

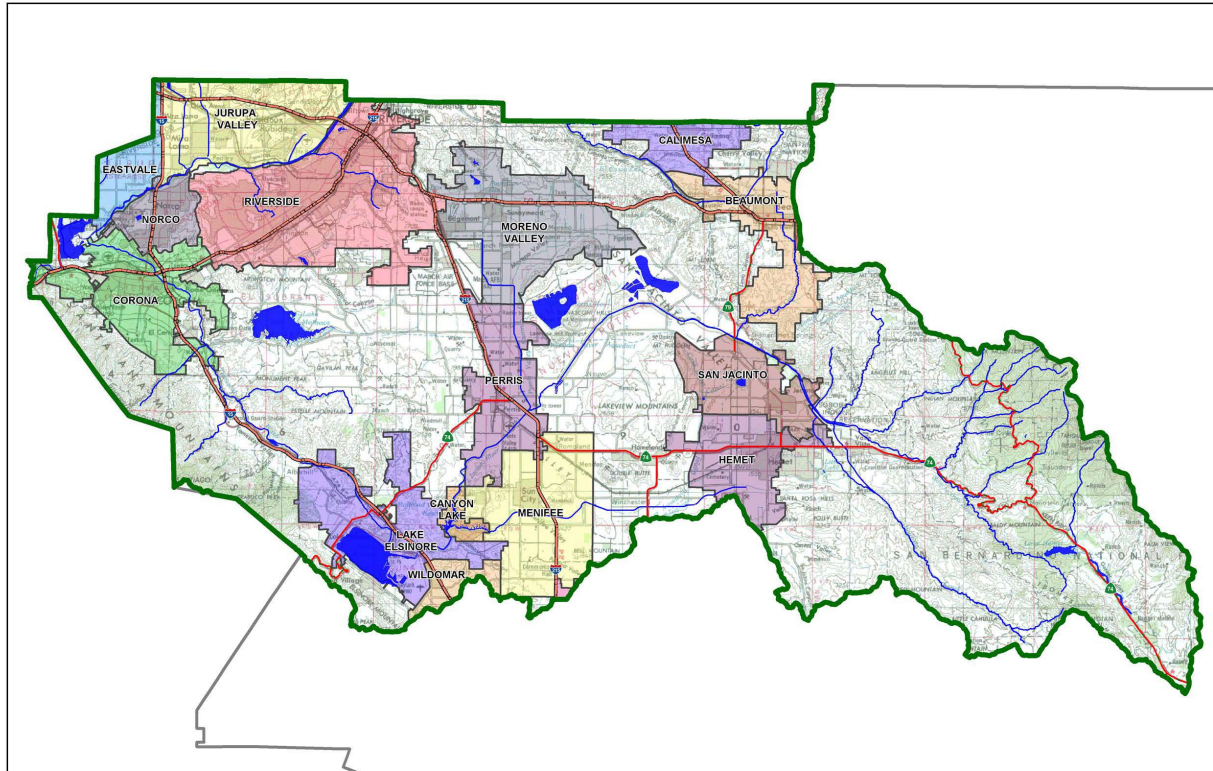
21Project Specific Water Quality Management Plan

*A Template for Projects located within the **Santa Ana Watershed** Region of Riverside County*

Project Title: Markham Street Industrial Building

Development No: _

Design Review/Case No: P22-00020



Contact Information:

Prepared for: Dedeaux Properties
100 Wilshire Blvd., Suite 250
Santa Monica, CA 90401

Prepared by: Joseph C. Truxaw &
Associates, Inc.
1915 W. Orangewood Ave., Suite 101
Orange, CA 92868
(714) 935-0265

- ☒ Preliminary
☐ Final

Original Date Prepared: 1/26/2022

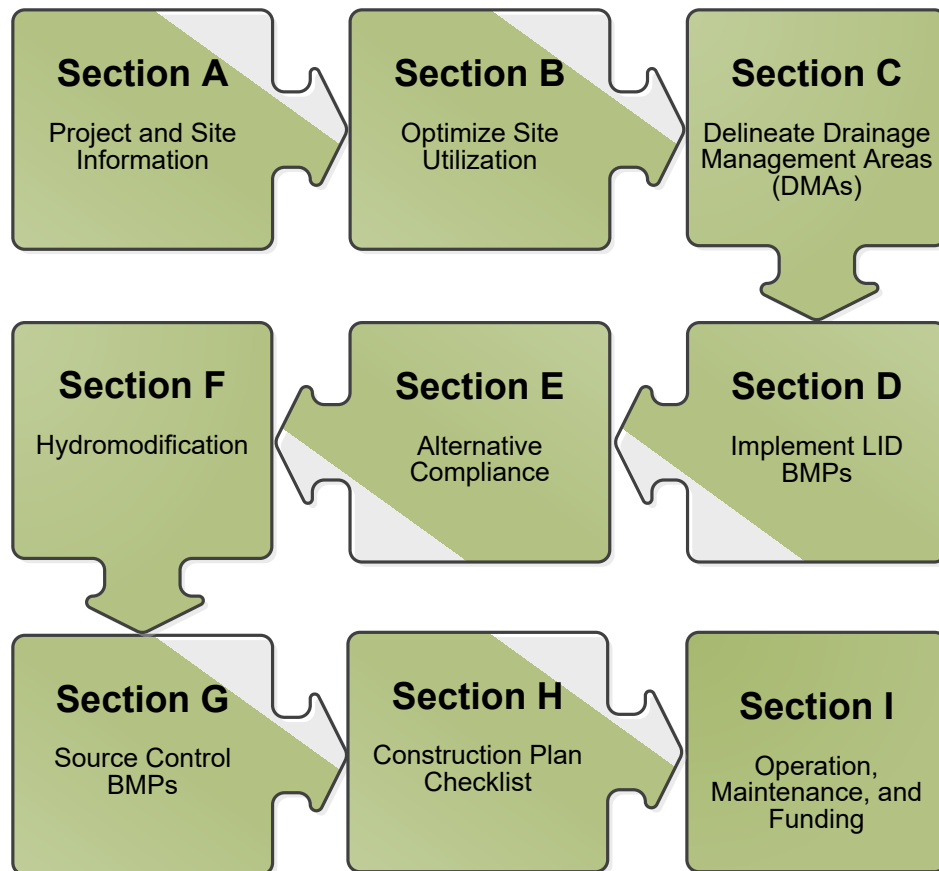
Revision Date(s): 9/15/2022

*Prepared for Compliance with
Regional Board Order No. **R8-2010-0033***

Template revised June 30, 2016

A Brief Introduction

This Project-Specific WQMP Template for the **Santa Ana Region** has been prepared to help guide you in documenting compliance for your project. Because this document has been designed to specifically document compliance, you will need to utilize the WQMP Guidance Document as your “how-to” manual to help guide you through this process. Both the Template and Guidance Document go hand-in-hand, and will help facilitate a well prepared Project-Specific WQMP. Below is a flowchart for the layout of this Template that will provide the steps required to document compliance.



OWNER'S CERTIFICATION

This Project-Specific Water Quality Management Plan (WQMP) has been prepared for Dedeaux Properties by Joseph C. Truxaw & Associates, Inc. for the Markham Street Industrial Building project (P22-00020).

This WQMP is intended to comply with the requirements of City of Perris for Ordinance 1194 which includes the requirement for the preparation and implementation of a Project-Specific WQMP.

The undersigned, while owning the property/project described in the preceding paragraph, shall be responsible for the implementation and funding of this WQMP and will ensure that this WQMP is amended as appropriate to reflect up-to-date conditions on the site. In addition, the property owner accepts responsibility for interim operation and maintenance of Stormwater BMPs until such time as this responsibility is formally transferred to a subsequent owner. This WQMP will be reviewed with the facility operator, facility supervisors, employees, tenants, maintenance and service contractors, or any other party (or parties) having responsibility for implementing portions of this WQMP. At least one copy of this WQMP will be maintained at the project site or project office in perpetuity. The undersigned is authorized to certify and to approve implementation of this WQMP. The undersigned is aware that implementation of this WQMP is enforceable under the City of Perris Water Quality Ordinance (Municipal Code Section 1194).

"I, the undersigned, certify under penalty of law that the provisions of this WQMP have been reviewed and accepted and that the WQMP will be transferred to future successors in interest."


Owner's Signature

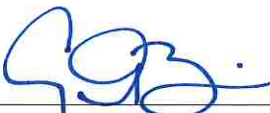
Benjamin M. Horning
Owner's Printed Name

11/17/22
Date

Director of Development
Owner's Title/Position

PREPARER'S CERTIFICATION

"The selection, sizing and design of stormwater treatment and other stormwater quality and quantity control measures in this plan meet the requirements of Regional Water Quality Control Board Order No. **R8-2010-0033** and any subsequent amendments thereto."


Preparer's Signature

Craig Di Bias
Preparer's Printed Name

11/4/22
Date

Project Engineer/President
Preparer's Title/Position

Preparer's Licensure:



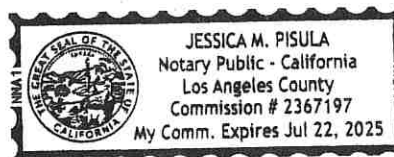
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

On November 28, 2022, before me, Jessica M. Pisula, a Notary Public, personally appeared Ben Herning, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jessica M. Pisula

Table of Contents

Section A: Project and Site Information.....	6
A.1 Project Summary.....	6
A.2 Maps and Site Plans.....	6
A.3 Identify Receiving Waters	7
A.4 Additional Permits/Approvals required for the Project:	8
Section B: Optimize Site Utilization (LID Principles)	9
Section C: Delineate Drainage Management Areas (DMAs).....	11
Section D: Implement LID BMPs	13
D.1 Infiltration Applicability	13
D.2 Harvest and Use Assessment.....	14
D.3 Bioretention and Biotreatment Assessment	16
D.4 Feasibility Assessment Summaries	17
D.5 LID BMP Sizing	18
Section E: Alternative Compliance (LID Waiver Program)	19
E.1 Identify Pollutants of Concern	20
E.2 Stormwater Credits	21
E.3 Sizing Criteria.....	21
E.4 Treatment Control BMP Selection	22
Section F: Hydromodification	23
F.1 Hydrologic Conditions of Concern (HCOC) Analysis.....	23
F.2 HCOC Mitigation.....	24
Section G: Source Control BMPs.....	25
Section H: Construction Plan Checklist.....	28
Section I: Operation, Maintenance and Funding.....	29

List of Tables

Table A.1 Identification of Receiving Waters.....	8
Table A.2 Other Applicable Permits.....	8
Table C.1 DMA Classifications.....	11
Table C.2 Type 'A', Self-Treating Areas.....	11
Table C.3 Type 'B', Self-Retaining Areas.....	11
Table C.4 Type 'C', Areas that Drain to Self-Retaining Areas.....	11
Table C.5 Type 'D', Areas Draining to BMPs.....	12
Table D.1 Infiltration Feasibility.....	13
Table D.2 LID Prioritization Summary Matrix.....	17
Table D.3 DCV Calculations for LID BMPs.....	18
Table E.1 Potential Pollutants by Land Use Type.....	20
Table E.2 Water Quality Credits.....	21
Table E.3 Treatment Control BMP Sizing.....	21
Table E.4 Treatment Control BMP Selection.....	22
Table F.1 Hydrologic Conditions of Concern Summary.....	23
Table G.1 Permanent and Operational Source Control Measures.....	25
Table H.1 Construction Plan Cross-reference.....	28

List of Appendices

Appendix 1: Maps and Site Plans.....	30
Appendix 2: Construction Plans.....	31
Appendix 3: Soils Information.....	32
Appendix 4: Historical Site Conditions.....	33
Appendix 5: LID Infeasibility.....	34
Appendix 6: BMP Design Details.....	35
Appendix 7: Hydromodification.....	36
Appendix 8: Source Control.....	37
Appendix 9: O&M.....	38
Appendix 10: Educational Materials.....	- 6 -

Section A: Project and Site Information

PROJECT INFORMATION	
Type of Project:	Industrial
Planning Area:	4.07 acres
Community Name:	N/A
Development Name:	Markham Industrial Building
PROJECT LOCATION	
Latitude & Longitude (DMS): 33° 51' 04.66"N 117° 14' 49.05"W	
Project Watershed and Sub-Watershed: Santa Ana Watershed	
Gross Acres: 4 acres	
APN(s): 314-17-0009 and 314-17-0010	
Map Book and Page No.: _	
PROJECT CHARACTERISTICS	
Proposed or Potential Land Use(s)	Industrial
Proposed or Potential SIC Code(s)	T.B.D.
Area of Impervious Project Footprint (SF)	156,000 sf
Total Area of <u>proposed</u> Impervious Surfaces within the Project Footprint (SF)/or Replacement	156,000 sf
Does the project consist of offsite road improvements?	☐ Y ☒ N
Does the project propose to construct unpaved roads?	☐ Y ☒ N
Is the project part of a larger common plan of development (phased project)?	☐ Y ☒ N
EXISTING SITE CHARACTERISTICS	
Total area of <u>existing</u> Impervious Surfaces within the Project limits Footprint (SF)	35,100 sf
Is the project located within any MSHCP Criteria Cell?	☐ Y ☒ N
If so, identify the Cell number:	N/A
Are there any natural hydrologic features on the project site?	☐ Y ☒ N
Is a Geotechnical Report attached?	☒ Y ☐ N
If no Geotech. Report, list the NRCS soils type(s) present on the site (A, B, C and/or D)	-
What is the Water Quality Design Storm Depth for the project?	-

A.1 Project Summary

The subject project is known as the Markham Street Industrial Building and is located at the in the City of Perris, County of Riverside, State of California. Latitude, and longitude of the site are 33° 51' 05" N and 117° 14' 49" W, respectively. The site is currently undeveloped, approximately 80% pervious, and is 4.08 acres in size. The proposed development includes the construction of a 86,000 square foot (gross) concrete tilt-up building that includes 83,000 Square foot of warehouse space, and 3,000 square foot of mezzanine space. The building will have 10 dock-high truck positions. The site will include landscape areas, a concrete paved truck court for trailer parking and truck circulation, and AC paved automobile parking and drive areas. The proposed development will yield an impervious footprint of approximately 156,000 SF or 3.6 acres with a landscape area of approximately 0.48 acres.

The site has been broken down into a single drainage management area, DMA-1. Onsite runoff will be collected by a private storm drain system with trench drains and grated inlets that are fitted with catch basin inserts that will serve as a pre-treatment measure. DMA-1 will be conveyed to an underground infiltration treatment BMP that will overflow by way of a lateral connecting to the Perris Valley MDP Lateral, line B-5 in Markham Street. The treatment BMP will consist of one (1) ADS

StormTech SC-310 infiltration chamber system with a capacity of 7,924.23 cubic feet which exceeds the calculated required volume of 7,665 cubic feet. The infiltration system will provide treatment for the proposed project. Post-treatment BMPs are not anticipated or proposed.

A.2 Maps and Site Plans

When completing your Project-Specific WQMP, include a map of the local vicinity and existing site. In addition, include all grading, drainage, landscape/plant palette and other pertinent construction plans in Appendix 2. At a **minimum**, your WQMP Site Plan should include the following:

- Drainage Management Areas
- Proposed Structural BMPs
- Drainage Path
- Drainage Infrastructure, Inlets, Overflows
- Source Control BMPs
- Buildings, Roof Lines, Downspouts
- Impervious Surfaces
- Standard Labeling
- BMP Locations (Lat/Long)

Use your discretion on whether or not you may need to create multiple sheets or can appropriately accommodate these features on one or two sheets. Keep in mind that the Co-Permittee plan reviewer must be able to easily analyze your project utilizing this template and its associated site plans and maps.

A.3 Identify Receiving Waters

Using Table A.1 below, list in order of upstream to downstream, the receiving waters that the project site is tributary to. Continue to fill each row with the Receiving Water's 303(d) listed impairments (if any), designated beneficial uses, and proximity, if any, to a RARE beneficial use. Include a map of the receiving waters in Appendix 1.

Table A.1 Identification of Receiving Waters

Receiving Waters	EPA Approved 303(d) List Impairments	Designated Beneficial Uses	Proximity to RARE Beneficial Use
Perris Valley Storm Drain	NA	NA	NA
Perris Valley Channel	NA	NA	NA
San Jacinto River –Reach 3	NA	MUN, ARG, GWR, REC1, REC2, WARM, WILD, RARE	3.6 Miles
Canyon Lake	Nutrients, Pathogens	MUN, ARG, REC1, REC2, WARM, WILD	8 Miles
Lake Elsinore	Nutrients, Organic Enrichment/Low Dissolved Oxygen, PCBs (Polychlorinated Biphenyls), Sediment Toxicity, Unknown Toxicity	REC1, REC2, WARM, WILD	13 Miles

A.4 Additional Permits/Approvals required for the Project:

Table A.2 Other Applicable Permits

Agency	Permit Required	
State Department of Fish and Game, 1602 Streambed Alteration Agreement	☐ Y	☒ N
State Water Resources Control Board, Clean Water Act (CWA) Section 401 Water Quality Cert.	☐ Y	☒ N
US Army Corps of Engineers, CWA Section 404 Permit	☐ Y	☒ N
US Fish and Wildlife, Endangered Species Act Section 7 Biological Opinion	☐ Y	☒ N
Statewide Construction General Permit Coverage	☒ Y	☐ N
Statewide Industrial General Permit Coverage (Dependent on type of tenants)	☒ Y	☐ N
Western Riverside MSHCP Consistency Approval (e.g., JPR, DBESP)	☐ Y	☒ N
Other (please list in the space below as required) Grading Permit	☒ Y	☐ N

If yes is answered to any of the questions above, the Co-Permittee may require proof of approval/coverage from those agencies as applicable including documentation of any associated requirements that may affect this Project-Specific WQMP.

Section B: Optimize Site Utilization (LID Principles)

Review of the information collected in Section 'A' will aid in identifying the principal constraints on site design and selection of LID BMPs as well as opportunities to reduce imperviousness and incorporate LID Principles into the site and landscape design. For example, **constraints** might include impermeable soils, high groundwater, groundwater pollution or contaminated soils, steep slopes, geotechnical instability, high-intensity land use, heavy pedestrian or vehicular traffic, utility locations or safety concerns. **Opportunities** might include existing natural areas, low areas, oddly configured or otherwise unbuildable parcels, easements and landscape amenities including open space and buffers (which can double as locations for bioretention BMPs), and differences in elevation (which can provide hydraulic head). Prepare a brief narrative for each of the site optimization strategies described below. This narrative will help you as you proceed with your LID design and explain your design decisions to others.

The 2010 Santa Ana MS4 Permit further requires that LID Retention BMPs (Infiltration Only or Harvest and Use) be used unless it can be shown that those BMPs are infeasible. Therefore, it is important that your narrative identify and justify if there are any constraints that would prevent the use of those categories of LID BMPs. Similarly, you should also note opportunities that exist which will be utilized during project design. Upon completion of identifying Constraints and Opportunities, include these on your WQMP Site plan in Appendix 1.

Consideration of "highest and best use" of the discharge should also be considered. For example, Lake Elsinore is evaporating faster than runoff from natural precipitation can recharge it. Requiring infiltration of 85% of runoff events for projects tributary to Lake Elsinore would only exacerbate current water quality problems associated with Pollutant concentration due to lake water evaporation. In cases where rainfall events have low potential to recharge Lake Elsinore (i.e. no hydraulic connection between groundwater to Lake Elsinore, or other factors), requiring infiltration of Urban Runoff from projects is counterproductive to the overall watershed goals. Project proponents, in these cases, would be allowed to discharge Urban Runoff, provided they used equally effective filtration-based BMPs.

Site Optimization

The following questions are based upon Section 3.2 of the WQMP Guidance Document. Review of the WQMP Guidance Document will help you determine how best to optimize your site and subsequently identify opportunities and/or constraints, and document compliance.

Did you identify and preserve existing drainage patterns? If so, how? If not, why?

The current undeveloped site sheet flow from the north west to the south west to the adjacent property, then to Webster Ave. The proposed site will discharge to an underground infiltration system. Overflow will discharge directly to the Perris Valley MDP Lateral in W Markham Street.

Did you identify and protect existing vegetation? If so, how? If not, why?

The undeveloped site consist of mostly dirt and weeds, therefore protecting the existing vegetation is not feasible.

Did you identify and preserve natural infiltration capacity? If so, how? If not, why?

The existing infiltration rates for the two test location are 1.01 in/hr and 1.14 in/hr. The natural infiltration capacity will be preserved and utilized for the underground infiltration system.

Did you identify and minimize impervious area? If so, how? If not, why?

The landscape areas on-site have been maximized thereby minimizing the impervious area.

Did you identify and disperse runoff to adjacent pervious areas? If so, how? If not, why?

*Runoff from the site will be directed to the underground infiltration system designed to capture the VBMP.
The underground system has a pervious bottom.*

Section C: Delineate Drainage Management Areas (DMAs)

Utilizing the procedure in Section 3.3 of the WQMP Guidance Document which discusses the methods of delineating and mapping your project site into individual DMAs, complete Table C.1 below to appropriately categorize the types of classification (e.g., Type A, Type B, etc.) per DMA for your project site. Upon completion of this table, this information will then be used to populate and tabulate the corresponding tables for their respective DMA classifications.

Table C.1 DMA Classifications

DMA Name or ID	Surface Type(s) ¹²	Area (Sq. Ft.)	DMA Type
DMA-1	Concrete/Asphalt	69,000 sf	Type D
	Roofs	87,000 sf	Type D
	Ornamental Landscaping	21,400 sf	Type A

¹Reference Table 2-1 in the WQMP Guidance Document to populate this column

²If multi-surface provide back-up

Table C.2 Type 'A', Self-Treating Areas

DMA Name or ID	Area (Sq. Ft.)	Stabilization Type	Irrigation Type (if any)
DMA-1	21,400 sf	T.B.D.	T.B.D.

Table C.3 Type 'B', Self-Retaining Areas

Self-Retaining Area				Type 'C' DMAs that are draining to the Self-Retaining Area		
DMA Name/ ID	Post-project surface type	Area (square feet) [A]	Storm Depth (inches) [B]	DMA Name / ID	[C] from Table C.4 = [C] [C]	Required Retention Depth (inches) [D]

$$[D] = [B] + \frac{[B] \cdot [C]}{[A]}$$

Table C.4 Type 'C', Areas that Drain to Self-Retaining Areas

DMA					Receiving Self-Retaining DMA		
DMA Name/ ID	Area (square feet) [A]	Post-project surface type	Impervious fraction [B]	Product [C] = [A] x [B]	DMA name /ID	Area (square feet) [D]	Ratio [C]/[D]

Table C.5 Type 'D', Areas Draining to BMPs

DMA Name or ID	BMP Name or ID
DMA 1	Oldcastle FloGard Catch Basin Inserts (pre-treatment)
DMA-1	ADS StormTech SC-310 Underground Infiltration System
	(treatment BMP)

Note: More than one drainage management area can drain to a single LID BMP, however, one drainage management area may not drain to more than one BMP.

Section D: Implement LID BMPs

D.1 Infiltration Applicability

Is there an approved downstream 'Highest and Best Use' for stormwater runoff (see discussion in Chapter 2.4.4 of the WQMP Guidance Document for further details)? ☐ Y ☒ N

If yes has been checked, Infiltration BMPs shall not be used for the site; proceed to section D.3

If no, continue working through this section to implement your LID BMPs. It is recommended that you contact your Co-Permittee to verify whether or not your project discharges to an approved downstream 'Highest and Best Use' feature.

Geotechnical Report

A Geotechnical Report or Phase I Environmental Site Assessment may be required by the Co-permittee to confirm present and past site characteristics that may affect the use of Infiltration BMPs. In addition, the Co-Permittee, at their discretion, may not require a geotechnical report for small projects as described in Chapter 2 of the WQMP Guidance Document. If a geotechnical report has been prepared, include it in Appendix 3. In addition, if a Phase I Environmental Site Assessment has been prepared, include it in Appendix 4.

Is this project classified as a small project consistent with the requirements of Chapter 2 of the WQMP Guidance Document? ☐ Y ☒ N

Infiltration Feasibility

Table D.1 below is meant to provide a simple means of assessing which DMAs on your site support Infiltration BMPs and is discussed in the WQMP Guidance Document in Chapter 2.4.5. Check the appropriate box for each question and then list affected DMAs as applicable. If additional space is needed, add a row below the corresponding answer.

Table D.1 Infiltration Feasibility

Does the project site...	YES	NO
...have any DMAs with a seasonal high groundwater mark shallower than 10 feet?		X
If Yes, list affected DMAs:		
...have any DMAs located within 100 feet of a water supply well?		X
If Yes, list affected DMAs:		
...have any areas identified by the geotechnical report as posing a public safety risk where infiltration of stormwater could have a negative impact?		X
If Yes, list affected DMAs:		
...have measured in-situ infiltration rates of less than 1.6 inches / hour?		X
If Yes, list affected DMAs:		
...have significant cut and/or fill conditions that would preclude in-situ testing of infiltration rates at the final infiltration surface?		X
If Yes, list affected DMAs:		
...geotechnical report identify other site-specific factors that would preclude effective and safe infiltration?		X
Describe here:		

If you answered "Yes" to any of the questions above for any DMA, Infiltration BMPs should not be used for those DMAs and you should proceed to the assessment for Harvest and Use below.

D.2 Harvest and Use Assessment

Please check what applies:

- ☐ Reclaimed water will be used for the non-potable water demands for the project.
- ☐ Downstream water rights may be impacted by Harvest and Use as approved by the Regional Board (verify with the Copermittee).
- ☒ The Design Capture Volume will be addressed using Infiltration Only BMPs. In such a case, Harvest and Use BMPs are still encouraged, but it would not be required if the Design Capture Volume will be infiltrated or evapotranspired.

If any of the above boxes have been checked, Harvest and Use BMPs need not be assessed for the site. If none of the above criteria applies, follow the steps below to assess the feasibility of irrigation use, toilet use and other non-potable uses (e.g., industrial use).

Irrigation Use Feasibility

Complete the following steps to determine the feasibility of harvesting stormwater runoff for Irrigation Use BMPs on your site:

Step 1: Identify the total area of irrigated landscape on the site, and the type of landscaping used.

Total Area of Irrigated Landscape: N/A

Type of Landscaping (Conservation Design or Active Turf): Conservation Design

Step 2: Identify the planned total of all impervious areas on the proposed project from which runoff might be feasibly captured and stored for irrigation use. Depending on the configuration of buildings and other impervious areas on the site, you may consider the site as a whole, or parts of the site, to evaluate reasonable scenarios for capturing and storing runoff and directing the stored runoff to the potential use(s) identified in Step 1 above.

Total Area of Impervious Surfaces: N/A

Step 3: Cross reference the Design Storm depth for the project site (see Exhibit A of the WQMP Guidance Document) with the left column of Table 2-3 in Chapter 2 to determine the minimum area of Effective Irrigated Area per Tributary Impervious Area (EIATIA).

Enter your EIATIA factor: N/A

Step 4: Multiply the unit value obtained from Step 3 by the total of impervious areas from Step 2 to develop the minimum irrigated area that would be required.

Minimum required irrigated area: N/A

Step 5: Determine if harvesting stormwater runoff for irrigation use is feasible for the project by comparing the total area of irrigated landscape (Step 1) to the minimum required irrigated area (Step 4).

Minimum required irrigated area (Step 4)	Available Irrigated Landscape (Step 1)
N/A	N/A

Toilet Use Feasibility

Complete the following steps to determine the feasibility of harvesting stormwater runoff for toilet flushing uses on your site:

- Step 1: Identify the projected total number of daily toilet users during the wet season, and account for any periodic shut downs or other lapses in occupancy:

Projected Number of Daily Toilet Users: N/A

Project Type: N/A

- Step 2: Identify the planned total of all impervious areas on the proposed project from which runoff might be feasibly captured and stored for toilet use. Depending on the configuration of buildings and other impervious areas on the site, you may consider the site as a whole, or parts of the site, to evaluate reasonable scenarios for capturing and storing runoff and directing the stored runoff to the potential use(s) identified in Step 1 above.

Total Area of Impervious Surfaces: N/A

- Step 3: Enter the Design Storm depth for the project site (see Exhibit A) into the left column of Table 2-2 in Chapter 2 to determine the minimum number of toilet users per tributary impervious acre (TUTIA).

Enter your TUTIA factor: N/A

- Step 4: Multiply the unit value obtained from Step 3 by the total of impervious areas from Step 2 to develop the minimum number of toilet users that would be required.

Minimum number of toilet users: N/A

- Step 5: Determine if harvesting stormwater runoff for toilet flushing use is feasible for the project by comparing the Number of Daily Toilet Users (Step 1) to the minimum required number of toilet users (Step 4).

Minimum required Toilet Users (Step 4)	Projected number of toilet users (Step 1)
N/A	N/A

Other Non-Potable Use Feasibility

Are there other non-potable uses for stormwater runoff on the site (e.g. industrial use)? See Chapter 2 of the Guidance for further information. If yes, describe below. If no, write N/A.

N/A

- Step 1: Identify the projected average daily non-potable demand, in gallons per day, during the wet season and accounting for any periodic shut downs or other lapses in occupancy or operation.

Average Daily Demand: N/A

- Step 2: Identify the planned total of all impervious areas on the proposed project from which runoff might be feasibly captured and stored for the identified non-potable use. Depending on the configuration of buildings and other impervious areas on the site, you may consider the site as a whole, or parts of the site, to evaluate reasonable scenarios for capturing and storing runoff and directing the stored runoff to the potential use(s) identified in Step 1 above.

Total Area of Impervious Surfaces: N/A

Step 3: Enter the Design Storm depth for the project site (see Exhibit A) into the left column of Table 2-4 in Chapter 2 to determine the minimum demand for non-potable uses per tributary impervious acre.

Enter the factor from Table 2-4: N/A

Step 4: Multiply the unit value obtained from Step 3 by the total of impervious areas from Step 2 to develop the minimum number of gallons per day of non-potable use that would be required.

Minimum required use: N/A

Step 5: Determine if harvesting stormwater runoff for other non-potable use is feasible for the project by comparing the projected average daily use (Step 1) to the minimum required non-potable use (Step 4).

Minimum required non-potable use (Step 4)	Projected average daily use (Step 1)
N/A	N/A

If Irrigation, Toilet and Other Use feasibility anticipated demands are less than the applicable minimum values, Harvest and Use BMPs are not required and you should proceed to utilize LID Bioretention and Biotreatment per Section 3.4.2 of the WQMP Guidance Document.

D.3 Bioretention and Biotreatment Assessment

Other LID Bioretention and Biotreatment BMPs as described in Chapter 2.4.7 of the WQMP Guidance Document are feasible on nearly all development sites with sufficient advance planning.

Select one of the following:

- ☐ LID Bioretention/Biotreatment BMPs will be used for some or all DMAs of the project as noted below in Section D.4 (note the requirements of Section 3.4.2 in the WQMP Guidance Document).
- ☐ A site-specific analysis demonstrating the technical infeasibility of all LID BMPs has been performed and is included in Appendix 5. If you plan to submit an analysis demonstrating the technical infeasibility of LID BMPs, request a pre-submittal meeting with the Copermittee to discuss this option. Proceed to Section E to document your alternative compliance measures.

D.4 Feasibility Assessment Summaries

From the Infiltration, Harvest and Use, Bioretention and Biotreatment Sections above, complete Table D.2 below to summarize which LID BMPs are technically feasible, and which are not, based upon the established hierarchy.

Table D.2 LID Prioritization Summary Matrix

DMA Name/ID	LID BMP Hierarchy				No LID (Alternative Compliance)
	1. Infiltration	2. Harvest and use	3. Bioretention	4. Biotreatment	
DMA-1	☒	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐
	☐	☐	☐	☐	☐

For those DMAs where LID BMPs are not feasible, provide a brief narrative below summarizing why they are not feasible, include your technical infeasibility criteria in Appendix 5, and proceed to Section E below to document Alternative Compliance measures for those DMAs. Recall that each proposed DMA must pass through the LID BMP hierarchy before alternative compliance measures may be considered.

D.5 LID BMP Sizing

Each LID BMP must be designed to ensure that the Design Capture Volume will be addressed by the selected BMPs. First, calculate the Design Capture Volume for each LID BMP using the V_{BMP} worksheet in Appendix F of the LID BMP Design Handbook. Second, design the LID BMP to meet the required V_{BMP} using a method approved by the Co-permittee. Utilize the worksheets found in the LID BMP Design Handbook or consult with your Co-permittee to assist you in correctly sizing your LID BMPs. Complete Table D.3 below to document the Design Capture Volume and the Proposed Volume for each LID BMP. Provide the completed design procedure sheets for each LID BMP in Appendix 6. You may add additional rows to the table below as needed.

Table D.3 DCV Calculations for LID BMPs

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	Underground Infiltration System		
	[A]		[B]	[C]	[D]=[A] x [C]			
DMA-1	69,000	Concrete and Asphalt	1	0.89	64,548	<i>Design Storm Depth (in) [E]</i>	<i>Design Capture Volume, V_{BMP} (cubic feet)</i>	<i>Proposed Volume on Plans (cubic feet)</i>
DMA-1	87,000	Roof	1	0.89	77,604			
DMA-1	21,400	Ornamental Landscaping	0.1	0.11	2,364			
	177,400				144,516	0.65	$[F] = \frac{[D] \times [E]}{12}$ 7,665	7,700

[B], [C] is obtained as described in Section 2.3.1 of the WQMP Guidance Document

[E] is obtained from Exhibit A in the WQMP Guidance Document

[G] is obtained from a design procedure sheet, such as in LID BMP Design Handbook and placed in Appendix 6

Section E: Alternative Compliance (LID Waiver Program)

LID BMPs are expected to be feasible on virtually all projects. Where LID BMPs have been demonstrated to be infeasible as documented in Section D, other Treatment Control BMPs must be used (subject to LID waiver approval by the Copermittee). Check one of the following Boxes:

☒ LID Principles and LID BMPs have been incorporated into the site design to fully address all Drainage Management Areas. No alternative compliance measures are required for this project and thus this Section is not required to be completed.

- Or -

☐ The following Drainage Management Areas are unable to be addressed using LID BMPs. A site-specific analysis demonstrating technical infeasibility of LID BMPs has been approved by the Co-Permittee and included in Appendix 5. Additionally, no downstream regional and/or sub-regional LID BMPs exist or are available for use by the project. The following alternative compliance measures on the following pages are being implemented to ensure that any pollutant loads expected to be discharged by not incorporating LID BMPs, are fully mitigated.

E.1 Identify Pollutants of Concern

Utilizing Table A.1 from Section A above which noted your project's receiving waters and their associated EPA approved 303(d) listed impairments, cross reference this information with that of your selected Priority Development Project Category in Table E.1 below. If the identified General Pollutant Categories are the same as those listed for your receiving waters, then these will be your Pollutants of Concern and the appropriate box or boxes will be checked on the last row. The purpose of this is to document compliance and to help you appropriately plan for mitigating your Pollutants of Concern in lieu of implementing LID BMPs.

Table E.1 Potential Pollutants by Land Use Type

Priority Development Project Categories and/or Project Features (check those that apply)	General Pollutant Categories							
	Bacterial Indicators	Metals	Nutrients	Pesticides	Toxic Organic Compounds	Sediments	Trash & Debris	Oil & Grease
☐ Detached Residential Development	P	N	P	P	N	P	P	P
☐ Attached Residential Development	P	N	P	P	N	P	P	P ⁽²⁾
☒ Commercial/Industrial Development	P ⁽³⁾	P	P ⁽¹⁾	P ⁽¹⁾	P ⁽⁵⁾	P ⁽¹⁾	P	P
☐ Automotive Repair Shops	N	P	N	N	P ^(4, 5)	N	P	P
☐ Restaurants (>5,000 ft ²)	P	N	N	N	N	N	P	P
☐ Hillside Development (>5,000 ft ²)	P	N	P	P	N	P	P	P
☒ Parking Lots (>5,000 ft ²)	P ⁽⁶⁾	P	P ⁽¹⁾	P ⁽¹⁾	P ⁽⁴⁾	P ⁽¹⁾	P	P
☐ Retail Gasoline Outlets	N	P	N	N	P	N	P	P
Project Priority Pollutant(s) of Concern	☒	☒	☒	☒	☒	☒	☒	☒

P = Potential

N = Not Potential

⁽¹⁾ A potential Pollutant if non-native landscaping exists or is proposed onsite; otherwise not expected

⁽²⁾ A potential Pollutant if the project includes uncovered parking areas; otherwise not expected

⁽³⁾ A potential Pollutant is land use involving animal waste

⁽⁴⁾ Specifically petroleum hydrocarbons

⁽⁵⁾ Specifically solvents

⁽⁶⁾ Bacterial indicators are routinely detected in pavement runoff

E.2 Stormwater Credits

Projects that cannot implement LID BMPs but nevertheless implement smart growth principles are potentially eligible for Stormwater Credits. Utilize Table 3-8 within the WQMP Guidance Document to identify your Project Category and its associated Water Quality Credit. If not applicable, write N/A.

Table E.2 Water Quality Credits

Qualifying Project Categories	Credit Percentage ²
N/A	
<i>Total Credit Percentage¹</i>	

¹Cannot Exceed 50%

²Obtain corresponding data from Table 3-8 in the WQMP Guidance Document

E.3 Sizing Criteria

After you appropriately considered Stormwater Credits for your project, utilize Table E.3 below to appropriately size them to the DCV, or Design Flow Rate, as applicable. Please reference Chapter 3.5.2 of the WQMP Guidance Document for further information.

Table E.3 Treatment Control BMP Sizing

DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Impervious Fraction, I_f	DMA Runoff Factor	DMA Area x Runoff Factor	Enter BMP Name / Identifier Here			
	[A]		[B]	[C]	[A] x [C]				
N/A						Design Storm Depth (in)	Minimum Design Capture Volume or Design Flow Rate (cubic feet or cfs)	Total Storm Water Credit % Reduction	Proposed Volume or Flow on Plans (cubic feet or cfs)
	$A_T = \sum[A]$				$\Sigma = [D]$	[E]	$[F] = \frac{[D] \times [E]}{[G]}$	$[F] \times (1 - [H])$	[I]

[B], [C] is obtained as described in Section 2.3.1 from the WQMP Guidance Document

[E] is for Flow-Based Treatment Control BMPs [E] = .2, for Volume-Based Control Treatment BMPs, [E] obtained from Exhibit A in the WQMP Guidance Document

[G] is for Flow-Based Treatment Control BMPs [G] = 43,560, for Volume-Based Control Treatment BMPs, [G] = 12

[H] is from the Total Credit Percentage as Calculated from Table E.2 above

[I] as obtained from a design procedure sheet from the BMP manufacturer and should be included in Appendix 6

E.4 Treatment Control BMP Selection

Treatment Control BMPs typically provide proprietary treatment mechanisms to treat potential pollutants in runoff, but do not sustain significant biological processes. Treatment Control BMPs must have a removal efficiency of a medium or high effectiveness as quantified below:

- **High:** equal to or greater than 80% removal efficiency
- **Medium:** between 40% and 80% removal efficiency

Such removal efficiency documentation (e.g., studies, reports, etc.) as further discussed in Chapter 3.5.2 of the WQMP Guidance Document, must be included in Appendix 6. In addition, ensure that proposed Treatment Control BMPs are properly identified on the WQMP Site Plan in Appendix 1.

Table E.4 Treatment Control BMP Selection

Selected Treatment Control BMP Name or ID ¹	Priority Pollutant(s) of Concern to Mitigate ²	Removal Efficiency Percentage ³
N/A		

¹ Treatment Control BMPs must not be constructed within Receiving Waters. In addition, a proposed Treatment Control BMP may be listed more than once if they possess more than one qualifying pollutant removal efficiency.

² Cross Reference Table E.1 above to populate this column.

³ As documented in a Co-Permittee Approved Study and provided in Appendix 6.

Section F: Hydromodification

F.1 Hydrologic Conditions of Concern (HCOC) Analysis

Once you have determined that the LID design is adequate to address water quality requirements, you will need to assess if the proposed LID Design may still create a HCOC. Review Chapters 2 and 3 (including Figure 3-7) of the WQMP Guidance Document to determine if your project must mitigate for Hydromodification impacts. If your project meets one of the following criteria which will be indicated by the check boxes below, you do not need to address Hydromodification at this time. However, if the project does not qualify for Exemptions 1, 2 or 3, then additional measures must be added to the design to comply with HCOC criteria. This is discussed in further detail below in Section F.2.

HCOC EXEMPTION 1: The Priority Development Project disturbs less than one acre. The Copermittee has the discretion to require a Project-Specific WQMP to address HCOCs on projects less than one acre on a case by case basis. The disturbed area calculation should include all disturbances associated with larger common plans of development.

Does the project qualify for this HCOC Exemption? ☐ Y ☒ N

If Yes, HCOC criteria do not apply.

HCOC EXEMPTION 2: The volume and time of concentration¹ of storm water runoff for the post-development condition is not significantly different from the pre-development condition for a 2-year return frequency storm (a difference of 5% or less is considered insignificant) using one of the following methods to calculate:

- Riverside County Hydrology Manual
- Technical Release 55 (TR-55): Urban Hydrology for Small Watersheds (NRCS 1986), or derivatives thereof, such as the Santa Barbara Urban Hydrograph Method
- Other methods acceptable to the Co-Permittee

Does the project qualify for this HCOC Exemption? ☐ Y ☒ N

If Yes, report results in Table F.1 below and provide your substantiated hydrologic analysis in Appendix 7.

Table F.1 Hydrologic Conditions of Concern Summary

	2 year – 24 hour		
	Pre-condition	Post-condition	% Difference
Time of Concentration			
Volume (Cubic Feet)			

¹ Time of concentration is defined as the time after the beginning of the rainfall when all portions of the drainage basin are contributing to flow at the outlet.

HCOC EXEMPTION 3: All downstream conveyance channels to an adequate sump (for example, Prado Dam, Lake Elsinore, Canyon Lake, Santa Ana River, or other lake, reservoir or naturally erosion resistant feature) that will receive runoff from the project are engineered and regularly maintained to ensure design flow capacity; no sensitive stream habitat areas will be adversely affected; or are not identified on the Co-Permittees Hydromodification Susceptibility Maps.

Does the project qualify for this HCOC Exemption? ☐ Y ☐ N ☒ N/A

If Yes, HCOC criteria do not apply and note below which adequate sump applies to this HCOC qualifier:

F.2 HCOC Mitigation

If none of the above HCOC Exemption Criteria are applicable, HCOC criteria is considered mitigated if they meet one of the following conditions:

- a. Additional LID BMPS are implemented onsite or offsite to mitigate potential erosion or habitat impacts as a result of HCOCs. This can be conducted by an evaluation of site-specific conditions utilizing accepted professional methodologies published by entities such as the California Stormwater Quality Association (CASQA), the Southern California Coastal Water Research Project (SCCRWP), or other Co-Permittee approved methodologies for site-specific HCOC analysis.
- b. The project is developed consistent with an approved Watershed Action Plan that addresses HCOC in Receiving Waters.
- c. Mimicking the pre-development hydrograph with the post-development hydrograph, for a 2-year return frequency storm. Generally, the hydrologic conditions of concern are not significant, if the post-development hydrograph is no more than 10% greater than pre-development hydrograph. In cases where excess volume cannot be infiltrated or captured and reused, discharge from the site must be limited to a flow rate no greater than 110% of the pre-development 2-year peak flow.

Be sure to include all pertinent documentation used in your analysis of the items a, b or c in Appendix 7.

The project is located within the Riverside County WAP mapping tool as approved April 20, 2017.

Section G: Source Control BMPs

Source control BMPs include permanent, structural features that may be required in your project plans — such as roofs over and berms around trash and recycling areas — and Operational BMPs, such as regular sweeping and “housekeeping”, that must be implemented by the site’s occupant or user. The MEP standard typically requires both types of BMPs. In general, Operational BMPs cannot be substituted for a feasible and effective permanent BMP. Using the Pollutant Sources/Source Control Checklist in Appendix 8, review the following procedure to specify Source Control BMPs for your site:

1. **Identify Pollutant Sources:** Review Column 1 in the Pollutant Sources/Source Control Checklist. Check off the potential sources of Pollutants that apply to your site.
2. **Note Locations on Project-Specific WQMP Exhibit:** Note the corresponding requirements listed in Column 2 of the Pollutant Sources/Source Control Checklist. Show the location of each Pollutant source and each permanent Source Control BMP in your Project-Specific WQMP Exhibit located in Appendix 1.
3. **Prepare a Table and Narrative:** Check off the corresponding requirements listed in Column 3 in the Pollutant Sources/Source Control Checklist. In the left column of Table G.1 below, list each potential source of runoff Pollutants on your site (from those that you checked in the Pollutant Sources/Source Control Checklist). In the middle column, list the corresponding permanent, Structural Source Control BMPs (from Columns 2 and 3 of the Pollutant Sources/Source Control Checklist) used to prevent Pollutants from entering runoff. **Add additional narrative** in this column that explains any special features, materials or methods of construction that will be used to implement these permanent, Structural Source Control BMPs.
4. **Identify Operational Source Control BMPs:** To complete your table, refer once again to the Pollutant Sources/Source Control Checklist. List in the right column of your table the Operational BMPs that should be implemented as long as the anticipated activities continue at the site. Copermittee stormwater ordinances require that applicable Source Control BMPs be implemented; the same BMPs may also be required as a condition of a use permit or other revocable Discretionary Approval for use of the site.

Table G.1 Permanent and Operational Source Control Measures

Potential Sources of Runoff pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
On-site storm drain inlets	Mark all inlets with the words “Only Rain Down the Storm Drain” or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify.	• Maintain and periodically repaint or replace inlet markings. • Provide stormwater pollution prevention information to new site owners, lessees, or operators. • See applicable operational BMPs in Fact Sheet SC-44, “Drainage System Maintenance”.

		Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
Landscape/Outdoor Pesticide Use	Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater. Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. Consider using pest-resistant plants, especially adjacent to hardscape. To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interaction.	Maintain landscaping using minimum or no pesticides. See applicable operational BMPs in " What you should know for.....Landscape and Gardening" at http://rcflood.org/stormwater/
Refuse Areas	Signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar. Refuse areas will be designed with permanent covers.	Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post " No hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

Industrial Processes	If industrial processes are to be located on site, state: "All process activities to be performed indoors. No processes to drain to exterior or to storm drain system."	See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbook at www.cabmphandbooks.com See the brochure "Industrial & Commercial Facilities Best Management Practices for; Industrial, Commercial Facilities" at http://rcflood.org/stormwater/
Loading Docks		Move loaded and unloaded items indoors as soon and possible. See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbook at www.cabmphandbooks.com
Roofing, gutters, and trim	Avoid roofing, gutters and trim made of copper or other unprotected metals that may leach into runoff.	
Plaza, sidewalks, and parking lots		Sweep plazas, sidewalks and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer, not to a storm drain.

Section H: Construction Plan Checklist

Populate Table H.1 below to assist the plan checker in an expeditious review of your project. The first two columns will contain information that was prepared in previous steps, while the last column will be populated with the corresponding plan sheets. This table is to be completed with the submittal of your final Project-Specific WQMP.

Table H.1 Construction Plan Cross-reference

BMP No. or ID	BMP Identifier and Description	Corresponding Plan Sheet(s)	BMP Location (Lat/Long)
BMP-1	Underground Infiltration System	Preliminary Grading Plan & WQMP Plan	33° 51' 05.04" N 117° 14' 46.68" W

Note that the updated table — or Construction Plan WQMP Checklist — is **only a reference tool** to facilitate an easy comparison of the construction plans to your Project-Specific WQMP. Co-Permittee staff can advise you regarding the process required to propose changes to the approved Project-Specific WQMP.

Section I: Operation, Maintenance and Funding

The Copermittee will periodically verify that Stormwater BMPs on your site are maintained and continue to operate as designed. To make this possible, your Copermittee will require that you include in Appendix 9 of this Project-Specific WQMP:

1. A means to finance and implement facility maintenance in perpetuity, including replacement cost.
2. Acceptance of responsibility for maintenance from the time the BMPs are constructed until responsibility for operation and maintenance is legally transferred. A warranty covering a period following construction may also be required.
3. An outline of general maintenance requirements for the Stormwater BMPs you have selected.
4. Figures delineating and designating pervious and impervious areas, location, and type of Stormwater BMP, and tables of pervious and impervious areas served by each facility. Geo-locating the BMPs using a coordinate system of latitude and longitude is recommended to help facilitate a future statewide database system.
5. A separate list and location of self-retaining areas or areas addressed by LID Principles that do not require specialized O&M or inspections but will require typical landscape maintenance as noted in Chapter 5, pages 85-86, in the WQMP Guidance. Include a brief description of typical landscape maintenance for these areas.

