



Chapter 1 Introduction



This *Industrial Urban Runoff Requirements Manual* (Manual) details requirements of industrial businesses, which were developed by the City of Oceanside (City) as part of the City's Jurisdictional Urban Runoff Management Program (JURMP) and the City's Clean Water Program. The City produced this Manual in conjunction with the amendments to the City's Municipal Code, Chapter 40, Urban Runoff Management and Discharge Control Regulations.

1.1 How to Use this Manual

This Manual is provided to assist businesses in complying with the City's Urban Runoff Management and Discharge Control Regulations. Information is provided to assist businesses in determining their applicability to the City's requirements and it details the requirements that applicable businesses must comply with.

This Manual is divided into the following six chapters:

- Chapter 1** – Provides an introduction to the Manual and a brief overview of its purpose and relevance
- Chapter 2** – Describes the general applicability of the requirements of this Manual and lists the general requirements of applicable businesses
- Chapter 3** – Defines high priority industrial businesses and details the requirements that those businesses must comply with
- Chapter 4** – Provides the recommendations for specific high priority industrial activities

Chapter 5 – Provides the requirements for medium and low priority industrial businesses

Chapter 6 – Summarizes the inspection and enforcement procedures of the City

1.2 What is Urban Runoff and Storm Water?

The terms, Urban Runoff and storm water (sometimes written as one word, "stormwater"), are commonly used in discussions about the quality of water in urbanized areas. These terms are often used interchangeably and, therefore, are confusing. Urban Runoff refers to water that originates in urbanized areas. Sources of Urban Runoff include precipitation, industry discharges, leaks, washing, irrigation, and natural springs. Storm water refers to water generated from precipitation during a storm event. However, in some cases inconsistent with its definition, storm water is used to refer to or to include Urban Runoff not exclusively resulting from precipitation. Inversely, the definition of non-storm water is water that is not the direct product of storm precipitation such as water from industry discharges, leaks, washing, irrigation, and springs. Therefore, Urban Runoff is composed of both storm water and non-storm water.

Regardless of the terminology, water located in urbanized areas and the quality of that water is of the utmost importance. The water in urbanized areas drains to the creeks, lakes, lagoons in the City, and ultimately to the ocean. Many people recreate and fish in these waters, and still others enjoy the plants and wildlife that these aquatic habitats support. All water used in the homes and businesses in the City drain to the ocean, creeks, and lakes. Spills, trash, and pollutants wash from properties and roads into the public drainage system, which flows directly to these water bodies.

1.3 Background

In February 2001, the California Regional Water Quality Control Board (RWQCB) issued a National Pollutant Discharge Elimination System (NPDES) Order, or permit, that regulates storm water discharges from the City's public drainage system, referred to as the Municipal Separate Storm Sewer

System (MS4) or Storm Water Conveyance System. The Order (NPDES Order CAS0108758) requires the City to develop and implement a JURMP that identifies and describes the methods that the City will use to eliminate significant pollutants from the City's MS4. As part of the Order, the City is required to implement a plan to eliminate pollutant discharges from industrial activities by requiring the implementation of appropriate Best Management Practices (BMPs) at applicable sites and activities. BMPs are activities, practices, procedures, or facilities implemented to avoid, prevent, or reduce pollution of our Storm Water Conveyance System and Receiving Waters.

According to Item E of the NPDES Order (pg 13, Table 3), BMPs for all industrial activities should achieve the Maximum Extent Practicable (MEP) performance standard. In general, implementation requirements for industrial activities are primarily non-structural BMPs, such as, controlling sources of pollutants and altering operational activities to reduce potential for pollution. However, structural BMPs such as coverage of equipment area and treatment systems are also typically required to achieve adequate reduction of pollution potential. This is especially true when the business's

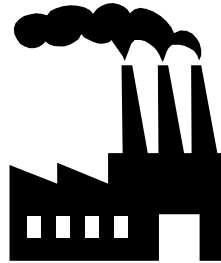
activities, storage, equipment, or other potential sources of pollution are located outside and exposed to precipitation. In addition, if a business is determined to be negatively impacting water quality, the City may impose additional BMP requirements that may involve non-structural and structural measures.

This Manual provides BMPs that are developed based on the appropriate performance standards for industrial activities. For the most part, the BMPs required for commercial businesses are required of the industrial businesses when applicable. The requirements of commercial businesses are contained in the *Commercial Urban Runoff Requirements Manual* (the Commercial Manual). The requirements in the Commercial Manual are organized based on classification of commercial facilities, locations of the facilities, and types of commercial activities being conducted. The requirements in the Commercial Manual are required of industrial business when the business meets the same applicability requirements. In general, if the industrial business involves the activity for which the requirements in the Commercial Manual are provided, they are required of the industrial business as well.



Chapter 2

Requirements of Regulated Industrial Businesses



This chapter defines those businesses subject to the requirements in this Manual and discusses the general Urban Runoff requirements of applicable industrial businesses that operate in the City.

2.1 Applicability

This Manual establishes tiered BMP requirements for owners and operators of Regulated Industrial Businesses, which are defined as any business that conducts a Regulated Industrial Activity. A Regulated Industrial Activity is defined as any activity conducted for the purposes of business or commerce, within the limits and extraterritorial jurisdiction areas of the City, whether for profit or not-for-profit, or publicly or privately owned, and which meets one or both of the following criteria:

- The activity is subject or conditionally subject to the General Industrial Storm Water Permit
- The activity consists of the manufacturing, processing, storage or handling of raw materials, wholesale quantities of processed materials, or refuse

If your business does not meet the criteria for a Regulated Industrial Business, it is most likely a Regulated Commercial Business. To determine if your business is a Regulated Commercial Business and subject to other requirements not described in this Manual, refer to the Commercial Manual.

To assist in the process of determining if your business is a Regulated Industrial Business, a Standard Industrial Classification (SIC) code based reference table is provided by the City. This table is provided for the purpose of assistance only and should not be used as the sole reference in making a determination of applicability. The table contains a list of all SIC codes and the business activities that they represent, and specifies whether they are

considered industrial or commercial for the purposes of the City's Urban Runoff regulations. Based on the activities conducted by a business, the business should be able to identify those activities in the table, or the corresponding SIC codes if available, and classify the activity as industrial or commercial.

Regulated Industrial Businesses are inclusive of High Priority Industrial Businesses, Medium Priority Industrial Businesses, and Low Priority Industrial Businesses, as defined in the following chapters of this Manual.

Requirements applicable to Regulated Industrial Businesses are restricted to facilities and activities within the limits and extraterritorial jurisdiction areas of the City. Residences within this area are also included in this definition if they are used for industrial activity, unless those activities are conducted by the resident and exclusively for the private non-commercial purposes of the resident.

2.2 Submittal Requirements

All businesses must submit a complete and accurate Urban Runoff Information form with a business license application for a new license or renewal. Businesses shall also provide an update to the City if information requested on the form changes. Updates should be provided by filling in those areas of the form for which information has changed and submitting the form to the City's Business License administration personnel. A copy of the form can be obtained at City Hall. Prior to using this form, the City should be contacted to confirm that this is the most current version.

2.3 General Requirements

Regulated Industrial Businesses are required to comply with two interrelated sets of directives: (1) compliance with applicable discharge prohibition requirements, and (2) implementation of BMPs to prevent non-storm water discharges and to reduce contaminants in Urban Runoff. Regardless of their categorization, all Regulated Industrial Businesses are subject to the applicable BMP requirements of City Code section 40.2.3, as well as the discharge prohibitions of City Code sections 40.2.1 and 40.2.2, both summarized in this section. Failure to comply

with applicable discharge prohibitions is a violation of the City's Code and may be considered evidence of an inadequate BMP program, although BMPs can also be determined to be inadequate prior to the occurrence of actual discharges.

2.3.1 Discharge Prohibitions

Without exception, discharges of both storm water and non-storm water to the City's Storm Water Conveyance System or Receiving Waters (see Definitions for more information) are prohibited if the discharge contains pollutants that have not been reduced to the MEP.

This prohibition establishes a general BMP standard that must be met by all Dischargers for storm water or non-storm water discharges. In essence, it requires the application of BMPs to prevent discharges in violation of the City Code.

Categorical Exemptions

With minor exceptions, non-storm water discharges are prohibited to the City's Storm Water Conveyance System and Receiving Waters. The City has limited discretion in determining whether selected categories of non-storm water discharges must also be prohibited. Pursuant to City Code section 40.2.2, the following seventeen categories of non-storm water discharge are currently allowable as long as pollutants in the discharges are reduced to the MEP:

- Diverted stream flows
- Rising groundwaters
- Uncontaminated groundwater infiltration (as defined in *U.S. Code of Federal Regulations* (CFR), Chapter 40, Part 35.2005(20)) to municipal separate storm sewer systems
- Uncontaminated pumped groundwater
- Foundation drains
- Springs
- Water from crawl space pumps
- Footing drains
- Air conditioning condensation
- Flows from riparian habitats and wetlands
- Water line flushing

- Landscape irrigation
- Discharges from potable water sources other than main breaks
- Irrigation water
- Lawn watering
- Individual residential vehicle washing
- Dechlorinated swimming pool discharges.

By February 21, 2002, and periodically thereafter as further information becomes available, the City may determine that some or all of these discharge types are significant sources 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 that will be disallowed, into the City's Storm Water Conveyance System. The City may also impose additional BMP requirements specific to those discharges that are allowed.

2.3.2 BMP Implementation

As previously stated, for all discharges of storm water and non-storm water to the City's Storm Water Conveyance System or Receiving Waters, pollutants must be reduced to the MEP.

MEP is a loosely defined standard that is commonly used by the RWQCB in requiring BMP implementation for municipalities. In general, it is defined as the implementation of all effective, technically, and economically feasible BMPs (see the Definitions section for a more detailed discussion). The BMPs that are generally emphasized to meet MEP are pollution prevention and source control BMPs. Implementing these proactive BMPs avoids pollutants from ever entering discharges. Treatment BMPs are then implemented, when appropriate, to serve as backups to remove pollutants from discharges.

Because discharges are prohibited unless MEP is achieved, this general BMP standard must be met by all Dischargers. A Discharger is generalized as any person or entity engaged in activities or operations or owning facilities that are exposed to precipitation that drains to the City's Storm Water Conveyance System or Receiving Waters, or that discharges any other waters or materials to the City's Storm Water Conveyance System or Receiving Waters. Therefore, if you own, rent, or operate property in the City, or if you conduct

activities outdoors within the City, you are most likely a Discharger.

To assist Dischargers in meeting the MEP standard, the City has developed minimum BMP requirements. This Manual focuses on those minimum BMP requirements for Regulated Commercial Businesses. These requirements are standards themselves and Dischargers are required to implement, at a minimum, these BMPs or equivalent measures, methods, or practices. The City recognizes that the proper selection of BMPs depends on numerous factors that are specific to individual sites and activities, and therefore does not advocate or require the use of particular practices. Rather, the City has established these minimum BMP standards which the City has determined are the minimum necessary measures to prevent discharges of pollutants to its Storm Water Conveyance System and Receiving Waters. The sole responsibility for selecting and implementing BMPs that are adequate to comply with the requirements of the City Code and this Manual lies with the Discharger. Therefore, the Discharger may select which BMPs are appropriate to implement, in order to meet the City's minimum BMP requirements. Furthermore, if MEP has not been met by meeting the minimum BMP requirements prescribed by the City, the Discharger must implement additional BMPs until MEP is achieved.

Dischargers are required to evaluate their activities and to implement those BMPs that they determine are necessary to meet MEP. The final determination as to if MEP has been met can only be made by the RWQCB, however, in regard to Regulated Commercial Businesses, the City's determination as to if MEP has been met is superior to that of the business itself. Based on such a determination, the City may require the application of specific BMPs, additional BMPs, and/or structural controls, in addition to the minimum BMP requirements for a Discharger or a group of Dischargers, if MEP has not been met.

