



City of Laguna Hills

Local Implementation Plan (Jurisdictional Runoff Management Plan)

January 31, 2019

**City of Laguna Hills
Local Implementation Plan – Table of Contents**

Signed Certified Statement

Acronyms

Section A-1.0	INTRODUCTION	A-1-1
A-1.1	Background	A-1-1
A-1.2	Regulatory Requirements	A-1-2
A-1.3	Objectives of the Local Implementation Plan	A-1-3
A-1.4	Permittee Commitments	A-1-5
A-1.5	DAMP/LIP Coverage	A-1-5
A-1.6	Description of Drainage Area and Climate	A-1-5
A-1.6.1	Geography and Climate	A-1-5
A-1.6.2	Watersheds	A-1-6
A-1.6.3	Environmentally Sensitive Areas/Impaired Waters	A-1-8
A-1.7	Program Assessment and Modification	A-1-10
Section A-2.0	PROGRAM MANAGEMENT	A-2-1
A-2.1	Introduction	A-2-1
A-2.2	Major Management Acts	A-2-1
A-2.2.1	Management Framework	A-2-1
A-2.2.2	Agreement for Program Implementation	A-2-11
A-2.2.3	NPDES Permit Responsibilities	A-2-11
A-2.2.4	NPDES Reporting Requirements	A-2-11
A-2.2.5	Fiscal Analysis	A-2-12
A-2.2.6	Program Representation	A-2-16
Section A-3.0	PLAN IMPROVEMENT AND WATERSHED PLANNING	A-3-1
A-3.1	Introduction	A-3-1
A-3.2	Plan Development	A-3-1
A-3.2.1	Approach to Plan Development and Improvement	A-3-1
A-3.2.2	Methodology for Examining Retrofit Opportunities	A-3-1
A-3.2.3	BMP Selection and Effectiveness Assessment	A-3-1
A-3.3.4	Plan Revision	A-3-3
A-3.4	Funding of Structural Controls	A-3-3
A-3.5	Employee Training and Outreach	A-3-4
Section A-4.0	LEGAL AUTHORITY	A-4-1
A-4.1	Introduction	A-4-1
A-4.2	Regulatory Requirements	A-4-1
A-4.3	Authority to Control Pollutant Discharges	A-4-1
A-4.3.1	Pollution Prevention Codes/Ordinances	A-4-2
A-4.4	Enforcement	A-4-5
Section A-5.0	MUNICIPAL ACTIVITIES COMPONENT	A-5-1

A-5.1	Introduction.....	A-5-1
A-5.1.1	Program Overview.....	A-5-1
A-5.1.2	Program Commitments.....	A-5-3
A-5.1.3	Regulatory Requirements.....	A-5-3
A-5.2	Model Municipal Activities Program Details.....	A-5-4
A-5.2.1	Municipal Inventories.....	A-5-4
A-5.2.2	Prioritization.....	A-5-4
A-5.2.3	Model Maintenance Procedures.....	A-5-4
A-5.2.4	Municipal Inspection and Requirements.....	A-5-4
A-5.2.4.1	Inspection Frequencies.....	A-5-5
A-5.2.4.2	Inspection Documentation Procedures.....	A-5-6
A-5.2.4.3	Enforcement Procedures.....	A-5-6
A-5.2.4.4	Municipal Retrofitting.....	A-5-6
A-5.3	Model Integrated Pest Management, Pesticides and Fertilizer Guidelines	A-5-6
A-5.4	Training and Education.....	A-5-7
Section A-6.0	PUBLIC EDUCATION.....	A-6-1
A-6.1	Introduction.....	A-6-1
A-6.2	Regulatory Requirements.....	A-6-1
A-6.3	Model Public Education Program.....	A-6-2
A-6.3.1	Foundational Campaign Elements.....	A-6-2
A-6.3.1.1	School Outreach.....	A-6-2
A-6.3.1.2	Business Outreach.....	A-6-3
A-6.3.1.3	Pollutant – specific Outreach.....	A-6-3
A-6.3.1.4	Residential Program.....	A-6-3
A-6.3.1.5	Speakers Bureau.....	A-6-3
A-6.3.1.6	Common Interest Areas/Homeowner Association Activities.....	A-6-4
A-6.3.2	Action Campaigns.....	A-6-4
A-6.4	City Education Program.....	A-6-4
A-6.4.1	Public Education Material Distribution.....	A-6-5
A-6.4.2	Employee Training and Outreach.....	A-6-5
A-6.4.3	Outreach Events.....	A-6-5
A-6.4.4	Industrial/Commercial and Construction Outreach Residential, General Public and School Outreach.....	A-6-6
A-6.4.5	Outreach to Quasi-Governmental Agencies/Districts.....	A-6-7
A-6.4.6	Residential, General Public and School Outreach.....	A-6-7
A-6.4.7	Jurisdictional Program Effectiveness Assessment.....	A-6-8
Section A-7.0	NEW DEVELOPMENT/SIGNIFICANT REDEVELOPMENT.....	A-7-1
A-7.1	Introduction.....	A-7-1
A-7.1.1	Program Overview.....	A-7-1
A-7.2	General Plan Assessment.....	A-7-2
A-7.3	CEQA Environmental Review Process.....	A-7-2
A-7.4	Development Project Review, Approval and Permitting.....	A-7-2

A-7.4.1	Project Review, Approval, and Permitting Process Overview	A-7-2
A-7.4.2	Public Agency Projects	A-7-5
A-7.4.3	Conditions of Approval.....	A-7-5
A-7.4.4	Review of Project WQMPs.....	A-7-7
A-7.4.5	Review of Non-Priority Project Water Quality Plans....	A-7-6
A-7.4.6	Plan Check: Issuance of Grading or Building Permits.....	A-7-8
A-7.4.7	Permit Closeout, Certificates of Use and Occupancy	A-7-10
A-7.5	Project Water Quality Management Plan (WQMP) Preparation.....	A-7-12
A-7.6	Education and training	A-7-13
Section A-8.0	CONSTRUCTION COMPONENT.....	A-8-1
A-8.1	Introduction.....	A-8-1
A-8.1.1	Program Overview	A-8-1
A-8.1.2	Program Commitments	A-8-3
A-8.1.3	Regulatory Requirements.....	A-8-3
A-8.2	Construction Program	A-8-3
A-8.2.1	Model Program Overview	A-8-3
A-8.2.2	Inventory of Construction Sites	A-8-3
A-8.2.3	Prioritization of Construction Sites	A-8-4
A-8.2.4	BMPs for Construction Projects	A-8-4
A-8.2.5	Documentation Requirements	A-8-8
A-8.2.6	Municipal Inspections and Enforcement.....	A-8-9
A-8.3	Education and Training.....	A-8-13
Section A-9.0	EXISTING DEVELOPMENT.....	A-9-1
A-9.1	Introduction.....	A-9-1
A-9.1.1	Overview	A-9-1
A-9.1.2	Program Commitments	A-9-2
A-9.1.3	Regulatory Requirements	A-9-3
A-9.2	Industrial/Commercial Program	A-9-3
A-9.2.1	Source Identification and Facility Inventory	A-9-3
A-9.2.2	Prioritization for Inspection	A-9-4
A-9.2.3	Best Management Practice (BMP) Implementation	A-9-4
A-9.2.4	Inspection, Monitoring and Enforcement	A-9-8
A-9.2.4.1	Inspection.....	A-9-8
A-9.2.4.2	Monitoring.....	A-9-9
A-9.2.4.3	Enforcement.....	A-9-10
A-9.2.4.3	Outreach and Education.....	A-9-10
A-9.3	Food Service Facilities Inspection Program.....	A-9-11
A-9.4	Mobile Business Program.....	A-9-11
A-9.4.1	Mobile Business Inventory.....	A-9-11
A-9.4.2	Best Management Practice (BMP) Implementation.....	A-9-11
A-9.4.3	Inspections/Self-certifications.....	A-9-12
A-9.4.4	Enforcement	A-9-12
A-9.5	Residential Program.....	A-9-12
A-9.5.1	Program Overview	A-9-12

A-9.5.2	Source Identification and Inventory	A-9-13
A-9.5.3	Best Management Practice Requirements	A-9-13
A-9.5.4	Program Implementation	A-9-14
A-9.5.5	Enforcement.....	A-9-15
A-9.6	Common Interest Areas/Homeowner Association Activities	A-9-15
A-9.6.1	Program Overview	A-9-15
A-9.6.2	Current Practices and Activities of Concern.....	A-9-15
A-9.6.3	Prioritization of Locations	A-9-16
A-9.6.4	Best Management Practice (BMP) Implementation	A-9-17
A-9.6.5	Implementation Strategy	A-9-18
A-9.6.6	Enforcement.....	A-9-19
A-9.7	Retrofitting Existing Development Program.....	A-9-19
A-9.8	Training Program	A-9-20
Section A-10.0	ILLEGAL DISCHARGES/ILLICIT CONNECTIONS COMPONENT	A-10-1
A-10.1	Introduction	A-10-1
A-10.1.1	Program Overview.....	A-10-1
A-10.1.2	Program Commitments	A-10-1
A-10.1.3	Regulatory Requirements	A-10-1
A-10.2	Illegal Discharges/Illicit Connections Program.....	A-10-2
A-10.2.1	Program Introduction.....	A-10-2
A-10.2.2	Program Administration and Implementation.....	A-10-2
A-10.2.3	Detection and Elimination of Illegal Discharges	A-10-3
A-10.2.4	Model Spill Response Procedures.....	A-10-4
A-10.2.4.1	Record Keeping.....	A-10-4
A-10.2.4.2	Notifications and Response Request.....	A-10-5
A-10.2.4.3	Response.....	A-10-5
A-10.2.4.4	Investigations	A-10-6
A-10.2.4.5	Clean-up.....	A-10-6
A-10.2.4.6	Reporting	A-10-7
A-10.2.5	Model Sewage Spill Response Procedures	A-10-7
A-10.2.5.1	Record Keeping.....	A-10-8
A-10.2.5.2	Response.....	A-10-8
A-10.2.5.3	Clean-up.....	A-10-9
A-10.2.5.4	Reporting.....	A-10-9
A-10.2.5.5	Sewage Spill Response Planning	A-10-10
A-10.2.6	Illicit Connection Investigations	A-10-10
A-10.2.7	Source Investigations.....	A-10-10
A-10.2.7.1	Tracking a Pollutant Upstream.....	A-10-11
A-10.2.7.2	Documentation.....	A-10-11
A-10.2.7.3	Elimination of ID/ICs	A-10-12
A-10.3	Education and Enforcement	A-10-12
A-10.3.1	Introduction	A-10-12
A-10.3.2	Choosing the Type of Enforcement	A-10-12
A-10.3.2.1	Educational Letters	A-10-13
A-10.3.2.2	Administrative Remedies	A-10-13
A-10.3.2.3	Criminal Remedies	A-10-15

	A-10.3.2.4 Administrative Hearings	A-10-16
A-10.4	Training	A-10-16
	A-10.4.1 Training Records	A-10-16
Section A-11.0	WATER QUALITY MONITORING.....	A-11-1
	A-11.1 Monitoring and Follow-up Activity by the Principal Permittee.....	A-11-1
	A-11.2 Monitoring and Follow-up Activity by the City	A-11-3
	A-11.3 Reporting	A-11-5

Tables

Table A-1.1	Watersheds, ESAs, 303(d) Pollutants and TMDL status for Waterbodies in City of Laguna Hills	A-1-9
Table A-2.1	City of Laguna Hills Participation in Countywide Program	A-2-3
Table A-2.2	City of Laguna Hills Internal Implementation of the LIP	A-2-4
Table A-2.3	Fiscal Analysis for City Capital Costs.....	A-2-13
Table A-2.4	Fiscal Analysis for City Operations and Maintenance Costs	A-2-13
Table A-2.5	Fiscal Analysis for City Funding Sources	A-2-14
Table A-4.1	City of Laguna Hills Pollution Prevention Related Codes.....	A-4-2
Table A-4.2	Independent Water/Sewer Agency Pollution Related Ordinances.....	A-4-3
Table A-4.3	City of Laguna Hills Water Quality Related Functions	A-4-6
Table A-5.1	Inspection Frequencies.....	A-5-5
Table A-7.1	Priority Project Categories.....	A-7-3
Table A-8.1	Minimum Requirements for All Construction Sites	A-8-5
Table A-8.2	Designated Construction BMPs.....	A-8-6
Table A-8.3	Inspection Frequency of Construction Projects Based on Construction Site Priority	A-8-10
Table A-8.4	Enforcement Actions for Construction Projects	A-8-12
Table A-9.1	Industrial Activity BMPs	A-9-4
Table A-9.2	Commercial BMPs	A-9-6
Table A-9.3	Designated Residential Activities BMPs	A-9-14
Table A-9.4	Potential Pollutants CIA/HOA Activities	A-9-16
Table A-9.5	BMPs for CIAs/HOAs with Publicly-Owned and Maintained Streets and Storm Drains	A-9-17
Table A-9.6	BMPs for CIAs/HOAs with Privately-Owned and Maintained Streets and Storm Drains	A-9-18

Figures

Figure A-1.1	Rainfall 1985-2017 Laguna Niguel Station	A-1-5
Figure A-1.2	Regional Map – City Watersheds	A-1-7
Figure A-8.1	City Construction Program Organization Chart.....	A-8-1

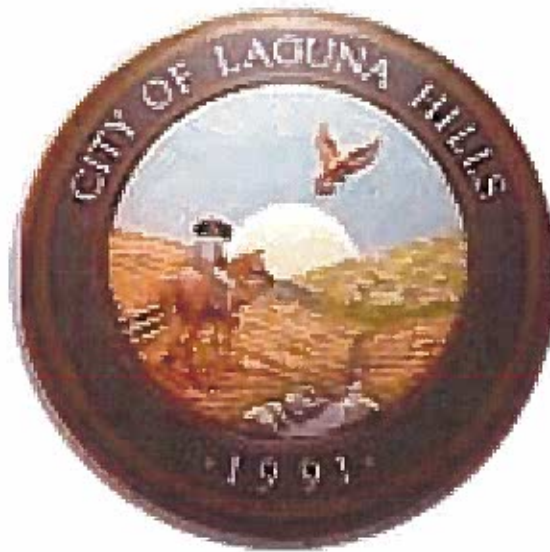
Attachments

A-2.I	Jurisdictional Runoff Management Program Annual Report Form
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Exhibits

Exhibit A-1.I	Maps of Impaired Waters
Exhibit A-3.I	Planned Inter-jurisdictional BMP
Exhibit A-4.I	Storm Water Management and Urban Runoff Enforcement Response Plan
Exhibit A-4.II	Statement of Legal Authority
Exhibit A-5.I	Municipal Activities Inventory
Exhibit A-5.II	Municipal Activities Prioritization
Exhibit A-5.III	Maintenance Procedures
Exhibit A-5.IV	Municipal Inspection Forms
Exhibit A-5.V	Integrated Pest Management, Pesticides and Fertilizer (IPM) Guidelines
Exhibit A-8.I	Construction Site Inventory
Exhibit A-8.II	Model Stormwater Pollution Prevention Plan (SWPPP) Template
Exhibit A-8.III	Construction Inspection Checklist
Exhibit A-8.IV	Enforcement Forms
Exhibit A-8.V	Evaluating Potential Impacts to Human and Environmental Health
Exhibit A-9.I	Industrial/Commercial Inventory Spreadsheet
Exhibit A-9.II	Activity Fact Sheets
Exhibit A-9.III	Industrial/Commercial Inspection Form

Signed Certified Statement



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

A handwritten signature in blue ink, which appears to read "Kenneth H. Rosenfield", is written over a horizontal line.

Kenneth H. Rosenfield, P.E.
Assistant City Manager/Public Services Director
City of Laguna Hills

1/30/2019
Date

ACRONYMS

ASBS	Areas of Special Biological Significance
BMP	Best management practices
BPJ	Best Professional Judgment
CEQA	California Environmental Quality Act
CFS	Cubic feet per second
CWA	Clean Water Act
EMC	Event mean concentration
ESA	Environmentally Sensitive Areas
FC	Fecal Coliform
FIB	Fecal Indicator Bacteria
GIS	Geographic Information System
GPM	Gallons per minute
GRBOD	Geomorphically-referenced basis of design
HPWQC	Highest priority water quality conditions
HSA	Hydrologic Sub Area
HU	Hydrologic Unit
IBI	Index of Biological Integrity
IDDE	Illicit Discharge, Detection and Elimination
IDIC	Illicit Discharges Illegal Connections
IRWM	Integrated Regional Watershed Management Plan
JRMP	Jurisdictional Runoff Management Plan
LID	Low impact development
LIPS	Local implementation plans
MPN	Most probable number
MS4	Municipal Separate Storm Sewer System
MST	Microbial source tracking

NEPA	National Environmental Policy Act
NOA	Notice of Applicability
NOI	Notice of Intent
NPDES	National Pollutant Discharge Elimination System
NSE	Natural Source Exclusion
OC	Orange County
OCFCD	Orange County Flood Control District
OCTA	Orange County Transportation Authority
OWTS	On-site wastewater treatment system
PWQC	Priority water quality conditions
RAA	Reasonable Assurance Analysis
RMV	Rancho Mission Viejo
ROMP	Runoff Management Plan
ROWD	Report of Waste Discharge
SAMP	Special Area Management Plan
SBPAT	Structural BMP Prioritization and Analysis Tool
SCCWRP	Southern California Coastal Water Research Project
SDRWQCB	San Diego Regional Water Quality Control Board
SEEP	SmarTimer Edgescape Evaluation Project
SOC	South Orange County
SOC WMA	South Orange County Watershed Management Area
SSO	Sanitary Sewer Overflow
SWRCB	State Water Resources Control Board
TDS	Total dissolved solids
TLR	Target load reduction
TMDL	Total Maximum Daily Load
TSS	Total suspended solids

WDID	Waste Discharger Identification
WDR	Waste Discharge Requirements
WLA	Waste load allocations
WMA	Watershed Management Area
WMAA	Watershed Management Area Analysis
WQIP	Water Quality Improvement Plan
WQO	Water Quality Objective
WY	Water Year

Section A-1

LOCAL IMPLEMENTATION PLAN

City of Laguna Hills

Introduction

A-1.0 INTRODUCTION

This document constitutes the City of Laguna Hills's Local Implementation Plan (LIP) prepared as part of a compliance program pursuant to the California Regional Water Quality Control Board, Santa Ana Region, Order Nos. R8-2009-0030 as amended by R8-2010-0062, NPDES No. CAS618030, (termed *Fourth Term Permit*) and San Diego Region, Order No. R9-2013-0001 as amended by Order Nos. R9-2015-0001 and R9-2015-0100, NPDES Permit No. CAS0109266 (termed *Fifth Term Permit*). <For San Diego Regional Board cities only, insert: > The LIP contains all the information specified for Provision E, Jurisdictional Runoff Management Program (JRMP), and should, for purposes of compliance be considered a JRMP.

This plan describes the activities that the City is undertaking to meet the requirements of the Fifth Term Permit and to protect and improve the quality of the creeks, streams and coastal waters within the urban areas of the San Juan Hydrologic Unit, also referred to as the South Orange County Watershed Management Area (WMA) to which the city contributes runoff. Although the LIP is intended to serve as the basis for City compliance during the entire period of the Fifth Term Permit, the LIP is subject to modifications and updates as the City determines necessary, or as directed by the Regional Board.

A-1.1 BACKGROUND

This plan addresses the impacts to creeks, rivers, streams and coastal waters that can arise from the imprint of urban development on the landscape. Urbanization creates impervious surfaces such as rooftops, driveways, roads and parking lots which can (1) increase the timing and volume of rainfall runoff (compared to pre-development conditions) and (2) provide a source of pollutants that are flushed or leached by rainfall runoff or dry weather runoff into surface water systems.

The environmental consequences of urban area runoff can be loss or impairment of aquatic beneficial uses due to:

- Water quality degradation from increased loadings of sediment, nutrients, metals hydrocarbons, pesticides, and bacteria;
- Reduced biotic richness, with increased dominance of tolerant species;
- Changes in channel morphology and habitat loss from increased severity and frequency of runoff events;
- Loss of groundwater recharge, and
- Increased water temperatures from solar energy absorption by urban surfaces and elimination of riparian shading.

These impacts have been referred to by Walsh (2005¹) as the symptoms of "urban stream

¹ Christopher J. Walsh,^{1,*} Allison H. Roy,^{2,†} Jack W. Feminella,^{3,‡} Peter D. Cottingham,^{4,§} Peter M. Groffman,^{5,||} and Raymond P. Morgan II^{6,#}, "The urban stream syndrome: current knowledge and the search for a cure," Journal of the North American

syndrome” and while these impacts are often mostly attributed to urban stormwater runoff delivered to streams by constructed drainage systems, other stressors, including sanitary sewer overflows, authorized wastewater discharges, and legacy pollutants can also be important determinants of urban stream system condition.

The stormwater pollution control effort, of which this LIP is a part, is the result of four decades of legislative effort beginning with the 1972 Federal Water Pollution Control Act, subsequently known as the Clean Water Act (CWA). In 1987 the Water Quality Act brought stormwater discharges into the National Pollutant Discharge Elimination System (NPDES) program and United States Environmental Protection Agency subsequently issued implementing regulations on November 16, 1990.

In response to these regulations, the City of Laguna Hills, County of Orange, the Orange County Flood Control District and the other incorporated cities of Orange County (collectively referred to as Permittees²) have obtained, renewed and complied with NPDES Stormwater Permits from the Santa Ana and San Diego Regional Water Quality Control Boards. Each permit renewal has required the Permittees to continue to implement stormwater quality management programs and update and develop additional programs at countywide and watershed scales of implementation to control pollutants in dry and wet weather urban runoff.

The City’s stormwater quality management program reduces pollutant discharges through the implementation of a variety of measures commonly referred to as Best Management Practices (BMPs). BMPs are integral to the city’s construction and maintenance of its urban municipal infrastructure. Regulatory oversight ensures BMP implementation at locations of businesses, commerce and construction activity and public education and outreach encourages adoption of practices protective of water quality in residential areas. When land is developed or re-developed, preparation of a Project Water Quality Management Plan (WQMP) is required for all projects meeting Priority Development Project (PDP) criteria.

Since 1990, the City has cooperated with the County of Orange, the Orange County Flood Control District and the other cities in Orange County (collectively the Orange County Stormwater Program or “Program”). The result of this cooperation has been the development of a series of model stormwater program elements that comprise the county-wide Drainage Area Management Plan (DAMP). In developing this LIP, the City of *Laguna Hills* has used the DAMP as the foundation for its program development and the two documents and a watershed management plan (see discussion in **Section A-1.2** regarding Water Quality Improvement Plan)), in effect, act as companion parts of the City’s compliance program.

A-1.2 REGULATORY REQUIREMENTS

Section 402(p) of the CWA, as amended by the Water Quality Act of 1987, requires that municipal NPDES Permits include:

Benthological Society 24, no. 3 (September 2005): 706-723.

² The terms Copermittee and Permittee are synonymous. Permittee is used for countywide consistency

1. A requirement to effectively prohibit non-storm water discharges into municipal storm sewers; and
2. Controls to reduce the discharge of pollutants from municipal storm drains to the maximum extent practicable (MEP), including management practices, control techniques and system, design and engineering methods, and such other provisions as the Administrator or the State determines appropriate for the control of such pollutants.

Regulations promulgated by EPA on November 16, 1990 (40 CFR 122.26 (d)(2)(iv)) require municipal NPDES permit applicants to develop a management program to effectively address these requirements. According to these regulations the management program, *“shall include a comprehensive planning process which involves public participation and where necessary intergovernmental coordination, to reduce the discharge of pollutants to the maximum extent practicable using management practices, control techniques and system, design and engineering methods, and such other provisions which are appropriate.”*

The Fifth Term Permit retains the prescribed program elements of the prior permits and places additional regulatory emphasis on watershed planning with new requirements for the development and implementation of a Water Quality Improvement Plan (WQIP). This plan is intended to guide jurisdictional efforts toward achieving the outcome of improved water quality in discharges and receiving waters by enabling management resources to be directed toward priority water quality constituents of concern and/or underlying priority water quality conditions thereby providing a regulatory basis for addressing both the symptoms and underlying causes of urban stream syndrome.

Currently, some of the Copermittees including the City are pursuing a subvention of funds from the State to pay for certain activities required by Order No. R9-2009-0002 and R9-2013-0001, as amended by R9-2015-001 and R9-2015-0100, including some of the activities in the LIP. Nothing in this LIP should be viewed as a waiver of those claims or as a waiver of the rights of the City to pursue a subvention of funds from the State to pay for certain activities required by the Fourth and Fifth Term Permits, including the implementation of certain activities in this LIP. In addition, several Copermittees, including the City, have filed petitions with the SWRCB challenging some of the requirements of the Fifth Term Permit. Nothing in this LIP should be viewed as a waiver of those claims. Because the SWRCB has not issued a stay of the Fifth Term Permit, Copermittees must comply with the Fifth Term Permit’s requirements while the SWRCB process is pending.

A-1.3 OBJECTIVES OF THE LOCAL IMPLEMENTATION PLAN

The main objective of this LIP is to fulfill the commitment of the City to present a plan that satisfies the requirements of its NPDES Permit. This document outlines all of the strategies the City will implement to reduce the discharge of pollutants from its storm drain system in accordance with the Fifth Term Permit and therefore identifies both DAMP/LIP and WQIP strategies.

- 1) DAMP/LIP strategies – These strategies are the baseline programs developed on a Countywide or regional basis and focused on reducing pollutant discharges from the municipal storm drain system to the MEP.

- 2) WQIP strategies – These strategies go beyond the City’s baseline strategies and represent a focus on south Orange County’s Highest Priority Water Quality Conditions (HPWQC).

This LIP includes the following programs in subsequent sections:

1. Section A-2.0 – Framework for program management activities
2. Section A-3.0 – Future plan development;
3. Section A-4.0 – Legal authority for prohibiting unpermitted discharges to the storm drain system and for requiring BMPs in new development and significant redevelopment;
4. Section A-5.0 – Municipal activities for pollution prevention and treatment to further reduce the amount of pollutants entering the storm drain system;
5. Section A-6.0 – Educational program to communicate with the public about urban stormwater and non-stormwater pollution and obtain their support in implementing pollution prevention BMPs;
6. Section A-7.0 – New development and significant redevelopment controls to incorporate appropriate and required post construction nonstructural and structural BMPs into the environmental planning and development review process;
7. Section A-8.0 – Construction site controls that address appropriate and required practices for erosion and sediment control and on-site hazardous materials and waste management;
8. Section A-9.0 – Existing development programs to prioritize, inspect and implement programs for commercial and industrial facilities; and
9. Section A-10 – Illegal discharges/illicit connections (ID/IC) program to detect and eliminate unpermitted discharges and unauthorized connections to the municipal storm drain system; and
10. Section A-11.0 – Monitoring programs for wet and dry weather to identify areas with water quality problems, to assist in the prioritization of watersheds for analysis and planning, and to assist in the prioritization of pollutants to facilitate the development of specific controls to address these problems.

The list of strategies the city will implement to address the HPWQC identified in the WQIP and meet numeric goals is provide in Exhibit A-1.1 of this LIP. These strategies include the City’s baseline programs as well as the additional commitments necessary to meet the goals within the timelines specified in the WQIP. The LIP is the City’s primary mechanism for WQIP strategy implementation and Fifth Term Permit compliance.