Your local Co-Permittee will also require that you prepare and submit a detailed Stormwater BMP Operation and Maintenance Plan that sets forth a maintenance schedule for each of the Stormwater BMPs built on your site. An agreement assigning responsibility for maintenance and providing for inspections and certification may also be required.

Details of these requirements and instructions for preparing a Stormwater BMP Operation and Maintenance Plan are in Chapter 5 of the WQMP Guidance Document.

Maintenance Mechanism: Dedeaux Properties

Will the proposed BMPs be maintained by a Home Owners' Association (HOA) or Property Owners Association (POA)?

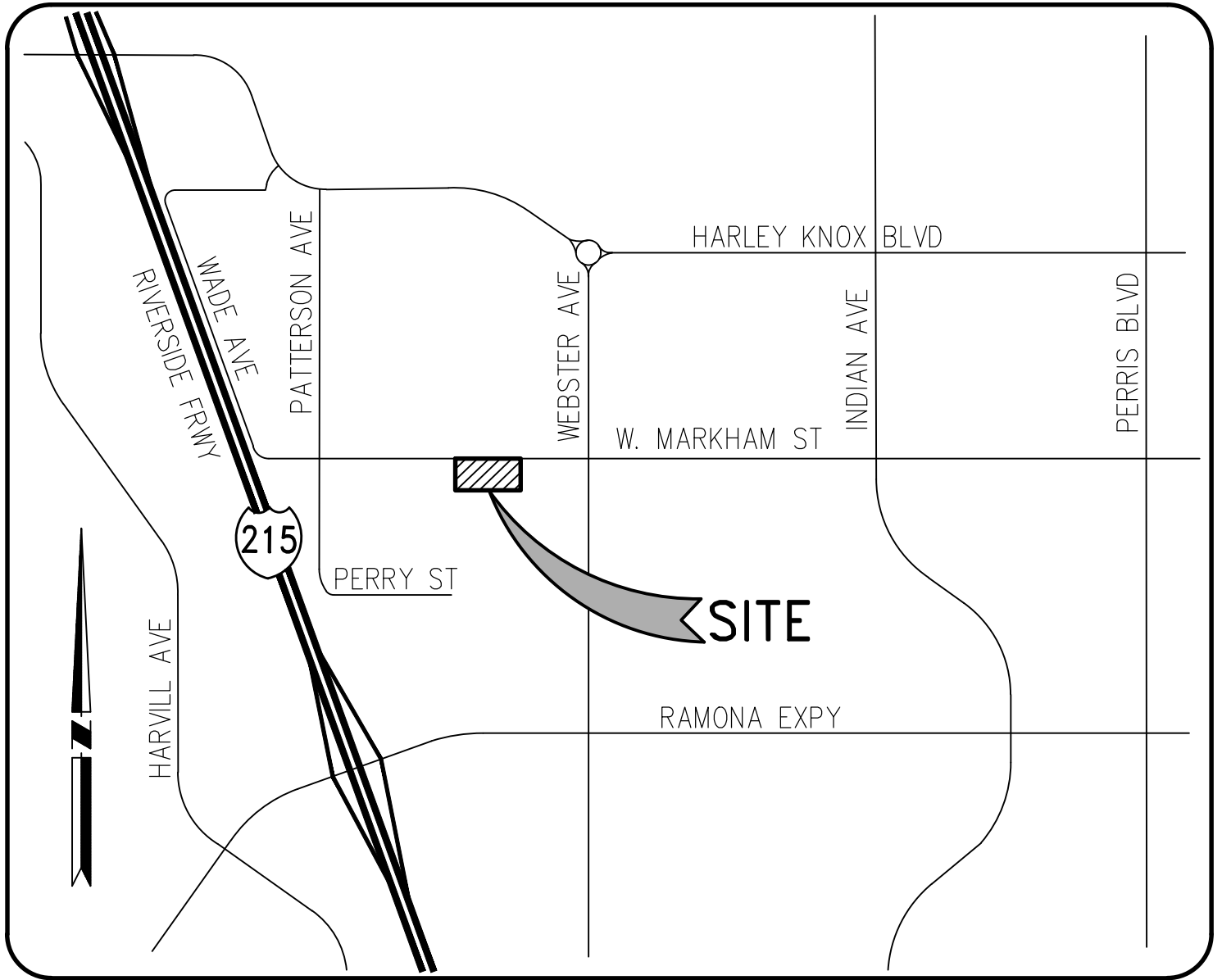
☐ Y ☒ N

Include your Operation and Maintenance Plan and Maintenance Mechanism in Appendix 9. Additionally, include all pertinent forms of educational materials for those personnel that will be maintaining the proposed BMPs within this Project-Specific WQMP in Appendix 10.

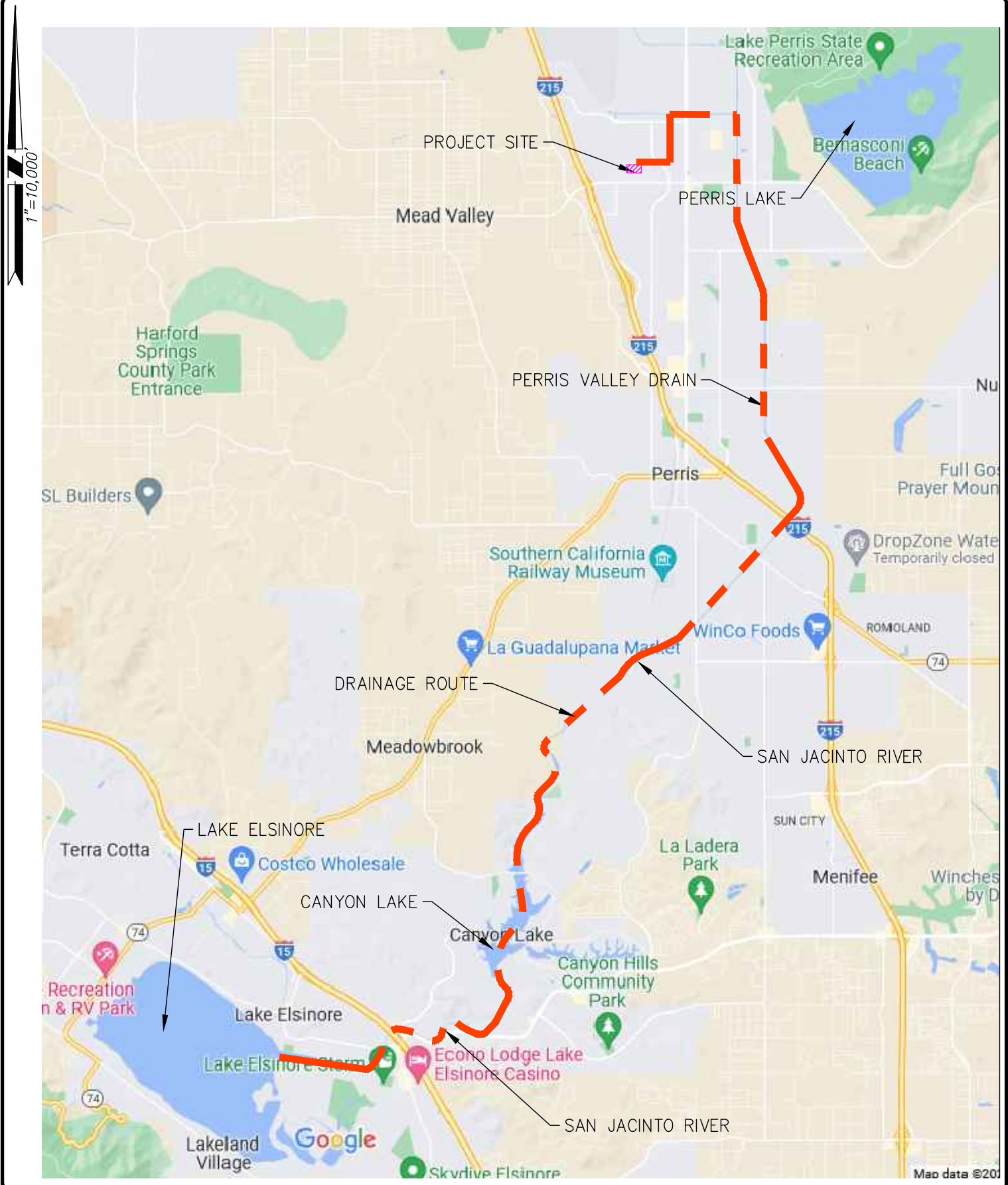
TO BE COMPLETED AT TIME OF FWQMP.

Appendix 1: Maps and Site Plans

Location Map, WQMP Site Plan and Receiving Waters Map



VICINITY MAP
NOT TO SCALE



Prepared by:

Joseph C. Truxaw and Associates, Inc.

Civil Engineers and Land Surveyors

1915 W. Orangewood Ave., Suite 101, Orange, CA 92668

(714) 935-0265 Truxaw.com

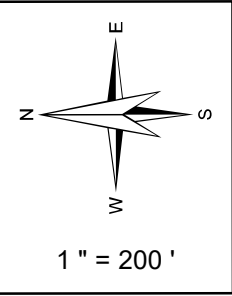
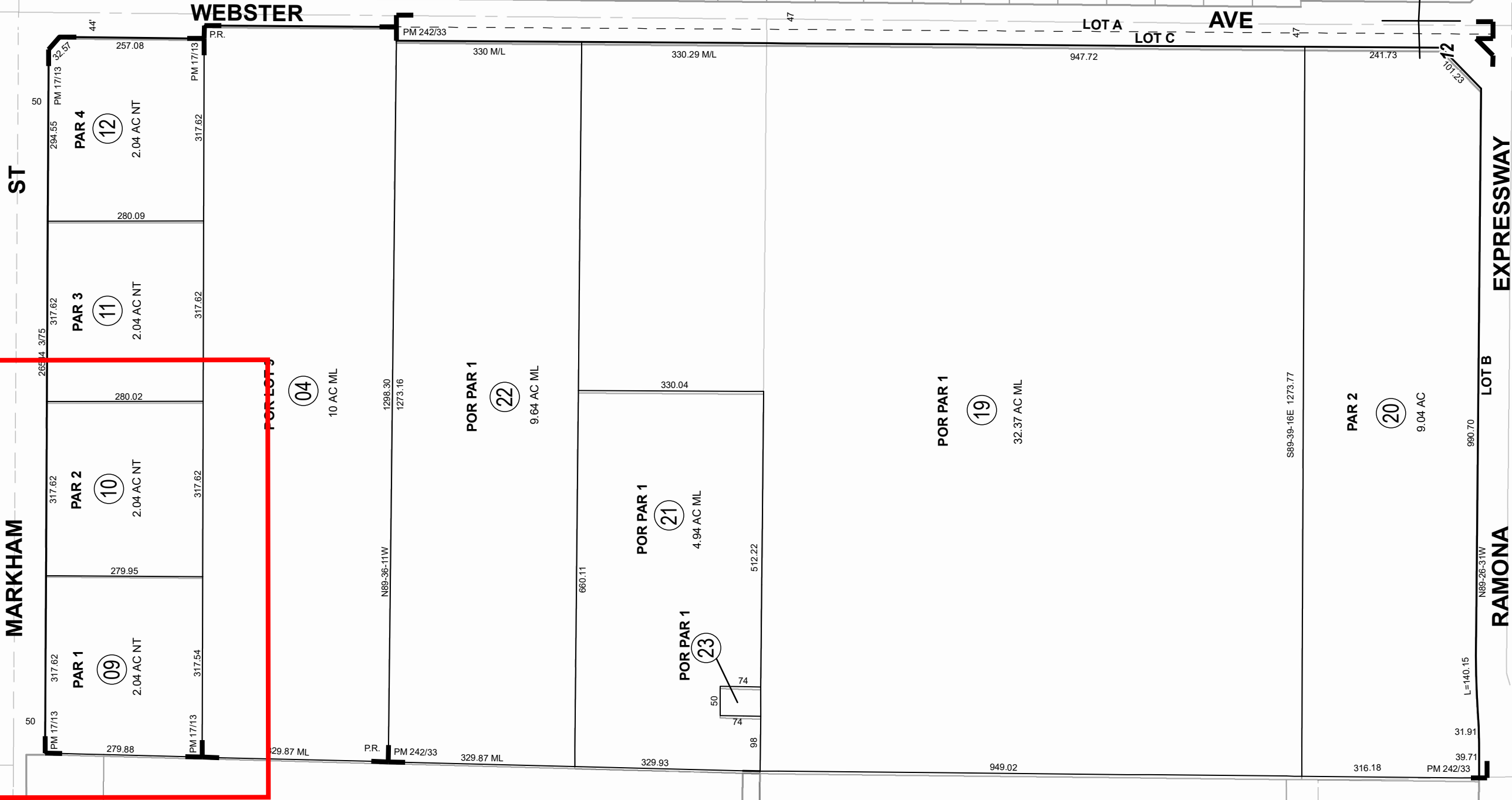
RECEIVING WATERS MAP			
CITY OF PERRIS			
DRAWN: GJRA	CHKD: GJRA		
DATE: 6/19/22	DATE: 6/19/22		

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

E1/2 OF SE1/4 OF SEC. 1, T.4S, R.4W
CITY OF PERRIS

TRA 008-051

314-17
16-24



Legend

—	Lot Lines
—	Right-Of-Way
- - -	Old Lot Lines
- - -	Reference R.O.W
- - -	Other Easements
• • •	Lease Area
—	Subdivision Tie Mark



Data *
CO. SUR. 754-FF
PM 61/85
MB 1/6-7

Bk 302 Pg 03	Bk 302 Pg 26	Bk 303 Pg 02
Pg 16	Pg 17	Bk 317 Pg 12
	Pg 18	

Map Reference *
MB 7/45 PERRY RESUBDIVISION
PM 17/13 PARCEL MAP NO. 6304
PM 242/33 - 37 PARCEL MAP NO. 36512

Date	Old Number	New Number
4/1/1975	3	8,ST
3/1/1976	8	9-12
3/1/1979	6	13-16
10/1/1983	2	17,ST
8/19/2017	15,16	18
8/19/2017	180-1,7,9,21	18
8/19/2017	18	19,20
8/19/2017	13,14	21
8/19/2017	5	22
8/19/2017	7	23
8/19/2017	1	180-25
8/19/2017	17	180-26

Appendix 2: Construction Plans

Grading and Drainage Plans

Appendix 3: Soils Information

Geotechnical Study and Other Infiltration Testing Data

GEOTECHNICAL INVESTIGATION
PROPOSED INDUSTRIAL BUILDING
945-995 WEST MARKHAM STREET
APN 314-170-009 & 314-170-010
PERRIS, CALIFORNIA

-Prepared By-

Sladden Engineering

450 Egan Avenue
Beaumont, California 92223
(951) 845-7743



Sladden Engineering

45090 Golf Center Parkway, Suite F, Indio, CA 92201 (760) 863-0713 Fax (760) 863-0847
6782 Stanton Avenue, Suite C, Buena Park, CA 90621 (714) 523-0952 Fax (714) 523-1369
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863
www.sladdenengineering.com

May 31, 2022

Project No. 644-22018
22-05-068

Dedeaux Properties
100 Wilshire Boulevard, Suite 250
Santa Monica, California 90401

Subject: Geotechnical Investigation

Project: Proposed Industrial Building
945-995 West Markham Street
APN 314-170-009 & 314-170-010
Perris, California

Sladden Engineering is pleased to present the results of our geotechnical investigation performed for the proposed new industrial building to be constructed on the site (APN 314-170-009 & 010) located at 945-995 West Markham Street in the City of Perris, California. Our services were completed in accordance with our proposal for geotechnical engineering services dated March 7, 2022 and your authorization to proceed with the work. The purpose of our investigation was to explore the subsurface conditions at the site in order to provide recommendations for foundation design and site preparation. Evaluation of environmental issues and hazardous wastes was not included within the scope of services provided.

The opinions, recommendations and design criteria presented in this report are based on our field exploration program, laboratory testing and engineering analyses. Based on the results of our investigation, it is our professional opinion that the proposed project should be feasible from a geotechnical perspective provided that the recommendations presented in this report are implemented into design and carried out through construction.

We appreciate the opportunity to provide service to you on this project. If you have any questions regarding this report, please contact the undersigned.

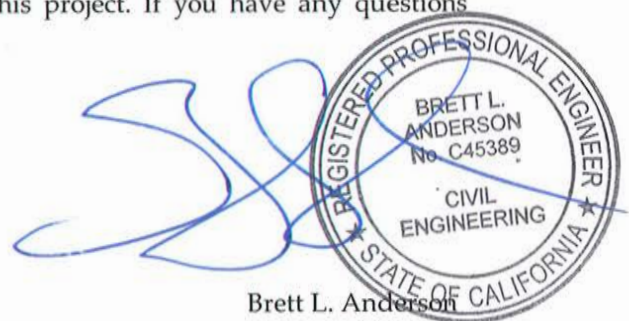
Respectfully submitted,
SLADDEN ENGINEERING

Matthew J. Cohrt
Principal Geologist



SER/mc

Copies: 2/Addressee



Brett L. Anderson
Principal Engineer

GEOTECHNICAL INVESTIGATION
PROPOSED INDUSTRIAL BUILDING
945-995 WEST MARKHAM STREET
APN 314-170-009 & 314-170-010
PERRIS, CALIFORNIA

May 31, 2022

TABLE OF CONTENTS

INTRODUCTION.....	1
PROJECT DESCRIPTION.....	1
SCOPE OF SERVICES.....	2
SITE CONDITIONS.....	2
GEOLOGIC SETTING	3
SUBSURFACE CONDITIONS.....	3
SEISMICITY AND FAULTING	4
SITE SPECIFIC GROUND MOTION PARAMETERS.....	5
GEOLOGIC HAZARDS	5
CONCLUSIONS	6
EARTHWORK AND GRADING	7
Site Clearing	7
Preparation of Building Areas.....	7
Compaction	7
Shrinkage and Subsidence	8
FOUNDATIONS: CONVENTIONAL SHALLOW SPREAD FOOTINGS	8
SLABS-ON-GRADE	9
RETAINING WALLS.....	9
ON-SITE PAVEMENT DESIGN.....	10
CORROSION SERIES.....	10
UTILITY TRENCH BACKFILL.....	11
EXTERIOR CONCRETE FLATWORK	11
DRAINAGE.....	11
LIMITATIONS	12
ADDITIONAL SERVICES.....	12
REFERENCES	13

FIGURES -	Site Location Map Regional Geologic Map Exploration Location Plan
APPENDIX A -	Field Exploration
APPENDIX B-	Laboratory Testing
APPENDIX C-	Seismic Design Map and Report Site Specific Ground Motion Parameters

INTRODUCTION

This report presents the results of the geotechnical investigation performed by Sladden Engineering (Sladden) for the proposed industrial building to be constructed on the site (APN 314-170-009 & 010) located at 945-995 West Markham Street in the City of Perris, California. The site is located at approximately 33.8513 degrees North latitude and 117.2471 degrees West longitude. The approximate location of the site is indicated on the Site Location Map (Figure 1).

Our investigation was conducted in order to evaluate the engineering properties of the subsurface materials, to evaluate their *in-situ* characteristics, and to provide engineering recommendations and design criteria for site preparation, foundation design and the design of various site improvements. This study also includes a review of published and unpublished geotechnical and geological literature regarding seismicity at and near the subject site.

PROJECT DESCRIPTION

Based on the conceptual site plan (AO, 2022), it is our understanding that the proposed project will consist of constructing a new 83,000 square foot (ft²) industrial building. The new building will consist of 79,000 ft² of warehouse space and 4,000 ft² of mezzanine and office space. The project will also include paved parking areas, truck loading docks, exterior concrete flatwork, underground utilities, landscape areas and various other improvements. For our analyses, we expect that the proposed industrial building will be of reinforced concrete tilt-up construction supported on conventional shallow spread footings and concrete slabs-on-grade.

We anticipate that grading will be limited to minor cuts and fills in order to accomplish the desired pad elevations and provide adequate gradients for site drainage. This does not include the removal and re-compaction of foundation bearing soil within the building envelope. Upon completion of precise grading plans, Sladden should be retained in order to ensure that the recommendations presented within in this report are incorporated into the design of the proposed project.

Structural foundation loads were not available at the time of this report. Based on our experience with relatively lightweight concrete tilt-up structures, we expect that isolated column loads will be less than 50 kips and continuous wall loads will be less than 5.0 kips per linear foot. If these assumed loads vary significantly from the actual loads, we should be consulted to verify the applicability of the recommendations provided.

SCOPE OF SERVICES

The purpose of our investigation was to determine specific engineering characteristics of the surface and near surface soil in order to develop foundation design criteria and recommendations for site preparation. Exploration of the site was achieved by drilling seven (7) exploratory boreholes to depths between approximately 5 and 48 feet below the existing ground surface (bgs). Specifically, our site characterization consisted of the following tasks:

- Site reconnaissance to assess the existing surface conditions on and adjacent to the site.
- The excavation of seven (7) exploratory boreholes to depths between approximately 5 and 48 feet bgs in order to characterize the subsurface soil conditions. Representative samples of the soil were classified in the field and retained for laboratory testing and engineering analyses.
- The performance of laboratory testing on selected samples to evaluate their engineering characteristics.
- The review of geologic literature with respect to potential geologic hazards.
- The performance of engineering analyses to develop recommendations for foundation design and site preparation.
- The preparation of this report summarizing our work at the site.

SITE CONDITIONS

The site is located on the south side of West Markham Street between Patterson Avenue and North Webster Avenue in the City of Perris, California. The property consists of two (2) parcels that are formally identified by the County of Riverside as APN 314-170-009 & 010. The site occupies approximately 4.08 acres of land. At the time of our investigation, the project site was occupied by scattered residential structures and automobile/truck parking areas. The subject site is bounded by West Markham Street to the north, and developed properties to the east, south and west.

The project site is relatively level with minimal surface gradients. According to the USGS 7.5' Perris Quadrangle map (2015), the site is at an approximate elevation of 1,490 feet above mean sea level (MSL).

No ponding water or surface seeps were observed at or near the site during our investigation conducted on April 4, 2022. Site drainage appears to be controlled via sheet flow and surface infiltration.

GEOLOGIC SETTING

The project site is located in the Peninsular Ranges Physiographic Province of California. The Peninsular Ranges are mountainous areas that extend from the western edge of the continental borderland to the Salton Trough and from the Transverse Ranges Physiographic Province in the north to the tip of Baja California in the south. The Peninsular Ranges Physiographic Province is characterized by northwest-trending topographic and structural features. The province is characterized by elongated, northwest-southeast trending mountain ranges and valleys and is truncated at its northern margin by the east-west trending Transverse Ranges. Mountainous areas of the Peninsular Ranges Physiographic Province generally consist of Igneous, metasedimentary and metavolcanic rocks. However, plutonic rocks of the Southern California Batholith are the dominant basement rock exposed (Jahns, 1954).

The site has been mapped by Morton (2003) to be immediately underlain by young alluvial valley deposits consisting of well-indurated sand deposits (Qvof). The geologic setting for the site and site vicinity is illustrated on the Regional Geologic Map, Figure 2.

SUBSURFACE CONDITIONS

The subsurface conditions at the site were investigated by drilling seven (7) exploratory boreholes on the site. The approximate locations of the boreholes are illustrated on the Exploration Location Plan (Figure 3). The boreholes were advanced using a truck-mounted Mobile B-61 drill-rig equipped with 8-inch outside diameter hollow stem augers. A representative of Sladden was on-site to log the materials encountered and retrieve samples for laboratory testing and engineering analyses.

During our field investigation, disturbed soil was encountered to a maximum depth of approximately two (2) feet below the (existing) ground surface (bgs) within our bore locations. Underlying the disturbed soil, native alluvial materials were encountered to the maximum explored depth of approximately 48 feet bgs. The native soil consists primarily of clayey sand (SC) and sandy clay (CL). Sampler penetration resistance as measured by field blow counts indicates that density generally increases with depth.

The final logs represent our interpretation of the contents of the field logs, and the results of the laboratory observations and tests of the field samples. The final logs are included in Appendix A of this report. The stratification lines represent the approximate boundaries between soil types, although the transitions may be gradual and variable across the site.

Groundwater was not encountered during our field investigation. Based on our experience in the project vicinity, and our review of groundwater elevations in the project vicinity (CDWR, 2022), it is our opinion that groundwater should not be a factor during construction of the proposed project.

SEISMICITY AND FAULTING

The southwestern United States is a tectonically active and structurally complex region, dominated by northwest trending dextral faults. The faults of the region are often part of complex fault systems, composed of numerous subparallel faults that splay or step from the main fault traces. Strong seismic shaking could be produced by any of these faults during the design life of the proposed project.

We consider the most significant geologic hazard to the project to be the potential for moderate to strong seismic shaking that is likely to occur during the design life of the project. The proposed project is located in the highly seismic Southern California region within the influence of several fault systems that are considered to be active or potentially active. An active fault is defined by the State of California as a “sufficiently active and well defined fault” that has exhibited surface displacement within the Holocene epoch (about the last 11,000 years). A potentially active fault is defined by the State as a fault with a history of movement within Pleistocene time (between 11,000 and 1.6 million years ago).

Table 1 lists the closest known potentially active faults that was generated in part using the EQFAULT computer program (Blake, 2000), as modified using the fault parameters from The Revised 2002 California Probabilistic Seismic Hazard Maps (Cao et al, 2003), Southern Earthquake Data Center (SCEDC, 2022), Building Seismic Safety Council (BSSC, 2014) and the Quaternary Fault and Fold Database of the United States (USGS, 2022a). This table does not identify the probability of reactivation or the on-site effects from earthquakes occurring on any of the other faults in the region.

TABLE 1
CLOSEST KNOWN ACTIVE FAULTS

Fault Name	Distance (Km)	Maximum Event
San Jacinto – San Jacinto Valley	13.3	7.03*
San Jacinto – San Bernardino	18.4	6.7
Elsinore – Glen Ivy	23.5	6.8
Elsinore – Temecula	25.0	6.8
Chino – Central Avenue (Elsinore)	29.8	6.7
San Andreas – Southern	32.1	7.5
San Andreas – San Bernardino	32.1	7.5
San Jacinto – Anza	32.9	7.2
Whittier	36.0	6.8
Cucamonga	40.8	6.9

*BSSC (2014)

SITE SPECIFIC GROUND MOTION PARAMETERS

Sladden has reviewed the 2019 California Building Code (CBC) and ASCE7-16 and developed site specific ground motion parameters for the subject site. The project Seismic Design Maps and site-specific ground motion parameters are summarized in the following table and included within Appendix C. The project Structural Engineer should verify that all design parameters provided are applicable for the subject project.

TABLE 2
GROUND MOTION PARAMETERS

Latitude / Longitude	33.8513/-117.2471
Risk Category	II
Site Class	D
Code Reference Documents	ASCE 7-16; Chapter 11 & 21

Description	Type	Map Based	Site-Specific
MCE _R Ground Motion (0.2 second period)	S _S	1.5	---
MCE _R Ground Motion (1.0 second period)	S _I	0.572	---
Site-Modified Spectral Acceleration Value	S _{MS}	1.5	1.369
Site-Modified Spectral Acceleration Value	S _{M1}	null	0.898
Numeric Seismic Design Value at 0.2 second SA	S _{DS}	1	0.913
Numeric Seismic Design Value at 1.0 second SA	S _{D1}	null	0.599
Site Amplification Factor at 0.2 second	F _a	1	1.0
Site Amplification Factor at 1.0 second	F _v	null	2.5
Site Peak Ground Acceleration	PGA _M	0.55	0.55

GEOLOGIC HAZARDS

The subject site is located in an active seismic zone and will likely experience strong seismic shaking during the design life of the proposed project. In general, the intensity of ground shaking will depend on several factors including: the distance to the earthquake focus, the earthquake magnitude, the response characteristics of the underlying materials, and the quality and type of construction. Geologic hazards and their relationship to the site are discussed below.

- I. Surface Rupture. Surface rupture is expected to occur along preexisting, known active fault traces. However, surface rupture could potentially splay or step from known active faults or rupture along unidentified traces. Based on review of Jennings (1994), CGS (2022) and Morton (2003), known faults are not mapped on the site. In addition, no signs of active surface faulting were observed during our review of non-stereo digitized photographs of the site and site vicinity (Google, 2022). Finally, no signs of active surface rupture or secondary seismic effects (lateral spreading, lurching etc.) were identified on-site during our field investigation. Therefore, it is our opinion that risks associated with primary surface ground rupture should be considered "low".

- II. Ground Shaking. The site has been subjected to past ground shaking by faults that traverse through the region. Strong seismic shaking from nearby active faults is expected to produce strong seismic shaking during the design life of the proposed project. A site-specific approach determined the peak ground acceleration (PGAm) at the site to be 0.55g.
- III. Liquefaction/Seismic Settlement. Liquefaction is the process in which loose, saturated granular soil loses strength as a result of cyclic loading. The strength loss is a result of a decrease in granular sand volume and a positive increase in pore pressures. Generally, liquefaction can occur if all of the following conditions apply; liquefaction-susceptible soil, groundwater within a depth of 50 feet or less, and strong seismic shaking. The site is located within a "low" liquefaction potential zone (RCMMC, 2022). Based on the relatively dense nature of the underlying native earth materials, risks associated with liquefaction are considered "low".
- IV. Tsunamis and Seiches. Because the site is situated at an elevated inland location and is not immediately adjacent to any impounded bodies of water, risk associated with tsunamis and seiches is considered "negligible".
- V. Slope Failure, Landslides, Rock Falls. The site is situated on relatively level ground and is not immediately adjacent to any slopes or hillsides that could be potentially susceptible to slope instability. No signs of slope instability in the form of landslides, rock falls, earthflows or slumps were observed at or near the subject site during our investigation. As such, risks associated with slope instability should be considered "negligible".
- VI. Expansive Soil. Expansion Index testing of a bulk sample was performed in order to evaluate the expansive potential of the materials underlying the site. Based the results of our laboratory testing (EI = 15), the materials underlying the site are considered to have a "very low" expansion potential.
- VII. Flooding and Erosion. No signs of flooding or erosion were observed during our field investigation. However, risks associated with flooding and erosion should be evaluated and mitigated by the project design Civil Engineer.

CONCLUSIONS

Based on the results of our investigation, it is our professional opinion that the project should be feasible from a geotechnical perspective provided that the recommendations provided in this report are incorporated into design and carried out through construction. The main geotechnical concerns in the design and construction of the proposed project are the presence of the existing structures and improvements, and potentially compressible surface and near surface soil.

Because of the somewhat soft and compressible condition of the near surface native soil, remedial grading including overexcavation and recompaction is recommended for the proposed building and foundation areas. We recommend that remedial grading within the proposed building areas include over-excavation and/or re-compaction of the artificial fill and primary foundation bearing soil. Specific recommendations for site preparation are presented in the Earthwork and Grading section of this report.

Groundwater was encountered during our field investigation. Based on the conditions encountered during our field investigation, groundwater should not be a factor in design or during the construction of the proposed project.

Caving did occur to varying degrees within each of our exploratory bores and the surface soil may be susceptible to caving within deeper excavations. All excavations should be constructed in accordance with the normal CalOSHA excavation criteria. Based on our observations of the materials encountered, we anticipate that the subsoil will conform to that described by CalOSHA as Type C. Soil conditions should be verified in the field by a "Competent person" employed by the Contractor.

The following recommendations present more detailed design criteria that have been developed based on our field investigation and laboratory testing.

EARTHWORK AND GRADING

All earthwork including excavation, backfill and preparation of the surface soil, should be performed in accordance with the geotechnical recommendations presented in this report and portions of the local regulatory requirements, as applicable. All earth work should be performed under the observation and testing of a qualified soil engineer. The following geotechnical engineering recommendations for the proposed project are based on observations from the field investigation program, laboratory testing and geotechnical engineering analyses.

- a. Site Clearing. Areas to be graded should be cleared of the existing structures, surface improvements, debris and underground utilities. All areas scheduled to receive fill should be cleared of surface improvements, artificial fill and any unsuitable matter. The unsuitable materials should be removed off-site. Existing fill soil should be removed in its entirety and replaced as engineering fill. Voids left by obstructions should be properly backfilled in accordance with the compaction recommendations of this report.
- b. Preparation of Building Areas. In order to achieve firm and uniform foundation bearing conditions, we recommend over-excavation and re-compaction throughout the building areas. All artificial fill soil and low density near surface native soil should be removed to competent native soil expected at depths of approximately 3 feet below the existing ground surface or to a minimum depth of 3 feet below the bottom of the footings, whichever is deeper. Remedial grading should extend laterally a minimum of five feet beyond the building foundations. The soil exposed by over-excavation should be scarified, moisture conditioned to near optimum moisture content, and compacted to at least 90 percent relative compaction.
- c. Compaction. Soil to be used as engineered fill should be free of organic material, debris, and other deleterious substances, and should not contain irreducible matter greater than three inches in maximum dimension. All fill materials should be placed in thin lifts, not exceeding six inches in a loose condition at near optimum moisture content. If import fill is required, the material should be of a low to non-expansive nature and should meet the following criteria:

Plastic Index	Less than 12
Liquid Limit	Less than 35
Percent Soil Passing #200 Sieve	Between 15% and 35%
Maximum Aggregate Size	3 inches

The subgrade soil and all fill material should be compacted with acceptable compaction equipment to at least 90 percent relative compaction. The bottom of the exposed subgrade should be observed by a representative of Sladden Engineering prior to fill placement. Compaction testing should be performed in order to verify proper compaction. Table 3 provides a summary of the excavation and compaction recommendations.

**TABLE 3
SUMMARY OF RECOMMENDATIONS**

*Remedial Grading	Over-excavation and re-compaction within the building envelope and extending laterally at least 5 feet beyond the building limits and to a minimum depth of 3 feet below existing grade or 3 feet below the bottom of the footings, whichever is deeper.
Native / Import Engineered Fill	Place in thin lifts not exceeding 6 inches in a loose condition, compact to a minimum of 90 percent relative compaction.
Asphalt Concrete Sections	Compact the top 12 inches to at least 95 percent compaction within 2 percent of optimum moisture content.

*Actual depth may vary and should be determined by a representative of Sladden Engineering in the field during construction.

- d. Shrinkage and Subsidence. Volumetric shrinkage of the material that is excavated and replaced as controlled compacted fill should be anticipated. We estimate that this shrinkage could vary from 10 to 15 percent. Subsidence of the surfaces that are scarified and compacted should be between 1 and 2 tenths of a foot. This will vary depending upon the type of equipment used, the moisture content of the soil at the time of grading and the actual degree of compaction attained.

FOUNDATIONS: CONVENTIONAL SHALLOW SPREAD FOOTINGS

Exterior footings should extend at least 18 inches beneath lowest adjacent grade and interior footings should extend at least 12 inches below slab subgrade. Isolated square or rectangular footings at least 2 feet square and continuous footings at least 12 inches wide may be designed using allowable bearing pressures of 2200 and 2000 pounds per square foot, respectively. The allowable bearing pressure may be increased by approximately 250 psf for each additional 1 foot of width and 250 psf for each additional 6 inches of depth, if desired. The maximum allowable bearing pressure should be limited to 3000 psf unless confirmed by Sladden Engineering subsequent to performing specific settlement calculations. The allowable bearing pressures are for dead and frequently applied live loads and may be increased by 1/3 to resist wind, seismic or other transient loading. All footings should be reinforced in accordance with the project structural engineer's recommendations.

Based on the allowable bearing pressures recommended above the total static settlement of conventional shallow spread footings is anticipated to be less than one inch, provided that foundation preparation conforms to the recommendations provided in this report. Differential static settlement is anticipated to be approximately one-half the total static settlement for similarly loaded footings spaced approximately 40 feet apart.

Resistance to lateral loads may be provided by a combination of friction acting at the base of the slabs or foundations and passive earth pressure along the sides of the foundations. A coefficient of friction of 0.40 between soil and concrete may be used for dead load forces only. A passive earth pressure of 250 pounds per square foot, per foot of depth, may be used for the sides of footings that are placed against properly compacted native soil. Passive earth pressure should be ignored within the upper 1 foot except where confined.

All footing excavations should be observed by a representative of the project geotechnical consultant to verify adequate embedment depths prior to placement of forms, steel reinforcement or concrete. The excavations should be trimmed neat, level and square. All loose, disturbed, sloughed or moisture-softened soils and/or any construction debris should be removed prior to concrete placement. Excavated soil generated from footing and/or utility trenches should not be stockpiled within the building envelope or in areas of exterior concrete flatwork.

SLABS-ON-GRADE

In order to reduce the risk of heave, cracking and settlement, concrete slabs-on-grade must be placed on properly compacted fill as outlined in the previous sections. The slab subgrades should remain near optimum moisture content and should not be permitted to dry prior to concrete placement. All slab subgrades should be firm and unyielding. Disturbed soil should be removed and then replaced and compacted to a minimum of 90 percent relative compaction.

Slab thickness and reinforcement should be determined by the structural engineer. All slab reinforcement should be supported on concrete chairs to ensure that reinforcement is placed at slab mid-height. Considering the expected uses, we recommend a minimum slab thickness of 6.0 inches within warehouse areas and 4.0 inches within office areas along with minimum reinforcement of #4 bars at 24 inches on center in both directions in warehouse areas and #3 bars at 24 inches on center in both directions for office areas.

Slabs with moisture sensitive surfaces should be underlain with a moisture vapor barrier consisting of a polyvinyl chloride membrane such as 10-mil Visqueen. All laps within the membrane should be sealed and at least 2 inches of clean sand should be placed over the membrane to promote uniform curing of the concrete and to limit damage. To reduce the potential for punctures, the membrane should be placed on a pad surface that has been graded smooth without any sharp protrusions. If a smooth surface can not be achieved by grading, consideration should be given to placing a thin leveling course of sand across the pad surface prior to placement of the membrane.

RETAINING WALLS

Minor retaining walls may be required to accomplish the proposed construction. Cantilever retaining walls may be designed using "active" pressures. Active pressures may be estimated using an equivalent fluid weight of 40 pcf for level native backfill soil acting in a triangular pressure distribution with drained backfill conditions. "At Rest" pressures should be utilized for restrained walls. At rest pressures may be estimated using an equivalent fluid weight of 60 pcf for native backfill soil with level drained backfill conditions.

We recommend that a back drain system be provided behind all retaining walls or that the walls be designed for full hydrostatic pressures. The back drains should consist of a heavy walled, four inch diameter, perforated pipe sloped to drain to outlets by gravity, and of clean, free-draining, three-quarter to one and one-half inch crushed rock or gravel. The crushed rock or gravel should extend to within one foot of the surface. The upper one foot should be backfilled with compacted, fine-grained soil to exclude surface water. A Mirafi 140N (or equivalent) filter cloth should be placed between the on-site native material and the drain rock.

ON-SITE PAVEMENT DESIGN

Asphalt concrete pavements should be designed in accordance with the Caltrans Highway Design Manual based on R-Value and Traffic Index. The R-Value of the near surface soil determined to be 36 at equilibrium. For preliminary pavement design, Traffic Indices (TI) of 6.0 and 7.5 were used for the light duty and heavy duty pavements, respectively. We assumed Asphalt Concrete (AC) over Class II Aggregate Base (AB). The preliminary flexible pavement layer thickness is as follows:

TABLE 4
RECOMMENDED ASPHALT PAVEMENT SECTION LAYER THICKNESS

Pavement Material	Recommended Thickness	
	TI = 6.0	TI = 7.5
Asphalt Concrete Surface Course	3.0 inches	4.0 inches
Class II Aggregate Base Course	6.0 inches	8.0 inches
Compacted Subgrade Soil	12.0 inches	12.0 inches

Asphalt concrete and Class II aggregate base should conform to the latest edition of the Standard Specifications for Public Works Construction ("Greenbook") or CalTrans Standard Specifications. The aggregate base course should be compacted to at least 95 percent of the maximum dry density as determined by ASTM Method D 1557.

We expect that concrete pavement may also be considered for on-site pavement areas. A concrete pavement section of 6.0 inches of Portland Cement Concrete (PCC) on compacted native soil should be adequate for the on-site concrete pavement limited to automobile and light truck traffic. In areas where heavy truck traffic is expected, the concrete pavement section should be increased to 7.0 inches of PCC on compact native soil. Properly spaced and constructed control joints including expansion joints and contraction joints should be incorporated into concrete pavement design to accommodate temperature and shrinkage related cracking. Joint spacing and joint patterns should be established based upon Portland Cement Association (PCA) and American Concrete Institute (ACI) guidelines.

CORROSION SERIES

The soluble sulfate concentrations of the surface soil were determined to be 140 parts per million (ppm). The soil is considered to have a "negligible" corrosion potential with respect to concrete. The use of Type V cement and special sulfate resistant concrete mixes will be required. The soluble sulfate content of the surface soil should be reevaluated after grading and appropriate concrete mix designs should be established based upon post-grading test results.

The pH level of the surface soil was determined to be 7.8. Based on soluble chloride concentration testing (170 ppm), the soil is considered to have a "low" corrosion potential with respect to normal grade steel. The minimum resistivity of the surface soil was found to be 640 ohm-cm, which suggests that the site soil is considered to have a "sever" corrosion potential with respect to ferrous metal installations. A corrosion expert should be consulted regarding appropriate corrosion protection measures for corrosion sensitive installations.

UTILITY TRENCH BACKFILL

All utility trench backfill should be compacted to a minimum of 90 percent relative compaction. Trench backfill materials should be placed in lifts no greater than six inches in a loose condition, moisture conditioned (or air-dried) as necessary to achieve near optimum moisture content and then mechanically compacted in place to a minimum of 90 percent relative compaction. A representative of the project geotechnical consultant should test the backfill to verify adequate compaction.

EXTERIOR CONCRETE FLATWORK

To minimize cracking of concrete flatwork, the subgrade soil below concrete flatwork areas should first be compacted to a minimum of 90 percent relative compaction. A representative of the project geotechnical consultant should observe and verify the density and moisture content of the soil.

DRAINAGE

All final grades should be provided with positive gradients away from foundations to provide rapid removal of surface water runoff to an adequate discharge point. No water should be allowed to be pond on or immediately adjacent to foundation elements. In order to reduce water infiltration into the subgrade soil, surface water should be directed away from building foundations to an adequate discharge point. Subgrade drainage should be evaluated upon completion of the precise grading plans and in the field during grading.

LIMITATIONS

The findings and recommendations presented in this report are based upon an interpolation of the soil conditions between the exploratory boring locations and extrapolation of these conditions throughout the proposed building area. Should conditions encountered during grading appear different than those indicated in this report, this office should be notified.

The use of this report by other parties or for other projects is not authorized. The recommendations of this report are contingent upon monitoring of the grading operation by a representative of Sladden Engineering. All recommendations are considered to be tentative pending our review of the grading operation and additional testing, if indicated. If others are employed to perform any soil testing, this office should be notified prior to such testing in order to coordinate any required site visits by our representative and to assure indemnification of Sladden Engineering.

We recommend that a pre-job conference be held on the site prior to the initiation of site grading. The purpose of this meeting will be to assure a complete understanding of the recommendations presented in this report as they apply to the actual grading performed.

ADDITIONAL SERVICES

Once completed, final project plans and specifications should be reviewed by use prior to construction to confirm that the full intent of the recommendations presented herein have been applied to design and construction. Following review of plans and specifications, observation should be performed by the Soil Engineer during construction to document that foundation elements are founded on/or penetrate into the recommended soil, and that suitable backfill soil is placed upon competent materials and properly compacted at the recommended moisture content.

Tests and observations should be performed during grading by the Soil Engineer or his representative in order to verify that the grading is being performed in accordance with the project specifications. Field density testing shall be performed in accordance with acceptable ASTM test methods. The minimum acceptable degree of compaction should be 90 percent for subgrade soils and 95 percent for Class II aggregate base as obtained by the ASTM Test Method D1557. Where testing indicates insufficient density, additional compactive effort shall be applied until retesting indicates satisfactory compaction.

REFERENCES

AO Architecture Design Relationships (AO), 2021, Conceptual Site Plan, Sheet A2, dated 2/23/2022.

Blake, T., 2000, EQFAULT and EQSEARCH, Computer Programs for Deterministic and Probabilistic Prediction of Peak Horizontal Acceleration from Digitized California Faults.

Building Seismic Safety Council (BSSC), 2014, Earthquake Scenario Event Set webpage; available at:
<https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=14d2f75c7c4f4619936dac0d14e1e468>

California Building Code (CBC), 2019, California Building Standards Commission.

California Geological Survey (CGS), 2022, Regulatory Maps; available at:
<https://maps.conservation.ca.gov/cgs/informationwarehouse/>

California Department of Water Resources (CDWR), 2022, Water Data Library. Available at:
<https://wdl.water.ca.gov/waterdatalibrary/>

Cao T., Bryant, W.A., Rowshandel B., Branum D., Wills C.J., 2003, "The Revised 2002 California Probabilistic Seismic Hazard Maps".

GoogleEarth.com, 2021, Vertical Aerial Photograph for the Perris area, California, Undated, Variable Scale. Reviewed at googleearth.com

Jennings, Charles W. (Compiler), 1994, Fault Activity Map of California and Adjacent Areas, California Division of Mines and Geology, Geologic Data Map No. 6

Morton, D.M., 2003, Preliminary Geologic Map of the Perris 7.5' Quadrangle, Riverside County, California.

Riverside County Map My County (RCMMC), 2022, available at
https://gis1.countyofriverside.us/Html5Viewer/index.html?viewer=MMC_Public

Structural Engineers Association California (SEAC), 2021, OSHPD Seismic Design Maps; available at:
<https://seismicmaps.org/>

United States Geological Survey (USGS), 2015, Perris 7.5 Minute Quadrangle Map, 1:24000.

