lawn And Garden Services	L
Shepards Gardening Services	29820 Avenida Cima Del Sol	782001	Lawn And Garden Services	L
Sprinkler Scape	31877 Calle Redondela	782001	Lawn And Garden Services	L
Temecula Lawn Care	P O Box 890582	782001	Lawn And Garden Services	L
Temecula Plantscape	41333 Salt River Ct	782001	Lawn And Garden Services	L
U - K Landscape	30612 E Loma Linda	782001	Lawn And Garden Services	L
Victor Sanchez Landscaping	39617 Long Ridge Dr	782001	Lawn And Garden Services	L
Jose Gubel Lopez Arreola	42200 Moraga Road # 21 C	782004	Garden Maintenance	L
Rafael Romero Torres	41656 Zinfandel Ave	782004	Garden Maintenance	L
Curb Scape Creations	44858 Corte Sevrina	782006	Lawn Care	L
Discount Lawn Care	31952 Calle Espinoza	782006	Lawn Care	L
A & M Professional Landscape	39535 Spanish Oaks Dr	782008	Lawn Mowing Services	L
D & S Lawn Aeration & Maintenance	32497 Galatina St	782008	Lawn Mowing Services	L
Redhawk Gardening	45632 Corte Montril	782008	Lawn Mowing Services	L
Rolling Knolls Landscaping	46525 De Portola Rd	782008	Lawn Mowing Services	L
Jose Solano	44820 Calle Banuelos	783005	Tree Trimming For Public Utility Lines	L

CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Juice Bar	27520 Ynez Rd #D1	2033014	Juices, Fresh: Fruit Or Vegetable	L
Surf City Squeeze	40820 Winchester Road #K1	2033014	Juices, Fresh: Fruit Or Vegetable	L
Downs Commercial Fueling Inc	27985 Diaz Rd	5172013	Petroleum Brokers\Wholesale	L
Blyth Homescents Intl / Admin Office	27455 Tierra Alta Way #B	5193001	Flowers, Nursery Stock, And Florists' Su	L
Deans Wholesale Flowers	28373 Felix Valdez Rd Un A3	5193001	Flowers, Nursery Stock, And Florists' Su	L
Noltre Nursery Services	43531 Calle Carabana	5193001	Flowers, Nursery Stock, And Florists' Su	L
North County Greenhouse	39611 Liefer Rd	5193001	Flowers, Nursery Stock, And Florists' Su	L
Summer Rose	28248 Tierra Vista Rd	5193001	Flowers, Nursery Stock, And Florists' Su	L
A S Y Trading Inc	43623 Altamura Ct	5193003	Flowers And Florists' Supplies\Wholesale	L
Box Enterprises Inc	33347 Elizabeth Rd	5193005	Flowers, Fresh\Wholesale	L
Wine Country Flower Farm	36580 Rancho Calif Rd	5193007	Plants, Potted\Wholesale	L
L & M Fertilizer Inc	28690 Las Haciendas St	5261001	Retail Nurseries, Lawn And Garden Supply	L
Baco's Garden	42200 Moraga Rd #35-H	5261003	Garden Supplies And Tools\Retail	L
Hydroponics - 4 - Less	41669 Winchester Rd #104	5261003	Garden Supplies And Tools\Retail	L
The Painted Garden I	28659 Old Town Front	5261003	Garden Supplies And Tools\Retail	L
Uniquely Yours / Bellisimo	32112 Camino Rabago	5261003	Garden Supplies And Tools\Retail	L
Temecula Garden & Power	28860 Front St #C3	5261004	Lawnmowers\Retail	L
Get Palms	31900 Calle Chapos	5261005	Nursery Stock, Seeds And Bulbs\Retail	L
T & R Nursery	36298 Glenn Oaks Rd	5261005	Nursery Stock, Seeds And Bulbs\Retail	L
Morgans Pool Service	45342 Maguey Ct	7389001	Business Services, Not Elsewhere Classif	L
Professional Pool Service	31668 Pio Pico Rd	7389001	Business Services, Not Elsewhere Classif	L
Complete Embroidery Designs	43154 Via Dos Picos # D	7389038	Embroidering Of Advertising On Shirts, E	L
Emblematik Inc	42143 Avenida Alvarado #C2	7389038	Embroidering Of Advertising On Shirts, E	L
Showtime Stitched Apparel	32025 Camino Herencia	7389038	Embroidering Of Advertising On Shirts, E	L
Stitch Guys	43143 Bassano Dr	7389038	Embroidering Of Advertising On Shirts, E	L
All Safe Fire Extinguisher Co	30130 Del Rey Road	7389043	Fire Extinguishers, Service Of	L
Temecula Valley Fire Equipment Company	26111 Ynez Rd #B19	7389043	Fire Extinguishers, Service Of	L
A Better Pool Service & Repair	43091 Camino Caruna	7389114	Swimming Pool Cleaning And Maintenance	L
All About The Customer Pool Service	P O Box 891961	7389114	Swimming Pool Cleaning And Maintenance	L
All American Pool And Spa Service	45346 Callesito Burgas	7389114	Swimming Pool Cleaning And Maintenance	L
Chris' Pool Care	29760 Pasada Rd	7389114	Swimming Pool Cleaning And Maintenance	L
Danny's Pool Service	45758 Corte Rodrigo	7389114	Swimming Pool Cleaning And Maintenance	L
David Molstre Pool Service	44083 Quiet Meadow Rd	7389114	Swimming Pool Cleaning And Maintenance	L
Dive In Pool Service Inc	44660 Thatcher Court	7389114	Swimming Pool Cleaning And Maintenance	L
Freedom Pool Service Inc	32548 Angelo Dr	7389114	Swimming Pool Cleaning And Maintenance	L
Hurricane Pools & Spas	42815 Twilight Court	7389114	Swimming Pool Cleaning And Maintenance	L
John-Paul A Hannum P P S I I	31665 Calle Cataldo	7389114	Swimming Pool Cleaning And Maintenance	L
Johns Pool Repair	30025 Calle Halcon	7389114	Swimming Pool Cleaning And Maintenance	L
K G Pool Service	42200 Margarita Rd #1324	7389114	Swimming Pool Cleaning And Maintenance	L