A-1.4 PERMITTEE COMMITMENTS

The Permittees are committed to maintaining the integrity of the receiving waters and their ability to sustain beneficial uses. As such, the Permittees have designed and implemented a countywide baseline stormwater management program in order to be able to periodically reassess the conditions of the waters within Orange County and help determine the impact, if any, of urban stormwater discharges to the beneficial uses of those waters.

This baseline effort is complemented by the WQIP, which focuses resources on the highest priority water quality constituents and conditions. The HPWQC are: pathogen health, unnatural water balance and flow regime in inland waters and channel erosion and associated geomorphic impacts for inland waters. By applying an adaptive management approach, the City will continue to analyze and evaluate the appropriateness of the prioritization

A-1.5 DAMP/LIP COVERAGE

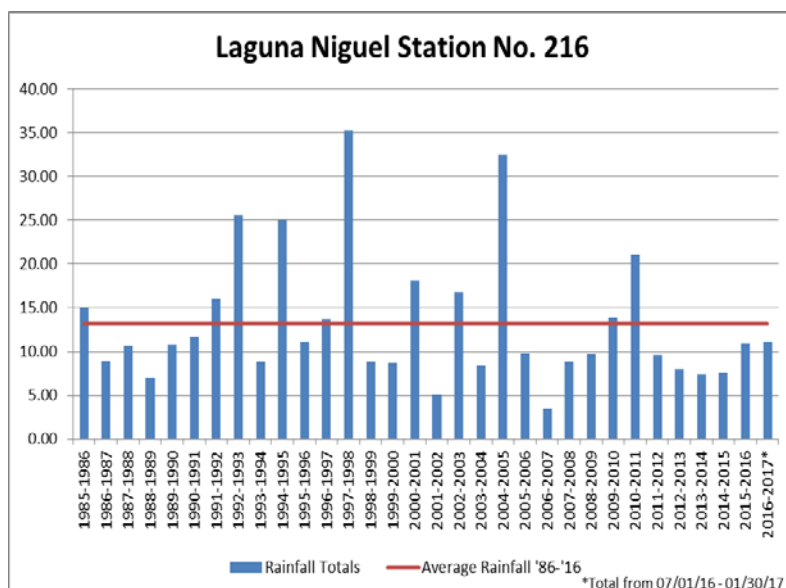
This LIP is applicable to the area of the City of Laguna Hills within the jurisdiction of the Santa Ana and San Diego Regional Boards. The non-topographic boundary of some cities in Orange County have resulted in certain Permittees being subjected to separate NPDES municipal stormwater permits issued by the Regional Boards.

A-1.6 DESCRIPTION OF DRAINAGE AREA AND CLIMATE

A-1.6.1 Geography and Climate

Orange County's climate has hot, dry summers and mild winters. Nearly all the annual precipitation falls in only a few storm events between October and April. During times of drought, it is not unusual for years to pass between major rainfalls. It is also common for successive storms of varying durations and intensities to compound their effects, with the heavy rainfall of the second or third storm creating the most severe flood conditions. On average, Orange County only receives a 12 to 13 inches of rain per year.

Figure A-1.1 Rainfall 1985-2017 Laguna Niguel Station

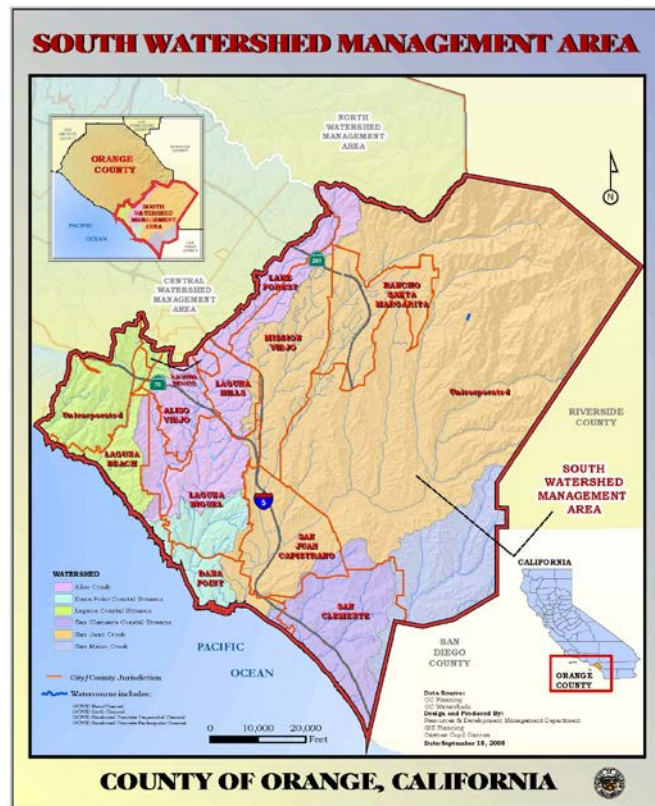


A-1.6.2 Watersheds

A watershed is an area of land where water drains through a series of creeks, rivers and bays into a common body of water often termed receiving water. The City of Laguna Hills is located within the San Diego Creek, Aliso Creek and San Juan Creek watersheds. These watersheds lie within the South and Central Watershed Management Areas.

SECTION A-1, INTRODUCTION

Figure A-1.2 Regional Map – City of Laguna Hills



A-1.6.3 Environmentally Sensitive Areas (ESAs)/Impaired Waters

Environmentally Sensitive Areas (ESAs)

The San Diego Regional Board defines ESAs as those areas that include, but are not limited to:

- All CWA Section 303(d) impaired waters;
- Areas designated as Areas of Special Biological Significance by the SWRCB in the Water Quality Control Plan for the San Diego Basin Plan;
- Water bodies designated with the RARE Beneficial Use category by the SWRCB in the Basin Plan (RARE);
- Areas designated as preserves or their equivalent under the Natural Communities Conservation Planning Program (NCCP); and
- Any other ESAs identified by the city.

The ESAs identified in the City are listed in **Table A-1.1**.

CWA Section 303(d) Water Quality Limited Segments of Receiving Waters

Under Section 303(d) of the CWA, states are required to develop lists of water quality limited segments of receiving waters (impaired waters). These impaired waters do not meet water quality standards or support designated water uses. The 2014 303(d) list of water quality limited segments is provided in **Table A-1.1**. These impaired waters are shown in the maps attached as **Exhibit A-1.I**.

SECTION A-1, INTRODUCTION

Table A-1.1.
Watersheds, ESAs, 303(d) Pollutants and TMDL status for Waterbodies in City of Laguna Hills

Watershed	Hydrologic Area/Sub-Area	Waterbody	ESA	303(d) Pollutant/ Stressor	TMDL Status
<Choose either >					
Aliso Creek	Aliso HSA	J	Aliso Creek Watershed	Bacterial Indicators, Toxicity, Phosphorus, sediment toxicity	Active
San Juan Creek	Mission Viejo HA	L		Total Coliform, Fecal Coliform & Enterococcus	Beaches & Creek I approved by San Diego RWQCB on 2/10/10, not heard at State or EPA to date.
San Diego Creek	San Diego	F	-	Toxaphen, selenium, fecal coliform, nutrients, pesticides, sediment/siltation	Active

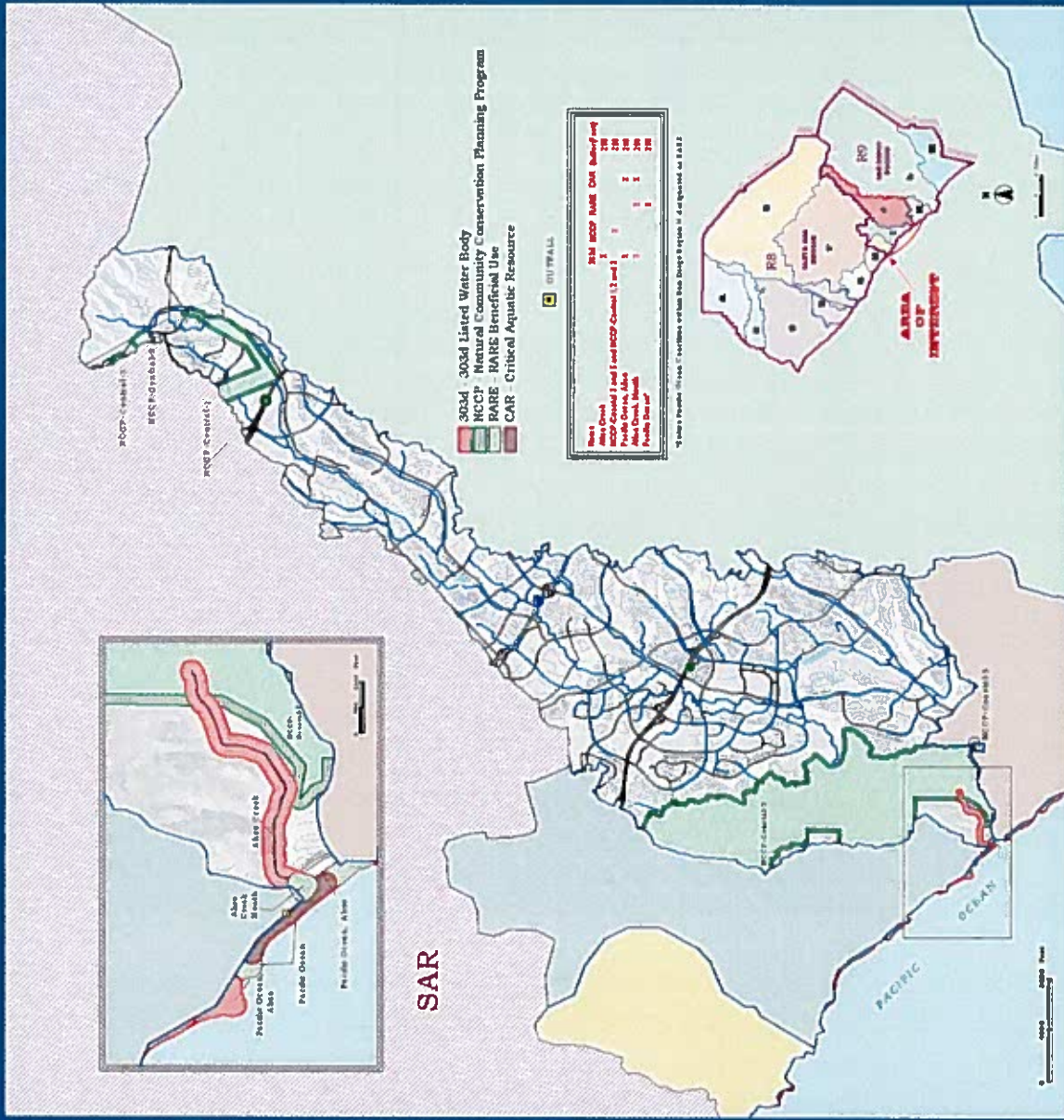
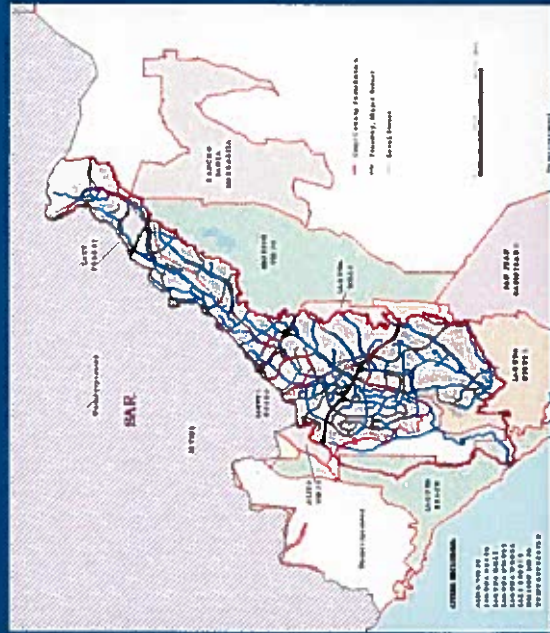
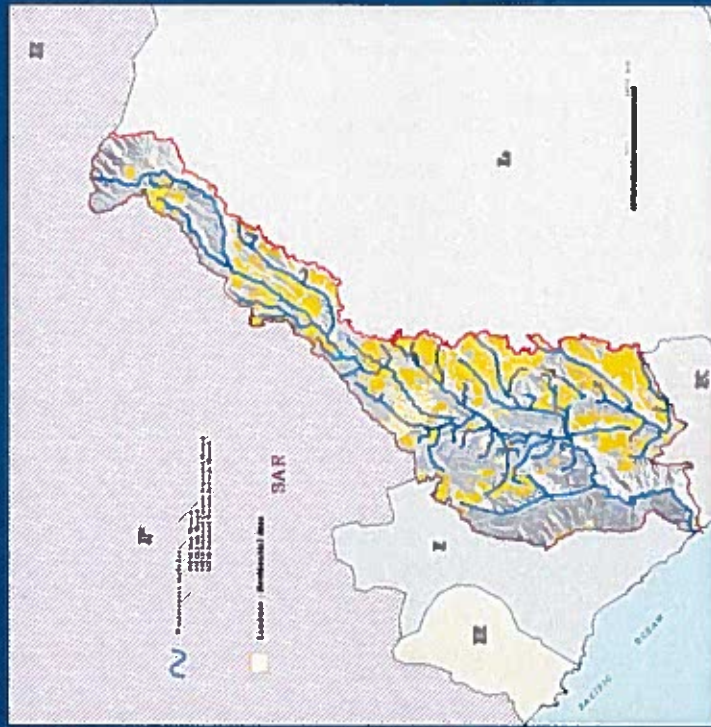
Source: State Water Resources Control Board

A-1.7 PROGRAM ASSESSMENT AND MODIFICATION

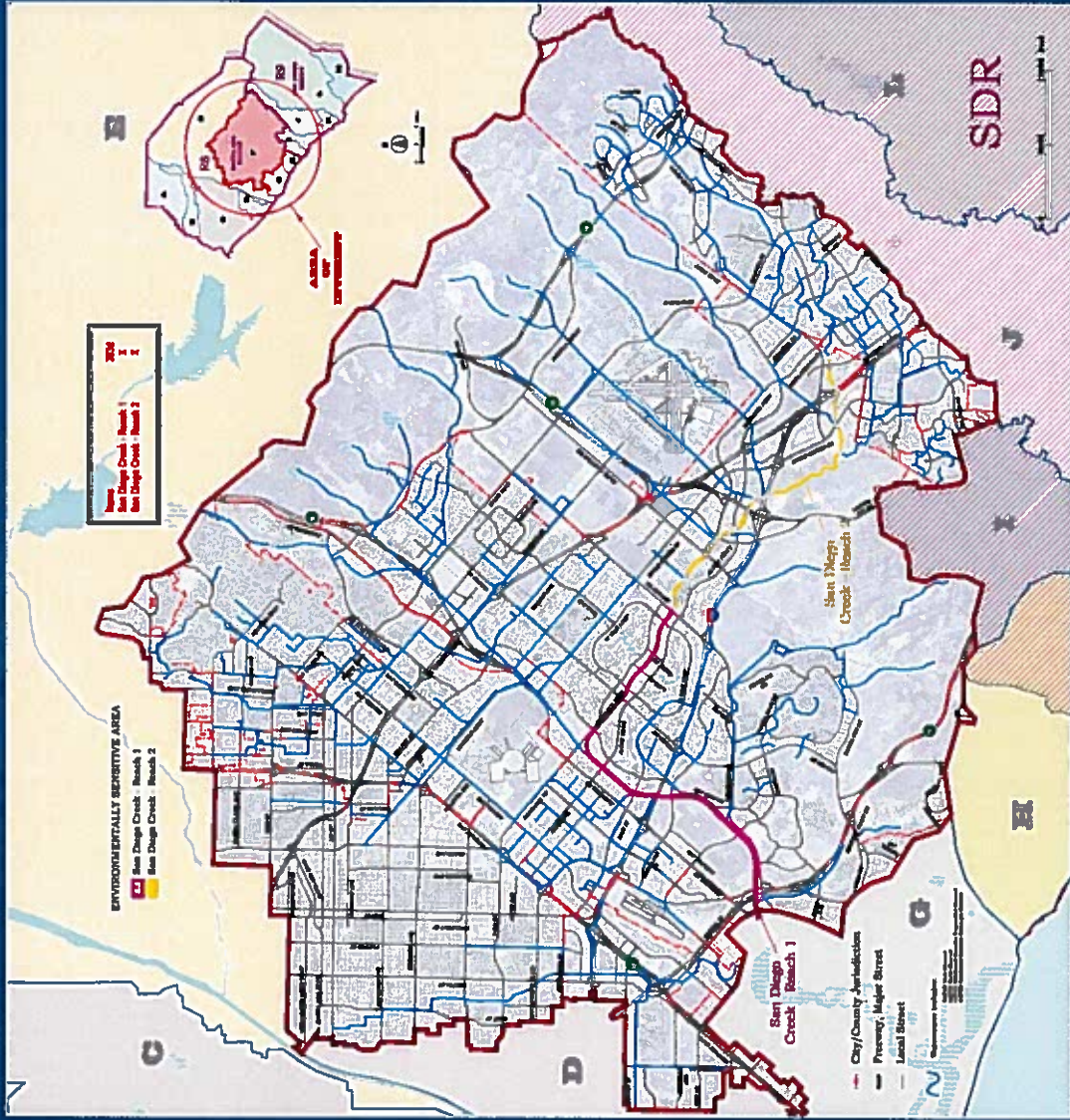
The Program Effectiveness Assessment is the foundation for the Annual Progress Report that is submitted each year to the Regional Boards. This report presents an evaluation of this LIP which is used to determine where modifications within the program may be necessary. It also ensures that an adaptive management process is applied to each of the program components and is used as an effective management tool (See **Section A-3.0**).

Exhibit A-1.I

Maps of Impaired Waters

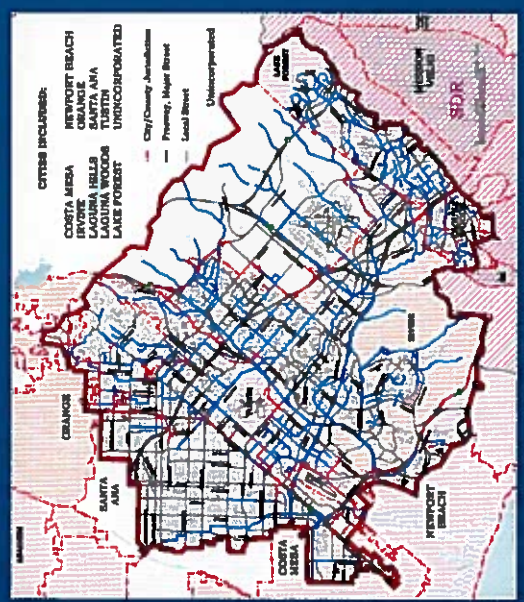
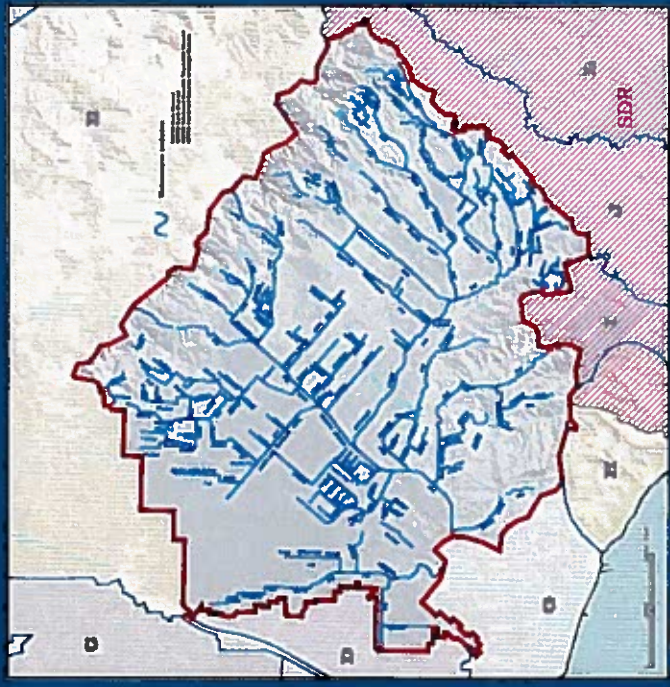


WATERSHED J: ALISO CREEK
ENVIRONMENTALLY SENSITIVE AREAS
COUNTY OF ORANGE, CALIFORNIA **22312 ACRES**



DATE OF PREPARED MAP	1998
PROJECT NAME	San Diego Creek Watershed
PROJECT NO.	1998-01
PROJECT LOCATION	San Diego County, California
PROJECT SCALE	1:50,000
PROJECT STATUS	Final
PROJECT AUTHOR	San Diego County
PROJECT REVIEWER	San Diego County
PROJECT APPROVER	San Diego County
PROJECT DATE	1998

WATERSHED F: SAN DIEGO CREEK
ENVIRONMENTALLY SENSITIVE AREAS 86822 ACRES
COUNTY OF ORANGE, CALIFORNIA



Section A-2

LOCAL IMPLEMENTATION PLAN

City of Laguna Hills

Program Management

A-2.0 PROGRAM MANAGEMENT

A-2.1 INTRODUCTION

Program management activities conducted by the City of Laguna Hills to implement the LIP involve the following activities:

- Coordination with the Principal Permittee and other Permittees on program development through the DAMP; common program implementation (such as monitoring, public education and watershed programs); fiscal resources for shared budgets under the Implementation Agreement; and overall program direction.
- Coordination with the Principal Permittee and other Permittees on program development through the WQIP;
- Coordination with internal City departments to implement the LIP.
- Fiscal analysis in preparing, approving and tracking shared cost budgets prepared by the Principal Permittee and individual cost budgets prepared by the City.
- Data management and compliance reporting based on common practices specified in the DAMP and WQIP.

This section addresses these issues.

A-2.2 MAJOR MANAGEMENT ACTIVITIES

Implementation of the LIP and related DAMP programs and WQIP strategies is overseen by the Public Services Department which coordinates the development, implementation and administration of the stormwater program for the City overall. In this capacity the Public Services Department is the lead department responsible for LIP, DAMP and WQIP development, implementation, compliance, fiscal analysis, and reporting.

In addition to managing internal implementation, the Public Services Department also participates with the County of Orange, Orange County Flood Control District, and other Orange County cities in the Program..

A-2.2.1 Management Framework

Management of the Program is performed through a committee structure with responsibilities and chairing assigned selectively to the Principal Permittee and the Permittees. These committees are as follows:

- City Manager's Water Quality Committee: provides budget and overall program review and governance direction; comprised of several City Managers and is attended by County staff.

SECTION A-2, PROGRAM MANAGEMENT

- City Engineer's Technical Advisory Committee (TAC): serves in a program advisory role to the Permittees and implements policy previously established by the permittees. The TAC is comprised of a City Engineer, or selected representative, from one city in each of the County Supervisorial Districts and a representative from the County of Orange.
- Technical Advisory Committee/Planning Advisory Committee (TAC/PAC) serves in a program advisory role to the Permittees and implements policy previously established by the permittees pertaining to land development. The TAC/PAC is comprised of a City Engineer, or selected representative and a Planning Director or selected representative, from one city in each of the County Supervisorial Districts and a representative from the County of Orange.
- General Permittee Committee: provides a countywide forum to update designated representatives from each Permittee on program development.
- WQIP Committee: provides a watershed management area forum to engage Permittees in WQIP development, implementation, assessment and adaptive management.
- Sub-Committees/Task Forces/Advisory Groups:
 - Inspection Sub-Committee
 - Legal/Regulatory Authority Task Force
 - Local Implementation Plan/Program Effectiveness Assessment (LIP/PEA) Sub-Committee
 - Public Education Sub-Committee
 - Trash and Debris Task Force
 - Trash Provisions Sub-Committee

SECTION A-2, PROGRAM MANAGEMENT

The City participates in these committees through the representatives shown in **Table A-2.1**:

Table A-2.1
City of Laguna Hills Participation in Countywide Program

Committee/Task Force	City Department/Division
City Manager Water Quality Committee	Administration Division
TAC	Public Services Department
TAC/PAC	Community Development Department
General Permittee Committee	Public Services Department
WQIP Committee	Public Services Department
Inspection Sub-Committee	Public Services Department
Legal/Regulatory Authority Task Force	City Attorney's Office
LIP/PEA Sub-Committee	Public Services Department
Public Education Sub-Committee	Public Services Department
Trash and Debris Task Force	Community Services Department
Trash Provisions Sub-Committee	Public Services Department

SECTION A-2, PROGRAM MANAGEMENT

The responsibilities of the City departments for the internal coordination of LIP activities are shown in **Table A-2.2**.