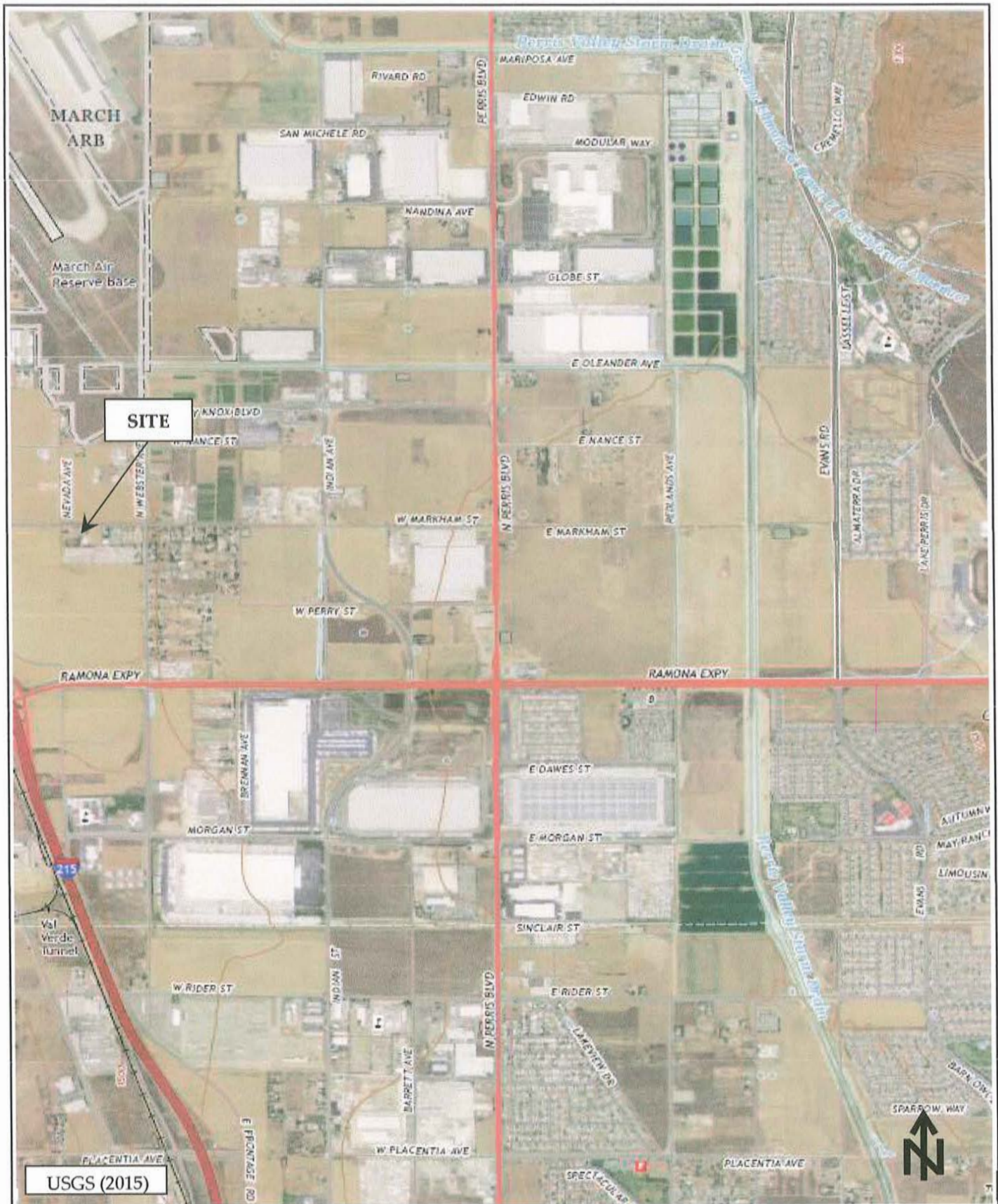
United States Geological Survey (USGS), 2022a, Quaternary Fault and Fold Database; available at:
<https://geohazards.usgs.gov/hazards/interactive/>

United States Geological Survey (USGS), 2022b, Risk-Targeted Ground Motion Calculator; available at:
<https://earthquake.usgs.gov/designmaps/rtgm/>

United States Geological Survey (USGS), 2022c, Unified Hazard Tool; available at:
<https://earthquake.usgs.gov/hazards/interactive/>

FIGURES

SITE LOCATION MAP
REGIONAL GEOLOGIC MAP
EXPLORATION LOCATION PLAN



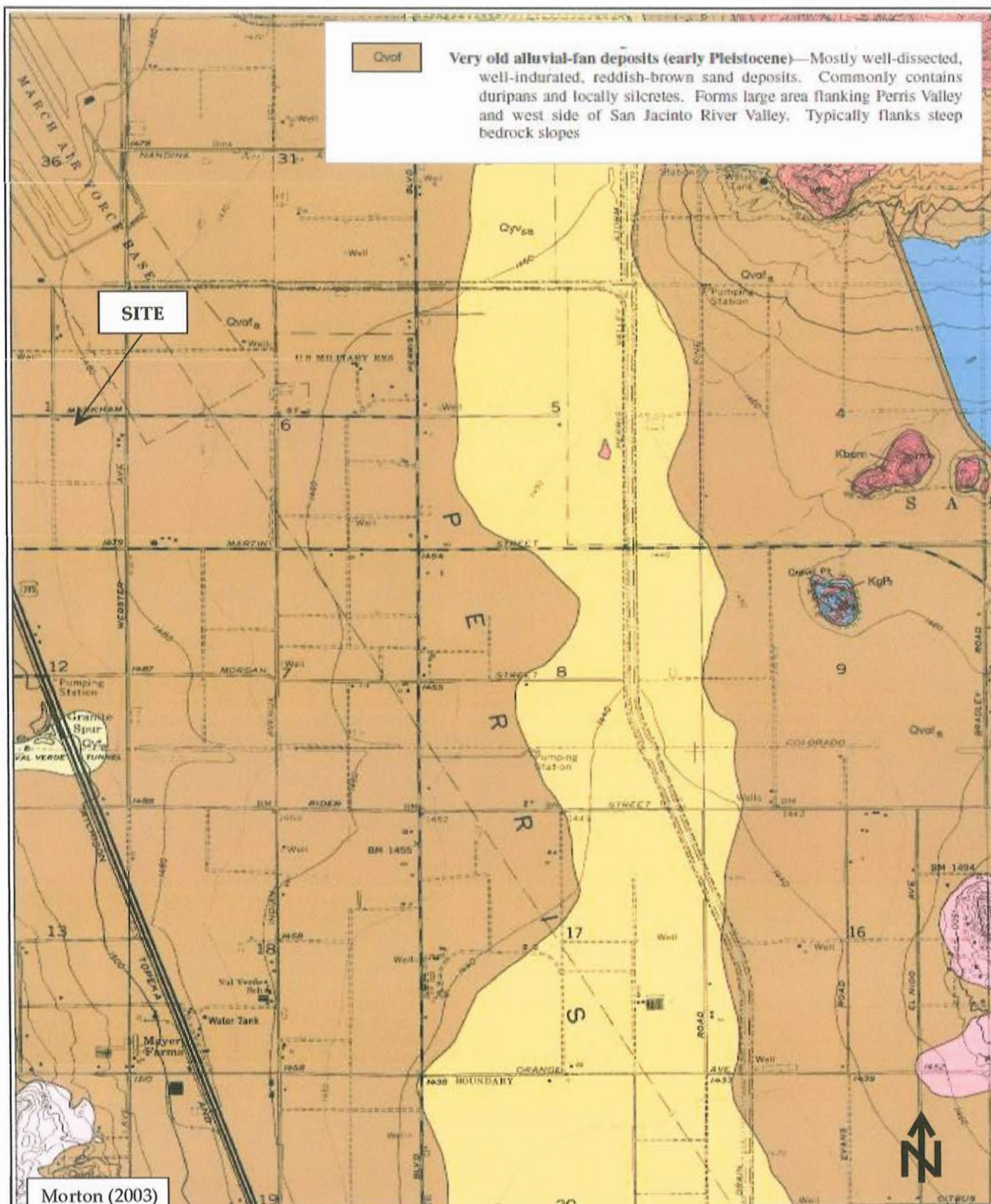
Sladden Engineering

SITE LOCATION MAP

Project Number:	644-22018
Report Number:	22-05-068
Date:	May 31, 2022

FIGURE

1



REGIONAL GEOLOGIC MAP

FIGURE

2

Project Number:

644-22018

Report Number:

22-05-068

Date:

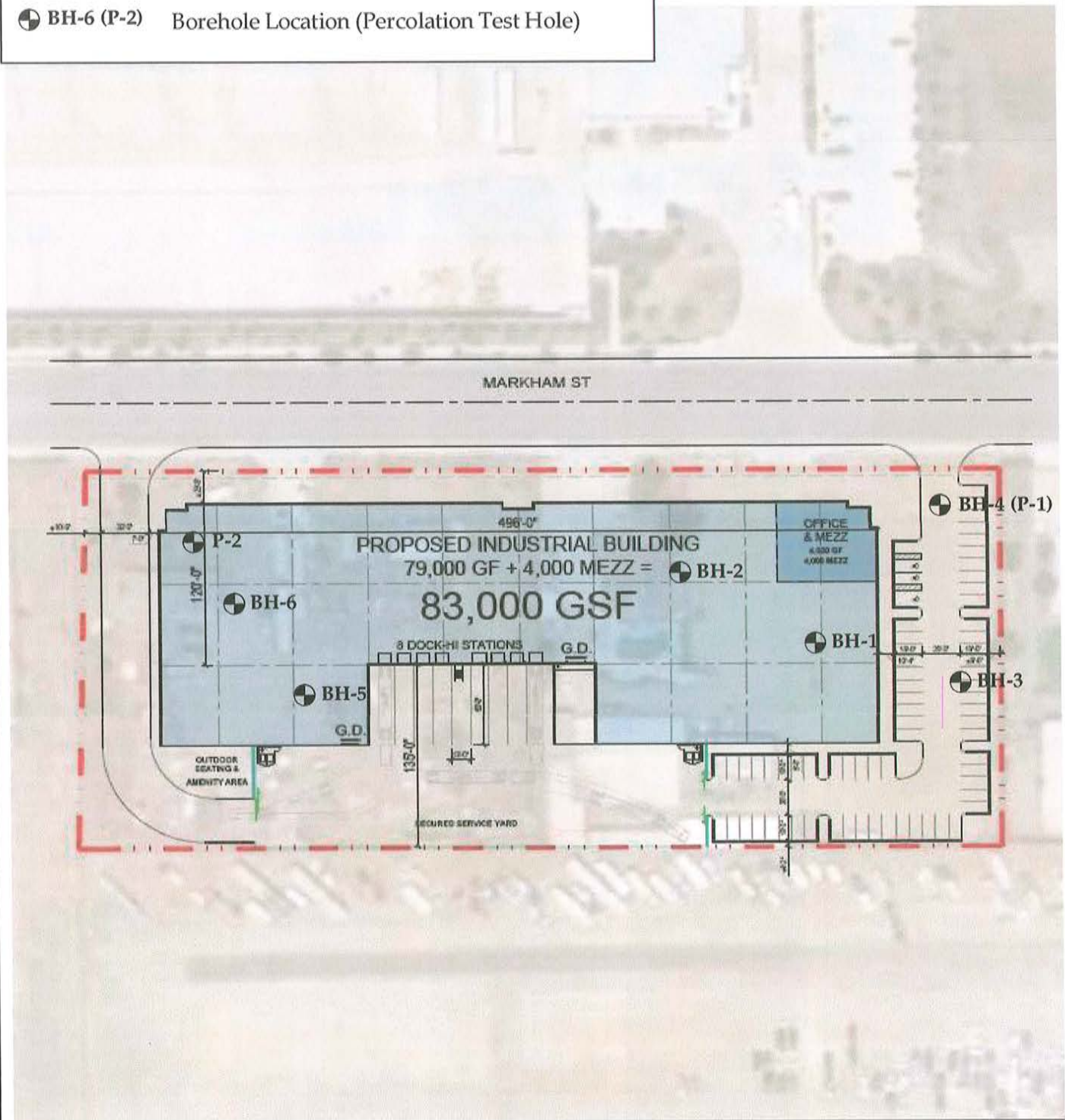
May 31, 2022



Sladden Engineering

LEGEND

● BH-6 (P-2) Borehole Location (Percolation Test Hole)



EXPLORATION LOCATION PLAN

FIGURE

3



Sladden Engineering

Project Number:	644-22018
Report Number:	22-05-068
Date:	May 31, 2022

APPENDIX A

FIELD EXPLORATION

APPENDIX A

FIELD EXPLORATION

For our field investigation seven (7) exploratory bores were excavated on April 4, 2022 utilizing a truck mounted hollow stem auger rig (Mobile B-61). Continuous logs of the materials encountered were made by a representative of Sladden Engineering. Materials encountered in the boreholes were classified in accordance with the Unified Soil Classification System which is presented in this appendix.

Representative undisturbed samples were obtained within our bores by driving a thin-walled steel penetration sampler (California split spoon sampler) or a Standard Penetration Test (SPT) sampler with a 140 pound automatic-trip hammer dropping approximately 30 inches (ASTM D1586). The number of blows required to drive the samplers 18 inches was recorded in 6-inch increments and blowcounts are indicated on the boring logs.

The California samplers are 3.0 inches in diameter, carrying brass sample rings having inner diameters of 2.5 inches. The standard penetration samplers are 2.0 inches in diameter with an inner diameter of 1.5 inches. Undisturbed samples were removed from the sampler and placed in moisture sealed containers in order to preserve the natural soil moisture content. Bulk samples were obtained from the excavation spoils and samples were then transported to our laboratory for further observations and testing.

 Sladden Engineering								BORE LOG			
								Equipment:	MOBILE B-61	Date Drilled:	4/4/2022
								Elevation:	1,490 Ft. MSL	Boring No:	BH-1
Sample	Blow Counts			Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
	12	18	25	1	15	41.6	3.4	118.9	2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).
	18	34	39			33.8	4.0	134.5	4		Clayey Sand (SC); dark brown, dry, medium dense, fine-grained with gravel (Qvof).
									6		Clayey Sand (SC); dark brown, dry, medium dense, fine-grained with gravel (Qvof).
	12	15	15			46.6	6.5		10		Clayey Sand (SC); reddish brown, dry, medium dense, fine-grained with gravel (Qvof).
	50-3					34.5	7.7	125.6	14		Clayey Sand (SC); reddish brown, dry, very dense, fine-grained with gravel (Qvof).
									16		
									18		Terminated at ~15.25 Feet bgs.
									20		No Bedrock Encountered.
									22		No Groundwater or Seepage Encountered.
									24		
									26		
									28		
									30		
									32		
									34		
									36		
									38		
									40		
									42		
									44		
									46		
									48		
									50		
Completion Notes:										PROPOSED INDUSTRIAL BUILDING 945-995 WEST MARKHAM STREET, PERRIS	
										Project No:	644-22018
										Report No:	22-05-068
										Page	1

 Sladden Engineering								BORE LOG			
								Equipment: MOBILE B-61		Date Drilled: 4/4/2022	
								Elevation: 1,490 Ft. MSL		Boring No: BH-2	
Sample	Blow Counts		Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description	
								2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).	
	8	10 12			56.7	11.4	129.5	4		Sandy Clay (CL); dark yellowish brown, slightly moist, very stiff, low plasticity (Qvof).	
							6				
							8				
	20	27 33			37.2	10.3		10		Clayey Sand (SC); dark yellowish brown, slightly moist, dense, fine-grained (Qvof).	
								12			
	18	21 24			35.9	8.6	130.8	14			
								16		Clayey Sand (SC); dark yellowish brown, slightly moist, very dense, fine-grained (Qvof).	
								18			
	15	50-5			43.8	10.6		20		Clayey Sand (SC); dark yellowish brown, slightly moist, very dense, fine-grained (Qvof).	
								22		Terminated at ~21.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.	
								24			
								26			
								28			
								30			
								32			
								34			
								36			
								38			
								40			
								42			
								44			
								46			
								48			
								50			
Completion Notes:									PROPOSED INDUSTRIAL BUILDING 945-995 WEST MARKHAM STREET, PERRIS		
									Project No: 644-22018		Page 2
									Report No: 22-05-068		

 Sladden Engineering								BORE LOG			
								Equipment: MOBILE B-61		Date Drilled: 4/4/2022	
								Elevation: 1,490 Ft. MSL		Boring No: BH-3	
Sample	Blow Counts		Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description	
								2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).	
								4		No Recovery.	
								6			
								8			
								10			
	9	14	17		47.9	8.1		12		Clayey Sand (SC); dark yellowish brown, dry to slightly moist, dense, fine-grained (Qvof)>	
								14		Terminated at ~11.5 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.	
								16			
								18			
								20			
								22			
								24			
								26			
								28			
								30			
								32			
								34			
								36			
								38			
								40			
								42			
								44			
								46			
								48			
								50			
Completion Notes:								PROPOSED INDUSTRIAL BUILDING 945-995 WEST MARKHAM STREET, PERRIS			
								Project No: 644-22018		Page	3
								Report No: 22-05-068			

**Sladden Engineering****BORE LOG**

Equipment:	MOBILE B-61	Date Drilled:	4/4/2022
Elevation:	1,490 Ft. MSL	Boring No:	BH-4 (P-1)

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).
	8 10 11			43.1	6.6		4		
							6		Clayey Sand (SC); dark yellowish brown to reddish brown, dry, medium dense, fine-grained (Qvof).
	18 24 50-6			46.0	8.5	134.3	10		Clayey Sand (SC); dark yellowish brown to reddish brown, dry, medium dense, fine-grained with gravel (Qvof).
							12		
							14		Terminated at ~11.5 Feet bgs.
							16		No Bedrock Encountered.
							18		No Groundwater or Seepage Encountered.
							20		Cased to Facilitate Percolation Testing.
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED INDUSTRIAL BUILDING
945-995 WEST MARKHAM STREET, PERRIS

Project No: 644-22018

Report No: 22-05-068

Page

4

 Sladden Engineering								BORE LOG					
								Equipment: MOBILE B-61		Date Drilled: 4/4/2022			
								Elevation: 1,490 Ft. MSL		Boring No: BH-5			
Sample	Blow Counts		Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description			
								2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).			
	8	13	17		49.9	7.2	125.7	4		Clayey Sand (SC); yellowish brown, dry, medium dense, fine-grained (Qvof).			
								6					
								8					
	9	10	12		17.3	4.3		10		Clayey Sand (SC); yellowish brown, dry, medium dense, fine-grained (Qvof).			
								12					
								14					
	12	50-5			38.2	10.4	125.6	16		Clayey Sand (SC); yellowish brown, dry, very dense, fine-grained with gravel (Qvof).			
								18					
								20					
	7	10	11		45.3	10.2		22		Clayey Sand (SC); yellowish brown, dry, medium dense, fine-grained (Qvof).			
								24					
	11	20	25		48.1	9.5	122.6	26		Clayey Sand (SC); reddish brown, dry, medium dense, fine-grained (Qvof).			
								28					
								30					
	6	11	15		42.7	9.6		32		Clayey Sand (SC); reddish brown, dry, medium dense, fine-grained (Qvof).			
								34					
	14	17	52		29.3	5.5	128.9	36		Clayey Sand (SC); reddish brown, dry, medium dense, fine-grained (Qvof).			
								38					
								40					
	17	19	22		29.1	6.3		42	Clayey Sand (SC); reddish brown, dry, dense, fine-grained (Qvof).				
								44					
	22	35	50-6		44.6	8.3	133.6	46	Clayey Sand (SC); reddish brown, dry, very dense, fine-grained (Qvof).				
								48					
								50					
Completion Notes: Practical Auger Refusal at ~48.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.										PROPOSED INDUSTRIAL BUILDING 945-995 WEST MARKHAM STREET, PERRIS			
										Project No: 644-22018		Page	5
										Report No: 22-05-068			

 Sladden Engineering								BORE LOG			
								Equipment:	MOBILE B-61	Date Drilled:	4/4/2022
								Elevation:	1,490 Ft. MSL	Boring No:	BH-6
Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description		
							2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).		
							4				
	14 18 27			50.6	7.0	133.7	6		Sandy Clay (CL); reddish brown, dry to slightly moist, very stiff, low plasticity (Qvof).		
							8				
	9 18 29			50.4	9.5		10		Sandy Clay (CL); reddish brown, dry to slightly moist, hard, low plasticity (Qvof).		
							12				
							14				
	11 26 41			51.5	10.1	131.0	16		Sandy Clay (CL); reddish brown, slightly moist, hard, low plasticity (Qvof).		
							18				
							20		Terminated at ~16.5 Feet bgs.		
							22		No Bedrock Encountered.		
							24		No Groundwater or Seepage Encountered.		
							26				
							28				
							30				
							32				
							34				
							36				
							38				
							40				
							42				
							44				
							46				
							48				
							50				
Completion Notes:								PROPOSED INDUSTRIAL BUILDING 945-995 WEST MARKHAM STREET, PERRIS			
								Project No: 644-22018		Page	6
								Report No: 22-05-068			

 Sladden Engineering								BORE LOG			
								Equipment: MOBILE B-61		Date Drilled: 4/4/2022	
								Elevation: 1,490 Ft. MSL		Boring No: P-2	
Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description		
							2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).		
							4		Clayey Sand (SC); reddish brown, dry, fine-grained (Qvof).		
							6		Termianted at ~5.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered. Cased to Facilitate Percolation Testing		
							8				
							10				
							12				
							14				
							16				
							18				
							20				
							22				
							24				
							26				
							28				
							30				
							32				
							34				
							36				
							38				
							40				
							42				
							44				
							46				
							48				
							50				
Completion Notes:								PROPOSED INDUSTRIAL BUILDING			
								945-995 WEST MARKHAM STREET, PERRIS			
								Project No: 644-22018		Page 7	
								Report No: 22-05-068			

APPENDIX B

LABORATORY TESTING

APPENDIX B

LABORATORY TESTING

Representative bulk and relatively undisturbed soil samples were obtained in the field and returned to our laboratory for additional observations and testing. Laboratory testing was generally performed in two phases. The first phase consisted of testing in order to determine the compaction of the existing natural soil and the general engineering classifications of the soils underlying the site. This testing was performed in order to estimate the engineering characteristics of the soil and to serve as a basis for selecting samples for the second phase of testing. The second phase consisted of soil mechanics testing. This testing including consolidation, shear strength and expansion testing was performed in order to provide a means of developing specific design recommendations based on the mechanical properties of the soil.

CLASSIFICATION AND COMPACTION TESTING

Unit Weight and Moisture Content Determinations: Each undisturbed sample was weighed and measured in order to determine its unit weight. A small portion of each sample was then subjected to testing in order to determine its moisture content. This was used in order to determine the dry density of the soil in its natural condition. The results of this testing are shown on the Bore Logs.

Maximum Density-Optimum Moisture Determinations: Representative soil types were selected for maximum density determinations. This testing was performed in accordance with the ASTM Standard D1557, Test Method A. The results of testing are presented graphically in this appendix. The maximum densities are compared to the field densities of the soil in order to determine the existing relative compaction to the soil.

Classification Testing: Soil samples were selected for classification testing. This testing consists of mechanical grain size analyses. This provides information for developing classifications for the soil in accordance with the Unified Soil Classification System which is presented in the preceding appendix. This classification system categorizes the soil into groups having similar engineering characteristics. The results of this testing is very useful in detecting variations in the soils and in selecting samples for further testing.

SOIL MECHANIC'S TESTING

Expansion Testing: One (1) bulk sample was selected for Expansion testing. Expansion testing was performed in accordance with the UBC Standard 18-2. This testing consists of remolding 4-inch diameter by 1-inch thick test specimens to a moisture content and dry density corresponding to approximately 50 percent saturation. The samples are subjected to a surcharge of 144 pounds per square foot and allowed to reach equilibrium. At that point the specimens are inundated with distilled water. The linear expansion is then measured until complete.

Direct Shear Testing: One (1) sample was selected for Direct Shear testing. This test measures the shear strength of the soil under various normal pressures and is used to develop parameters for foundation design and lateral design. Tests were performed using a recompacted test specimen that was saturated prior to tests. Tests were performed using a strain controlled test apparatus with normal pressures ranging from 800 to 2300 pounds per square foot.

Consolidation Testing: Two (2) relatively undisturbed samples were selected for consolidation testing. For this test, a one-inch thick test specimen was subjected to vertical loads varying from 575 psf to 11520 psf applied progressively. The consolidation at each load increment was recorded prior to placement of each subsequent load. The specimens were saturated at 575 psf or 720 psf load increment.

Corrosion Series Testing: The soluble sulfate concentrations of the surface soil were determined in accordance with California Test Method Number (CA) 417. The pH and Minimum Resistivity were determined in accordance with CA 643. The soluble chloride concentrations were determined in accordance with CA 422.



Sladden Engineering

450 Egan Avenue, Beaumont CA 92223 (951) 845-7743 Fax (951) 845-8863

Maximum Density/Optimum Moisture

ASTM D698/D1557

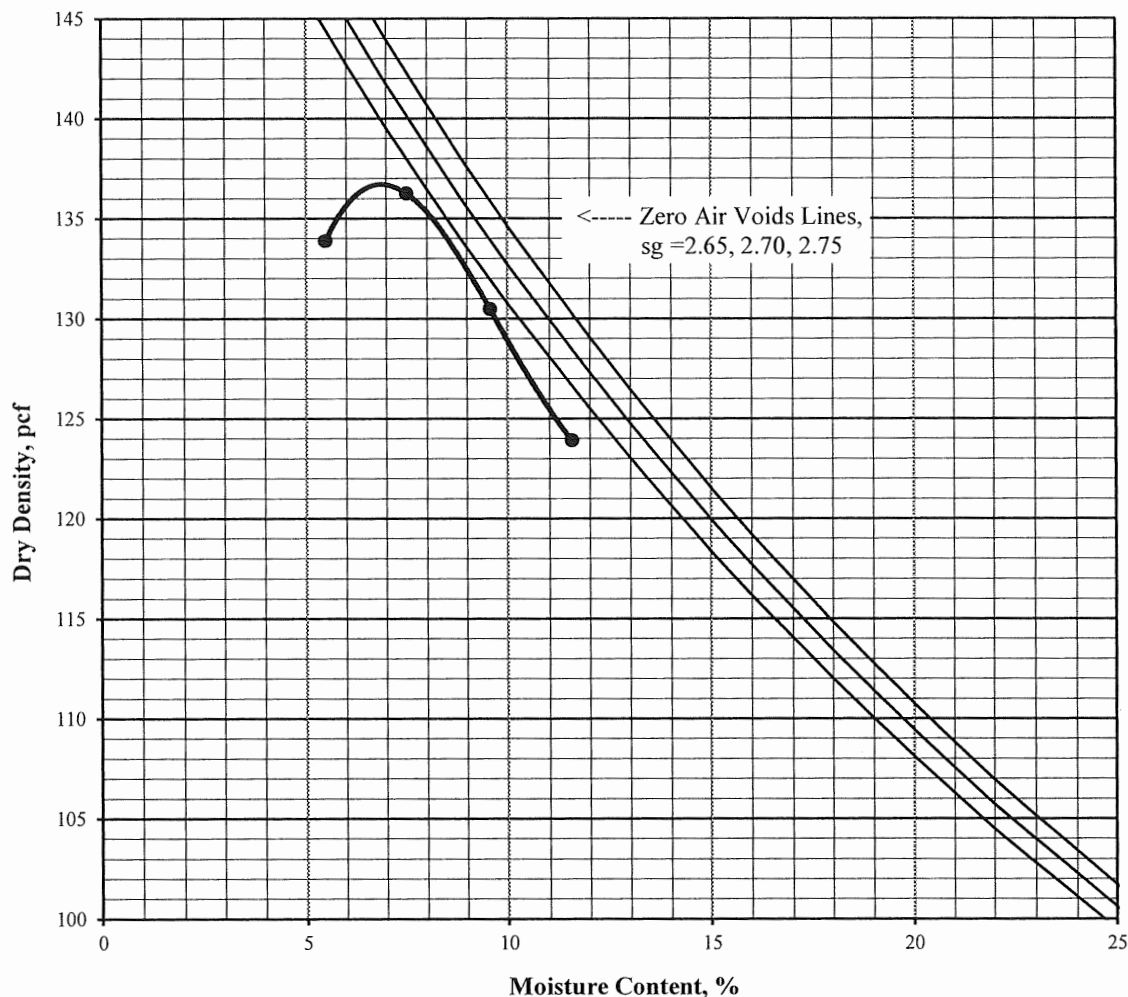
Project Number: 644-22018
Project Name: 945-995 West Markham Street
Lab ID Number: LN6-22169
Sample Location: BH-1 Bulk 1 @ 0-5'
Description: Dark Brown Clayey Sand (SC)

May 23, 2022

ASTM D-1557 A
Rammer Type: Machine

Maximum Density: 136.5 pcf
Optimum Moisture: 7.5%

Sieve Size	% Retained
3/4"	
3/8"	
#4	0.4





Sladden Engineering

450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

Expansion Index

ASTM D 4829

Job Number: 644-22018
Job Name: 945-995 West Markham Street
Lab ID Number: LN6-22169
Sample ID: BH-1 Bulk 1 @ 0-5'
Soil Description: Dark Brown Clayey Sand (SC)

May 23, 2022

Wt of Soil + Ring:	603.8
Weight of Ring:	188.6
Wt of Wet Soil:	415.2
Percent Moisture:	6.3%
Sample Height, in	0.95
Wet Density, pcf:	132.9
Dry Density, pcf:	125.0

% Saturation:	48.9
---------------	------

Expansion

Rack # 2

Date/Time	5/19/2022	3:30 PM
Initial Reading	0.0000	
Final Reading	0.0145	

Expansion Index

15

(Final - Initial) x 1000



Sladden Engineering

450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

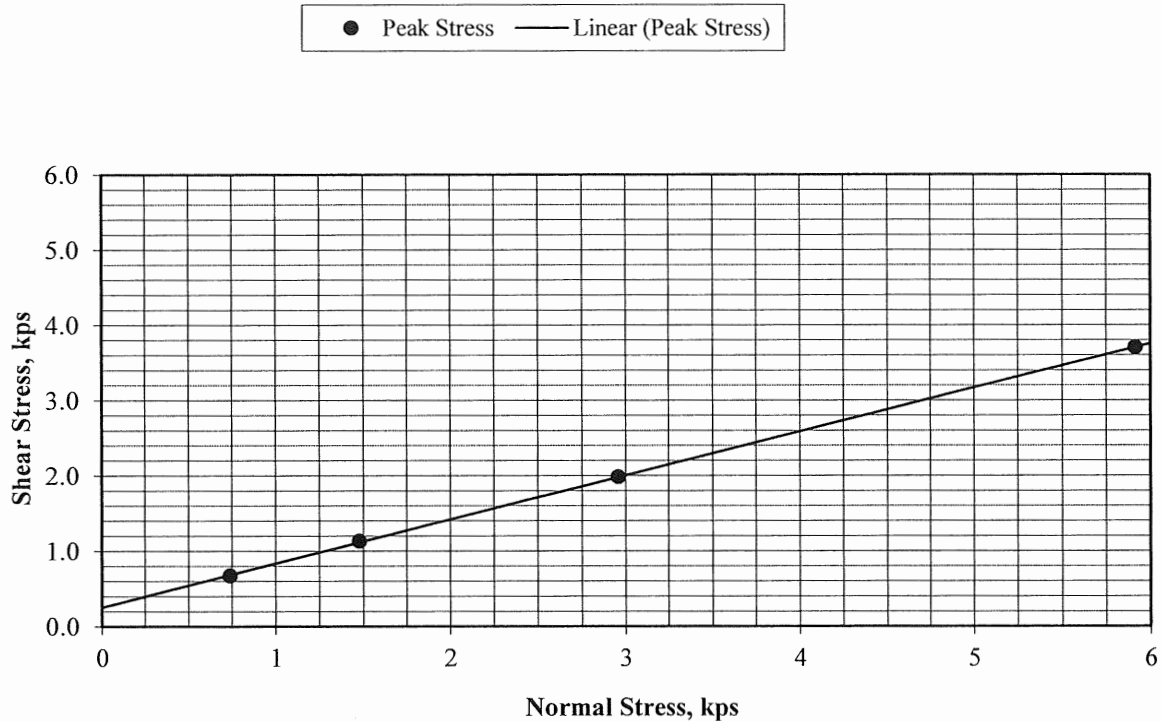
Direct Shear ASTM D 3080-04 (modified for unconsolidated condition)

Job Number: 644-22018
Job Name 945-995 West Markham Street
Lab ID No. LN6-22169
Sample ID BH-1 Bulk 1 @ 0-5'
Classification Dark Brown Clayey Sand (SC)
Sample Type Remolded @ 90% of Maximum Density

May 23, 2022

Initial Dry Density: 122.8 pcf
Initial Moisture Content: 7.5 %
Peak Friction Angle (ϕ): 30°
Cohesion (c): 260 psf

Test Results	1	2	3	4	Average
Moisture Content, %	12.8	12.8	12.8	12.8	12.8
Saturation, %	92.7	92.7	92.7	92.7	92.7
Normal Stress, kps	0.739	1.479	2.958	5.916	
Peak Stress, kps	0.676	1.134	1.984	3.706	





Sladden Engineering

450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

Gradation

ASTM C117 & C136

Project Number: 644-22018

May 23, 2022

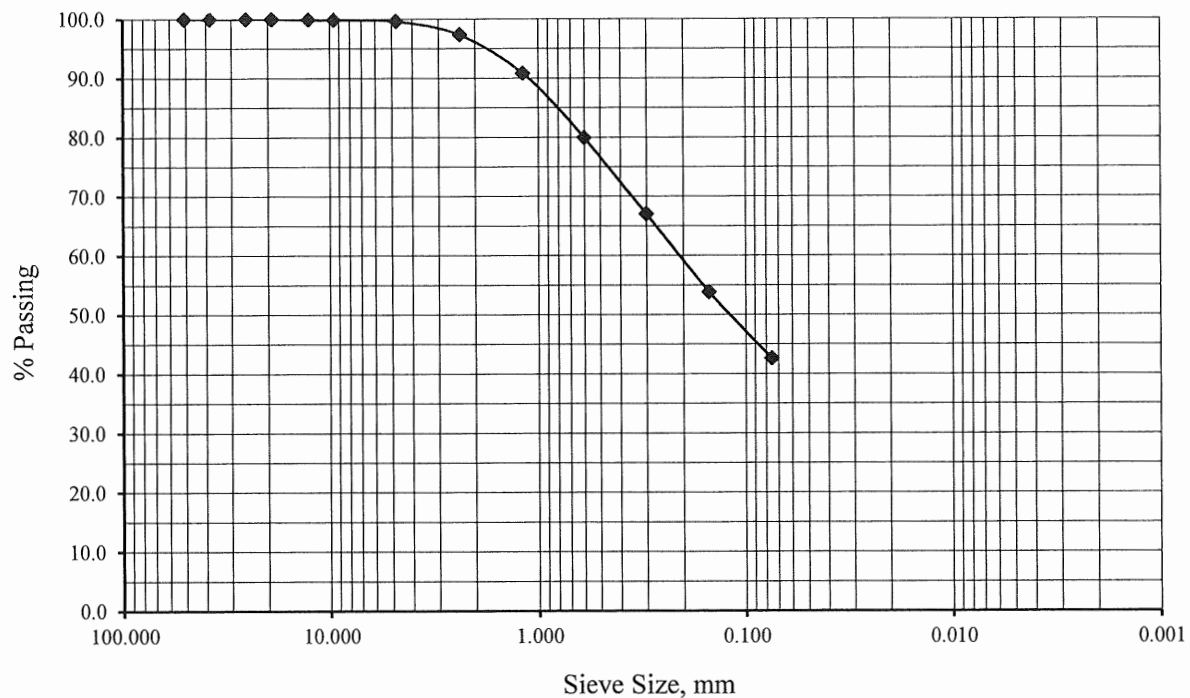
Project Name: 945-995 West Markham Street

Lab ID Number: LN6-22169

Sample ID: BH-1 Bulk 1 @ 0-5'

Soil Classification: SC

Sieve Size, in	Sieve Size, mm	Percent Passing
2"	50.8	100.0
1 1/2"	38.1	100.0
1"	25.4	100.0
3/4"	19.1	100.0
1/2"	12.7	99.9
3/8"	9.53	99.9
#4	4.75	99.7
#8	2.36	97.4
#16	1.18	90.9
#30	0.60	80.0
#50	0.30	67.0
#100	0.15	53.9
#200	0.075	42.6





Sladden Engineering

450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

Gradation

ASTM C117 & C136

Project Number: 644-22018

May 23, 2022

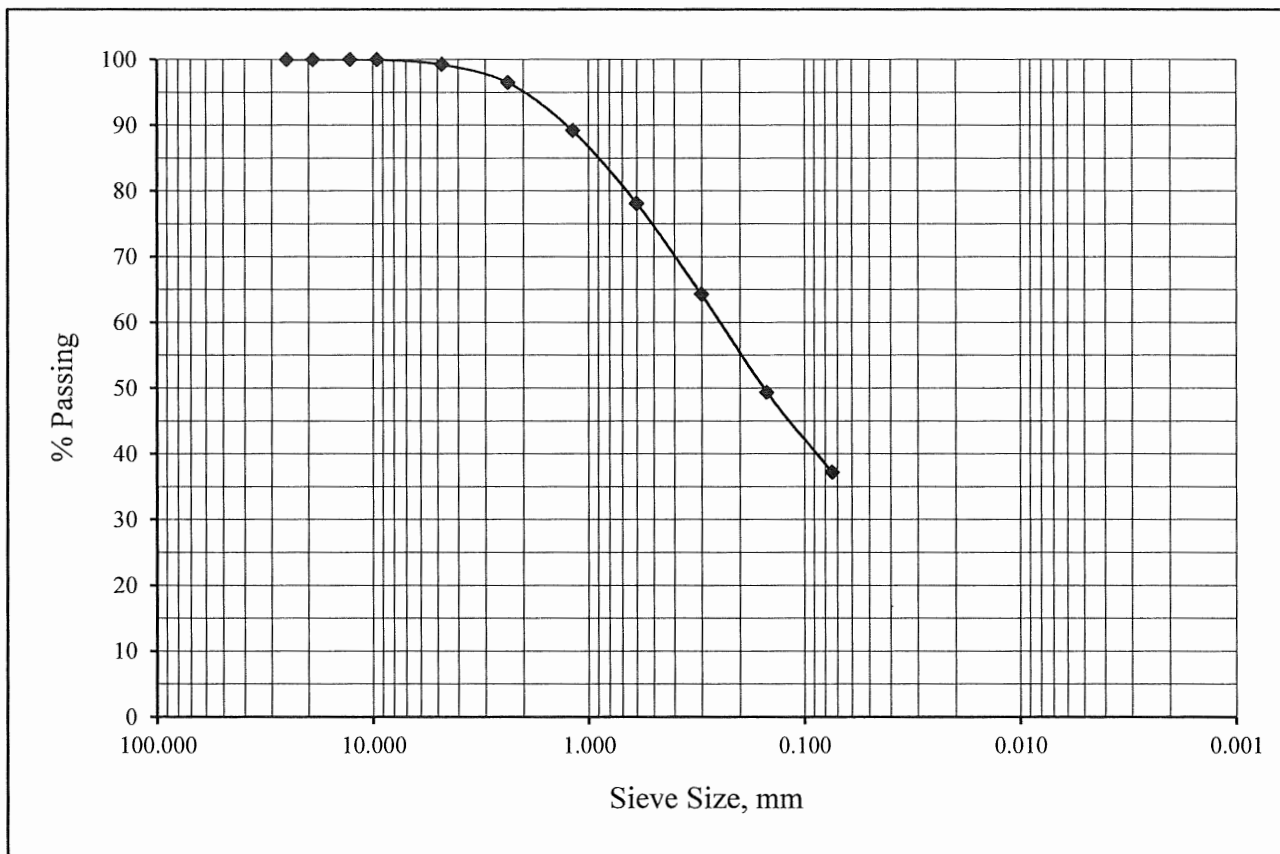
Project Name: 945-995 West Markham Street

Lab ID Number: LN6-22169

Sample ID: BH-2 R-2 @ 10'

Soil Classification: SC

Sieve Size, in	Sieve Size, mm	Percent Passing
1"	25.4	100.0
3/4"	19.1	100.0
1/2"	12.7	100.0
3/8"	9.53	100.0
#4	4.75	99.3
#8	2.36	96.5
#16	1.18	89.2
#30	0.60	78.1
#50	0.30	64.3
#100	0.15	49.4
#200	0.074	37.2





Sladden Engineering

450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

Gradation

ASTM C117 & C136

Project Number: 644-22018

May 23, 2022

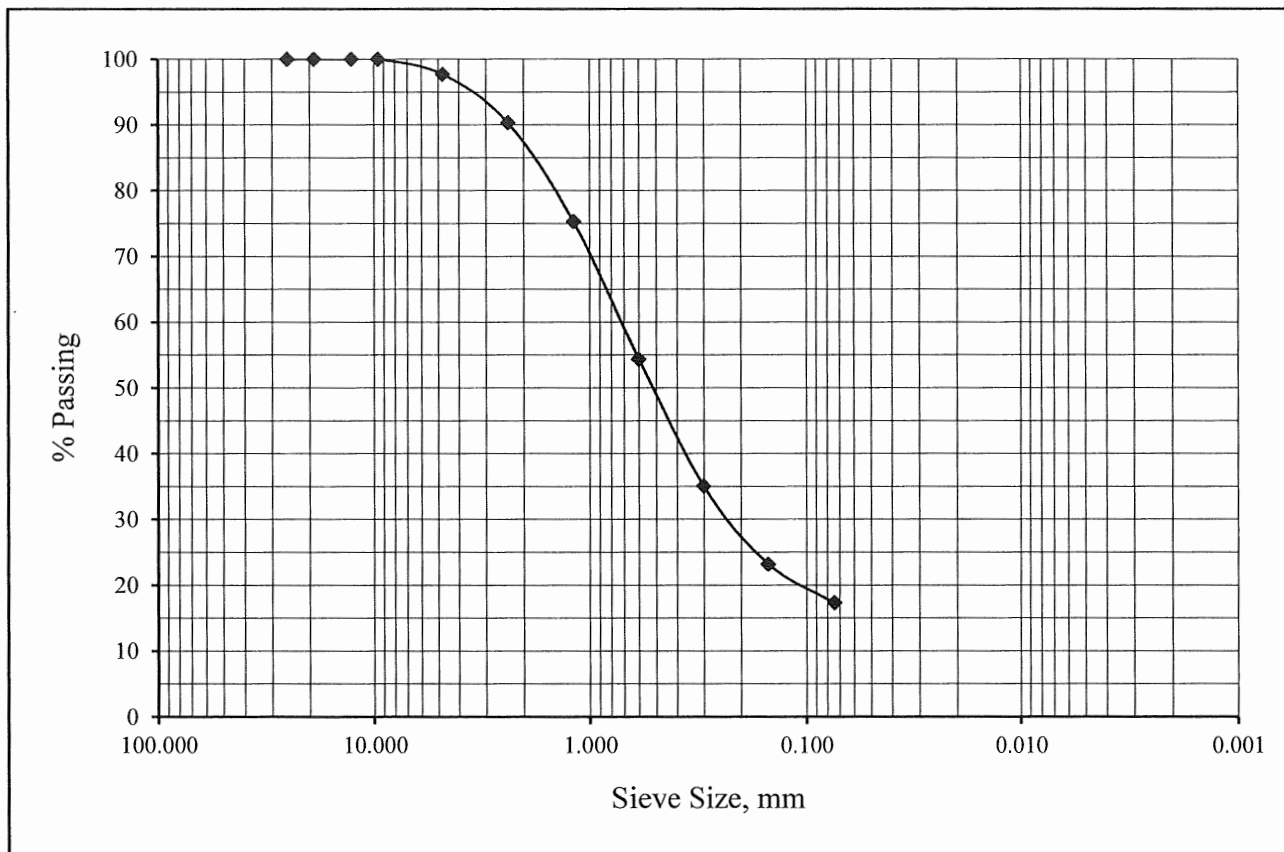
Project Name: 945-995 West Markham Street

Lab ID Number: LN6-22169

Sample ID: BH-5 S-2 @ 10'

Soil Classification: SC

Sieve Size, in	Sieve Size, mm	Percent Passing
1"	25.4	100.0
3/4"	19.1	100.0
1/2"	12.7	100.0
3/8"	9.53	100.0
#4	4.75	97.7
#8	2.36	90.3
#16	1.18	75.3
#30	0.60	54.4
#50	0.30	35.1
#100	0.15	23.2
#200	0.074	17.3





Sladden Engineering

450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

Gradation

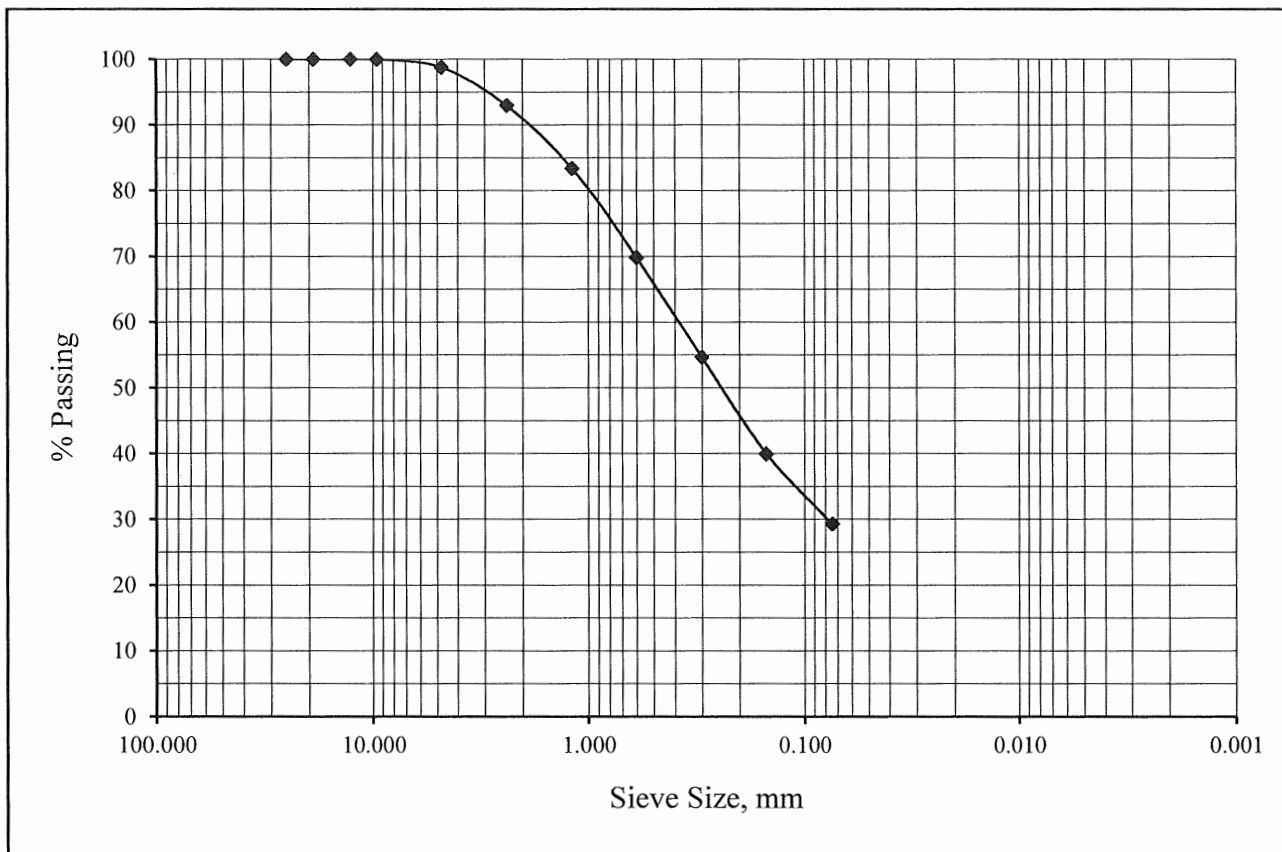
ASTM C117 & C136

Project Number: 644-22018
Project Name: 945-995 West Markham Street
Lab ID Number: LN6-22169
Sample ID: BH-5 R-7 @ 35'

May 23, 2022

Soil Classification: SC

Sieve Size, in	Sieve Size, mm	Percent Passing
1"	25.4	100.0
3/4"	19.1	100.0
1/2"	12.7	100.0
3/8"	9.53	100.0
#4	4.75	98.8
#8	2.36	93.0
#16	1.18	83.4
#30	0.60	69.8
#50	0.30	54.7
#100	0.15	40.0
#200	0.074	29.3





Sladden Engineering

450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

One Dimensional Consolidation

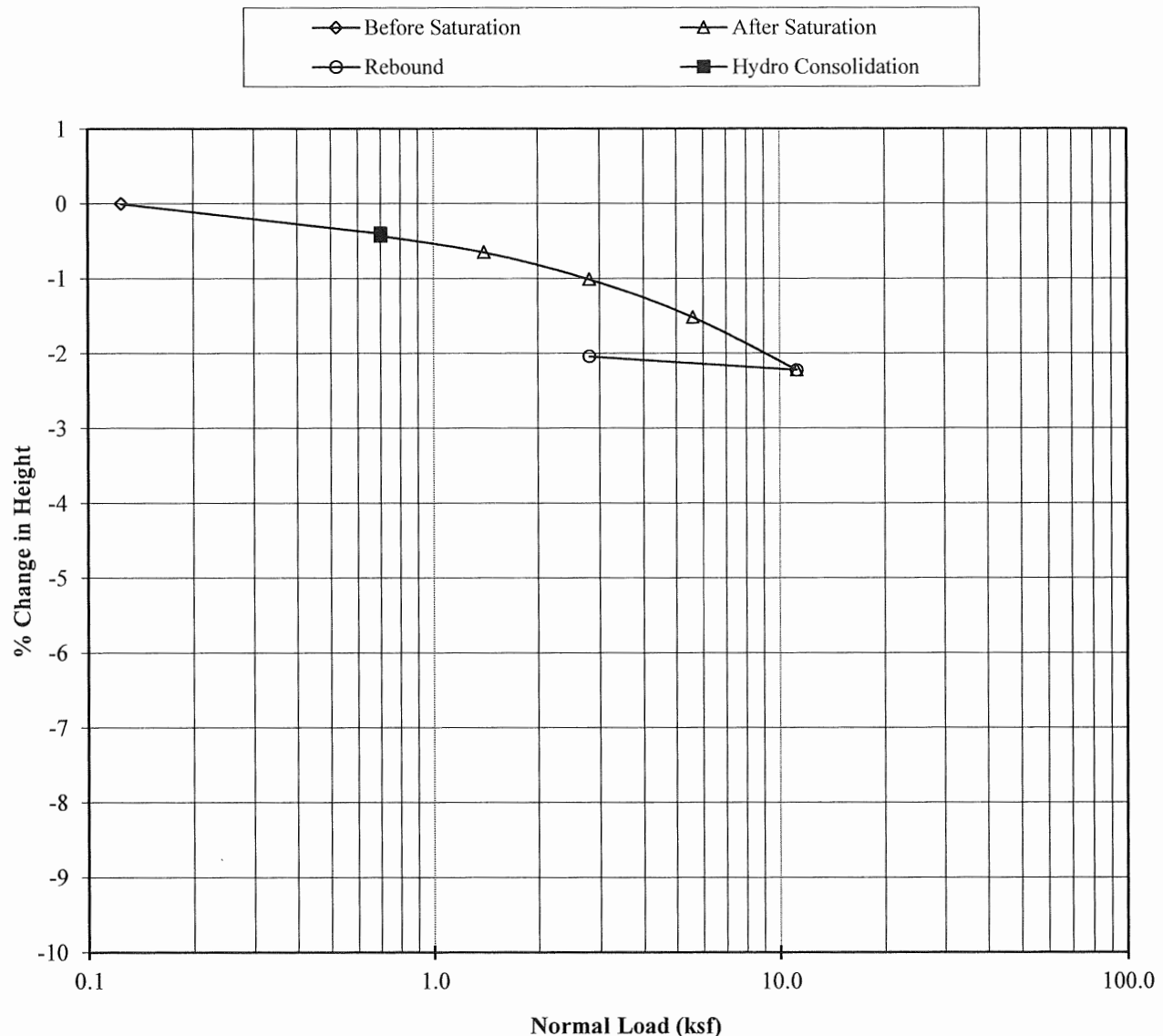
ASTM D2435 & D5333

Job Number: 644-22018
Job Name: 945-995 West Markham Street
Lab ID Number: LN6-22169
Sample ID: BH-2 R-2 @ 10'
Soil Description: Brown Clayey Sand (SC)