The remainder of this Manual provides the City's minimum BMP requirements to assist Regulated Industrial Businesses in meeting the MEP standard. The City's requirements applicable to Regulated Industrial Businesses consist of the following three main tiers:

1. Requirements for all Dischargers
2. Requirements for all Regulated Industrial Businesses

3. Requirements for High, Medium, and Low Priority Industrial Businesses

Additional requirements for specific industries, activities, or locations have not been developed by the City specifically for Regulated Industrial Businesses. Instead, Regulated Industrial Businesses are required to comply with the activity- and location-specific requirements for Regulated Commercial Businesses. Recommendations are provided in the Manual for specific activities, and in the future, the City may develop additional requirements for specific activities and locations of Regulation Industrial Businesses.

2.4 BMP Requirements for All Dischargers

The following are BMP requirements for all discharges in the City. Each Discharger, and therefore, all Regulated Industrial Businesses, is required to implement these BMPs, or equivalent measures, methods, or practices. For a detailed discussion explaining BMP implementation requirements, refer to section 2.3.2 of this Manual.

Eroded Soils

BMP A.1.1. Prior to the rainy season, Dischargers must remove or secure any significant accumulations of eroded soils from slopes previously disturbed by clearing or grading, if those eroded soils could otherwise enter the Storm Water Conveyance System or Receiving Waters during the rainy season.

BMP Description

Removal of eroded soils should be to an approved and licensed disposal facility. Securing eroded soils should be by implementing standard measures such as by securing a cover over the soils and by diverting runoff flows around the soils.

Pollution Prevention

BMP A.2.1. Dischargers shall implement those Urban Runoff pollution prevention practices that are generally recognized in that Discharger's industry or business as being effective and economically advantageous.

Prevention of Illegal Discharges

BMP A.3.1. 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.

Slopes

BMP A.4.1. Completed slopes that are more than five feet in height, more than 250 square feet in total area, and steeper than 3:1 (run-to-rise) that have been disturbed by clearing, grading, or landscaping, shall be protected from erosion prior to the first rainy season following completion of the slope, and continuously thereafter.

BMP Description

Protection of slopes typically is accomplished through covering the slopes, planting the slopes to stabilize vegetation, and/or installing sandbags, silt fences, or other measures to prevent runoff of sediment.

Storage of Materials and Wastes

BMP A.5.1. All materials and wastes with the potential to pollute Urban Runoff shall be stored in a manner that either prevents contact with rainfall and storm water, or contains contaminated runoff for treatment and disposal.

BMP Description

The preferred method of storage is in a covered and contained area so that the materials or wastes are protected from precipitation and runoff, and so that any spills of the materials or wastes are contained, restricted from discharge, and easily cleaned up.

Use of Materials

BMP A.6.1. All materials with the potential to pollute Urban Runoff (including, but not limited to, cleaning and maintenance products used outdoors, fertilizers, pesticides and herbicides, etc.) shall be used in accordance with label directions. No such material or product may be disposed of or rinsed into Receiving Waters or the Storm Water Conveyance System.

2.5 Minimum BMP Requirements for all Regulated Industrial Businesses

This section requires basic minimum BMPs that are applicable to all Regulated Industrial Businesses unless otherwise noted. The purpose of this section is to establish a baseline of reasonable, achievable, common-sense standards that must be met by all Regulated Industrial Businesses. Additional, more prescriptive BMPs for businesses that are determined to be a high and medium threat to water

quality are provided in Chapters 3, 4, and 5 of this Manual.

The following BMP requirements are described in this section, which are applicable to all Regulated Industrial Businesses:

- Priority Status Assessment and Verification
- Employee Training
- Storm Water Pollution Prevention Plans (SWPPPs)
- Storm Drain Tileage and Signing
- Annual Review of Facilities and Activities
- Pollution Prevention
- Materials and Waste Management
- Vehicles and Equipment
- Outdoor Areas
- Compliance with the Requirements of High Priority Commercial Facilities.

For a detailed discussion explaining BMP implementation requirements, refer to section 2.3.2 of this Manual.

2.5.1 Priority Status Assessment and Verification

Regulated Industrial Businesses are required to implement these BMPs, or equivalent measures, methods, or practices.

BMP IA.1.1. Regulated Industrial Businesses must assess their status with respect to the criteria for classifying High, Medium, and Low Priority Industrial Businesses.

BMP IA.1.2. Medium and Low Priority Industrial Businesses must retain onsite, and make available for inspection when requested, adequate documentation confirming their status with respect to the criteria for classification.

BMP Description

Failure to complete the assessment and to possess such documentation as to confirm a businesses status with respect to the criteria for classification, and will result in a presumption by the City that a facility is High Priority. In such case, all requirements of High Priority Industrial Businesses

shall apply unless the Discharger satisfies the City that the business is not High Priority. Irrespective of a Discharger's self-assessment, the City may also assign a High, Medium, or Low Priority status to any business that it determines as necessary.

2.5.2 Compliance with the Requirements of High Priority Commercial Facilities

Regulated Industrial Businesses are required to implement these BMPs, or equivalent measures, methods, or practices.

BMP IA. 2.1. Unless specifically exempted by the City, Regulated Industrial Businesses must meet the applicable minimum BMP requirements of Regulated Commercial Businesses. This requirement is applicable to any activities or facilities conducted at a Regulated Industrial Business.

BMP IA. 2.2. Unless specifically exempted by the City, Regulated Industrial Businesses must meet the

applicable minimum BMP requirements of High Priority Commercial Businesses. This requirement is applicable to any activities or facilities conducted at a Regulated Industrial Business.

BMP Description

Applicability to High Priority Commercial Business BMP requirements can be determined through reviewing the Commercial Manual. In addition to the requirements, the other portions of the Commercial Manual should be reviewed for suggested BMPs and additional guidance regarding the implementation of certain BMPs. The BMP requirements provided in the Commercial Manual for Regulated and High Priority Commercial Businesses are summarized in Table 1. This table is only intended to summarize the basic requirements and should not be use in lieu of referring to the Commercial Manual itself. If inconsistencies exist between the requirements in the following table and those in the Commercial Manual, the Commercial Manual should be used.

Table 1. Summary of Regulated and High Priority Commercial Business BMP Requirements

All Regulated Commercial Businesses	
Employee Training	
BMP CA.1.1.	Regulated Commercial Businesses shall provide training at least annually to all employees with responsibility for the design, selection, implementation, and/or maintenance of BMPs. Integration with other existing training programs is encouraged.
BMP CA.1.2.	Documentation of training shall be maintained onsite at the location(s) where operations or activities are conducted, and shall be provided on request to Authorized Enforcement Officials or Staff.
BMP CA.1.3.	Training shall be adequate to ensure compliance with the standards established in this Manual and the City Code. Continued or significant non-compliance by facility employees with any condition of this Manual or the City Code may be deemed evidence of an inadequate employee-training program.
Storm Water Pollution Prevention Plans	
BMP CA.2.1.	The development and implementation of SWPPPs is encouraged, but not required, for Regulated Commercial Businesses.
Storm Drain Tileage and Signing	
BMP CA.3.1.	The use of tiles or other labeling of storm drain inlets is required for Regulated Commercial Businesses.
Annual Review of Facilities and Activities	
BMP CA.4.1.	Regulated Commercial Business shall review their facilities, activities, operations, and procedures at least annually to detect illicit connections and illegal discharges.

All Regulated Commercial Businesses (continued)

Annual Review of Facilities and Activities (continued)

- BMP CA.4.2.** Illegal connections, as defined in City Code Section 40.1.3, 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.
- BMP CA.4.3.** Corrective training shall be provided as needed (and documented in training records) whenever an illegal disposal practice is discovered.
- BMP CA.4.4.** All Regulated Commercial Businesses shall review their facilities, activities, operations, and procedures, as determined necessary, to ensure adequate BMP implementation.

Pollution Prevention

- BMP CA.5.1.** Regulated Commercial Business shall implement those Urban Runoff pollution prevention practices that are generally recognized in that Discharger's industry or business as being effective and economically advantageous.

Materials and Waste Management

- BMP CA.6.1.** The following conditions apply to the storage, management, and disposal of hazardous materials and wastes at Regulated Commercial Businesses:
- (a) Hazardous materials and wastes shall be stored, managed, and disposed in accordance with applicable federal, state, and local laws and regulations.
 - (b) Hazardous materials must be stored off the ground. Where practicable, overhead coverage shall be provided for all outside hazardous materials or waste storage areas. If overhead coverage is not available, stored materials shall be covered with an impervious material (e.g., a tarp).
 - (c) Drums and other containers shall be kept in good condition, and shall be kept securely closed when not in use.
 - (d) Materials and equipment necessary for spill response shall be maintained and kept readily accessible, and all employees involved in the storage, management, or disposal of hazardous materials or wastes must be trained in their proper use.
 - (e) Significant spills shall be reported promptly to the City's Storm Water Hotline (1-760-435-5800). Significant spills are those which discharge, or have the potential to discharge, contaminants directly or indirectly to the Storm Water Conveyance System or Receiving Waters. Spills that have been completely contained and cleaned up onsite are not considered significant unless they pose a threat to human health or safety.
 - (f) All spills that could reach storm drains, the sanitary sewer, rivers, lakes, streams, coastal waters and other ambient water bodies must be reported immediately to the City and other appropriate agencies, which may include the RWQCB and the U.S. Environmental Protection Agency (EPA) regional offices.
 - (g) All hazardous materials present in each facility should be clearly labeled. All hazardous materials containers should be labeled to show significant information such as the name and type of the substance, health hazards, suggestions for handling, and first aid information. When applicable the information must be consistent with the Material Safety Data Sheet (MSDS) for each substance. All materials requiring special handling, storage, use, and disposal should be clearly marked as such.
- BMP CA.6.2.** The following conditions apply to the storage of solid waste at Regulated Commercial Businesses:
- (a) Trash storage and disposal areas shall be kept clean and free of debris.
 - (b) Dumpsters and other containers shall be maintained in good condition, and shall be kept securely closed when not in use.
 - (c) Materials and equipment necessary for the clean up of trash and debris shall be maintained and kept readily accessible.