Table A-2.2
City of Laguna Hills Internal Implementation of the LIP

Program Element	Department	Activity	Responsibility Under the Order/2003 DAMP
Section A-2 - Program Management	Public Works	Serves as City LIP manager	Prepares annual compliance reports
			Reviews shared budgets and prepared internal City budgets
			Coordinates with Principal Permittee and other Permittees for development and implementation of countywide program
			Coordinates/ensures implementation of LIP by City departments; administers program
			Responds to phone, e-mail, and other input to the City on water quality issues and dispatches appropriate personnel; records responses
			Follows up on problems with City compliance
Section A-3 - Plan Development	Public Works	Oversees development of new DAMP/WQIP programs	Coordinates between City departments and the Principal Permittee in the development of new programs and BMP effectiveness studies
Section A-4 - Legal Authority	City Attorney's Office	Certification of adequate legal authority	Reviews legal authority/modifications of ordinances/ legal certification
Section A-5 - Municipal Activities	Public Works	Manages storm drain inventory/atlas	Updates or provides Geographic Information System (GIS) with updates to storm drain atlas

SECTION A-2, PROGRAM MANAGEMENT

	Public Works	Operates and maintains storm drains and flood control facilities	Implements applicable model BMPs, reports actions taken to LIP Management
			Reports to LIP Manager with changes in flood control maintenance program and facilities
	Public Works	Operates and maintains corporate/municipal yards	Implements applicable model BMPs, reports actions taken to LIP Management
			Reports to LIP Manager with changes in corporate/municipal yards
	Public Works	Maintains catch basin stenciling program	Implements stenciling program, reports actions taken to LIP Management
			Reports to LIP Manager with changes in stenciling program
	Orange County Fire Authority	Generates emergency and non-emergency fire fighting discharges	Implements applicable model BMPs, reports actions taken to LIP Management
	Orange County Fire Authority	Operates and maintains fire stations	Implements applicable model BMPs, reports actions taken to LIP Management
			Reports to LIP Manager with changes in fire facilities operated
	Parks	Operates parks, community centers, and recreational facilities	Implements applicable model BMPs, reports actions taken to LIP Management operated
			Reports to LIP Manager with changes in parks facilities
	Orange County Sheriff	Operates and maintains police facilities	Implements applicable model BMPs, reports actions taken to LIP Management
			Updates LIP Manager with changes in police facilities operated
	Parks	Operates the City's Community Center facilities	Implements applicable model BMPs, reports actions taken to LIP Management

SECTION A-2, PROGRAM MANAGEMENT

			Updates LIP Manager with changes in flood control maintenance program and facilities
	Public Works	Operates and maintains corporate/ municipal yards	Implements applicable model BMPs, reports actions taken to LIP Management
			Updates LIP Manager with changes in corporate/ municipal yards
	Public Works	Operates and maintains parking lots	Implements applicable model BMPs, reports actions taken to LIP Management
			Updates LIP Manager with changes in parking facilities operated
	El Toro WD & Moulton-Niguel WD	Operates wastewater facilities	Implements applicable model BMPs, reports actions taken to LIP Management
			Updates LIP Management with changes in wastewater facilities operated
	El Toro WD & Moulton-Niguel WD	Operates water facilities	Implements applicable model BMPs, reports actions taken to LIP Management
			Updates LIP Management with changes in water facilities operated
	Public Works	Maintains city facilities	Implements applicable model BMPs, reports actions taken to LIP Management
			Updates LIP Management with changes to City-owned facilities
	Public Works	Manages and maintains city vehicle programs	Implements applicable model BMPs, reports actions taken to LIP Management
			Updates LIP Management with changes to city vehicle programs
	Public Works	Manages and implements street sweeping	Implements applicable model BMPs, reports actions taken to LIP Management

SECTION A-2, PROGRAM MANAGEMENT

			Updates LIP Management with changes to street sweeping
	Parks	Manages and implements IPM Policy	Implements IPM Policy, reports actions taken to LIP Management
			Updates LIP Management with changes to pesticide and fertilizer programs for conformance with IPM Policy
	Parks	Manages and implements landscape maintenance programs including lakes	Implements applicable model BMPs, reports actions taken to LIP Management
			Updates LIP Management with changes to landscape maintenance programs
	CR&R	Manages and implements waste recycling and litter control programs	Implements applicable model BMPs, reports actions taken to LIP Management
			Updates LIP Management with changes to waste recycling and litter control programs
Section A-6 - Public Education	Public Works	Manages education/outreach program	Attends public meetings
			Provides training and guidance materials to private developers, public, and City staff
			Disseminates information in the City
			Develops City versions of countywide education materials as appropriate
			Participates in one City event per year

SECTION A-2, PROGRAM MANAGEMENT

	Community Development, Public Works & Engineering Depts.	Distribution of public education materials	Provides information to public at City counters
Section A-7 - New Development	Community Development	Manages General Plan	Reviews the General Plan for water quality protection
	Community Development	Manages environmental planning review	Implements use of CEQA checklist to review water quality issues on proposed projects
			Reviews development for water quality issues
	Building and Engineering Depts.	Processes building/grading permits	Advises applicants of water quality requirements
			Verifies plan compliance with water quality requirements
			Coordinates with Building Department for project tracking and inspection of water quality requirements
	Public Works & Engineering Depts.	Interacts with public	Provides information to permit applicants on water quality requirements
	Public Works & Engineering Depts.	Manages public works projects	Verifies plan compliance with water quality requirements in public works projects
			Coordinates with Public Works Inspectors for project tracking and inspection of water quality requirements in public works projects
Section A-8 - Construction	Building and Engineering Depts.	Processes building/grading permits	Advises applicants of water quality requirements
			Verifies plan and NOI compliance with water quality requirements, reports actions taken to LIP Management

SECTION A-2, PROGRAM MANAGEMENT

	Public Works & Building Depts.	Manages oversight of construction inspection inventory, prioritization and inspection program	Inventories, prioritizes and maps construction sites
			Implement inspections, requires corrective actions to be taken, reports actions taken to LIP Management
	Engineering Dept.	Manages Public works projects and Capital Improvement Project (CIP) projects	Verifies plan compliance with water quality requirements in public works projects and CIPs
			Coordinates with Public Works Inspectors for project tracking and inspection of water quality requirements in public works projects and CIPs, reports actions taken to LIP Management
Section A-9 - Existing Development	Public Works & Engineering Depts.	Manages oversight of the commercial, industrial, residential inspection program	Inventories, prioritizes and maps facilities
			Implement inspections, require corrective actions to be taken, report actions taken to LIP management
	Community Development	Manages certificate of occupancy process	Provides commercial and industrial information for the inventory to LIP Manager
	Community Development	Interacts with businesses and the public	Provides information to industrial and commercial businesses and the public
Section A-10 - ID/IC	Public Works	Operates field activities	Reports dumped materials and/or undocumented connections
	Public Works	Manages education/outreach program	Distributes public education materials to encourage the reporting of problems

SECTION A-2, PROGRAM MANAGEMENT

	Community Development	Implements construction site inspections	Reports violations of and/or enforce the water quality ordinance
	Public Works and Community Development	Implements the existing development inspections	Report violations of and/or enforces the water quality ordinance
	Public Works and Community Development	Processes notifications/response requests for water pollution problems	Detects and eliminates illegal discharges and illicit connections
	Public Works and Community Development	Responds to water pollution complaints	Responds to water pollution complaints in a timely manner and enforce all applicable ordinances
	Public Works and Community Development	Responds to water pollution complaints	Responds to water pollution complaints in a timely manner and enforce all applicable ordinances
	Public Works and Community Development	Responds to water pollution complaints, assesses site, makes notifications, oversees clean-up operations and enforces water quality ordinance	Responds to water pollution complaints in a timely manner and enforces all applicable ordinances
	Public Works	Manage water quality data received from countywide program	Initiates source investigations through ID/IC program for problems identified through the water quality monitoring program
	City Attorney's Office	Assists with the enforcement of violations of applicable ordinances	Enforces against violators of stormwater related ordinances
Section A-11 - Water Quality Monitoring	Public Works	Assesses water quality data received from countywide program	Assesses data to determine if Initiate follow up through ID/IC program for problems identified through the water quality monitoring program need to be followed up on

SECTION A-2, PROGRAM MANAGEMENT

A-2.2.2 Agreement for Program Implementation

An Implementation Agreement among the 36 Permittees defines the roles, responsibilities, and cost sharing formulas governing the program. The City executed the updated cooperative agreement on June 11, 2002. (see **DAMP Section 2.I** for a copy of the Agreement).

A-2.2.3 NPDES Permit Responsibilities

The responsibilities of the County of Orange as the Principal Permittee and Permittees as a whole are defined within the Implementation Agreement, the NPDES Permits, or as otherwise identified within separate funding agreements.

The County of Orange as Principal Permittee is responsible for:

1. Serving as liaison between the Copermittees in the Watershed Management Area and the San Diego Water Board on general permit issues, and when necessary and appropriate, representing the Permittees in the Watershed Management Area before the San Diego Water Board;
2. Facilitating the development of the WQIP in accordance with the requirements of Provision B of the Fifth Term Permit;
3. Coordinating the submittal of the deliverables required by Provisions F.1, F.2, F.3.a, and F.3.b of the Fifth Term Permit; and
4. Coordinating and developing, with the other Principal Watershed Permittees, the requirements of Provisions F.3.c, F.4, and F.5.b of the Fifth Term Permit.

The Principal Permittee is not responsible for ensuring that the other Permittees within the Watershed Management Area are in compliance with the requirements of this Order.

A-2.2.4 NPDES Reporting Requirements

(1) **Permittees:** The City completes a Jurisdictional Runoff Management Program Annual Report Forms (**Attachment A-2.I**) covering implementation of its jurisdictional activities from July 1 to June 30, during the annual reporting period. Each Annual Report verifies and documents compliance with the Fifth Term Permit and are due annually on January 31.

(2) **Principal Permittee:** The Principal Permittee is responsible for preparing the Water Quality Improvement Plan Annual Report which is due annually on January 31. This report will include:

1. The receiving water and MS4 outfall discharge monitoring;
2. The progress of the special studies and the findings, interpretations and conclusions of a special study, or each phase of a special study, upon its completion;

SECTION A-2, PROGRAM MANAGEMENT

3. The findings, interpretations and conclusions from the assessments required pursuant to Provision D.4;
4. The progress of implementing the WQIP, including, but not limited to, the following:
 - o The progress toward achieving the interim and final numeric goals for the highest priority water quality conditions for the Watershed Management Area;
 - o The water quality improvement strategies that were implemented and/or no longer implemented by each of the Permittees during the reporting period and previous reporting periods;
 - o The water quality improvement strategies planned for implementation during the next reporting period;
 - o Proposed modifications to the water quality improvement strategies, the public comments received and the supporting rationale for the proposed modifications;
 - o Previous modifications or updates incorporated into the Water Quality Improvement Plan and/or each Copermittee's jurisdictional runoff management program document and implemented by the Copermittees in the Watershed Management Area; and
 - o Proposed modifications or updates to the Water Quality Improvement Plan and/or each Copermittee's jurisdictional runoff management program document;

A-2.2.5 Fiscal Analysis

The stormwater program funding needs are principally driven by:

The Fifth Term Permit, including the baseline requirements of Provision E and the WQIP requirements of Provision B

The Bacteria TMDL which is incorporated in to the Fifth Term Permit and which is addressed in the WQIP

The activities necessary to comply with these requirements are described in this LIP. Examples include, but are limited to, street sweeping, storm drain cleaning, development processing and inspections of facilities used for commerce and business. The City uses the reporting format shown in **Tables A-2.3, A-2.4 and A-2.5** to report on costs (capital, operations and maintenance) and funding sources for these activities.

The City has a number of departments within its organization. As a part of the current budgeting process, each department manager is required to submit a draft budget to the City Manager to be included in a comprehensive City-wide budget for City Council review and approval. The Departments include, but are not limited to, City Manager's Office, Planning and Community Development, Public Services and Community Services.

Table A-2.3
Fiscal Analysis for City Capital Costs

City of Laguna Hills	CAPITAL COSTS	
Fiscal Analysis Summary	(land, large equipment, and structures)	
DAMP Program Elements	Current FY Costs	Projected FY Costs
Public Projects – BMPs	This information will be collected annually	This information will be collected annually
Construction BMPs for Public Construction Projects		
Other Capital Projects/Major Equipment Purchases		
TOTALS		

Table A-2.4
Fiscal Analysis for City Operations and Maintenance Costs

City of Laguna Hills		OPERATIONS AND MAINTENANCE	
Fiscal Analysis Summary			
DAMP Program Elements		Current FY Costs	Projected FY Costs
Supportive of Program Administration (DAMP Section 2.0)		This information will be collected annually	This information will be collected annually
MUNICIPAL ACTIVITIES (DAMP Section 5.0)	Litter Control		
	Recycling		
	Drainage Facility Maintenance		
	Catch Basin Stenciling		
	Street Sweeping		
	Environmental Performance		
	Public Property & Street Chemical Spill Response		
	Pesticide & Fertilizer Management		

SECTION A-2, PROGRAM MANAGEMENT

PUBLIC INFORMATION (DAMP Section 6.0)	Nonpoint Source Pollution Awareness		
	Household Hazardous Waste Collection		
REQUIRING NEW DEVELOPMENT BMPS (Supportive of Planning, etc.)			
REQUIRING CONSTRUCTION BMPS (Supportive of Plan Check & Inspection)			
ILLCIT CONN./ DISCHARGE ID & ELIMINATION (DAMP Sec. 10.0)	Facility Inspection		
	Other Efforts to Identify & Eliminate Illicit Connections		
BMPS INCORPORATED INTO PUBLIC WORKS CAPITAL PROJECTS			
TOTALS			

Table A-2.5
Fiscal Analysis for City Funding Sources

City of Laguna Hills	FUNDING SOURCES	
Fiscal Analysis Summary		
DAMP FUNDING SOURCES	FUNDING PERCENTAGES	
	Current FISCAL YEAR	Next FISCAL YEAR
GENERAL FUND	This information will be collected annually	This information will be collected annually
UTILITY TAX/CHARGES		
SEPARATE UTILITY BILLING ITEM		
GAS TAX		
SPECIAL DISTRICT FUND		
OTHERS (Specify)		
Sanitation Fee		
Benefit assessment		
Fleet Maintenance Fund		
Community Services District		
Water Fund		

SECTION A-2, PROGRAM MANAGEMENT

Sewer & Storm Drain Maintenance Fee		
Grants		
TOTALS (must add up to 100%)		

A-2.2.6 Program Representation

The Principal Permittee represents the Permittees on the California Stormwater Quality Association (CASQA), the Stormwater Monitoring Coalition, Southern California Coastal Water Research Project (SCCWRP), and other stormwater forums.

Section A-3

LOCAL IMPLEMENTATION PLAN

City of Laguna Hills

Plan Improvement and Watershed Planning

A-3.0 PLAN IMPROVEMENT AND WATERSHED PLANNING

A-3.1 INTRODUCTION

This Section describes the approach being taken by the City in developing and updating the Local Implementation Plan (LIP) to maintain a responsive compliance program. Program updates are informed by an adaptive management process focused on addressing high priority water quality issues by revising, adding or deleting BMPs and activities in response to performance assessment and research. This feedback loop forms the framework for revision and improvement of the Program and its documentation.

A-3.2 PLAN DEVELOPMENT

A-3.2.1 Approach to Plan Development and Improvement

The Principal Permittee, in conjunction with the City and the other Copermittees, have developed a comprehensive framework for storm water management, described in the Drainage Area Management Plan (DAMP) and Water Quality Improvement Plan (WQIP), which are updated as appropriate in conjunction with the Report of Waste Discharge and each new Municipal Permit's findings and requirements. There is now a programmatic countywide approach for urban stormwater management on two levels:

- Implementing a baseline set of source control BMPs and activities that are considered proven and cost-effective, and are recommended for inclusion or reference in the Copermittees' LIPs at the *local jurisdictional MS4 level*. The LIP primarily addresses non-structural and pollution prevention controls applicable to on-site or in the MS4, as well as localized structural BMPs, as required by Provision E of the Fifth Term Permit and as further determined appropriate by the City.
- A framework for collective action at the *multi-jurisdictional watershed level*, focusing on solving the highest priority water quality conditions, and documenting issues and progress through the WQIP reporting compiled by the Principal/Lead Permittee with input by the Copermittees.

A-3.2.2 Methodology for Examining Retrofit Opportunities

The Fifth Term Permit requires the City to develop an approach to identify potential retrofit and stream, channel, or habitat projects for existing development. **Section A-9.7** describes the City's approach to identifying and implementing retrofit opportunities.

A-3.2.3 BMP Selection and Effectiveness Assessment

The Reports of Waste Discharge, the region-wide Annual Unified Reports, the City's Annual LIP PEA Reports, JRMP Annual Reports, and WQIP Annual Reports provide a history of program and BMP activities implemented and progress in meeting water quality standards. The City's current baseline BMPs to reduce, eliminate or mitigate pollutant impacts are

summarized in **Sections A-5.0** through **A-10.0**. The City does not have any planned inter-jurisdictional BMP efforts at this time. **Exhibit A-3.1** has been reserved to summarize future planned inter-jurisdictional efforts.

New or modified BMPs may be considered on a localized basis or for broader scale implementation. In order to assure that resources for pollution prevention and removal BMPs are strategically expended, the City typically evaluates any potential new structural or preventative BMP technologies or practices on a limited scale, or consults evaluations conducted by others, before considering broader-scale implementation. Implementation is pursued in a prioritized manner on a schedule consistent with available resources. After pilot and/or broader implementation, local effectiveness is assessed to determine if further adjustments or modifications are needed to the BMP implementation or program priorities. These iterative efforts are discussed and reported in the Annual Jurisdictional Work Plan progress updates submitted with the WQIP Annual Report.

BMP effectiveness assessment may be characterized via direct or indirect evidence at one or more of the six California Stormwater Quality Association (CASQA) outcome levels described in **Section A-3.3.3**. The BMP selection and effectiveness assessment process may include, but is not limited to, input from the following factors and information sources, as available and applicable:

- A review of technical literature (such as the ASCE/EPA databases)
- A review of existing control programs
- Demonstration or research projects by City or other entities
- Input from vendors, consulting firms, other municipalities, or other agencies
- Water quality and flow data and modeling,
- User and operational/maintenance staff feedback
- Opinion surveys
- Beneficial Use assessment
- Cost and cost/benefit
- Technical feasibility
- Acceptability by the community
- Ease or difficulty of implementation
- Maintenance requirements
- Pollutant prevention/removal performance
- Multiple resource benefits or impacts

The program evaluation framework that is based on the CASQA (CASQA, 2015¹) method, which presents a hierarchy of potential outcomes at six levels:

- Outcome Level 6: Receiving Water Conditions
- Outcome Level 5: MS4 Contributions
- Outcome Level 4: Source Conditions
- Outcome Level 3: Target Audience Actions
- Outcome Level 2: Barriers & Bridges to Action
- Outcome Level 1: Stormwater Program Activities

¹ A Strategic Approach To Planning For And Assessing The Effectiveness Of Stormwater Programs, CASQA, 2015

Jurisdictional BMP Investigations

The City may participate with the Principal Permittee and other Permittees on studies to evaluate the effectiveness and applicability of specific BMPs. It is anticipated that these studies will result in improved knowledge and the potential modification of BMPs cited in the DAMP and incorporated into this LIP.

Improvements in Stormwater Science

The City is collaborating, through the Principal Permittee, in the Stormwater Monitoring Coalition (SMC) on studies that may shape plan development and the selection of future BMPs as well as improving the City's understanding of stormwater science.

A-3.2.4 Plan Revision

Annual progress updates to the LIP are submitted with the WQIP Annual Report. Program assessment and iterative BMP findings, as well as any modifications to the program or to programmatic assessment methods, are reported, along with any corresponding revisions made to the LIP, as appropriate. The LIP is intended to be a dynamic document plan that is evaluated on at least an annual basis by the City or as directed by the Regional Board.

A-3.3 FUNDING OF STRUCTURAL CONTROLS

Expenditures of structural controls include jurisdictional, watershed, and regional WMA activities. Implementation of these structural controls may be funded through the City's:

1. General funds

Additionally, the City can apply to secure funding for structural controls through the following grant and loan programs:

1. Grant Funding Programs:

- a. OC Go (Measure M) Environmental Cleanup Program
- b. Proposition 1 – Stormwater Grant Program and IRWM
- c. Proposition 68 – Parks and Water Bond
- d. Metropolitan Water District of Southern California Future Supply Action Funding Program (Through partnership with member agencies)

2. Financial Assistance (Loan) Funding Programs:

- a. Clean Water State Revolving Fund (CWSRF)
- b. Drinking Water State Revolving Fund (DWSRF) (Through partnership with local water agencies)

A-3.4 EMPLOYEE TRAINING AND OUTREACH

For an effective stormwater program to be efficiently implemented, its staff must have sufficient knowledge, experience, and skills. The City will provide or require educational activities and training for its direct employees as described in subsequent sections for each baseline program. The Principal Permittee will coordinate, develop and present a number of different training modules in accordance with the *Orange County Stormwater Program Training Program Framework: Core Competencies*. The City will support this effort by requiring the appropriate employees attend training sessions and conduct applicable train-the-trainer sessions, if necessary.

Section A-4

LOCAL IMPLEMENTATION PLAN

City of Laguna Hills

Legal Authority

A-4.0 LEGAL AUTHORITY

A-4.1 INTRODUCTION

The City of Laguna Hills establishes, maintains, and enforces adequate legal authority within its jurisdiction to control pollutant discharges into and from its storm drain system. Municipal Code, Title 5, Chapter 5-36, is the City's Stormwater and Urban Runoff Pollution Controls Ordinance (aka Water Quality Ordinance) which is the underpinning of the City's water quality/pollution prevention program. The updated ordinance was adopted on November 27, 2018. The most current and up-to-date version of the Ordinance and the entire Laguna Hills Municipal Code is available online at <http://www.codepublishing.com/CA/LagunaHills/>.

A-4.2 REGULATORY REQUIREMENTS

The Fifth Term Permit, Directive E.1, requires the City to establish, maintain, and enforce adequate legal authority to control pollutant discharges into and from its MS4 through ordinance, statute, permit, contract or similar means.

A-4.3 AUTHORITY TO CONTROL POLLUTANT DISCHARGES

The City's Water Quality Ordinance is the principal legal foundation of the City's water quality/pollution prevention program. This legal authority enables the city to:

- Control the contribution of pollutants in discharges of runoff associated with industrial and construction sites;
- Prohibit all identified illicit discharges not otherwise allowed;
- Prohibit and eliminate illicit connections to the MS4;
- Control the discharge of spills, dumping or disposal of materials other than storm water into its MS4;
- Require compliance with conditions in City's ordinance, permits, contracts or orders;
- Utilize enforcement mechanisms to require compliance with storm water ordinances, permits, contracts, or orders;
- Control the contribution of pollutants from one portion of the MS4 to another portion of the MS4 through interagency agreements among other MS4 owners;
- Carry out all inspections, surveillance, and monitoring necessary to determine compliance and noncompliance with local ordinance and permits and with this Order, including the prohibition on illicit discharges to the MS4;
- Require the use of BMPs to prevent or reduce the discharge of pollutants into the MS4s from storm water to the maximum extent practicable (MEP); and
- Require documentation on the effectiveness of BMPs implemented to reduce the discharge of storm water pollutants to the MS4 to the Maximum Extent Practicable (MEP).

SECTION A-4, LEGAL AUTHORITY

A-4.3.1 Other City of Laguna Hills Pollution Prevention Codes/Ordinances

In addition to the City's water quality ordinance, other sections of the City's municipal code also address water quality protection and pollution prevention and contribute to a comprehensive water quality/pollution prevention program. These complementary codes are noted in **Table A-4.1**.

Table A-4.1:
City of Laguna Hills Pollution Prevention Related Codes

Description	City Department(s) Responsible for Enforcement	Citation (Municipal Code)
The Grading Ordinance	Public Works and Engineering	<i>Title 10, Chapter 16</i>
The Water Quality Ordinance	Public Works and Engineering	<i>Title 5, Chapter 36</i>
The Erosion Control Ordinance	Public Works and Engineering	<i>Title 10, Chapter 16, Article XIII</i>
CEQA Guidelines	Community Development	<i>Resolution No. 92-04-28-1</i>
Litter Ordinance	Code Enforcement Officer(s), Public Works and Engineering	<i>Title 5, Chapter 32</i>
Water Efficient Landscape Ordinance	Community Development	<i>Title 9, Chapter 47</i>

Water & Sewer Agency Pollution Prevention Ordinances/Programs

In addition to City ordinances, there are independent water and sewer agencies that govern residents and businesses. These agencies enforce regulations and implement programs that contribute to the overall effectiveness of the City's water quality/pollution prevention program. The City closely coordinates with these agencies on these programs. These water and sewer agency programs are listed below in **Table A-4.2**.

Table A-4.2
Independent Water/Sewer Agency Pollution Prevention Related Ordinances /Programs

<u>Agency</u>	<u>Name of Ordinance/Program</u>	<u>Date Adopted or Effective</u>	<u>Website</u>	<u>Water Quality / Pollution Prevention Issue Addressed</u>
Moulton Niguel Water District	Fats, Oils & Grease Control Program	1/2010	www.mnwd.com	Sewer spill prevention
Moulton Niguel Water District	Water Conservation Program	12/2009	www.mnwd.com	<ul style="list-style-type: none"> • Irrigation runoff control • Washwater control
El Toro Water District	Water Conservation and Water Supply Shortage	11/2010	www.etwd.com	<ul style="list-style-type: none"> • Irrigation runoff control • Washwater control
El Toro Water District	FOG Rules and Regulations	12/2004	www.etwd.com	Sewer spill prevention

Roles & Responsibilities Beyond City Jurisdiction

Although the City has a robust regulatory and enforceable framework in place, there are agencies, industries and programs that may have either complimentary and/or conflicting authority that may extend beyond the authority of the City. The City believes that collaboration with the following agencies, industries and programs will be necessary for a comprehensive and effective water quality program. The City is not responsible for discharges regulated under separate NPDES permits or where the City has no authority. The following list includes some agencies and programs that are beyond City authority that may affect receiving water quality:

- Pesticides used in the state are registered by the Department of Pesticide Regulation (DPR).*
- Air contaminants, including fugitive dust, are regulated by the Air Quality Management District (AQMD).
- Leaking Underground Storage Tanks (LUST), Landfills, regulations on water reuse, Restaurant Inspections, Ocean Water Protection - Beach Closures & Warnings Monitoring

SECTION A-4, LEGAL AUTHORITY

Program (per AB411), Used Oil Recycling, etc. are overseen by Orange County Health Care Agency.

- Hazardous Waste Inventory and Emergency Planning is regulated by the Orange County Fire Authority as the Administering Agency (AA).
- Hazardous Waste Transport, Treatment, Storage & Disposal are regulated by the Department of Toxic Substances Control (DTSC).
- Caltrans is regulated by Order 2012-0011-DWQ (as amended by 2014-0006-EXEC, 2014-0077-DWQ and 2015-0036-EXEC) which is administered by the State Water Resources Control Board (SWRCB) and enforced by the Regional Boards.
- Construction projects impacting one acre or greater are regulated by the Construction General Permit under Order 2009-0009-DWQ (as amended by 2010-0014-DWQ and 2012-0006-DWQ), which is administered by the SWRCB.
- Industrial sites are regulated under the Industrial General Permit under Order 2014-0057-DWQ, which is administered by the SWRCB.
- Discharges from utility vaults and underground structures are regulated under Order 2014-0174-DWQ which is administered by the SWRCB.
- Reclaimed water use is regulated under a separate permit (Order 97-52) administered by the SDRWCB.
- Hydrostatic Test & Potable Water is regulated under Tentative Order R9-2010-0003. This order is regulated by SDRWQCB.
- The South Orange County Wastewater Authority discharges through the San Juan Creek Ocean outfall is regulated by SDRWQCB under Order R9-2012-0012.
- Phase II MS4s are regulated by SWRCB and the Regional Boards under Order 2013-0001-DWQ.
- On-site disposal systems (OSDS), agricultural & nursery discharges, animal operations and aerially discharged wastes over land are each regulated under one of twelve (12) conditional "waivers" administered by SDRWQCB.

*In California, DPR, SWRCB and RWQCB have mandates and authorities bearing on pesticides and water quality. In order to promote cooperation to protect water quality from the adverse effects of pesticides, DPR and the SWRCB signed a Management Agency Agreement (MAA). The MAA, and its companion document, "The California Pesticide Management Plan for Water Quality," strive to coordinate interaction, facilitate communication, promote problem solving, and ultimately assure the protection of water quality. The agreement, along with a companion implementation plan, was developed to coordinate interaction, facilitate communication, promote problem solving, and ultimately assure the protection of water quality. In 2003, additional guidance was developed to provide a framework to cooperatively respond to the presence of pesticides in surface water. An executive order was developed in 2012 to improve communication at the management level. The City looks forward to seeing additional outcomes of this MAA coordination and implementation, as pesticides have been noted as a pollutant of concern in water bodies within Orange County.

A-4.4 ENFORCEMENT

The City's Water Quality Ordinance includes adequate legal authority, to the extent permitted by California and Federal Law and subject to the limitations on municipal action under the constitutions of California and the United States, to enter, inspect and gather evidence (pictures, videos, samples, documents, etc.) from industrial, construction and commercial establishments. Sanctions are in place to allow the City to progressively and decisively take enforcement actions against any violators of their Water Quality Ordinance. The City intends to use the Enforcement Response Plan (previously, Enforcement Consistency Guide for Water Quality Ordinance Implementation (**DAMP Section 7.0, Exhibit 4.1**)) and follow the guidelines and procedures included therein.

The detection, elimination and enforcement activities undertaken by the City are described further in **DAMP Section 10.0**. Authorized Inspector(s) (AI) are assigned to investigate compliance with and detect incidences of violations of the City's Water Quality Ordinance. In addition to prohibiting unpermitted discharges, the Water Quality Ordinance also provides the legal authority for requiring BMPs in new development and significant redevelopment found in **DAMP Section 7.0**.

The City of Laguna Hills has key departments and staff responsible for overseeing, implementing, and enforcing City ordinances. These departments and staff members are identified in **Table A-4.3**.

A-4.5 ASSESSMENT

The City has concluded that the City's ordinances grant the City the adequate legal authority necessary to implement and enforce the requirements of the permits and a Statement of Legal Authority (**Exhibit A-4.2**) signed by legal counsel, was completed to certify that the City of Laguna Hills has the legal authority to implement and enforce the requirements in 40 CFR 122.26(d)(2)(i)(A-F).