May 23, 2022

Initial Dry Density, pcf: 128.0
Initial Moisture, %: 10.3
Initial Void Ratio: 0.303
Specific Gravity: 2.67

% Change in Height vs Normal Pressure Diagram





Sladden Engineering

450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

One Dimensional Consolidation

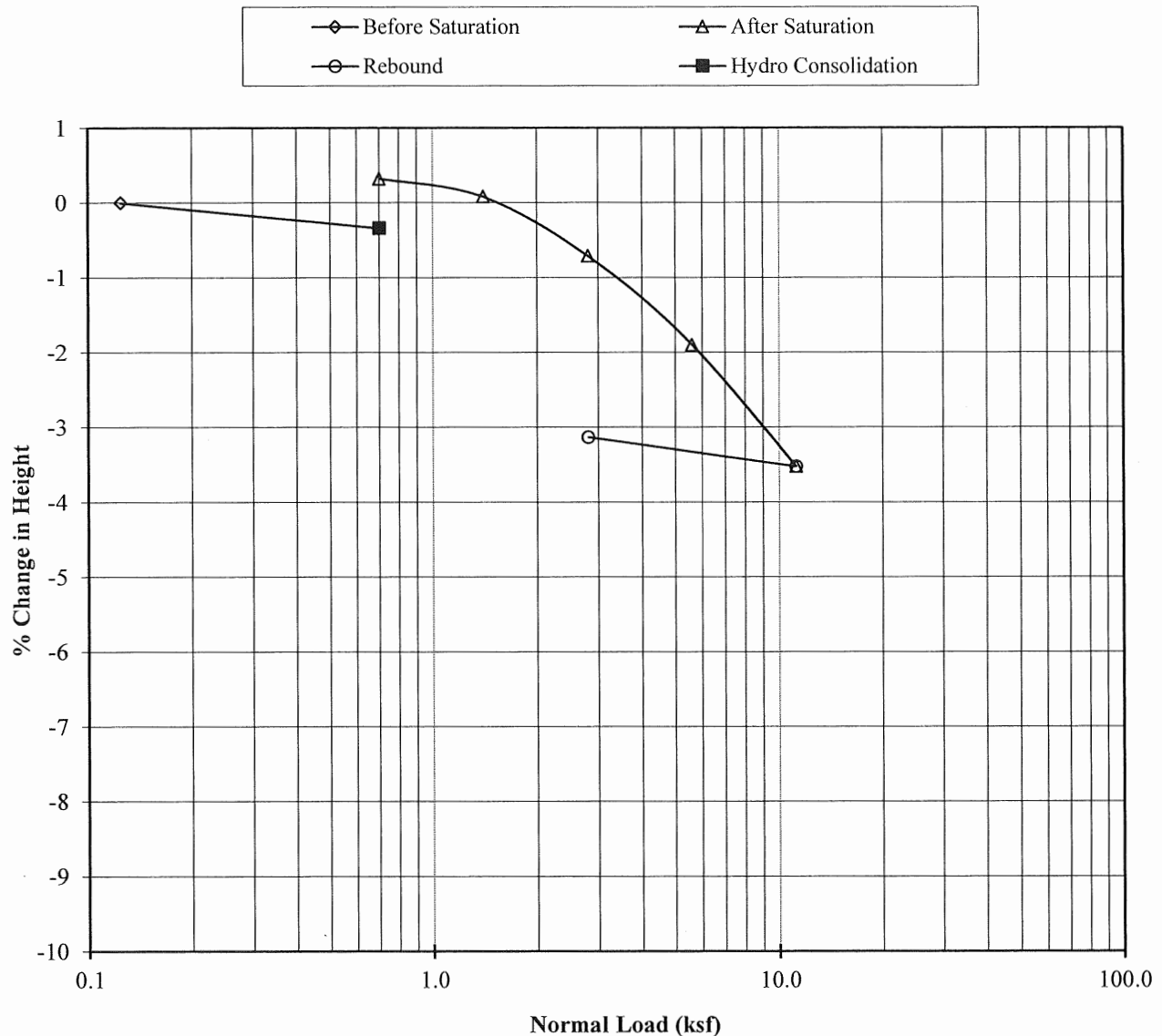
ASTM D2435 & D5333

Job Number: 644-22018
Job Name: 945-995 West Markham Street
Lab ID Number: LN6-22169
Sample ID: BH-5 R-1 @ 5'
Soil Description: Brown Clayey Sand (SC)

May 23, 2022

Initial Dry Density, pcf: 126.5
Initial Moisture, %: 7.2
Initial Void Ratio: 0.318
Specific Gravity: 2.67

% Change in Height vs Normal Pressure Diagram





Sladden Engineering

450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

RESISTANCE 'R' VALUE AND EXPANSION PRESSURE

CTM 301

May 23, 2022

Project Number: 644-22018

Project Name: 945-995 West Markham Street

Lab ID Number: LN6-22169

Sample ID: BH-1 Bulk 1 @ 0-5'

Sample Description: Dark Brown Clayey Sand (SC)

Specified Traffic Index: 5.0

Dry Density @ 300 psi Exudation Pressure: 129.6-pcf

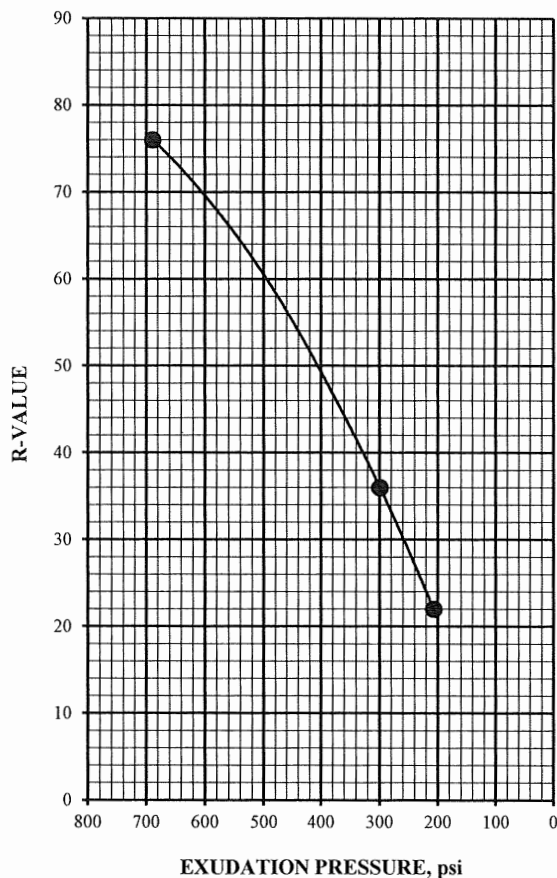
%Moisture @ 300 psi Exudation Pressure: 9.4%

R-Value - Exudation Pressure: 36

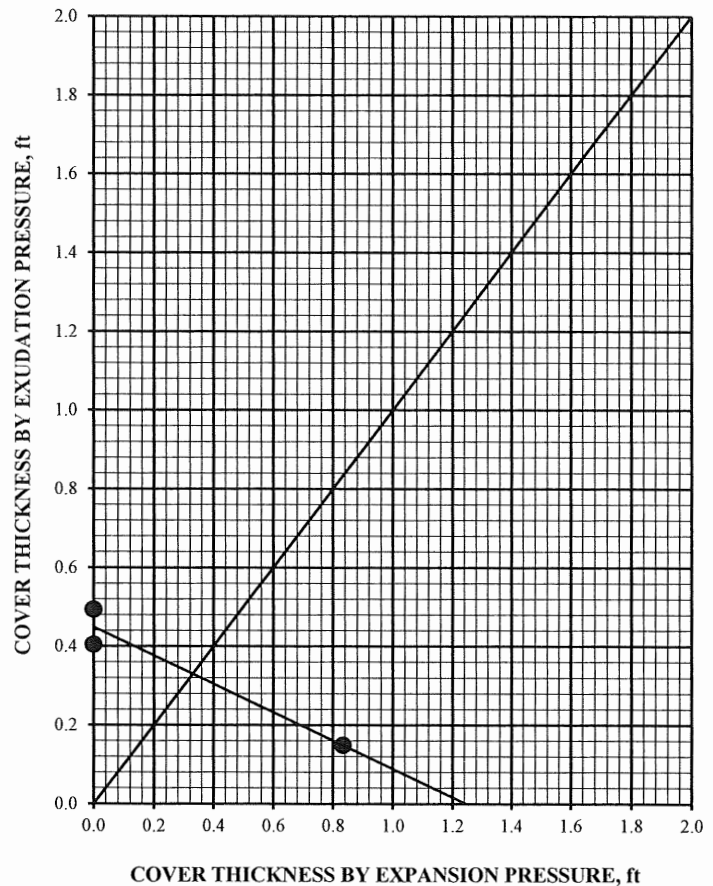
R-Value - Expansion Pressure: 48

R-Value @ Equilibrium: 36

EXUDATION PRESSURE CHART



EXPANSION PRESSURE CHART





Sladden Engineering

6782 Stanton Ave., Suite A, Buena Park, CA 90621 (714) 523-0952 Fax (714) 523-1369
45090 Golf Center Pkwy, Suite F, Indio CA 92201 (760) 863-0713 Fax (760) 863-0847
450 Egan Avenue, Beaumont, CA 92223 (951) 845-7743 Fax (951) 845-8863

Date: May 23, 2022

Account No.: 644-22018

Customer: Dedeaux Properties

Location: APN's 314-17-0009 & 0010, 945-995 West Markham Street, Perris

Analytical Report

Corrosion Series

	pH per CA 643	Soluble Sulfates per CA 417 ppm	Soluble Chloride per CA 422 ppm	Min. Resistivity per CA 643 ohm-cm
BH-1 @ 0-5'	7.8	140	170	640

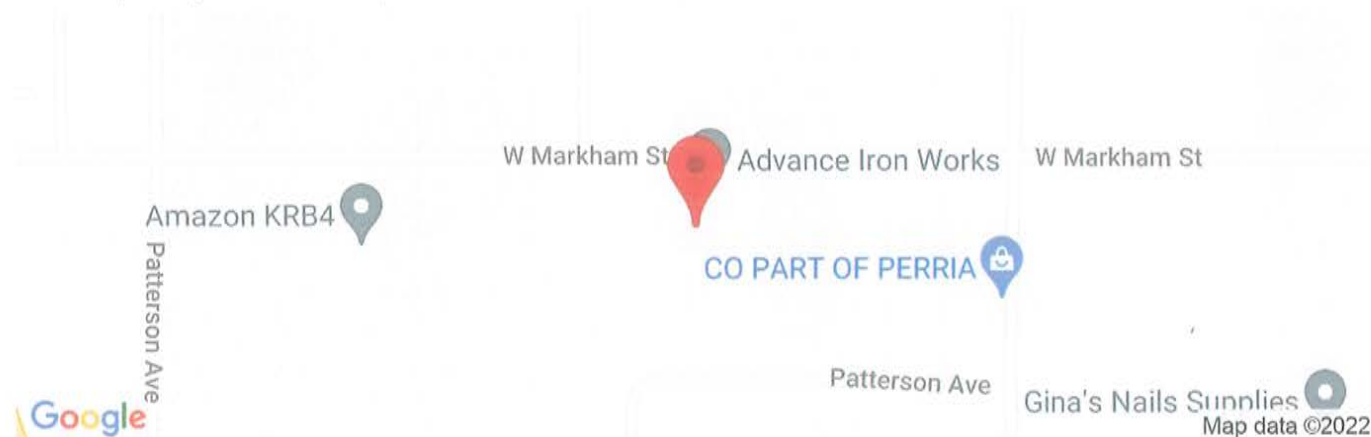
APPENDIX C

SEISMIC DESIGN MAP AND REPORT SITE SPECIFIC GROUND MOTION PARAMETERS



945-995 West Markham Street, Perris

Latitude, Longitude: 33.8513, -117.2471



Date	5/19/2022, 10:34:11 AM
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	D - Stiff Soil

Type	Value	Description
S _S	1.5	MCE _R ground motion. (for 0.2 second period)
S ₁	0.572	MCE _R ground motion. (for 1.0s period)
S _{MS}	1.5	Site-modified spectral acceleration value
S _{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S _{DS}	1	Numeric seismic design value at 0.2 second SA
S _{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F _a	1	Site amplification factor at 0.2 second
F _v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.5	MCE _G peak ground acceleration
F _{PGA}	1.1	Site amplification factor at PGA
PGA _M	0.55	Site modified peak ground acceleration
T _L	8	Long-period transition period in seconds
S _{sRT}	1.535	Probabilistic risk-targeted ground motion. (0.2 second)
S _{sUH}	1.642	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S _{sD}	1.5	Factored deterministic acceleration value. (0.2 second)
S _{1RT}	0.572	Probabilistic risk-targeted ground motion. (1.0 second)
S _{1UH}	0.627	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S _{1D}	0.6	Factored deterministic acceleration value. (1.0 second)
PGA _d	0.5	Factored deterministic acceleration value. (Peak Ground Acceleration)
C _{RS}	0.935	Mapped value of the risk coefficient at short periods

Type	Value	Description
C _{R1}	0.912	Mapped value of the risk coefficient at a period of 1 s

DISCLAIMER

While the information presented on this website is believed to be correct, SEAOC / OSHPD and its sponsors and contributors assume no responsibility or liability for its accuracy. The material presented in this web application should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. SEAOC / OSHPD do not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the seismic data provided by this website. Users of the information from this website assume all liability arising from such use. Use of the output of this website does not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the search results of this website.

Project: 945-995 West Markham Street, Perris
 Project Number: 644-22018
 Client: Dedeaux Properties
 Site Lat/Long: 33.8513/-117.2471
 Controlling Seismic Source: San Jacinto

REFERENCE	NOTATION	VALUE
Site Class	C, D, D default, or E	D measured
Site Class D - Table 11.4-1	F_a	1.0
Site Class D - 21.3(ii)	F_v	2.5
$0.2*(S_{D1}/S_{DS})$	T_0	0.132
S_{D1}/S_{DS}	T_s	0.659
Fundamental Period (12.8.2)	T	Period
Seismic Design Maps or Fig 22-14	T_L	8
Equation 11.4-4 - $2/3*S_{M1}$	S_{D1}	0.6589*
Equation 11.4-2 - F_v*S_1	S_{M1}	0.9884*

RISK COEFFICIENT

Cr - At Periods ≤ 0.2 , $Cr=C_{RS}$	C_{RS}	0.935
Cr - At Periods ≥ 1.0 , $Cr=C_{R1}$	C_{R1}	0.912

REFERENCE	NOTATION	VALUE
F_v (Table 11.4-2)[Used for General Spectrum]	F_v	1.7
Design Maps	S_s	1.500
Design Maps	S_1	0.572
Equation 11.4-1 - F_a*S_s	S_{MS}	1.500*
Equation 11.4-3 - $2/3*S_{MS}$	S_{DS}	1.00*
Design Maps	PGA	0.5
Table 11.8-1	F_{PGA}	1.1
Equation 11.8-1 - $F_{PGA}*PGA$	PGA_M	0.55*
Section 21.5.3	80% of PGA_M	0.440
Design Maps	C_{RS}	0.935
Design Maps	C_{R1}	0.912

Cr - At Periods between 0.2 and 1.0 use trendline formula to complete	Period	Cr
	0.200	0.935
	0.300	0.932
	0.400	0.929
	0.500	0.926
	0.600	0.924
	0.680	0.921
	1.000	0.912

* Code based design value. See accompanying data for Site Specific Design values.

Mapped values from <https://seismicmaps.org/>



Sladden Engineering

PROBABILISTIC SPECTRA¹
2% in 50 year Exceedence

Project No: 644-22018

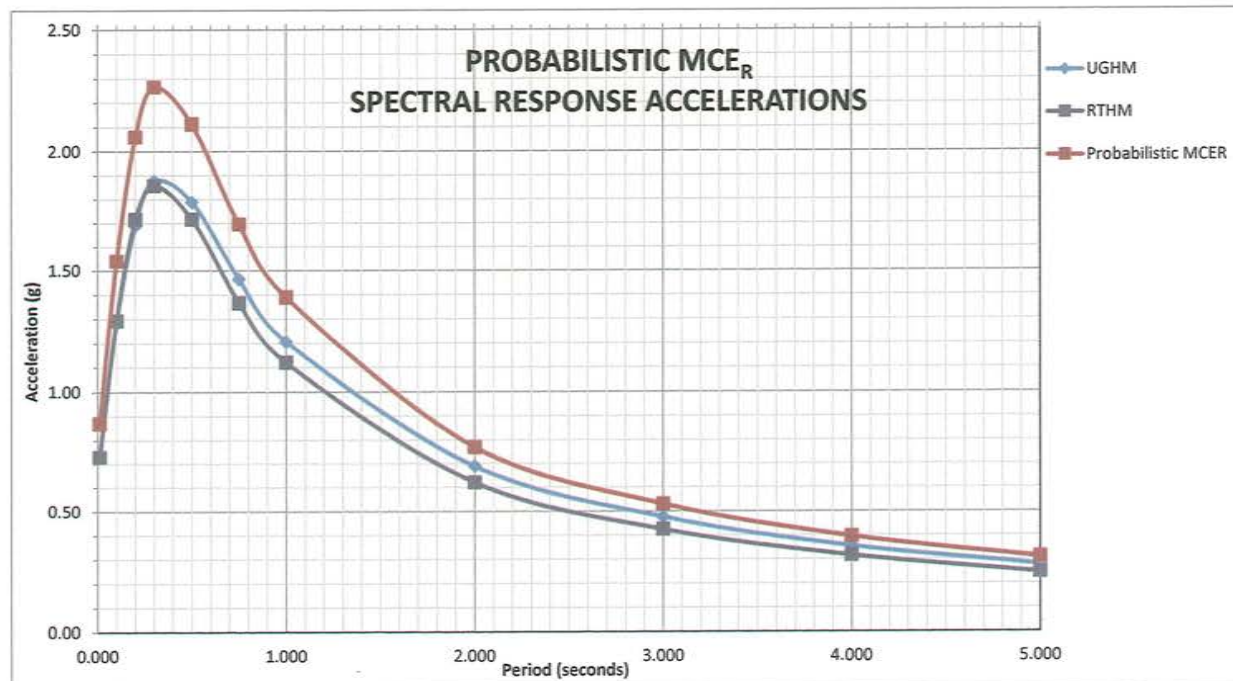
Period	UGHM	RTHM	Max Directional Scale Factor ²	Probabilistic MCE
0.010	0.737	0.731	1.19	0.870
0.100	1.286	1.294	1.19	1.540
0.200	1.691	1.717	1.20	2.060
0.300	1.878	1.858	1.22	2.267
0.500	1.789	1.717	1.23	2.112
0.750	1.466	1.367	1.24	1.695
1.000	1.208	1.121	1.24	1.390
2.000	0.691	0.622	1.24	0.771
3.000	0.477	0.425	1.25	0.531
4.000	0.355	0.316	1.25	0.395
5.000	0.279	0.246	1.26	0.310

¹ Data Sources:

<https://earthquake.usgs.gov/hazards/interactive/>
<https://earthquake.usgs.gov/designmaps/rtgm/>

² Shahi-Baker RotD100/RotD50 Factors (2014)

Probabilistic PGA: 0.737
Is Probabilistic $S_{a(max)} < 1.2F_a$? NO



DETERMINISTIC SPECTRUM

Largest Amplitudes of Ground Motions Considering All Sources Calculated using Weighted Mean of Attenuation Equations¹

Controlling Source: San Jacinto

Is Probabilistic $S_{a(max)} < 1.2F_a$? **NO**

Project No: 644-22018

Period	Deterministic PSa Median + 1.σ for 5% Damping	Max Directional Scale Factor ²	Deterministic MCE	Section 21.2.2 Scaling Factor Applied
0.010	0.506	1.19	0.602	0.602
0.020	0.507	1.19	0.604	0.604
0.030	0.518	1.19	0.616	0.616
0.050	0.563	1.19	0.670	0.670
0.075	0.688	1.19	0.819	0.819
0.100	0.830	1.19	0.987	0.987
0.150	1.036	1.20	1.243	1.243
0.200	1.159	1.20	1.391	1.391
0.250	1.224	1.21	1.481	1.481
0.300	1.247	1.22	1.521	1.521
0.400	1.214	1.23	1.493	1.493
0.500	1.141	1.23	1.404	1.404
0.750	0.887	1.24	1.100	1.100
1.000	0.720	1.24	0.893	0.893
1.500	0.492	1.24	0.610	0.610
2.000	0.362	1.24	0.449	0.449
3.000	0.233	1.25	0.291	0.291
4.000	0.158	1.25	0.198	0.198
5.000	0.114	1.26	0.143	0.143

Is Deterministic $S_{a(max)} < 1.5F_a$? **NO**

Section 21.2.2 Scaling Factor: **N/A**

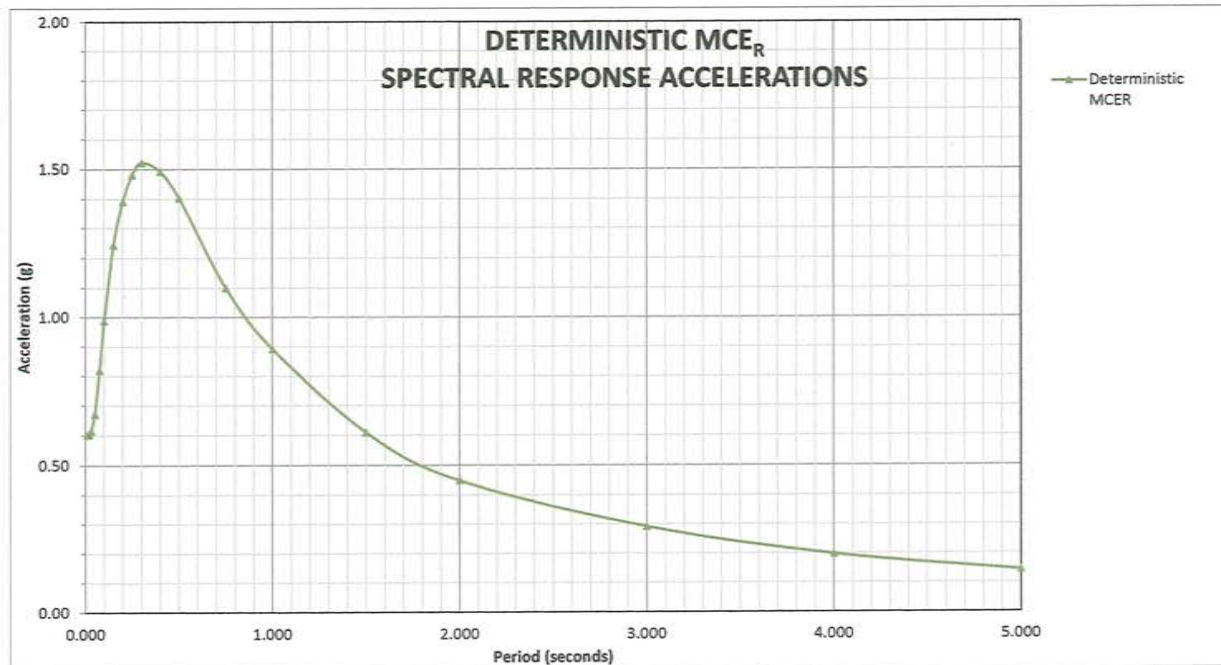
Deterministic PGA: **0.506**

Is Deterministic PGA $\geq F_{PGA} * 0.5$? **NO**

Deterministic PGA: **0.550**

¹ NGAWest 2 GMPE worksheet and
Uniform California Earthquake Rupture
Forecast, Version 3 (UCERF3) - Time
Dependent Model

² Shahi-Baker RotD100/RotD50 Factors
(2014)



SITE SPECIFIC SPECTRA

Period	Probabilistic MCE	Deterministic MCE	Site-Specific MCE	Design Response Spectrum (Sa)
0.010	0.870	0.602	0.602	0.402
0.100	1.540	0.987	0.987	0.684
0.200	2.060	1.391	1.391	0.927
0.300	2.267	1.521	1.521	1.014
0.500	2.112	1.404	1.404	0.936
0.750	1.695	1.100	1.100	0.733
1.000	1.390	0.893	0.893	0.595
2.000	0.771	0.449	0.449	0.299
3.000	0.531	0.291	0.291	0.194
4.000	0.395	0.198	0.198	0.132
5.000	0.310	0.143	0.143	0.105

ASCE 7-16: Section 21.4

Site Specific

	Calculated Value	Design Value
SDS:	0.913	0.913
SD1:	0.599	0.599
SMS:	1.369	1.369
SM1:	0.898	0.898
Site Specific PGAm:	0.550	0.550
Site Class:	D measured	

Seismic Design Category - Short*

D

Seismic Design Category - 1s*

D

* Risk Categories I, II, or III

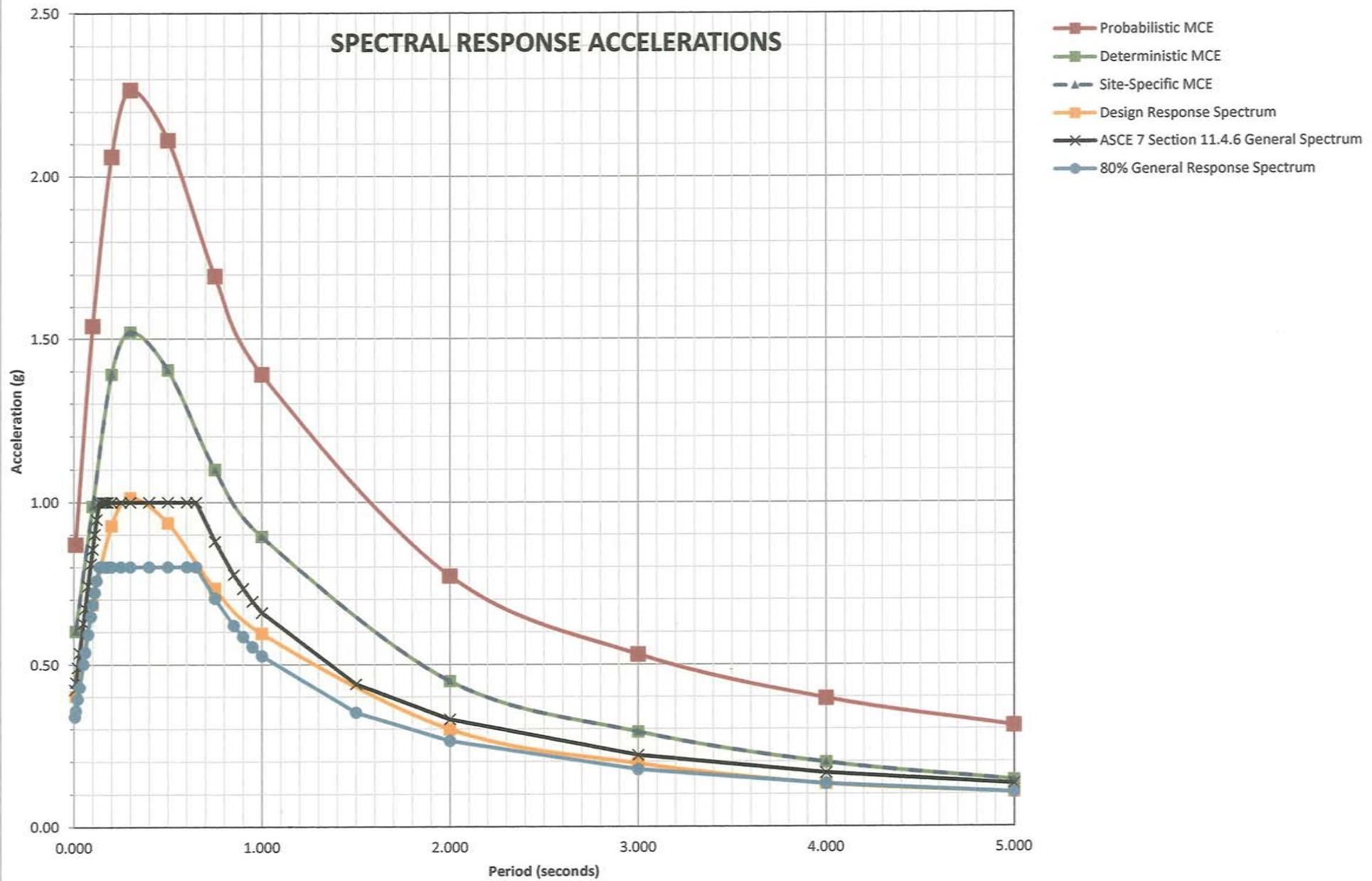
Period	ASCE 7 SECTION 11.4.6 General Spectrum	80% General Response Spectrum
0.005	0.423	0.338
0.010	0.446	0.356
0.020	0.491	0.393
0.030	0.537	0.429
0.050	0.628	0.502
0.060	0.673	0.539
0.075	0.741	0.593
0.090	0.810	0.648
0.100	0.855	0.684
0.110	0.901	0.721
0.120	0.946	0.757
0.136	1.000	0.800
0.150	1.000	0.800
0.160	1.000	0.800
0.170	1.000	0.800
0.180	1.000	0.800
0.200	1.000	0.800
0.250	1.000	0.800
0.300	1.000	0.800
0.400	1.000	0.800
0.500	1.000	0.800
0.600	1.000	0.800
0.650	1.000	0.800
0.750	0.879	0.703
0.850	0.775	0.620
0.900	0.732	0.586
0.950	0.694	0.555
1.000	0.659	0.527
1.500	0.439	0.351
2.000	0.329	0.264
3.000	0.220	0.176
4.000	0.165	0.132
5.000	0.132	0.105

Project No: 644-22018



Sladden Engineering

SPECTRAL RESPONSE ACCELERATIONS





Sladden Engineering

45090 Golf Center Parkway, Suite F, Indio, CA. 92201 (760) 863-0713 Fax (760) 863-0847
6782 Stanton Avenue, Suite C, Buena Park, CA. 90621 (714) 523-0952 Fax (714) 523-1369
450 Egan Avenue, Beaumont, CA. 92223 (951) 845-7743 Fax (951) 845-8863
www.sladdenengineering.com

May 31, 2022

Project No. 644-22018

22-05-069

Dedeaux Properties
100 Wilshire Boulevard, Suite 250
Santa Monica, California 90401

Project: Proposed Industrial Building
945-995 West Markham Street
APN 314-170-009 & 314-170-010
Perris, California

Subject: Percolation/Infiltration Testing for On-Site Stormwater Management

Ref: Geotechnical Investigation, Proposed Industrial Building, 945-995 West Markham Street, Perris, California; prepared by Sladden Engineering, Project No 644-22018, Report No. 22-05-068, dated May 31, 2022

In accordance with your request, we have performed percolation testing on the subject site to evaluate the infiltration potential of the near surface soil to assist in stormwater management system design. It is our understanding that on-site stormwater retention including infiltration is proposed for the project.

Percolation testing was performed on April 7, 2022 within two (2) shallow tests bores excavated on the site. Testing was performed at depths of approximately 10 and 5 feet below existing grade. The approximate locations of the test holes are presented on the attached Exploration Location Plan (Figure 3). Testing was performed by placing water within the test holes and recording the drop in the water surface with time. Testing was performed in general accordance with the *United States Bureau of Reclamation (BOR) Procedure 7300-89 (1999)*. Test results are summarized in the following table.

PERCOLATION TEST RESULTS

Test No.	Depth (Ft)	USCS	Percolation Rate (in/hr)	Infiltration Rate (in/hr)
P-1	10	SC	9.75	1.01
P-2	5	SC	12.00	1.14

The percolation rates determined represent the ultimate field rates that do not include a safety factor. The corresponding infiltration rates were calculated using the Porchet Method.

Based on our field investigation and our review of groundwater levels¹ within the vicinity, it is our professional opinion that groundwater should not be a controlling factor in on-site stormwater retention/infiltration system design.

If you have any questions regarding this memo or the testing summarized herein, please contact the undersigned.

Respectfully submitted,
SLADDEN ENGINEERING


Matthew J. Cohrt
Principal Geologist



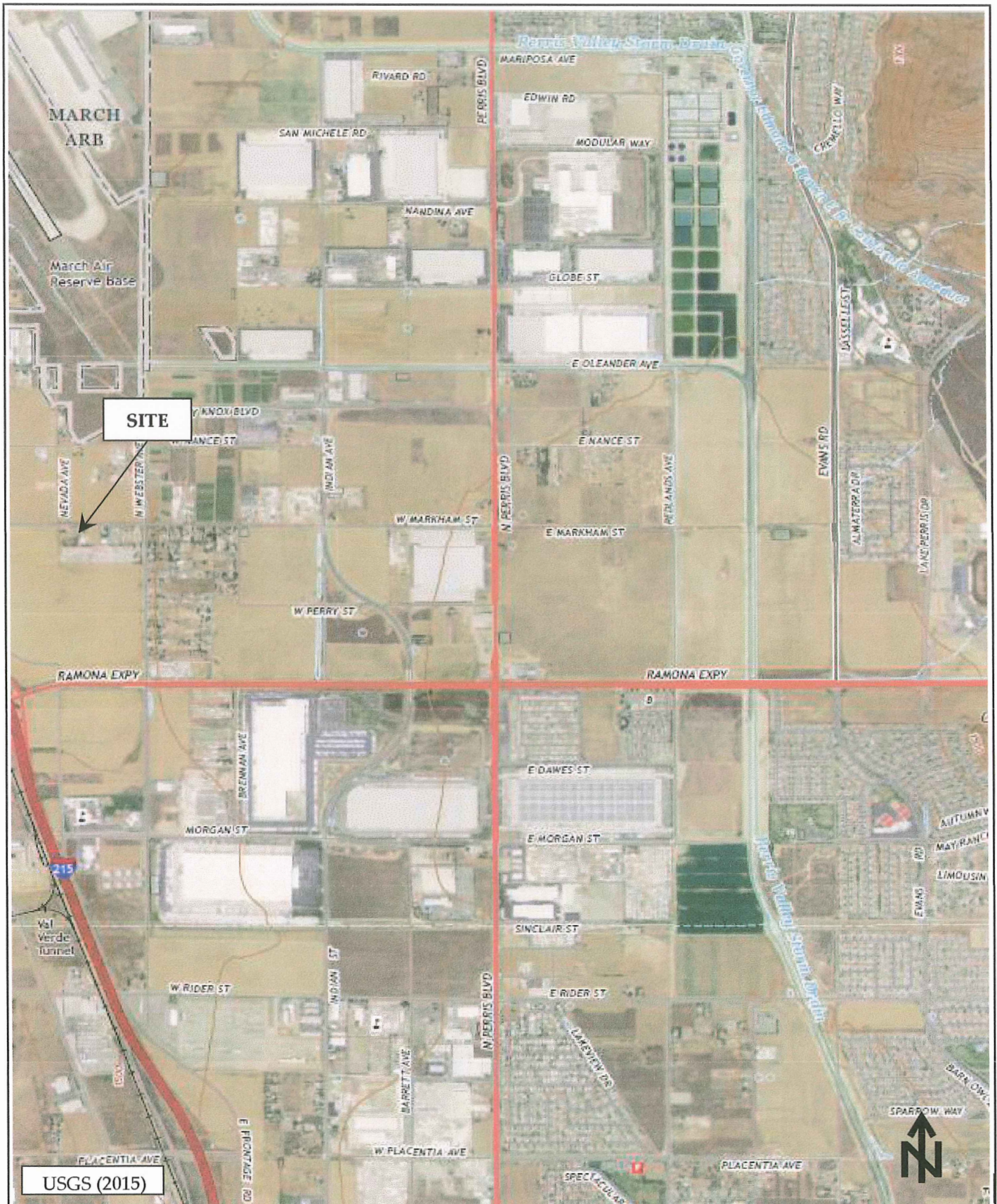

Brett L. Anderson
Principal Engineer



Copies: 4/Addressee

¹ California Department of Water Resources (CDWR), 2022,, Historical Data by Well-Map Interface, available at: <http://wdl.water.ca.gov/waterdatalibrary/Home.aspx>

SITE LOCATION MAP
REGIONAL GEOLOGIC MAP
EXPLORATION LOCATION PLAN



SITE LOCATION MAP

FIGURE

1



Sladden Engineering

Project Number:

644-22018

Report Number:

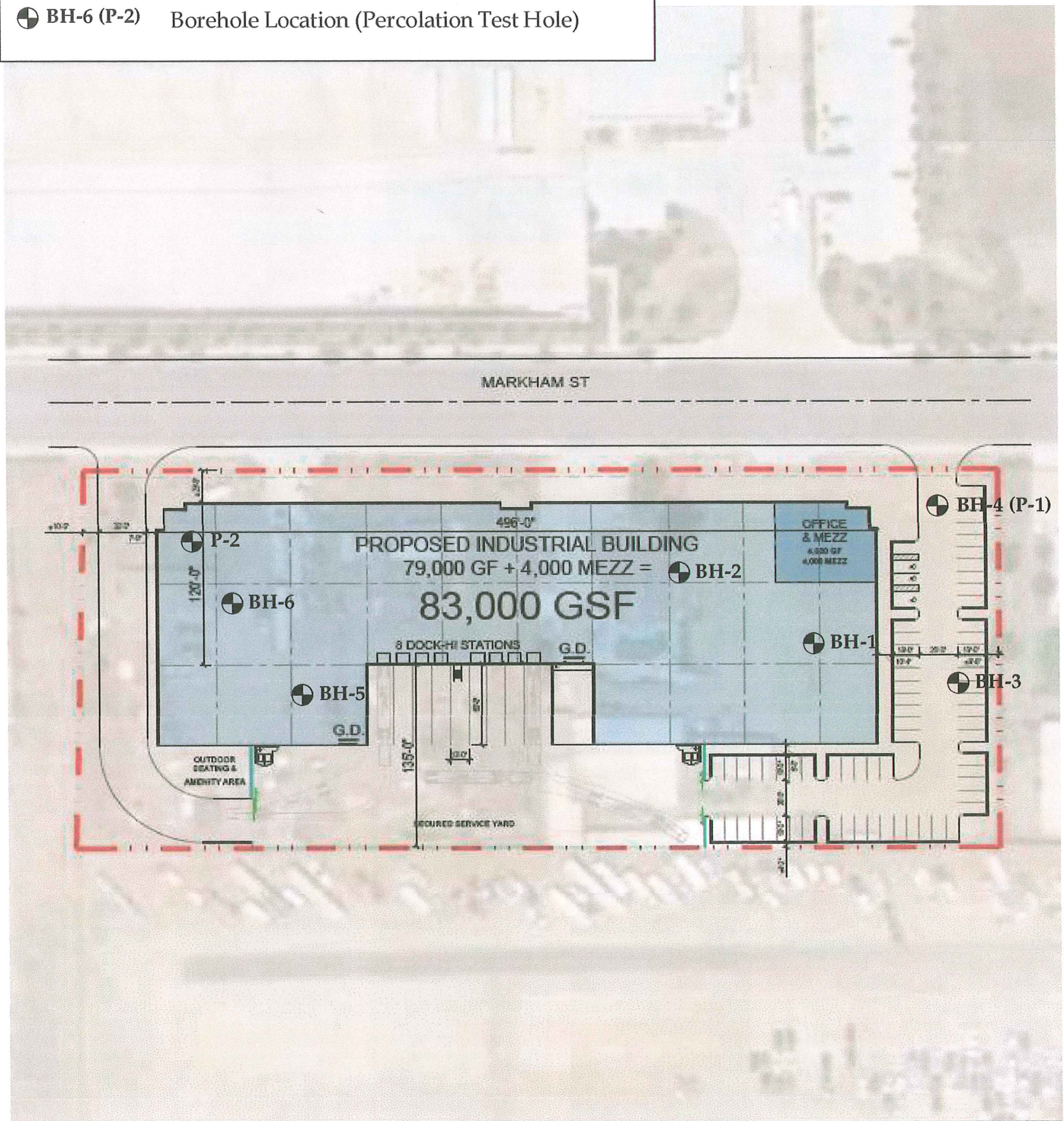
22-05-069

Date:

May 31, 2022

LEGEND

● BH-6 (P-2) Borehole Location (Percolation Test Hole)



EXPLORATION LOCATION PLAN

FIGURE

3



Sladden Engineering

Project Number:	644-22018
Report Number:	22-05-069
Date:	May 31, 2022

BORELOGS

**Sladden Engineering****BORE LOG**

Equipment: MOBILE B-61

Date Drilled: 4/4/2022

Elevation: 1,490 Ft. MSL

Boring No: BH-1

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
	12 18 25	1	15	41.6	3.4	118.9	2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).
	18 34 39			33.8	4.0	134.5	4		Clayey Sand (SC); dark brown, dry, medium dense, fine-grained with gravel (Qvof).
							6		Clayey Sand (SC); dark brown, dry, medium dense, fine-grained with gravel (Qvof).
	12 15 15			46.6	6.5		10		Clayey Sand (SC); reddish brown, dry, medium dense, fine-grained with gravel (Qvof).
	50-3			34.5	7.7	125.6	14		Clayey Sand (SC); reddish brown, dry, very dense, fine-grained with gravel (Qvof).
							16		
							18		Terminated at ~15.25 Feet bgs.
							20		No Bedrock Encountered.
							22		No Groundwater or Seepage Encountered.
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED INDUSTRIAL BUILDING
945-995 WEST MARKHAM STREET, PERRIS

Project No: 644-22018

Report No: 22-05-069

Page

1

 Sladden Engineering								BORE LOG			
								Equipment:	MOBILE B-61	Date Drilled:	4/4/2022
								Elevation:	1,490 Ft. MSL	Boring No:	BH-2
Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description		
							2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).		
							4		Sandy Clay (CL); dark yellowish brown, slightly moist, very stiff, low plasticity (Qvof).		
	8 10 12			56.7	11.4	129.5	6				
							8				
	20 27 33			37.2	10.3		10		Clayey Sand (SC); dark yellowish brown, slightly moist, dense, fine-grained (Qvof).		
							12		Clayey Sand (SC); dark yellowish brown, slightly moist, very dense, fine-grained (Qvof).		
	18 21 24			35.9	8.6	130.8	14				
							16				
	15 50-5			43.8	10.6		20		Clayey Sand (SC); dark yellowish brown, slightly moist, very dense, fine-grained (Qvof).		
							22		Terminated at ~21.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.		
							24				
							26				
							28				
							30				
							32				
							34				
							36				
							38				
							40				
							42				
							44				
							46				
							48				
							50				
Completion Notes:								PROPOSED INDUSTRIAL BUILDING 945-995 WEST MARKHAM STREET, PERRIS			
								Project No:	644-22018	Page	2
								Report No:	22-05-069		

 Sladden Engineering								BORE LOG			
								Equipment:	MOBILE B-61	Date Drilled:	4/4/2022
								Elevation:	1,490 Ft. MSL	Boring No:	BH-3
Sample	Blow Counts		Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description	
								2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).	
								4		No Recovery.	
								6			
								8			
								10		Clayey Sand (SC); dark yellowish brown, dry to slightly moist, dense, fine-grained (Qvof)>	
								12			
								14		Terminated at ~11.5 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.	
								16			
								18			
								20			
								22			
								24			
								26			
								28			
								30			
								32			
								34			
								36			
								38			
								40			
								42			
								44			
								46			
								48			
								50			
Completion Notes:									PROPOSED INDUSTRIAL BUILDING 945-995 WEST MARKHAM STREET, PERRIS		
									Project No:	644-22018	
									Report No:	22-05-069	
									Page	3	



Sladden Engineering

BORE LOG

Equipment:	MOBILE B-61	Date Drilled:	4/4/2022
Elevation:	1,490 Ft. MSL	Boring No:	BH-4 (P-1)

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).
	8 10 11			43.1	6.6		4		
							6		Clayey Sand (SC); dark yellowish brown to reddish brown, dry, medium dense, fine-grained (Qvof).
	18 24 50-6			46.0	8.5	134.3	10		Clayey Sand (SC); dark yellowish brown to reddish brown, dry, medium dense, fine-grained with gravel (Qvof).
							12		
							14		Terminated at ~11.5 Feet bgs.
							16		No Bedrock Encountered.
							18		No Groundwater or Seepage Encountered.
							20		Cased to Facilitate Percolation Testing.
							22		
							24		
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED INDUSTRIAL BUILDING
945-995 WEST MARKHAM STREET, PERRIS

Project No: 644-22018

Report No: 22-05-069

Page 4

 Sladden Engineering								BORE LOG				
								Equipment: MOBILE B-61		Date Drilled: 4/4/2022		
								Elevation: 1,490 Ft. MSL		Boring No: BH-5		
Sample	Blow Counts		Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description		
								2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).		
	8 13 17			49.9	7.2	125.7		4		Clayey Sand (SC); yellowish brown, dry, medium dense, fine-grained (Qvof).		
								6				
	9 10 12			17.3	4.3			8		Clayey Sand (SC); yellowish brown, dry, medium dense, fine-grained (Qvof).		
								10				
	12 50-5			38.2	10.4	125.6		12		Clayey Sand (SC); yellowish brown, dry, very dense, fine-grained with gravel (Qvof).		
								14				
	7 10 11			45.3	10.2			16		Clayey Sand (SC); yellowish brown, dry, medium dense, fine-grained (Qvof).		
								18				
	11 20 25			48.1	9.5	122.6		20		Clayey Sand (SC); reddish brown, dry, medium dense, fine-grained (Qvof).		
								22				
	6 11 15			42.7	9.6			24		Clayey Sand (SC); reddish brown, dry, medium dense, fine-grained (Qvof).		
								26				
	14 17 52			29.3	5.5	128.9		28		Clayey Sand (SC); reddish brown, dry, medium dense, fine-grained (Qvof).		
								30				
	17 19 22			29.1	6.3			32		Clayey Sand (SC); reddish brown, dry, dense, fine-grained (Qvof).		
								34				
	22 35 50-6			44.6	8.3	133.6		36		Clayey Sand (SC); reddish brown, dry, very dense, fine-grained (Qvof).		
								38				
								40				
								42				
								44				
								46				
								48				
								50				
Completion Notes: Practical Auger Refusal at ~48.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered.									PROPOSED INDUSTRIAL BUILDING 945-995 WEST MARKHAM STREET, PERRIS			
									Project No: 644-22018		Page	5
									Report No: 22-05-069			



Sladden Engineering

BORE LOG

Equipment:	MOBILE B-61	Date Drilled:	4/4/2022
Elevation:	1,490 Ft. MSL	Boring No:	BH-6

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description
							2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).
	14 18 27			50.6	7.0	133.7	4		
							6		Sandy Clay (CL); reddish brown, dry to slightly moist, very stiff, low plasticity (Qvof).
	9 18 29			50.4	9.5		8		
							10		Sandy Clay (CL); reddish brown, dry to slightly moist, hard, low plasticity (Qvof).
							12		
	11 26 41			51.5	10.1	131.0	14		
							16		Sandy Clay (CL); reddish brown, slightly moist, hard, low plasticity (Qvof).
							18		
							20		Terminated at ~16.5 Feet bgs.
							22		No Bedrock Encountered.
							24		No Groundwater or Seepage Encountered.
							26		
							28		
							30		
							32		
							34		
							36		
							38		
							40		
							42		
							44		
							46		
							48		
							50		

Completion Notes:

PROPOSED INDUSTRIAL BUILDING
945-995 WEST MARKHAM STREET, PERRIS

Project No: 644-22018
Report No: 22-05-069

Page 6



Equipment:	MOBILE B-61	Date Drilled:	4/4/2022
Elevation:	1,490 Ft. MSL	Boring No:	P-2

Sample	Blow Counts	Bulk Sample	Expansion Index	% Minus #200	% Moisture	Density, pcf	Depth (Feet)	Graphic Lithology	Description		
							2		Silty Sand to Clayey Sand (SM/SC); yellowish brown, dry, fine-grained (Disturbed/Fill).		
							4		Clayey Sand (SC); reddish brown, dry, fine-grained (Qvof).		
							6		Termianted at ~5.0 Feet bgs. No Bedrock Encountered. No Groundwater or Seepage Encountered. Cased to Facilitate Percolation Testing		
						8					
						10					
						12					
						14					
						16					
						18					
						20					
						22					
						24					
						26					
						28					
						30					
						32					
						34					
						36					
						38					
						40					
						42					
						44					
						46					
						48					
						50					
Completion Notes:									PROPOSED INDUSTRIAL BUILDING 945-995 WEST MARKHAM STREET, PERRIS		
									Project No: 644-22018	Page	7
									Report No: 22-05-069		

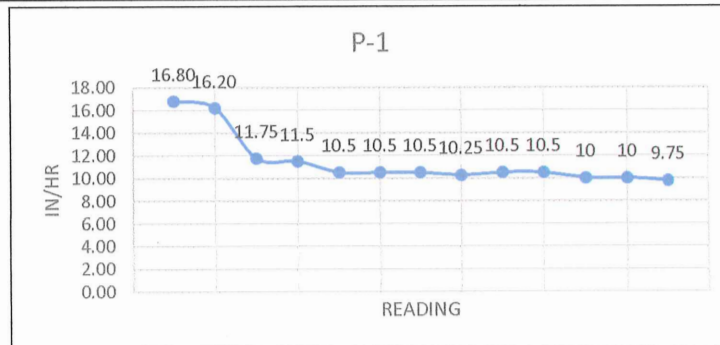
PERCOLATION/INFILTRATION TEST DATA SHEETS

STORMWATER PERCOLATION SHEET (LESS THAN 10 FT)

Project:	945-995 WEST MARKHAM STREET	Depth (ft):	10.00
Job No. :	644-22018	USCS Soil Class:	SC
Date:	4/7/2022	Sandy Soil:	K.F.
Test Hole #:	P-1	Tested By:	R.F.