All Regulated Commercial Businesses (continued)

Materials and Waste Management (continued)

- BMP CA.6.3.** The following conditions apply to the loading and unloading of materials with pollution potential at Regulated Commercial Businesses:
- (a) Where practicable, loading/unloading of materials shall only be allowed in designated areas.
 - (b) Spills and leaks shall be promptly cleaned up and the generated wastes disposed of properly.
 - (c) Loading/unloading areas shall be periodically inspected, and accumulations of debris, litter, waste, or other materials removed.
 - (d) Materials and equipment necessary for spill response shall be maintained and kept readily accessible and all employees conducting loading/unloading activities trained in their proper use.
 - (e) Same as BMP CA.6.1.(e)
 - (f) Same as BMP CA.6.1.(f)
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Vehicles and Equipment

- BMP CA.7.1.** The following conditions apply to the fueling of vehicles and equipment at Regulated Commercial Businesses:
- (a) Precautions shall be taken to prevent spills and leaks during fueling activities.
 - (b) Materials and equipment necessary for spill response shall be maintained and kept readily accessible, and staff conducting fueling activities should be instructed in their proper use.
 - (c) Same as BMP CA.6.1.(e)
 - (d) Same as BMP CA.6.1.(f)
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- BMP CA.7.2.** The following conditions apply to the maintenance and repair of vehicles and equipment at Regulated Commercial Businesses:
- (a) Precautions shall be taken to prevent spills and leaks during maintenance and repair activities.
 - (b) Materials and equipment necessary for spill response shall be maintained and kept readily accessible, and staff conducting maintenance and repair activities should be instructed in their proper use.
 - (c) Same as BMP CA.6.1.(e)
 - (d) Same as BMP CA.6.1.(f)
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- BMP CA.7.3.** The following conditions apply to the washing of vehicles and equipment at Regulated Commercial Businesses:
- (a) Storm drain inlets located within or down gradient of wash areas shall be covered or otherwise protected to prevent the entry of washwater or rinse water.
 - (b) Where practicable, the introduction of pollutants (soaps, degreasers, etc.) to washwater shall be reduced or eliminated.
 - (c) The discharge or disposal of untreated washwater to the Storm Water Conveyance System or Receiving Waters is prohibited.
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Outdoor Areas

- BMP CA.8.1.** The following condition applies to rooftop areas at Regulated Commercial Businesses:
- (a) Materials that may contaminate storm water shall not be stored on rooftops unless adequate precautions have been taken to prevent their contact with precipitation and storm water.
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All Regulated Commercial Businesses (continued)

Outdoor Areas (continued)

- BMP CA.8.2.** The following conditions apply to parking areas at Regulated Commercial Businesses:
- (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 washwater and other contaminants into the Storm Water Conveyance System or Receiving Waters.
 - (b) Prior to any improvement or expansion project, parking areas designed to accommodate 100 or more vehicles shall be evaluated to determine the feasibility of installing structural devices, including treatment controls. Such devices shall be installed if practicable. Installed controls shall be inspected and maintained as necessary to ensure their continued proper functioning.
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- BMP CA.8.3.** The following conditions apply to landscaping and groundskeeping conducted at Regulated Commercial Businesses:
- (a) Precautions shall be taken to prevent spills, leaks, and overapplication of chemical products during landscaping and groundskeeping activities.
 - (b) Precautions shall be taken to prevent overirrigation 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 Urban Runoff 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) Same as BMP CA.6.1.(e).

All High Priority Commercial Businesses

Materials and Waste Management

- BMP CH.1.1.** In addition to the requirements of BMP CA.6.1 (section 2.5.6 of the Commercial Manual), the following conditions apply to the storage, management, and disposal of hazardous materials and wastes at High Priority Commercial Businesses:
- (a) Secondary containment shall be provided around all storage areas used for hazardous materials or wastes with potential to impact Storm Water Conveyance System or Receiving Waters if a spill were to occur.
 - (b) Storage areas shall be inspected periodically, and at least once prior to the rainy season (October 1 to April 30).
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- BMP CH.1.2.** In addition to the requirements of BMP CA.6.2 (section 2.5.6 of the Commercial Manual), the following conditions applies to the storage of solid waste at High Priority Commercial Businesses:
- (a) Trash storage and disposal areas shall be inspected at least weekly.
 - (b) 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 washwater into the Storm Water Conveyance System or Receiving Waters.

All High Priority Commercial Businesses (continued)

Materials and Waste Management (continued)

- BMP CH.1.3.** In addition to the requirements of BMP CA.6.3 (section 2.5.6 of the Commercial Manual), the following conditions apply to the loading and unloading of significant materials at High Priority Commercial Businesses:
- (a) Designated loading/unloading areas shall be regularly cleaned using dry methods (e.g., sweeping, vacuuming).
 - (b) 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 washwater into the Storm Water Conveyance System or Receiving Waters.
 - (c) Storm drain inlets located within or downhill of loading/unloading areas shall be covered or otherwise protected during loading/unloading activities to prevent the entry of materials.
 - (d) Loading/unloading equipment (forklifts, pallet jacks, etc.) shall be maintained in good condition, and preventive maintenance conducted as necessary to prevent leaks.
 - (e) Equipment and supplies stored in loading/unloading areas shall be properly maintained to prevent leaks and spills to the Storm Water Conveyance System or Receiving Waters, and to prevent their contact with rainfall and storm water.

Vehicles and Equipment

- BMP CH.2.1.** In addition to the requirements of BMP CA.7.1 (section 2.5.7 of the Commercial Manual), the following conditions apply to the fueling of vehicles and equipment at High Priority Commercial Facilities:
- (a) Storm drain inlets located within or downhill of fueling areas shall be covered or otherwise protected to prevent the entry of spilled fuel.
 - (b) Vehicles and equipment shall only be fueled in areas where adequate precautions have been taken to prevent the entry of spills into the Storm Water Conveyance System or Receiving Waters. Designated fueling areas are required where practicable.
 - (c) 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 Storm Water Conveyance System or Receiving Waters. The use of structural controls is not required, but is encouraged where practicable. As previously discussed, the City may order the use of structural controls.

- BMP CH.2.2.** In addition to the requirements of BMP CA.7.2 (section 2.5.7 of the Commercial Manual), the following conditions apply to the maintenance and repair of vehicles and equipment at High Priority Commercial Businesses:
- (a) Storm drain inlets located within or downgradient of maintenance and repair areas shall be covered or otherwise protected to prevent the entry of spilled fluids (e.g., fuel, oil, grease, antifreeze).
 - (b) 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 Storm Water Conveyance System or Receiving Waters. Designated maintenance and repair areas are required where practicable.
 - (c) Maintenance and repair equipment shall be kept clean to avoid the build up of grease and oil.
 - (d) Fluids shall be drained from any retired vehicles or equipment stored onsite.
 - (e) Only dry cleaning methods shall be used on maintenance and repair areas unless adequate precautions have been taken to prevent the discharge of washwater to the Storm Water Conveyance System or Receiving Waters (e.g., the discharge is directed to the sanitary sewer, a sump).
 - (f) 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.
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All High Priority Commercial Businesses (continued)

Vehicles and Equipment (continued)

- (g) 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 Storm Water Conveyance System or Receiving Waters. The use of structural controls is not required, but is encouraged where practicable. The City may order the use of these and/or other structural controls if it determines MEP has not been met.
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BMP CH.2.3. In addition to the requirements of BMP CA.7.3, the following conditions apply to the washing of vehicles and equipment at High Priority Commercial Businesses:

- (a) Vehicles and equipment shall only be washed in areas where adequate precautions have been taken to prevent the entry of washwater and other contaminants into the Storm Water Conveyance System or Receiving Waters. Designated wash areas and/or wash racks are required where practicable.
 - (b) 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.
 - (c) Infiltration of washwater or rinse water to pervious surfaces is generally allowed. However, vehicle washwater or rinse water generated from cleaning engines, mechanical parts, or heavy equipment may not be infiltrated.
 - (d) Washwaters or rinse waters not discharged to sewer or infiltrated must be contained for treatment, reuse, or proper disposal.
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BMP CH.2.4. In addition to the requirements of BMP CA.7.4 (section 2.5.7 of the Commercial Manual), the following conditions apply to the outdoor storage of equipment at High Priority Commercial Businesses:

- (a) Stored equipment shall be drained of lubricants and other petrochemicals, and these substances properly disposed.
 - (b) Where practicable, equipment storage areas shall be bermed and covered.
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Outdoor Areas

BMP CH.3.1. In addition to the requirements of BMP CA.8.1 (section 2.5.8 of the Commercial Manual), the following conditions apply to rooftop areas at High Priority Commercial Businesses:

- (a) Equipment located on rooftops (e.g., emergency generators, Heating, Ventilation, and Air Conditioning Systems) shall be periodically inspected, and preventive maintenance conducted as necessary to prevent leaks and spills.
 - (b) Rooftops shall be periodically inspected for materials and substances (bird droppings, grease, leaves, etc.) which have accumulated and such materials and substances shall be removed as necessary to prevent or reduce the discharge of contaminants directly or indirectly to the Storm Water Conveyance System or Receiving Waters.
 - (c) Where practicable, roof downspouts shall be routed away from work areas and toward pervious areas such as lawns.
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BMP CH.3.2. In addition to the requirements of BMP CA.8.2 (section 2.5.8 of the Commercial Manual), the following conditions apply to parking areas at High Priority Commercial Businesses:

- (a) Where practicable, trash containers shall be provided in convenient locations to discourage littering.
 - (b) Vehicles stored in parking areas for extended periods shall be periodically inspected, and leaks and spills cleaned as necessary.
 - (c) 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.
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All High Priority Commercial Businesses (continued)

Outdoor Areas (continued)

- (d) Materials and equipment that may contaminate Urban Runoff may not be stored on parking areas unless adequate precautions have been taken to prevent their contact with precipitation, Urban Runoff, and storm water.

BMP CH.3.3. In addition to the requirements of BMP CA.8.3 (section 2.5.8 of the Commercial Manual), the following conditions apply to landscaping and groundskeeping conducted at High Priority Commercial Businesses:

- (a) The application of pesticides and other chemical products prior to irrigation or rainfall is discouraged.
- (b) 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 precipitation, Urban Runoff, and storm water.
- (c) Protective measures shall be taken to ensure that stored pesticides, fertilizers, and other chemicals do not contact precipitation, Urban Runoff, and storm water.
- (d) Integrated Pest Management (IPM) practices and other non-chemical pest control methods (e.g., traps, sticky tape, hot-wire lamps) shall be considered where practicable.
- (e) Exposed slopes shall be stabilized as soon as possible.
- (f) Paved surfaces such as sidewalks shall be cleaned regularly using dry methods (e.g., sweeping, vacuuming). Hosing, power washing, and other wet cleaning methods are permissible only if adequate precautions have been taken to prevent the discharge of washwater to the Storm Water Conveyance System or Receiving Waters.
- (g) Stockpiles shall be covered during windy and rainy conditions.

Specific High Priority Commercial Industries and Activities

Vehicle and Equipment Repair and Maintenance

BMP CS.1.1. Repair and maintenance activities shall be conducted only in designated work areas.

BMP CS.1.2. Repair and maintenance work must be conducted indoors or under cover whenever practicable. If this work cannot be conducted indoors or under cover, other precautions must be taken to prevent the discharge of contaminants into the Storm Water Conveyance System or Receiving Waters.

BMP CS.1.3. Significant repair and maintenance work on boats may not be conducted over water. Minor engine work and routine changing of oil or other fluids are not considered significant, but may only be conducted over water if adequate precautions have been taken to prevent the entry of pollutants into the water.

BMP CS.1.4. As necessary to prevent the entry of pollutants into the Storm Water 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. The City may order the use of structural controls if determined necessary.

BMP CS.1.5. Any release of fluids during repair and maintenance shall be promptly contained and cleaned up. Any absorbent materials used must be disposed of properly.

BMP CS.1.6. Repair and maintenance materials and wastes must be stored indoors, under cover, or in secure and watertight containers.

Fueling Activities

BMP CS.2.1. Where practicable, fueling areas shall be under permanent cover.

BMP CS.2.2. Where practicable, all storm drain inlets draining the areas of fueling and surrounding areas shall be connected to an oil/water separator and to the sanitary sewer.