Table A-4.3
City of Laguna Hills Water Quality Related Functions

<i>City Departments</i>				
<i>Water Quality Related Functions</i>				
<i>Function</i>	<i>City Department/ Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
<i>Public Works</i>	<i>Public Works and Engineering</i> Ken Rosenfield Amber Shah Sal Quinones	<i>Design and construction of all the City's Public Works Projects</i>	<ul style="list-style-type: none"> Administers and enforces the Grading Ordinance found at www.ci.laguna-hills.ca.us With the Community Development Department, administers and enforces the Grading and Excavation Code, Title 10, Chapter 16 of the City of Laguna Hills Municipal Code. With the Community Development Department, administers and enforces the Water Quality Ordinance, Title 5, Chapter 36 ("Water Quality Ordinance") With the Community Development Department, administers other City land development, clearing, and grading ordinances and plans and related state laws, including but not limited to Health and Sanitation Ordinances, Title 5, and the City Zoning and Subdivision Ordinances, Title 9. Issues grading and construction permits for development projects and imposes conditions on such permits 	2003-1 2003-12 2010-5 2018-5 2016-1

SECTION A-4, LEGAL AUTHORITY

<i>City Departments</i>				
Water Quality Related Functions				
<i>Function</i>	<i>City Department / Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
			<ul style="list-style-type: none"> • Evaluates the potential environmental impacts of proposed projects, for CEQA and other purposes, and provides recommendations to lead agencies, to the Planning Department, and to the City Council concerning potential project impacts and means to mitigate those impacts • Conducts inspections of City projects and of private projects and activities that require a permit under a Public Works-administered program • With the Community Development Department provides training and guidance materials to private developers and City employees and managers • Designs and constructs certain City projects • Reviews proposed designs for certain City projects • Maintains certain City projects • Cleans City streets and highways and related culverts • Cleans and maintains the City MS4 • Coordinates with other City departments to develop and implement City storm water programs • Administers various City facilities and parts thereof 	
<i>Planning</i>	<i>Community</i>		<ul style="list-style-type: none"> • With Public Works, administers and enforces the 	2003-1

SECTION A-4, LEGAL AUTHORITY

<i>City Departments</i>				
Water Quality Related Functions				
<i>Function</i>	<i>City Department / Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
	<i>Development including: Planning, Building & Safety and Code Enforcement</i> Jay Wu Kevin Parker Adam Tekunoff John Whitman		Grading Ordinance <ul style="list-style-type: none"> • With Public Works and contractually with the County of Orange Public Facilities and Resources Department, administers and enforces the Water Quality Ordinance and administers other City land development, clearing, grading, and resource protection ordinances and plans and related state laws, including but not limited to General Plans, the Zoning Ordinance, the Subdivision Ordinance, City Code Title 9, and the Uniform Building Code, City Code sections Title 10, Chapter 28 et seq. ("Building Code") • Administers and enforces the City Water Efficient Landscape Ordinance - Title 9, Chapter 47 of the City of Laguna Hills Municipal Code. • With Public Works, administers and enforces the Solid Waste Ordinance - Title 5, Chapter 32 of the City of Laguna Hills Municipal Code. • Issues construction permits for development projects and imposes conditions on such permits • Inspects, evaluates and issues notices of violation for infractions of the ordinances above • Develops and implements City procedures in relation 	2003-12 2010-5 2018-5 2006-1 2016-1

SECTION A-4, LEGAL AUTHORITY

<i>City Departments</i>				
Water Quality Related Functions				
<i>Function</i>	<i>City Department / Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
			<p>to CEQA</p> <ul style="list-style-type: none"> • Evaluates the potential environmental impacts of proposed projects, for CEQA and other purposes, and provides recommendations to lead agencies, to the Planning Department, and to the City Council concerning potential project impacts and means to mitigate those impacts • Conducts inspections of private projects and activities that require a permit under a Planning Department-administered program • With Public Works and contractually with the County of Orange Public Facilities and Resources Department, provides training and guidance materials to private developers and City employees and managers • Reviews proposed designs for certain City projects • Maintains certain City projects • Coordinates with other City departments to develop and implement the City stormwater program 	
<i>Environmental Health</i>	<i>City contracts with the County Health Care Agency (HCA) to</i>		<ul style="list-style-type: none"> • With Public Works and the Community Development Department, administers and enforces the Stormwater Ordinance 	

SECTION A-4, LEGAL AUTHORITY

<i>City Departments</i>				
Water Quality Related Functions				
<i>Function</i>	<i>City Department / Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
	<i>perform this function</i> Amber Shah Adam Tekunoff John Whitman		<ul style="list-style-type: none"> • Conducts inspections of private development projects, in conjunction with other City departments • With Public Works and Community Development Department, provides training and guidance materials to private developers and City employees and managers • Reviews proposed designs for certain City projects • Coordinates with other City departments to develop and implement the City's stormwater program • Provides City liaison to the County, RWQCB and its staff • Staffs the City's functions as under the Order • Inspects food preparation and industrial facilities • Performs environmental audits at City facilities and provides compliance assistance and advice to other City departments 	
<i>Parks Maintenance</i>	<i>Public Works, Parks</i> Ken Rosenfield Ryan Hanley		<ul style="list-style-type: none"> • Reviews development agreements related to parks • Administers various City facilities and parts thereof • Reviews certain applications for clearing and grading permits or for exemptions from the requirement to obtain such permits 	Not Applicable

SECTION A-4, LEGAL AUTHORITY

<i>City Departments</i>				
Water Quality Related Functions				
<i>Function</i>	<i>City Department/ Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
			<ul style="list-style-type: none"> • Designs and constructs certain City facilities 	
<i>Agriculture, Weights, and Measures</i>	<i>Agricultural Commissioner/ Sealer of Weights and Measures headed by Rick Le Feuvre, a County Official</i> Ryan Hanley		<ul style="list-style-type: none"> • Provides City liaison to the agricultural community • Provides training and distributes guidance materials to the agricultural community 	Not Applicable
<i>City Clerk</i>	<i>City Clerk</i> Melissa Au-Yueng		<ul style="list-style-type: none"> • The City Clerk is responsible for administering the agenda of the City Council meetings and is responsible for posting notices for public hearings including public hearings required by CEQA. 	Not Applicable
<i>City Attorney</i>	<i>City Attorney</i> Greg Simonian		<ul style="list-style-type: none"> • Advises the City Council, City managers and City departments on legal aspects of urban runoff related matters • Assists in liaison with the County, RWQCB and staff, and in liaison with other jurisdictions • Assists City Departments in developing programs and ordinances • Supports administrative enforcement by City departments 	Not Applicable

SECTION A-4, LEGAL AUTHORITY

<i>City Departments</i>				
Water Quality Related Functions				
<i>Function</i>	<i>City Department/ Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
			<ul style="list-style-type: none"> Serves as attorney for the City in some civil enforcement actions related to urban runoff 	
<i>City Manager</i>	<i>City Manager's Office</i> Donald White		<ul style="list-style-type: none"> Coordinates and directs the urban-runoff related efforts of City departments Advises the City Council on the policy and economic aspects of urban runoff related matters 	Not Applicable

Exhibit A-4.1

Storm Water Management and Urban Runoff

Enforcement Response Plan

CITY OF LAGUNA HILLS

STORM WATER MANAGEMENT AND URBAN RUNOFF

ENFORCEMENT RESPONSE PLAN

I. INTRODUCTION

The City of Laguna Hills (City) controls pollutant discharges into and from its storm drain system within its jurisdiction through enforcement of its Water Quality Ordinance, Municipal Code, Chapter 5-36, its Grading Ordinance, Municipal Code, Chapter 10-16, and certain other complimentary Municipal Code provisions identified in Section A.4 of the City's Jurisdictional Urban Runoff Plan / Local Implementation Plan (LIP) (referred to collectively herein as the City's Ordinances).

Unless otherwise defined in this ERP, all capitalized terms used in this ERP are defined in the Water Quality Ordinance or the LIP.

This Enforcement Response Plan (ERP) works in conjunction with the City's Ordinances as part of the City's efforts to effectively administer the storm water quality control programs described in the Drainage Area Management Plan (DAMP), the LIP, and the South Orange County Water Quality Improvement Plan (WQIP), and is intended to be consistent with these programmatic documents.

This ERP describes the applicable approaches and options the City takes to investigate and enforce violations of the City's Ordinances in order to achieve compliance with the requirements of the NPDES Permit with respect to Illicit Discharge Detection and Elimination, Development Planning, Construction Management, and Existing Development. It is intended to provide guidance to Authorized Inspectors, Enforcing Attorneys, and other City personnel responsible for implementing the Water Quality Ordinance and the City's storm water quality control programs in order to assist them to take appropriate, adequate, consistent, and timely enforcement actions for the protection of the environment and public health, safety and welfare.

This ERP was developed in support of the City's Ordinances, and is not intended to support the enforcement of requirements under the State General Industrial and General Construction Permit Programs, which are subject to enforcement by other state and regional authorities.

II. OVERVIEW OF ENFORCEMENT OPTIONS AND APPROACHES TO RESPONDING TO NONCOMPLIANCE

The goals of the City's enforcement program include the following:

- To educate the regulated community.
- To achieve compliance with the laws and regulations within the regulated community.

- To return violators to compliance in a timely manner and eliminate any threats due to non-compliance.
- To initiate and conclude enforcement activities in a timely manner.
- To provide consistency in responding to violations.

In selecting enforcement options, the City strives to ensure that violations of a similar nature are subjected to similar-types of enforcement remedies. Nonetheless, a more severe enforcement option may be selected when a violator has either a history of noncompliance or has failed to take good faith actions to eliminate continuing violations or to meet a previously imposed compliance schedule. Authorized Inspectors should review enforcement options with the Enforcing Attorney to insure that evidence is collected and delivered in a timely fashion.

The City typically employs a tiered, escalating enforcement system. However, the City reserves the right to use whatever tools it deems most appropriate for a given situation, as dictated by the specifics of each case. The use of a progressively more severe enforcement option is referred to in this ERP as “Escalated Enforcement.” Whether a particular method of enforcement constitutes “Escalated Enforcement” is specified below.

A. Criteria for Determining Appropriate Response to Noncompliance

The enforcement approach taken by the City in response to a specific incident of noncompliance is determined on a case-by-case basis and depends on a variety of factors, including the severity of the violation and the knowledge or intent, level of cooperation, and compliance history of the responsible party.

1. Severity of the Violation

Violations are evaluated against the severity of the noncompliance and the potential or actual threat to public health or the environment created by the noncompliance. The severity of a violation is generally the most important factor in determining the appropriate level of enforcement response. The severity of a violation will depend on a number of factors, including the duration and frequency of the event, the type and amount of the pollutants discharged, and the impact on public health and the environment. Violations that do not pose an immediate or significant threat to public health or the environment, are isolated or infrequent, and/or are short in duration will typically be addressed initially through lower level enforcement actions, such as Verbal Warnings, Notices of Violation, or Administrative Compliance Orders. However, higher level Escalated Enforcement responses will be utilized for violations that pose an immediate and significant threat to human health or the environment or which are continuous, frequent, and/or of a long duration.

2. Knowledge or Intent of the Responsible Party

The responsible party’s knowledge of a violation or regulations being violated are also taken into account when evaluating the appropriate enforcement approach to take. Where a violation is not severe and has occurred unknowingly, the initial enforcement response will typically consist of an Education Letter, Verbal Warning, or Notice of Non-Compliance. However,

negligent or willful noncompliance will warrant higher level administrative or civil Escalated Enforcement action or Criminal Enforcement.

3. Level of Cooperation

A responsible party's willingness to cooperate and to undertake good faith efforts to maintain compliance or eliminate noncompliance may also be considered when determining the appropriate enforcement response. "Good faith" means that the responsible party has an honest intention to remedy its noncompliance, coupled with actions that give support to this intention. While a responsible party's good faith and willingness to cooperate may be taken into account in determining the appropriate type of enforcement response, it does not eliminate the need for enforcement action, and should not be used to mitigate an enforcement response to such an extent as to permit actual or threatened harm to public health or the environment.

4. Compliance History

When evaluating the level of enforcement action to be taken for a violation, the City reviews and considers the compliance history of the responsible party. If a pattern of recurring violations is observed, or if a responsible party has failed to correct violations noted in a prior enforcement action, the City will use Escalated Enforcement.

B. Initial Methods of Achieving Voluntary Compliance

1. Education Letters

In certain limited circumstances, the City will issue an Educational Letter advising a property owner, business, or resident of their legal obligations prior to, or in lieu of, pursuing administrative, civil, or criminal enforcement. An Educational Letter provides information regarding the requirements of City's Ordinances and the steps that need to be taken to comply with them. An Educational Letter may be appropriate under the following circumstances:

- Where an Authorized Inspector receives a complaint or information concerning noncompliance that the Authorized inspector believes to be valid, but the Authorized Inspector does not have sufficient evidence to substantiate that a violation of the City's Ordinances has occurred.
- Where a violation has been caused by a contractor hired by a property owner, business, or resident without the knowledge or consent of the property owner, business, or resident, and the City may pursue enforcement against the contractor.

In these circumstances, the Authorized Inspector will document that the Educational Letter has been provided, and this documentation can be used as evidence to support enforcement action in the event of continued or future similar violations at the same site.

2. Verbal Warnings

A Verbal Warning is often the initial method used by the City to request corrective action and enforce compliance with the City's Ordinances. A Verbal Warning may be utilized where there

is no history of noncompliance and the violation or noncompliance is relatively minor and can be quickly and easily corrected. In such cases, a Verbal Warning may be sufficient to achieve immediate correction of a violation. Where an Authorized Inspector issues a Verbal Warning, he/she will document the violation and the name and position of the person(s) notified in the inspection file. A specific time frame for correcting the problem and a follow-up inspection date will also be documented by the Authorized Inspector.

C. Administrative Enforcement Responses

1. Notice of Noncompliance

After a verbal warning, the Notice of Noncompliance is the least severe administrative enforcement response utilized by the City for violations of the Water Quality Ordinance. A Notice of Noncompliance constitutes a basic written request that a contractor, facility operator, property owner, or resident rectify a condition causing or threatening to cause noncompliance with the City's Ordinances. A Notice of Violation is the appropriate enforcement tool in the following circumstances:

- The violation or threat is insignificant and short in duration.
- The violation or threat is an isolated incident.
- The violation or threat does not affect and will not harm human health or the environment.
- The responsible party is cooperative and has indicated a willingness to readily correct the violation.
- The violation occurred unknowingly.
- A prior Verbal Warning was given, but the deficiency that was noted in a prior Verbal Warning has not been corrected within the specified timeframe or by the next inspection.

A Notice of Noncompliance (a) identifies the provision(s) of the City's Ordinances and/or relevant permit that has been violated, (b) describes the violation/deficiency to be corrected and corrective action(s) required, (c) includes a compliance date by which the violation must be corrected, (d) sets a date for a follow-up inspection (if applicable), and (e) states that continued noncompliance may result in additional enforcement actions.

A responsible party may appeal a Notice of Violation and request an administrative hearing before a hearing officer in accordance with the procedures set forth in the Water Quality Ordinance.

Generally, a Notice of Noncompliance will be given to a responsible party prior to the use of other progressively severe enforcement options. However, a Notice of Noncompliance will not be the first enforcement method used if egregious or unusual circumstances indicate that a stronger enforcement tool is needed.

2. Administrative Compliance Order

An Administrative Compliance Order is a progressively more severe enforcement response than a Notice of Noncompliance. The Administrative Compliance Order is an appropriate enforcement tool in the following circumstances:

- The violation or threat is not significant and short in duration.
- The violation or threat is infrequent.
- The violation does not pose an immediate threat to human health or the environment.
- An actual condition of noncompliance exists, but the condition cannot be remedied within a relatively short period of time.
- The responsible party has indicated willingness to come into compliance by meeting milestones established in a reasonable schedule.
- The violation is not willful.
- A prior Verbal Warning and/or Notice of Noncompliance has been insufficient to achieve compliance.

An Administrative Compliance Order may include the following terms and requirements:

- Specific steps and time schedules for compliance as reasonably necessary to eliminate an existing prohibited discharge or prevent the imminent threat of a prohibited discharge;
- Specific steps and time schedules for compliance as reasonably necessary to discontinue any illicit connection;
- Specific requirements for containment, cleanup, removal, storage, installation of overhead covering, or proper disposal of any pollutant having the potential to contact stormwater runoff; and
- Any other terms or requirements reasonable calculated to prevent imminent threat of or continuing violations, including, but not limited to, requirements for implementation of, and compliance with, appropriate BMPs.

A responsible party may appeal an Administrative Compliance Order and request an administrative hearing before a hearing officer in accordance with the procedures set forth in the Water Quality Ordinance.

An Administrative Compliance Order may constitute Escalated Enforcement in those instances where a previously issued Verbal Warning or Notice of Noncompliance has failed to achieve compliance.

3. Cease and Desist Order

A Cease and Desist Order may be issued to obtain immediate compliance with the Water Quality Ordinance and may order immediate cessation of any Illegal Discharge, Illicit Connection, or other violation; immediate containment or diversion of any impermissible flow of water off the property; and/or immediate cleanup of any area affected by a violation. The Cease and Desist order may also be appropriately issued as a first step in ordering the removal of nuisance conditions that threaten to cause an unauthorized discharge of Pollutants if exposed to rain or surface water runoff. The Cease and Desist Order is an appropriate enforcement tool in the following circumstances:

- The violation or threat is immediate in nature and may require an emergency spill response or immediate nuisance abatement if left unattended.
- The violation or threat exhibits a potential situation that may harm human health or the environment.
- The Authorized Inspector's contacts with the responsible party indicate that further authority of the City may need to be demonstrated before remedial action is forthcoming.
- The Authorized Inspector's prior enforcement actions have not obtained a favorable response.

A person issued a Cease and Desist Order is entitled to an administrative hearing before a hearing officer within 5 business days in accordance with the procedures set forth in the Water Quality Ordinance.

A Cease and Desist Order constitutes Escalated Enforcement in those instances where a previously issued Notice of Noncompliance and/or Administrative Compliance Order has failed to achieve compliance.

4. Administrative Nuisance Abatement

In instances where Escalated Enforcement actions fail to achieve compliance and there is a continuing threat to water quality, the City may itself enter the property, abate the condition(s) causing the violation, and restore the area. Before pursuing Administrative Nuisance Abatement, the City will notify the property owner and/or occupant and seek their consent. Where consent is not given or cannot be obtained, the City generally must obtain an inspection / abatement warrant from a court in accordance with State law before entering private property. However, where a nuisance condition on private property constitutes imminent danger to public safety or the environment, the Water Quality Ordinance authorizes the City to undertake Emergency Abatement of the condition without prior consent or a judicial warrant if necessary to protect the public safety and environment. Administrative Abatement by Authorized Inspectors and other City staff should be undertaken in consultation with, and with the assistance of, the Enforcing Attorney. A person subject to an Emergency Abatement action is entitled to an administrative hearing before a hearing officer within 5 business days in

accordance with the procedures set forth in the Water Quality Ordinance. The City may recover its costs for responding to a public nuisance and impose nuisance abatement liens for such costs against the property from which the nuisance emanated in accordance with State law.

Administrative Nuisance Abatement constitutes Escalated Enforcement.

5. Invoice for Costs

The Water Quality Ordinance authorizes an Authorized Inspector to deliver an Invoice for Costs to any responsible party for the actual costs incurred by the City in issuing and enforcing any Notice of Noncompliance, Administrative Compliance Order, Cease and Desist Order, or Administrative Abatement order. A responsible party may appeal an Invoice for Costs and request an administrative hearing before a hearing officer in accordance with the procedures set forth in the Water Quality Ordinance. If the responsible party fails to either pay or successfully appeal the Invoice for Costs, then the Enforcing Attorney may institute collection proceedings in accordance with State law.

Delivery of an Invoice for Costs does not constitute Escalated Enforcement.

6. Stop Work Orders

A Stop Work Order is an Escalated Enforcement tool for active land development projects. A Stop Work Order is a written order prohibiting further construction or site development activity until compliance has been achieved. The Stop Work Order is an appropriate enforcement tool in any of the following circumstances:

- If prior written notices or orders have failed to result in compliance or correction of identified violations.
- If the developer/contractor has not complied with the requirements of their building and/or grading permit.
- If an observed violation poses a significant threat to water quality (such as a failure of BMPs resulting in a significant release of sediment or other pollutants off site).

A Stop Work Order will be issued by the inspector or the appropriate official. Stop work orders prohibit further construction activity until the problem is resolved and provide a time frame for correcting the problem.

The Stop Work Order will describe the violation and specify what corrective action must be taken. A copy of the Stop Work Order will be given to the contractor's project supervisor and placed in the active inspection file. For a private construction project, a copy of the Stop Work Order will also be sent to the owner/developer. To restart work once a Stop Work Order has been issued, the contractor's project supervisor must request the City's inspector to re-inspect the project and verify that the deficiencies have been satisfactorily corrected. If the City inspector is satisfied with the corrections, the inspector may sign off on that phase of the project, and work may proceed.

A Stop Work Order constitutes Escalated Enforcement.

7. Permit Revocation or Denial

Violations of the City's Ordinances may be grounds for the suspension or revocation of City issued permits, licenses or other approvals after notice and an opportunity for hearing. For instance, in severe cases of non-compliance, or significant discharges relating to development and/or construction activities, the City revoke grading and/or building permits or other approvals for a development project that a contractor/developer is working under for the project or deny future permits on the project. The responsible party would then have to re-apply for permits and meet any requirements that the City may place on the project. Suspension or revocation of permits or other approvals must be conducted in accordance with the procedures described in the City's Municipal Code. City Staff should consult with the Enforcing Attorney before proceeding with the suspension, revocation or denial of a permit or development approval.

Suspension or revocation of a permit constitutes Escalated Enforcement.

8. Enforcement of Contracts

If a contractor is performing work for the City, then the City may use the provisions within the contract for enforcement of non-compliance. Such contract provisions may allow the City to withhold payment(s), require bonds, apply monetary penalties, order work stopped (without time penalties), or terminate the contract if the contractor performing the work does not comply with all appropriate permits, laws, regulations and ordinances.

Enforcement of Contracts constitutes Escalated Enforcement.

D. Criminal Enforcement

In addition to the administrative enforcement actions described above, the Enforcing Attorney is authorized to file criminal actions to enforce the City's Ordinances. Criminal prosecution is generally the last step taken to stop a condition of noncompliance; however, in some limited cases, criminal enforcement may be appropriate as a first step in enforcement if the facts indicate that the violation is severe, willful and egregious. Criminal prosecution will be appropriate if information or events indicate that noncompliance is (i) willful, (ii) fails to comply with the best management practices imposed on a New Development or Significant Redevelopment project, (iii) continues after notice of non-compliance is received, or (iv) is a direct attempt to conceal a violation of the City's Ordinances. Criminal prosecution may also be utilized for egregious violations which are the result of negligent rather than willful conduct.

Circumstances indicating that criminal, rather than administrative, enforcement measures should be considered include the following:

- There is strong evidence that the responsible party has willfully violated the City's Ordinances and/or has intentionally disregarded legal requirements.
- There is a significant threat of environmental harm as a result of the violation.

- There is actual sustained environmental harm as a result of the violation.
- The discharge or event of noncompliance is continuing or has been long in duration.
- No immediate remedy for the violation is available.
- There have been numerous previous violations by the same responsible party.

Where it is determined that the available facts warrant criminal enforcement in a particular case, additional evidence will often need to be collected to support a criminal prosecution, and the City may need to obtain a criminal inspection warrant from a court. City staff should consult with the Enforcing Attorney early in the process to ensure proper procedures are followed. Where criminal enforcement is indicated, authorized City personnel may cause issuance of a criminal citation to the offending party pursuant to Penal Code §853.5, §853.6, and §853.9. The citation shall include: (i) the name and address of the violator; (ii) the provisions of the City's Ordinances violated; and (iii) the time and place of required appearance before a magistrate. The responsible party must sign the citation thereby promising to appear. If the cited party refuses to sign the citation, the enforcement official may cause the arrest of the discharger with the assistance of law enforcement personnel, or may refer the matter to the Enforcing Attorney for issuance of a warrant for arrest.

At the discretion of the Enforcing Attorney, criminal violations of the City's Ordinances may be charged as either misdemeanors or infractions. Factors that the Enforcing Attorney may use in determining whether the misdemeanor is more appropriately treated as an infraction, rather than a misdemeanor, may include:

- The duration of the violation or threatened violation.
- The compliance history of the person, business or entity.
- The effort made to comply with an established compliance schedule.
- The existence of prior enforcement actions.
- The actual harm to human health or the environment from the violation.

Criminal Enforcement constitutes Escalated Enforcement.

E. Civil Judicial Enforcement

In addition to the administrative and criminal enforcement options discussed above, the City may also pursue civil judicial enforcement of violations where appropriate.

1. Civil Injunction/Nuisance Abatement Action

Violations of the City's Ordinances that constitute a threat to the public health, safety and welfare are deemed a public nuisance, and the Enforcing Attorney may file a civil judicial action seeking preliminary or permanent injunctive relief to enjoin and/or abate a nuisance or other threatened or continuing noncompliance. Such an action may be appropriate where a

continuing or emergency nuisance exists, and administrative and/or criminal enforcement options are insufficient to remedy the nuisance condition. In any such action, the City may seek recovery of its actual enforcement and abatement costs.

A Civil Injunction / Nuisance Abatement Action constitutes Escalated Enforcement.

2. Civil Damages Action

Pursuant to the Water Quality Ordinance, the City may bring an action for civil damages against a responsible party to recover (i) enforcement costs incurred by the City; (ii) costs incurred by the City in mitigating harm to the environment or reducing the threat to human health; (iii) damages for irreparable harm to the environment; and/or (iv) damages resulting from any trespass or nuisance occurring on public land or to the Stormwater Drainage System as a result of a violation of the Water Quality Ordinance.

III. Illicit Discharge Detection and Elimination Enforcement Component

This Section of the ERP describes the City's approaches to investigating, responding to, and enforcing noncompliance with the City's Ordinances related to Illegal Discharges and Illicit Connections.

A. Overview

The City's Water Quality Ordinance expressly prohibits Illegal Discharges and Illicit Connections (ID/ICs), and the City implements a comprehensive program for actively detecting, responding to, investigating and eliminating ID/ICs in an efficient and timely manner (ID/IC Program). The City's ID/IC Program is described in more detail in LIP Section A-10.

An Illicit Connection is an undocumented and/or unpermitted physical connection from a facility to the Stormwater Drainage System. Illicit Connections are often associated with Illegal Discharges. Constructed (i.e., man-made) Illicit Connections include pipelines, conduits, inlets or outlets, connected impervious areas, channels or swales. Practical examples of constructed Illicit Connections include: (i) pipes that discharge onto adjacent property or into a water runoff area; (ii) facilities constructed adjacent to construction areas that allow dewatering runoff to flow to the storm water drainage system; or (iii) storm drain inlets that drain from outside wash areas directly into the Stormwater Drainage System.

An Illegal Discharge (or "Prohibited Discharge") is any discharge to the Stormwater Drainage System that is not composed entirely of stormwater and that is not covered by an NPDES permit. An Illegal Discharge refers to the disposal of non-stormwater materials such as paint or waste oil into the storm drain or the discharge of waste streams containing pollutants to the storm drain. Illegal Discharges typically are generated from poorly managed on-site operations, illegal dumping, contaminated stormwater discharges, and/or sewage or other materials spills.