READING	TIME (min)	DEPTH (ft)	INITIAL W (in)	FINAL W (in)	ΔW (in)	IN/HR
A	25.00	10.00	20	13	7	16.80
B	25.00	10.00	20	13 2/8	6 6/8	16.20

READING	TIME (min)	DEPTH (ft)	INITIAL W (in)	FINAL W (in)	ΔW (in)	IN/HR
1	30.00	10.00	20	14 1/8	5 7/8	11.75
2	30.00	10.00	20	14 2/8	5 6/8	11.5
3	30.00	10.00	20	14 6/8	5 2/8	10.5
4	30.00	10.00	20	14 6/8	5 2/8	10.5
5	30.00	10.00	20	14 6/8	5 2/8	10.5
6	30.00	10.00	20	14 7/8	5 1/8	10.25
7	30.00	10.00	20	14 6/8	5 2/8	10.5
8	30.00	10.00	20	14 6/8	5 2/8	10.5
9	30.00	10.00	19 7/8	14 7/8	5	10
10	30.00	10.00	19 7/8	14 7/8	5	10
11	30.00	10.00	19 6/8	14 7/8	4 7/8	9.75



PERCOLATION RATE CONVERSION (PORCHET METHOD)

$I_t = \frac{\Delta H \cdot 60 \cdot R}{\Delta t(r + 2H_{avg})}$	Δt (minutes) D_f (Final Depth to water) r (hole radius in inches) D_o (Initial Depth to water) D_t (Total Depth of test hole)
$\Delta t = 30.00$	H_o (initial height of water at selected time interval)
$D_f = 105.13$	$H_o = D_t - D_o$
$r = 4.00$	H_f (final height of water at the selected time interval)
$D_o = 100 \frac{2}{8}$	$H_f = D_t - D_f$
$D_t = 120.00$	ΔH (change in head over the time interval)
$H_o = 19.75$	$\Delta H = H_o - H_f$
$H_f = 14.875$	H_{avg} (average head height over the time interval)
$\Delta H = 4.88$	$H_{avg} = (H_o + H_f) / 2$
$H_{avg} = 17.31$	

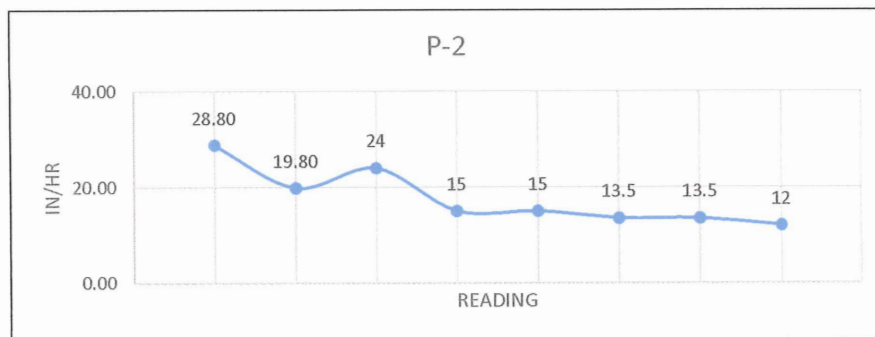
Field Rate: 9.75 in/hr
 Infiltration Rate: 1.01 in/hr

STORMWATER PERCOLATION SHEET (LESS THAN 10 FT)

Project:	945-995 WEST MARKHAM STREET	Depth (ft):	5.00
Job No. :	644-22018	USCS Soil Class:	SC
Date:	4/7/2022	Sandy Soil:	K.F.
Test Hole #:	P-2	Tested By:	R.F.

READING	TIME (min)	DEPTH (ft)	INITIAL W (in)	FINAL W (in)	ΔW (in)	IN/HR
A	25.00	5.00	20	8	12	28.80
B	25.00	5.00	20	11 6/8	8 2/8	19.80

READING	TIME (min)	DEPTH (ft)	INITIAL W (in)	FINAL W (in)	ΔW (in)	IN/HR
1	10.00	5.00	20	16	4	24
2	10.00	5.00	20	17 4/8	2 4/8	15
3	10.00	5.00	20	17 4/8	2 4/8	15
4	10.00	5.00	20	17 6/8	2 2/8	13.5
5	10.00	5.00	20	17 6/8	2 2/8	13.5
6	10.00	5.00	20	18	2	12



PERCOLATION RATE CONVERSION (PORCHET METHOD)

$I_t = \frac{\Delta H \cdot 60 \cdot R}{\Delta t(r + 2H_{avg})}$	Δt (minutes) D_f (Final Depth to water) r (hole radius in inches) D_0 (Initial Depth to water) D_t (Total Depth of test hole)
$\Delta t = 10.00$	H_0 (initial height of water at selected time interval)
$D_f = 42.00$	H_f (final height of water at the selected time interval)
$r = 4.00$	$H_0 = D_t - D_0$
$D_0 = 40$	$H_f = D_t - D_f$
$D_t = 60.00$	ΔH (change in head over the time interval)
$H_0 = 20$	$\Delta H = H_0 - H_f$
$H_f = 18$	H_{avg} (average head height over the time interval)
$\Delta H = 2.00$	$H_{avg} = (H_0 + H_f)/2$
$H_{avg} = 19.00$	

Field Rate: 12 in/hr
 Infiltration Rate: 1.14 in/hr

Appendix 4: Historical Site Conditions

Phase I Environmental Site Assessment or Other Information on Past Site Use

Appendix Not Applicable to this Water Quality
Management Plan

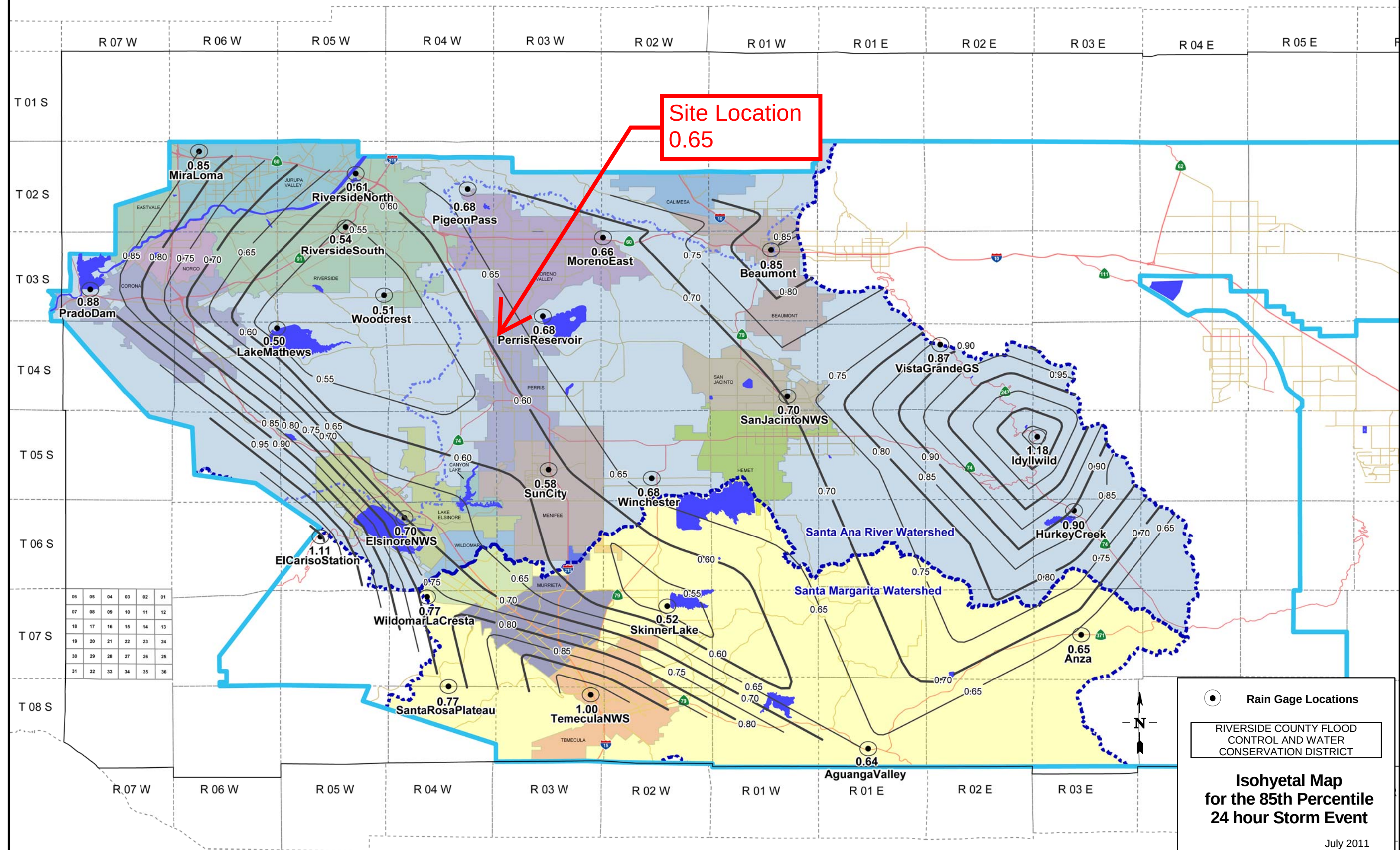
Appendix 5: LID Infeasibility

LID Technical Infeasibility Analysis

Appendix Not Applicable to this Water Quality
Management Plan

Appendix 6: BMP Design Details

BMP Sizing, Design Details and other Supporting Documentation



Infiltration Basin - Design Procedure (Rev. 03-2012)		BMP ID DMA-1	Legend:	Required Entries Calculated Cells
Company Name:	Joseph C. Truxaw and Associates, Inc.			Date: 9/15/2022
Designed by:	Craig Di Bias			County/City Case No.: P22-00020
Design Volume				
a) Tributary area (BMP subarea)			$A_T =$	4.07 acres
b) Enter V_{BMP} determined from Section 2.1 of this Handbook			$V_{BMP} =$	7,860 ft ³
Maximum Depth				
a) Infiltration rate			$I =$	1.01 in/hr
b) Factor of Safety (See Table 1, Appendix A: "Infiltration Testing" from this BMP Handbook)			$FS =$	3
c) Calculate D_1	$D_1 = \frac{I \text{ (in/hr)} \times 72 \text{ hrs}}{12 \text{ (in/ft)} \times FS}$		$D_1 =$	2.0 ft
d) Enter the depth of freeboard (at least 1 ft)				1 ft
e) Enter depth to historic high ground water (measured from top of basin)				100 ft
f) Enter depth to top of bedrock or impermeable layer (measured from top of basin)				100 ft
g) D_2 is the smaller of:				
Depth to groundwater - (10 ft + freeboard) and			$D_2 =$	89.0 ft
Depth to impermeable layer - (5 ft + freeboard)				
h) D_{MAX} is the smaller value of D_1 and D_2 but shall not exceed 5 feet			$D_{MAX} =$	2.0 ft
Basin Geometry				
a) Basin side slopes (no steeper than 4:1)			$z =$	:1
b) Proposed basin depth (excluding freeboard)			$d_B =$	ft
c) Minimum bottom surface area of basin ($A_S = V_{BMP}/d_B$)			$A_S =$	ft ²
d) Proposed Design Surface Area			$A_D =$	ft ²
Forebay				
a) Forebay volume (minimum 0.5% V_{BMP})			Volume =	39 ft ³
b) Forebay depth (height of berm/splashwall. 1 foot min.)			Depth =	ft
c) Forebay surface area (minimum)			Area =	ft ²
d) Full height notch-type weir			Width (W) =	in
Notes:				

Santa Ana Watershed - BMP Design Volume, V_{BMP} (Rev. 10-2011)						Legend:		Required Entries Calculated Cells	
<i>(Note this worksheet shall only be used in conjunction with BMP designs from the LID BMP Design Handbook)</i>									
Company Name Joseph C. Truxaw and Associates, Inc.						Date 9/15/2022			
Designed by Craig Di Bias						Case No P22-00020			
Company Project Number/Name DED22012									
BMP Identification									
BMP NAME / ID DMA-1		<i>Must match Name/ID used on BMP Design Calculation Sheet</i>							
Design Rainfall Depth									
85th Percentile, 24-hour Rainfall Depth, from the Isohyetal Map in Handbook Appendix E						$D_{85} = $ 0.65 inches			
Drainage Management Area Tabulation									
<i>Insert additional rows if needed to accommodate all DMAs draining to the BMP</i>									
DMA Type/ID	DMA Area (square feet)	Post-Project Surface Type	Effective Imperivous Fraction, I_f	DMA Runoff Factor	DMA Areas x Runoff Factor	Design Storm Depth (in)	Design Capture Volume, V_{BMP} (cubic feet)	Proposed Volume on Plans (cubic feet)	
DMA-1	156,000	Concrete or Asphalt	1	0.89	139152				
DMA-1	21,400	Ornamental Landscaping	0.1	0.11	2363.8				
177400		Total			141515.8				0.65
Notes:									



User Inputs

Chamber Model:	SC-310
Outlet Control Structure:	Yes
Project Name:	DED22012
Engineer:	N/A
Project Location:	California
Measurement Type:	Imperial
Required Storage Volume:	7665 cubic ft.
Stone Porosity:	40%
Stone Foundation Depth:	12 in.
Stone Above Chambers:	12 in.
Average Cover Over Chambers:	18 in.
Design Constraint Dimensions:	(30 ft. x 160 ft.)

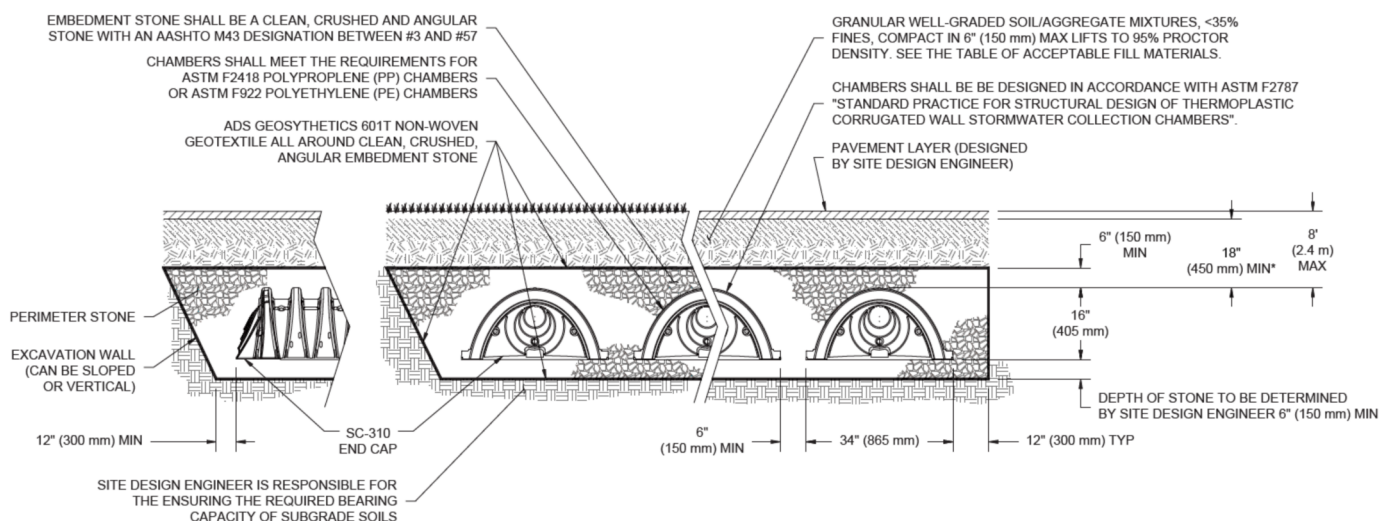
Results

System Volume and Bed Size

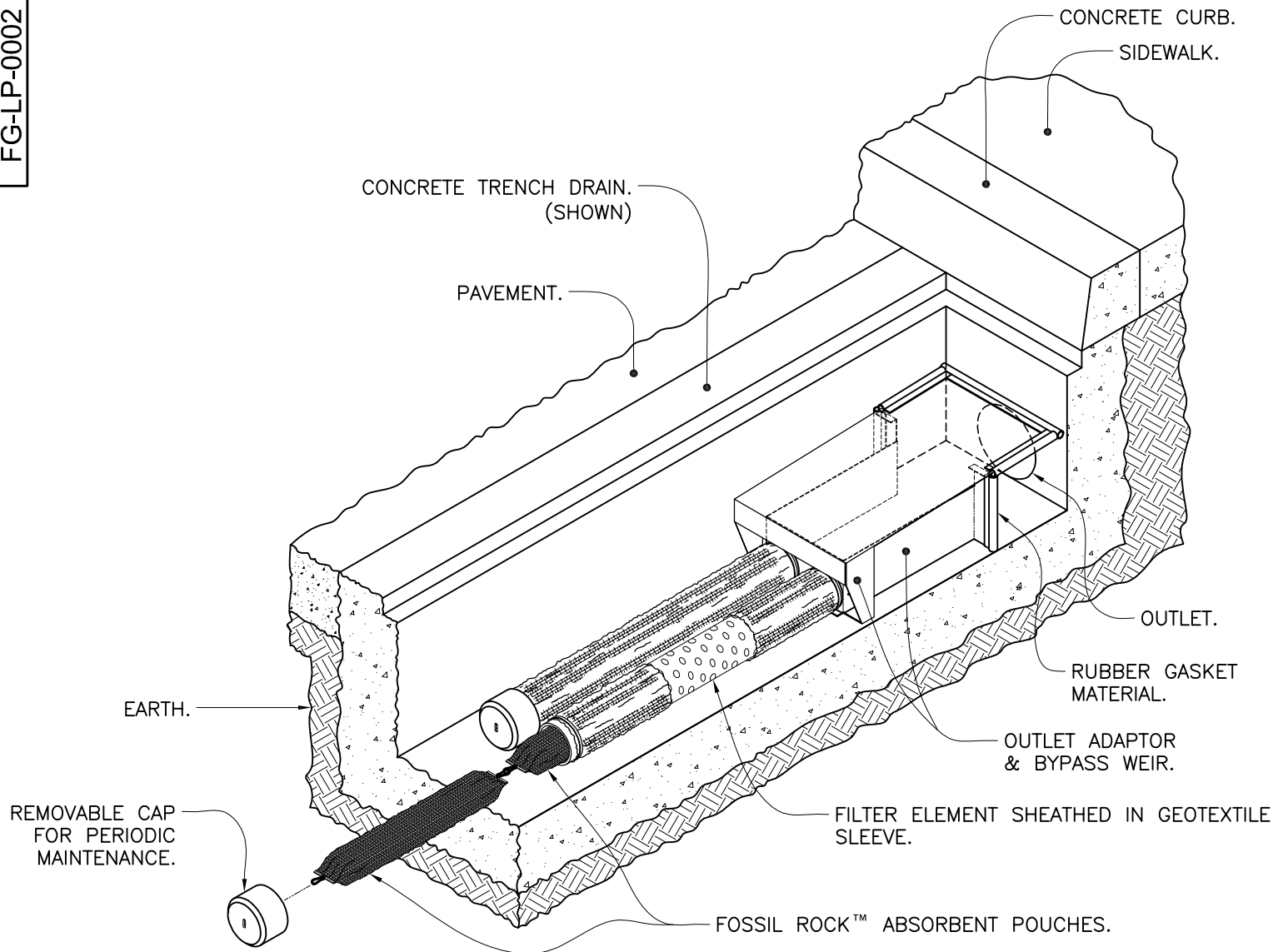
Installed Storage Volume:	7924.23 cubic ft.
Storage Volume Per Chamber:	14.70 cubic ft.
Number Of Chambers Required:	176
Number Of End Caps Required:	16
Chamber Rows:	8
Maximum Length:	167.67 ft.
Maximum Width:	28.90 ft.
Approx. Bed Size Required:	4778.94 square ft.

System Components

Amount Of Stone Required:	495 cubic yards
Volume Of Excavation (Not Including Fill):	590 cubic yards
Total Non-woven Geotextile Required:	1450 square yards
Woven Geotextile Required (excluding Isolator Row):	34 square yards
Woven Geotextile Required (Isolator Row):	85 square yards
Total Woven Geotextile Required:	118 square yards

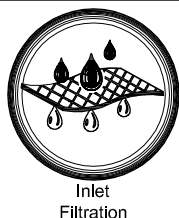


*MINIMUM COVER TO BOTTOM OF FLEXIBLE PAVEMENT. FOR UNPAVED INSTALLATIONS WHERE RUTTING FROM VEHICLES MAY OCCUR, INCREASE COVER TO 24\" (600 mm).



NOTES:

1. Filter insert shall have a high flow bypass feature.
2. Filter outlet adapter shall be constructed from stainless steel Type 304. Alternate outlet adaptor for shallow installations shall be PVC SCH-40. See detail B, sheet 2 of 2.
3. Filter medium shall be *Fossil Rock*™, installed and maintained in accordance with manufacturer specifications.
4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.
5. For alternate outlet adapter configurations used for extremely shallow trench drains contact Oldcastle Stormwater Solutions for engineering assistance.
6. Filter element should be a minimum of one half the length of trench. Confirm flow rate upon order.



FloGard®
Catch Basin Insert Filter
Trench Drain Style

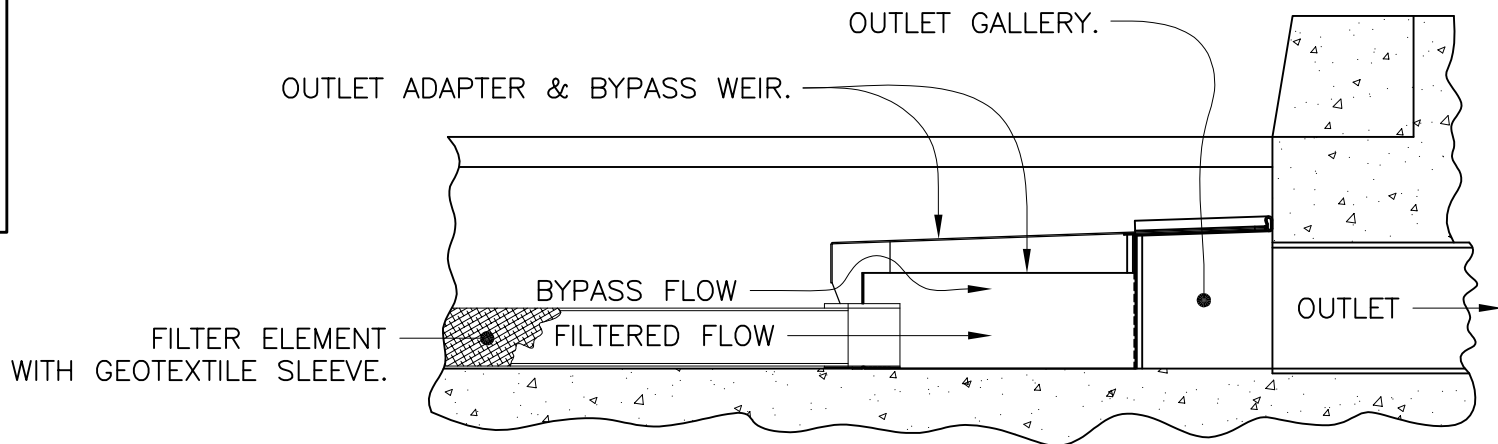


Oldcastle®
Stormwater Solutions

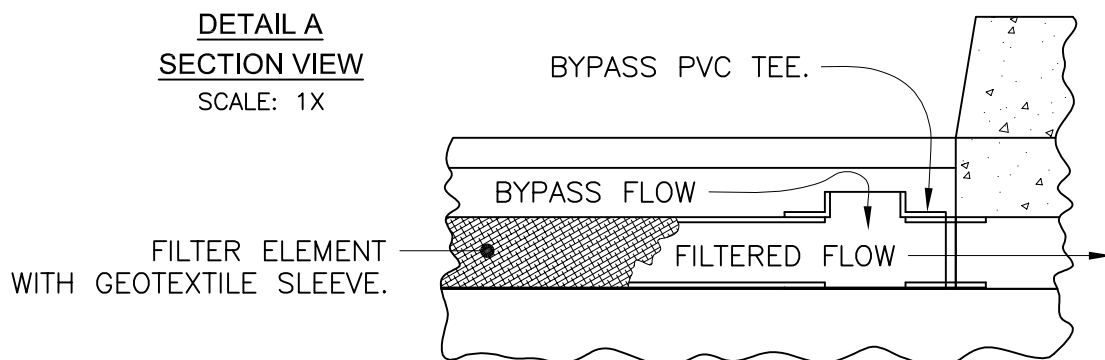
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE PRECAST, INC. IT IS SUBMITTED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED IN ANY WAY INJURIOUS TO THE INTERESTS OF SAID COMPANY. COPYRIGHT © 2010 OLDCASTLE PRECAST, INC. ALL RIGHTS RESERVED.

DRAWING NO. FG-LP-0002	REV H	ECO ECO-0142 JPR 7/13/16	DATE JPR 2/21/07	SHEET 1 OF 2
---------------------------	----------	--------------------------------	---------------------	--------------



DETAIL A
SECTION VIEW
SCALE: 1X



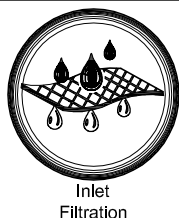
DETAIL B
SECTION VIEW
ALTERNATE ADAPTER CONFIGURATION
SCALE: 1X

SPECIFIER CHART

MODEL	FILTER TYPE	TRENCH WIDTH "ID" (CLEAR OPENING)	MINIMUM TRENCH DEPTH (FROM BOTTOM OF GRATE)	SOLIDS STORAGE CAPACITY CUBIC FEET **	FILTERED FLOW CUBIC FEET / SECOND **	TOTAL BYPASS CAPACITY CUBIC FEET / SECOND
FG-TDOF3	PIPE *	3.0	6.5	0.1	0.5	0.1
FG-TDOF4	PIPE *	4.0	6.5	0.2	0.5	0.1
FG-TDOF6	PIPE	6.0	6.5	0.4	0.5	0.2
FG-TDOF8	PIPE	8.0	6.5	0.7	0.5	0.3
FG-TDOF10	PIPE	10.0	6.5	0.9	0.5	0.5
FG-TDOF12	PIPE	12.0	6.5	0.9	1.0	0.6
FG-TDOF18	PIPE	18.0	6.5	1.3	1.5	1.1
FG-TDOF24	PIPE	24.0	6.5	1.8	2.0	1.5
FG-TDOA6	PANEL	6.0	4.5	0.4	0.2	0.2
FG-TDOA8	PANEL	8.0	4.5	0.7	0.2	0.3
FG-TDOA10	PANEL	10.0	4.5	0.8	0.3	0.5
FG-TDOA12	PANEL	12.0	4.5	1.0	0.4	0.6
FG-TDOA18	PANEL	18.0	4.5	1.4	0.8	1.1
FG-TDOA24	PANEL	24.0	4.5	1.8	1.1	1.5

* ALTERNATE ADAPTER CONFIGURATION. SEE DETAIL B.

**CAPACITY PER 5-FT. SEGMENT USED.



FloGard®
Catch Basin Insert Filter
Trench Drain Style



Oldcastle®
Stormwater Solutions

7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com
THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE PRECAST, INC. IT IS SUBMITTED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED IN ANY WAY INJURIOUS TO THE INTERESTS OF SAID COMPANY. COPYRIGHT © 2010 OLDCASTLE PRECAST, INC. ALL RIGHTS RESERVED.

DRAWING NO. FG-LP-0002	REV H	ECO ECO-0142 JPR 7/13/16	DATE JPR 2/21/07	SHEET 2 OF 2
---------------------------	----------	--------------------------------	---------------------	--------------



FLOGARD®

Catch Basin Insert Filter

Catch basin insert designed to capture sediment, gross solids, trash and petroleum hydrocarbons from low ("first flush") flows, even during the most extreme weather conditions

Example Types, Sizes and Capacities: Additional sizes, including regional and custom options are available.

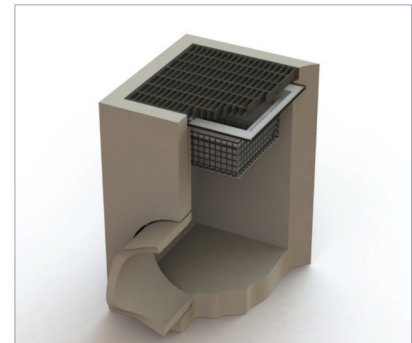
FloGard Combination Inlet SPECIFIER CHART								
MODEL NO. STANDARD DEPTH	STANDARD & SHALLOW DEPTH (Data in these columns is the same for both STANDARD & SHALLOW versions)			STANDARD DEPTH -20 Inches-		MODEL NO. SHALLOW DEPTH	SHALLOW DEPTH -12 Inches-	
	INLET ID Inside Dimension (inch x inch)	GRADE OD Outside Dimension (inch x inch)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)		SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)
FGP-1633FGO	16 X 33	18 X 36	7.0	2.5	1.7	FGP-1633FGO8	1.4	1.1
FGP-1836FGO	18 X 36	18 X 40	6.9	2.3	1.6	FGP-1836FGO8	1.3	.9
FGP-2234FGO	22 X 34	24 X 36	8.1	3.6	2.1	FGP-2234FGO8	2.1	1.4
FGP-2436FGO	24 X 36	24 X 40	8.0	3.4	2.0	FGP-2436FGO8	1.95	1.15

FloGard Flat Grated Inlet SPECIFIER CHART								
MODEL NO. STANDARD DEPTH	STANDARD & SHALLOW DEPTH (Data in these columns is the same for both STANDARD & SHALLOW versions)			STANDARD DEPTH -20 Inches-		MODEL NO. SHALLOW DEPTH	SHALLOW DEPTH -12 Inches-	
	INLET ID Inside Dimension (inch x inch)	GRADE OD Outside Dimension (inch x inch)	TOTAL BYPASS CAPACITY (cu. ft. / sec.)	SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)		SOLIDS STORAGE CAPACITY (cu. ft.)	FILTERED FLOW (cu. ft. / sec.)
FGP-12F	12 X 12	12 X 14	2.8	0.3	0.4	FGP-12F8	.15	.25
FGP-16F	16 X 16	16 X 19	4.7	0.8	0.7	FGP-16F8	.45	.4
FGP-18F	18 X 18	18 X 20	4.7	0.8	0.7	FGP-18F8	.45	.4
FGP-1836F	18 X 36	18 X 40	6.9	2.3	1.6	FGP-1836F8	1.3	.9
FGP-21F	22 X 22	22 X 24	6.1	2.2	1.5	FGP-21F8	1.25	.85
FGP-24F	24 X 24	24 X 27	6.1	2.2	1.5	FGP-24F8	1.25	.85
FGP-2436F	24 X 36	24 X 40	8.0	3.4	2.0	FGP-2436F8	1.95	1.15
FGP-2448F	24 X 48	24 X 48	9.3	4.4	2.4	FGP-2448F8	2.5	1.35
FGP-32F-TN	28 X 28	32 X 32	6.3	2.2	1.5	FGP-32F8-TN	1.25	.85
FGP-30F	30 X 30	30 X 34	8.1	3.6	2.0	FGP-30F8	2.05	1.15
FGP-36F	36 X 36	36 X 40	9.1	4.6	2.4	FGP-36F8	2.65	1.35
FGP-3648F	36 X 48	40 X 48	11.5	6.8	3.2	FGP-3648F8	3.9	1.85
FGP-48F	48 X 48	48 X 54	13.2	9.5	3.9	FGP-48F8	5.45	2.25
FGP-1633F	16 X 34	18 X 36	6.9	2.3	1.6	FGP-1633F8	1.3	.9
FGP-2234F	22 X 34	24 X 36	8.0	3.4	2.0	FGP-2234F8	1.95	1.15

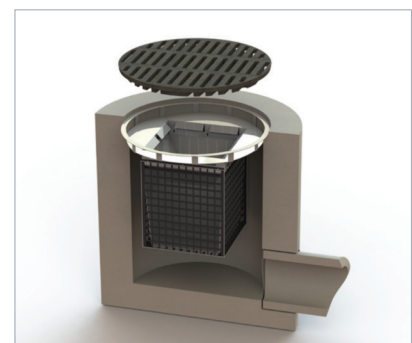
FloGard Circular Grated Inlet SPECIFIER CHART					
MODEL NUMBER	INLET ID (inches)	GRADE OD (inches)	SOLIDS STORAGE CAPACITY (CU FT)	FILTERED FLOW (CSF)	TOTAL BYPASS CAPACITY (CFS)
FGP-RF15F	15	18	0.3	0.4	2.8
FGP-RF18F	18	20	0.8	0.7	4.7
FGP-RF20F	20	23	0.8	0.7	4.7
FGP-RF21F	21	23.5	0.8	0.7	4.7
FGP-RF22F	22	24	0.8	0.7	4.7
FGP-RF24F	24	26	0.8	0.7	4.7
FGP-RF30F	30	32	2.2	1.5	6.1
FGP-RF36F	36	39	3.6	2.0	8.1



Combination Inlet



Flat-Grated Inlet



Circular Frame Inlet

INLET FILTRATION

Appendix 7: Hydromodification

Supporting Detail Relating to Hydrologic Conditions of Concern

Find Parcel by APN

314-17-0009

Locate

Clear Results

Zoom: 1 /

Toggle Legend

Clear Layers

Metadata

Map Tutorial

Base Data

- ☐ Highways [Metadata](#)
- ☐ Roads [Metadata](#)
- ☐ Cities [Metadata](#)
- ☐ Parcels [Metadata](#)
- ☐ RCFC Zones [Metadata](#)
- ☐ Slope [Metadata](#)
- ☐ County Road Book [Metadata](#)
- ☐ NHD (National Hydrography Dataset) Flowlines [Metadata](#)

Stormwater Data

- ☐ Hydromodification Susceptibility Mapping [Metadata](#)
- ☐ 2010 - 303d/TMDL [Metadata](#)
- ☒ Hydromodification Exemption Areas [Metadata](#)
 - ☐ Potentially Not Exempt
 - ☐ Potentially Exempt
- ☒ District Facilities [Metadata](#)
 - ☐ District Facilities
 - ☐ Proposed Facilities
 - ☐ Basin
 - ☐ Detention Basin
 - ☐ Retention Basin
 - ☐ Debris Basin
 - ☐ Dam
 - ☐ Levee
 - ☐ Spreading Ground
 - ☐ Other
- ☐ Permit Areas [Metadata](#)
- ☐ Hydrologic Unit Codes(HUC) [Metadata](#)
- ☐ Topographic Drainage Boundary [Metadata](#)
- ☐ Drainage Area Boundaries [Metadata](#)
- ☐ City Storm Drains [Metadata](#)
- ☐ WQMP 85% Design Isohyetal Map [Metadata](#)
- ☐ CRP (Control Release Point) [Metadata](#)
- ☐ FEMA Floodplain [Metadata](#)
- ☐ Flood Plain - Other Special Studies [Metadata](#)
- ☐ As-Built Plans [Metadata](#)

SITE

50 m
300 ft



Topo

Appendix 8: Source Control

Pollutant Sources/Source Control Checklist

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

How to use this worksheet (also see instructions in Section G of the WQMP Template):

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies.
2. Review Column 2 and incorporate all of the corresponding applicable BMPs in your WQMP Exhibit.
3. Review Columns 3 and 4 and incorporate all of the corresponding applicable permanent controls and operational BMPs in your WQMP. Use the format shown in Table G.1 on page 23 of this WQMP Template. Describe your specific BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting BMPs or substituting alternative BMPs for those shown here.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☒ A. On-site storm drain inlets	☒ Locations of inlets.	☒ Mark all inlets with the words “Only Rain Down the Storm Drain” or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955.1200 to verify.	☒ Maintain and periodically repaint or replace inlet markings. ☒ Provide stormwater pollution prevention information to new site owners, lessees, or operators. ☒ See applicable operational BMPs in Fact Sheet SC-44, “Drainage System Maintenance,” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com ☒ Include the following in lease agreements: “Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.”
☐ B. Interior floor drains and elevator shaft sump pumps		☐ State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	☐ Inspect and maintain drains to prevent blockages and overflow.
☐ C. Interior parking garages		☐ State that parking garage floor drains will be plumbed to the sanitary sewer.	☐ Inspect and maintain drains to prevent blockages and overflow.

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☒ D1. Need for future indoor & structural pest control		☐ Note building design features that discourage entry of pests.	☐ Provide Integrated Pest Management information to owners, lessees, and operators.
☒ D2. Landscape/ Outdoor Pesticide Use	☐ Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained. ☒ Show self-retaining landscape areas, if any. ☐ Show stormwater treatment and hydrograph modification management BMPs. (See instructions in Chapter 3, Step 5 and guidance in Chapter 5.)	State that final landscape plans will accomplish all of the following. ☐ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. ☐ Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. ☐ Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. ☐ Consider using pest-resistant plants, especially adjacent to hardscape. To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	☐ Maintain landscaping using minimum or no pesticides. ☐ See applicable operational BMPs in “What you should know for.....Landscape and Gardening” at http://rcflood.org/stormwater/Error! Hyperlink reference not valid. Provide IPM information to new owners, lessees and operators.

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ E. Pools, spas, ponds, decorative fountains, and other water features.	☐ Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet. (Exception: Public pools must be plumbed according to County Department of Environmental Health Guidelines.)	If the Co-Permittee requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.	☐ See applicable operational BMPs in "Guidelines for Maintaining Your Swimming Pool, Jacuzzi and Garden Fountain" at http://rcflood.org/stormwater/
☐ F. Food service	☐ For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment. ☐ On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.	☐ Describe the location and features of the designated cleaning area. ☐ Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.	☐ See the brochure, "The Food Service Industry Best Management Practices for: Restaurants, Grocery Stores, Delicatessens and Bakeries" at http://rcflood.org/stormwater/ Provide this brochure to new site owners, lessees, and operators.
☒ G. Refuse areas	☐ Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas. ☒ If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. ☐ Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.	☒ State how site refuse will be handled and provide supporting detail to what is shown on plans. ☒ State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	☒ State how the following will be implemented: Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ H. Industrial processes.	☐ Show process area.	☐ If industrial processes are to be located on site, state: “All process activities to be performed indoors. No processes to drain to exterior or to storm drain system.”	☐ See Fact Sheet SC-10, “Non-Stormwater Discharges” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com See the brochure “Industrial & Commercial Facilities Best Management Practices for: Industrial, Commercial Facilities” at http://rcflood.org/stormwater/

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ I. Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)	☐ Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area. ☐ Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. ☐ Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.	Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains. Where appropriate, reference documentation of compliance with the requirements of Hazardous Materials Programs for: ▪ Hazardous Waste Generation ▪ Hazardous Materials Release Response and Inventory ▪ California Accidental Release (CalARP) ▪ Aboveground Storage Tank ▪ Uniform Fire Code Article 80 Section 103(b) & (c) 1991 ▪ Underground Storage Tank www.cchealth.org/groups/hazmat/	☐ See the Fact Sheets SC-31, “Outdoor Liquid Container Storage” and SC-33, “Outdoor Storage of Raw Materials ” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ J. Vehicle and Equipment Cleaning	☐ Show on drawings as appropriate: (1) Commercial/industrial facilities having vehicle/equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses. (2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use). (3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer. (4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed.	☐ If a car wash area is not provided, describe any measures taken to discourage on-site car washing and explain how these will be enforced.	Describe operational measures to implement the following (if applicable): ☐ Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system. Refer to “Outdoor Cleaning Activities and Professional Mobile Service Providers” for many of the Potential Sources of Runoff Pollutants categories below. Brochure can be found at http://rcflood.org/stormwater/ ☐ Car dealerships and similar may rinse cars with water only.

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ K. Vehicle/Equipment Repair and Maintenance	☐ Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater. ☐ Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas. ☐ Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.	☐ State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area. ☐ State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements. ☐ State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.	In the Stormwater Control Plan, note that all of the following restrictions apply to use the site: ☐ No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains. ☐ No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately. ☐ No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment. Refer to "Automotive Maintenance & Car Care Best Management Practices for Auto Body Shops, Auto Repair Shops, Car Dealerships, Gas Stations and Fleet Service Operations". Brochure can be found at http://rcflood.org/stormwater/ Refer to Outdoor Cleaning Activities and Professional Mobile Service Providers for many of the Potential Sources of Runoff Pollutants categories below. Brochure can be found at http://rcflood.org/stormwater/

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☐ L. Fuel Dispensing Areas	☐ Fueling areas ⁶ shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable. ☐ Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area ¹ .] The canopy [or cover] shall not drain onto the fueling area.		☐ The property owner shall dry sweep the fueling area routinely. ☐ See the Fact Sheet SD-30 , “Fueling Areas” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

⁶ The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☒ M. Loading Docks	☒ Show a preliminary design for the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas shall be drained to the sanitary sewer, or diverted and collected for ultimate discharge to the sanitary sewer. ☒ Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation. ☒ Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer.		☒ Move loaded and unloaded items indoors as soon as possible. ☒ See Fact Sheet SC-30, “Outdoor Loading and Unloading,” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☒ N. Fire Sprinkler Test Water		☒ Provide a means to drain fire sprinkler test water to the sanitary sewer.	☒ See the note in Fact Sheet SC-41, “Building and Grounds Maintenance,” in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
O. Miscellaneous Drain or Wash Water or Other Sources ☐ Boiler drain lines ☐ Condensate drain lines ☐ Rooftop equipment ☐ Drainage sumps ☒ Roofing, gutters, and trim. ☐ Other sources		☐ Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. ☐ Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system. ☐ Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. ☐ Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. ☒ Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff. Include controls for other sources as specified by local reviewer.	

STORMWATER POLLUTANT SOURCES/SOURCE CONTROL CHECKLIST

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR WQMP SHOULD INCLUDE THESE SOURCE CONTROL BMPs, AS APPLICABLE		
1 Potential Sources of Runoff Pollutants	2 Permanent Controls—Show on WQMP Drawings	3 Permanent Controls—List in WQMP Table and Narrative	4 Operational BMPs—Include in WQMP Table and Narrative
☒ P. Plazas, sidewalks, and parking lots.			☒ Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

Appendix 9: O&M

Operation and Maintenance Plan and Documentation of Finance, Maintenance and Recording Mechanisms

To Be Provided with Final WQMP

Appendix 10: Educational Materials

BMP Fact Sheets and Other End-User BMP Information

To Be Provided with Final WQMP

BMP: CATCH BASIN CLEANING



Program Elements

New Development

Residential

Commercial Activities

Industrial Activities

Municipal Facilities

Illegal Discharges

DESCRIPTION

Maintain catch basins and storm water inlets on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, and restore the catch basins' sediment trapping capacity. A catch basin is distinguished from a storm water inlet by having at its base a sediment sump designed to catch and retain sediments below the overflow point. This fact sheet focuses on the cleaning of accumulated sediments from catch basins.

APPROACH

- Aggressively enforce anti-littering and illegal dumping ordinances.
- Catch basins should be cleaned regularly to reduce the possibility of sediment and pollutant loading from the flushing effect of storm water inflow.
- Prioritize maintenance to clean catch basins and inlets in areas with the highest pollutant loading.
- Keep accurate operation logs to track program.

REQUIREMENTS

- Cost Considerations
 - An aggressive catch basin cleaning program could require a significant capital and O&M budget. A careful study of cleaning effectiveness should be undertaken before increased cleaning is implemented.
- Regulations
 - There are no regulatory requirements for this BMP. Municipal codes should include sections prohibiting the disposal of soil, debris, refuse, hazardous waste, and other pollutants into the storm drain system, and prohibiting littering.
- Administrative / Staffing
 - Two-person teams may be required to clean catch basins with vector trucks.
 - Arrangements must be made for proper disposal of collected wastes.
- Equipment
 - Except for small communities with relatively few catch basins that may be cleaned manually, most municipalities will require mechanical cleaners such as eductors, vacuums, or bucket loaders.
- Training
 - Crews must be trained in proper maintenance, including record keeping and disposal.

PUBLIC EDUCATION / PARTICIPATION

- Educate contractors (cement, masonry, painting) and utility employees (telephone, cable, gas and electric) about proper waste (solid and liquid) disposal.

LIMITATIONS

- There are no major limitations to this best management practice.

Targeted Constituents

- ☒ Sediment
 - ☐ Nutrients
 - ☒ Heavy Metals
 - ☐ Toxic Materials
 - ☒ Floatable Materials
 - ☒ Oxygen Demanding Substances
 - ☒ Oil & Grease
 - ☐ Bacteria & Viruses
- ☒ Likely to Have Significant Impact
 - ☐ Probable Low or Unknown Impact

Implementation Requirements

- ☒ Capital Costs
 - ☒ O&M Costs
 - ☐ Regulatory
 - ☒ Staffing
 - ☒ Training
 - ☒ Administrative
- ☒ High ☐ Low

SC71



Additional Information — Catch Basin Cleaning

Regular maintenance of public and private catch basins and inlets is necessary to ensure their proper functioning. Clogged catch basins are not only useless but may act as a source of sediments and pollutants. In general, the keys to effective catch basins are:

- At least annual inspections. Municipal staff should inspect public and private facilities to ensure compliance with the following:
 - Immediate repair of any deterioration threatening structural integrity.
 - Cleaning before the sump is 40% full. Catch basins should be cleaned as frequently as needed to meet this standard.
 - Stenciling of catch basins and inlets (see SC30, Storm Drain System Signs).
- Clean catch basins in high pollutant load areas just before the wet season to remove sediments and debris accumulated during the summer.
- Keep accurate logs of the number of catch basins cleaned.
- Record the amount of waste collected.
- Consider implementing employee deputization and spill tracking measures in SC50, Illegal Dumping Control, in conjunction with this BMP to facilitate control of illegal dumping.

