Industrial Urban Runoff Requirements Manual

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 Describes activity-specific BMPs

Chapter 4 Summarizes the inspection and enforcement procedures of the City

1.2 What are 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

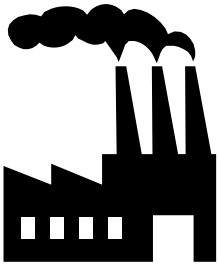
to implement a plan to eliminate pollutant discharges from industrial activities by requiring the implementation of appropriate Best Management Practices (BMPs) at applicable sites and activities. BMPs are activities, practices, procedures, or facilities implemented to avoid, prevent, or reduce pollution of our Storm Water Conveyance System and Receiving Waters.

On January 24, 2007, an updated permit, Order No. R9-2007-001 was released. This new Municipal Permit required each Copermittee, as defined in Section B of the Municipal Permit, to update its JURMP document to comply with new requirements. This BMP Manual has been updated to reflect changes to the City's JURMP document.

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.

Chapter 2
General Requirements of Regulated Industrial Facilities and Activities



2.1 Applicability

This chapter describes BMP requirements for owners and operators of Regulated Industrial Facilities and Activities within the City.

An Industrial Facility and/or 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 it is may be a Commercial Facility and/or Activity. To determine if your business is a Commercial Facility or Activity 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 an Industrial Facility or Activity, 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.

Requirements in this Manual are applicable to Regulated Industrial Facilities and Activities and 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 Facilities and Activities 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, Regulated Industrial Facilities and Activities 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.

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

Industrial Facilities and Activities. 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 Industrial Facilities and Activities, 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 Regulated Industrial Facilities and Activities in meeting the MEP standard.

2.4 BMP Requirements for All Dischargers

The following are BMP requirements for all discharges in the City. Each Discharger, and therefore, Regulated Industrial Facilities and Activities are 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.

Pollution Prevention

Pollution prevention is defined as practices and processes that reduce or eliminate the generation of pollutants. Recycling, use of different types of products or chemicals, and altering operational procedures are all types of pollution prevention practices that can reduce the amounts of pollutants generated by a business. Under many circumstances, those pollution prevention practices that are commonly implemented for a certain industry or type of business can provide benefits to the business in addition to pollution prevention, such as cost savings or operational efficiency.

BMP IA.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. The following types of pollution prevention measures may be considered:

Good Housekeeping

Use of smaller quantities of toxic materials or substitute less toxic materials

Changes to production process to reduce wastes

Decreases in waste water flows

Recycling of wastes as part of production process

Segregation of wastes

Treatment of waste on site to decrease volume and/or toxicity

Prevention of Illegal Discharges

BMP IA.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.

2.5 Minimum BMP Requirements for Regulated Industrial Facilities and Activities

This section requires basic minimum BMPs that are applicable to all Regulated Industrial Facilities and Activities 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 Facilities and Activities. Additional, more prescriptive, activity-specific BMPs are described in Chapter 3 of this Manual.

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

Compliance with Requirements of Commercial Facilities and Activities

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 Compliance with the Requirements of Commercial Facilities and Activities

Regulated Industrial Facilities and Activities are required to implement these BMPs, or equivalent measures, methods, or practices.

BMP IA.2.1. Unless specifically exempted by the City, Regulated Industrial Facilities and Activities must meet the applicable minimum BMP requirements of Regulated Industrial Facilities and Activities.

BMP IA.2.2. Unless specifically exempted by the City, Regulated Industrial Facilities and Activities must meet the applicable minimum BMP requirements of Commercial Facilities and Activities if such activities are taking place. This requirement is applicable to any activities conducted at Industrial facilities.

BMP Description

Applicability to Commercial Facility and Activity 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 Commercial Facilities and Activities 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 Commercial Facility and Activity BMP Requirements