Specific High Priority Commercial Industries and Activities (continued)

Fueling Activities (continued)

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| BMP CS.2.3. | Fueling and parking areas shall be periodically inspected, and significant accumulations of materials and substances (oil, fuel, grease) removed. All materials shall be properly disposed. |
| BMP CS.2.4. | Only dry cleaning methods shall be used on fueling and parking areas unless adequate precautions have been taken to prevent the discharge of washwater to the Storm Water Conveyance System or Receiving Waters (e.g., the discharge is directed to the sanitary sewer, a sump). |
| BMP CS.2.5. | 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. |
| BMP CS.2.6. | As necessary to prevent the entry of pollutants into the Storm Water 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. Pursuant to Ordinance section 67.804(i), the County may order the use of structural controls. |

Vehicle Body Repair or Painting

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| BMP CS.3.1. | Bodywork and painting must be conducted indoors or under cover whenever practicable. If this work cannot be conducted indoors or under cover, other precautions must be taken to prevent the discharge of contaminants into the Storm Water Conveyance System or Receiving Waters. |
| BMP CS.3.2. | Painting work shall be conducted in approved, enclosed areas equipped with vacuum hoods and filters. |
| BMP CS.3.3. | The recycling and reuse of solvents is encouraged. |
| BMP CS.3.4. | 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 washwater and other contaminants into the Storm Water Conveyance System or Receiving Waters. |
| BMP CS.3.5. | Spill clean-up kits shall be maintained and kept readily accessible, and employees trained in their proper use. |
| BMP CS.3.6. | As necessary to prevent the entry of pollutants into the Storm Water 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. The City may order the use of these and/or other structural controls if it determines that MEP has not been met. |

Mobile Vehicle Washing

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| BMP CS.4.1. | Washwater and rinse water may not be disposed to the Storm Water Conveyance System or Receiving Waters under any circumstances. The Storm Water Conveyance System includes driveways, streets, and gutters. |
| BMP CS.4.2. | Storm drain inlets located within or downhill of wash areas shall be covered or otherwise protected to prevent the entry of washwater or rinse water. |
| BMP CS.4.3. | Vehicles shall be washed over porous surfaces such as lawns and gravel areas where feasible, such areas will infiltrate all the washwater and rinse water generated during the washing. |
| BMP CS.4.4. | Washwater and rinse water may be infiltrated or disposed to the ground (e.g., soaked into a lawn or landscaped area) if adequate precautions have been taken to prevent the entry of washwater and other contaminants into the Storm Water Conveyance System or Receiving Waters. |
| BMP CS.4.5. | Washwater and rinse water that cannot be properly disposed at a job site shall be collected and contained for recycling, reuse, or proper disposal (e.g., sanitary sewer). Dischargers are responsible for obtaining all necessary approvals from the City prior to discharging to the sewer. |

Specific High Priority Commercial Industries and Activities (continued)	
Mobile Vehicle Washing (continued)	
BMP CS.4.6.	The use of hose off or single use engine degreasing chemicals is prohibited, unless captured and properly disposed.
BMP CS.4.7.	Where practicable, the introduction of pollutants (soaps, degreasers, etc.) to washwater shall be reduced or eliminated.
BMP CS.4.8.	Dry cleaning methods are encouraged.
Vehicle Parking Lots and Storage Facilities	
BMP CS.5.1.	Parking facilities shall not be cleaned using wet methods (e.g., hosing, steam-cleaning, pressure-washing) unless adequate precautions have been taken to prevent the entry of washwater and other contaminants into the Storm Water Conveyance System or Receiving Waters.
BMP CS.5.2.	Parking areas shall be periodically cleaned using dry methods (e.g., sweeping, scraping) to prevent the accumulation of significant materials. Accumulated materials shall be properly disposed.
BMP CS.5.3.	Signs shall be posted which prohibit littering, dumping, and vehicle servicing.
Pest Control Services	
BMP CS.6.1.	Agricultural pest control businesses must be supervised by a currently certified Qualified Applicator Licensee.
BMP CS.6.2.	Pesticides and other chemical products shall be applied and disposed in accordance with label instructions and MSDSs.
BMP CS.6.3.	Pesticides, fertilizers, and other chemical products shall be used and disposed in accordance with applicable federal, state, and local laws and regulations.
BMP CS.6.4.	Pesticides, fertilizers, and other chemical products shall be stored in closed, labeled containers, under cover and off the ground.
BMP CS.6.5.	Weather conditions shall be considered prior to the outdoor application of pesticides and other chemical products. Where practicable, these products shall not be applied outdoors prior to or rainfall. Their outdoor application during rainfall is prohibited.
BMP CS.6.6.	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.
Eating or Drinking Establishments	
BMP CS.7.1.	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.
BMP CS.7.2.	Parking areas and other outside surfaces shall be routinely cleaned using dry methods (e.g., sweeping) to prevent the accumulation of significant materials. Accumulated materials shall be properly disposed.
BMP CS.7.3.	Parking areas and other surfaces shall not be cleaned using wet methods (e.g., hosing, steam-cleaning, pressure-washing) unless adequate precautions have been taken to prevent the entry of washwater and other contaminants into the Storm Water Conveyance System or Receiving Waters.
BMP CS.7.4.	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.
BMP CS.7.5.	Equipment (mats, grease filters, etc.) may not be washed in areas where washwater or rinse water will drain to the Storm Water Conveyance System or Receiving Waters. Dischargers are responsible for obtaining all necessary approvals from the City prior to discharging to the sewer.

Specific High Priority Commercial Industries and Activities (continued)

Eating or Drinking Establishments (continued)

- BMP CS.7.6.** As necessary to prevent the entry of pollutants into the Storm Water 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. The City may order the use of these and/or other structural controls if it determines that MEP has not been met.

Mobile Carpet, Drape, or Furniture Cleaning

- BMP CS.8.1.** Wastewater may not be disposed to the Storm Water Conveyance System or Receiving Waters under any circumstances. The Storm Water Conveyance System includes driveways, streets, and gutters.
- BMP CS.8.2.** Wastewater may not be infiltrated or disposed to the ground.
- BMP CS.8.3.** Wastewater must be disposed to the sanitary sewer 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, including the City, prior to discharging to the sewer.
- BMP CS.8.4.** Tanks, hoses, and fittings must be maintained in leak-proof condition.

Cement Mixing or Cutting

- BMP CS.9.1.** Loose aggregate, mortar, and dust shall be routinely cleaned up using dry methods (e.g., sweeping, vacuuming). Wet methods may be used if adequate precautions have been taken to prevent the entry of washwater and other contaminants into the Storm Water Conveyance System or Receiving Waters. All materials shall be reused, recycled, or properly disposed.
- BMP CS.9.2.** Storage of cement shall be above ground and covered.
- BMP CS.9.3.** Gutters, alleys, streets, and sidewalks should be swept rather than hosed.
- BMP CS.9.4.** Slurries should be diverted to a collection area or sedimentation basin, and shoveled or vacuumed daily. Slurries may not be disposed to the Storm Water Conveyance System or Receiving Waters under any circumstances. The Storm Water Conveyance System includes driveways, streets, and gutters.
- BMP CS.9.5.** Rinsate must be confined to a designated area (e.g., a dead-end sump, process treatment system, or a hole where water percolates/evaporates and solids are removed for disposal and collected). Rinsate and solids must be reused, recycled, or properly disposed.

Masonry

- BMP CS.10.1.** Storm drain inlets located within or downhill of work areas shall be covered or otherwise protected to prevent the entry of washwater or other materials.
- BMP CS.10.2.** Work areas shall be routinely cleaned using dry methods (e.g., sweeping).
- BMP CS.10.3.** Work areas shall not be cleaned using wet methods (e.g., hosing, steam-cleaning, pressure-washing) unless adequate precautions have been taken to prevent the entry of washwater and other contaminants into the Storm Water Conveyance System or Receiving Waters.
- BMP CS.10.4.** Washwater shall be diverted from storm drains, and directed to sanitary sewer or landscaping, where approved, or otherwise prevented from entering Storm Water Conveyance Systems or Receiving Waters unless adequate treatment or other measures have been taken to eliminate pollutants from the washwater.
- BMP CS.10.5.** Materials shall be covered (e.g., with a tarp) and stored above ground to prevent contact with precipitation and storm water.
- BMP CS.10.6.** Stock piles of sand shall be covered and bermed to prevent contact with precipitation and storm water.

Specific High Priority Commercial Industries and Activities (continued)	
Painting and Coating	
BMP CS.11.1.	When not in use, paints, coatings, and solvents shall always be stored under cover and in a contained area.
BMP CS.11.1.	Containers shall be kept in good condition, and shall be kept securely closed when not in use.
BMP CS.11.2.	Where practicable, work areas shall be enclosed in a building, or with tarping or plastic sheeting to prevent drift.
BMP CS.11.3.	Storm drain inlets located within or downhill of areas where painting or coating is conducted shall be covered or otherwise protected to protect discharge of dust, chips, and rinsate.
BMP CS.11.4.	Areas where painting and coating work is being actively conducted shall be cleaned daily using dry methods (e.g., sweeping, wiping, vacuuming). Wet methods (e.g., hosing) may only be used if adequate precautions have been taken to prevent the discharge of washwater to the Storm Water Conveyance System or Receiving Waters.
BMP CS.11.5.	Drop cloths and drip pans shall be used in mixing areas.
BMP CS.11.6.	Paints, coatings, thinners, and other materials may not be disposed to the Storm Water Conveyance System or Receiving Waters. The Storm Water Conveyance System includes driveways, streets, and gutters.
BMP CS.11.7.	Water-based paints may be disposed to the sanitary sewer. Dischargers are responsible for obtaining all necessary approvals from sewerage agencies, such as the City, prior to discharging to the sewer.
BMP CS.11.8.	Filtering, reuse, and recycling of thinners and other solvents is encouraged. All materials must be properly disposed.
BMP CS.11.9.	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.
Botanical or Zoological Gardens and Exhibits	
BMP CS.12.1.	The requirements of section 4.1, Vehicle and Equipment Repair and Maintenance, apply to botanical and zoological gardens and exhibits.
BMP CS.12.2.	The requirements of section 4.6, Pest Control Services, apply to botanical and zoological gardens and exhibits.
BMP CS.12.3.	The requirements of section 4.7, Eating and Drinking Establishments, apply to botanical and zoological gardens and exhibits.
BMP CS.12.4.	The requirements of section 4.13, Landscaping, apply to botanical and zoological gardens and exhibits.
BMP CS.12.5.	As necessary to prevent the entry of pollutants into the Storm Water 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. The City may order the use of these and/or other structural controls if it determines that MEP has not been met.
Landscaping	
BMP CS.13.1.	Pesticides, fertilizers and other chemical products shall be used in accordance with applicable federal, state, and local laws and regulations
BMP CS.13.2.	Pesticides, fertilizers, and other chemical products shall be stored in closed, labeled containers, under cover and off the ground.
BMP CS.13.3.	Landscaping waste shall be properly disposed by composting onsite or at an approved composting location or permitted landfill.

Specific High Priority Commercial Industries and Activities (continued)

Landscaping (continued)

BMP CS.13.4.	Stockpiles shall be placed away from watercourses, bermed, and covered to prevent the release of materials to the Storm Water Conveyance System or Receiving Waters.
BMP CS.13.5.	Where practicable, native vegetation shall be retained or planted to reduce water, fertilizer and pesticide needs.
BMP CS.13.6.	Areas where work is being actively conducted shall be routinely cleaned up using dry methods (e.g., sweeping, raking). Wet methods (e.g., hosing) may only be used if adequate precautions have been taken to prevent the discharge of washwater or other materials to the Storm Water Conveyance System or Receiving Waters.
BMP CS.13.7.	The use of blowers is permitted so long as materials are collected and properly disposed. Leaving blown materials in the Storm Water Conveyance System or Receiving Waters is a violation of City Code. The Storm Water Conveyance System includes driveways, streets, and gutters.
BMP CS.13.8.	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.
BMP CS.13.9.	Where practicable, fertilizers, and pesticides shall not be applied prior to storm events. These products may not be applied during storm events.