Public education should be implemented in conjunction with the public education effort in SC50, Illegal Dumping Control, to raise awareness of the problem. Information in the Construction Handbook regarding waste management (BMPs CA20-CA24) may be used to develop a program for contractors.

REFERENCES

Best Management Practices for Storm Drainage Facilities (Draft), Maintenance Subcommittee, Alameda County Urban Runoff Clean Water Program, 1992.

Protecting Water Quality in Urban Areas: Best Management Practices for Minnesota, Minnesota Pollution Control Agency, 1989.

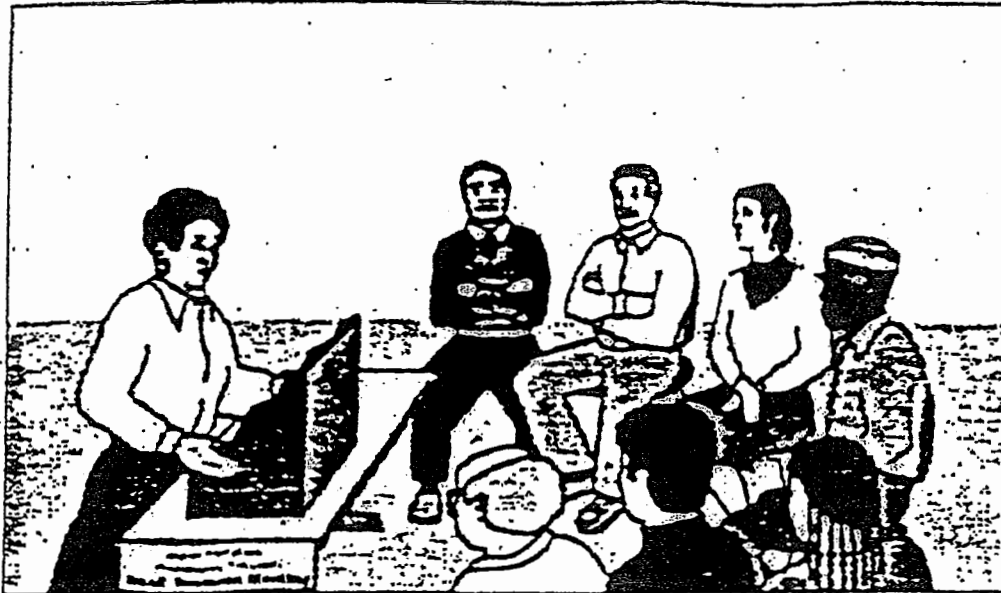
Stormwater Management Manual for the Puget Sound Basin (The Technical Manual): Volume IV - Urban Land Use BMPs, Washington State Department of Ecology, 1992.

Street Cleaning Practice, American Public Works Association, 1978.

SC71



BMP: Employee Education/Maintenance Staff Training



Description

Employee education/maintenance staff training is a program that informs employees and the maintenance staff about storm water pollution prevention practices. Programs for employees and maintenance staff should be separate as the information presented to each group will be different.

Employee Education

Employee's education should include information about activities with the potential to pollute storm water (e.g. oil changing, battery disposal, disposal of household hazardous waste). It should also inform them of actions they can take when they observe inappropriate disposal. In addition, employees should be encouraged to participate in trip reduction programs and to properly maintain their vehicles.

Maintenance Staff Training

Maintenance staff training informs maintenance staff how to minimize storm water pollution during maintenance activities. At a minimum, staff should be trained on proper spill response procedures and inlet cleaning and facility inspection and cleanup. For additional training information the facilities Storm Water Pollution Prevention Plan (SWPPP) and Storm Water Management Plan (SWMP) should be reviewed.

Conditions Where BMP Applies

Employee/maintenance staff education should be implemented whenever possible. An effective means of implementation is the integration of storm water pollution education into existing training programs.

Applicability Small Parking Lots

Existing New

- ☐ ☐ Small, high turnover rate, no landscaping.
- ☐ ☐ Small, low turnover rate, no landscaping

Large Parking Lots

Existing New

- ☒ ☒ Large, high turnover rate, no landscaping
- ☒ ☒ Large, high turnover rate, landscaping available.
- ☒ ☒ Large, low turnover rate, no landscaping
- ☒ ☒ Large, low turnover rate, landscaping available

Availability

- ☒ Commercially
- ☐ Requires fabrication (off-site)
- ☐ On-site fabrication
- ☐ Excavation

Costs/Yr

- ☒ < \$1000
- ☐ 1K-5K
- ☐ 5K-20K
- ☐ > 20K

Inspection Frequency

- ☐ Storm Event
- ☐ Monthly during wet season
- ☒ Before wet season
- ☐ 2-3 years



FF-5

LANDSCAPE MAINTENANCE

The model procedures described below focus on minimizing the discharge of pesticides and fertilizers, landscape waste, trash, debris, and other pollutants to the storm drain system and receiving waters. Landscape maintenance practices may involve one or more of the following activities:

- 1. Mowing, Trimming / Weeding, and Planting**
- 2. Irrigation**
- 3. Fertilizer and Pesticide Management**
- 4. Managing Landscape Waste**
- 5. Erosion Control**

POLLUTION PREVENTION:

Pollution prevention measures have been considered and incorporated in the model procedures. Implementation of these measures may be more effective and reduce or eliminate the need to implement other more complicated or costly procedures. Possible pollution prevention measures for landscape maintenance include:

- Implement an integrated pest management (IPM) program. IPM is a sustainable approach to managing pests by combining biological, cultural, physical, and chemical tools. Refer to Appendix D, Fertilizer and Pesticide Guidance for further details.
- Choose low water using flowers, trees, shrubs, and groundcover.
- Consider the selection of broadleaf evergreen trees to reduce leaf litter.
- Appropriate maintenance (i.e. properly timed fertilizing, weeding, pest control, and pruning) to preserve the landscapes water efficiency.
- Once per year, educate municipal staff on pollution prevention measures.

MODEL PROCEDURES:

1. Mowing, Trimming/Weeding, and Planting

Mowing,

✓ If feasible and practical, use mechanical methods of vegetation removal

Trimming/Weeding

rather than applying herbicides. Use hand weeding where practical.

- ✓ When conducting mechanical or manual weed control, avoid loosening the soil, which could erode into streams or storm drains.
- ✓ If feasible and practical, use coarse textured mulches or geotextiles to suppress weed growth and reduce the use of herbicides.
- ✓ Do not blow or rake leaves, etc. into the street or place yard waste in gutters or on dirt shoulders. Sweep up any leaves, litter or residue in gutters or on street.
- ✓ Collect lawn and garden clippings, pruning waste, tree trimmings, and weeds. Chip if necessary, and compost or dispose of at a landfill (see waste management section of this procedure sheet).
- ✓ Place temporarily stockpiled material away from watercourses, and berm or cover stockpiles to prevent material releases to storm drains.

Planting

- ✓ Where feasible, retain and/or plant selected native vegetation whose features are determined to be beneficial. Native vegetation usually requires less maintenance (e.g., irrigation, fertilizer) than planting ornamental vegetation.
- ✓ When planting or replanting consider using low water use groundcovers.

OPTIONAL:

- Careful soil mixing and layering techniques using a topsoil mix or composted organic material can be used as an effective measure to reduce herbicide use and watering.

2. Irrigation

- ✓ Utilize water delivery rates that do not exceed the infiltration rate of the soil.
- ✓ Use timers appropriately or a drip system to prevent runoff and then only irrigate as much as is needed.
- ✓ Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring. Minimize excess watering, and repair leaks in the irrigation system as needed.
- ✓ Where practical, use automatic timers to minimize runoff.
- ✓ Use popup sprinkler heads in areas with a lot of activity or where there is a chance the pipes may be broken. Consider the use of mechanisms that reduce water flow to sprinkler heads if broken.
- ✓ If re-claimed water is used for irrigation, ensure that there is no runoff from the landscaped area(s).
- ✓ If bailing of muddy water is required (e.g. when repairing a water line leak), do not put it in the storm drain; pour over landscaped areas.

OPTIONAL:

- Consider converting to an evapo-transpiration driven irrigation control system.

3. Fertilizer and Pesticide Management

Usage

- ✓ Utilize a comprehensive management system that incorporates integrated pest management techniques.
- ✓ Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.
- ✓ Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution.
- ✓ Pesticide application must be under the supervision of a California qualified pesticide applicator.
- ✓ When applicable use the least toxic pesticides that will do the job. Avoid use of copper-based pesticides if possible.
- ✓ Do not mix or prepare pesticides for application near storm drains.
- ✓ Prepare the minimum amount of pesticide needed for the job and use the lowest rate that will effectively control the pest.
- ✓ Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques.
- ✓ Calibrate fertilizer and pesticide application equipment to avoid excessive application.
- ✓ Periodically test soils for determining proper fertilizer use.
- ✓ Sweep pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
- ✓ Inspect pesticide/fertilizer equipment and transportation vehicles frequently
- ✓ Refer to Appendix D, Fertilizer and Pesticide Guidance for further details.

OPTIONAL:

- Work fertilizers into the soil rather than dumping or broadcasting onto the surface.
- Use beneficial insects where possible to control pests (green lacewings, ladybugs, praying mantis, ground beetles, parasitic nematodes, trichogramma wasps, seedhead weevils, and spiders prey on detrimental pest species).
- Use slow release fertilizers whenever possible to minimize leaching.

Scheduling

- ✓ Do not use pesticides if rain is expected within 24 hours.
- ✓ Apply pesticides only when wind speeds are low (less than 5 mph).

Storage

- ✓ To minimize quantities of pesticides and fertilizers stored, only purchase what is needed for use in the near future.
- ✓ Implement storage requirements for pesticide products with guidance from the local fire department and County Agricultural Commissioner. Provide secondary containment for pesticides.

Disposal

- ✓ Purchase only the amount of pesticide that you can reasonably use in a given time period (month or year depending on the product).
- ✓ Triple rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- ✓ Dispose of empty pesticide containers according to the instructions on the container label.

4. Managing Landscape Waste

Also see Waste Handling and Disposal procedure sheet

- ✓ Compost leaves, sticks, or other collected vegetation or dispose of at a permitted landfill. Do not dispose of collected vegetation into waterways or storm drainage systems.
- ✓ Place temporarily stockpiled material away from watercourses and storm drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system.
- ✓ Reduce the use of high nitrogen fertilizers that produce excess growth requiring more frequent mowing or trimming.
- ✓ Inspection of drainage facilities should be conducted to detect illegal dumping of clippings/cuttings in or near these facilities. Materials found should be picked up and properly disposed of.
- ✓ Landscape wastes in and around storm drain inlets should be avoided by either using bagging equipment or manually picking the material up.

5. Erosion Control

- ✓ Maintain vegetative cover on medians and embankments to prevent soil erosion. Apply mulch or leave clippings to serve as additional cover for soil stabilization and to reduce the velocity of storm water runoff.
- ✓ As medians are developed or re-developed, consider designing them so that they prevent runoff and erosion and promote better irrigation practices.
- ✓ Minimize the use of disking as a means of vegetation management because the practice may result in erodable barren soil.

- ✓ Confine excavated materials to pervious surfaces away from storm drain inlets, sidewalks, pavement, and ditches. Material must be covered if rain is expected.

LIMITATIONS:

Alternative pest/weed controls may not be available, suitable, or effective in every case.

REFERENCES:

California Storm Water Best Management Practice Handbooks. Industrial/Commercial Best Management Practice Handbook. Prepared by Camp Dresser & McKee, Larry Walker Associates, Uribe and Associates, Resources Planning Associates for Stormwater Quality Task Force. July 1993.

County of Orange. 2000. Public Facilities and Resources Department, Management Guidelines for the Use of Fertilizers and Pesticides. September.

King County Stormwater Pollution Control Manual. Best Management Practices for Businesses. 1995. King County Surface Water Management. July. On-line: <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Los Angeles County Stormwater Quality Model Programs. Public Agency Activities
http://ladpw.org/wmd/npdes/model_links.cfm

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July. 1998.

Santa Clara Valley Urban Runoff Pollution Prevention Program. 1997 Urban Runoff Management Plan. September 1997, updated October 2000.



FF-9

PARKING LOT MAINTENANCE

Litter accumulation in parking lots can contribute suspended solids to stormwater runoff; runoff from parking lots may also contain hydrocarbons, oil and grease, and heavy metals to stormwater. Maintaining these areas may involve one or more of the following activities:

- 1. Sweeping and Cleaning**
- 2. Repair**

POLLUTION PREVENTION:

Pollution prevention measures have been considered and incorporated in the model procedures. Implementation of these measures may be more effective and reduce or eliminate the need to implement other more complicated or costly procedures. Possible pollution prevention measures for parking lot maintenance include:

- Keep accurate maintenance logs to evaluate materials removed and improvements made.
- When repairing parking lots, consider making retrofits that will reduce storm runoff quantities (i.e. permeable surface, directing surface flows to landscaped areas, etc.)
- Once per year, educate municipal staff on pollution prevention measures.
- Educate others about storm water pollution prevention.

MODEL PROCEDURES:

1. Sweeping and Cleaning

- ✓ Sweep/vacuum all parking lots at least once before the onset of the wet season.
- ✓ When cleaning with water use the procedures below:
 - Block the storm drain or contain runoff.
 - Wash water should be collected and disposed of properly. If wash water does not contain soap or other cleaning agents the water may be discharged to a pervious surface (dirt or landscaped area).

✓ Dispose of parking lot sweeping debris and dirt at a landfill.

✓ When cleaning heavy oily deposits:

- Clean oily spots with absorbent materials
- Do not allow discharges to the storm drain
- Collect wash water and dispose of properly.

✓ Appropriately dispose of spilled materials and absorbents.

✓ If cleaning agents are used, select biodegradable products.

OPTIONAL:

- If necessary, establish more frequent sweeping schedule based on usage and field observations of waste accumulation.

Litter Control

✓ Enforce anti-litter laws.

✓ Provide an adequate number of litter receptacles.

✓ Clean out frequently and/or cover litter receptacles to prevent spillage.

✓ Sweep/vacuum all parking lots at least once before the onset of the wet season.

OPTIONAL:

- Post "No Littering" signs.

3. Surface Repair

✓ Pre-heat, transfer or load hot bituminous material away from storm drain inlets.

✓ Apply concrete, asphalt, and seal coat during dry weather to prevent contamination from contacting stormwater runoff.

✓ Cover and seal nearby storm drain inlets (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc. Leave covers in place until job is complete and until all water from emulsified oil sealants has drained or evaporated. Clean any debris from these covered maintenance holes and drains for proper disposal.

✓ Use only as much water as necessary for dust control, to avoid runoff.

✓ Catch drips from paving equipment that is not in use with pans or absorbent material placed under the machines. Dispose of collected material and absorbents properly.

4. Control Spills

✓ If a spill occurs on dirt, excavate and remove the contaminated (stained)

See Spill Prevention and Control

procedure sheet

dirt.

- ✓ Store spill response materials at a central location and keep maintenance vehicles adequately supplied.
- ✓ Appropriately dispose of spilled materials and absorbents.

LIMITATIONS:

Limitations related to sweeping activities at large parking facilities may include current sweeper technology to remove oil and grease.

REFERENCES:

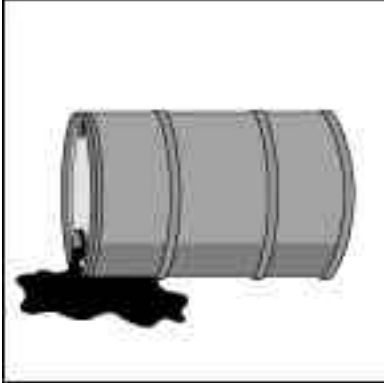
California Storm Water Best Management Practice Handbooks. Municipal Best Management Practice Handbook. Prepared by Camp Dresser & McKee, Larry Walker Associates, Uribe and Associates, Resources Planning Associates for Stormwater Quality Task Force. March 1993.

The Stormwater Managers Resource Center (<http://www.stormwatercenter.net/>)

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July. 1998.

Oregon Association of Clean Water Agencies. Oregon Municipal Stormwater Toolbox for Maintenance Practices. June 1998.

Santa Clara Valley Urban Runoff Pollution Prevention Program. 1997 Urban Runoff Management Plan. September 1997, updated October 2000.



SPILL PREVENTION AND CONTROL

Preparation for accidental or illegal spills, with proper training and reporting systems implemented, can minimize the discharge of pollutants to the environment. Specific spill prevention and response activities may involve one or more of the following activities:

- 1. Preparation / Prevention**
- 2. Spill Response**
- 3. Reporting**
- 4. Training**

An emergency spill response plan, the Orange County Hazardous Materials Area Plan, has been developed. Each City should adopt this plan or an equivalent plan to respond to hazardous materials emergencies.

MODEL PROCEDURES:

1. Preparation/Prevention

- ✓ Adopt the Orange County Hazardous Materials Area Plan or equivalent plan which includes a set of planned responses to hazardous materials emergencies, addressing chain-of-command, public agency participation and allocation of authority.
- ✓ Place a stockpile of spill cleanup materials where it will be readily accessible.
- ✓ Develop procedures to prevent/mitigate spills to storm drain systems. Develop and standardize reporting procedures, containment, storage, and disposal activities, documentation, and follow-up procedures.
- ✓ Identify key spill response personnel.

2. Spill Response

- ✓ Clean up leaks and spills immediately.
- ✓ On paved surfaces, clean up spills with as little water as possible. Use a rag for small spills, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be sent to a certified laundry (rags) or disposed of as hazardous waste.
- ✓ Never hose down or bury dry material spills. Sweep up the material and dispose of properly.
- ✓ Use adsorbent materials on small spills rather than hosing down the spill. Remove the adsorbent materials promptly and dispose of properly.
- ✓ For larger spills, a private spill cleanup company or Hazmat team may be necessary.

OPTIONAL:

- If illegal dumping is observed at the facility post “No Dumping” signs with a phone number for reporting dumping and disposal.

3. Reporting

- ✓ Report spills or problems to a city Authorized Inspector

4. Training

- ✓ Educate employees about spill prevention and cleanup.

LIMITATIONS:

For hazardous spills, a private spill cleanup company or Hazmat team may be necessary. Proper training is crucial to reducing the frequency, severity, and impacts of leaks and spills.

REFERENCES:

California Storm Water Best Management Practice Handbooks. Municipal Best Management Practice Handbook. Prepared by Camp Dresser & McKee, Larry Walker Associates, Uribe and Associates, Resources Planning Associates for Stormwater Quality Task Force. March 1993.

The Stormwater Mangers Resource Center (<http://www.stormwatercenter.net/>)

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine

FF-10

Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July. 1998.



FP-4

SIDEWALK, PLAZA, AND FOUNTAIN MAINTENANCE AND CLEANING

Pollutants on sidewalks and other pedestrian traffic areas and plazas are typically due to littering and vehicle use. Fountain water containing chlorine and copper-based algaecides is toxic to aquatic life. Proper inspection, cleaning, and repair of pedestrian areas and city surfaces and structures can reduce pollutant runoff from these areas. Maintaining these areas may involve one or more of the following activities:

- 1. Surface Cleaning**
- 2. Graffiti Cleaning**
- 3. Sidewalk Repair**
- 4. Controlling Litter**
- 5. Fountain Maintenance**

POLLUTION PREVENTION:

Pollution prevention measures have been considered and incorporated in the model procedures. Implementation of these measures may be more effective and reduce or eliminate the need to implement other more complicated or costly procedures. Possible pollution prevention measures for sidewalk, plaza, and fountain maintenance and cleaning include:

- Use dry cleaning methods whenever practical for surface cleaning activities.
- Use the least toxic materials available (e.g. water based paints, gels or sprays for graffiti removal).
- Once per year, educate municipal staff on pollution prevention measures.

MODEL PROCEDURES:

1. Surface Cleaning

Discharges of wash water to the storm water drainage system from cleaning or hosing of impervious surfaces is prohibited.

Sidewalks, Plazas

- ✓ Use dry methods (e.g. sweeping, backpack blowers, vacuuming) whenever practical to clean sidewalks and plazas rather than hosing, pressure washing, or steam cleaning. DO NOT sweep or blow material into curb; use devices that contain the materials.
- ✓ If water must be used, block storm drain inlets and contain runoff. Discharge wash water to landscaping or contain and dispose of properly.

Parking Areas, Driveways, Drive-thru

- ✓ Parking facilities should be swept/vacuumed on a regular basis. Establish frequency of public parking lot sweeping based on usage and field observations of waste accumulation.
- ✓ If water must be used, block storm drain inlets and contain runoff. Discharge wash water to landscaping or contain and dispose of properly.
- ✓ Sweep all parking lots at least once before the onset of the wet season.
- ✓ Use absorbents to pick up oil; then dry sweep.
- ✓ Appropriately dispose of spilled materials and absorbents.

OPTIONAL:

- Consider increasing sweeping frequency based on factors such as traffic volume, land use, field observations of sediment and trash accumulation, proximity to water courses, etc.

Building Surfaces, Decks, etc., without loose paint

- ✓ Use high-pressure water, no soap.
- ✓ If water must be used, block storm drain inlets and contain runoff. Discharge wash water to landscaping or contain and dispose of properly.

Unpainted Building Surfaces, Wood Decks, etc.

- ✓ If water must be used, block storm drain inlets and contain runoff. Discharge wash water to landscaping or contain and dispose of properly.
- ✓ Use a biodegradable cleaning agent or acid wash to remove deposits, wood restorer, or other chemicals. Screen wash water using an appropriate filtering device (e.g. filter fabric), if needed, to catch debris.
- ✓ Make sure pH is between 6.5 and 8.5 THEN discharge to landscaping (if cold water without a cleaning agent) otherwise dispose of properly.

2. Graffiti Cleaning

Graffiti Removal

See Roads, Streets, and Highways Operation and Maintenance procedure sheet.

- ✓ Avoid graffiti abatement activities during rain events.
- ✓ When graffiti is removed by painting over, implement the procedures under Painting and Paint Removal in the *Roads, Streets, and Highway Operation and Maintenance* procedure sheet.

- ✓ Protect nearby storm drain inlets prior to removing graffiti from walls, signs, sidewalks, or other structures needing graffiti abatement. Clean up afterwards by sweeping or vacuuming thoroughly, and/or by using absorbent and properly disposing of the absorbent.
- ✓ Note that care should be taken when disposing of waste since it may need to be disposed of as hazardous waste.

OPTIONAL:

- Consider using a waterless and non-toxic chemical cleaning method for graffiti removal (e.g. gels or spray compounds).

3. Sidewalk Repair

Surface Removal and Repair

Also see the street sweeping section of the Roads, Streets, and Highways Operation and Maintenance procedure sheet.

- ✓ Schedule surface removal activities for dry weather if possible.
- ✓ Avoid creating excess dust when breaking asphalt or concrete.
- ✓ Take measures to protect nearby storm drain inlets prior to breaking up asphalt or concrete (e.g. place hay bales or sand bags around inlets). Clean afterwards by sweeping up material.
- ✓ Designate an area for clean up and proper disposal of excess materials.
- ✓ Remove and recycle as much of the broken pavement as possible.
- ✓ When making saw cuts in pavement, use as little water as possible. Cover each storm drain inlet with filter fabric during the sawing operation and contain the slurry by placing straw bales, sandbags, or gravel dams around the inlets. After the liquid drains shovel or vacuum the slurry, remove from site and dispose of properly.
- ✓ Always dry sweep first to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquid in storm drains. Once dry sweeping is complete, the area may be hosed down if needed. Discharge wash water to landscaping, pump to the sanitary sewer if permitted to do so or contain and dispose of properly.

Concrete Installation and Repair

See Roads, Streets, and Highways Operation and Maintenance procedure sheet.

- ✓ Avoid mixing excess amounts of fresh concrete or cement mortar on-site. Only mix what is needed for the job.
- ✓ Wash concrete trucks off-site or in designated areas on-site, such that there is no discharge of concrete wash water into storm drain inlets, open ditches, streets, or other storm water conveyance structures.
- ✓ Store dry and wet concrete materials under cover, protected from rainfall and runoff and away from drainage areas. After job is complete remove temporary stockpiles (asphalt materials, sand, etc.) and other materials as soon as possible.
- ✓ Return leftover materials to the transit mixer. Dispose of small amounts of

excess concrete, grout, and mortar in the trash.

- ✓ When washing concrete to remove fine particles and expose the aggregate, contain the wash water for proper disposal.
- ✓ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stock pile, or dispose in the trash.
- ✓ Protect applications of fresh concrete from rainfall and runoff until the material has hardened.

4. Litter Control

- ✓ Enforce anti-litter laws.
- ✓ Provide litter receptacles in busy, high pedestrian traffic areas of the community, at recreational facilities, and at community events.
- ✓ Cover litter receptacles and clean out frequently to prevent leaking/spillage or overflow.

OPTIONAL:

- Post "No Littering" signs.

5. Fountain Maintenance

- ✓ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.
- ✓ When draining fountains, never discharge water to a street or storm drain; discharge to the sanitary sewer
- ✓ Allow chlorine to dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area. Water must be tested prior to discharge to ensure that chlorine is not present (concentration must be less than 0.1 ppm).

LIMITATIONS:

Surface cleaning activities that require discharges to the local sanitation agency will require coordination with the agency.

REFERENCES:

Bay Area Stormwater Management Agencies Association. 1996. Pollution From Surface Cleaning.

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality

Control Board. July. 1998.

Oregon Association of Clean Water Agencies. Oregon Municipal Stormwater Toolbox for Maintenance Practices. June 1998.

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Plan. 2001. Municipal Activities Model Program Guidance. November.

Santa Clara Valley Urban Runoff Pollution Prevention Program. 1997 Urban Runoff Management Plan. September 1997, updated October 2000.

Santa Clara Valley Urban Runoff Pollution Prevention Program. Maintenance Best Management Practices for the Construction Industry. Brochures: Landscaping, Gardening, and Pool; Roadwork and Paving; and Fresh Concrete and Mortar Application. June 2001.

IC3. BUILDING MAINTENANCE

Best Management Practices (BMPs)

A BMP is a technique, measure or structural control that is used for a given set of conditions to improve the quality of the stormwater runoff in a cost effective manner¹. The minimum required BMPs for this activity are outlined in the box to the right. Implementation of pollution prevention/good housekeeping measures may reduce or eliminate the need to implement other more costly or complicated procedures. Proper employee training is key to the success of BMP implementation.

The BMPs outlined in this fact sheet target the following pollutants:

Targeted Constituents	
Sediment	X
Nutrients	X
Floatable Materials	
Metals	X
Bacteria	X
Oil & Grease	
Organics & Toxicants	
Pesticides	
Oxygen Demanding	

MINIMUM BEST MANAGEMENT PRACTICES

Pollution Prevention/Good Housekeeping

- Properly collect and dispose of water when pressure washing buildings, rooftops, and other large objects.
- Properly prepare work area before conducting building maintenance.
- Properly clean and dispose of equipment and wastes used and generated during building maintenance.
- Store toxic material under cover when not in use and during precipitation events.

Stencil storm drains

Training

- Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
- Provide on-going employee training in pollution prevention.

Provided below are specific procedures associated with each of the minimum BMPs along with procedures for additional BMPs that should be considered if this activity takes place at a facility located near a sensitive waterbody. In order to meet the requirements for medium and high priority facilities, the owners/operators must select, install and maintain appropriate BMPs on site. Since the selection of the appropriate BMPs is a site-specific process, the types and numbers of additional BMPs will vary for each facility.

1. Properly collect and dispose of water when pressure washing buildings, rooftops, and other large objects.
 - If pressure washing where the surrounding area is paved, use a water collection device that enables collection of wash water and associated solids. Use a sump pump, wet vacuum or similarly effective device to collect the runoff and loose materials. Dispose of the collected runoff and solids properly. Refer to fact sheet *IC24 Wastewater Disposal* for guidance on appropriate methods for disposal of wash water to the sanitary sewer.
 - If pressure washing on a landscaped area (with or without soap), runoff must be dispersed as sheet flow as much as possible, rather than as a concentrated stream. The wash runoff must remain on the landscaping and not drain to pavement.
2. Properly prepare work area before conducting building maintenance.
 - Use ground or drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of collected material daily.
 - Use a ground cloth or oversized tub for activities such as paint mixing and tool cleaning.

¹ EPA " Preliminary Data Summary of Urban Stormwater Best Management Practices"

3. Properly clean and dispose of equipment and wastes used and generated during building maintenance.
 - Clean paint brushes and tools covered with water-based paints in sinks connected to sanitary sewers or in portable containers that can be dumped into a sanitary sewer drain. Brushes and tools covered with non-water-based paints, finishes, or other materials must be cleaned in a manner that enables collection of used solvents (e.g., paint thinner, turpentine, etc.) for recycling or proper disposal.
 - Properly dispose of wash water, sweepings, and sediments.
 - Properly store equipment, chemicals, and wastes.
 - Do not dump any toxic substance or liquid waste on the pavement, the ground, or toward a storm drain.

OPTIONAL:

 - Recycle residual paints, solvents, lumber, and other materials to the maximum extent practicable
4. Employ soil erosion and stabilization techniques when exposing large areas of soil.
 - Confine excavated materials to pervious surfaces away from storm drain inlets, sidewalks, pavement, and ditches. Material must be covered if rain is expected.
 - Use chemical stabilization or geosynthetics to stabilize bare ground surfaces.
5. Store toxic material under cover when not in use and during precipitation events.
6. Properly dispose of fluids from air conditioning, cooling tower, and condensate drains.
7. Regularly inspect air emission control equipment under AQMD permit.
8. Switch to non-toxic chemicals for maintenance when possible.
 - If cleaning agents are used, select biodegradable products whenever feasible
 - Consider using a waterless and non-toxic chemical cleaning method for graffiti removal (e.g. gels or spray compounds).
9. Use chemicals that can be recycled.
 - Buy recycled products to the maximum extent practicable

Training

1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
2. Train employees on proper spill containment and cleanup.
 - Establish training that provides employees with the proper tools and knowledge to immediately begin cleaning up a spill.
 - Ensure that employees are familiar with the site's spill control plan and/or proper spill cleanup procedures.
 - Fact sheet IC17 discusses Spill Prevention and Control in detail.
3. Establish a regular training schedule, train all new employees, and conduct annual refresher training.
4. Use a training log or similar method to document training.

Stencil storm drains

Storm drain system signs act as highly visible source controls that are typically stenciled directly adjacent to storm drain inlets. Stencils should read "No Dumping Drains to Ocean".

References

California Storm Water Best Management Practice Handbook. Industrial and Commercial. 2003.
www.cabmphandbooks.com

California Storm Water Best Management Practice Handbooks. Industrial/Commercial Best Management Practice Handbook. Prepared by Camp Dresser & McKee, Larry Walker Associates, Uribe and Associates, Resources Planning Associates for Stormwater Quality Task Force. March 1993.

King County Stormwater Pollution Control Manual. Best Management Practices for Businesses. King County Surface Water Management. July 1995. On-line: <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Stormwater Management Manual for Western Washington. Volume IV Source Control BMPs. Prepared by Washington State Department of Ecology Water Quality Program. Publication No. 99-14. August 2001.

For additional information contact:

County of Orange/ OC Watersheds
Main: (714) 955-0600
24 hr Water Pollution Hotline: 1-877-89-SPILL
or visit our website at www.ocwatersheds.com

IC7. LANDSCAPE MAINTENANCE

Best Management Practices (BMPs)

A BMP is a technique, measure or structural control that is used for a given set of conditions to improve the quality of the stormwater runoff in a cost effective manner¹. The minimum required BMPs for this activity are outlined in the box to the right. Implementation of pollution prevention/good housekeeping measures may reduce or eliminate the need to implement other more costly or complicated procedures. Proper employee training is key to the success of BMP implementation.

The BMPs outlined in this fact sheet target the following pollutants:

Targeted Constituents	
Sediment	x
Nutrients	x
Floatable Materials	x
Metals	
Bacteria	x
Oil & Grease	
Organics & Toxicants	
Pesticides	x
Oxygen Demanding	x

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Properly store and dispose of gardening wastes.
- Use mulch or other erosion control measures on exposed soils.
- Properly manage irrigation and runoff.
- Properly store and dispose of chemicals.
- Properly manage pesticide and herbicide use.
- Properly manage fertilizer use.

Stencil storm drains

Training

- Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
- Provide on-going employee training in pollution prevention.

Provided below are specific procedures associated with each of the minimum BMPs along with procedures for additional BMPs that should be considered if this activity takes place at a facility located near a sensitive waterbody. In order to meet the requirements for medium and high priority facilities, the owners/operators must select, install and maintain appropriate BMPs on site. Since the selection of the appropriate BMPs is a site-specific process, the types and numbers of additional BMPs will vary for each facility.

1. Take steps to reduce landscape maintenance requirements.
 - Where feasible, retain and/or plant native vegetation with features that are determined to be beneficial. Native vegetation usually requires less maintenance than planting new vegetation.
 - When planting or replanting consider using low water use flowers, trees, shrubs, and groundcovers.
 - Consider alternative landscaping techniques such as naturescaping and xeriscaping.
2. Properly store and dispose of gardening wastes.
 - Dispose of grass clippings, leaves, sticks, or other collected vegetation as garbage at a permitted landfill or by composting.
 - Do not dispose of gardening wastes in streets, waterways, or storm drainage systems.
 - Place temporarily stockpiled material away from watercourses and storm drain inlets, and berm and/or cover.
3. Use mulch or other erosion control measures on exposed soils.

¹ EPA " Preliminary Data Summary of Urban Stormwater Best Management Practices"

4. Properly manage irrigation and runoff.
 - Irrigate slowly or pulse irrigate so the infiltration rate of the soil is not exceeded.
 - Inspect irrigation system regularly for leaks and to ensure that excessive runoff is not occurring.
 - If re-claimed water is used for irrigation, ensure that there is no runoff from the landscaped area(s).
 - If bailing of muddy water is required (e.g. when repairing a water line leak), do not put it in the storm drain; pour over landscaped areas.
 - Use automatic timers to minimize runoff.
 - Use popup sprinkler heads in areas with a lot of activity or where pipes may be broken. Consider the use of mechanisms that reduce water flow to broken sprinkler heads.
5. Properly store and dispose of chemicals.
 - Implement storage requirements for pesticide products with guidance from the local fire department and/or County Agricultural Commissioner.
 - Provide secondary containment for chemical storage.
 - Dispose of empty containers according to the instructions on the container label.
 - Triple rinse containers and use rinse water as product.
6. Properly manage pesticide and herbicide use.
 - Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of pesticides and herbicides and training of applicators and pest control advisors.
 - Follow manufacturers' recommendations and label directions.
 - Use pesticides only if there is an actual pest problem (not on a regular preventative schedule). When applicable use less toxic pesticides that will do the job. Avoid use of copper-based pesticides if possible. Use the minimum amount of chemicals needed for the job.
 - Do not apply pesticides if rain is expected or if wind speeds are above 5 mph.
 - Do not mix or prepare pesticides for application near storm drains. Prepare the minimum amount of pesticide needed for the job and use the lowest rate that will effectively control the targeted pest.
 - Whenever possible, use mechanical methods of vegetation removal rather than applying herbicides. Use hand weeding where practical.
 - Do not apply any chemicals directly to surface waters, unless the application is approved and permitted by the state. Do not spray pesticides within 100 feet of open waters.
 - Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques.
 - When conducting mechanical or manual weed control, avoid loosening the soil, which could lead to erosion.
 - Purchase only the amount of pesticide that you can reasonably use in a given time period.
 - Careful soil mixing and layering techniques using a topsoil mix or composted organic material can be used as an effective measure to reduce herbicide use and watering.
7. Properly manage fertilizer use.
 - Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers.
 - Follow manufacturers' recommendations and label directions.
 - Employ techniques to minimize off-target application (e.g. spray drift) of fertilizer, including consideration of alternative application techniques. Calibrate fertilizer distributors to avoid excessive application.
 - Periodically test soils for determining proper fertilizer use.
 - Fertilizers should be worked into the soil rather than dumped or broadcast onto the surface.
 - Sweep pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
 - Use slow release fertilizers whenever possible to minimize leaching

8. Incorporate the following integrated pest management techniques where appropriate:
- Mulching can be used to prevent weeds where turf is absent.
 - Remove insects by hand and place in soapy water or vegetable oil. Alternatively, remove insects with water or vacuum them off the plants.
 - Use species-specific traps (e.g. pheromone-based traps or colored sticky cards).
 - Sprinkle the ground surface with abrasive diatomaceous earth to prevent infestations by soft-bodied insects and slugs. Slugs also can be trapped in small cups filled with beer that are set in the ground so the slugs can get in easily.
 - In cases where microscopic parasites, such as bacteria and fungi, are causing damage to plants, the affected plant material can be removed and disposed of (pruning equipment should be disinfected with bleach to prevent spreading the disease organism).
 - Small mammals and birds can be excluded using fences, netting, and tree trunk guards.
 - Promote beneficial organisms, such as bats, birds, green lacewings, ladybugs, praying mantis, ground beetles, parasitic nematodes, trichogramma wasps, seedhead weevils, and spiders that prey on detrimental pest species.

Training

1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
2. Educate and train employees on the use of pesticides and pesticide application techniques. Only employees properly trained to use pesticides can apply them.
3. Train and encourage employees to use integrated pest management techniques.
4. Train employees on proper spill containment and cleanup.
 - Establish training that provides employees with the proper tools and knowledge to immediately begin cleaning up a spill.
 - Ensure that employees are familiar with the site's spill control plan and/or proper spill cleanup procedures.
 - Fact sheet IC17 discusses Spill Prevention and Control in detail.
5. Establish a regular training schedule, train all new employees, and conduct annual refresher training.
6. Use a training log or similar method to document training.

Stencil storm drains

Storm drain system signs act as highly visible source controls that are typically stenciled directly adjacent to storm drain inlets. Stencils should read "No Dumping Drains to Ocean".

References

California Storm Water Best Management Practice Handbook. Industrial and Commercial. 2003. www.cabmphandbooks.com

California Storm Water Best Management Practice Handbooks. Industrial/Commercial Best Management Practice Handbook. Prepared by Camp Dresser & McKee, Larry Walker Associates, Uribe and Associates, Resources Planning Associates for Stormwater Quality Task Force. March 1993.

King County Stormwater Pollution Control Manual. Best Management Practices for Businesses. King County Surface Water Management. July 1995. On-line: <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Stormwater Management Manual for Western Washington. Volume IV Source Control BMPs. Prepared by Washington State Department of Ecology Water Quality Program. Publication No. 99-14. August 2001.

Water Quality Handbook for Nurseries. Oklahoma Cooperative Extension Service. Division of Agricultural Sciences and Natural Resources. Oklahoma State University. E-951. September 1999.

For additional information contact:

County of Orange/ **OC** Watersheds

Main: (714) 955-0600

24 hr Water Pollution Hotline: 1-877-89-SPILL

or visit our website at www.ocwatersheds.com

IC15. PARKING AND STORAGE AREA MAINTENANCE

Best Management Practices (BMPs)

A BMP is a technique, measure or structural control that is used for a given set of conditions to improve the quality of the stormwater runoff in a cost effective manner¹. The minimum required BMPs for this activity are outlined in the box to the right. Implementation of pollution prevention/good housekeeping measures may reduce or eliminate the need to implement other more costly or complicated procedures. Proper employee training is key to the success of BMP implementation.

The BMPs outlined in this fact sheet target the following pollutants:

Targeted Constituents	
Sediment	x
Nutrients	x
Floatable Materials	x
Metals	x
Bacteria	x
Oil & Grease	x
Organics & Toxicants	x
Pesticides	x
Oxygen Demanding	x

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Conduct regular cleaning.
- Properly collect and dispose of wash water.
- Keep the parking and storage areas clean and orderly.
- Use absorbent materials and properly dispose of them when cleaning heavy oily deposits.
- When conducting surface repair work cover materials and clean paintbrushes and tools appropriately.

Stencil storm drains

Training

- Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
- Provide on-going employee training in pollution prevention.

Provided below are specific procedures associated with each of the minimum BMPs along with procedures for additional BMPs that should be considered if this activity takes place at a facility located near a sensitive waterbody. In order to meet the requirements for medium and high priority facilities, the owners/operators must select, install and maintain appropriate BMPs on site. Since the selection of the appropriate BMPs is a site-specific process, the types and numbers of additional BMPs will vary for each facility.

1. **Conduct regular cleaning.**
 - Sweeping or vacuuming the parking facility is encouraged over other methods.
 - Sweep all parking lots at least once before the onset of the wet season.
 - Establish frequency of sweeping based on usage and field observations of waste accumulation.
2. **Properly collect and dispose of wash water.**
 - Block the storm drain or contain runoff.
 - Wash water should be collected and pumped to the sanitary sewer or discharged to a pervious surface, do not allow wash water to enter storm drains. Refer to fact sheet *IC24 Wastewater Disposal* for guidance on appropriate methods for disposal of wash water to the sanitary sewer.
 - Dispose of parking lot sweeping debris and dirt at a landfill.
3. **Consider use of source treatment BMPs to treat runoff.**
 - Allow sheet runoff to flow into biofilters (vegetated strip and swale) and/or infiltration devices.
 - Utilize sand filters or oleophilic collectors for oily waste in low quantities.

¹ EPA "Preliminary Data Summary of Urban Stormwater Best Management Practices"

4. Keep the parking and storage areas clean and orderly.
 - Clean out and cover litter receptacles frequently to prevent spillage.
 - Remove debris in a timely fashion.OPTIONAL:
 - Post “No Littering” signs.
5. When cleaning heavy oily deposits:
 - If possible, clean oily spots with absorbent materials.
 - Do not allow discharges to the storm drain.
 - Appropriately dispose of spilled materials and absorbents.
6. When conducting surface repair work:
 - Pre-heat, transfer or load hot bituminous material away from storm drain inlets.
 - Conduct surface repair work during dry weather to prevent contamination from contacting stormwater runoff.
 - Cover and seal nearby storm drain inlets (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc. Leave covers in place until job is complete and clean any debris for proper disposal.
 - To avoid runoff, use only as much water as necessary for dust control.
 - Use drip pans or absorbent material to catch drips from paving equipment that is not in use. Dispose of collected material and absorbents properly.
7. Conduct inspections on a regular basis.
 - Designate personnel to conduct inspections of the parking facilities and stormwater conveyance systems associated with them.
 - Inspect cleaning equipment/sweepers for leaks on a regular basis.
8. Keep accurate maintenance logs to evaluate materials removed/stored and improvements made.
9. Arrange rooftop drains to prevent drainage directly onto paved surfaces.

Training

1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
2. Train employees on proper spill containment and cleanup.
 - Establish training that provides employees with the proper tools and knowledge to immediately begin cleaning up a spill.
 - Ensure that employees are familiar with the site's spill control plan and/or proper spill cleanup procedures.
 - Fact sheet IC17 discusses Spill Prevention and Control in detail.
3. Provide regular training to field employees and/or contractors regarding cleaning of paved areas and proper operation of equipment.
4. Establish a regular training schedule, train all new employees, and conduct annual refresher training.
5. Use a training log or similar method to document training.

Stencil storm drains

Storm drain system signs act as highly visible source controls that are typically stenciled directly adjacent to storm drain inlets. Stencils should read “No Dumping Drains to Ocean”.

References

California Storm Water Best Management Practice Handbook. Industrial and Commercial. 2003.
www.cabmphandbooks.com

California Storm Water Best Management Practice Handbooks. Industrial/Commercial Best Management Practice Handbook. Prepared by Camp Dresser & McKee, Larry Walker Associates, Uribe and Associates, Resources Planning Associates for Stormwater Quality Task Force. March 1993.

King County Stormwater Pollution Control Manual. Best Management Practices for Businesses. King County Surface Water Management. July 1995. On-line: <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July 1998 (Revised February 2002 by the California Coastal Commission).

Stormwater Management Manual for Western Washington. Volume IV Source Control BMPs. Prepared by Washington State Department of Ecology Water Quality Program. Publication No. 99-14. August 2001.

For additional information contact:

County of Orange/ **OC** Watersheds
Main: (714) 955-0600
24 hr Water Pollution Hotline: 1-877-89-SPILL
or visit our website at www.ocwatersheds.com

IC17. SPILL PREVENTION AND CLEANUP

Best Management Practices (BMPs)

A BMP is a technique, measure or structural control that is used for a given set of conditions to improve the quality of the stormwater runoff in a cost effective manner¹. The minimum required BMPs for this activity are outlined in the box to the right. Implementation of pollution prevention/good housekeeping measures may reduce or eliminate the need to implement other more costly or complicated procedures. Proper employee training is key to the success of BMP implementation.

The BMPs outlined in this fact sheet target the following pollutants:

Targeted Constituents	
Sediment	x
Nutrients	x
Floatable Materials	x
Metals	x
Bacteria	x
Oil & Grease	x
Organics & Toxicants	x
Pesticides	x
Oxygen Demanding	x

Provided below are specific procedures associated with each of the minimum BMPs along with procedures for additional BMPs that should be considered if this activity takes place at a facility located near a sensitive waterbody. In order to meet the requirements for medium and high priority facilities, the owners/operators must select, install and maintain appropriate BMPs on site. Since the selection of the appropriate BMPs is a site-specific process, the types and numbers of additional BMPs will vary for each facility.

Spill Prevention

1. Develop procedures to prevent/mitigate spills to storm drain systems.
Standardize reporting procedures, containment, storage, and disposal activities, documentation, and follow-up procedures.
2. Post "No Dumping" signs with a phone number for reporting illegal dumping and disposal.
3. Conduct routine cleaning, inspections, and maintenance
 - Sweep and clean storage areas consistently at a designated frequency (e.g. weekly, monthly). DO NOT hose down areas to storm drains.
 - Place drip pans or absorbent materials beneath all mounted taps, and at all potential drip and spill locations during filling and unloading of tanks. Reuse, recycle, or properly dispose of any collected liquids or soiled absorbent materials.
 - Check tanks (and any containment sumps) frequently for leaks and spills. Replace tanks that are leaking, corroded, or otherwise deteriorating with tanks in good condition. Collect all spilled liquids and properly dispose of them.

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Develop procedures to prevent/mitigate spills to storm drain systems.
- Post "No Dumping" signs with a phone number for reporting illegal dumping and disposal.
- Conduct routine cleaning, inspections, and maintenance.
- Properly store and handle chemical materials.
- Protect materials stored outside from stormwater runoff.
- Secure drums stored in an area where unauthorized persons may gain access to prevent accidental spillage, pilferage, or any unauthorized use.
- Identify key spill response personnel.
- Clean up leaks and spills immediately.
- Report and track spills.

Stencil storm drains

Training

- Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
- Provide on-going employee training in pollution prevention.

¹ EPA "Preliminary Data Summary of Urban Stormwater Best Management Practices"

- Check for external corrosion of material containers, structural failures, spills and overfills due to operator error, failure of piping system, etc.
 - Inspect tank foundations, connections, coatings, and tank walls and piping system.
4. Properly store and handle chemical materials.
 - Designate a secure material storage area that is paved with Portland cement concrete, free of cracks and gaps, and impervious in order to contain leaks and spills.
 - Do not store chemicals, drums, or bagged materials directly on the ground. Place these items in secondary containers.
 - Keep chemicals in their original containers, if feasible.
 - Keep containers well labeled according to their contents (e.g., solvent, gasoline).
 - Label hazardous substances regarding the potential hazard (corrosive, radioactive, flammable, explosive, poisonous).
 - Prominently display required labels on transported hazardous and toxic materials (per US DOT regulations).
 5. Utilize secondary containment systems for liquid materials.
 - Surround storage tanks with a berm or other secondary containment system.
 - Slope the area inside the berm to a drain.
 - Drain liquids to the sanitary sewer if available. DO NOT discharge wash water to sanitary sewer until contacting the local sewer authority to find out if pretreatment is required
 - Pass accumulated stormwater in petroleum storage areas through an oil/water separator.
 - Use catch basin filtration inserts.
 6. Protect materials stored outside from stormwater runoff. Construct a berm around the perimeter of the material storage area to prevent the runoff of uncontaminated stormwater from adjacent areas as well as runoff of stormwater from the material.
 7. Secure drums stored in an area where unauthorized persons may gain access to prevent accidental spillage, pilferage, or any unauthorized use.