Various site operations may produce Illegal Discharges, including releases of (i) process waters such as boiler blow down, rinse water, or chlorinated pool discharges; (ii) waste materials such

as manufactured floatable materials, animal wastes from kennels or riding stables, or vehicle fluids (oils, coolants, etc.); and (iii) sand/gravel, cement, fertilizers, or pesticides from raw materials unloading and storage areas. Practical examples of problematic site operations include: (i) pressurized washing and steam cleaning areas; (ii) auto repair shops where operations occur out of doors in unprotected areas and no provision is made for preventing contamination from leaving the site; (iii) non-retail fueling areas where vehicle washing also occurs and runoff flows to storm drain areas; (iv) manufacturing storage yards for concrete materials where materials are uncovered and wash off flows directly to the storm drain; (v) construction locations where debris, materials, and silt flows off the construction site; and (vi) trauma scene clean-up.

Illegal dumping activities include intentional dumping of: (i) household wastes such as home, garden or yard debris, trash or rubbish, or household hazardous wastes; (ii) commercial wastes such as landscape debris or soil, trash or rubbish, or hazardous wastes in drums or canisters; and (iii) animal or agricultural wastes such as manure, stock wastes, fruit and vegetable materials and animal carcasses. Practical Examples of illegal dumping activities could include: (i) home/yard debris dumped near a curb inlet to the stormwater drainage system; (ii) trash, drums or discarded materials left on creek or wash area banks; (iii) used oil dumped on the ground or into storm drains; and (iv) paint waste dumped on the ground or into storm drains.

Stormwater pollution can also occur as rain water is contaminated running off of impervious surfaces. Though the runoff is due to storm events, Illegal Discharges can occur from the following:

- Construction work on an exposed site where soils are being tracked onto the street and washed down the gutter.
- Construction or work on an exposed site where materials, such as sand, are migrating into the street gutter area either through non-concentrated exposure to water, such as sprinkler systems, or by actual contact with other runoff water.
- Petroleum contained soils in equipment servicing areas, which are exposed to gutter areas through tracking.
- Uncovered areas of stockpiled construction demolition materials.
- Outside storage of unsealed paint and solvent containers.
- Exposed truck loading docks with uncovered materials.
- Equipment storage yards without runoff controls.

Sewage spills may be the result of an accidental or irregular discharges of sewage from a sanitary sewer system or from private property tributary to a public sewerage system. The City participates in the Countywide Area Spill Control (CASC) Program to ensure that sanitary sewer overflows are responded to in a timely and efficient manner. In addition, the City's Ordinances require that private sewer laterals and septic systems be designed and operated in accordance with industry standards and require the proper maintenance of these facilities in

order to minimize possible spills, breakages, and failures. The City enforces these requirements if a sewage spill from private property or another private source is, or cannot be, effectively remedied by the owner or other responsible party.

B. Investigating and Responding to Noncompliance

The City may become aware of potential Illegal Discharges or Illicit Connections through field observations, facility or construction site inspections, Water Quality Monitoring Program results, or complaints. The protocols the City follows for investigating, documenting, and responding to Illegal Discharges and Illicit Connections are described in more detail in Section A-10 of the LIP.

If a complaint or information is received that indicates a potential ID/IC, an Authorized Inspector will conduct a field investigation. If evidence of an actual or threatened ID/IC is found as a result of an inspection, every effort is made to identify the responsible party and resolve the situation quickly.

Any Illicit Connection identified by the City during routine inspections is investigated. Appropriate actions are then taken to either approve undocumented connections by permit procedure or to pursue removal of those connections that are determined to be Illicit Connections and not permissible. If evidence of an Illegal Discharge is detected and the source does not appear to be evident, a source investigation may be conducted to determine if the discharge is being conveyed through an Illicit Connection.

Parties found to be responsible for an Illegal Discharge are required to clean up and remove Pollutants to the maximum extent practicable. Where a responsible party is cooperative and responds in a timely manner, lower level enforcement actions may be sufficient to ensure compliance. The failure of a responsible party to cooperate and/or perform required clean-up will result in immediate Escalated Enforcement action.

Sewage spills and spills of other types of harmful Pollutants may require immediate remedial action. In cases where a spill presents an immediate threat to the Stormwater Drainage System or to human health or the environment, and the City knows who the responsible party is, the City will direct the responsible party to immediately contain and commence clean-up of the spill. Where the City is unable to identify the responsible party, or the responsible party is able to effectively respond to contain and clean-up the spill immediately, the City will respond through the CASC Program to ensure the spill is contained and mitigated, and will conduct a source investigation to identify the responsible party.

C. Enforcement Response Approaches

The nature of the City's enforcement response approach for ID/ICs is determined on a case-by-case basis and is based on factors such as severity of the violation or threat to human health or the environment, site-specific circumstances, and past compliance history. If the situation is determined to pose an immediate risk to public health or the environment, higher level Escalated Enforcement responses may be used immediately and, if needed, the City will respond itself to ensure the threat is eliminated in a timely and efficient manner.

If a spill, sewage leak, illegal dumping, or other Illegal Discharge is determined to pose a threat to human or environmental health, the City will report this information to the Regional Board by phone or e-mail within 24 hours of the discovery followed by a written report within 5 days, as required by the NPDES Permit. The City also reports all sewage spills to the Orange County Health Care Agency in accordance with California Health and Safety Code Section 5411.5, and reports all sewage spills of 1,000 gallons or more from a public sewer system to the State Office of Emergency Services pursuant to California Water Code Section 13271 and the 23 CCR § 2250.

The City seeks to abate actual Illegal Discharges and hazardous materials spills as soon as reasonably possible. As required by the NPDES Permit, the City seeks to resolve all incidents of observed non-compliance within at least 30 calendar days, or prior to the next rain event, whichever is sooner. In cases where more than 30 days are required to resolve a violation and achieve compliance, the reasons why additional time is needed is documented and kept on file. If Escalated Enforcement is not used when compliance is not achieved within the required compliance period, the rationale for why Escalated Enforcement actions were not used will also be documented.

The following table provides a general overview of the City's enforcement response approach for ID/ICs. The descriptions in the Table as to when specific enforcement responses are used and appropriate timeframes for compliance are intended to be illustrative in nature and to provide general guidance to City enforcement staff, and are not intended to be exclusive or exhaustive. The City reserves the right to use whatever tools deemed most appropriate for a given situation, as dictated by the specifics of each case, and taking into account the factors described in Section II.A of this ERP.

Illicit Discharge Detection and Elimination Enforcement Approach

Enforcement Action	Use	Time Schedule to Achieve Compliance
Education Letter	<ul style="list-style-type: none"> • If suspect noncompliance, but lack sufficient evidence to substantiate it. • Use for business/resident where violation is by contractor and there is no history of noncompliance by business/resident. 	Goal is to correct the situation and behavior.
Verbal Warning	<ul style="list-style-type: none"> • Use for threatened Illegal Discharges from poorly managed on-site operations, illegal dumping, contaminated water runoff, or spilled materials where there is no history of noncompliance and the violation is relatively minor and can be quickly and easily corrected. 	Goal is to correct the violation immediately, if possible. If not, the compliance timeframe should be short and will depend on the nature of the potential threat to water quality. At a minimum, violation should be corrected within 30 calendar days or before the follow-up inspection or next predicted rain event, whichever is sooner.

Enforcement Action	Use	Time Schedule to Achieve Compliance
Notice of Noncompliance	<ul style="list-style-type: none"> • Use where a prior Verbal Warning was given, but the deficiency that was noted in a prior Verbal Warning has not been corrected within the specified timeframe or by the next inspection. • Use for threatened Illegal Discharges from Illicit Connections, poorly managed on-site operations, illegal dumping, contaminated water runoff, or spilled materials where the threat level is insignificant, there is no environmental harm, and the responsible party is cooperative and has already corrected, or is willing to readily correct, the condition causing the violation. • Use to order correction of conditions causing or contributing to an actual Illegal Discharge that has already ceased where the discharge occurred unknowingly, was an isolated incident, and was short in duration; the threat level is insignificant; there was no environmental harm; and the responsible party is cooperative and has shown a good faith effort to correct the condition causing the violation and to come into compliance. 	<p>Require immediate containment of spilled materials or Illegal Discharges, with a goal of completion of correction/cleanup within 24 hours.</p> <p>Conditions causing or contributing to an actual or threatened Illegal Discharge should be corrected within 30 calendar days or before the follow-up inspection or next predicted rain event, whichever is sooner. If more than 30 days is required to achieve compliance, then a written rationale must be documented and kept on file.</p>
Administrative Compliance Order	<ul style="list-style-type: none"> • Use where a prior Verbal Warning and/or Notice of Noncompliance has been insufficient to achieve compliance. • Use for threatened Illegal Discharges from Illicit Connections, poorly managed on-site operations, illegal dumping, contaminated water runoff, or spilled materials where the violations are not willful, the threat level is not significant, there is no immediate threat of environmental harm, and the responsible party has shown a good faith willingness to correct the condition causing the violation. • Use to order correction of conditions causing or contributing to an actual Illegal Discharge that has already ceased where there is no immediate threat to human health or the environment; the discharge was not willful, was not significant, and was infrequent or short in duration; the conditions causing or contributing to the Illegal Discharge cannot be remedied within a relatively short period of time; and the responsible party has indicated willingness to come into compliance by meeting milestones established in a reasonable schedule. 	<p>Require immediate containment of spilled materials or Illegal Discharges, with a goal of completion of correction/cleanup within 24 hours.</p> <p>Conditions causing or contributing to an actual or threatened Illegal Discharge should be corrected within 30 calendar days or before the follow-up inspection or next predicted rain event, whichever is sooner. If more than 30 days is required to achieve compliance, then a written rationale must be documented and kept on file.</p>

Enforcement Action	Use	Time Schedule to Achieve Compliance
Cease and Desist Order	<ul style="list-style-type: none"> • Use to order immediate cessation of an Illegal Discharge or Illicit Connection. • Use to order immediate containment or diversion of any impermissible flow of water off of a site that poses a significant and/or immediate threat to water quality. • Use to order immediate cleanup of an area affected by an Illegal Discharge, sewage or materials spill, illegal dumping, or other violation. • Use to order immediate removal of nuisance conditions on property that threaten to cause an Illegal Discharge of Pollutants if exposed to rain or surface water runoff. • Use where lower level enforcement actions have not resulted in compliance and/or available information indicates that further authority of the City may need to be demonstrated before remedial action is forthcoming. • Use for recurring violations. 	<p>Generally, immediate.</p> <p>Where used other than to order immediate cessation of an actual or threatened ID/IC, the time schedule for compliance will vary based on the severity of the violation and will be determined on a case-by-case basis. In these circumstances, noncompliance should be corrected within 30 calendar days or before follow-up inspection or next predicted rain event, whichever is sooner. If more than 30 days is required to achieve compliance, then a written rationale must be documented and kept on file.</p>
Nuisance Abatement / Spill Response	<ul style="list-style-type: none"> • Use for sewage or hazardous materials spills where there is a significant and immediate threat to human health or the environment. • Use where the responsible party has continually failed to comply with a previously issued compliance schedule. 	<p>Goal is immediate containment of spilled materials or Illegal Discharges, with a goal of completion of correction/cleanup within 24 hours.</p>
Enforcement of Contracts	<ul style="list-style-type: none"> • Use to address actual or threatened Illegal Discharges or Illicit Connections caused by City contractors. 	<p>Time schedule for compliance will be determined on a case-by-case basis.</p>
Stop Work Order	<ul style="list-style-type: none"> • Use to order immediate cessation of construction or development activities where prior written notices or orders have failed to result in compliance or correction of identified violations. • Use to order immediate cessation of construction or development activities where a developer/contractor has not complied with the requirements of its building and/or grading permit. • Use to order immediate cessation of construction or development activities where if an observed violation at the site poses a significant threat to water quality (such as a failure of BMPs resulting in a significant release of sediment or other pollutants off site). 	<p>Effective immediately, all work, except work to remedy non-compliant situation, must cease.</p>
Permit Revocation / Denial	<ul style="list-style-type: none"> • Use in severe cases of non-compliance or significant Illegal Discharges relating to development and/or construction activities. 	<p>NA</p>

Enforcement Action	Use	Time Schedule to Achieve Compliance
Civil Action	<ul style="list-style-type: none"> • Use for violations that cause significant harm. • Use when response to administrative enforcement actions is inadequate or the responsible party fails to respond. 	Time schedule for compliance will vary based on the severity of the violation and will be determined on a case-by-case basis.
Criminal Action	<ul style="list-style-type: none"> • Use in cases where the actual or threatened environmental harm from the violation is significant and there is strong evidence of willfulness or intentional disregard for legal requirements. • Use in cases where an Illegal Discharge, Illicit Connection, or related violation is frequent, ongoing, or long in duration and the responsible party has failed to respond to administrative enforcement actions. • Use where there is a history of repeated prior violations by the same responsible party. • Use where there has been a direct attempt to conceal an Illegal Discharge, Illicit Connection, or related violation. 	Consult with Enforcing Attorney
Referrals	<ul style="list-style-type: none"> • Sites that fail to obtain state industrial or construction permits. • Sites that fail to comply with City enforcement actions. • Sites that discharge waste or hazardous wastes to receiving waters. 	NA

IV. Development Planning Enforcement Component

This Section of the ERP describes the City's approaches to investigating, responding to, and enforcing noncompliance with permanent BMP implementation, operation and maintenance obligations associated with New Development and Significant Redevelopment.

A. Overview

The Water Quality Ordinance requires all New Development and Significant Redevelopment to be undertaken in accordance with the DAMP, the LIP, the City's New Development / Significant Redevelopment Program. In conjunction with the New Development / Significant Redevelopment Program, the City has established design standards for new development and significant redevelopment projects that require installation and implementation of permanent (post-construction) BMPs, including Low Impact Development (LID) techniques, hydromodification controls, source controls and treatment controls, to address the quality and quantity of stormwater runoff. These required BMPs are described in project-specific Water Quality Management Plans (Project WQMPs) and Non-Priority Project Water Quality Checklists (WQCs), which may be recorded, and which describe long-term BMP operation and maintenance requirements and identify the persons or entities responsible for funding and

implementing ongoing BMP operation and maintenance. The New Development / Significant Redevelopment Program is more fully described in Section A-7 of the LIP.

This Development Planning Enforcement Component describes the enforcement response approaches the City takes to ensure that required permanent BMPs are properly installed and implemented during construction and thereafter appropriately operated and maintained.

B. Investigating and Responding to Noncompliance

The City verifies required permanent BMPs are included in project designs through its development review and plan check process. All permanent structural BMPs must be shown on the grading and/or building plans, and building and/or grading permits will not be issued to allow construction to begin before all plans have been approved. In addition, Project WQMPs and WQCs must be approved by City before grading or building permits will be issued.

During a project's construction phase, City inspectors confirm that required structural BMPs are being constructed per plan during their routine inspections. If structural BMP construction or installation varies from approved plans, the City requires in-field corrections be made, or for the project engineer to confirm that revisions continue to comply with project requirements. Any proposed revisions must be approved by applicable City planning or engineering staff. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the City will verify that all required permanent structural BMPs have been constructed and installed in conformance with approved plans and specifications and that, if applicable, and Operations and Maintenance (O&M) Plan for all structural BMPs has been prepared and approved by the City.

Once a development project has been completed, ongoing operation and maintenance of post-construction BMPs is verified through inspections and/or through review of submitted maintenance verification certifications. Where operation or maintenance deficiencies are discovered, they are documented and the responsible party is directed to take necessary corrective actions. Minor deficiencies and corrective actions may warrant resolution through Education Letters or documented Verbal Warnings, and if the responsible party performs all necessary corrective actions promptly, the case is closed and the resolution is documented. Where determined appropriate, the City will issue a Notice of Violation or Administrative Compliance Order setting forth required corrective actions as its initial enforcement response. Responsible parties are required to perform corrective actions and demonstrate that all necessary operations and maintenance activities have been completed through re-inspection and/or submittal of appropriate documentation. Where initial enforcement actions fail to result in corrective action, the City will pursue Escalated Enforcement until compliance is achieved. The City's enforcement response approach for the Development Planning and Enforcement Component is described more fully below.

C. Enforcement Response Approaches

The nature of the City's enforcement response approach to operating and maintenance deficiencies for permanent BMPs is determined on a case-by-case basis and is based on factors

such as severity of the violation, site-specific circumstances, and past compliance history. If the situation is determined to pose an immediate risk to public health or the environment, higher level Escalated Enforcement responses may be used initially, and the City will report this information to the Regional Board by phone or e-mail within 24 hours of the discovery followed by a written report within 5 days, as required by the NPDES Permit.

As required by the NPDES Permit, the City seeks to resolve incidents of observed non-compliance within 30 calendar days, or prior to the next rain event, whichever is sooner. In cases where more than 30 days are required to resolve a violation and achieve compliance, the reasons why additional time is needed is documented and kept on file. If Escalated Enforcement is not used when compliance is not achieved within the required compliance period, the rationale for why Escalated Enforcement actions were not used will also be documented.

The following table provides a general overview of the City's enforcement response approach when it discovers that permanent BMPs are not being operated and maintained as required. The enforcement response approaches described in Section III (Illicit Discharge Detection and Elimination Enforcement Component) and Section VI (Existing Development Enforcement Component) of this ERP may also apply. The descriptions in the Table as to when specific enforcement responses are used and appropriate timeframes for compliance are intended to be illustrative in nature and to provide general guidance to City enforcement staff, and are not intended to be exclusive or exhaustive. The City reserves the right to use whatever tools deemed most appropriate for a given situation, as dictated by the specifics of each case, and taking into account the factors described in Section II.A of this ERP.

Development Planning Enforcement Approach

Enforcement Action	Use	Time Schedule to Achieve Compliance
Education Letter	<ul style="list-style-type: none"> • If suspect noncompliance, but lack sufficient evidence to substantiate it. • May use to advise responsible party of legal obligations where O&M deficiencies are minor and easily correctable and there have been no previous violations. • May be used for first-time administrative violations, such as failure to submit a timely compliance certification. 	Goal is to educate responsible party and remedy O&M deficiency. Noncompliance should be corrected within 30 calendar days or before next inspection or predicted rain event, whichever is sooner.
Verbal Warning	<ul style="list-style-type: none"> • Use to advise responsible party of legal obligations where O&M deficiencies are minor and easily correctable, there is no threat to water quality, there is no history of prior noncompliance, and the responsible party is cooperative and has indicated a willingness to immediately correct the problem. 	Noncompliance should be corrected immediately, if possible, but at least within 30 calendar days or before follow-up inspection or next predicted rain event, whichever is sooner.

Enforcement Action	Use	Time Schedule to Achieve Compliance
Notice of Noncompliance	<ul style="list-style-type: none"> • Use where a prior Verbal Warning was given, but the deficiency that was noted in a prior Verbal Warning has not been corrected within the specified timeframe or by the next inspection. • Use for recurring administrative violation. • Use where the severity of the BMP O&M deficiency calls for an enforcement action stronger than a Verbal Warning, but the violation was unknowing and the responsible party is cooperative and has shown a good faith effort to immediately correct the observed O&M deficiency. 	Noncompliance should be corrected within 30 calendar days or before follow-up inspection or next predicted rain event, whichever is sooner. If more than 30 days is required to achieve compliance, then a written rationale must be documented and kept on file.
Administrative Compliance Order	<ul style="list-style-type: none"> • Use where a prior Verbal Warning and/or Notice of Noncompliance has been insufficient to achieve compliance. • Use for recurring, but not significant, violations involving BMP O&M deficiencies. • Use for BMP O&M deficiencies that are not willful and pose no immediate threat to human health or the environment, but which cannot be remedied within a relatively short period of time. • Use to order implementation of a required BMP. • Use to order repair or replacement of a structural BMP or control device that is defective or has been removed. 	Noncompliance should be corrected within 30 calendar days or before follow-up inspection or next predicted rain event, whichever is sooner. If more than 30 days is required to achieve compliance, then a written rationale must be documented and kept on file.
Cease and Desist Order	<ul style="list-style-type: none"> • Use where BMP O&M deficiencies pose an immediate threat of a significant Illegal Discharge. • Use where lower level enforcement actions have not resulted in compliance and/or available information indicates that further authority of the City may need to be demonstrated before remedial action is forthcoming. • Use for significant recurring violations of BMP O&M requirements. 	Immediate compliance should be required where there is an imminent threat of a significant Illegal Discharge. Otherwise, the time schedule for compliance will vary based on the severity of the violation and will be determined on a case-by-case basis. Where possible, noncompliance should be corrected within 30 calendar days or before follow-up inspection or next predicted rain event, whichever is sooner. If more than 30 days is required to achieve compliance, then a written rationale must be documented and kept on file.
Nuisance Abatement	<ul style="list-style-type: none"> • Use where the responsible party has continually failed to comply with a previously issued compliance schedule. 	Time schedule for compliance will vary based on the severity of the violation and will be determined on a case-by-case basis.

Enforcement Action	Use	Time Schedule to Achieve Compliance
Civil Action	<ul style="list-style-type: none"> • Use when response to administrative enforcement actions is inadequate or the responsible party fails to respond. • Use to obtain a civil injunction requiring restoration or replacement of a required structural BMP that has been improperly removed or is no longer operational. 	Time schedule for compliance will vary based on the severity of the violation and will be determined on a case-by-case basis.
Criminal Action	<ul style="list-style-type: none"> • Use in cases where there is strong evidence of willfulness or intentional disregard for legal requirements, the responsible party has failed to respond to administrative enforcement actions, there is a history of repeated prior violations by the same responsible party, and/or there has been a direct attempt to conceal a violation. 	Consult with Enforcing Attorney
Referrals	<ul style="list-style-type: none"> • Sites that fail to obtain state industrial or construction permits. • Sites that fail to comply with City enforcement actions. • Sites that discharge waste or hazardous wastes to receiving waters. 	NA

V. Construction Management Enforcement Component

This Section of the ERP describes the City's approaches to investigating, responding to, and enforcing noncompliance with the City's Ordinances at public and private construction sites within the City.

A. Overview

All construction projects in the City, regardless of size, are required to implement BMPs to prevent Illegal Discharges of Pollutants into the Stormwater Drainage System or watercourses. The City has established a minimum set of BMPs and other measures to be implemented at all construction sites year round. All private and public works construction projects are required, at a minimum, to implement and be protected by an effective combination of erosion and sediment controls and waste and materials management BMPs. In addition, the City requires enhanced or additional BMPs should the project site pose an exceptional threat to water quality. The City's Construction Program and the City departments and staff responsible for overseeing, implementing, and enforcing it, are described in Section A-8 of the LIP.

Construction sites that are subject to the Construction General Permit are required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). Before issuing a grading or building permit, the City will require proof of Construction General Permit coverage. Private construction projects not covered by the General Permit, but covered under a grading permit, are required to develop Erosion and Sediment Control Plans (ESCPs) that show proposed

locations of the erosion and sediment control BMPs that will be implemented during the construction project.

B. Investigating and Responding to Noncompliance

The City performs inspections of construction sites to verify that appropriate BMPs and other requirements for water quality protection are being implemented and maintained, that they appropriately comply with the City's Ordinances and the Construction General Permit, and that they continue to protect water quality. Construction sites are inspected, according to the established priority, until construction activity is complete. Threats to water quality are assessed by the City's Authorized Inspectors for construction site runoff that will not be reasonably controlled by the BMPs in place or if a failure of BMPs is resulting in the release of sediments or other Pollutants. Violations observed are documented by the inspectors, and appropriate enforcement actions are taken.

If a significant and/or immediate threat to water quality is observed by an Authorized Inspector, action is taken to require the developer/contractor to immediately cease the discharge and appropriate enforcement action is taken. The City's enforcement response approaches to violations at constructions sites are also described further in the following Section.

Although the City does not enforce the Construction General Permit, violations of the City's Ordinances or project permit conditions and plans may also be considered a violation of the General Construction Permit for sites subject to those requirements. When a construction site is subject to the General Construction Permit, City staff may also collaborate with Regional Board staff on enforcement actions.

C. Enforcement Response Approaches

The City's enforcement response approach to construction sites differs based on whether it is a private construction project or a City public works construction project. In either case, however, violations determined to pose an immediate risk to public health or the environment will warrant the use of Escalated Enforcement responses. The following Table outlines the range and progression of enforcement actions that may be taken by the City with respect to both private construction projects and public works construction projects.

Enforcement Actions for Violations at Construction Sites

PRIVATE CONSTRUCTION PROJECTS		PUBLIC WORKS CONSTRUCTION PROJECTS
Verbal Warning	← ENFORCEMENT PROGRESSION	Verbal Warning
Written Warning <ul style="list-style-type: none"> ▪ Notice of Non-Compliance ▪ Administrative Compliance Order ▪ Cease and Desist Order 		Written Warning <ul style="list-style-type: none"> ▪ Notice of Non-Compliance
Stop Work Order		Enforcement of Contract <ul style="list-style-type: none"> ▪ Stop Work Order ▪ Withholding of Payment ▪ Bond ▪ Fines ▪ Revocation of Contract
Revocation of Permit(s) and/or Denial of Future Permits		
Civil and Criminal Court Actions		Civil and Criminal Court Actions


As required by the NPDES Permit, the City's NPDES Coordinator will notify the Regional Water Board in writing within five (5) calendar days of issuing Escalated Enforcement to a construction site that poses a significant threat to water quality as a result of violations or other non-compliance. Written notification may be provided to the appropriate Regional Water Board staff member by email. The City's NPDES Coordinator will also notify the Regional Board of any persons required to obtain coverage under the Construction General Permit and failing to do so, within five (5) calendar days from the time the City becomes aware of the circumstances. Written notification may be provided electronically by email to RB9_Nonfilers@waterboards.ca.gov.

The City seeks to resolve violations at both private and public works construction sites as quickly as possible, including prior to rain events where feasible. As required by the NPDES Permit, the City seeks to resolve incidents of observed non-compliance within 30 calendar days, or prior to the next rain event, whichever is sooner. In cases where more than 30 days are required to resolve a violation and achieve compliance, the reasons why additional time is needed is documented and kept on file. If Escalated Enforcement is not used when compliance is not achieved within the required compliance period, the rationale for why Escalated Enforcement actions were not used will also be documented.


A general overview of the City's enforcement response approach to violations at private construction sites and public works construction sites is set forth below. For violations at construction sites resulting in actual or threatened Illegal Discharges, refer to the enforcement response approaches described in Section III (Illicit Discharge Detection and Elimination Enforcement Component of this ERP. The overview below is intended to be illustrative in nature and to provide general guidance to City enforcement staff, and is not intended to be exclusive or exhaustive. The City reserves the right to use whatever tools deemed most appropriate for a given situation, as dictated by the specifics of each case, and taking into account the factors described in Section II.A of this ERP.

The nature of the City's enforcement response approach to violations at construction sites is determined on a case-by-case basis and is based on factors such as severity of the violation, site-specific circumstances, and the contractor's past compliance history. If the situation is determined to pose an immediate risk to water quality, higher level Escalated Enforcement responses may be used initially. The following charts depict the range of enforcement options available for violations at private and public works construction sites, respectively, and are intended to provide guidance to Authorized Inspectors in determining what enforcement response is appropriate for a given violation.