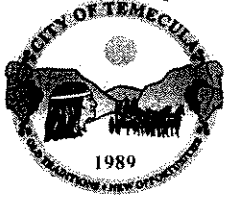
CITY OF TEMECULA COMMERCIAL AND INDUSTRIAL FACILITIES LIST

(As of May 1, 2005)

FIRM NAME	ADDRESS	SIC NO	BUSINESS TYPE	PRIORITY
Miles Pool Service	29605 Solana Way #St 3	7389114	Swimming Pool Cleaning And Maintenance	L
Peterson Pool & Spa	31715 Corte Rosario	7389114	Swimming Pool Cleaning And Maintenance	L
Poseidon Pool Service	29500 Mira Loma Dr # H 202	7389114	Swimming Pool Cleaning And Maintenance	L
Rancho Pool & Spa	30308 Santa Cecilia Dr	7389114	Swimming Pool Cleaning And Maintenance	L
Rincon Pools	39950 Hudson Ct	7389114	Swimming Pool Cleaning And Maintenance	L
Scrubs Pool Service	33238 Calle Langarica	7389114	Swimming Pool Cleaning And Maintenance	L
Snyder Maintenance	40555 La Colina	7389114	Swimming Pool Cleaning And Maintenance	L
Spa Doctor	40294 Calle Torcida	7389114	Swimming Pool Cleaning And Maintenance	L
Sunrise Pool Service	27498 Lark Ct	7389114	Swimming Pool Cleaning And Maintenance	L
Temecula Valley Pool Service / Jackson	44858 Corte Sevrina	7389114	Swimming Pool Cleaning And Maintenance	L
Wes Adams	42121 Orange Blossom Dr	7389114	Swimming Pool Cleaning And Maintenance	L
Temeku Hills Golf Club LLC	41687 Temeku Dr	7992001	Public Golf Courses	L
American Rider Inc	32831 Highway 79 So # A	7999058	Motorcycle Rental	L

APPENDIX H

Inspection Form for Commercial and Industrial Facilities



NPDES Inspection For Commercial / Industrial Facilities
Public Works Department
NPDES Program
43200 Business Park Drive, Temecula, CA.
(951) 694-6411

Version 1

03/10/05

Page 1 of 3

Name of Inspector: _____ Date: _____ Time: _____
Type of Inspection: ☐ Routine ☐ Follow-up ☐ Complaint Investigation Received By: _____