Nurseries and Greenhouses

BMP CS.14.1.	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 storm water.
BMP CS.14.2.	IPM practices and other non-chemical pest control methods (e.g., traps, sticky tape, hot-wire lamps) shall be considered where practicable.
BMP CS.14.3.	Nozzles, intermitters, and other application equipment shall be maintained in good working condition.
BMP CS.14.4.	Pesticides, fertilizers, and other chemical products shall be used and disposed in accordance with applicable federal, state, and local laws and regulations.
BMP CS.14.5.	Pesticides, fertilizers, and other chemical products shall be applied and disposed in accordance with label instructions and MSDS(s).
BMP CS.14.6.	Pesticides, fertilizers, and other chemical products shall be stored in closed, labeled containers, under cover and off the ground.
BMP CS.14.7.	Appropriate methods (e.g., timed application, combination slow-release and constant liquid fertilizer) shall be utilized to reduce excessive fertilization.
BMP CS.14.8.	Where practicable, low-volume watering methods (e.g., drip-, sub-, and pulse-irrigation) shall be used to minimize the potential for excess flows.
BMP CS.14.9.	Where practicable, tail-water recovery systems or subsurface drains shall be used to recycle irrigation water.
BMP CS.14.10.	Stockpiles shall be placed away from watercourses, bermed, and covered to prevent the release of materials to the Storm Water Conveyance System or Receiving Waters.
BMP CS.14.11.	Areas where work is being actively conducted shall be routinely cleaned up using dry methods (e.g., sweeping, raking). Wet methods (e.g., hosing) may only be used if adequate precautions have been taken to prevent the discharge of washwater or other materials to the Storm Water Conveyance System or Receiving Waters.
BMP CS.14.12.	Weather conditions and irrigation schedules shall be considered prior to the outdoor application of fertilizers and pesticides. Where practicable, these products shall not be applied outdoors prior to irrigation or rainfall. Their outdoor application during rainfall is prohibited.

Specific High Priority Commercial Industries and Activities (continued)

Nurseries and Greenhouses (continued)

BMP CS.14.13. As necessary to prevent the entry of pollutants into the Storm Water 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. The City may order the use of these and/or other structural controls if it determines that MEP has not been met.

Golf Courses, Parks and Other Recreational Areas/Facilities

BMP CS.15.1. The requirements of section 4.6, Pest Control Services, apply to golf courses, parks, and other recreational facilities.

BMP CS.15.2. The requirements of section 4.7, Eating and Drinking Establishments, apply to golf courses, parks, and other recreational facilities.

BMP CS.15.3. The requirements of section 4.13, Landscaping, apply to golf courses, parks, and other recreational facilities

BMP CS.15.4. As necessary to prevent the entry of pollutants into the Storm Water 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. The City may order the use of these and/or other structural controls if it determines that MEP has not been met.

Cemeteries

BMP CS.16.1. The requirements of section 4.6, Pest Management, apply to cemeteries.

BMP CS.16.2. The requirements of section 4.13, Landscaping, apply to cemeteries.

BMP CS.16.3. As necessary to prevent the entry of pollutants into the Storm Water 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. The City may order the use of these and/or other structural controls if it determines that MEP has not been met.

Pool and Fountain Cleaning

BMP CS.17.1. Chemicals shall be stored in leak-proof containers and under cover.

BMP CS.17.2. Backwash wastewater may not be discharged to the Storm Water 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.

BMP CS.17.3. Pool and fountain water must be dechlorinated to less than 0.2 parts per million- (ppm-) free chlorine prior to discharge to the Storm Water Conveyance System.

BMP CS.17.4. Pool water discharged after acid washing must be neutralized to a pH of 7.2 to 8.0. Discharge to the Storm Water Conveyance System is discouraged.

Marinas

BMP CS.18.1. Only minor overwater maintenance and repair work (e.g., touch up painting, tuneups) may be conducted by tenants or boat owners in marinas. In all instances, adequate precautions must be taken to ensure that materials and wastes are not spilled to the water. Major maintenance or repair work may not be conducted over water, and is subject to all applicable requirements of sections 4.1, 4.2, and 4.3 above.

BMP CS.18.2. Where practicable, trash receptacles and recycling bins shall be made readily accessible to tenants and customers.

Specific High Priority Commercial Industries and Activities (continued)

Marinas (continued)

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| BMP CS.18.3. | If provided, pump-out services must be conducted in a manner that prevents the release of sewage to the Storm Water Conveyance System or Receiving Waters. |
| BMP CS.18.4. | Materials and equipment necessary for spill response shall be maintained and kept readily accessible both to employees and tenants, and all employees trained in their proper use. |
| BMP CS.18.5. | As necessary to prevent the entry of pollutants into the Storm Water 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. The City may order the use of these and/or other structural controls if it determines that MEP has not been met. |

Portable Toilet Servicing

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| BMP CS.19.1. | Rinse water from the cleaning of closets may not be disposed to the Storm Water Conveyance System or Receiving Waters. |
| BMP CS.19.2. | If rinse water cannot be properly disposed at a job site, it must be contained for proper disposal. |
| BMP CS.19.3. | Paper trash shall be removed prior to cleaning closets. |
| BMP CS.19.4. | Service facility wash areas must have a bermed perimeter and properly slope to a grated floor drain. |
| BMP CS.19.5. | 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. |
| BMP CS.19.6. | Service facility wash area surfaces shall be kept clean and maintained in good condition. |
| BMP CS.19.7. | 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. |
| BMP CS.19.8. | Hoses, couplings, tanks, etc., shall be maintained in good condition to prevent leaks or spills. |
| BMP CS.19.9. | Where practicable, closets shall be located away from the Storm Water Conveyance System and Receiving Waters. They should also be located away from high vehicular traffic areas. |
| BMP CS.19.10. | Closets shall be posted or otherwise labeled to encourage reporting of needed cleaning or repair. |



Chapter 3

General Requirements for High Priority Industrial Businesses



This chapter defines those businesses that are High Priority Industrial Businesses and provides Urban Runoff requirements for High Priority Industrial Businesses.

3.1 Applicability

At a minimum, High Priority Industrial Business are those Regulated Industrial Businesses that have one or more of the characteristics listed below:

- An activity of the business is subject to the General Industrial Storm Water Permit, taking into account all of the provisions of that permit.
- The business is a Regulated Industrial Business and storm water and/or runoff from a facility or area of activity is Tributary To an Impaired Water Body, and the facility or activity generates a pollutant for which that water body is impaired. See section 3.1.2 of this Manual for discussion.
- The business is a Regulated Industrial Business and a facility or area of activity is located within or adjacent to (i.e., within 200 ft), or discharges directly to, a coastal lagoon or a Receiving Water body within an Environmentally Sensitive Area (ESA). See section 3.1.3 of this Manual for discussion.
- A facility or activity of the business is subject to Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA).
- The business was notified in writing by an Authorized Enforcement Official or Authorized Enforcement Staff that it has been designated a High Priority Industrial Business. Such designations shall take effect immediately after mailing or service of notice. These designations shall be made where the facility discharges a pollutant load in storm water or runoff that

causes or contributes to the violation of water quality standards.

A description of these criteria is provided in the following sections.

3.1.1 Businesses Subject to the General Industrial Permit

The NPDES General Permit No. CAS000001, *Waste Discharge Requirements for Discharge of Storm Water Associated with Industrial Activities Excluding Construction Activities* (General Industrial Storm Water Permit), was issued by the California State Water Resources Control Board under Water Quality Order No. 97-03-DWQ on November 19, 1991 (and since has been amended). This General Permit covers all new and existing storm water discharges and authorized non-storm water discharges from all facilities described in Attachment 1 of the General Industrial Permit, whether the facility is primary or is auxiliary to the facility operator's function. The definition of Storm Water Associated with Industrial Activity is provided in Attachment 4, Definition 9, of the Industrial General Permit. Facilities that discharge storm water associated with industrial activities requiring coverage under the Industrial General Permit are listed by category in 40 CFR 122.26(b)(14) (Federal Register, Volume 55, pg 48,065–48,066) and in Attachment 1 of the Industrial General Permit. The regulated industrial facilities and activities are identified in the Federal regulations by the SIC and can be either publicly or privately owned.

As a summary, the General Industrial Storm Water Permit is applicable to industrial facilities and activities of the following categories:

- Facilities subject to storm water effluent limitations guidelines, new source performance standards, or toxic pollutant effluent standards (40 CFR Subchapter N)
- Manufacturing facilities
- Mining/oil and gas facilities
- Hazardous waste treatment, storage, or disposal facilities

- Landfills, land application sites, and open dumps that receive industrial waste
- Recycling facilities such as metal scrap yards, battery reclaimers, salvage yards, automobile yards
- Steam electric generating facilities
- Transportation facilities that conduct any type of vehicle maintenance such as fueling, cleaning, repairing, etc.
- Sewage treatment plants
- Construction activity (covered by a separate general permit)
- Certain facilities (often referred to as “light industry”) where industrial materials, equipment, or activities are exposed to storm water.

The SIC Code reference table provided to businesses by the City also summarizes those activities that are subject and conditionally subject to the General Industrial Storm Water Permit.

3.1.2 Locations with Potential to Impact 303(d) Impaired Water Bodies

Under section 303(d) of the 1972 Clean Water Act (CWA), states, territories and authorized tribes are required to develop lists of impaired water bodies. These impaired waters do not meet water quality standards or support designated water use. The law requires that priority rankings be established for the impaired water bodies on the 303(d) lists and Total Maximum Daily Loads (TMDL) be developed to improve water quality. The Ducheny Bill (AB 1740) requires the California State Water Quality Control Board and its nine Regional Water Boards to post the 303(d) list water bodies and to provide an estimated completion date for each TMDL.

Based on the 1998 303(d) list of impaired water bodies provided by the California Water Resources Control Board, the following water bodies and parameters listed in Table 2 could potentially be affected by activities occurring within the City:

Table 2. 303(d) Impaired Waters Potentially Affected by the City of Oceanside

Name	Hydrologic Unit	Pollutant/Stressor	Source	TMDL Priority	Size Affected
Pacific Ocean, San Luis Rey HU	903.00	High Coliform Count	Nonpoint/Point Source	Low	0.01 Mile
Guajome Lake	903.110	Eutrophic	Nonpoint/Point Source	Medium	15 Acres
Pacific Ocean, Loma Alta HSA	904.10	High Coliform Count	Nonpoint/Point Source	Low	1 Mile
Loma Alta Slough	904.100	Eutrophic	Nonpoint Source	Low	8 Acres
		High Coliform Count	Nonpoint Source	Low	8 Acres
Pacific Ocean, Buena Vista HA	904.20	High Coliform Count	Nonpoint/Point Source	Low	0.02 Miles
Buena Vista Lagoon	904.210	High Coliform Count	Nonpoint/Point Source	Low	350 Acres
		Nutrients	Nonpoint/Point Source	Low	150 Acres
		Sediment/Siltation	Nonpoint/Point Source	Medium	350 Acres
Agua Hedionda Lagoon	904.310	High Coliform Count	Nonpoint/Point Source	Low	5 Acres
		Sediment/Siltation	Nonpoint/Point Source	Medium	5 Acres

Source: 1998 California 303(d) List and TMDL Priority Schedule (EPA Approved 5-12-99)

Given that these water bodies have already been impaired by the listed parameters, any industrial businesses located or operating within the watersheds of these water bodies are considered a high threat if they have potential to contribute additional loads of the pollutants for which the water body is impaired.

3.1.3 Locations with Potential to Impact ESAs

Nine ESAs within the watersheds of the City have been identified. They are as follows:

- Pacific Ocean
- Oceanside Harbor
- Buena Vista Lagoon
- Agua Hedionda Lagoon
- San Luis Rey River
- Loma Alta Creek
- Buena Vista Creek
- Pilgrim Creek
- Guajome Lake

These areas are sensitive to impacts from Urban Runoff that may degrade water quality and harm aquatic life. Therefore, Regulated Industrial Businesses located, or conducting activities, located in areas tributary these ESAs are considered high threat activities and are subject to the following.