Enforcement of Noncompliance for Private Construction Projects

ENFORCEMENT OPTIONS	ACTIONS			CRIMINAL ACTIONS
	NOTICE OF NON- COMPLIANCE	ADMINISTRATIVE COMPLIANCE ORDER	CEASE & DESIST STOP WORK ORDER REVOCATION OF PERMIT(S)	INFRACTIONS AND MISDEMEANORS
COMPLIANCE STRATEGY				
Threat Level	Insignificant	No: Significant	May be Significant	Significant
Environmental Harm	None	No: Immediate	Potential/Immediate	Actual Immediate
Event Duration	Short	Short	Long/Continuous	Long/Continuous
Event Frequency	Isolated	Infrequent	Frequent/Ongoing	Frequent/Ongoing
Cooperation	Readily Complies	Working to Comply	Uncooperative/ Slow to Comply	Non-Responsive
Intent	Unknowingly	No: Willful	Possibly Willful	Willful

Enforcement of Noncompliance for Public Works Construction Projects

ENFORCEMENT OPTIONS	ACTIONS			CRIMINAL ACTIONS
	NOTICE OF NON- COMPLIANCE	CONTRACT REMEDIES		INFRACTIONS AND MISDEMEANORS
COMPLIANCE STRATEGY				
Threat Level	Insignificant	No: Significant	May be Significant	Significant
Environmental Harm	None	No: Immediate	Potential/Immediate	Actual Immediate
Event Duration	Short	Short	Long/Continuous	Long/Continuous
Event Frequency	Isolated	Infrequent	Frequent/Ongoing	Frequent/Ongoing
Cooperation	Readily Complies	Working to Comply	Uncooperative/ Slow to Comply	Non-Responsive
Intent	Unknowingly	No: Willful	Possibly Willful	Willful

- Verbal Warnings (both private and public works construction projects)

For insignificant violations that do not pose an immediate threat to water quality, the initial method of requesting corrective action and enforcing compliance will typically be a Verbal Warning from the Authorized Inspector to the contractor. Verbal warnings are often sufficient to achieve correction of the violation, often while the Authorized Inspector is present at the construction site. The Authorized Inspector will notify the developer/contractor's project

supervisor of the violation, and document the violation and the notification to the contractor's project supervisor in the inspection file. A specific time frame for correcting the problem and a follow-up inspection date will be documented by the inspector.

- Written Warnings (both private and public works construction projects)

If a deficiency that was noted in a prior Verbal Warning is not corrected by the next inspection, or the severity of the violation is such that a Verbal Warning is not strong enough, a written warning will be issued. A written warning will describe the deficiency that is to be corrected, suggested corrective action(s), and the specific time frame for correction and a date for a follow-up inspection. A copy of the written warning will be provided to the contractor's project supervisor and another copy will be provided to the owner/developer. A copy will be placed in the active inspection file. Once the violation has been corrected to the satisfaction of the inspector, the inspector will document compliance in the inspection file.

For private construction projects, written warnings may range from a Notice of Violation, Administrative Compliance Order, or Cease and Desist Order – depending on the severity of the violation or threat to water quality and the responsiveness and compliance history of the contractor. For public works construction projects, a Notice of Violation serves as the only form of written warning given.

- Contract Enforcement Mechanisms (public works construction projects only)

If a contractor is performing construction of a public works project on behalf of the City, then the City will use the provisions within the contract for enforcement of non-compliance where verbal or written warnings prove insufficient. Such contract provisions may allow the City to withhold payment(s), require bonds, apply monetary penalties, order work stopped (without time penalties), or terminate the contract if the contractor performing the work does not comply with all appropriate permits, laws, regulations and ordinances.

- Stop Work Orders (private construction projects only)

If a written warning has not been addressed by the next inspection, or if the developer/contractor has not complied with their permit requirements, or if a significant threat to water quality is observed (such as a failure of BMPs resulting in a significant release of sediment or other pollutants off site), a Stop Work Order will be issued by the inspector or the appropriate official. Stop Work Orders prohibit further construction activity until the problem is resolved and provide a time frame for correcting the problem. The Stop Work Order will describe the infraction and specify what corrective action must be taken. A copy of the Stop Work Order will be given to the contractor's project supervisor and placed in the active inspection file. For a private construction project, a copy of the Stop Work Order will also be sent to the owner/developer. To restart work once a Stop Work Order has been issued, the contractor's project supervisor must request the inspector to re-inspect the project and verify that the deficiencies have been satisfactorily corrected. If the inspector is satisfied with the corrections, the inspector may sign off on that phase of the project, and work may proceed.

- Revocation of Permit(s) and/or Denial of Future Permits (private construction projects only)

In severe cases of non-compliance or significant discharges at private construction sites, it may be necessary to revoke the grading and/or building permit that a developer/contractor is working under. The developer/contractor would then have to re-apply for permits and meet any requirements that the City may place on the project. Revocation of building or grading permits must be conducted in accordance with the process described in the City's Municipal Code. City Staff should consult with the Enforcing Attorney before proceeding with revocation of permits.

- Civil and Criminal Court Actions

In cases of severe and repeated noncompliance, Civil and/or Criminal court actions may be appropriate. Whether to pursue Civil or Criminal enforcement remedies will be determined in consultation with the Enforcing Attorney.

VI. Existing Development Enforcement Component

This Section of the ERP describes the City's approaches to investigating, responding to, and enforcing noncompliance with the City's Ordinances with respect to existing municipal, commercial and industrial, and residential development.

A. Overview

As required by the NPDES Permit, the City has implemented an Existing Development Management Program pursuant to which it inventories and tracks existing municipal, industrial, commercial, and residential development in the City; requires the implementation, operation, and maintenance of pollution prevention BMPs for activities associated with municipal, industrial, commercial, and residential activities; and periodically inspects inventoried existing development to ensure and enforce proper BMP implementation and compliance with the City's Ordinances. The City's Existing Development Management Program, is divided into separate Municipal, Industrial/Commercial, and Residential Programs. The Existing Development Management Program overlaps with the City's ID/IC and New Development/Significant Redevelopment Programs, and the problematic activities, types of violations, and enforcement response approaches described in Section III (Illicit Discharge Detection and Elimination Enforcement Component) and Section IV (Development Planning Enforcement Component) of this ERP also generally apply to existing development. In addition, summaries of applicable pollution prevention BMPs municipal facilities, industrial and commercial facilities, residential activities, and homeowners' associations / common interest developments can be found in in Sections A-5 and A-9 of the LIP.

B. Investigating and Responding to Noncompliance

1. Municipal Facilities and Areas

The City inspects and implements appropriate BMPs for Municipal facilities and areas in accordance with the requirements of the NPDES Permit. During routine municipal facility

inspections, City or contract staff will assess facility areas and activities to ensure all are maintained in accordance with City regulations, ordinances and BMP requirements. If BMPs are found to be deficient or otherwise ineffective, the responsible party or department will be provided corrective actions. If the responsible City staff member or department does not perform the necessary corrective actions in response to the direction of their immediate supervisor, escalated enforcement will be taken by involving higher ranking representatives within the responsible department, who may enact internal disciplinary procedures, until the deficiencies are resolved.

If the City determines that specific areas of a leased City facility require additional BMPs, the City often can require the implementation of BMPs in addition to the required minimum BMPs for the specific area/activity. If a leased City facility continues to be out of compliance, the City may choose to discontinue the lease and remove the tenant from the site.

2. Industrial and Commercial Development

a. Fixed Facilities

The City inspects commercial and industrial facilities to determine if they are in compliance with City's Ordinances, to review BMP implementation, to assess BMP effectiveness and to verify inventory information used for facility prioritization. Such inspections include review of: (i) material and waste handling and storage practices; (ii) pollution control BMP implementation and maintenance; and (iii) evidence of past or present unauthorized, non-stormwater discharges. The City will generally conduct one of two types of inspections, compliance inspections and follow-up inspections.

Initial compliance inspections are announced and focus on current facility operations and activities, BMPs currently in use, the effectiveness of those BMPs, and verifying inventory spreadsheet information. All re-occurring compliance inspections cover the same information as an initial compliance inspection, but will typically be unannounced in order to verify compliance and that BMPs are being effectively implemented.

For those facilities deemed to be non-compliant, the City will perform compliance inspections once a month until said facilities are shown to be compliant, and then once every four months for a full calendar year after the facility achieves compliance. Generally, these inspections will focus primarily on areas where a facility was deemed to be non-compliant and may be either announced or unannounced, depending on which course of action the Authorized Inspector deems will be most conducive to continued facility compliance.

Appropriate enforcement actions are taken against industrial and commercial facility owners and operators determined to be out of compliance. The Authorized Inspector will document each observed violation. Depending on the severity of the violation, enforcement actions can range from a verbal warning to civil or criminal court actions with monetary fines. Illegal Discharges and Illicit Connections from industrial and commercial facilities are investigated and responded to as described in Section III of this ERP. If an Authorized Inspector observes a significant and/or immediate threat to water quality, enforcement action will be taken to require the facility owner/operator to immediately cease and correct the discharge or activity

and the City will coordinate notification of the appropriate agencies. Conditions that would warrant such action may include observations of runoff from an industrial site that are not reasonably controlled by protective measures or observation of a failure in BMPs resulting in an actual or threatened discharge of Pollutants to the Stormwater Drainage System or a water body. Escalated Enforcement measures will be implemented as needed to achieve compliance. The City may also require industrial/commercial facilities to implement monitoring programs where warranted.

b. Mobile Businesses

Stormwater violations associated with mobile car wash and surface cleaner businesses include Illegal Discharges and failure to properly implement specific activity-based BMPs required of such businesses. The City may become aware of violations associated with mobile cleaning businesses from complaints, field observations, or inspections. Where violations are observed, they are documented and appropriate enforcement actions are taken against mobile business owners and operators. Depending on the severity of the violation, enforcement actions can range from a verbal warning to civil or criminal court actions with monetary fines. If an Authorized Inspector observes a significant and/or immediate threat to water quality, enforcement action will be taken to require the mobile business owner and/or operator to immediately cease the discharge and/or implement the required BMPs. Illegal Discharges associated with mobile businesses are investigated and responded to as described in Section III of this ERP

3. Residential Development

Enforcement actions may be initiated by the City as a response to hotline reports and complaints, or by observations by City representatives. All enforcement actions will be documented

Enforcement of BMPs in common interest developments will be conducted using the following mechanisms: public reporting hotline, analysis of dry weather/illicit discharge monitoring results, and municipal employee observations.

The City may become aware of potential violations associated with activities on residential property through public reporting or complaints or through field observations of City personnel or contractors during residential area inspections, during scheduled dry weather water quality monitoring, and or during routine City activities such as Stormwater Drainage System inspections and maintenance. Additional, focused investigations of areas upstream of outfalls where Pollutants are identified during monitoring activities and complaint response investigations provide additional information sources. The combination of public reporting, direct observations, targeted investigations, and in-field monitoring provide effective oversight of residential areas and activities.

During investigations of incidents discovered through these mechanisms, the City will continue to use the opportunity to address any other issues of concern and provide education and outreach to residential property owners, occupants, and managers as appropriate to notify and urge them to observe designated BMPs for the high threat activities. When residential BMP

deficiencies are observed, follow-up inspections will be performed and violations investigated within a reasonable timeframe.

Illegal Discharges and Illicit Connections from residential properties are investigated and responded to as described in Section III of this ERP. Other violations of the City's Ordinances will also be investigated and documented, and, depending on the nature and severity of the violation, the enforcement may consist of any of the enforcement measures described in this ERP.

C. Enforcement Response Approaches

The nature of the City's enforcement response approach to violations associated with Existing Development is determined on a case-by-case basis and is based the nature of the violation and on factors such as severity of the violation or threat to human health or the environment, site-specific circumstances, and past compliance history. Except as otherwise described in Subsection B, above, the City's enforcement response approaches to violations associated with Existing Development will be the same as the City's enforcement response approaches described Section III (Illicit Discharge Detection and Elimination Enforcement Component) and Section IV (Development Planning Enforcement Component) of this ERP. As described in other components of this ERP, if a particular violation is determined to pose an immediate risk to public health or the environment, higher level Escalated Enforcement responses may be used immediately and, if needed, the City will respond itself to ensure the threat is eliminated in a timely and efficient manner.

As required by the NPDES Permit, the City seeks to resolve incidents of observed non-compliance within 30 calendar days, or prior to the next rain event, whichever is sooner. In cases where more than 30 days are required to resolve a violation and achieve compliance, the reasons why additional time is needed is documented and kept on file. If Escalated Enforcement is not used when compliance is not achieved within the required compliance period, the rationale for why Escalated Enforcement actions were not used will also be documented.

When a site is subject to the Industrial General Permit, the City may collaborate with Regional Board staff on enforcement actions. In addition, as required by the NPDES Permit, the City's NPDES Coordinator will notify the Regional Board of any persons required to obtain coverage under the Industrial General Permit and failing to do so, within five (5) calendar days from the time the City becomes aware of the circumstances. Written notification may be provided electronically by email to RB9_Nonfilers@waterboards.ca.gov.

Exhibit A-4.II

Statement of Legal Authority



January 28, 2019

VIA FIRST CLASS MAIL

David Gibson, Executive Officer
California Regional Water Quality Control Board
San Diego Region
2375 Northside Drive, Suite 100
San Diego, CA 92108-2700

Re: Legal Authority to Implement and Enforce the Requirements of
40 CFR 122.26(d)(2)(i)(A-F) and RWQCB Order R9-2013-0001,
as amended by Order Nos. R9-2015-001 and R9-2015-0100

Dear Mr. Gibson:

The City of Laguna Hills ("City"), by and through its City Attorney, submits this statement in its capacity as a Co-Permittee under RWQCB Order R9-2013-0001, as amended by Order No. R9-2015-0001 and Order No. R9-2015-0100, ("Order") in accordance with Section E.1 of that Order. As you are aware, the City and a number of Co-Permittees have sought review of certain portions of the Order, a review which is currently pending and the outcome of which may alter terms and conditions of the Order. Consequently, this statement is not nor should it be construed as a waiver of any rights the City may have to bring or maintain a legal challenge to the Order or any enforcement action by the Board against the City pursuant to the Order or to raise any factual or legal issues as part of any such challenge. The City hereby reserves any and all such rights.

II. Legal Authority Statement

Provision E.1.a requires that each permittee must "establish, maintain, and enforce adequate legal authority within its jurisdiction to control pollutant discharges into and from its MS4 through statute, ordinance, permit, contract, order, or similar means." Provision E.1.b goes on to require that each permittee submit, with the first Water Quality Improvement Plan Annual report, "a statement certified by its Principal Executive Officer, Ranking Elected Official, or Duly Authorized Representative that the permittee has taken the necessary steps to obtain and maintain full legal authority within its jurisdiction to implement and enforce each of the requirements contained in the Order."

Pursuant to Provision E.1.a and E.1.b, the undersigned City Attorney for the City of Laguna Hills hereby states that the City has adequate legal authority to comply with the legal requirements imposed upon the City under the Order, consistent with the requirements set forth in set forth in Title 40, sections 122.26(d)(2)(i)(A-F), of the Code of Federal Regulations, to the extent permitted by State and Federal law, and subject to the limitations on municipal action

under the California and United States Constitutions. Subject to these limitations, the City's legal authority authorizes it to:

- Prohibit and eliminate all illicit discharges and illicit connections to its Municipal Separate Storm Sewer System ("MS4");
- Control the contribution of pollutants in discharges of runoff associated with industrial and construction activity to its MS4 and control the quality of runoff from industrial and construction sites, including industrial and construction sites which have coverage under the statewide General Permit for Discharges of Storm Water Associated with Industrial Activities (Industrial General Permit) or General Permit for Discharges of Storm Water Associated with Construction Activities (Construction General Permit), as well as to those sites which do not;
- Control the discharge of spills, dumping, or disposal of materials other than storm water into its MS4;
- Control through interagency agreements among co-permittees the contribution of pollutants from one portion of the MS4 to another portion of the MS4;
- Control, by coordinating and cooperating with other owners of the MS4 such as Caltrans, the U.S. federal government, or sovereign Native American Tribes through interagency agreements, where possible, the contribution of pollutants from their portion of the MS4 to the portion of the MS4 within the City's jurisdiction;
- Require compliance with conditions in its statutes, ordinances, permits, contracts, orders, or similar means to hold dischargers to its MS4 accountable for their contributions of pollutants and flows;
- Require the use of Best Management Practices ("BMPs") to prevent or reduce the discharge of pollutants in storm water from its MS4 to the Maximum Extent Practicable ("MEP");
- Require documentation on the effectiveness of BMPs implemented to prevent or reduce the discharge of pollutants in storm water from its MS4 to the MEP;
- Utilize enforcement mechanisms to require compliance with its statutes, ordinances, permits, contracts, orders, or similar means; and
- Carry out all inspections, surveillance, and monitoring procedures necessary to determine compliance and noncompliance with its statutes, ordinances, permits, contracts, orders, or similar means and with the requirements of the Order, including the prohibition of illicit discharges and connections to its MS4; also to

- Enter, monitor, inspect, take measurements, review and copy records, and require regular reports from industrial facilities, including construction sites, discharging into its MS4.

The Co-Permittees, including the City, have agreed that the County of Orange (“County”) is to serve as the Principal Watershed Co-Permittee under this Order. This statement assumes that the County also has adequate legal authority to comply with the requirements imposed on it as the Principal Watershed Co-Permittee by the Order, to the extent permitted by California and federal law, and that the Principal Watershed Co-Permittee will exercise its legal authority as appropriate to comply with the Order.

II. Components of Legal Authority and Implementation

Through its adopted water quality-related ordinances, available administrative and legal procedures, organizational structure, and inter-agency agreements, the City has sufficient legal authority to implement and enforce the requirements imposed by the Order, to the extent permitted by California and Federal Law and subject to the limitations on municipal action under the California and the United States Constitutions.

A. City Ordinances Related to Water Quality and Urban Runoff

The table below identifies various laws and ordinances duly enacted by the City related to the regulation of urban runoff to control and prohibit discharges of pollutants into and from the MS4, and which provide the primary source of legal authority to comply with the requirements in the Order.

CITY ORDINANCES RELATED TO WATER QUALITY AND URBAN RUNOFF		
Description	City Department(s) Responsible for Enforcement	Citation (Municipal Code)
Grading Ordinance (Grading and Excavation Code and Grading Manual)	Public Works and Engineering	<i>Title 10, Chapter 16</i>
Water Quality Ordinance	Public Works and Engineering	<i>Title 5, Chapter 36</i>
Erosion Control Ordinance	Public Works and Engineering	<i>Title 10, Chapter 16, Article XIII</i>
CEQA Guidelines	Community Development	<i>14 CCR § 15000 et. seq.</i>
Solid Waste Ordinance	Code Enforcement Officer(s), Public Works and Engineering	<i>Title 5, Chapter 32</i>
Water Efficient Landscape Ordinance	Community Development	<i>Title 9, Chapter 47</i>

i. Power to Enforce Ordinances

The City has the authority under the Constitution and statutes of the State of California to enact and enforce its laws and ordinances. These laws and ordinances contain specific enforcement provisions such as the suspension and revocation of permits and stop work orders and/or are enforceable under the generally applicable enforcement provisions of the Laguna Hills Municipal Code, sections 1-32.010, et. seq. (misdemeanors); section 1-32.040 (public nuisances), section 1-32.050 (recovery of abatement expenses); and section 1-32.060 (administrative citations, fines and penalties).

ii. Implementation

Some of these laws and ordinances are implemented through permit programs and some are implemented as regulatory programs. Under each ordinance, one or more City departments or department directors are authorized and directed in each ordinance to take the actions contemplated by the law or ordinance, *e.g.*, to consider evidence and make findings, to issue or deny permits, to impose conditions on projects, to inspect, and to take enforcement action.

The City Water Quality Ordinance is the principle City ordinance addressing urban runoff. This ordinance is regulatory, and applies to all development projects and to all new and existing facilities in the City's jurisdiction, whether or not a City permit or approval is required. The Water Quality Ordinance contains discharge prohibitions and BMP requirements, and also authorizes the City to require the submission of stormwater pollution prevention plans / water quality management plans.

Other City ordinances require compliance with the Water Quality Control Ordinance as a condition for issuance of a City permit. For example, compliance with the Water Quality Ordinance is a condition of the City's issuance of a grading permit. In addition, the Public Works and Planning Departments require proof of compliance with the Water Quality Ordinance before discretionary approvals are given or recommended. City departments may also impose specific conditions of approval consistent with the Water Quality Ordinance.

In addition to City laws and ordinances, the state California Environmental Quality Act ("CEQA"), which applies to discretionary project approvals by the City, provides a means to implement and/or require compliance with City ordinances. CEQA requires the evaluation of the environmental impacts of a project before approval, and the imposition of all feasible mitigation measures where such impacts are analyzed to be potentially significant or significant. Compliance with CEQA would include the identification and study of potential impacts of the proposed project on water quality, including urban runoff, and the CEQA process allows the City the ability to impose mitigation measures and/or conditions of project approval to comply with standards and requirements in the City's runoff-related ordinances.

B. Administrative and Legal Procedures

In addition to the above authority, the City has in place the following legal and administrative procedures to assist in enforcing the various water quality related ordinances:

Administrative Remedies

- Notice of Non-Compliance/Notice of Violation
- Administrative Compliance Orders
- Cease and Desist Orders
- Stop work orders (for work requiring a City permit)
- Cost Recovery
- Permit revocation or withdrawal
- Administrative Citations / Fines
- Enforcement of Contracts

Nuisance Remedies

- Public nuisance under State law
- City nuisance abatement procedures

Criminal Remedies

- Infraction citations / prosecution
- Misdemeanor citations/ prosecution
- Restitution

Equitable Remedies

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

Other Civil Remedies

- Federal law remedies, *e.g.* CWA and RCRA Citizen Suits

C. City Organization and Structure

Attached is a table listing the City departments involved with the regulation of urban runoff and that conduct runoff related activities, along with a brief description of each department's urban runoff related functions, roles, and responsibilities.

D. Ability to Enter into Inter-Agency Agreements

The City's legal authority includes the power to enter into agreements with other public agencies for stormwater management and control of urban runoff. For example, the City is a signatory to a multi-party agreement that sets forth and assigns, amongst the County and other Co-Permittees in the County, responsibilities to comply with NPDES municipal stormwater permit requirements. The agreement covers financial responsibilities, water quality monitoring, inspections and legal authority requirements, all of which collectively function to control the contribution of pollutants from one portion of the MS4 to another.

Please do not hesitate to contact the undersigned should you have any questions or need any additional information.

Very truly yours,

WOODRUFF, SPRADLIN & SMART
A Professional Corporation


GREGORY E. SIMONIAN
City Attorney, City of Laguna Hills

Enclosures

cc: Donald J. White, City Manager
Ken Rosenfield, Assistant Manager/Public Services Director
Amber Shah, Associate Engineer

City of Laguna Hills Water Quality Related Functions

<i>City Departments</i>				
Water Quality Related Functions				
<i>Function</i>	<i>City Department / Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
<i>Public Works</i>	<i>Public Works and Engineering</i> Ken Rosenfield Amber Shah Sal Quinones	<i>Design and construction of all the City's Public Works Projects</i>	<ul style="list-style-type: none"> Administers and enforces the Grading Ordinance found at www.ci.laguna-hills.ca.us With the Community Development Department, administers and enforces the Grading and Excavation Code, Title 10, Chapter 16 of the City of Laguna Hills Municipal Code. With the Community Development Department, administers and enforces the Water Quality Ordinance, Title 5, Chapter 36 ("Water Quality Ordinance") With the Community Development Department, administers other City land development, clearing, and grading ordinances and plans and related state laws, including but not limited to Health and Sanitation Ordinances, Title 5, and the City Zoning and Subdivision Ordinances, Title 9. Issues grading and construction permits for development projects and imposes conditions on such permits 	2003-1 2003-12 2010-5 2018-5 2016-1

<i>City Departments</i>				
Water Quality Related Functions				
<i>Function</i>	<i>City Department / Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
			<ul style="list-style-type: none"> • Evaluates the potential environmental impacts of proposed projects, for CEQA and other purposes, and provides recommendations to lead agencies, to the Planning Department, and to the City Council concerning potential project impacts and means to mitigate those impacts • Conducts inspections of City projects and of private projects and activities that require a permit under a Public Works-administered program • With the Community Development Department provides training and guidance materials to private developers and City employees and managers • Designs and constructs certain City projects • Reviews proposed designs for certain City projects • Maintains certain City projects • Cleans City streets and highways and related culverts • Cleans and maintains the City MS4 • Coordinates with other City departments to develop and implement City storm water programs • Administers various City facilities and parts thereof 	
<i>Planning</i>	<i>Community Development</i>		<ul style="list-style-type: none"> • With Public Works, administers and enforces the Grading Ordinance 	2003-1

<i>City Departments</i>				
Water Quality Related Functions				
<i>Function</i>	<i>City Department / Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
	including: Planning, Building & Code Enforcement Jay Wuu Kevin Parker Adam Tekunoff John Whitman		<ul style="list-style-type: none"> • With Public Works and contractually with the County of Orange Public Facilities and Resources Department, administers and enforces the Water Quality Ordinance and administers other City land development, clearing, grading, and resource protection ordinances and plans and related state laws, including but not limited to General Plans, the Zoning Ordinance, the Subdivision Ordinance, City Code Title 9, and the Uniform Building Code, City Code sections Title 10, Chapter 28 et seq. ("Building Code") • Administers and enforces the City Water Efficient Landscape Ordinance - Title 9, Chapter 47 of the City of Laguna Hills Municipal Code. • With Public Works, administers and enforces the Solid Waste Ordinance - Title 5, Chapter 32 of the City of Laguna Hills Municipal Code. • Issues construction permits for development projects and imposes conditions on such permits • Inspects, evaluates and issues notices of violation for infractions of the ordinances above • Develops and implements City procedures in relation to CEQA • Evaluates the potential environmental impacts of 	2003-12 2010-5 2018-5 2006-1 2016-1

<i>City Departments</i>				
Water Quality Related Functions				
<i>Function</i>	<i>City Department/ Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
			<p>proposed projects, for CEQA and other purposes, and provides recommendations to lead agencies, to the Planning Department, and to the City Council concerning potential project impacts and means to mitigate those impacts</p> <ul style="list-style-type: none"> • Conducts inspections of private projects and activities that require a permit under a Planning Department-administered program • With Public Works and contractually with the County of Orange Public Facilities and Resources Department, provides training and guidance materials to private developers and City employees and managers • Reviews proposed designs for certain City projects • Maintains certain City projects • Coordinates with other City departments to develop and implement the City stormwater program 	
<i>Environmental Health</i>	<p><i>City contracts with the County Health Care Agency (HCA) to perform this function</i></p> <p>Amber Shah</p>		<ul style="list-style-type: none"> • With Public Works and the Community Development Department, administers and enforces the Stormwater Ordinance • Conducts inspections of private development projects, in conjunction with other City departments • With Public Works and Community Development 	

<i>City Departments</i>				
Water Quality Related Functions				
<i>Function</i>	<i>City Department / Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
	Adam Tekunoff John Whitman		<p>Department, provides training and guidance materials to private developers and City employees and managers</p> <ul style="list-style-type: none"> • Reviews proposed designs for certain City projects • Coordinates with other City departments to develop and implement the City's stormwater program • Provides City liaison to the County, RWQCB and its staff • Staffs the City's functions as under the Order • Inspects food preparation and industrial facilities • Performs environmental audits at City facilities and provides compliance assistance and advice to other City departments 	

<i>City Departments</i>				
<i>Water Quality Related Functions</i>				
<i>Function</i>	<i>City Department/ Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
<i>Parks Maintenance</i>	<i>Public Works, Parks</i> Ken Rosenfield Ryan Hanley		<ul style="list-style-type: none"> Reviews development agreements related to parks Administers various City facilities and parts thereof Reviews certain applications for clearing and grading permits or for exemptions from the requirement to obtain such permits Designs and constructs certain City facilities 	Not Applicable
<i>Agriculture, Weights, and Measures</i>	<i>Agricultural Commissioner/ Scaler of Weights and Measures headed by Rick Le Feuvre, a County Official</i> Ryan Hanley		<ul style="list-style-type: none"> Provides City liaison to the agricultural community Provides training and distributes guidance materials to the agricultural community 	Not Applicable
<i>City Clerk</i>	<i>City Clerk</i> Melissa Au-Yueng		<ul style="list-style-type: none"> The City Clerk is responsible for administering the agenda of the City Council meetings and is responsible for posting notices for public hearings including public hearings required by CEQA. 	Not Applicable
<i>City Attorney</i>	<i>City Attorney</i> Greg Simonian		<ul style="list-style-type: none"> Advises the City Council, City managers and City departments on legal aspects of urban runoff related matters Assists in liaison with the County, RWQCB and staff, and in liaison with other jurisdictions 	Not Applicable

<i>City Departments</i>				
Water Quality Related Functions				
<i>Function</i>	<i>City Department / Staff</i>	<i>Description of Department's Function</i>	<i>Water Quality Functions Performed by this Department</i>	<i>Ordinances Department Enforces</i>
			<ul style="list-style-type: none"> Assists City Departments in developing programs and ordinances Supports administrative enforcement by City departments Serves as attorney for the City in some civil enforcement actions related to urban runoff 	
<i>City Manager</i>	<i>City Manager's Office</i> Donald White		<ul style="list-style-type: none"> Coordinates and directs the urban-runoff related efforts of City departments Advises the City Council on the policy and economic aspects of urban runoff related matters 	Not Applicable

Section A-5

LOCAL IMPLEMENTATION PLAN

City of Laguna Hills

Municipal Activities

A-5.0 MUNICIPAL ACTIVITIES COMPONENT

A-5.1 INTRODUCTION

Municipal facilities within the city include public parks, administration buildings, fire stations, community facilities, sports fields and a number of other city owned properties. The City also conducts activities and operations to maintain the urban infrastructure such as street and sidewalk repair, storm drain system cleaning and maintenance and graffiti removal. Stormwater BMPs and programs associated with these facilities and activities are described below. Integrating water quality protection into routine municipal programs will support both the principal requirements of the Fifth term Permit and effectively address 2 of the HPWQCs identified in the WQIP, specifically, unnatural water balance in dry weather and pathogen health risk.