Commercial Facilities and Activities	
Employee Training	
BMP CA.1.1.	Commercial Facilities and Activities 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 Commercial Facilities and Activities. Note that the development of a SWPPP may be required for Industrial Facilities under the General Industrial Permit, which is discussed later in this Manual.
Storm Drain Tileage and Signing	
BMP CA.3.1.	The use of tiles or other labeling of storm drain inlets is required for Commercial Facilities and Activities.
Annual Review of Facilities and Activities	
BMP CA.4.1.	Commercial Facilities and Activities shall review their facilities, activities, operations, and procedures at least annually to detect illicit connections and illegal discharges.
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.	Commercial Facilities and Activities shall review their facilities, activities, operations, and procedures, as determined necessary, to ensure adequate BMP implementation.
Pollution Prevention	
BMP CA.5.1.	Commercial Facilities and Activities 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 Commercial Facilities and Activities: (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 Commercial Facilities and Activities: (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.
BMP CA.6.3.	The following conditions apply to the loading and unloading of materials with pollution potential at Commercial Facilities and Activities: (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)
Vehicles and Equipment	
BMP CA.7.1.	The following conditions apply to the fueling of vehicles and equipment at Commercial Facilities and Activities: (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)
BMP CA.7.2.	The following conditions apply to the maintenance and repair of vehicles and equipment at Commercial Facilities and Activities: (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)
BMP CA.7.3.	The following conditions apply to the washing of vehicles and equipment at Commercial Facilities and Activities: (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.
Outdoor Areas	
BMP CA.8.1.	The following condition applies to rooftop areas at Commercial Facilities and Activities: (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.
BMP CA.8.2.	The following conditions apply to parking areas at Commercial Facilities and Activities: (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.
BMP CA.8.3.	The following conditions apply to landscaping and groundskeeping conducted at Commercial Facilities and Activities: (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).
Activity Specific	
Materials and Waste Management	
BMP CH.1.1.	In addition to the requirements of BMP CA.6.1, the following conditions apply to the storage, management, and disposal of hazardous materials and wastes at Commercial Facilities: (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).
BMP CH.1.2.	In addition to the requirements of BMP CA.6.2, the following conditions applies to the storage of solid waste at Commercial Facilities: (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.
BMP CH.1.3.	In addition to the requirements of BMP CA.6.3, the following conditions apply to the loading and unloading of significant materials at Commercial Facilities: (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, the following conditions apply to the fueling of vehicles and equipment at 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, the following conditions apply to the maintenance and repair of vehicles and equipment at High Commercial Facilities: (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.
	(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.
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 Commercial Facilities: (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 sewering 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.
BMP CH.2.4.	In addition to the requirements of BMP CA.7.4, the following conditions apply to the outdoor storage of equipment at Commercial Facilities: (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.
Outdoor Areas	
BMP CH.3.1.	In addition to the requirements of BMP CA.8.1, the following conditions apply to rooftop areas at Commercial Facilities: (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.
BMP CH.3.2.	In addition to the requirements of BMP CA.8.2, the following conditions apply to parking areas at Commercial Facilities: (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.
	(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, the following conditions apply to landscaping and

	groundskeeping conducted at Commercial Facilities: (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.
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.
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	
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	
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.
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.
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 sewering 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.
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 sewering 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 3.1, Vehicle and Equipment Repair and Maintenance, apply to botanical and zoological gardens and exhibits.
BMP CS.12.2.	The requirements of section 3.6, Pest Control Services, apply to botanical and zoological gardens and exhibits.
BMP CS.12.3.	The requirements of section 3.7, Eating and Drinking Establishments, apply to botanical and zoological gardens and exhibits.
BMP CS.12.4.	The requirements of section 3.13, 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.
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.
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 3.6, Pest Control Services, apply to golf courses, parks, and other recreational facilities.
BMP CS.15.2.	The requirements of section 3.7, Eating and Drinking Establishments, apply to golf courses, parks, and other recreational facilities.
BMP CS.15.3.	The requirements of section 3.13, 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 3.6, Pest Management, apply to cemeteries.
BMP CS.16.2.	The requirements of section 3.13, 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 3.1, 3.2, and 3.3 above.
BMP CS.18.2.	Where practicable, trash receptacles and recycling bins shall be made readily accessible to tenants and customers.
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	
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 sewering 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.
Building Materials Retail and Storage	
BMP CS.20.1	Materials should be stored raised off the ground and under cover where possible
BMP CS.20.2	Paved storage areas should be regularly swept and kept free of sediment and debris
Animal Facilities	
BMP CS.21.1	Keep animals in controlled areas and implement BMPs in such areas (provide vegetative cover, mulching) to reduce runoff from such areas

BMP CS.21.2	Keep animals in covered area, if possible
BMP CS.21.3	Use dry cleaning methods to clean paved or other impervious surfaces where animals are stored/handled
BMP CS.21.4	Properly collect and dispose of pet waste
BMP CS.21.5	Properly dispose of uneaten food
Power Washing	
BMP CS.22.1	Use dry methods to pre-clean surfaces whenever possible
BMP CS.22.2	Minimize the amount of water used during power washing activities
BMP CS.22.3	Washwater may not be disposed to the storm water conveyance system or receiving waters under any circumstances. This includes driveways, streets, and gutters.
BMP CS.22.4	Storm drain inlets located within or downhill of wash areas shall be covered or otherwise protected to prevent the entry of washwater.
BMP CS.22.5	Washwater that cannot be properly disposed at a job site shall be collected and contained for recycling, reuse, or proper disposal (e.g. sanitary sewer system). Dischargers are responsible for obtaining all necessary approvals from the City prior to discharging to the sewer.