3.1.4 Facilities Subject to Superfund Amendments and Reauthorization Act of 1986, Title III Section 313

Industrial facilities subject to section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA) are regulated under the General Industrial Storm Water Permit as facilities involving “Significant Materials.” These facilities are subject to the same BMP implementation requirements as those under the General Industrial Storm Water Permit, except that these facilities must prepare and maintain a record of any significant spills and leaks of toxic or hazardous pollutants occurred on the facilities. “Significant spills and leaks” include, but are not limited to, releases of oil or hazardous substances in excess of reportable quantities under Section 311 of the CWA

or Section 102 of the Comprehensive Environmental Response, Compensation and Liability Act. Spills of smaller quantities than the required reportable levels, or releases of materials that are not classified as oil or a hazardous substance, may also be included in the record. The purpose of maintaining a record of spills is to provide information for preventing such spills or leaks in the future. The record should include a description of the causes of each spill or leak and the actions taken to prevent similar spills or leaks in the future.

3.2 Monitoring Requirements

High Priority Industrial Businesses are required to conduct monitoring at the business’s facility and in other areas where activities for that business are conducted. High Priority Industrial Businesses are encouraged to develop a written monitoring program. This section provides a description of the monitoring program required for High Priority Industrial Businesses. The monitoring program required by the City is similar to those required of industrial facilities subject to the monitoring requirements of the General Industrial Storm Water Permit. Monitoring programs that are correctly developed and implemented pursuant to the monitoring program requirements for the General Industrial Storm Water Permit will meet the monitoring requirements for the City. Therefore, programs developed and implemented for the General Industrial Storm Water Permit may be used in lieu of the one described in this section in order to satisfy the City’s monitoring requirements.

3.2.1 Implementation Schedule

High Priority Industrial Businesses in operation before June 1, 2002 shall begin implementation of monitoring pursuant to these requirements no later than June 1, 2002. High Priority Industrial Businesses beginning operations after June 1, 2002 shall begin implementation of monitoring pursuant to these requirements when the industrial activities begin.

3.2.2 Non-Storm Water Discharge Visual Observations

Although non-storm water discharge visual observations are not required under this program (they may be required as a BMP), they are recommended. Facility operators that choose to

conduct visual observations are recommended to do the following:

- Observe all drainage areas within their facilities for the presence of unauthorized non-storm water discharges
- Observe the facility's authorized non-storm water discharges and their sources
- Conduct visual observations on a quarterly schedule
- Document the presence of any discolorations, stains, odors, floating materials, etc., as well as the source of any discharge
- Maintain records of the visual observation dates, locations observed, observations, and response taken to eliminate unauthorized non-storm water discharges and to reduce or prevent pollutants from contacting non-storm water discharges
- Revise their SWPPP and/or monitoring program, as necessary.

3.2.3 Storm Water Discharge Visual Observations and Sampling

High Priority Industrial Businesses are required to visually observe storm water discharges and collect storm water samples from at least two storm events a year. Operators are recommended to attempt to visually observe storm water discharges from every storm event. The required visual observations and sampling shall occur during the first hour of discharge and at all discharge locations. Sampling and visual observations of stored or contained storm water shall occur at the time the stored or contained storm water is released.

The samples shall be analyzed for the following:

- Any pollutant listed in effluent guidelines subcategories where applicable
- Any pollutant for which an effluent limit has been established in an existing NPDES permit for the facility
- Total organic carbon (oil and grease may be substituted)
- Total suspended solids
- PH

- Specific conductance
- Toxic chemicals and other pollutants that are likely to be present in storm water discharges in significant quantities
- Other parameters as required by the City.

Visual observations shall document the presence of any floating and suspended material, oil and grease, discolorations, turbidity, odor, and source of any pollutants. Records shall be maintained of observation dates, locations observed, observations, and responses taken to reduce or prevent pollutants in storm water discharges. In addition, operators with storm water containment facilities shall conduct monthly inspections of their containment areas to detect leaks and ensure maintenance of adequate freeboard. Records shall be maintained of the inspection dates, observations, and any responses taken to eliminate leaks and to maintain adequate freeboard.

Facility operators shall visually observe and collect samples of storm water discharges from all drainage areas that represent the quality and quantity of the facility's storm water discharges from the storm event. If the facility's storm water discharges are commingled with run-on from surrounding areas, the facility operator should identify other visual observation and sample collection locations that have not been commingled by run-on and that represent the quality and quantity of the facility's storm water discharges from the storm event. If visual observation and sample collection locations are difficult to observe or sample (e.g., sheet flow, submerged outfalls), facility operators shall identify and collect samples from other locations that represent the quality and quantity of the facility's storm water discharges from the storm event. Facility operators that determine that the industrial activities and BMPs within two or more drainage areas are substantially identical may either collect samples from a reduced number of substantially identical drainage areas, or collect samples from each substantially identical drainage area and analyze a combined sample from each substantially identical drainage area. Facility operators must document such a determination in their reports.

A facility operator may conduct visual observations and sample collection more than one hour after discharge begins if the facility operator determines that the objectives of this section will be better satisfied. The facility operator shall include an explanation in the annual report why the visual

observations and sample collection should be conducted after the first hour of discharge.

All sampling and sample preservation shall be in accordance with the current edition of *Standard Methods for the Examination of Water and Wastewater* (American Public Health Association). All monitoring instruments and equipment (including a facility operator's own field instruments for measuring pH and electro conductivity) shall be calibrated and maintained in accordance with manufacturers' specifications to ensure accurate measurements. All laboratory analyses must be conducted according to test procedures under 40 CFR Part 136, unless other test procedures have been specified by the City. All metals shall be reported as total metals. With the exception of analysis conducted by facility operators, all laboratory analyses shall be conducted at a laboratory certified for such analyses by the State Department of Health Services. Facility operators may conduct their own sample analyses if the facility operator has sufficient capability (qualified employees, laboratory equipment, etc.) to adequately perform the test procedures.

3.2.4 Sampling and Analysis Exemptions and Reductions

Although sampling and analysis exemptions and reductions are available to industrial facilities conducting sampling under the General Industrial Storm Water Permit, the City's is not allowed under the Order to allow such exemptions and reductions, other than the option to participate in group monitoring programs. Therefore, sampling and analysis exemptions or reductions are not available to high threat priority industrial site, and the above-described sampling program must be implemented at all high threat priority industrial sites in the City, unless the operator participates in group monitoring under group monitoring programs approved by the State Water Resources Control Board. A facility operator that participates in group monitoring shall develop and implement a monitoring program in accordance with any group monitoring requirements.

3.2.5 Records

Records of all storm water monitoring information and copies of all reports (including the annual reports) required by this general permit shall be retained for a period of at least five years. These records shall include the following:

- The date, place, and time of site inspections, sampling, visual observations, and/or measurements
- The individual(s) who performed the site inspections, sampling, visual observations, and or measurements
- Flow measurements or estimates (if taken)
- The date and approximate time of analyses
- The individual(s) who performed the analyses
- Analytical results, method detection limits, and the analytical techniques or methods used
- Quality assurance/quality control records and results
- Non-storm water discharge inspections and visual observations and storm water discharge visual observation records
- All calibration and maintenance records of onsite instruments used
- The records of any corrective actions and follow-up activities that resulted from the visual observations.

3.2.6 Annual Reporting

High Priority Industrial Businesses shall submit an annual report by July 1 of each year to the City.

The report shall include a summary of visual observations and sampling results, an evaluation of the visual observation and sampling and analysis results, and laboratory reports. The method detection limit of each analytical parameter shall be included. Analytical results that are less than the method detection limit shall be reported as "less than the method detection limit." The annual report shall be signed and certified by the operator of the site.

3.3 Minimum BMP Requirements for all High Priority Industrial Businesses

In addition to the general requirements required for all Dischargers and all Regulated Industrial Businesses as described in Chapter 2, the BMP requirements described in this section are required of all High Priority Industrial Businesses. The following BMP requirements are described in this section:

- SWPPPs
- Activity-Specific BMPs
- Pollution Prevention Practices
- Non-structural BMPs
- Structural Controls.

3.3.1 Storm Water Pollution Prevention Plans

BMP IH.1.1. High Priority Industrial Businesses must prepare a SWPPP. Although the business may not be subject to the General Industrial Storm Water Permit, the SWPPP should meet the requirements applicable for SWPPPs specified by the General Industrial Storm Water Permit.

BMP Description

This permit and accompanying documentation can be downloaded from the State Water Resource Control Boards website at the following address:

<http://www.swrcb.ca.gov/stormwtr/industrial.html>

3.3.2 Activity-Specific BMPs

BMP IH.2.1. High Priority Industrial Businesses shall incorporate into the SWPPP, and install and maintain applicable BMPs as specified in this Manual and in the Commercial Manual specific for any activities conducted by the business, and for areas of the business.

BMP Description

The City has not established BMP requirements that are specific to industrial activities. Dischargers are responsible, as part of their SWPPP development, to review their facilities and identify industrial activities which are conducted. 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 and economically feasible for the particular industry should be utilized.

3.3.3 Pollution Prevention Practices

BMP IH.2.1. High Priority Industrial Businesses shall consider and, where determined to be appropriate by the business, 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 wastewater flows
- Recycling of wastes as part of the production process
- Segregation of wastes
- Treatment of wastes onsite to decrease volume and/or toxicity.

3.3.4 Non-Structural BMPs

BMP IH.3.1. High Priority Industrial Businesses shall incorporate into their SWPPPs, and install and maintain, the following nonstructural BMPs in accordance with the specifications of this Manual:

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

3.3.5 Structural Controls

BMP IH.4.1. High Priority Industrial Businesses shall incorporate into their SWPPPs, and install and maintain the following structural BMPs where practicable to achieve MEP, if the use of such BMPs would substantially reduce pollution or the potential for pollution in runoff from the activity or area of the business:

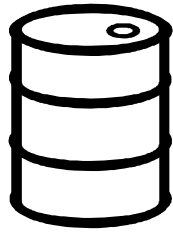
- Overhead coverage of outdoor work areas or chemical storage
- Retention ponds, basins, or surface impoundments that confine storm water to the site
- Berms and concrete swales or channels that divert run-on and runoff away from contact with pollutant sources

- Secondary containment structures storm water or authorized non-storm water discharges).
- Treatment control (e.g., infiltration devices and oil/water separators, to reduce pollutants in



Chapter 4

BMP Requirements for Specific High Priority Industrial Activities



The City currently does not require High Priority Industrial Business to meet set BMP requirements for specific industrial activities. Instead, as part of development of the SWPPP, all High Priority Industrial Business are required to review all areas and activities of the business and to develop,

implement, and maintain the BMPs necessary to meet the MEP standard to that to achieve adequate pollutant reduction to MEP. The City may develop BMP requirements for specific Industrial activities in the future.

- In order to assist with development of BMPs, High Priority Industrial Businesses are recommended to refer to the Commercial Manual for additional guidance and recommendations.



Chapter 5

Requirements for Medium and Low Priority Industrial Businesses



This chapter defines those businesses that are Medium and Low Priority Industrial Businesses and provides Urban Runoff requirements for Medium and Low Priority Industrial Businesses.

5.1 Applicability

Medium Priority Industrial Businesses are those Regulated Industrial Businesses which generally do not meet the High Priority criteria, but either pose a moderate water quality threat or have potential to meet the High Priority criteria through a plausible alteration in the operation of the site. Medium Priority Industrial Business are those Regulated Industrial Businesses that have one or more of the characteristics listed below:

- The business is a Regulated Industrial Business that is not a High Priority Industrial Business, but which employ 50 or more persons.
- The site is conditionally subject to the General Industrial Permit, but was determined not to require coverage.
- The site is tributary to a 303(d) listed water body and the site, does not currently, but could involve the pollutant for which the water body is listed if the operation of the industrial site was altered. The site should be evaluated based on

reasonably plausible alterations of its current operations. This can be conducted through a review of past activities, comparisons of similar businesses, and identification of potential alternative methods of operation.