A-5.1.1 Program Overview

The program management model for overseeing, implementing, and enforcing the municipal activities stormwater program element is identified in **Figure A-5.1**.

The below list provides contact information for and describes the role that each of the various city departments that own, operate, or maintain municipal areas and activities. For each Department, the contact information for the employee who has the primary responsibility and oversight for ensuring that the program has been implemented has been included.

Public Works Department

Drainage and Flood Control

Contact Name: Sal Quinones

Title: Public Works Supervisor

Telephone: (949) 707-2653

Address: 24035 El Toro Road, Laguna Hills, CA 92653

Responsible for the operation and maintenance of drainage and flood control facilities throughout the municipality. Activities conducted within the flood control facilities may include the use of pesticides or herbicides, flushing, sediment removal, vegetation and debris removal and a variety of structural repairs.

Park Maintenance/Parks and Recreation

Contact Name: Ryan Hanley

Title: Parks Supervisor

Telephone: (949) 707-2652

Address: 24035 El Toro Road, Laguna Hills, CA 92653

Responsible for the operation and maintenance of landscaping of public parks, including parking lots, buildings and recreational facilities.

SECTION A-5, MUNICIPAL ACTIVITIES

IPM Pesticide and Fertilizer Maintenance

Contact Name: Ryan Hanley

Title: Parks Supervisor

Telephone: (949) 707-2652

Address: 24035 El Toro Road, Laguna Hills, CA 92653

Responsible for implementation of the Integrated Pest Management (IPM) Policy.

Solid Waste

Contact Name: Craig Dibley

Title: CR&R, Community Relations Compliance Specialist

Telephone: (800) 826-9677 x 2242

Address:

Responsible for the municipal landfills and waste management of facilities.

Street Sweeping

Contact Name: Angie Ramos

Title: Sunset Properties, Contract Administrator

Telephone: (949) 551-5151

Address:

Responsible for street sweeping on all public streets and parking lots.

Street and Median Maintenance

Contact Name: Sal Quinones

Title: Public Works Supervisor

Telephone: (949) 707-2653

Address: 24035 El Toro Road, Laguna Hills, CA 92653

Responsible for minor repairs on streets, maintenance of medians and rights-of-way adjacent to streets, signage and catch basin stenciling. Maintenance activities include application of pesticides and herbicides to control vegetation.

Engineering Division

Contact Name: Ken Rosenfield

Title: Assistant City Manager/Public Services Director

Telephone: (949) 707-2650

Address: 24035 El Toro Road, Laguna Hills, CA 92653

Responsible for the administration of public improvement projects.

SECTION A-5, MUNICIPAL ACTIVITIES

Parking Lots/Enforcement

Contact Name: Sal Quinones

Title: Public Works Supervisor

Telephone: (949) 707-2653

Address: 24035 El Toro Road, Laguna Hills, CA 92653

Responsible for the operation of public parking lots.

Water/Wastewater

Water and wastewater is owned and operated by the two water districts in the City of Laguna Hills, namely, Moulton Niguel Water District and El Toro Water District. Contact information has been provided in Section A-2 of the LIP.

Fire Department

The City contracts with the Orange County Fire Authority. Contact information has been provided in Section A-2 of the LIP.

Police Department

The City contracts with the Orange County Sheriff's Department. Contract information has been provided in Section A-2 of the LIP.

A-5.1.2 Program Commitments

The major program commitments and the subsections in which they are described in detail include:

- Maintain/update inventories of Municipal Areas and Activities that exist within the jurisdiction (**A-5.2.1**).
- Prioritize fixed facilities, for the purposes of determining the frequency of inspections (high sites inspected annually) (**A-5.2.2**).
- Maintain all Municipal Areas and Activities in accordance with Model Maintenance Procedures and as determined by inspections (**A-5.2.3**).
- Enforce the maintenance requirements through internal procedures and external contract language (**A-5.2.4**).
- Implement an Integrated Pest Management policy (**A-5.3**).
- Educate and train municipal staff (**A-5.4**).

A-5.1.3 Regulatory Requirements

The Model Municipal Activities Program and the Model Integrated Pest Management, Pesticide and Fertilizer Guidelines were developed in order to fulfill the municipal activity commitments and Provision E.5 of the San Diego Regional Water Quality Control Board Municipal NPDES Stormwater permit, Order No. R9-2013-0001 as amended by Order Nos. R9-2015-0001 and R9-2015-0100.

SECTION A-5, MUNICIPAL ACTIVITIES

A-5.2 MODEL MUNICIPAL ACTIVITIES PROGRAM DETAILS

A-5.2.1 Municipal Inventories

An inventory of all Municipal Areas and Activities sites has been compiled and is updated prior to the start of the wet season (October 1). Based on this inventory and inspection records, Laguna Hills annually evaluates the maintenance frequency for cleaning of MS4 facilities, including catch basins.

The City of Laguna Hills's comprehensive municipal program inventories are included in **Exhibit A-5.I** to this LIP.

A-5.2.2 Prioritization

<Insert for San Diego Region Permit only>: <Insert for San Diego Region Permit only>:<Insert for San Diego Region Permit only>: <Insert for San Diego Region Permit only>:Municipal facilities are prioritized based on the potential for a facility or area to discharge polluted non-stormwater and reflect the priorities set forth in the WQIP. *Directive F.3.a Directive F.3.a Directive F.3.a, Directive F.3.a,*

A-5.2.3 Model Maintenance Procedures

<Insert for San Diego Region Permit only>: Staff perform operations at municipal areas and perform municipal activities according to the pollution prevention methods in its municipal program. These methods include designation and implementation of minimum BMPs for all municipal areas and activities and are area/activity-specific. For those municipal areas or activities tributary to a Clean Water Act 303(d) impaired water body segment in which the area or activity generates pollutants for which the water body segment is impaired, enhanced measures will be designated. Similarly, additional controls will be designated for municipal areas and activities within or directly adjacent to or discharging directly to coastal lagoons, the ocean, or other receiving waters within environmentally sensitive areas.

The city implements procedures to assess potential water quality impacts to receiving water bodies.

Model maintenance procedures relevant to the Laguna Hills Municipal Areas and Activities; facilities and field programs are included in **Exhibit A-5.III**.

The City of Laguna Hills coordinates with the local sewage collection/treatment agency to ensure swift response to and containment of sewage spills. In addition, the City of Laguna Hills participates in the Countywide Area Spill Control (CASC) Program.

A-5.2.4 Municipal Inspection and Requirements

SECTION A-5, MUNICIPAL ACTIVITIES

Inspections of municipal areas and activities are performed to verify that the maintenance procedures are being implemented, are appropriate for that municipal area and/or activity and are protective of water quality.

Inspections are based upon the priority of the area and/or activity and their threat to water quality as indicated in the site list included in **Exhibit A-5.II**. Inspection frequency also reflects the priorities set forth in the South Orange County WQIP. Inspection frequency is consistent, whether a facility or program is operated and maintained by municipal staff, contracted staff, or lessors.

A-5.2.4.1 Inspection Frequencies

The frequency of municipal facility and program inspections is shown in **Table A-5.1** below:

Table A-5.1
Inspection Frequencies

Municipal Area/Activity	Inspection Frequency
Roads, Streets, Highways and Parking Facilities	Annually
Flood Management Projects and Flood Control Devices	Annually
Areas/activities tributary to a 303(d) impaired water body segments or where an activity generates pollutants for which the water body segment is impaired	Annually
Areas and activities within or adjacent to or discharging directly to coastal lagoons, the ocean or other receiving waters within environmentally sensitive areas	Annually
Municipal Airfields	Annually
Parks and Recreation Facilities	Annually
Special event venues following special events	Annually
Power washing activities	Annually
Other municipal areas and activities that the City determines may contribute a significant pollutant load to the MS4	Annually
Municipal Facilities	Inspection Frequency
Active or closed municipal landfills	Annually
Publicly owned treatment works (including water and wastewater treatment plants) and sanitary sewage collection systems	Annually
Solid waste transfer facilities	Annually
Land application sites	Annually
Corporate yards including maintenance and storage yards for materials, waste, equipment and vehicles	Annually
Household hazardous waste collection facilities	Annually
MS4 and MS4 Facilities	Inspection Frequency

SECTION A-5, MUNICIPAL ACTIVITIES

MS4 Facilities	Annually Before the Wet Season, with Additional Inspections as Needed During the Wet Season (see specific indications below)
----------------	--

Subsequent to two full years of inspections, any facility determined to require an inspection frequency less than annually will be inspected as needed, at least every other year.

*Other municipal activities will be inspected as needed and in response to water quality data, valid complaints and findings from municipal or contract staff.

A-5.2.4.2 Inspection Documentation Procedures

The inspection forms used during inspection consist of the following:

- General Inspection Forms – This primary form provides for a general characterization of the municipal area/activity being inspected, including the type of area or activity, the reason for inspection, and activities that may take place. A general cover sheet inspection form is required for all inspections.
- Activity Specific Inspection Forms – These secondary forms provide a series of questions about specific activities taking place at a municipal area or for a municipal activity, as well as a list of suggested corrective action plans that can be implemented should a problem be found.

Inspection forms for each municipal area or activity in the City of Laguna Hills are included in **Exhibit A-5.IV**.

A-5.2.4.3 Enforcement Procedures

To ensure compliance, the City of Laguna Hills will implement enforcement procedures as described in the City adopted Enforcement Response Plan (**Exhibit A-4.1**).

A-5.2.4.4 Municipal Retrofitting

The City of Laguna Hills examines opportunities to retrofit existing MS4 conveyance systems, parks and other recreational areas, where feasible. Countywide analysis of retrofitting opportunities is described in **DAMP Section 5.2.4.4**.

The City of Laguna Hills will evaluate existing flood control devices, identify devices causing or contributing to a condition of pollution, identify measures to reduce or eliminate the structure's effect on pollution, and evaluate the feasibility of retrofitting the structural flood control device.

A-5.3 MODEL INTEGRATED PEST MANAGEMENT, PESTICIDES AND FERTILIZER GUIDELINES

The City of Laguna Hills has adopted an Integrated Pest Management (IPM) policy consistent with **DAMP Section 5.3**. The Laguna Hill's IPM policy is included in **Exhibit A-5.V**.

The city will implement BMPs in accordance with the aforementioned IPM policy and that encourage the use of native vegetation, set schedules for irrigation and chemical application and for the collection and proper disposal of unused pesticides, herbicides and fertilizers.

A-5.4 TRAINING AND EDUCATION

For an effective stormwater program to be efficiently implemented, its staff must have sufficient knowledge, experience, and skills. The Principal Permittee will coordinate, develop and present a number of different training modules in accordance with the *The Orange County Stormwater Program Training Program Framework: Core Competencies*. The City will support this effort by requiring the appropriate employees to attend training sessions, and conduct applicable train-the-trainer sessions, if necessary.

Exhibit A-5.I

Municipal Activities Inventory (Inventory & Prioritization Spreadsheet/Maps)

Exhibit A-5.I

Municipal Fixed Inventory

Facility Name or Field Program	Physical Address Information						24-Hour Emergency Number	Type of Municipal Facility	Watershed	Potentially Generated Pollutants	Adjacent to an ESA?	Tributary to 303(d) water body for impairment constituent?
	Street Number	Street Name	Street Suffix	Zip	Business Phone	Business Fax	APN					
Clarington Park	24701	Jorie	Place	92663	949-707-2657	949-707-2633	620-461-05	Control One: 714-834-7200	J-Aliso Creek	See Casq	N	Y
Beckenham Park				92663	949-707-2657	949-707-2633	620-361-02	Control One: 714-834-7200	J-Aliso Creek	BMP	N	Y
Stokport Park	25130	Stokport	Street	92663	949-707-2657	949-707-2633	620-261-01	Control One: 714-834-7200	J-Aliso Creek	FactSheets	N	Y
Mendocino Park	24821	Aliso Hills	Drive	92663	949-707-2657	949-707-2633	625-141-29	Control One: 714-834-7200	J-Aliso Creek		N	Y
Aliso Hills Park	25842	Alicia	Parkway	92663	949-707-2657	949-707-2633	625-162-01	Control One: 714-834-7200	J-Aliso Creek		N	Y
Mandeville Park				92663	949-707-2657	949-707-2633	625-251-03	Control One: 714-834-7200	J-Aliso Creek		N	Y
Costeau Park	25081	Velasquez	Road	92663	949-707-2657	949-707-2633	620-392-01	Control One: 714-834-7200	J-Aliso Creek		N	Y
MacKenzie Park				92663	949-707-2657	949-707-2633	620-202-34	Control One: 714-834-7200	J-Aliso Creek		N	Y
Knotty Pine Park	25772	Knotty Pine	Road	92663	949-707-2657	949-707-2633	620-272-01	Control One: 714-834-7200	L-San Juan Creek		N	Y
El Conejo Park	25601	El Conejo	Lane	92663	949-707-2657	949-707-2633	625-053-18	Control One: 714-834-7200	J-Aliso Creek		N	Y
San Remo Park				92663	949-707-2657	949-707-2633	N/A	Control One: 714-834-7200	F-San Diego Creek		N	n
Santa Vittoria Park	22181	Santa Maria	Avenue	92663	949-707-2657	949-707-2633	616-281-32	Control One: 714-834-7200	F-San Diego Creek		N	n
Veesh Ranch Park				92663	949-707-2657	949-707-2633	588-071-02	Control One: 714-834-7200	F-San Diego Creek		N	n
Cabot Park				92663	949-707-2657	949-707-2633	686-081-01	Control One: 714-834-7200	L-San Juan Creek		N	n
Laguna Hills Civic Center	24035	El Toro	Road	92663	949-707-2657	949-707-2633	616-031-11	Control One: 714-834-7200	F-San Diego Creek		N	n
Laguna Hills Community Center and Sports Park	25555	Alicia	Parkway	92663	949-707-2680	949-707-2688		Control One: 714-834-7200	J-Aliso Creek		N	Y
Civic Center Parking Lot												
Community Center Parking Lot												
Cabot Park Parking Lot												
City Maintained Landscaped Slopes	n/a	n/a	n/a	92663	949-707-2657	949-707-2633	n/a	Control One: 714-834-7200	Various		n/a	n/a
City Maintained Open Space	n/a	n/a	n/a	92663	949-707-2657	949-707-2633	n/a	Control One: 714-834-7200	Various		n/a	n/a
Graffiti Removal	n/a	n/a	n/a	92663	949-707-2657	949-707-2633	n/a	Control One: 714-834-7200	Various		n/a	n/a
Flood Control Channel Maint	n/a	n/a	n/a	92663	949-707-2657	949-707-2633	n/a	Control One: 714-834-7200	Various		n/a	n/a
Street Maintenance	n/a	n/a	n/a	92663	949-707-2657	949-707-2633	n/a	Control One: 714-834-7200	Various		n/a	n/a
Street Sweeping	n/a	n/a	n/a	92663	949-707-2657	949-707-2633	n/a	Control One: 714-834-7200	Various		n/a	n/a
Rodent Control	n/a	n/a	n/a	92663	949-707-2657	949-707-2633	n/a	Control One: 714-834-7200	Various		n/a	n/a
Drainage Systems	n/a	n/a	n/a	92663	949-707-2657	949-707-2633	n/a	Control One: 714-834-7200	Various		n/a	n/a
Sidewalk Maintenance	n/a	n/a	n/a	92663	949-707-2657	949-707-2633	n/a	Control One: 714-834-7200	Various		n/a	n/a
Landscape Maintenance	n/a	n/a	n/a	92663	949-707-2657	949-707-2633	n/a	Control One: 714-834-7200	Various		n/a	n/a

Exhibit A-5-II

Municipal Activities Prioritization

Fixed Facility Prioritization Checklist						
Fixed Facilities Types		Identified Facilities*	N/A	Low	Medium	High
Municipal Waste Facilities	Active or Closed Municipal Landfills		X			
	Publicly Owned Treatment Facilities		X			
	Incinerators		X			
	Solid Waste Transfer Facilities		X			
	Land Application Sites		X			
	Sites for Disposing and Treating Sewage Sludge		X			
	Hazardous Waste Treatment, Disposal, and Recovery Facilities		X			
	Uncontrolled Sanitary Landfills		X			
Corporation Yards	Corporation Yards		X			
	Maintenance Yards		X			
	Storage Yards for Materials		X			
Flood Management Projects and Flood Control Devices	Detention/Infiltration Basins		X			
	Sedimentation Basins		X			
	Water Treatment Wetlands					X
	Miscellaneous Facilities		X			
Other Municipal Areas	Parks and Cemeteries	Aliso Hills Park				X
		Beckenham Park				X
		Cabot Park				X
		Clarrington Park				X
		Costeau Park				X
		El Conejo Park				X
		Knotty Pine Park				X
		MacKenzie Park				X
		Mandeville Park				X
		Mendocino Park				X
		San Remo Park				X
		Santa Vittoria Park				X
		Stokport Park				X
		Veeh Ranch Park				X
	Public Buildings	Laguna Hills Community Center and Sports Park				X
		Laguna Hills City Hall				X
	Public Parking Facilities	Laguna Hills Community Center and Sports Park Parking Lot				X
		Laguna Hills City Hall Parking Lot				X
		Cabot Park Parking Lot				X

Field Program Prioritization Checklist				
Field Programs	Identified Activities	Inspection Prioritization*		
		N/A	Low	High
Lake Management	Mowing, Trimming and Planting	X		
	Litter Control	X		
	Erosion Control	X		
	Bacteria Control	X		
Roads, Streets, and Highways Operations and Maintenance	Street sweeping			X
	Street Repair			X
	Bridge Repair and Maintenance			X
	Graffiti Cleaning			X
Fountains, Plazas, and Sidewalk Maintenance and Cleaning	Sidewalk Cleaning			X
	Sidewalk Repair			X
	Graffiti Cleaning			X
Landscape Maintenance	Fertilizer and Pesticide Management			X
	Mowing			X
	Trimming			X
Drainage System/Flood Control Operations and Maintenance	MS4s			X
	○ Culverts			X
	○ Pipes			X
	○ Catch Basins			X
	○ Catch Basin Stenciling			X
	Urban Streams			X
	Concrete and Man-made Natural Channels			X
	Pump Stations	X		
	Inlet and Outlet Structures			X
	Miscellaneous Facilities			X
Solid Waste Handling	Litter Control			X
	Solid Waste Collection	X		
	Recycling	X		
	Household Hazardous Waste Collection	X		

Exhibit A-5-III

Maintenance Procedures (Facility/Procedures Summary Spreadsheets)

FF-2 BUILDING MAINTENANCE AND REPAIR



Stormwater runoff from building repair, remodeling, and other maintenance activities can be contaminated with toxic hydrocarbons in solvents, other toxic organic compounds, suspended solids, heavy metals, abnormal pH, and oils and greases. Specific activities may involve one or more of the following:

1. Building Maintenance
2. Material Storage
3. Building Cleaning
4. Graffiti Cleaning
5. Painting

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) *Sediment (SED)* *Nutrients (NUT)* *Oil and Grease (O&G)* *Pesticides (PEST)*
Other Toxic Compounds (TOX) *Trash (TRASH)* *Hydrological Impacts (HYD)* *Any/All or General (ANY)*

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

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 building maintenance and repair include:

- Use dry cleaning methods whenever feasible.
- Use a waterless and non-toxic chemical cleaning method for graffiti removal.
- Verify that appropriate employees and subcontractors are trained on pollution prevention measures.

MODEL PROCEDURES:

1. Building Maintenance

Unsatisfactory OK

☐ _____ ☐

General Guidelines

- ✓ 1A. If when repairing roofs, small particles have accumulated in the gutter, either sweep out the gutter or wash the gutter and trap the particles at the outlet of the downspout. A sock or geofabric placed over the outlet may effectively trap the materials. If the downspout is tight lined, use the sweep-out method; or place a temporary plug at the first convenient point in the storm drain and pump out the water with a vactor truck and clean the storm drain inlet where you placed the plug if necessary.

<div> <div>Unsatisfactory</div> <div>OK</div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div>_____</div> <div>_____</div> <div>_____</div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div>_____</div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div>_____</div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div>_____</div> <div>_____</div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div>_____</div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div>_____</div> <div>_____</div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div>_____</div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div>_____</div> </div>	<div>General Guidelines (cont.)</div> <div> <div>✓ 1B. Use sweeping or vacuuming techniques to clean gutters to the extent practical. If water is used for cleaning out gutters, seal storm drain inlets to prevent water from entering. Either direct the water to a landscaped area or dispose discharge to the sanitary sewer.</div> <div>✓ 1C. When the work involves exposing large areas of soil, employ the appropriate soil erosion and control techniques.</div> <div>✓ 1D. Protect storm drain inlets in the immediate vicinity of the construction activity, and clean them after work is completed if necessary.</div> <div>• 1a. Consider retrofitting roof downdrains to route storm runoff to landscaped areas, rather than to impermeable surfaces or directly to the storm drain system. Do not route roof storm runoff directly to the base of the building or onto a slope.</div> </div> <div>Good Housekeeping</div> <div> <div>✓ 1E. Keep the work site clean and orderly. Remove debris in a timely fashion. Sweep the area.</div> <div>✓ 1F. Cover materials of particular concern that must be left out, particularly during the rainy season.</div> <div>✓ 1G. Do not dump waste liquids down the storm drain.</div> <div>✓ 1H. Properly dispose of wash water, sweepings, and sediments; do not allow these materials to enter the storm drain.</div> </div> <div>Spill Response</div> <div> <div>✓ 1I. Clean up spills immediately.</div> <div>✓ 1J. If a spill occurs on dirt, excavate and remove the contaminated (stained) soil.</div> </div>
<div>2. Material Storage</div>	
<div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div>_____</div> <div>_____</div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div>_____</div> <div>_____</div> </div>	<div> <div>✓ 2A. Properly store and cover materials that are normally used in repair and remodeling such as paints and solvents, to protect them from rain.</div> <div>✓ 2B. Properly store and dispose waste generated from the activity.</div> </div>

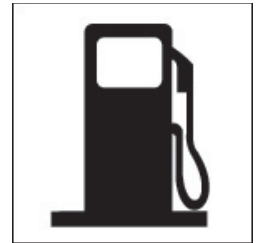
3. Building Cleaning	
<p>Unsatisfactory OK</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p>	<p>✓ 3A. When cleaning building exteriors and walls composed of glass, steel, or painted surfaces with no lead or mercury:</p> <ul style="list-style-type: none"> • Do not allow wash water to enter the storm drain. • When washing without soap, discharges can be directed to landscaped or dirt areas. • When washing with soap, direct discharges to the sanitary sewer if permitted to do so or vacuum/pump water to a tank and dispose of properly <p>✓ 3B. When washing building exteriors painted with lead-based or mercury additive paint:</p> <ul style="list-style-type: none"> • Do not allow discharges to enter storm drain • Vacuum/pump discharges to a tank • Dispose of as a hazardous waste as needed <p>✓ 3C. When acid washing mineral deposits:</p> <ul style="list-style-type: none"> • Do not allow discharges to enter storm drain. • Rinse treated area with alkaline soap and direct washwater to a landscaped or dirt area • Alternatively, washwater may be collected and neutralized to a pH between 6 and 8, and disposed of properly. <ul style="list-style-type: none"> • 3a. When re-painting, consider switching to products without lead or mercury (TOX)
4. Graffiti Cleaning	
<p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p>	<p>Graffiti Removal</p> <p>✓ 4A. Avoid graffiti abatement activities during rain events.</p> <p>✓ 4B. When graffiti is removed by painting over, implement the procedures under Painting and Paint Removal in the <i>Roads, Streets, and Highway Operation and Maintenance</i> procedure sheet.</p> <p>✓ 4C. 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.</p> <p>✓ 4D. Note that care should be taken when disposing of waste since it may need to be disposed of as hazardous waste.</p> <ul style="list-style-type: none"> • 4a. Consider using a waterless and non-toxic chemical cleaning method for graffiti removal (e.g. gels or spray compounds). (TOX)

5. Painting	
Unsatisfactory <input type="checkbox"/> _____ <input type="checkbox"/>	General Guidelines ✓ 5A. Develop paint handling procedures for proper use, storage, and disposal of paints. ✓ 5B. When practical, painting operations should be properly enclosed or covered to avoid drift. ✓ 5C. If transporting paint and materials to and from job sites, use containers with secure lids and tie down to the transport vehicle. ✓ 5D. Test and inspect spray equipment prior to starting to paint. Tighten all hoses and connections and do not overfill paint container. ✓ 5E. Transfer and load paint and hot thermoplastic away from storm drain inlets. ✓ 5F. Where there is significant risk of a spill reaching storm drains, protect or plug nearby storm drain inlets prior to starting painting and remove plugs when job is complete. ✓ 5G. If sand blasting is used to remove paint, cover nearby storm drain inlets prior to starting work and collect wash water and dispose of properly. ✓ 5H. If painting requires scraping or sand blasting of the existing surface, use a ground cloth to collect the chips. Dispose of the residue properly. ✓ 5I. If using water based paints, clean the application equipment in a sink that is connected to the sanitary sewer. ✓ 5J. Brushes and tools covered with non-water-based paints, finishes, or other materials should be cleaned in a manner that enables collection of used solvents (e.g., paint thinner, turpentine, etc.) for recycling or proper disposal. Waste solvents or oil based paints must be disposed of as hazardous waste. • 5a. Consider mixing paint indoors before using so that any spill will not be exposed to rain. Do so even during dry weather because cleanup of a spill will never be 100% effective. • 5b. Consider replacing paints containing lead or tributyltin with less toxic alternatives. Paint Disposal ✓ 5K. Paints containing lead or tributyl tin are considered a hazardous waste and must be disposed of at an appropriate hazardous waste facility. ✓ 5L. Properly store leftover paints if they are to be kept for the next job.
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LIMITATIONS:

Safer alternative products may not be available, suitable, or effective in every case.