Spill Control and Cleanup Activities

8. Identify key spill response personnel.
9. Adopt the Orange County Hazardous Materials Area Plan or an equivalent plan, which includes a set of planned responses to hazardous materials emergencies. The plan should include:
 - Description of the facility, owner and address, activities and chemicals present
 - Facility map
 - Notification and evacuation procedures
 - Cleanup instructions
 - Identification of responsible departments
10. Clean up leaks and spills immediately.
 - Place a stockpile of spill cleanup materials where they will be readily accessible (e.g. near storage and maintenance areas).
 - Utilize dry cleaning methods to clean up spills to minimize the use of water. Use a rag for small spills, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then used cleanup materials are also hazardous and must be sent to a certified laundry (rags) or disposed of as hazardous waste. Physical methods for the cleanup of dry chemicals include the use brooms, shovels, sweepers, or plows.
 - Never hose down or bury dry material spills. Sweep up the material and dispose of properly.
 - Clean up chemical materials with absorbents, gels, and foams. Use adsorbent materials on small spills rather than hosing down the spill. Remove the adsorbent materials promptly and dispose of properly.
 - For larger spills, a private spill cleanup company or Hazmat team may be necessary.

11. Reporting

1. Report spills that pose an immediate threat to human health or the environment to local agencies, such as the fire department, and the Regional Water Quality Control Board.
2. Establish a system for tracking incidents. The system should be designed to identify the following:
 - Types and quantities (in some cases) of wastes
 - Patterns in time of occurrence (time of day/night, month, or year)
 - Mode of dumping (abandoned containers, “midnight dumping” from moving vehicles, direct dumping of materials, accidents/spills)
 - Responsible parties
3. Federal regulations require that any oil spill into a water body or onto an adjoining shoreline be reported to the National Response Center (NRC) at 800-424-8802 (24 hour).

Training

1. Educate employees about spill prevention and cleanup.
 - Establish training that provides employees with the proper tools and knowledge to immediately begin cleaning up a spill.
 - Educate employees on aboveground storage tank requirements.
 - Train all employees upon hiring and conduct annual refresher training.
2. Train employees responsible for aboveground storage tanks and liquid transfers on the Spill Prevention Control and Countermeasure Plan.

Stencil storm drains

Storm drain system signs act as highly visible source controls that are typically stenciled directly adjacent to storm drain inlets. Stencils should read “No Dumping Drains to Ocean”.

References

California Storm Water Best Management Practice Handbook. Industrial and Commercial. 2003.
www.cabmphandbooks.com

California Storm Water Best Management Practice Handbooks. Industrial/Commercial Best Management Practice Handbook. Prepared by Camp Dresser & McKee, Larry Walker Associates, Uribe and Associates, Resources Planning Associates for Stormwater Quality Task Force. March 1993.

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July 1998 (Revised February 2002 by the California Coastal Commission).

Stormwater Management Manual for Western Washington. Volume IV Source Control BMPs. Prepared by Washington State Department of Ecology Water Quality Program. Publication No. 99-14. August 2001.

For additional information contact:

County of Orange/ **OC** Watersheds

Main: (714) 955-0600

24 hr Water Pollution Hotline: 1-877-89-SPILL

or visit our website at www.ocwatersheds.com



Graphic by: Margie Winter

Description

Non-stormwater discharges are those flows that do not consist entirely of stormwater. For municipalities non-stormwater discharges present themselves in two situations. One is from fixed facilities owned and/or operated by the municipality. The other situation is non-stormwater discharges that are discovered during the normal operation of a field program. Some non-stormwater discharges do not include pollutants and may be discharged to the storm drain. These include uncontaminated groundwater and natural springs. There are also some non-stormwater discharges that typically do not contain pollutants and may be discharged to the storm drain with conditions. These include car washing, and surface cleaning. However, there are certain non-stormwater discharges that pose environmental concern. These discharges may originate from illegal dumping or from internal floor drains, appliances, industrial processes, sinks, and toilets that are connected to the nearby storm drainage system. These discharges (which may include: process waste waters, cooling waters, wash waters, and sanitary wastewater) can carry substances (such as paint, oil, fuel and other automotive fluids, chemicals and other pollutants) into storm drains. The ultimate goal is to effectively eliminate non-stormwater discharges to the stormwater drainage system through implementation of measures to detect, correct, and enforce against illicit connections and illegal discharges.

Approach

The municipality must address non-stormwater discharges from its fixed facilities by assessing the types of non-stormwater discharges and implementing BMPs for the discharges determined to pose environmental concern. For field programs

Objectives

- Contain
- Educate
- Reduce/Minimize

Targeted Constituents

Sediment	☒
Nutrients	☒
Trash	☒
Metals	☒
Bacteria	☒
Oil and Grease	☒
Organics	☒
Oxygen Demanding	☒



the field staff must be trained to now what to look for regarding non-stormwater discharges and the procedures to follow in investigating the detected discharges.

Suggested Protocols**Fixed Facility*****General***

- Post “No Dumping” signs with a phone number for reporting dumping and disposal. Signs should also indicate fines and penalties for illegal dumping.
- Stencil storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as “Dump No Waste Drains to Stream” stenciled next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.
- Landscaping and beautification efforts of hot spots might also discourage future dumping, as well as provide open space and increase property values.
- Lighting or barriers may also be needed to discourage future dumping.

Illicit Connections

- Locate discharges from the fixed facility drainage system to the municipal storm drain system through review of “as-built” piping schematics.
- Use techniques such as smoke testing, dye testing and television camera inspection (as noted below) to verify physical connections.
- Isolate problem areas and plug illicit discharge points.

Visual Inspection and Inventory

- Inventory and inspect each discharge point during dry weather.
- Keep in mind that drainage from a storm event can continue for several days following the end of a storm and groundwater may infiltrate the underground stormwater collection system. Also, non-stormwater discharges are often intermittent and may require periodic inspections.

Review Infield Piping

- Review the “as-built” piping schematic as a way to determine if there are any connections to the stormwater collection system.
- Inspect the path of floor drains in older buildings.

Smoke Testing

- Smoke testing of wastewater and stormwater collection systems is used to detect connections between the two systems.

- During dry weather the stormwater collection system is filled with smoke and then traced to sources. The appearance of smoke at the base of a toilet indicates that there may be a connection between the sanitary and the stormwater system.

Dye Testing

- A dye test can be performed by simply releasing a dye into either your sanitary or process wastewater system and examining the discharge points from the stormwater collection system for discoloration.

TV Inspection of Storm Sewer

- TV Cameras can be employed to visually identify illicit connections to the fixed facility storm drain system.

Illegal Dumping

- Regularly inspect and clean up hot spots and other storm drainage areas where illegal dumping and disposal occurs.
- Clean up spills on paved surfaces with as little water as possible. Use a rag for small spills, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be sent to a certified laundry (rags) or disposed of as hazardous waste.
- Never hose down or bury dry material spills. Sweep up the material and dispose of properly.
- Use adsorbent materials on small spills rather than hosing down the spill. Remove the adsorbent materials promptly and dispose of properly.
- For larger spills, a private spill cleanup company or Hazmat team may be necessary.
- See fact sheet SC-11 Spill Prevention, Control, and Clean Up.

Field Program

General

- Develop clear protocols and lines of communication for effectively prohibiting non-stormwater discharges, especially ones that involve more than one jurisdiction and those that are not classified as hazardous, which are often not responded to as effectively as they need to be.
- Stencil storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as “Dump No Waste Drains to Stream” stenciled next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.
- See SC-74 Stormwater Drainage System Maintenance for additional information.

Field Inspection

- Regularly inspect and clean up hot spots and other storm drainage areas where illegal dumping and disposal occurs.
- During routine field program maintenance field staff should look for evidence of illegal discharges or illicit connection:
 - Is there evidence of spills such as paints, discoloring, etc.
 - Are there any odors associated with the drainage system
 - Record locations of apparent illegal discharges/illicit connections and notify appropriate investigating agency.
- If trained, conduct field investigation of non-stormwater discharges to determine whether they pose a threat to water quality.

Recommended Complaint Investigation Equipment

- Field Screening Analysis
 - pH paper or meter
 - Commercial stormwater pollutant screening kit that can detect for reactive phosphorus, nitrate nitrogen, ammonium nitrogen, specific conductance, and turbidity
 - Sample jars
 - Sample collection pole
 - A tool to remove access hole covers
- Laboratory Analysis
 - Sample cooler
 - Ice
 - Sample jars and labels
 - Chain of custody forms.
- Documentation
 - Camera
 - Notebook
 - Pens
 - Notice of Violation forms

- Educational materials

Reporting

- A database is useful for defining and tracking the magnitude and location of the problem.
- Report prohibited non-stormwater discharges observed during the course of normal daily activities so they can be investigated, contained and cleaned up or eliminated.
- Document that non-stormwater discharges have been eliminated by recording tests performed, methods used, dates of testing, and any onsite drainage points observed.
- Maintain documentation of illicit connection and illegal dumping incidents, including significant conditionally exempt discharges that are not properly managed.

Enforcement

- Educate the responsible party if identified on the impacts of their actions, explain the stormwater requirements, and provide information regarding Best Management Practices (BMP), as appropriate. Initiate follow-up and/or enforcement procedures.
- If an illegal discharge is traced to a commercial, residential or industrial source, conduct the following activities or coordinate the following activities with the appropriate agency:
 - Contact the responsible party to discuss methods of eliminating the non-stormwater discharge, including disposal options, recycling, and possible discharge to the sanitary sewer (if within POTW limits).
 - Provide information regarding BMPs to the responsible party, where appropriate.
 - Begin enforcement procedures, if appropriate.
 - Continue inspection and follow-up activities until the illicit discharge activity has ceased.
- If an illegal discharge is traced to a commercial or industrial activity, coordinate information on the discharge with the jurisdiction's commercial and industrial facility inspection program.

Training

- Train technical staff to identify and document illegal dumping incidents.
- Well-trained employees can reduce human errors that lead to accidental releases or spills. The employee should have the tools and knowledge to immediately begin cleaning up a spill if one should occur. Employees should be familiar with the Spill Prevention Control and Countermeasure Plan.
- Train employees to identify non-stormwater discharges and report them to the appropriate departments.
- Train staff who have the authority to conduct surveillance and inspections, and write citations for those caught illegally dumping.

- Train municipal staff responsible for surveillance and inspection in the following:
 - OSHA-required Health and Safety Training (29 CFR 1910.120) plus annual refresher training (as needed).
 - OSHA Confined Space Entry training (Cal-OSHA Confined Space, Title 8 and federal OSHA 29 CFR 1910.146).
 - Procedural training (field screening, sampling, smoke/dye testing, TV inspection).
- Educate the identified responsible party on the impacts of his or her actions.

Spill Response and Prevention

- See SC-11 Spill Prevention Control and Clean Up

Other Considerations

- The elimination of illegal dumping is dependent on the availability, convenience, and cost of alternative means of disposal. The cost of fees for dumping at a proper waste disposal facility are often more than the fine for an illegal dumping offense, thereby discouraging people from complying with the law. The absence of routine or affordable pickup service for trash and recyclables in some communities also encourages illegal dumping. A lack of understanding regarding applicable laws or the inadequacy of existing laws may also contribute to the problem.
- Municipal codes should include sections prohibiting the discharge of soil, debris, refuse, hazardous wastes, and other pollutants into the storm drain system.
- Many facilities do not have accurate, up-to-date schematic drawings.
- Can be difficult to locate illicit connections especially if there is groundwater infiltration.

Requirements***Costs***

- Eliminating illicit connections can be expensive especially if structural modifications are required such re-plumbing cross connections under an existing slab.
- Minor cost to train field crews regarding the identification of non-stormwater discharges. The primary cost is for a fully integrated program to identify and eliminate illicit connections and illegal dumping. However, by combining with other municipal programs (i.e. pretreatment program) cost may be lowered.
- Municipal cost for containment and disposal may be borne by the discharger.

Maintenance

Not applicable

Supplemental Information

Further Detail of the BMP

What constitutes a “non-stormwater” discharge?

- Non-stormwater discharges are discharges not made up entirely of stormwater and include water used directly in the manufacturing process (process wastewater), air conditioning condensate and coolant, non-contact cooling water, cooling equipment condensate, outdoor secondary containment water, vehicle and equipment wash water, landscape irrigation, sink and drinking fountain wastewater, sanitary wastes, or other wastewaters.

Permit Requirements

- Current municipal NPDES permits require municipalities to effectively prohibit non-stormwater discharges unless authorized by a separate NPDES permit or allowed in accordance with the current NPDES permit conditions. Typically the current permits allow certain non-stormwater discharges in the storm drain system as long as the discharges are not significant sources of pollutants. In this context the following non-stormwater discharges are typically allowed:
 - Diverted stream flows;
 - Rising found waters;
 - Uncontaminated ground water infiltration (as defined at 40 CFR 35.2005(20));
 - Uncontaminated pumped ground water;
 - Foundation drains;
 - Springs;
 - Water from crawl space pumps;
 - Footing drains;
 - Air conditioning condensation;
 - Flows from riparian habitats and wetlands;
 - Water line and hydrant flushing ;
 - Landscape irrigation;
 - Planned and unplanned discharges from potable water sources;
 - Irrigation water;
 - Individual residential car washing; and
 - Lawn watering.

Municipal facilities subject to industrial general permit requirements must include a certification that the stormwater collection system has been tested or evaluated for the presence of non-stormwater discharges. The state's General Industrial Stormwater Permit requires that non-stormwater discharges be eliminated prior to implementation of the facility's SWPPP.

Illegal Dumping

- Establish a system for tracking incidents. The system should be designed to identify the following:
 - Illegal dumping hot spots
 - Types and quantities (in some cases) of wastes
 - Patterns in time of occurrence (time of day/night, month, or year)
 - Mode of dumping (abandoned containers, "midnight dumping" from moving vehicles, direct dumping of materials, accidents/spills)
 - Responsible parties

Outreach

One of the keys to success of reducing or eliminating illegal dumping is increasing the number of people on the street who are aware of the problem and who have the tools to at least identify the incident, if not correct it. There are a number of ways of accomplishing this:

- Train municipal staff from all departments (public works, utilities, street cleaning, parks and recreation, industrial waste inspection, hazardous waste inspection, sewer maintenance) to recognize and report the incidents.
- Deputize municipal staff who may come into contact with illegal dumping with the authority to write illegal dumping tickets for offenders caught in the act (see below).
- Educate the public. As many as 3 out of 4 people do not understand that in most communities the storm drain does not go to the wastewater treatment plant. Unfortunately, with the heavy emphasis in recent years on public education about solid waste management, including recycling and household hazardous waste, the sewer system (both storm and sanitary) has been the likely recipient of cross-media transfers of waste.
- Provide the public with a mechanism for reporting incidents such as a hot line and/or door hanger (see below).
- Help areas where incidents occur more frequently set up environmental watch programs (like crime watch programs).
- Train volunteers to notice and report the presence and suspected source of an observed pollutant to the appropriate public agency.

What constitutes a “non-stormwater” discharge?

- Non-stormwater discharges are discharges not made up entirely of stormwater and include water used directly in the manufacturing process (process wastewater), air conditioning condensate and coolant, non-contact cooling water, cooling equipment condensate, outdoor secondary containment water, vehicle and equipment wash water, landscape irrigation, sink and drinking fountain wastewater, sanitary wastes, or other wastewaters.

Permit Requirements

- Current municipal NPDES permits require municipalities to effectively prohibit non-stormwater discharges unless authorized by a separate NPDES permit or allowed in accordance with the current NPDES permit conditions. Typically the current permits allow certain non-stormwater discharges in the storm drain system as long as the discharges are not significant sources of pollutants. In this context the following non-stormwater discharges are typically allowed:
 - Diverted stream flows;
 - Rising found waters;
 - Uncontaminated ground water infiltration (as defined at 40 CFR 35.2005(20));
 - Uncontaminated pumped ground water;
 - Foundation drains;
 - Springs;
 - Water from crawl space pumps;
 - Footing drains;
 - Air conditioning condensation;
 - Flows from riparian habitats and wetlands;
 - Water line and hydrant flushing ;
 - Landscape irrigation;
 - Planned and unplanned discharges from potable water sources;
 - Irrigation water;
 - Individual residential car washing; and
 - Lawn watering.

Municipal facilities subject to industrial general permit requirements must include a certification that the stormwater collection system has been tested or evaluated for the presence

of non-stormwater discharges. The state's General Industrial Stormwater Permit requires that non-stormwater discharges be eliminated prior to implementation of the facility's SWPPP.

Storm Drain Stenciling

- Stencil storm drain inlets with a message to prohibit illegal dumpings, especially in areas with waste handling facilities.
- Encourage public reporting of improper waste disposal by a HOTLINE number stenciled onto the storm drain inlet.
- See Supplemental Information section of this fact sheet for further detail on stenciling program approach.

Oil Recycling

- Contract collection and hauling of used oil to a private licensed used oil hauler/recycler.
- Comply with all applicable state and federal regulations regarding storage, handling, and transport of petroleum products.
- Create procedures for collection such as; collection locations and schedule, acceptable containers, and maximum amounts accepted.
- The California Integrated Waste Management Board has a Recycling Hotline, (800) 553-2962, that provides information and recycling locations for used oil.

Household Hazardous Waste

- Provide household hazardous waste (HHW) collection facilities. Several types of collection approaches are available including permanent, periodic, or mobile centers, curbside collection, or a combination of these systems.

Training

- Train municipal employees and contractors in proper and consistent methods for waste disposal.
- Train municipal employees to recognize and report illegal dumping.
- Train employees and subcontractors in proper hazardous waste management.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- Federal Regulations (RCRA, SARA, CERCLA) and state regulations exist regarding the disposal of hazardous waste.
- Municipalities are required to have a used oil recycling element and a HHW element within their integrated waste management plan.
- Significant liability issues are involved with the collection, handling, and disposal of HHW.

Examples

The City of Palo Alto has developed a public participation program for reporting dumping violations. When a concerned citizen or public employee encounters evidence of illegal dumping, a door hanger (similar in format to hotel “Do Not Disturb” signs) is placed on the front doors in the neighborhood. The door hanger notes that a violation has occurred in the neighborhood, informs the reader why illegal dumping is a problem, and notes that illegal dumping carries a significant financial penalty. Information is also provided on what citizens can do as well as contact numbers for more information or to report a violation.

The Port of Long Beach has a state of the art database incorporating storm drain infrastructure, potential pollutant sources, facility management practices, and a pollutant tracking system.

The State Department of Fish and Game has a hotline for reporting violations called CalTIP (1-800-952-5400). The phone number may be used to report any violation of a Fish and Game code (illegal dumping, poaching, etc.).

The California Department of Toxic Substances Control’s Waste Alert Hotline, 1-800-69TOXIC, can be used to report hazardous waste violations.

References and Resources

<http://www.stormwatercenter.net/>

California’s Nonpoint Source Program Plan <http://www.co.clark.wa.us/pubworks/bmpman.pdf>

King County Stormwater Pollution Control Manual - <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Orange County Stormwater Program,
http://www.ocwatersheds.com/stormwater/swp_introduction.asp

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program
(<http://www.projectcleanwater.org>)

Santa Clara Valley Urban Runoff Pollution Prevention Program
http://www.scvurppp-w2k.com/pdf%20documents/PS_ICID.PDF

Spill Prevention, Control & Cleanup SC-11



Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Description

Spills and leaks, if not properly controlled, can adversely impact the storm drain system and receiving waters. Due to the type of work or the materials involved, many activities that occur either at a municipal facility or as a part of municipal field programs have the potential for accidental spills and leaks. Proper spill response planning and preparation can enable municipal employees to effectively respond to problems when they occur and minimize the discharge of pollutants to the environment.

Approach

- An effective spill response and control plan should include:
 - Spill/leak prevention measures;
 - Spill response procedures;
 - Spill cleanup procedures;
 - Reporting; and
 - Training
- A well thought out and implemented plan can prevent pollutants from entering the storm drainage system and can be used as a tool for training personnel to prevent and control future spills as well.

Pollution Prevention

- Develop and implement a Spill Prevention Control and Response Plan. The plan should include:

Targeted Constituents

Sediment	
Nutrients	✓
Trash	
Metals	✓
Bacteria	
Oil and Grease	✓
Organics	✓
Oxygen Demanding	✓



SC-11 Spill Prevention, Control & Cleanup

- A description of the facility, the address, activities and materials involved
- Identification of key spill response personnel
- Identification of the potential spill areas or operations prone to spills/leaks
- Identification of which areas should be or are bermed to contain spills/leaks
- Facility map identifying the key locations of areas, activities, materials, structural BMPs, etc.
- Material handling procedures
- Spill response procedures including:
 - Assessment of the site and potential impacts
 - Containment of the material
 - Notification of the proper personnel and evacuation procedures
 - Clean up of the site
 - Disposal of the waste material and
 - Proper record keeping
- Product substitution – use less toxic materials (i.e. use water based paints instead of oil based paints)
- Recycle, reclaim, or reuse materials whenever possible. This will reduce the amount of materials that are brought into the facility or into the field.

Suggested Protocols

Spill/Leak Prevention Measures

- If possible, move material handling indoors, under cover, or away from storm drains or sensitive water bodies.
- Properly label all containers so that the contents are easily identifiable.
- Berm storage areas so that if a spill or leak occurs, the material is contained.
- Cover outside storage areas either with a permanent structure or with a seasonal one such as a tarp so that rain can not come into contact with the materials.
- Check containers (and any containment sumps) often for leaks and spills. Replace containers that are leaking, corroded, or otherwise deteriorating with containers in good condition. Collect all spilled liquids and properly dispose of them.

Spill Prevention, Control & Cleanup SC-11

- Store, contain and transfer liquid materials in such a manner that if the container is ruptured or the contents spilled, they will not discharge, flow or be washed into the storm drainage system, surface waters, or groundwater.
- Place drip pans or absorbent materials beneath all mounted taps and at all potential drip and spill locations during the filling and unloading of containers. Any collected liquids or soiled absorbent materials should be reused/recycled or properly disposed of.
- For field programs, only transport the minimum amount of material needed for the daily activities and transfer materials between containers at a municipal yard where leaks and spill are easier to control.
- If paved, sweep and clean storage areas monthly, do not use water to hose down the area unless all of the water will be collected and disposed of properly.
- Install a spill control device (such as a tee section) in any catch basins that collect runoff from any storage areas if the materials stored are oil, gas, or other materials that separate from and float on water. This will allow for easier cleanup if a spill occurs.
- If necessary, protect catch basins while conducting field activities so that if a spill occurs, the material will be contained.

Training

- Educate employees about spill prevention, spill response and cleanup on a routine basis.
- Well-trained employees can reduce human errors that lead to accidental releases or spills:
 - The employees should have the tools and knowledge to immediately begin cleaning up a spill if one should occur.
 - Employees should be familiar with the Spill Prevention Control and Countermeasure Plan if one is available.
- Training of staff from all municipal departments should focus on recognizing and reporting potential or current spills/leaks and who they should contact.
- Employees responsible for aboveground storage tanks and liquid transfers for large bulk containers should be thoroughly familiar with the Spill Prevention Control and Countermeasure Plan and the plan should be readily available.

Spill Response and Prevention

- Identify key spill response personnel and train employees on who they are.
- Store and maintain appropriate spill cleanup materials in a clearly marked location near storage areas; and train employees to ensure familiarity with the site's spill control plan and/or proper spill cleanup procedures.
- Locate spill cleanup materials, such as absorbents, where they will be readily accessible (e.g. near storage and maintenance areas, on field trucks).

SC-11 Spill Prevention, Control & Cleanup

- Follow the Spill Prevention Control and Countermeasure Plan if one is available.
- If a spill occurs, notify the key spill response personnel immediately. If the material is unknown or hazardous, the local fire department may also need to be contacted.
- If safe to do so, attempt to contain the material and block the nearby storm drains so that the area impacted is minimized. If the material is unknown or hazardous wait for properly trained personnel to contain the materials.
- Perform an assessment of the area where the spill occurred and the downstream area that it could impact. Relay this information to the key spill response and clean up personnel.

Spill Cleanup Procedures

- Small non-hazardous spills
 - Use a rag, damp cloth or absorbent materials for general clean up of liquids
 - Use brooms or shovels for the general clean up of dry materials
 - If water is used, it must be collected and properly disposed of. The wash water can not be allowed to enter the storm drain.
 - Dispose of any waste materials properly
 - Clean or dispose of any equipment used to clean up the spill properly
- Large non-hazardous spills
 - Use absorbent materials for general clean up of liquids
 - Use brooms, shovels or street sweepers for the general clean up of dry materials
 - If water is used, it must be collected and properly disposed of. The wash water can not be allowed to enter the storm drain.
 - Dispose of any waste materials properly
 - Clean or dispose of any equipment used to clean up the spill properly
- For hazardous or very large spills, a private cleanup company or Hazmat team may need to be contacted to assess the situation and conduct the cleanup and disposal of the materials.
- Chemical cleanups of material can be achieved with the use of absorbents, gels, and foams. Remove the adsorbent materials promptly and dispose of according to regulations.
- If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be sent to a certified laundry (rags) or disposed of as hazardous waste.

Reporting

- Report any spills immediately to the identified key municipal spill response personnel.

Spill Prevention, Control & Cleanup SC-11

- Report spills in accordance with applicable reporting laws. Spills that pose an immediate threat to human health or the environment must be reported immediately to the Office of Emergency Service (OES)
- Spills that pose an immediate threat to human health or the environment may also need to be reported within 24 hours to the Regional Water Quality Control Board.
- Federal regulations require that any oil spill into a water body or onto an adjoining shoreline be reported to the National Response Center (NRC) at 800-424-8802 (24 hour)
- After the spill has been contained and cleaned up, a detailed report about the incident should be generated and kept on file (see the section on Reporting below). The incident may also be used in briefing staff about proper procedures

Other Considerations

- State regulations exist for facilities with a storage capacity of 10,000 gallons or more of petroleum to prepare a Spill Prevention Control and Countermeasure Plan (SPCC) Plan (Health & Safety Code Chapter 6.67).
- State regulations also exist for storage of hazardous materials (Health & Safety Code Chapter 6.95), including the preparation of area and business plans for emergency response to the releases or threatened releases.
- Consider requiring smaller secondary containment areas (less than 200 sq. ft.) to be connected to the sanitary sewer, if permitted to do so, prohibiting any hard connections to the storm drain.

Requirements

Costs

- Will vary depending on the size of the facility and the necessary controls.
- Prevention of leaks and spills is inexpensive. Treatment and/or disposal of wastes, contaminated soil and water is very expensive

Maintenance

- This BMP has no major administrative or staffing requirements. However, extra time is needed to properly handle and dispose of spills, which results in increased labor costs

Supplemental Information

Further Detail of the BMP

Reporting

Record keeping and internal reporting represent good operating practices because they can increase the efficiency of the response and containment of a spill. A good record keeping system helps the municipality minimize incident recurrence, correctly respond with appropriate containment and cleanup activities, and comply with legal requirements.

A record keeping and reporting system should be set up for documenting spills, leaks, and other discharges, including discharges of hazardous substances in reportable quantities. Incident records describe the quality and quantity of non-stormwater discharges to the storm drain.

SC-11 Spill Prevention, Control & Cleanup

These records should contain the following information:

- Date and time of the incident
- Weather conditions
- Duration of the spill/leak/discharge
- Cause of the spill/leak/discharge
- Response procedures implemented
- Persons notified
- Environmental problems associated with the spill/leak/discharge

Separate record keeping systems should be established to document housekeeping and preventive maintenance inspections, and training activities. All housekeeping and preventive maintenance inspections should be documented. Inspection documentation should contain the following information:

- The date and time the inspection was performed
- Name of the inspector
- Items inspected
- Problems noted
- Corrective action required
- Date corrective action was taken

Other means to document and record inspection results are field notes, timed and dated photographs, videotapes, and drawings and maps.

Examples

The City of Palo Alto includes spill prevention and control as a major element of its highly effective program for municipal vehicle maintenance shops.

References and Resources

King County Stormwater Pollution Control Manual - <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Orange County Stormwater Program

http://www.ocwatersheds.com/stormwater/swp_introduction.asp

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program (URMP)

<http://www.projectcleanwater.org/pdf/Model%20Program%20Municipal%20Facilities.pdf>



Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Description

The loading/unloading of materials usually takes place outside on docks or terminals; therefore, materials spilled, leaked, or lost during loading/unloading may collect in the soil or on other surfaces and have the potential to be carried away by stormwater runoff or when the area is cleaned. Additionally, rainfall may wash pollutants from machinery used to unload or move materials. Loading and unloading of material may include package products, barrels, and bulk products. Implementation of the following protocols will prevent or reduce the discharge of pollutants to stormwater from outdoor loading/unloading of materials.

Approach

Pollution Prevention

- Keep accurate maintenance logs to evaluate materials removed and improvements made.
- Park tank trucks or delivery vehicles in designated areas so that spills or leaks can be contained.
- Limit exposure of materials with the potential to contaminate stormwater.
- Prevent stormwater runoff.
- Regularly check equipment for leaks.

Targeted Constituents

Sediment	☒
Nutrients	☒
Trash	
Metals	☒
Bacteria	
Oil and Grease	☒
Organics	☒
Oxygen Demanding	☒



Suggested Protocols***Loading and Unloading – General Guidelines***

- Develop an operations plan that describes procedures for loading and/or unloading.
- Do not conduct loading and unloading during wet weather, whenever possible.
- Cover designated loading/unloading areas to reduce exposure of materials to rain.
- A seal or door skirt between delivery vehicles and building can reduce or prevent exposure to rain.
- Design loading/unloading area to prevent stormwater runoff which would include grading or berming the area, and positioning roof downspouts so they direct stormwater away from the loading/unloading areas.
- If feasible, load and unload all materials and equipment in covered areas such as building overhangs at loading docks.
- Load/unload only at designated loading areas.
- Use drip pans underneath hose and pipe connections and other leak-prone spots during liquid transfer operations, and when making and breaking connections. Several drip pans should be stored in a covered location near the liquid transfer area so that they are always available, yet protected from precipitation when not in use. Drip pans can be made specifically for railroad tracks. Drip pans must be cleaned periodically, and drip collected materials must be disposed of properly.
- Pave loading areas with concrete instead of asphalt.
- Avoid placing storm drains in the area.
- Grade and/or berm the loading/ unloading area to a drain that is connected to a dead-end sump.

Inspection

- Check loading and unloading equipment regularly for leaks, including valves, pumps, flanges and connections.
- Look for dust or fumes during loading or unloading operations.

Training

- Train employees (e.g. fork lift operators) and contractors on proper spill containment and cleanup.
- Employees trained in spill containment and cleanup should be present during the loading/unloading.
- Train employees in proper handling techniques during liquid transfers to avoid spills.

- Make sure forklift operators are properly trained on loading and unloading procedures.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup
- Keep your spill prevention Control and countermeasure (SPCC) Plan up-to-date, and implement accordingly.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- Space, material characteristics and/or time limitations may preclude all transfers from being performed indoors or under cover.

Requirements

Costs

- Should be low except when covering a large loading/unloading area.

Maintenance

- Conduct regular inspections and make repairs as necessary. The frequency of repairs will depend on the age of the facility.
- Check loading and unloading equipment regularly for leaks.
- Regular broom dry-sweeping of area.
- Conduct major clean-out of loading and unloading area and sump prior to October 1 of each year.

Supplemental Information

Further Detail of the BMP

Special Circumstances for Indoor Loading/Unloading of Materials

As appropriate loading or unloading of liquids should occur indoors so that any spills that are not completely retained can be discharged to the sanitary sewer, treatment plant, or treated in a manner consistent with local sewer authorities and permit requirements.

- For loading and unloading tank trucks to above and below ground storage tanks, the following procedures should be used:
 - The area where the transfer takes place should be paved. If the liquid is reactive with the asphalt, Portland cement should be used to pave the area.
 - Transfer area should be designed to prevent runoff of stormwater from adjacent areas. Sloping the pad and using a curb, like a speed bump, around the uphill side of the transfer area should reduce run-on.

- Transfer area should be designed to prevent runoff of spilled liquids from the area. Sloping the area to a drain should prevent runoff. The drain should be connected to a dead-end sump or to the sanitary sewer (if allowed). A positive control valve should be installed on the drain.
- For transfer from rail cars to storage tanks that must occur outside, use the following procedures:
 - Drip pans should be placed at locations where spillage may occur, such as hose connections, hose reels, and filler nozzles, Use drip pans when making and breaking connections.
 - Drip pan systems should be installed between the rails to collect spillage from tank cars.

References and Resources

<http://www.stormwatercenter.net/>

King County - <ftp://dnr.metrokc.gov/wlr/dss/spcm/Chapter%203.PDF>

Orange County Stormwater Program

http://www.ocwatersheds.com/StormWater/swp_introduction.asp

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program (URMP) -

<http://www.projectcleanwater.org/pdf/Model%20Program%20Municipal%20Facilities.pdf>



Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Description

Improper storage and handling of solid wastes can allow toxic compounds, oils and greases, heavy metals, nutrients, suspended solids, and other pollutants to enter stormwater runoff. The discharge of pollutants to stormwater from waste handling and disposal can be prevented and reduced by tracking waste generation, storage, and disposal; reducing waste generation and disposal through source reduction, re-use, and recycling; and preventing runoff and runoff.

Approach

Pollution Prevention

- Reduction in the amount of waste generated can be accomplished using the following source controls such as:
 - Production planning and sequencing
 - Process or equipment modification
 - Raw material substitution or elimination
 - Loss prevention and housekeeping
 - Waste segregation and separation
 - Close loop recycling
- Establish a material tracking system to increase awareness about material usage. This may reduce spills and minimize contamination, thus reducing the amount of waste produced.
- Recycle materials whenever possible.

Targeted Constituents

Sediment	☒
Nutrients	☒
Trash	☒
Metals	☒
Bacteria	☒
Oil and Grease	☒
Organics	☒
Oxygen Demanding	☒



Suggested Protocols***General***

- Cover storage containers with leak proof lids or some other means. If waste is not in containers, cover all waste piles (plastic tarps are acceptable coverage) and prevent stormwater runoff and runoff with a berm. The waste containers or piles must be covered except when in use.
- Use drip pans or absorbent materials whenever grease containers are emptied by vacuum trucks or other means. Grease cannot be left on the ground. Collected grease must be properly disposed of as garbage.
- Check storage containers weekly for leaks and to ensure that lids are on tightly. Replace any that are leaking, corroded, or otherwise deteriorating.
- Sweep and clean the storage area regularly. If it is paved, do not hose down the area to a storm drain.
- Dispose of rinse and wash water from cleaning waste containers into a sanitary sewer if allowed by the local sewer authority. Do not discharge wash water to the street or storm drain.
- Transfer waste from damaged containers into safe containers.
- Take special care when loading or unloading wastes to minimize losses. Loading systems can be used to minimize spills and fugitive emission losses such as dust or mist. Vacuum transfer systems can minimize waste loss.

Controlling Litter

- Post “No Littering” signs and enforce anti-litter laws.
- Provide a sufficient number of litter receptacles for the facility.
- Clean out and cover litter receptacles frequently to prevent spillage.

Waste Collection

- Keep waste collection areas clean.
- Inspect solid waste containers for structural damage or leaks regularly. Repair or replace damaged containers as necessary.
- Secure solid waste containers; containers must be closed tightly when not in use.
- Place waste containers under cover if possible.
- Do not fill waste containers with washout water or any other liquid.
- Ensure that only appropriate solid wastes are added to the solid waste container. Certain wastes such as hazardous wastes, appliances, fluorescent lamps, pesticides, etc. may not be

disposed of in solid waste containers (see chemical/ hazardous waste collection section below).

- Do not mix wastes; this can cause chemical reactions, make recycling impossible, and complicate disposal.

Good Housekeeping

- Use all of the product before disposing of the container.
- Keep the waste management area clean at all times by sweeping and cleaning up spills immediately.
- Use dry methods when possible (e.g. sweeping, use of absorbents) when cleaning around restaurant/food handling dumpster areas. If water must be used after sweeping/using absorbents, collect water and discharge through grease interceptor to the sewer.
- Stencil storm drains on the facility's property with prohibitive message regarding waste disposal.

Chemical/Hazardous Wastes

- Select designated hazardous waste collection areas on-site.
- Store hazardous materials and wastes in covered containers protected from vandalism, and in compliance with fire and hazardous waste codes.
- Place hazardous waste containers in secondary containment.
- Make sure that hazardous waste is collected, removed, and disposed of only at authorized disposal areas.

Runon/Runoff Prevention

- Prevent stormwater runon from entering the waste management area by enclosing the area or building a berm around the area.
- Prevent the waste materials from directly contacting rain.
- Cover waste piles with temporary covering material such as reinforced tarpaulin, polyethylene, polyurethane, polypropylene or hypalon.
- Cover the area with a permanent roof if feasible.
- Cover dumpsters to prevent rain from washing waste out of holes or cracks in the bottom of the dumpster.
- Move the activity indoor after ensuring all safety concerns such as fire hazard and ventilation are addressed.

Inspection

- Inspect and replace faulty pumps or hoses regularly to minimize the potential of releases and spills.
- Check waste management areas for leaking containers or spills.
- Repair leaking equipment including valves, lines, seals, or pumps promptly.

Training

- Train staff pollution prevention measures and proper disposal methods.
- Train employees and contractors proper spill containment and cleanup. The employee should have the tools and knowledge to immediately begin cleaning up a spill if one should occur.
- Train employees and subcontractors in proper hazardous waste management.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup.
- Keep your Spill Prevention Control and countermeasure (SPCC) plan up-to-date, and implement accordingly.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.
- Vehicles transporting waste should have spill prevention equipment that can prevent spills during transport. The spill prevention equipment includes:
 - Vehicles equipped with baffles for liquid waste
 - Trucks with sealed gates and spill guards for solid waste

Other Considerations

- Hazardous waste cannot be re-used or recycled; it must be disposed of by a licensed hazardous waste hauler.

Requirements***Costs***

- Capital and operation and maintenance costs will vary substantially depending on the size of the facility and the types of waste handled. Costs should be low if there is an inventory program in place.

Maintenance

- None except for maintaining equipment for material tracking program.

Supplemental Information

Further Detail of the BMP

Land Treatment System

- Minimize the runoff of polluted stormwater from land application of municipal waste on-site by:
 - Choosing a site where slopes are under 6%, the soil is permeable, there is a low water table, it is located away from wetlands or marshes, there is a closed drainage system.
 - Avoiding application of waste to the site when it is raining or when the ground is saturated with water.
 - Growing vegetation on land disposal areas to stabilize soils and reduce the volume of surface water runoff from the site.
 - Maintaining adequate barriers between the land application site and the receiving waters. Planted strips are particularly good.
 - Using erosion control techniques such as mulching and matting, filter fences, straw bales, diversion terracing, and sediment basins.
 - Performing routine maintenance to ensure the erosion control or site stabilization measures are working.

References and Resources

King County Stormwater Pollution Control Manual - <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Orange County Stormwater Program

http://www.ocwatersheds.com/StormWater/swp_introduction.asp

Pollution from Surface Cleaning Folder. 1996. Bay Area Stormwater Management Agencies Associations (BASMAA). On-line: <http://www.basmaa.org>



Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Description

Stormwater runoff from building and grounds maintenance activities can be contaminated with toxic hydrocarbons in solvents, fertilizers and pesticides, suspended solids, heavy metals, and abnormal pH. Utilizing the following protocols will prevent or reduce the discharge of pollutants to stormwater from building and grounds maintenance activities by washing and cleaning up with as little water as possible, following good landscape management practices, preventing and cleaning up spills immediately, keeping debris from entering the storm drains, and maintaining the stormwater collection system.

Approach

Pollution Prevention

- Switch to non-toxic chemicals for maintenance when possible.
- Choose cleaning agents that can be recycled.
- Encourage proper lawn management and landscaping, including use of native vegetation.
- Encourage use of Integrated Pest Management techniques for pest control.
- Encourage proper onsite recycling of yard trimmings.
- Recycle residual paints, solvents, lumber, and other material as much as possible.

Targeted Constituents

Sediment	☒
Nutrients	☒
Trash	☒
Metals	☒
Bacteria	☒
Oil and Grease	☒
Organics	☒
Oxygen Demanding	☒



SC-41 Building & Grounds Maintenance

Suggested Protocols

Pressure Washing of Buildings, Rooftops, and Other Large Objects

- In situations where soaps or detergents are used and the surrounding area is paved, pressure washers must use a waste water collection device that enables collection of wash water and associated solids. A sump pump, wet vacuum or similarly effective device must be used to collect the runoff and loose materials. The collected runoff and solids must be disposed of properly.
- If soaps or detergents are not used, and the surrounding area is paved, wash water runoff does not have to be collected but must be screened. Pressure washers must use filter fabric or some other type of screen on the ground and/or in the catch basin to trap the particles in wash water runoff.
- If you are pressure washing on a grassed area (with or without soap), runoff must be dispersed as sheet flow as much as possible, rather than as a concentrated stream. The wash runoff must remain on the grass and not drain to pavement. Ensure that this practice does not kill grass.

Landscaping Activities

- Do not apply any chemicals (insecticide, herbicide, or fertilizer) directly to surface waters, unless the application is approved and permitted by the state.
- Dispose of grass clippings, leaves, sticks, or other collected vegetation as garbage, or by composting. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Use mulch or other erosion control measures on exposed soils.
- Check irrigation schedules so pesticides will not be washed away and to minimize non-stormwater discharge.

Building Repair, Remodeling, and Construction

- Do not dump any toxic substance or liquid waste on the pavement, the ground, or toward a storm drain.
- Use ground or drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of collected material daily.
- Use a ground cloth or oversized tub for activities such as paint mixing and tool cleaning.
- Clean paint brushes and tools covered with water-based paints in sinks connected to sanitary sewers or in portable containers that can be dumped into a sanitary sewer drain. Brushes and tools covered with non-water-based paints, finishes, or other materials must be cleaned in a manner that enables collection of used solvents (e.g., paint thinner, turpentine, etc.) for recycling or proper disposal.

Building & Grounds Maintenance SC-41

- Use a storm drain cover, filter fabric, or similarly effective runoff control mechanism if dust, grit, wash water, or other pollutants may escape the work area and enter a catch basin. The containment device(s) must be in place at the beginning of the work day, and accumulated dirty runoff and solids must be collected and disposed of before removing the containment device(s) at the end of the work day.
- If you need to de-water an excavation site, you may need to filter the water before discharging to a catch basin or off-site. In which case you should direct the water through hay bales and filter fabric or use other sediment filters or traps.
- Store toxic material under cover with secondary containment during precipitation events and when not in use. A cover would include tarps or other temporary cover material.

Mowing, Trimming, and Planting

- Dispose of leaves, sticks, or other collected vegetation as garbage, by composting or at a permitted landfill. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Use mulch or other erosion control measures when soils are exposed.
- Place temporarily stockpiled material away from watercourses and drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system.
- Consider an alternative approach when bailing out muddy water; do not put it in the storm drain, pour over landscaped areas.
- Use hand or mechanical weeding where practical.

Fertilizer and Pesticide Management

- Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.
- Follow manufacturers' recommendations and label directions. Pesticides must never be applied if precipitation is occurring or predicted. Do not apply insecticides within 100 feet of surface waters such as lakes, ponds, wetlands, and streams.
- Use less toxic pesticides that will do the job, whenever possible. Avoid use of copper-based pesticides if possible.
- Do not use pesticides if rain is expected.
- Do not mix or prepare pesticides for application near storm drains.
- Use the minimum amount needed for the job.
- Calibrate fertilizer distributors to avoid excessive application.
- Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques.

SC-41 Building & Grounds Maintenance

- Apply pesticides only when wind speeds are low.
- Work fertilizers into the soil rather than dumping or broadcasting them onto the surface.
- Irrigate slowly to prevent runoff and then only as much as is needed.
- Clean pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
- Dispose of empty pesticide containers according to the instructions on the container label.
- Use up the pesticides. Rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- Implement storage requirements for pesticide products with guidance from the local fire department and County Agricultural Commissioner. Provide secondary containment for pesticides.

Inspection

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring. Minimize excess watering, and repair leaks in the irrigation system as soon as they are observed.

Training

- Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution.
- Train employees and contractors in proper techniques for spill containment and cleanup.
- Be sure the frequency of training takes into account the complexity of the operations and the nature of the staff.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup
- Keep your Spill Prevention Control and countermeasure (SPCC) plan up-to-date, and implement accordingly.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- Alternative pest/weed controls may not be available, suitable, or effective in many cases.

Requirements

Costs

- Overall costs should be low in comparison to other BMPs.

Maintenance

- Sweep paved areas regularly to collect loose particles, and wipe up spills with rags and other absorbent material immediately, do not hose down the area to a storm drain.

Supplemental Information

Further Detail of the BMP

Fire Sprinkler Line Flushing

Building fire sprinkler line flushing may be a source of non-stormwater runoff pollution. The water entering the system is usually potable water though in some areas it may be non-potable reclaimed wastewater. There are subsequent factors that may drastically reduce the quality of the water in such systems. Black iron pipe is usually used since it is cheaper than potable piping but it is subject to rusting and results in lower quality water. Initially the black iron pipe has an oil coating to protect it from rusting between manufacture and installation; this will contaminate the water from the first flush but not from subsequent flushes. Nitrates, poly-phosphates and other corrosion inhibitors, as well as fire suppressants and antifreeze may be added to the sprinkler water system. Water generally remains in the sprinkler system a long time, typically a year, between flushes and may accumulate iron, manganese, lead, copper, nickel and zinc. The water generally becomes anoxic and contains living and dead bacteria and breakdown products from chlorination. This may result in a significant BOD problem and the water often smells. Consequently dispose fire sprinkler line flush water into the sanitary sewer. Do not allow discharge to storm drain or infiltration due to potential high levels of pollutants in fire sprinkler line water.

References and Resources

California's Nonpoint Source Program Plan <http://www.swrcb.ca.gov/nps/index.html>

King County - <ftp://dnr.metrokc.gov/wlr/dss/spcm/Chapter%203.PDF>

Orange County Stormwater Program

http://www.ocwatersheds.com/StormWater/swp_introduction.asp

Mobile Cleaners Pilot Program: Final Report. 1997. Bay Area Stormwater Management Agencies Association (BASSMA) <http://www.basmaa.org/>

Pollution from Surface Cleaning Folder. 1996. Bay Area Stormwater Management Agencies Association (BASMAA) <http://www.basmaa.org/>

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program (URMP) -

<http://www.projectcleanwater.org/pdf/Model%20Program%20Municipal%20Facilities.pdf>

Parking/Storage Area Maintenance SC-43



Description

Parking lots and storage areas can contribute a number of substances, such as trash, suspended solids, hydrocarbons, oil and grease, and heavy metals that can enter receiving waters through stormwater runoff or non-stormwater discharges. The following protocols are intended to prevent or reduce the discharge of pollutants from parking/storage areas and include using good housekeeping practices, following appropriate cleaning BMPs, and training employees.

Approach

Pollution Prevention

- Encourage alternative designs and maintenance strategies for impervious parking lots. (See New Development and Redevelopment BMP Handbook).
- Keep accurate maintenance logs to evaluate BMP implementation.

Suggested Protocols

General

- Keep the parking and storage areas clean and orderly. Remove debris in a timely fashion.
- Allow sheet runoff to flow into biofilters (vegetated strip and swale) and/or infiltration devices.
- Utilize sand filters or oleophilic collectors for oily waste in low concentrations.

Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	☒
Nutrients	☒
Trash	☒
Metals	☒
Bacteria	☒
Oil and Grease	☒
Organics	☒
Oxygen Demanding	☒





Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize

Description

As a consequence of its function, the stormwater conveyance system collects and transports urban runoff and stormwater that may contain certain pollutants. The protocols in this fact sheet are intended to reduce pollutants reaching receiving waters through proper conveyance system operation and maintenance.

Approach

Pollution Prevention

Maintain catch basins, stormwater inlets, and other stormwater conveyance structures on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, restore catch basins' sediment trapping capacity, and ensure the system functions properly hydraulically to avoid flooding.

Suggested Protocols

Catch Basins/Inlet Structures

- Staff should regularly inspect facilities to ensure compliance with the following:
 - Immediate repair of any deterioration threatening structural integrity.
 - Cleaning before the sump is 40% full. Catch basins should be cleaned as frequently as needed to meet this standard.
 - Stenciling of catch basins and inlets (see SC34 Waste Handling and Disposal).