- Without consideration of any BMPs, the site, does not currently, but could involve pollutants in a quantity, manner, and location that would or could result in a violation of water quality objectives in a Receiving Water if the operation of the site was altered. Sites should be evaluated based on reasonably plausible alterations of their current use or implementation as described for the previous criterion. For this criterion, additional consideration should also be given to those pollutants that are currently involved and what reasonable plausible alterations could occur to the quantity, manner, and location of its involvement.

A Low Priority Industrial Business is one that has little potential to involve pollutants in a manner that could exceed the water quality objectives of Receiving Waters, even with a moderate change in operations. Regulated Industrial Businesses are Low Priority if they do not meet the High or Medium Priority criteria.

5.2 General Requirements for Medium and Low Priority Industrial Businesses

Other than those requirements identified in Chapter 2, there are no additional requirements specified by the City at this time for Medium and Low Priority Industrial Businesses.



Chapter 6

Inspections and Enforcement



This section is provided to summarize the regulations and procedures regarding inspections and enforcement of Regulated Industrial Businesses.

6.1 Inspections

Pursuant to section 40.3.1 of the City's Code, the City possesses the right to inspect any facilities or activities of Regulated Industrial Businesses. Inspections may be conducted by Authorized Enforcement Staff or Officials at any time during the operation hours of the business or during any other times of the operation of facilities or activities by the business. Refusal of entry for an inspection consistent with the City Code that is requested by authorized City personnel is a violation of City Code and may result in an enforcement action as described below.

Inspections are not required to be announced, however, the inspecting City staff may elect to contact a responsible party at the business prior to inspection.

When an inspection is conducted, a representative of the business should be available to assist the inspector. This person should be knowledgeable about the business and the BMPs that the business implements so that he or she can effectively answer questions and direct the inspector around the business. During the inspection, all relevant materials such as educational materials, inspection records, spill prevention plans, SWPPPs, Urban Runoff management plans, and BMP implementation plans, should be made available to the inspector, as requested.

Inspections may include all actions and inspections of all areas necessary to determine whether any illegal discharges exist, whether the BMPs installed and implemented are adequate to comply with the City Code, whether those BMPs are being properly maintained, and whether the facility or activities

comply with the applicable requirements of the City Code. This may include, but is not limited to, sampling, metering, visual inspections, and records review. Records, reports, analysis, or other information required under the City Code may be inspected and copied, and photographs taken to document a condition and/or a violation of the Code.

If an inspector identifies a violation, some level of enforcement may be required (see section 6.2, Enforcement). If an inspector identifies a violation and certain actions are required, the inspector may also require the business to conduct those actions. This process is also explained below.

6.2 Enforcement

The City is required to enforce its ordinances at all commercial sites. The City employs several enforcement mechanisms and penalties to ensure the compliance with its ordinances and regulations. The levels of enforcement and associated penalties are typically issued at the discretion of the Authorized Enforcement Staff with consideration of relevant circumstances regarding the violation. The different types of enforcement actions used by the City are summarized below.

It should be noted that other agencies, such as the RWQCB, may exercise enforcement rights if violations fall within their jurisdiction. Often the penalties associated with the enforcement actions of these agencies are more severe than the City's.

Verbal Warnings

Verbal warnings are seldom used by the City and should not be expected.

Written Warnings

Written warnings are issued by the City in the form of Administrative Citation Warnings. Written warnings are typically used for those cases of violations that do not involve circumstances that would warrant a fine or a more serious penalty. Such circumstances could be as follows:

- The violation was considered minor and is a first time offense.
- The violation was considered minor and was not deliberate.

- The violation could be easily remedied and had not resulted in a threat to human or environmental health.

Written warnings will contain information describing the infraction. Other information may be provided on the warning as the issuing officer deems necessary. A copy of the warning will be given to the responsible party.

Follow-up activities, such as inspections, will be conducted as deemed necessary by the Authorized Enforcement Staff.

Administrative Citations

Administrative Citations are issued for infractions that involve circumstances that require a greater level of enforcement than a warning. Administrative Citations may also be appropriate in the case where a warning was served but the infraction continued to occur or occurred again. Administrative Citations may also be warranted when an administrative abatement Notice and Order (described below) was issued and the required abatement activities were not implemented.

Administrative Citations include fines with increasing value depending on the amount of the same preceding violations within a year. Fine values are described as follows:

- First violation – a fine not exceeding \$100.00.
- Second violation – a fine not exceeding \$250.00.
- Third violation – a fine not exceeding \$500.00.
- Fourth and any subsequent violations – may include a fine up to \$1,000.00. Misdemeanor citations may also be issued for continued noncompliance.

Administrative Abatement Procedure

If an infraction involves the circumstances to warrant a warning or citation, but requires activities to correct the infraction, the warning or citation may include an administrative abatement procedure in the form of a Notice and Order. A Notice and Order is a form that is used in the case of a public nuisance violation. By issuing these notices, the City requires the person responsible for the infraction to conduct activities necessary to resolve the infraction at his or her own expense. The activities necessary will be directed by the enforcing officer and are described on the notice. A deadline for correcting

the infraction with the required activities is also provided by the enforcing officer. In the event that the officer determines that the individual responsible for the infraction is incapable of performing such activities by the compliance date or if the individual chooses not to perform the activities, the City may conduct the necessary activities and charge the resulting costs to the individual.

A Notice and Order should include details describing the abatement activities required of the individual responsible for the infraction, and a deadline for compliance. Follow-up will typically be conducted by the City to ensure that the abatement activities are successfully and adequately implemented.

Some examples of circumstances that could require a Notice and Order include the following:

- A required BMP is not implemented or is not implemented properly and requires implementation by the responsible party.
- A leak or discharge is detected and requires elimination.
- A spill or other discharge occurred and clean up of the spill or discharge is required.

Suspension, Revocation, or Denial of Permits

The City includes procedures that provide for the suspension, revocation, or denial of permits. Most permits issued by the City allow the City to suspend or revoke the permit if an infraction results from the permitted activities. The City can choose to exercise its rights to suspend or revoke a permit based on the conditions of the infraction. For commercial businesses, a business license is a City approval that could be suspended or revoked.

Cases for which the suspension or revocation may be appropriate include those when a permitted activity:

- Results in a continuous infraction that cannot be or will not be remedied.
- Involves an infraction that can only be stopped and remedied by ceasing the permitted activity.
- Is continuously resulting in infractions and previous enforcement actions have not been successful in preventing further infractions.

Civil and/or Criminal Court Actions

The City may use civil and or criminal court actions under the State Porter Cologne Water Quality Act or the Federal Clean Water Act, which may result in significant fines levied upon the non-compliant responsible parties. A criminal misdemeanor can

typically be charged for infractions and can involve a fine up to one thousand dollars and/or imprisonment up to six months. Criminal and civil court actions are typically used for cases involving multiple infractions, severe infractions, where the infraction was deliberate, and where the infraction resulted in harm to human or environmental health.



Definitions

The following definitions shall be applicable when the following words or phrases are used in this Manual (whether or not these words or phrases are capitalized.)

Accelerated Erosion—erosion caused by development activities that exceeds the natural processes by which the surface of the land is worn away. Erosion includes the movement or loss of soil by the action of water, wind, or chemical action.

Authorized Enforcement Staff—any City employee supervised by an Authorized Enforcement Official, assigned to duties involving permits and other City approvals, inspections, and enforcement related to the City Code.

Authorized Enforcement Official—officials including the Director of the Water Utilities Department, the Director of Public Works; the Director of the Department of Planning Department; the Director of Housing Department; the Director of Building and Safety, the Chief of the Police Department, and the Chief of the Fire Department.

Best Management Practices (BMPs)—schedules of activities, pollution treatment practices or devices, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices or devices to prevent or reduce the discharge of pollutants directly or indirectly to Storm Water, Receiving Waters, or the Storm Water Conveyance System. Best Management Practices also include, but are not limited to, treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage. Best Management Practices may include any type of pollution prevention and pollution control measure that can help to achieve compliance with the City's Code or this Manual.

Channel—a natural or improved watercourse with a definite bed and banks that conducts continuously or intermittently flowing water.

City—the City of Oceanside.

Commercial Discharger—a Discharger who operates a Regulated Commercial Facility.

Constructed Wetland—a vegetated area that has been deliberately modified to provide or enhance habitat, to provide water quality benefits, or to moderate water flow rates or velocities, that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Detention—the temporary storage of storm runoff in a manner that controls peak discharge rates and provides some gravity settling of pollutants.

Detention Facility—a detention basin or alternative structure designed for the purpose of temporary storage of stream flow or surface runoff and gradual release of stored water at controlled rates.

Developer—a person who seeks or receives permits for or who undertakes land development activities.

Development Project Proponent—see Developer.

Discharge—(when used as a verb) to allow pollutants to directly or indirectly enter Urban Runoff, or to allow storm water or non-storm water to directly or indirectly enter the Storm Water Conveyance System or Receiving Waters, from an activity or operations which one owns or operates. (When used as a noun) the pollutants, storm water and/or non-storm water that is discharged.

Discharger—any person or entity engaged in activities or operations or owning facilities, which will or may result in pollutants entering Urban Runoff, the Storm Water Conveyance System, or Receiving Waters; and the owners of real property on which such activities, operations, or facilities are located; provided however that a local government or public authority is not a Discharger as to activities conducted by others in public rights of way.

Discharges Directly To—storm water or non-storm water enters Receiving Waters from a facility or activity, without mixing with any storm water or non-storm water from another facility or activity prior to entering such Receiving Waters.

Drainage Easement—a legal right granted by a land owner to a grantee allowing the use of private land for storm water management purposes.

Environmentally Sensitive Area (ESA)—Impaired Water Bodies, areas designated as Areas of Special Biological Significance or areas that are beneficially used by RARE species, by the State Water Resources Control Board (SWRCB) in the Water Quality Control Plan for the San Diego Basin (1994 and amendments), National Wildlife Refuges, areas designated as preserves for species-protection purposes by the State of California or a local government, and pre-approved mitigation areas identified in agreements between the County and state or federal natural resources agencies.

Erosion Control Plan—an Urban Runoff Management Plan that is designed to minimize the accelerated erosion and sediment runoff at a site during construction activities.

Household Hazardous Waste—a household hazardous material that no longer has a use and is discarded or intended to be discarded. The term includes, but is not limited to, paint and paint-related materials; yard and garden products; household cleaners; used oil, motor vehicle fluids, batteries and oil filters; and household batteries.

Hydrologic Soil Group—the classification system for soil erodability set out in *Soil Survey - San Diego Area, California* (December 1973), issued by the U.S. Department of Agriculture, Soil Conservation Service and U.S. Forest Service. (In this system, soils are categorized into four runoff potential groups. The groups range from “A” soils, which have high permeability and little runoff production, to “D” soils, which have low permeability rates and produce considerably more runoff.)

Illegal Connection—a pipe, facility, or other device connected to the Storm Water Conveyance System or Receiving Waters, which has not been reviewed and authorized by the City; or a permitted/authorized pipe, facility, or other device, which conveys Illegal Discharges.

Illegal Discharge—any discharge into Urban Runoff, the Storm Water Conveyance System, or Receiving Waters that is prohibited by the City Code. This includes, but is not limited to, discharges of non-storm water that are not exempt discharges listed in Section 40.2.2 of the City’s Code, any discharge from an Illegal Connection, and any discharge that contains additional pollutants due to the absence of

a required BMP or the failure of a BMP. Discharges that require a County permit or a RWQCB permit that has not been issued or has not been acknowledged by the Discharger to be applicable are Illegal Discharges. Discharges regulated under an applicable RWQCB or County permit or Storm Water Pollution Prevention Plan (SWPPP) are Illegal Discharges unless compliance with all applicable permit and SWPPP conditions is maintained.