3.1 Applicability

This chapter describes activity-specific BMP requirements for owners and operators of Regulated Industrial Facilities and Activities within the City.

3.1.1 Businesses Subject to the General Industrial Permit

Note that many Industrial Facilities may be subject to 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), which 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.

In addition to meeting the BMP requirements described in this Manual, facilities subject to the General Industrial Permit must comply with the regulations and guidelines set forth in that permit, which may include development and implementation of a storm water pollution prevention plan (SWPPP) and a monitoring program.

3.1.2 Locations with Potential to Impact ESAs

Regulated industrial sites/sources tributary to a Clean Water Act (CWA) Section 303(d) impaired water body segment, where the site/source generates pollutants for which the water body segment is impaired, and all other industrial sites, sources within or directly discharging to a coastal lagoon or other receiving waters within environmentally sensitive areas are considered high

threat to water quality and be subject to additional requirements.

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

Note that 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 set for by the City and those under the General Industrial Storm Water Permit.

3.2 Minimum BMP Requirements for all High Priority Industrial Businesses

In addition to the requirements described in Chapter 2, the following requirements apply to specific Regulated Industrial Facilities and Activities, including the following:

Hazardous Material Storage

Solid Waste Storage

Loading/Unloading of Significant Materials

Vehicle Fueling

Landscaping and Groundskeeping

Vehicle and Equipment Washing

Parking Lots

Process Water Pretreatment

Outdoor Equipment Storage

Rooftops

Wastewater Treatment

Vehicle Maintenance

Additional Recommended BMPs are included, when applicable. These BMPs are not required, however, these and/or other BMPs may be required by the City if it is determined that MEP has not been met. These BMPs are provided as recommendations assist businesses in selecting appropriate BMPs in order to achieve MEP

3.2.1 Hazardous Material Storage

BMP IA.3.1.1 Keep storage drums closed and provide secondary containment and coverage to prevent contact with rainwater.

BMP IA.3.1.2 Conduct periodic inspections of the storage area to check for leaks.

3.2.2 Solid Waste Storage

BMP IA.3.2.1 Contain waste in a manner that it cannot be transported to the storm water conveyance system by runoff, wind, or other factors.

BMP IA.3.2.2 Use dry cleaning methods to keep surrounding areas free of waste and other debris.

Additional Recommended BMPs

Increase pick-up frequency to reduce the amount of hazardous solid waste kept on site

Secure area to prevent after-hours (illegal) dumping

Implement the use of a berm or other enclosure to prevent storm water run-on and/or runoff

3.2.3 Loading/Unloading of Significant Materials

BMP IA.3.3.1 Load/unload only at designated areas.

BMP IA.3.3.2 Provide temporary protection for storm drains in the area in case of a spill. Ensure spill kits are easily accessible for use in the event of a spill.

Additional Recommended BMPs

Provide a minimum of two persons to assist forklift operator in material transportation

Secure stacked drums

Increase pick-up frequency to reduce the amount of hazardous solid waste kept on site

Secure area to prevent after-hours (illegal) dumping

Implement the use of a berm or other enclosure to prevent storm water run-on and/or runoff

Retrofit doorways used for loading with rubber or plastic door skirts to provide a strip barrier enclosing and sealing open end of the trailer with the open loading dock door

Arrange rooftop drains to prevent drainage directly into loading areas

Pave loading areas with concrete instead of asphalt

Provide cover for the loading dock

3.2.4 Vehicle Fueling

BMP IA.3.4.1 Maintain an easily accessible spill kit for use in the event of a spill.

BMP IA.3.4.2 Cover fueling area.

Additional Recommended BMPs

Provide temporary protection for storm drains in the vicinity of a fuel transfer

Design fueling area to prevent storm water runoff and run-on

Use structural controls such as low-flow sump, oil/water separator, wet pond, or infiltration basin so that spilled material is not discharged to the storm drain system

Install filter inserts in catch basins to remove large particles from runoff, especially in highly impervious areas

3.2.5 Landscaping and Groundskeeping

BMP IA.3.5.1 Minimize use of fertilizers, herbicides, and pesticides.

BMP IA.3.5.2 Use and store all fertilizers, herbicides, and pesticides in accordance with manufacturer guidelines and federal and state regulations.

BMP IA.3.5.3 Dispose of green waste properly.

BMP IA.3.5.4 Secure any stockpiles of materials

BMP IA.3.5.5 Utilize water delivery rates that do not exceed the infiltration rate of the soil.

BMP IA.3.5.6 Prevent overspray or application of chemicals outside of the targeted landscaped area.