Targeted Constituents

Sediment	✓
Nutrients	
Trash	✓
Metals	
Bacteria	✓
Oil and Grease	
Organics	



SC-44 Drainage System Maintenance

- Clean catch basins, storm drain inlets, and other conveyance structures before the wet season to remove sediments and debris accumulated during the summer.
- Conduct inspections more frequently during the wet season for problem areas where sediment or trash accumulates more often. Clean and repair as needed.
- Keep accurate logs of the number of catch basins cleaned.
- Store wastes collected from cleaning activities of the drainage system in appropriate containers or temporary storage sites in a manner that prevents discharge to the storm drain.
- Dewater the wastes if necessary with outflow into the sanitary sewer if permitted. Water should be treated with an appropriate filtering device prior to discharge to the sanitary sewer. If discharge to the sanitary sewer is not allowed, water should be pumped or vacuumed to a tank and properly disposed. Do not dewater near a storm drain or stream.

Storm Drain Conveyance System

- Locate reaches of storm drain with deposit problems and develop a flushing schedule that keeps the pipe clear of excessive buildup.
- Collect and pump flushed effluent to the sanitary sewer for treatment whenever possible.

Pump Stations

- Clean all storm drain pump stations prior to the wet season to remove silt and trash.
- Do not allow discharge to reach the storm drain system when cleaning a storm drain pump station or other facility.
- Conduct routine maintenance at each pump station.
- Inspect, clean, and repair as necessary all outlet structures prior to the wet season.

Open Channel

- Modify storm channel characteristics to improve channel hydraulics, increase pollutant removals, and enhance channel/creek aesthetic and habitat value.
- Conduct channel modification/improvement in accordance with existing laws. Any person, government agency, or public utility proposing an activity that will change the natural (emphasis added) state of any river, stream, or lake in California, must enter into a Stream or Lake Alteration Agreement with the Department of Fish and Game. The developer-applicant should also contact local governments (city, county, special districts), other state agencies (SWRCB, RWQCB, Department of Forestry, Department of Water Resources), and Federal Corps of Engineers and USFWS.

Illicit Connections and Discharges

- Look for evidence of illegal discharges or illicit connections during routine maintenance of conveyance system and drainage structures:
 - Is there evidence of spills such as paints, discoloring, etc?

- Are there any odors associated with the drainage system?
- Record locations of apparent illegal discharges/illicit connections?
- Track flows back to potential dischargers and conduct aboveground inspections. This can be done through visual inspection of upgradient manholes or alternate techniques including zinc chloride smoke testing, fluorometric dye testing, physical inspection testing, or television camera inspection.
- Eliminate the discharge once the origin of flow is established.
- Stencil or demarcate storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as “Dump No Waste Drains to Stream” stenciled next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.
- Refer to fact sheet SC-10 Non-Stormwater Discharges.

Illegal Dumping

- Inspect and clean up hot spots and other storm drainage areas regularly where illegal dumping and disposal occurs.
- Establish a system for tracking incidents. The system should be designed to identify the following:
 - Illegal dumping hot spots
 - Types and quantities (in some cases) of wastes
 - Patterns in time of occurrence (time of day/night, month, or year)
 - Mode of dumping (abandoned containers, “midnight dumping” from moving vehicles, direct dumping of materials, accidents/spills)
 - Responsible parties
- Post “No Dumping” signs in problem areas with a phone number for reporting dumping and disposal. Signs should also indicate fines and penalties for illegal dumping.
- Refer to fact sheet SC-10 Non-Stormwater Discharges.

Training

- Train crews in proper maintenance activities, including record keeping and disposal.
- Allow only properly trained individuals to handle hazardous materials/wastes.
- Have staff involved in detection and removal of illicit connections trained in the following:
 - OSHA-required Health and Safety Training (29 CFR 1910.120) plus annual refresher training (as needed).

SC-44 Drainage System Maintenance

- OSHA Confined Space Entry training (Cal-OSHA Confined Space, Title 8 and Federal OSHA 29 CFR 1910.146).
- Procedural training (field screening, sampling, smoke/dye testing, TV inspection).

Spill Response and Prevention

- Investigate all reports of spills, leaks, and/or illegal dumping promptly.
- Clean up all spills and leaks using “dry” methods (with absorbent materials and/or rags) or dig up, remove, and properly dispose of contaminated soil.
- Refer to fact sheet SC-11 Spill Prevention, Control, and Cleanup.

Other Considerations (Limitations and Regulations)

- Clean-up activities may create a slight disturbance for local aquatic species. Access to items and material on private property may be limited. Trade-offs may exist between channel hydraulics and water quality/riparian habitat. If storm channels or basins are recognized as wetlands, many activities, including maintenance, may be subject to regulation and permitting.
- Storm drain flushing is most effective in small diameter pipes (36-inch diameter pipe or less, depending on water supply and sediment collection capacity). Other considerations associated with storm drain flushing may include the availability of a water source, finding a downstream area to collect sediments, liquid/sediment disposal, and prohibition against disposal of flushed effluent to sanitary sewer in some areas.
- Regulations may include adoption of substantial penalties for illegal dumping and disposal.
- Local municipal codes may include sections prohibiting discharge of soil, debris, refuse, hazardous wastes, and other pollutants into the storm drain system.

Requirements

Costs

- An aggressive catch basin cleaning program could require a significant capital and O&M budget.
- The elimination of illegal dumping is dependent on the availability, convenience, and cost of alternative means of disposal. The primary cost is for staff time. Cost depends on how aggressively a program is implemented. Other cost considerations for an illegal dumping program include:
 - Purchase and installation of signs.
 - Rental of vehicle(s) to haul illegally-disposed items and material to landfills.
 - Rental of heavy equipment to remove larger items (e.g., car bodies) from channels.
 - Purchase of landfill space to dispose of illegally-dumped items and material.

- Methods used for illicit connection detection (smoke testing, dye testing, visual inspection, and flow monitoring) can be costly and time-consuming. Site-specific factors, such as the level of impervious area, the density and ages of buildings, and type of land use will determine the level of investigation necessary.

Maintenance

- Two-person teams may be required to clean catch basins with vacuor trucks.
- Teams of at least two people plus administrative personnel are required to identify illicit discharges, depending on the complexity of the storm sewer system.
- Arrangements must be made for proper disposal of collected wastes.
- Technical staff are required to detect and investigate illegal dumping violations.

Supplemental Information

Further Detail of the BMP

Storm Drain Flushing

Flushing is a common maintenance activity used to improve pipe hydraulics and to remove pollutants in storm drainage systems. Flushing may be designed to hydraulically convey accumulated material to strategic locations, such as an open channel, another point where flushing will be initiated, or the sanitary sewer and the treatment facilities, thus preventing resuspension and overflow of a portion of the solids during storm events. Flushing prevents “plug flow” discharges of concentrated pollutant loadings and sediments. Deposits can hinder the designed conveyance capacity of the storm drain system and potentially cause backwater conditions in severe cases of clogging.

Storm drain flushing usually takes place along segments of pipe with grades that are too flat to maintain adequate velocity to keep particles in suspension. An upstream manhole is selected to place an inflatable device that temporarily plugs the pipe. Further upstream, water is pumped into the line to create a flushing wave. When the upstream reach of pipe is sufficiently full to cause a flushing wave, the inflated device is rapidly deflated with the assistance of a vacuum pump, thereby releasing the backed up water and resulting in the cleaning of the storm drain segment.

To further reduce impacts of stormwater pollution, a second inflatable device placed well downstream may be used to recollect the water after the force of the flushing wave has dissipated. A pump may then be used to transfer the water and accumulated material to the sanitary sewer for treatment. In some cases, an interceptor structure may be more practical or required to recollect the flushed waters.

It has been found that cleansing efficiency of periodic flush waves is dependent upon flush volume, flush discharge rate, sewer slope, sewer length, sewer flow rate, sewer diameter, and population density. As a rule of thumb, the length of line to be flushed should not exceed 700 feet. At this maximum recommended length, the percent removal efficiency ranges between 65-75% for organics and 55-65% for dry weather grit/inorganic material. The percent removal efficiency drops rapidly beyond that. Water is commonly supplied by a water truck, but fire hydrants can also supply water. To make the best use of water, it is recommended that reclaimed water be used or that fire hydrant line flushing coincide with storm sewer flushing.

SC-44 Drainage System Maintenance

References and Resources

California's Nonpoint Source Program Plan <http://www.swrcb.ca.gov/nps/index.html>

Clark County Storm Water Pollution Control Manual
<http://www.co.clark.wa.us/pubworks/bmpman.pdf>

Ferguson, B.K. 1991. Urban Stream Reclamation, p. 324-322, Journal of Soil and Water Conservation.

King County Storm Water Pollution Control Manual <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Oregon Association of Clean Water Agencies. Oregon Municipal Stormwater Toolbox for Maintenance Practices. June 1998.

Santa Clara Valley Urban Runoff Pollution Prevention Program <http://www.scvurppp.org>

The Storm Water Managers Resource Center <http://www.stormwatercenter.net>

United States Environmental Protection Agency (USEPA). 2002. Pollution Prevention/Good Housekeeping for Municipal Operations Storm Drain System Cleaning. On line:
http://www.epa.gov/npdes/menuofbmps/poll_16.htm

Description

Promote efficient and safe housekeeping practices (storage, use, and cleanup) when handling potentially harmful materials such as fertilizers, pesticides, cleaning solutions, paint products, automotive products, and swimming pool chemicals. Related information is provided in BMP fact sheets SC-11 Spill Prevention, Control & Cleanup and SC-34 Waste Handling & Disposal.

Approach

Pollution Prevention

- Purchase only the amount of material that will be needed for foreseeable use. In most cases this will result in cost savings in both purchasing and disposal. See SC-61 Safer Alternative Products for additional information.
- Be aware of new products that may do the same job with less environmental risk and for less or the equivalent cost. Total cost must be used here; this includes purchase price, transportation costs, storage costs, use related costs, clean up costs and disposal costs.

Suggested Protocols

General

- Keep work sites clean and orderly. Remove debris in a timely fashion. Sweep the area.
- Dispose of wash water, sweepings, and sediments, properly.
- Recycle or dispose of fluids properly.
- Establish a daily checklist of office, yard and plant areas to confirm cleanliness and adherence to proper storage and security. Specific employees should be assigned specific inspection responsibilities and given the authority to remedy any problems found.
- Post waste disposal charts in appropriate locations detailing for each waste its hazardous nature (poison, corrosive, flammable), prohibitions on its disposal (dumpster, drain, sewer) and the recommended disposal method (recycle, sewer, burn, storage, landfill).
- Summarize the chosen BMPs applicable to your operation and post them in appropriate conspicuous places.

Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	☒
Nutrients	☒
Trash	☒
Metals	☒
Bacteria	☒
Oil and Grease	☒
Organics	☒
Oxygen Demanding	☒



- Require a signed checklist from every user of any hazardous material detailing amount taken, amount used, amount returned and disposal of spent material.
- Do a before audit of your site to establish baseline conditions and regular subsequent audits to note any changes and whether conditions are improving or deteriorating.
- Keep records of water, air and solid waste quantities and quality tests and their disposition.
- Maintain a mass balance of incoming, outgoing and on hand materials so you know when there are unknown losses that need to be tracked down and accounted for.
- Use and reward employee suggestions related to BMPs, hazards, pollution reduction, work place safety, cost reduction, alternative materials and procedures, recycling and disposal.
- Have, and review regularly, a contingency plan for spills, leaks, weather extremes etc. Make sure all employees know about it and what their role is so that it comes into force automatically.

Training

- Train all employees, management, office, yard, manufacturing, field and clerical in BMPs and pollution prevention and make them accountable.
- Train municipal employees who handle potentially harmful materials in good housekeeping practices.
- Train personnel who use pesticides in the proper use of the pesticides. The California Department of Pesticide Regulation license pesticide dealers, certify pesticide applicators and conduct onsite inspections.
- Train employees and contractors in proper techniques for spill containment and cleanup. The employee should have the tools and knowledge to immediately begin cleaning up a spill if one should occur.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup.
- Keep your Spill Prevention Control and Countermeasure (SPCC) plan up-to-date, and implement accordingly.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- There are no major limitations to this best management practice.
- There are no regulatory requirements to this BMP. Existing regulations already require municipalities to properly store, use, and dispose of hazardous materials

Requirements

Costs

- Minimal cost associated with this BMP. Implementation of good housekeeping practices may result in cost savings as these procedures may reduce the need for more costly BMPs.

Maintenance

- Ongoing maintenance required to keep a clean site. Level of effort is a function of site size and type of activities.

Supplemental Information

Further Detail of the BMP

- The California Integrated Waste Management Board's Recycling Hotline, 1-800-553-2962, provides information on household hazardous waste collection programs and facilities.

Examples

There are a number of communities with effective programs. The most pro-active include Santa Clara County and the City of Palo Alto, the City and County of San Francisco, and the Municipality of Metropolitan Seattle (Metro).

References and Resources

British Columbia Lake Stewardship Society. Best Management Practices to Protect Water Quality from Non-Point Source Pollution. March 2000.

<http://www.nalms.org/bclss/bmphome.html#bmp>

King County Stormwater Pollution Control Manual - <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities, Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July, 1998, Revised by California Coastal Commission, February 2002.

Orange County Stormwater Program

http://www.ocwatersheds.com/stormwater/swp_introduction.asp

San Mateo STOPPP - (<http://stoppp.tripod.com/bmp.html>)



Description

Pollutants on sidewalks and other pedestrian traffic areas and plazas are typically due to littering and vehicle use. This fact sheet describes good housekeeping practices that can be incorporated into the municipality's existing cleaning and maintenance program.

Approach

Pollution Prevention

- Use dry cleaning methods whenever practical for surface cleaning activities.
- Use the least toxic materials available (e.g. water based paints, gels or sprays for graffiti removal).

Suggested Protocols

Surface Cleaning

- Regularly broom (dry) sweep sidewalk, plaza and parking lot areas to minimize cleaning with water.
- Dry cleanup first (sweep, collect, and dispose of debris and trash) when cleaning sidewalks or plazas, then wash with or without soap.
- Block the storm drain or contain runoff when cleaning with water. Discharge wash water to landscaping or collect water and pump to a tank or discharge to sanitary sewer if allowed. (Permission may be required from local sanitation district.)

Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	☒
Nutrients	☒
Trash	☒
Metals	☒
Bacteria	☒
Oil and Grease	☒
Organics	☒
Oxygen Demanding	☒



- Block the storm drain or contain runoff when washing parking areas, driveways or drive-throughs. Use absorbents to pick up oil; then dry sweep. Clean with or without soap. Collect water and pump to a tank or discharge to sanitary sewer if allowed. Street Repair and Maintenance.

Graffiti Removal

- Avoid graffiti abatement activities during rain events.
- Implement the procedures under Painting and Paint Removal in SC-70 Roads, Streets, and Highway Operation and Maintenance fact sheet when graffiti is removed by painting over.
- Direct runoff from sand blasting and high pressure washing (with no cleaning agents) into a dirt or landscaped area after treating with an appropriate filtering device.
- Plug nearby storm drain inlets and vacuum/pump wash water to the sanitary sewer if authorized to do so if a graffiti abatement method generates wash water containing a cleaning compound (such as high pressure washing with a cleaning compound). Ensure that a non-hazardous cleaning compound is used or dispose as hazardous waste, as appropriate.

Surface Removal and Repair

- Schedule surface removal activities for dry weather if possible.
- Avoid creating excess dust when breaking asphalt or concrete.
- Take measures to protect nearby storm drain inlets prior to breaking up asphalt or concrete (e.g. place hay bales or sand bags around inlets). Clean afterwards by sweeping up as much material as possible.
- Designate an area for clean up and proper disposal of excess materials.
- Remove and recycle as much of the broken pavement as possible to avoid contact with rainfall and stormwater runoff.
- When making saw cuts in pavement, use as little water as possible. Cover each storm drain inlet completely with filter fabric during the sawing operation and contain the slurry by placing straw bales, sandbags, or gravel dams around the inlets. After the liquid drains or evaporates, shovel or vacuum the slurry residue from the pavement or gutter and remove from site.
- Always dry sweep first to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquid in storm drains. Once dry sweeping is complete, the area may be hosed down if needed. Wash water should be directed to landscaping or collected and pumped to the sanitary sewer if allowed.

Concrete Installation and Repair

- Schedule asphalt and concrete activities for dry weather.

- Take measures to protect any nearby storm drain inlets and adjacent watercourses, prior to breaking up asphalt or concrete (e.g. place sand bags around inlets or work areas).
- Limit the amount of fresh concrete or cement mortar mixed, mix only what is needed for the job.
- Store concrete materials under cover, away from drainage areas. Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Return leftover materials to the transit mixer. Dispose of small amounts of hardened excess concrete, grout, and mortar in the trash.
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile, or dispose in the trash.
- Protect applications of fresh concrete from rainfall and runoff until the material has dried.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- Wash concrete trucks off site or in designated areas on site designed to preclude discharge of wash water to drainage system.

Controlling Litter

- Post “No Littering” signs and enforce anti-litter laws.
- Provide litter receptacles in busy, high pedestrian traffic areas of the community, at recreational facilities, and at community events.
- Cover litter receptacles and clean out frequently to prevent leaking/spillage or overflow.
- Clean parking lots on a regular basis with a street sweeper.

Training

- Provide regular training to field employees and/or contractors regarding surface cleaning and proper operation of equipment.
- Train employee and contractors in proper techniques for spill containment and cleanup.
- Use a training log or similar method to document training.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- Limitations related to sweeping activities at large parking facilities may include current sweeper technology to remove oil and grease.
- Surface cleaning activities that require discharges to the local sewerage agency will require coordination with the agency.
- Arrangements for disposal of the swept material collected must be made, as well as accurate tracking of the areas swept and the frequency of sweeping.

Requirements***Costs***

- The largest expenditures for sweeping and cleaning of sidewalks, plazas, and parking lots are in staffing and equipment. Sweeping of these areas should be incorporated into street sweeping programs to reduce costs.

Maintenance

Not applicable

Supplemental Information***Further Detail of the BMP***

Community education, such as informing residents about their options for recycling and waste disposal, as well as the consequences of littering, can instill a sense of citizen responsibility and potentially reduce the amount of maintenance required by the municipality.

Additional BMPs that should be considered for parking lot areas include:

- Allow sheet runoff to flow into biofilters (vegetated strip and swale) and infiltration devices.
- Utilize sand filters or oleophilic collectors for oily waste in low concentrations.
- Arrange rooftop drains to prevent drainage directly onto paved surfaces.
- Design lot to include semi-permeable hardscape.
- Structural BMPs such as storm drain inlet filters can be very effective in reducing the amount of pollutants discharged from parking facilities during periods of rain.

References and Resources

Bay Area Stormwater Management Agencies Association (BASMAA). 1996. Pollution From Surface Cleaning Folder <http://www.basmaa.org>

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July. 1998.

Oregon Association of Clean Water Agencies. Oregon Municipal Stormwater Toolbox for Maintenance Practices. June 1998.

Orange County Stormwater Program

http://www.ocwatersheds.com/stormwater/swp_introduction.asp

Santa Clara Valley Urban Runoff Pollution Prevention Program. 1997 Urban Runoff Management Plan. September 1997, updated October 2000.

Santa Clara Valley Urban Runoff Pollution Prevention Program. Maintenance Best Management Practices for the Construction Industry. Brochures: Landscaping, Gardening, and Pool; Roadwork and Paving; and Fresh Concrete and Mortar Application. June 2001.

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Plan. 2001. Municipal Activities Model Program Guidance. November.



Description

Landscape maintenance activities include vegetation removal; herbicide and insecticide application; fertilizer application; watering; and other gardening and lawn care practices. Vegetation control typically involves a combination of chemical (herbicide) application and mechanical methods. All of these maintenance practices have the potential to contribute pollutants to the storm drain system. The major objectives of this BMP are to minimize the discharge of pesticides, herbicides and fertilizers to the storm drain system and receiving waters; prevent the disposal of landscape waste into the storm drain system by collecting and properly disposing of clippings and cuttings, and educating employees and the public.

Approach

Pollution Prevention

- Implement an integrated pest management (IPM) program. IPM is a sustainable approach to managing pests by combining biological, cultural, physical, and chemical tools.
- Choose low water using flowers, trees, shrubs, and groundcover.
- Consider alternative landscaping techniques such as naturescaping and xeriscaping.
- Conduct appropriate maintenance (i.e. properly timed fertilizing, weeding, pest control, and pruning) to help preserve the landscapes water efficiency.

Objectives

- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	☒
Nutrients	☒
Trash	☒
Metals	
Bacteria	
Oil and Grease	
Organics	
Oxygen Demanding	☒



- Consider grass cycling (grass cycling is the natural recycling of grass by leaving the clippings on the lawn when mowing. Grass clippings decompose quickly and release valuable nutrients back into the lawn).

Suggested Protocols***Mowing, Trimming, and Weeding***

- Whenever possible use mechanical methods of vegetation removal (e.g mowing with tractor-type or push mowers, hand cutting with gas or electric powered weed trimmers) rather than applying herbicides. Use hand weeding where practical.
- Avoid loosening the soil when conducting mechanical or manual weed control, this could lead to erosion. Use mulch or other erosion control measures when soils are exposed.
- Performing mowing at optimal times. Mowing should not be performed if significant rain events are predicted.
- Mulching mowers may be recommended for certain flat areas. Other techniques may be employed to minimize mowing such as selective vegetative planting using low maintenance grasses and shrubs.
- Collect lawn and garden clippings, pruning waste, tree trimmings, and weeds. Chip if necessary, and compost or dispose of at a landfill (see waste management section of this fact sheet).
- Place temporarily stockpiled material away from watercourses, and berm or cover stockpiles to prevent material releases to storm drains.

Planting

- Determine existing native vegetation features (location, species, size, function, importance) and consider the feasibility of protecting them. Consider elements such as their effect on drainage and erosion, hardiness, maintenance requirements, and possible conflicts between preserving vegetation and the resulting maintenance needs.
- Retain and/or plant selected native vegetation whose features are determined to be beneficial, where feasible. Native vegetation usually requires less maintenance (e.g., irrigation, fertilizer) than planting new vegetation.
- Consider using low water use groundcovers when planting or replanting.

Waste Management

- Compost leaves, sticks, or other collected vegetation or dispose of at a permitted landfill. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Place temporarily stockpiled material away from watercourses and storm drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system.
- Reduce the use of high nitrogen fertilizers that produce excess growth requiring more frequent mowing or trimming.

- Avoid landscape wastes in and around storm drain inlets by either using bagging equipment or by manually picking up the material.

Irrigation

- Where practical, use automatic timers to minimize runoff.
- Use popup sprinkler heads in areas with a lot of activity or where there is a chance the pipes may be broken. Consider the use of mechanisms that reduce water flow to sprinkler heads if broken.
- Ensure that there is no runoff from the landscaped area(s) if re-claimed water is used for irrigation.
- If bailing of muddy water is required (e.g. when repairing a water line leak), do not put it in the storm drain; pour over landscaped areas.
- Irrigate slowly or pulse irrigate to prevent runoff and then only irrigate as much as is needed.
- Apply water at rates that do not exceed the infiltration rate of the soil.

Fertilizer and Pesticide Management

- Utilize a comprehensive management system that incorporates integrated pest management (IPM) techniques. There are many methods and types of IPM, including the following:
 - Mulching can be used to prevent weeds where turf is absent, fencing installed to keep rodents out, and netting used to keep birds and insects away from leaves and fruit.
 - Visible insects can be removed by hand (with gloves or tweezers) and placed in soapy water or vegetable oil. Alternatively, insects can be sprayed off the plant with water or in some cases vacuumed off of larger plants.
 - Store-bought traps, such as species-specific, pheromone-based traps or colored sticky cards, can be used.
 - Slugs can be trapped in small cups filled with beer that are set in the ground so the slugs can get in easily.
 - In cases where microscopic parasites, such as bacteria and fungi, are causing damage to plants, the affected plant material can be removed and disposed of (pruning equipment should be disinfected with bleach to prevent spreading the disease organism).
 - Small mammals and birds can be excluded using fences, netting, tree trunk guards.
 - Beneficial organisms, such as bats, birds, green lacewings, ladybugs, praying mantis, ground beetles, parasitic nematodes, trichogramma wasps, seed head weevils, and spiders that prey on detrimental pest species can be promoted.
- Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.

- Use pesticides only if there is an actual pest problem (not on a regular preventative schedule).
- Do not use pesticides if rain is expected. Apply pesticides only when wind speeds are low (less than 5 mph).
- Do not mix or prepare pesticides for application near storm drains.
- Prepare the minimum amount of pesticide needed for the job and use the lowest rate that will effectively control the pest.
- Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques.
- Fertilizers should be worked into the soil rather than dumped or broadcast onto the surface.
- Calibrate fertilizer and pesticide application equipment to avoid excessive application.
- Periodically test soils for determining proper fertilizer use.
- Sweep pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
- Purchase only the amount of pesticide that you can reasonably use in a given time period (month or year depending on the product).
- Triple rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- Dispose of empty pesticide containers according to the instructions on the container label.

Inspection

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring. Minimize excess watering, and repair leaks in the irrigation system as soon as they are observed.
- Inspect pesticide/fertilizer equipment and transportation vehicles daily.

Training

- Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution. Pesticide application must be under the supervision of a California qualified pesticide applicator.
- Train/encourage municipal maintenance crews to use IPM techniques for managing public green areas.
- Annually train employees within departments responsible for pesticide application on the appropriate portions of the agency's IPM Policy, SOPs, and BMPs, and the latest IPM techniques.

- Employees who are not authorized and trained to apply pesticides should be periodically (at least annually) informed that they cannot use over-the-counter pesticides in or around the workplace.
- Use a training log or similar method to document training.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup
- Have spill cleanup materials readily available and in a known location
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- The Federal Pesticide, Fungicide, and Rodenticide Act and California Title 3, Division 6, Pesticides and Pest Control Operations place strict controls over pesticide application and handling and specify training, annual refresher, and testing requirements. The regulations generally cover: a list of approved pesticides and selected uses, updated regularly; general application information; equipment use and maintenance procedures; and record keeping. The California Department of Pesticide Regulations and the County Agricultural Commission coordinate and maintain the licensing and certification programs. All public agency employees who apply pesticides and herbicides in “agricultural use” areas such as parks, golf courses, rights-of-way and recreation areas should be properly certified in accordance with state regulations. Contracts for landscape maintenance should include similar requirements.
- All employees who handle pesticides should be familiar with the most recent material safety data sheet (MSDS) files.
- Municipalities do not have the authority to regulate the use of pesticides by school districts, however the California Healthy Schools Act of 2000 (AB 2260) has imposed requirements on California school districts regarding pesticide use in schools. Posting of notification prior to the application of pesticides is now required, and IPM is stated as the preferred approach to pest management in schools.

Requirements

Costs

Additional training of municipal employees will be required to address IPM techniques and BMPs. IPM methods will likely increase labor cost for pest control which may be offset by lower chemical costs.

Maintenance

Not applicable

Supplemental Information***Further Detail of the BMP******Waste Management***

Composting is one of the better disposal alternatives if locally available. Most municipalities either have or are planning yard waste composting facilities as a means of reducing the amount of waste going to the landfill. Lawn clippings from municipal maintenance programs as well as private sources would probably be compatible with most composting facilities

Contractors and Other Pesticide Users

Municipal agencies should develop and implement a process to ensure that any contractor employed to conduct pest control and pesticide application on municipal property engages in pest control methods consistent with the IPM Policy adopted by the agency. Specifically, municipalities should require contractors to follow the agency's IPM policy, SOPs, and BMPs; provide evidence to the agency of having received training on current IPM techniques when feasible; provide documentation of pesticide use on agency property to the agency in a timely manner.

References and Resources

King County Stormwater Pollution Control Manual. Best Management Practices for Businesses. 1995. King County Surface Water Management. July. On-line: <http://dnr.metrokc.gov/wlr/dss/spcm.htm>

Los Angeles County Stormwater Quality Model Programs. Public Agency Activities http://ladpw.org/wmd/npdes/model_links.cfm

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality Control Board. July. 1998.

Orange County Stormwater Program http://www.ocwatersheds.com/StormWater/swp_introduction.asp

Santa Clara Valley Urban Runoff Pollution Prevention Program. 1997 Urban Runoff Management Plan. September 1997, updated October 2000.

United States Environmental Protection Agency (USEPA). 2002. Pollution Prevention/Good Housekeeping for Municipal Operations Landscaping and Lawn Care. Office of Water. Office of Wastewater Management. On-line: http://www.epa.gov/npdes/menuofbmps/poll_8.htm

Site Design & Landscape Planning SD-10



Design Objectives

- ✓ Maximize Infiltration
 - ✓ Provide Retention
 - ✓ Slow Runoff
 - ✓ Minimize Impervious Land Coverage
 - Prohibit Dumping of Improper Materials
 - Contain Pollutants
 - Collect and Convey
-

Description

Each project site possesses unique topographic, hydrologic, and vegetative features, some of which are more suitable for development than others. Integrating and incorporating appropriate landscape planning methodologies into the project design is the most effective action that can be done to minimize surface and groundwater contamination from stormwater.

Approach

Landscape planning should couple consideration of land suitability for urban uses with consideration of community goals and projected growth. Project plan designs should conserve natural areas to the extent possible, maximize natural water storage and infiltration opportunities, and protect slopes and channels.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment.

Design Considerations

Design requirements for site design and landscapes planning should conform to applicable standards and specifications of agencies with jurisdiction and be consistent with applicable General Plan and Local Area Plan policies.



SD-10 Site Design & Landscape Planning

Designing New Installations

Begin the development of a plan for the landscape unit with attention to the following general principles:

- Formulate the plan on the basis of clearly articulated community goals. Carefully identify conflicts and choices between retaining and protecting desired resources and community growth.
- Map and assess land suitability for urban uses. Include the following landscape features in the assessment: wooded land, open unwooded land, steep slopes, erosion-prone soils, foundation suitability, soil suitability for waste disposal, aquifers, aquifer recharge areas, wetlands, floodplains, surface waters, agricultural lands, and various categories of urban land use. When appropriate, the assessment can highlight outstanding local or regional resources that the community determines should be protected (e.g., a scenic area, recreational area, threatened species habitat, farmland, fish run). Mapping and assessment should recognize not only these resources but also additional areas needed for their sustenance.

Project plan designs should conserve natural areas to the extent possible, maximize natural water storage and infiltration opportunities, and protect slopes and channels.

Conserve Natural Areas during Landscape Planning

If applicable, the following items are required and must be implemented in the site layout during the subdivision design and approval process, consistent with applicable General Plan and Local Area Plan policies:

- Cluster development on least-sensitive portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at a site to the minimum amount needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.

Maximize Natural Water Storage and Infiltration Opportunities Within the Landscape Unit

- Promote the conservation of forest cover. Building on land that is already deforested affects basin hydrology to a lesser extent than converting forested land. Loss of forest cover reduces interception storage, detention in the organic forest floor layer, and water losses by evapotranspiration, resulting in large peak runoff increases and either their negative effects or the expense of countering them with structural solutions.
- Maintain natural storage reservoirs and drainage corridors, including depressions, areas of permeable soils, swales, and intermittent streams. Develop and implement policies and

Site Design & Landscape Planning SD-10

regulations to discourage the clearing, filling, and channelization of these features. Utilize them in drainage networks in preference to pipes, culverts, and engineered ditches.

- Evaluating infiltration opportunities by referring to the stormwater management manual for the jurisdiction and pay particular attention to the selection criteria for avoiding groundwater contamination, poor soils, and hydrogeological conditions that cause these facilities to fail. If necessary, locate developments with large amounts of impervious surfaces or a potential to produce relatively contaminated runoff away from groundwater recharge areas.

Protection of Slopes and Channels during Landscape Design

- Convey runoff safely from the tops of slopes.
- Avoid disturbing steep or unstable slopes.
- Avoid disturbing natural channels.
- Stabilize disturbed slopes as quickly as possible.
- Vegetate slopes with native or drought tolerant vegetation.
- Control and treat flows in landscaping and/or other controls prior to reaching existing natural drainage systems.
- Stabilize temporary and permanent channel crossings as quickly as possible, and ensure that increases in run-off velocity and frequency caused by the project do not erode the channel.
- Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion. Energy dissipaters shall be installed in such a way as to minimize impacts to receiving waters.
- Line on-site conveyance channels where appropriate, to reduce erosion caused by increased flow velocity due to increases in tributary impervious area. The first choice for linings should be grass or some other vegetative surface, since these materials not only reduce runoff velocities, but also provide water quality benefits from filtration and infiltration. If velocities in the channel are high enough to erode grass or other vegetative linings, riprap, concrete, soil cement, or geo-grid stabilization are other alternatives.
- Consider other design principles that are comparable and equally effective.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define “redevelopment” in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of “redevelopment” must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under “designing new installations” above should be followed.

SD-10 Site Design & Landscape Planning

Redevelopment may present significant opportunity to add features which had not previously been implemented. Examples include incorporation of depressions, areas of permeable soils, and swales in newly redeveloped areas. While some site constraints may exist due to the status of already existing infrastructure, opportunities should not be missed to maximize infiltration, slow runoff, reduce impervious areas, disconnect directly connected impervious areas.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Stormwater Management Manual for Western Washington, Washington State Department of Ecology, August 2001.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.



Rain Garden

Design Objectives

- ✓ Maximize Infiltration
- ✓ Provide Retention
- ✓ Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- ✓ Contain Pollutants
- Collect and Convey

Description

Various roof runoff controls are available to address stormwater that drains off rooftops. The objective is to reduce the total volume and rate of runoff from individual lots, and retain the pollutants on site that may be picked up from roofing materials and atmospheric deposition. Roof runoff controls consist of directing the roof runoff away from paved areas and mitigating flow to the storm drain system through one of several general approaches: cisterns or rain barrels; dry wells or infiltration trenches; pop-up emitters, and foundation planting. The first three approaches require the roof runoff to be contained in a gutter and downspout system. Foundation planting provides a vegetated strip under the drip line of the roof.

Approach

Design of individual lots for single-family homes as well as lots for higher density residential and commercial structures should consider site design provisions for containing and infiltrating roof runoff or directing roof runoff to vegetative swales or buffer areas. Retained water can be reused for watering gardens, lawns, and trees. Benefits to the environment include reduced demand for potable water used for irrigation, improved stormwater quality, increased groundwater recharge, decreased runoff volume and peak flows, and decreased flooding potential.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment.

Design Considerations

Designing New Installations

Cisterns or Rain Barrels

One method of addressing roof runoff is to direct roof downspouts to cisterns or rain barrels. A cistern is an above ground storage vessel with either a manually operated valve or a permanently open outlet. Roof runoff is temporarily stored and then released for irrigation or infiltration between storms. The number of rain



barrels needed is a function of the rooftop area. Some low impact developers recommend that every house have at least 2 rain barrels, with a minimum storage capacity of 1000 liters. Roof barrels serve several purposes including mitigating the first flush from the roof which has a high volume, amount of contaminants, and thermal load. Several types of rain barrels are commercially available. Consideration must be given to selecting rain barrels that are vector proof and childproof. In addition, some barrels are designed with a bypass valve that filters out grit and other contaminants and routes overflow to a soak-away pit or rain garden.

If the cistern has an operable valve, the valve can be closed to store stormwater for irrigation or infiltration between storms. This system requires continual monitoring by the resident or grounds crews, but provides greater flexibility in water storage and metering. If a cistern is provided with an operable valve and water is stored inside for long periods, the cistern must be covered to prevent mosquitoes from breeding.

A cistern system with a permanently open outlet can also provide for metering stormwater runoff. If the cistern outlet is significantly smaller than the size of the downspout inlet (say $\frac{1}{4}$ to $\frac{1}{2}$ inch diameter), runoff will build up inside the cistern during storms, and will empty out slowly after peak intensities subside. This is a feasible way to mitigate the peak flow increases caused by rooftop impervious land coverage, especially for the frequent, small storms.

Dry wells and Infiltration Trenches

Roof downspouts can be directed to dry wells or infiltration trenches. A dry well is constructed by excavating a hole in the ground and filling it with an open graded aggregate, and allowing the water to fill the dry well and infiltrate after the storm event. An underground connection from the downspout conveys water into the dry well, allowing it to be stored in the voids. To minimize sedimentation from lateral soil movement, the sides and top of the stone storage matrix can be wrapped in a permeable filter fabric, though the bottom may remain open. A perforated observation pipe can be inserted vertically into the dry well to allow for inspection and maintenance.

In practice, dry wells receiving runoff from single roof downspouts have been successful over long periods because they contain very little sediment. They must be sized according to the amount of rooftop runoff received, but are typically 4 to 5 feet square, and 2 to 3 feet deep, with a minimum of 1-foot soil cover over the top (maximum depth of 10 feet).

To protect the foundation, dry wells must be set away from the building at least 10 feet. They must be installed in solids that accommodate infiltration. In poorly drained soils, dry wells have very limited feasibility.

Infiltration trenches function in a similar manner and would be particularly effective for larger roof areas. An infiltration trench is a long, narrow, rock-filled trench with no outlet that receives stormwater runoff. These are described under Treatment Controls.

Pop-up Drainage Emitter

Roof downspouts can be directed to an underground pipe that daylights some distance from the building foundation, releasing the roof runoff through a pop-up emitter. Similar to a pop-up irrigation head, the emitter only opens when there is flow from the roof. The emitter remains flush to the ground during dry periods, for ease of lawn or landscape maintenance.

Foundation Planting

Landscape planting can be provided around the base to allow increased opportunities for stormwater infiltration and protect the soil from erosion caused by concentrated sheet flow coming off the roof. Foundation plantings can reduce the physical impact of water on the soil and provide a subsurface matrix of roots that encourage infiltration. These plantings must be sturdy enough to tolerate the heavy runoff sheet flows, and periodic soil saturation.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define “redevelopment” in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of “redevelopment” must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under “designing new installations” above should be followed.

Supplemental Information

Examples

- City of Ottawa’s Water Links Surface –Water Quality Protection Program
- City of Toronto Downspout Disconnection Program
- City of Boston, MA, Rain Barrel Demonstration Program

Other Resources

Hager, Marty Catherine, Stormwater, “Low-Impact Development”, January/February 2003.
www.stormh2o.com

Low Impact Urban Design Tools, Low Impact Development Design Center, Beltsville, MD.
www.lid-stormwater.net

Start at the Source, Bay Area Stormwater Management Agencies Association, 1999 Edition



Design Objectives

- ✓ Maximize Infiltration
- ✓ Provide Retention
- ✓ Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Irrigation water provided to landscaped areas may result in excess irrigation water being conveyed into stormwater drainage systems.

Approach

Project plan designs for development and redevelopment should include application methods of irrigation water that minimize runoff of excess irrigation water into the stormwater conveyance system.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment. (Detached residential single-family homes are typically excluded from this requirement.)

Design Considerations

Designing New Installations

The following methods to reduce excessive irrigation runoff should be considered, and incorporated and implemented where determined applicable and feasible by the Permittee:

- Employ rain-triggered shutoff devices to prevent irrigation after precipitation.
- Design irrigation systems to each landscape area's specific water requirements.
- Include design featuring flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines.
- Implement landscape plans consistent with County or City water conservation resolutions, which may include provision of water sensors, programmable irrigation times (for short cycles), etc.



- Design timing and application methods of irrigation water to minimize the runoff of excess irrigation water into the storm water drainage system.
- Group plants with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Choose plants with low irrigation requirements (for example, native or drought tolerant species). Consider design features such as:
 - Using mulches (such as wood chips or bar) in planter areas without ground cover to minimize sediment in runoff
 - Installing appropriate plant materials for the location, in accordance with amount of sunlight and climate, and use native plant materials where possible and/or as recommended by the landscape architect
 - Leaving a vegetative barrier along the property boundary and interior watercourses, to act as a pollutant filter, where appropriate and feasible
 - Choosing plants that minimize or eliminate the use of fertilizer or pesticides to sustain growth
- Employ other comparable, equally effective methods to reduce irrigation water runoff.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define “redevelopment” in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of “redevelopment” must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under “designing new installations” above should be followed.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.



Design Objectives

- Maximize Infiltration
- Provide Retention
- Slow Runoff
- Minimize Impervious Land Coverage
- ✓ Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Waste materials dumped into storm drain inlets can have severe impacts on receiving and ground waters. Posting notices regarding discharge prohibitions at storm drain inlets can prevent waste dumping. Storm drain signs and stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets.

Approach

The stencil or affixed sign contains a brief statement that prohibits dumping of improper materials into the urban runoff conveyance system. Storm drain messages have become a popular method of alerting the public about the effects of and the prohibitions against waste disposal.

Suitable Applications

Stencils and signs alert the public to the destination of pollutants discharged to the storm drain. Signs are appropriate in residential, commercial, and industrial areas, as well as any other area where contributions or dumping to storm drains is likely.

Design Considerations

Storm drain message markers or placards are recommended at all storm drain inlets within the boundary of a development project. The marker should be placed in clear sight facing toward anyone approaching the inlet from either side. All storm drain inlet locations should be identified on the development site map.

Designing New Installations

The following methods should be considered for inclusion in the project design and show on project plans:

- Provide stenciling or labeling of all storm drain inlets and catch basins, constructed or modified, within the project area with prohibitive language. Examples include “NO DUMPING –



DRAINS TO OCEAN” and/or other graphical icons to discourage illegal dumping.

- Post signs with prohibitive language and/or graphical icons, which prohibit illegal dumping at public access points along channels and creeks within the project area.

Note - Some local agencies have approved specific signage and/or storm drain message placards for use. Consult local agency stormwater staff to determine specific requirements for placard types and methods of application.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define “redevelopment” in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. If the project meets the definition of “redevelopment”, then the requirements stated under “designing new installations” above should be included in all project design plans.

Additional Information

Maintenance Considerations

- Legibility of markers and signs should be maintained. If required by the agency with jurisdiction over the project, the owner/operator or homeowner’s association should enter into a maintenance agreement with the agency or record a deed restriction upon the property title to maintain the legibility of placards or signs.

Placement

- Signage on top of curbs tends to weather and fade.
- Signage on face of curbs tends to be worn by contact with vehicle tires and sweeper brooms.

Supplemental Information

Examples

- Most MS4 programs have storm drain signage programs. Some MS4 programs will provide stencils, or arrange for volunteers to stencil storm drains as part of their outreach program.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Description

Trash storage areas are areas where a trash receptacle (s) are located for use as a repository for solid wastes. Stormwater runoff from areas where trash is stored or disposed of can be polluted. In addition, loose trash and debris can be easily transported by water or wind into nearby storm drain inlets, channels, and/or creeks. Waste handling operations that may be sources of stormwater pollution include dumpsters, litter control, and waste piles.

Approach

This fact sheet contains details on the specific measures required to prevent or reduce pollutants in stormwater runoff associated with trash storage and handling. Preventative measures including enclosures, containment structures, and impervious pavements to mitigate spills, should be used to reduce the likelihood of contamination.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment. (Detached residential single-family homes are typically excluded from this requirement.)

Design Considerations

Design requirements for waste handling areas are governed by Building and Fire Codes, and by current local agency ordinances and zoning requirements. The design criteria described in this fact sheet are meant to enhance and be consistent with these code and ordinance requirements. Hazardous waste should be handled in accordance with legal requirements established in Title 22, California Code of Regulation.

Wastes from commercial and industrial sites are typically hauled by either public or commercial carriers that may have design or access requirements for waste storage areas. The design criteria in this fact sheet are recommendations and are not intended to be in conflict with requirements established by the waste hauler. The waste hauler should be contacted prior to the design of your site trash collection areas. Conflicts or issues should be discussed with the local agency.

Designing New Installations

Trash storage areas should be designed to consider the following structural or treatment control BMPs:

- Design trash container areas so that drainage from adjoining roofs and pavement is diverted around the area(s) to avoid run-on. This might include berming or grading the waste handling area to prevent run-on of stormwater.
- Make sure trash container areas are screened or walled to prevent off-site transport of trash.

Design Objectives

- Maximize Infiltration
- Provide Retention
- Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- ✓ Contain Pollutants
- Collect and Convey



- Use lined bins or dumpsters to reduce leaking of liquid waste.
- Provide roofs, awnings, or attached lids on all trash containers to minimize direct precipitation and prevent rainfall from entering containers.
- Pave trash storage areas with an impervious surface to mitigate spills.
- Do not locate storm drains in immediate vicinity of the trash storage area.
- Post signs on all dumpsters informing users that hazardous materials are not to be disposed of therein.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define “redevelopment” in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of “redevelopment” must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under “designing new installations” above should be followed.

Additional Information***Maintenance Considerations***

The integrity of structural elements that are subject to damage (i.e., screens, covers, and signs) must be maintained by the owner/operator. Maintenance agreements between the local agency and the owner/operator may be required. Some agencies will require maintenance deed restrictions to be recorded of the property title. If required by the local agency, maintenance agreements or deed restrictions must be executed by the owner/operator before improvement plans are approved.

Other Resources

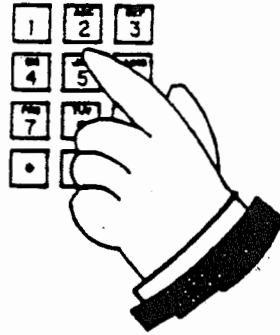
A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

ACTIVITY: SPILL PREVENTION AND CONTROL



Objectives

Housekeeping Practices

- Contain Waste
- Minimize Disturbed Areas
- Stabilize Disturbed Areas
- Protect Slopes/Channels
- Control Site Perimeter
- Control Internal Erosion

DESCRIPTION

Prevent or reduce the discharge of pollutants to storm water from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

This best management practice covers only spill prevention and control. However, CA10 (Material Delivery and Storage) and CA11 (Material Use), also contain useful information, particularly on spill prevention. For information on wastes, see the waste management BMPs in this chapter.

APPROACH

The following steps will help reduce the storm water impacts of leaks and spills:

Define "Significant Spill"

- Different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills.

General Measures

- Hazardous materials and wastes should be stored in covered containers and protected from vandalism.
- Place a stockpile of spill cleanup materials where it will be readily accessible.
- Train employees in spill prevention and cleanup.
- Designate responsible individuals.

Cleanup

- Clean up leaks and spills immediately.
- On paved surfaces, clean up spills with as little water as possible. Use a rag for small spills, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be sent to either a certified laundry (rags) or disposed of as hazardous waste.
- Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this chapter for specific information.

Reporting

- Report significant spills to local agencies, such as the Fire Department; they can assist in cleanup.
- Federal regulations require that any significant oil spill into a water body or onto an adjoining shoreline be reported to the National Response Center (NRC) at 800-424-8802 (24 hour).

Targeted Pollutants

- ☐ Sediment
- ☐ Nutrients
- ☒ Toxic Materials
- ☒ Oil & Grease
- ☐ Floatable Materials
- ☐ Other Construction Waste

- ☒ Likely to Have Significant Impact
- ☐ Probable Low or Unknown Impact

Implementation Requirements

- ☐ Capital Costs
- ☒ O&M Costs
- ☐ Maintenance
- ☒ Training
- ☐ Suitability for Slopes >5%

- ☒ High
- ☐ Low

CA12



Best Management Practices

ACTIVITY: SPILL PREVENTION AND CONTROL (Continue)

Use the following measures related to specific activities:

Vehicle and Equipment Maintenance

- If maintenance must occur on-site, use a designated area and/or a secondary containment, located away from drainage courses, to prevent the runoff of storm water and the runoff of spills.
- Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.
- Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.
- Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- Place drip pans or absorbent materials under paving equipment when not in use.
- Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
- Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
- Oil filters disposed of in trash cans or dumpsters can leak oil and pollute storm water. Place the oil filter in a funnel over a waste oil recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask your oil supplier or recycler about recycling oil filters.
- Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries, even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runoff of storm water and the runoff of spills.
- Discourage "topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan, when fueling to catch spills/leaks.

REQUIREMENTS

- Costs (Capital, O&M)
 - Prevention of leaks and spills is inexpensive. Treatment and/or disposal of contaminated soil or water can be quite expensive.
- Maintenance
 - Keep ample supplies of spill control and cleanup materials on-site, near storage, unloading, and maintenance areas.
 - Update your spill prevention and control plan and stock cleanup materials as changes occur in the types of chemicals on-site.

LIMITATIONS

- If necessary, use a private spill cleanup company.

REFERENCES

Blueprint for a Clean Bay-Construction-Related Industries: Best Management Practices for Storm Water Pollution Prevention; Santa Clara Valley Nonpoint Source Pollution Control Program, 1992; Santa Clara Valley Nonpoint Source Pollution Control Program, 1992.

Storm Water Management for Construction Activities, Developing Pollution Prevention Plans and Best Management Practices, EPA 832-R-92005; USEPA, April 1992.

CA12