A. CONTACT INFORMATION

Facility Name: _____ Category: ☐ Industrial ☐ Commercial
Street Address: _____ Contact Number: _____
City, State, Zip Code: _____ Mailing Address (if different): _____
Contact Person: _____

B. FACILITY / SITE INFORMATION:

Description of Site Activity: _____

SIC / NAIC Code: _____

Priority Classification: ☐ High ☐ Medium ☐ Low

Revised Priority Classification? _____

Does facility have a current business license? ☐ Yes ☐ No # _____ Exp. _____

Is facility subject to CA Statewide General Industrial Permit? ☐ Yes ☐ No WDID #: _____

If no, does facility have No Exposure Certification (NEC)? ☐ Yes ☐ No

Does facility maintain a SWPPP or equivalent plan? ☐ Yes ☐ No

Are all BMPs implemented? ☐ Yes ☐ No

Does facility maintain a Stormwater Monitoring Plan? ☐ Yes ☐ No

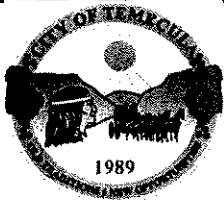
Were storm water samples collected last rain season? ☐ Yes ☐ No

Were sample results within effluent guidelines? ☐ Yes ☐ No

What is the path of flow from facility to Receiving Waters? _____

C. BMP ASSESSMENT:

Best Management Practices (BMPs)		N/A	Yes	No	Comments
C.1 General Areas					
a.	Is the site free of evidence of unauthorized releases?				
b.	Is the site free of evidence of illicit connections?				
c.	Are onsite inlets and flowlines free of dirt, litter, stains, other material?				
d.	Are onsite inlets and flowlines protected from unauthorized releases?				
e.	Is washwater from any cleaning activities discharged? Where to?				
f.	Are biodegradable soaps used for any cleaning activities? Specify activity.				
g.	Is roof water drained to parking lot / landscaping?				
C.2 Landscaped Areas					
a.	Are adequate erosion prevention measures employed? (vegetation or physical stabilization)				
c.	Are irrigation systems programmed to minimize over-watering and runoff?				
b.	Is landscape waste (tree or shrub trimmings, grass clippings, etc) present at inlets or in flowlines?				
d.	Is landscape material (fertilizers, pesticides, etc) stored onsite/protected against runoff?				

**NPDES Inspection For Commercial / Industrial Facilities**

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Page 2 of 3

Name of Inspector: _____ Date: _____ Time: _____
Type of Inspection: ☐ Routine ☐ Follow-up ☐ Complaint Investigation Received By: _____

C. BMP ASSESSMENT (Contd.):

Best Management Practices (BMPs)	N/A	Yes	No	Comments
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C.3 Materials and Wastes Areas

a.	Are adequate trash containers provided? (lids, no leaks, no inlets nearby) Are these areas free of litter and stains?				
b.	Are adequate recycling containers provided? (lids, no leaks, no inlets nearby) Are these areas free of litter and stains?				
c.	Is service provided to prevent trash and recycling containers from overflowing?				
d.	Are adequate material storage areas provided (covered, secondary containment, limited access, properly labeled, free of stains, no inlets nearby, etc.)?				
e.	Is there an accessible spill response kit?				
f.	Are reporting procedures readily available in the event of a reportable release?				
g.	Are aboveground storage tanks (greater than 250 gallons) equipped with secondary containment? If yes, is the secondary containment monitored for spills & leaks? How often?				
h.	Are loading and unloading areas free of litter and stains? Are inlets, if any, protected?				
i.	Is run-on diverted from entering into these areas?				

C.4 Equipment and Vehicle Areas

a.	Are common parking areas and driveways free of litter, stains, non-stormwater liquids?				
b.	Are heavy equipment and vehicles stored in garages or under canopies?				
c.	Is runoff contained or treated at maintenance areas?				
d.	Is runoff contained or treated at fueling areas?				
e.	Is runoff contained or treated at wash areas?				
f.	Is run-on diverted from entering into these areas?				

C.5 Other

a.	Is employee training provided / Information posted?				
b.	Have there been any reportable releases?				
c.	Are there any other concerns?				If yes, describe on Page 3.