BMP IA.3.5.7 Ensure irrigation system is programmed and operating in a manner that there is no runoff

Additional Recommended BMPs

Plan and implement an Integrated Pest Management system

Use automatic timers to minimize irrigation runoff.

3.2.6 Vehicle and Equipment Washing

BMP IA.3.6.1 Designate an area for washing. Ensure runoff from this area does not enter the storm water conveyance system.

BMP IA.3.6.2 Wash in designated areas only.

Additional Recommended BMPs

Install sumps or drain lines to collect wash water for treatment

Install oil/water separator or clarifier in wash area that is connected to the sewer system (permits are required for sewer connections)

Cover the wash area when not in use to prevent contact with rain water

Post signs stating that only washing is allowed in the wash area

Grade or berm the area to prevent storm water run-on

Use phosphate-free and biodegradable products

Provide trash containers in the wash area

3.2.7 Parking Lots

BMP IA.3.7.1 Implement dry cleaning measures to keep parking areas free of sediment, debris, and trash.

BMP IA.3.7.2 Treat fluid spills immediately with absorbent material.

Additional Recommended BMPs

Employ the use of a professional street sweeper if necessary

Provide trash receptacles in parking lot to discourage litter

Allow runoff from parking areas to follow to biofilters (vegetated areas and swales)

Utilize sand filters or oleophilic collectors for oily waste in low quantities

Arrange rooftop trains to prevent drainage directly onto paved surfaces

Design lot to include semi-permeable hardscape

3.2.8 Process Water Pretreatment

BMP IA.3.8.1 Wash all equipment in designated wash areas.

BMP IA.3.8.2 Cover outdoor process equipment.

BMP IA.3.8.3 Route discharge, leaks, or other spills to the sanitary sewer.

3.2.9 Outdoor Equipment Storage

BMP IA.3.9.1 Drain all lubricants and other petrochemicals and other fluids prior to storage and dispose of properly.

BMP IA.3.9.2 Keep storage areas free of sediment and debris.

BMP IA.3.9.3 Inspect equipment regularly for leaks or spills. Treat leaks and spills immediately with absorbent material.

BMP IA.3.9.4 Cover equipment storage area or berm to prevent storm water run-on and runoff. Dispose of any water collected in this area to the sanitary sewer.

BMP IA.3.9.5 Remove, recycle, or sell excess material to prevent unnecessary storage.

BMP IA.3.9.6 Cover any equipment with exposed oil or greasy surfaces.

3.2.10 Rooftops

BMP IA.3.10.1 Route downspouts toward landscaped areas and away from paved areas, particularly outdoor work areas.

BMP IA.3.10.2 Conduct preventative maintenance and cleaning to prevent erosion of materials and/or discharge of debris from rooftop.

3.2.11 Wastewater Treatment

BMP IA.3.11.1 Routinely inspect and maintain equipment to prevent potential for a failure and possible spill.

BMP IA.3.11.2 Maintain adequate spill response plans and tools in the event of a spill.

BMP IA.3.11.3 Collect and dispose of all waste products properly.

Additional Recommended BMPs

Cover or barricade storm drain inlets and other immediate downstream storm water conveyance system inlets and remove only during a rain event to prevent flooding

Use vacuum equipment in the case of a spill to divert any sewage from the storm drains

3.2.12 Vehicle Maintenance

BMP IA.3.12.1 Drain all lubricants and other petrochemicals and other fluids prior to storage and dispose of properly.

BMP IA.3.12.2 Keep storage areas free of sediment and debris.

BMP IA.3.12.3 Keep drip pans under leaking vehicles.

BMP IA.3.12.4 Inspect vehicles regularly for leaks or spills. Treat leaks or spills immediately with absorbent material.

BMP IA.3.12.5 Maintain a designated area for vehicle maintenance. Keep this area free of sediment, debris, and leaks and spills.

BMP IA.3.12.6 Cover any vehicles with exposed oil or greasy surfaces.

Additional Recommended BMPs

Cover or berm work area to prevent storm water run-on or runoff from this area.

Structural Controls

Industrial facilities may choose to implement structural controls to provide pollutant removal from storm water runoff. The City may require the implementation of structural controls based on site conditions on a site-by-site basis. Examples of structural controls include:

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

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

Chapter 4
Inspections and Enforcement

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

4.1 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 Facilities and Activities. 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 4.2, 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.

4.2 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 Commercial Facility or Activity.

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 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.

Commercial Facility or Activity—all non-residential facilities engaged in business or commerce, whether for profit or not-for-profit, or publicly or privately owned, except for 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.

Industrial Facility—any facility conducting industrial related activities which may include, but is not limited to: 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.

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.