Impaired Water Body—a water body that is listed by the SWRCB as impaired by a particular pollutant or pollutants, pursuant to Section 303(d) of the Federal Clean Water Act. The term, “303(d) listed water body,” has the same meaning.

Impervious Cover or Impervious Surface—constructed or modified surfaces that cannot effectively infiltrate rainfall. The term includes, but is not limited to, building rooftops, pavement, sidewalks, and driveways.

Impervious Surface Area—the ground area covered or sheltered by an impervious surface, measured in plan view (i.e., as if from directly above). For example, the impervious surface area for a pitched roof is equal to the ground area it shelters, rather than the surface area of the roof itself.

Industrial Activity—manufacturing, processing, or raw materials storage at a commercial, industrial, or municipal facility. The term includes, but is not limited to, industrial plant yards; immediate access roads and rail lines used or traveled by carriers of raw materials; manufactured products, waste material, or byproduct creation or storage; material handling; refuse storage or disposal; the application or disposal of process wastewaters; storage and maintenance of material-handling equipment; treatment, storage or disposal of residuals; outdoor shipping and receiving; activities in manufacturing buildings; storage of raw materials and intermediate and finished products; and areas where significant industrial activity has taken place in the past and significant materials remain and are exposed to storm water. Material-handling activities include the storage, loading and unloading, transportation, or conveyance of any raw material, intermediate product, finished product, byproduct, or waste product.

Industrial Discharger—a Discharger who operates a Regulated Industrial Facility.

General Industrial Storm Water Permit—the Statewide General Industrial Storm Water Permit.

Infiltration—the process of percolating storm water or non-storm water into the subsoil.

Infiltration BMPs or Infiltration Facility—any structural treatment BMP designed primarily to percolate water into the subsurface, such as an infiltration trench or infiltration basin. An infiltration facility may include filtering prior to or during infiltration. BMPs that infiltrate some water but which are designed primarily to retain water or to treat water, such as retention basins, constructed wetlands, or filtering swales are not infiltration facilities.

Land Development Activity—any activity or proposed activity that requires any of the permits or approvals listed in Section 40.2.1.(f) of the City's Code.

Land Disturbance Activity—any activity that moves soils or substantially alters the pre-existing vegetated or man-made cover of any land. This includes, but is not limited to, grading, digging, cutting, scraping, stockpiling, or excavating of soil; placement of fill materials; paving, pavement removal, exterior construction; substantial removal of vegetation where soils are disturbed including, but not limited to, removal by clearing or grubbing; or any activity which bares soil or rock or involves streambed alterations or the diversion or piping of any watercourse. Land Disturbance Activity does not include routine maintenance to maintain original line and grade, hydraulic capacity, or the original purpose of the facility, nor does it include emergency construction activities (i.e., land disturbances) required to protect public health and safety.

Land Owner—the holder of legal title to the land, and other persons or entities who exercise control over a land development project pursuant to rights granted in a purchase agreement, joint venture agreement, development agreement, or long-term lease.

Maintenance [of a BMP]—periodic action taken to maintain the as-designed performance of a BMP, and includes, but is not limited to, repairs to the BMP as necessary, and replacement of the BMP by an equally effective or more effective BMP at the end of its useful life.

Maximum Extent Practicable (MEP)—acceptability standard for BMPs. When BMPs are required to meet this standard, the BMPs must be the most

effective set of BMPs that is still practicable. A BMP is effective if it prevents, reduces, or removes the pollutants that would otherwise be present in runoff due to human activity. A BMP is practicable if it complies with other regulations as well as storm water regulations; is compatible with the area's land use, character, facilities, and activities; is technically feasible (considering area soil, geography, water resources, and other resources available); is economically feasible; and provides benefits that are reasonable in relation to costs.

Motor Vehicle—any automobile, car, truck, bus, motor home or other self-propelled vehicle used or suited to use for on-road transportation; and any similar vehicle modified for off-road use.

National Pollutant Discharge Elimination System (NPDES) Permit—a permit issued by the U.S. Environmental Protection Agency, the SWRCB, or the RWQCB.

Non-Storm Water—water that is not the direct product of storm precipitation such as those from industry discharges, leaks, washing, irrigation, and springs.

Notice and Order—a form that is used in the case of a public nuisance violation.

NPDES Permit No. CAS 0108758—RWQCB Order No. 2001-01, NPDES Permit No. CAS 0108758, "Waste Discharge Requirements for Discharges of Urban Runoff From the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds of the County of San Diego, the Incorporated Cities of San Diego County, and the San Diego Unified Port District."

Off-Site BMP—a storm water management measure located outside the subject property boundary of a facility or outside the boundary described in the permit application for a land development activity.

Onsite BMP—a storm water management measure located within the subject property boundary or a facility, or inside the boundary described in the permit application for a land development activity.

Performance Standard—a requirement that specifies a result that must be achieved (e.g., "minimize impervious surface area" or "do not impair Receiving Water quality") without specifying the means that must be used to achieve that result. (This Manual applies performance standards only to certain land development and redevelopment

projects that require discretionary City permits; those permits will typically include enforceable project-specific requirements intended to achieve the result required by the performance standard.)

Pollutant—any agent introduced to storm water or non-storm water through human activity that may cause or contribute to the degradation of water quality such that public health, the environment, or beneficial uses of waters may be affected. The term may include, but is not limited to, dredged soil, rock, sand, or silt (excluding sediment, silt, or substances in quantities which would enter storm water from a natural undeveloped watershed); solid waste, sewage, garbage, or medical waste; wrecked or discarded equipment; radioactive materials; industrial waste; fecal coliform, fecal streptococcus, and enterococcus bacteria and other pathogens that pose a threat to human health; volatile organic carbon, surfactants, oil and grease, petroleum hydrocarbons, total organic carbon, lead, copper, chromium, cadmium, silver, nickel, zinc, cyanides, phenols, and biocides; and any contaminant which can significantly degrade the quality of Receiving Waters by altering pH, total suspended or settleable solids, biochemical oxygen demand, chemical oxygen demand, nutrients, or temperature.

Rainy Season—the season from October 1 through April 31.

Receiving Waters—all waters that are “Waters of the State” within the scope of the State Water Code, including, but not limited to, natural streams, creeks, rivers, reservoirs, lakes, ponds, water in vernal pools, lagoons, estuaries, bays, the Pacific Ocean, and groundwater.

Redevelopment—any construction, alteration, or improvement at an already developed site that will increase the total impervious surface area of that site, or that involves activities that could expose contaminants to rainfall. Redevelopment can include, but is not limited to, the expansion of building footprints, the addition or replacement of a structure, exterior construction and remodeling, replacement of existing impervious surfaces that is not part of a routine maintenance activity, and other activities that create additional impervious surface.

Regulated Commercial Facility—all non-residential facilities engaged in business or commerce, whether for profit or not-for-profit, or publicly or privately owned, except for Regulated Industrial Facilities and Municipal Facilities; plus residences used for commercial repair, maintenance, cleaning,

manufacturing, food preparation, or painting activity if that activity has the potential to result in the discharge of non-storm water or the discharge of pollutants to storm water.

Regulated Industrial Facility—any facility subject to the State General Industrial Storm Water Permit; any other facility primarily engaged in manufacturing, processing, storage, or handling of raw materials, processed bulk materials, or refuse; and any other facility with a total outdoor uncovered area of more than two acres that is used for an Industrial Activity. Municipal Facilities are not Regulated Industrial Facilities, unless they are subject to the General Industrial Storm Water Permit.

Residential Discharger—for an occupied residence, the occupants; for a vacant residence, the owner and the manager of the residence.

Statewide General Construction Storm Water Permit—NPDES Permit No. CAS000002, “Waste Discharge Requirements for Discharges of Storm Water Associated with Construction Activities,” and any amendments thereto.

Statewide General Industrial Storm Water Permit—NPDES Permit No. CAS000001, “Waste Discharge Requirements for Discharges of Storm Water Associated with Industrial Activities Excluding Construction Activities,” and any amendments thereto.

Stop Work Order—an order issued that requires that specifically identified activity or all activity on a site be stopped.

Storm Water—surface runoff and drainage associated with storm events.

Storm Water Conveyance System—private and public drainage facilities other than sanitary sewers within the City by which Urban Runoff may be conveyed to Receiving Waters, and includes, but is not limited to, roads, streets, constructed channels, aqueducts, storm drains, pipes, street gutters, inlets to storm drains or pipes, or catch basins.

Storm Water Pollution Prevention Plan (SWPPP)—a document (other than a Urban Runoff Management Plan), which meets the requirements for a SWPPP set out in the General Construction Storm Water Permit or General Industrial Storm Water Permit. A SWPPP submitted to the City must describe the BMPs to be implemented and other steps to be

taken by the Discharger to meet the requirements of the City's Code or this Manual.

Storm Water Retrofit—a storm water management BMP designed for an existing development site or activity that previously had either no storm water management BMPs in place or that relied on BMPs inadequate to meet the storm water management requirements of the site or activity.

Structural BMP—a BMP that relies on either a physical condition (other than an entirely natural and undisturbed condition), or on a constructed or installed device to reduce or prevent pollutants in storm water discharges and authorized non-storm water discharges. Constructed or enhanced BMPs that depend on natural materials and processes (e.g., constructed drainage swales or buffers, or constructed wetlands), and that require periodic maintenance to function as designed, are Structural BMPs.

Structural Post-Construction BMP—a Structural BMP (other than a temporary construction-related BMP) put in place in connection with a land development or redevelopment project to prevent or reduce contamination in storm water or Receiving Waters, or to prevent or reduce erosion downstream from the project.

Tributary To an Impaired Water Body—a facility or activity is Tributary To an Impaired Water Body if Urban Runoff from that facility or activity enters (1) the Storm Water Conveyance System at a place and in a manner that will carry pollutants for which that water body is impaired in that discharge to the impaired water; (2) a flowing stream that will carry pollutants for which that water body is impaired in that discharge to the impaired water; or (3) an ephemeral stream that reaches the impaired water during storm events and that will carry pollutants for which that water body is impaired from the facility or activity to the impaired water body during such storm events.

Urban Runoff—all surface flows originating from within the City. Typically, if in sufficient quantity, these flows will travel from their point of origin and enter the Storm Water Conveyance System and/or Receiving Waters. Urban Runoff includes, but is not limited to, storm water, non-storm water discharges, and Illicit Discharges.

Urban Runoff Management—the use of structural or non-structural BMPs that are designed to reduce Urban Runoff pollutant loads, discharge volumes, and/or peak discharge flow rates or velocities. When applied to the City or another municipality, Urban Runoff management also includes planning and programmatic measures.

Urban Runoff Management Plan—a plan, submitted on a City form or in a City-specific format in connection with an application for a City permit or other City approval, identifying the measures that will be used for storm water and non-storm water management during the permitted activity.

Water Main—a potable or recycled water delivery line greater than or equal to four inches in diameter.

Watercourse—a permanent, ephemeral, or intermittent stream or other body of water, either natural or improved, which gathers or carries surface water.

Water Quality Standards—the water quality objectives adopted by the State or the U.S. Environmental Protection Agency to protect the beneficial uses (e.g., swimming, fishing, municipal drinking water supply) of water.

Waters of the United States—water subject to the regulatory jurisdiction of the United States under the Federal Clean Water Act and applicable case law. In general, this includes navigable waters, waters tributary to navigable waters, and adjacent wetlands.