FF-4 FUELING



Spills and leaks that may occur during equipment and vehicle fueling can contribute hydrocarbons, oils and greases, and heavy metals to stormwater runoff. Implementation of the following procedures can help prevent fuel spills and leaks and thereby reduce their impacts to stormwater.

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) *Sediment (SED)* *Nutrients (NUT)* *Oil and Grease (O&G)* *Pesticides (PEST)*
Other Toxic Compounds (TOX) *Trash (TRASH)* *Hydrological Impacts (HYD)* *Any/All or General (ANY)*

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

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 fueling may include:

- Fuel vehicles and equipment at off-site commercial fueling stations when feasible.
- Verify that appropriate employees and subcontractors are trained on pollution prevention measures.

MODEL PROCEDURES:

Unsatisfactory	OK	
<input type="checkbox"/>	<input type="checkbox"/>	✓ General Guidelines
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1A. If refueling must be done on site, use a location away from storm drains and creeks.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1B. Discourage "topping off" of fuel tanks.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1C. Use dry methods to clean the fueling area whenever possible. If you periodically clean by pressure washing, place a temporary plug in the downstream drain and pump out the accumulated water. Properly dispose of the water.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1D. Verify that appropriate employees and subcontractors are trained on proper fueling and cleanup procedures
<input type="checkbox"/>	<input type="checkbox"/>	• 1a. If re-developing the fueling area, consider retrofitting the area to prevent the run-on of stormwater and the runoff of spills:
		• Pave fueling area with Portland cement concrete (or equivalent smooth impervious surface), with a 2% to 4% slope to prevent ponding. (O&G)

Unsatisfactory	OK	General Guidelines (cont.)
		<ul style="list-style-type: none"> Separate the dispensing area from the rest of the site by a grade break that prevents run-on of storm water to the extent practicable. The fuel dispensing area is defined as extending 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly area may be operated plus 1 foot, whichever is less. The paving around the fuel dispensing area may exceed the minimum dimensions of the "fuel dispensing area" stated above.(O&G)
		<ul style="list-style-type: none"> Cover the fuel dispensing area. The cover's minimum dimensions must be equal to or greater than the area within the grade break for the fuel dispensing area. (O&G)
		<ul style="list-style-type: none"> Design the cover so that it does not drain onto the fuel dispensing area. (O&G)
		<ul style="list-style-type: none"> 1b. Consider retrofitting vapor recovery nozzles to help control drips as well as air pollution. (O&G)
		<ul style="list-style-type: none"> 1c. Consider retrofitting to provide secondary containment such as curbs, berms, etc. at locations designated for transferring fuel from the tank truck to the fuel tank. (O&G)
		<ul style="list-style-type: none"> 1d. If the facility has large numbers of mobile equipment working throughout the site and they are fueled with a mobile fuel truck, establish a designated area for fueling. With the exception of racked equipment such as bulldozers and perhaps small forklifts, most vehicles should be able to travel to a designated area with little lost time. Place temporary "caps" over nearby storm drain inlets so that if a spill occurs it is prevented from entering the storm drain. (O&G)
		<ul style="list-style-type: none"> 1e. Consider retrofitting if needed to ensure the following safeguards are in place: (O&G) <ul style="list-style-type: none"> Overflow protection devices on tank systems to warn the operator or automatically shutdown transfer pumps when the tank reaches full capacity Protective guards around tanks and piping to prevent vehicle or forklift damage Clearly tagging or labeling all valves to reduce human error Placement of spill kits at fueling areas and/or on vehicles.
		<ul style="list-style-type: none"> 1f. Stencil storm drain inlets within the facility boundary, by paint/stencil (or equivalent), to indicate whether they flow to an oil/water separator, directly to the sewer, or to a storm drain. Labels are not necessary for plumbing fixtures directly
		Spill Response <ul style="list-style-type: none"> ✓ 1E. Use absorbent materials on small spills and general cleaning rather than hosing down the area. Remove the absorbent materials promptly. ✓ 1F. Place a stockpile of spill cleanup materials where it will be readily accessible. (O&G) ✓

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LIMITATIONS:

None



FF-6

MATERIAL LOADING AND UNLOADING

The loading/unloading of materials usually takes place outside; therefore, materials spilled, leaked, or lost during loading/unloading have the potential to collect in the soil or on other surfaces and be carried away by runoff or when the area is cleaned. Additionally, rainfall may wash pollutants from machinery used to unload or move materials.

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) Sediment (SED) Nutrients (NUT) Oil and Grease (O&G) Pesticides (PEST)
Other Toxic Compounds (TOX) Trash (TRASH) Hydrological Impacts (HYD) Any/All or General (ANY)

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

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 material loading and unloading may include:

- Check loading and unloading equipment regularly for leaks.
- Cover loading docks.
- Verify that appropriate employees and subcontractors are trained on pollution prevention measures

MODEL PROCEDURES:

Unsatisfactory **OK**

☐ _____ ☐

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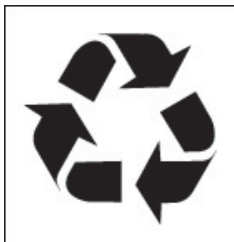
General Guidelines

- ✓ 1A. Regularly clean work areas to remove materials such as debris, sandblasting material, etc.
- ✓ 1B. Try to avoid loading and exposing materials during rain events unless the loading dock is covered and protected from rain. A seal or door skirt between the trailer and the building may also prevent exposure to rain.
- 1a. Consider retrofitting the loading/unloading area to prevent stormwater runoff that would include grading or berming the area, and positioning roof downspouts so they direct stormwater away from loading/unloading areas. (TRASH, TOX, O&G)
- 1b. Consider retrofitting with overhangs or door skirts that enclose the trailer. (TRASH, TOX, O&G)
- 1c. Consider retrofitting parking areas for tank trucks or delivery vehicles so that spills or leaks can be contained. (TRASH, TOX, O&G)

Unsatisfactory	OK	General Guidelines (cont.)
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> 1d. Consider retrofitting so that shipboard cooling and process water discharges are directed away to to minimize contact with areas where spent abrasives, paint, and other debris might accumulate. (TRASH, TOX)
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/>	Tank Truck Transfers <ul style="list-style-type: none"> ✓ 1C. 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.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> 1e. Consider retrofitting the transfer area to prevent runoff of stormwater from adjacent areas. Sloping the pad and using a berm around the uphill side of the transfer area should reduce runoff. (TRASH, TOX, O&G)
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> 1f. Consider retrofitting the transfer area 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. A positive control valve should be installed on the drain. (TRASH, TOX, O&G)
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/>	Spill Control <ul style="list-style-type: none"> ✓ 1D. Contain leaks during transfer.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ✓ 1E. Place spill kits and materials next to or near each loading/unloading area.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> 1g. Use drip pans under hoses.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> 1h. Use drip pans or comparable devices when transferring oils, solvents, and paints.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/>	Inspection <ul style="list-style-type: none"> ✓ 1F. Check loading and unloading equipment regularly for leaks, including valves, pumps, flanges and connections.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ✓ 1G. Inspect regularly for leaking valves, pipes, hoses, or soil chutes carrying either water or wastewater.

LIMITATIONS:

Space and time limitations may preclude all transfers from being performed indoors or under cover. It may not be possible to conduct transfers only during dry weather.



FF-7

MATERIAL STORAGE, HANDLING, AND DISPOSAL

Accidental releases of materials from aboveground liquid storage tanks, drums, and dumpsters present the potential for contaminating stormwater with many different pollutants. Maintaining these areas may involve one or more of the following activities:

1. Material Storage
2. Chemical Material Handling and Disposal
3. Hazardous Material Handling and Disposal

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) *Sediment (SED)* *Nutrients (NUT)* *Oil and Grease (O&G)* *Pesticides (PEST)*
Other Toxic Compounds (TOX) *Trash (TRASH)* *Hydrological Impacts (HYD)* *Any/All or General (ANY)*

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

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 material storage, handling, and disposal may include:

- Store material indoors, or covered if outdoors.
- Prevent storm water run-on.
- Verify that appropriate employees and subcontractors are trained on pollution prevention measures.

1. General Material Storage, Handling, and Disposal

Unsatisfactory	OK	
<input type="checkbox"/>	<input type="checkbox"/>	✓ Storage
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1A. Keep storage areas clean and dry to the extent practical.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1B. Encourage vigilance so that leaks and spills are detected as soon as possible.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1C. Keep outdoor storage areas in good condition (e.g. repair roofs, floors, etc. to limit releases to runoff).
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1D. Wood products treated with chromated copper arsenate, ammonical copper zinc arsenate, creosote, or pentachlorophenol should be covered with tarps during rain events or stored indoors.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1E. Parking lots or other surfaces near bulk materials storage areas should be swept periodically to remove debris blown or washed from storage area.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1F. Verify that appropriate employees and subcontractors are trained in proper storage measures.
<input type="checkbox"/>	<input type="checkbox"/>	• 1a. Store materials indoors if possible. (ANY)

<p>Unsatisfactory OK</p> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/>	<p>Storage (cont.)</p> <ul style="list-style-type: none"> 1b. If stored outdoors, cover the storage area with a roof or with temporary cover during rain events. [<i>Note: the local fire authority/department must be consulted for limitations on clearance of roof covers over containers used to store flammable materials</i>]. (ANY) 1c. Consider retrofitting to minimize stormwater run-on and runoff by covering, enclosing or providing secondary containment for the area. (ANY) 1d. Drums stored in an area where unauthorized persons may gain access must be secured to prevent accidental spillage, pilferage, or any unauthorized use. Only personnel with proper training may handle hazardous waste. (TOX, PEST) <p>Secondary Containment</p> <ul style="list-style-type: none"> ✓ 1G. Keep liquids in a designated area on a paved impervious surface. ✓ 1H. Review storage areas regularly for leaks or spills. ✓ 1I. Check for external corrosion of material containers. Also check for structural failure, spills and overfills due to operator error, failure of piping system. ✓ 1J. Check for leaks or spills during pumping of liquids or gases from trucks to a storage facility or vice versa. • 1e. Consider retrofitting existing tanks so that they are bermed or surrounded by a secondary containment system such as dikes, liners, vaults, or double walled tanks. (TOX, PEST) • 1f. Consider retrofitting existing liquids storage areas to create a secondary containment. The area inside the berm should slope to a drain with a dead-end sump that is periodically pumped out. (TOX, PEST, O&G)
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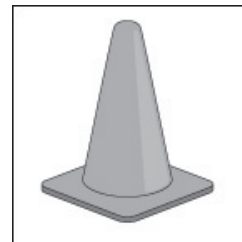
2. General Chemical Material Handling and Disposal

<p>Unsatisfactory OK</p> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/> <div style="display: flex; justify-content: space-between;"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <hr/> <hr/> <hr/> <hr/>	<p>General Guidelines</p> <ul style="list-style-type: none"> ✓ 2A. Try to keep chemicals in their original containers, and keep them well labeled. ✓ 2B. Keep secured lids on waste barrels and containers. • 2a. Do not store chemicals, drums, or bagged materials directly on the ground. Place these items in secondary containment. Designate a secure chemical material storage area that is paved with Portland cement concrete, free of cracks and gaps, and impervious in order to contain leaks and spills. (TOX, PEST, O&G) • 2b. Containers should be placed in a designated area and covered. (TOX, PEST, O&G) • 2c. Consider retrofitting the existing chemical storage area to reduce exposure to storm water: (TOX, PEST, O&G) • Store materials inside or under cover on paved surfaces <ul style="list-style-type: none"> Use secondary containment Use covered dumpsters for waste product containers. Dumpsters shall be kept in good condition without corrosion or leaky seams. Garbage dumpsters should be replaced if they are deteriorating to the point where leakage is occurring.
---	---

<p>Unsatisfactory OK</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>General Guidelines (cont.)</p> <ul style="list-style-type: none"> 2d. Consider retrofitting so that liquid materials are stored in UL approved double walled tanks or surrounded by a curb or dike to provide the volume to contain 10 percent of the volume of all the containers or 110 percent of the volume of the largest container, whichever is greater. (TOX, PEST, O&G) <p>Spill Control</p> <ul style="list-style-type: none"> ✓ 2C. Clean up spills immediately. ✓ 2D. Use clear tagging or labeling, and consider restricting access to valves to reduce human error. ✓ 2E. Employees or subcontractors trained in emergency spill cleanup procedures should be present when dangerous waste, liquid chemicals, or other wastes are delivered or transferred off-site. 2e. Safeguards against accidental releases: <ul style="list-style-type: none"> Consider retrofitting overflow protection devices to warn operator or automatic shut down transfer pumps (TOX, PEST) Consider retrofitting protection guards (bollards) around tanks and piping to prevent vehicle or forklift damage (TOX, PEST, O&G) Consider purchasing a hazardous materials spill kit.
<p>3. General Hazardous Material Handling</p>	
<p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p>	<p>General Guidelines</p> <ul style="list-style-type: none"> ✓ 3A. All hazardous waste must be labeled according to hazardous waste regulations. Consult your Fire Department or your local hazardous waste agency for details. ✓ 3B. Store as few hazardous materials on-site as possible. Do not store any hazardous waste directly on the ground. Place these items in secondary containers. ✓ 3C. Employees trained in emergency spill cleanup procedures should be present when dangerous waste, liquid chemicals, or other wastes are delivered or transferred off-site. 3a. Consider designating a secure hazardous waste storage area that is paved with Portland cement concrete, free of cracks and gaps, and impervious in order to contain leaks and spills. (TOX, PEST, O&G) ✓ Batteries ✓ 3D. Store new and used batteries securely to avoid breakage and acid spills during earthquakes.

LIMITATIONS:

Storage sheds often must meet building and fire code requirements.



FF-8

MINOR CONSTRUCTION

Minor construction activities can result in the use of materials or generation of waste that may contain toxic hydrocarbons or other organic compounds, suspended solids, heavy metals, abnormal pH, and oils and greases. Minor construction activities may involve one or more of the following:

1. General Construction Activities
2. Interim Material Storage
3. Concrete Work
4. Building Work

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) Sediment (SED) Nutrients (NUT) Oil and Grease (O&G) Pesticides (PEST)
 Other Toxic Compounds (TOX) Trash (TRASH) Hydrological Impacts (HYD) Any/All or General (ANY)

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

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 minor construction may include:

- Schedule activities during dry weather whenever possible.
- Use dry cleaning methods whenever possible.
- Verify that appropriate employees and subcontractors are trained on pollution prevention measures.

MODEL PROCEDURES:

1. General Construction Activities

Unsatisfactory	OK	
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1A. Prevent debris from entering the storm drain.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1B. Do not wash materials into a storm drain or bury spilled dry material.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1C. Do not clean or rinse equipment into a street, gutter, or storm drain.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 1D. Use a storm drain cover or filtering device if dust, grit, wash water, or other pollutants may escape the work area and enter a storm drain inlet. If appropriate, select devices that will not clog flow on rainy days, or remove them temporarily when rain is imminent. The containment device(s) should be in place at the beginning of the workday, and accumulated dirty runoff and solids should be collected and disposed of regularly, before removing the containment device(s) at the end of the work.
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

<div> <div>Unsatisfactory</div> <div>OK</div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> </div>	<div> <div>✓ 1E. Clean the storm drain inlets in the immediate vicinity of the construction activity after it is completed.</div> <div>✓ 1F. If a spill occurs on dirt, excavate and remove the contaminated (stained) soil.</div> <div>✓ 1G. Clean up spills and leaks immediately using dry methods, whenever possible.</div> <div>✓ 1H. Designate an area for clean up and proper disposal of excess materials.</div> <div>✓ 1I. Sweep up dry materials and residue from cleaning operations. Avoid using water to clean up.</div> <div>✓ 1J. Use soil erosion control techniques if bare ground is temporarily exposed.</div> <div>✓ 1K. Promptly clean up trash, debris, and litter from job sites and dispose properly.</div> <div>✓ 1L. Inspect vehicles and equipment used at the construction site regularly for leaks.</div> <div>✓ 1M. Verify that appropriate employees and subcontractors are trained in proper waste management.</div> </div>
<div>2. Interim Material Storage</div>	
<div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> </div>	<div> <div>✓ 2A. Properly store and cover materials that are normally used during minor construction such as paints, solvents, equipment, fuel, asphalt/concrete materials, sand, etc.</div> <div>✓ 2B. Properly store and dispose of wastes generated from the activity.</div> <div>✓ 2C. To the extent practical, store dry and wet materials under cover, protected from rainfall and runoff and away from storm drain inlets. After job is complete, remove temporary stockpiles (asphalt materials, sand, etc.) and other materials as soon as possible.</div> <div>✓ 2D. Apply and store all products in accordance with manufacturer's instructions and proper safety measures.</div> <div>✓ 2E. Store products in labeled containers and with covers or lids.</div> <div>✓ 2F. Place stockpiled materials away from storm drain inlets, drainage paths, and natural waterways and provide cover to protect from run-on/run-off if feasible.</div> <div>✓ 2G. Control stockpiled materials if windy or rainy weather is predicted (e.g. tarps, berming, sandbags, etc.).</div> <div>✓ 2H. Prevent storm water from eroding stockpiles.</div> <div>✓ 2I. Inspect stockpiles regularly and after significant rain events.</div> </div>
<div>3. Concrete Work</div>	
<div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> </div>	<div> <div>✓ 3A. 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 dry sweeping up as much waste material as possible.</div> </div>

Unsatisfactory	OK
<input type="checkbox"/> _____ <input type="checkbox"/>	✓ 3B. 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. Vacuum saw cuttings and water from the pavement or gutter and remove from site.

<input type="checkbox"/> _____ <input type="checkbox"/>	✓ 3C. To the extent practical, avoid mixing excess amounts of fresh concrete or cement mortar on site.
_____	✓ 3D. To the extent practical, apply concrete, asphalt, and seal coat during dry weather to prevent contamination from contacting stormwater runoff.
<input type="checkbox"/> _____ <input type="checkbox"/>	✓ 3E. To the extent practical, protect applications of fresh concrete from rainfall and runoff until the material has hardened.
_____	✓ 3F. Do not allow excess concrete to be dumped on-site, except in designated areas and promptly remove when concrete has dried.
<input type="checkbox"/> _____ <input type="checkbox"/>	✓ 3G. Wash concrete trucks and concrete pumper trucks and trailers off site or in designated areas on site, such that there is no discharge of concrete wash water into storm drains, open ditches, streets, catch basins, or other stormwater conveyance structures.
_____	✓ 3H. For on-site washout:
_____	• To the extent practical, locate washout area at least 50 feet from storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
_____	• To the extent practical, wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed of properly.
_____	• Wherever practical, recycle washout by pumping back into mixers for reuse.
_____	• Never dispose of washout into the street, storm drains, drainage ditches, or creeks.
<input type="checkbox"/> _____ <input type="checkbox"/>	✓ 3I. When washing concrete to remove fine particles and expose the aggregate, contain the wash water for proper disposal. Do not allow water to enter storm drain inlets.
_____	✓ 3J. 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
<input type="checkbox"/> _____ <input type="checkbox"/>	✓ 3K. To the extent practical, return left-over materials to the transit mixer. Dispose excess concrete, grout, and mortar in the trash.
_____	• 3a. Tarps should be placed under concrete pumper trucks and the rear of trucks while concrete is being delivered or transferred from one area to another, or clean the area immediately after delivery is complete. (TOX))
<input type="checkbox"/> _____ <input type="checkbox"/>	

4. Building Work		
Unsatisfactory	OK	General Guidelines
<input type="checkbox"/> _____ <input type="checkbox"/>		✓ 4A. Use ground or drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of collected material daily.
<input type="checkbox"/> _____ <input type="checkbox"/>		✓ 4B. Do not dump any toxic substance or liquid waste on the pavement, the ground, or toward a storm drain.
<input type="checkbox"/> _____ <input type="checkbox"/>		✓ 4C. Use a ground cloth or oversized tub for activities such as paint mixing and tool cleaning.
<input type="checkbox"/> _____ <input type="checkbox"/>		✓ 4D. Clean paint brushes and tools covered with water-based paints in sinks connected to sanitary sewers. 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.
<input type="checkbox"/> _____ <input type="checkbox"/>		✓ 4E. If a spill occurs on dirt, excavate and remove the contaminated (stained) soil
<input type="checkbox"/> _____ <input type="checkbox"/>		Building Demolition
<input type="checkbox"/> _____ <input type="checkbox"/>		✓ 4F. Spray water throughout the site to help control wind blowing of fine materials such as soil, concrete dust, paint chips, and metal chips. The amount of water must be controlled so that runoff from the site does not occur; yet dust control is accomplished.
<input type="checkbox"/> _____ <input type="checkbox"/>		✓ 4G. Oils must never be used for dust control.
<input type="checkbox"/> _____ <input type="checkbox"/>		✓ 4H. Place filter fabric or a similarly effective device at nearby storm drain inlets to prevent particles and solids from entering the storm drainage system. Filters should be placed at the beginning of the workday and the accumulated materials collected and disposed regularly before removing permanently them at the end of the work. Select devices that won't clog storm flow.
<input type="checkbox"/> _____ <input type="checkbox"/>		✓ 4I. Dry sweep surrounding street gutters, sidewalks, driveways, and other paved surfaces at the end of each workday to collect and properly dispose of loose debris and garbage, do not hose down the area to a storm drain.
<input type="checkbox"/> _____ <input type="checkbox"/>		✓ 4J. Use permanent soil erosion control techniques if a building cleared from an area is not to be replaced.

LIMITATIONS:

This procedure sheet is for minor construction only; the State's General Construction Activity Storm Water permit has more requirements for larger projects. Be certain that actions to help stormwater quality are consistent with Cal- and Fed-OSHA and air quality regulations.



FF-9 PARKING LOT MAINTENANCE

Litter accumulation in parking lots can contribute suspended solids to stormwater runoff; runoff from parking lots may also contribute 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

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) Sediment (SED) Nutrients (NUT) Oil and Grease (O&G) Pesticides (PEST)
Other Toxic Compounds (TOX) Trash (TRASH) Hydrological Impacts (HYD) Any/All or General (ANY)

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

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 may include:

- When repairing parking lots, consider making retrofits that will reduce storm runoff quantities (i.e. permeable surface, directing surface flows to landscaped areas, etc.)
- Verify that appropriate employees and subcontractors are trained on pollution prevention measures.

MODEL PROCEDURES:

1. Sweeping and Cleaning

Unsatisfactory OK

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✓ 1A. Sweep/vacuum all parking lots at least once before the onset of the wet season.

✓ 1B. Clean out parking lot drain inlets as needed and at least once before the wet season.

✓ 1C. If cleaning with water is necessary, follow 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).

✓ 1D. Dispose of parking lot sweeping debris and dirt at a landfill.

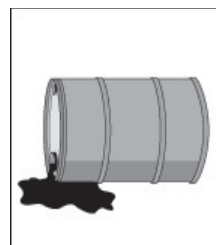
<p>Unsatisfactory OK</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p>	<p>✓ 1E. When cleaning heavy oily deposits:</p> <ul style="list-style-type: none"> • Clean oily spots with absorbent materials • Do not allow discharges to the storm drain • Collect wash water and dispose of properly. <p>✓ 1F. Dispose of spilled materials and absorbents.</p> <p>✓ 1G. If cleaning agents are used, select biodegradable products to the extent practical.</p> <ul style="list-style-type: none"> • 1a. Establish more frequent sweeping or drain inlet cleaning schedule based on usage and field observations of waste accumulation. (SED, TRASH, BACT) <p>Litter Control</p> <p>✓ 1H. Enforce anti-litter laws.</p> <p>✓ 1I. Provide an adequate number of litter receptacles.</p> <p>✓ 1J. Clean out litter receptacles frequently to prevent spillage.</p> <p>✓ 1K. Sweep/vacuum all parking lots at least once before the onset of the wet season.</p> <ul style="list-style-type: none"> • 1b. Post "No Littering" signs. (TRASH)
<p>2. Surface Repair</p>	
<p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p>	<p>✓ 2A. Pre-heat, transfer or load hot bituminous material away from storm drain inlets.</p> <p>✓ 2B. To the extent practical, apply concrete, asphalt, and seal coat during dry weather to prevent contamination from contacting stormwater runoff.</p> <p>✓ 2C. 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.</p> <p>✓ 2D. Use only as much water as necessary for dust control, to avoid runoff.</p> <ul style="list-style-type: none"> • 2a. When repairing parking lots, consider retrofitting to direct stormwater to landscaped areas, and/or installing grate screens or inlet inserts on drain inlets to capture leaf litter, sediment and/or hydrocarbons. (TRASH, SED, O&G)
<p>3. Control Spills</p>	
<p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p>	<p>✓ 3A. If a spill occurs on dirt, excavate and remove the contaminated (stained) dirt.</p> <p>✓ 3B. Store spill response materials at a central location and keep maintenance vehicles adequately supplied.</p> <p>✓ 3C. Appropriately dispose of spilled materials and absorbents.</p>

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.

FF-10

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

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) Sediment (SED) Nutrients (NUT) Oil and Grease (O&G) Pesticides (PEST)
 Other Toxic Compounds (TOX) Trash (TRASH) Hydrological Impacts (HYD) Any/All or General (ANY)

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

MODEL PROCEDURES:

1. Preparation/Prevention

Unsatisfactory <input type="checkbox"/> _____	OK <input type="checkbox"/>	✓ 1A. Stockpile appropriate maintenance vehicles with spill cleanup materials where it will be readily accessible.
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2. Spill Response

<input type="checkbox"/> _____ <input type="checkbox"/> _____ _____ _____ _____ _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ _____ <input type="checkbox"/> _____ _____	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	✓ 2A. Clean up leaks and spills promptly upon discovery. ✓ 2B. 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. ✓ 2C. Never hose down or bury dry material spills. Sweep up the material and dispose of properly. ✓ 2D. Use adsorbent materials on small spills rather than hosing down the spill. Remove the adsorbent materials promptly and dispose of properly. ✓ 2E. For larger spills, a private spill cleanup company or Hazmat team may be necessary.
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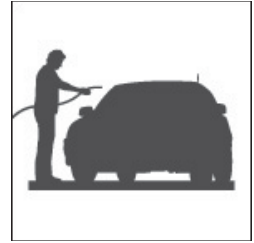
Unsatisfactory <input type="checkbox"/> _____ _____ _____	OK <input type="checkbox"/> <ul style="list-style-type: none"> 2a. If illegal dumping is observed, consider retrofitting "No Dumping" signs with a phone number for reporting dumping and disposal. (ANY)
3. Reporting	
<input type="checkbox"/> _____ _____	<input checked="" type="checkbox"/> 3A. Report spills or problems to a city Authorized Inspector
4. Training	
<input type="checkbox"/> _____ _____ _____	<input checked="" type="checkbox"/> 4A. Verify that appropriate employees and subcontractors are trained in 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.

FF-11

VEHICLE AND EQUIPMENT CLEANING



Vehicle and equipment cleaning activities can contribute toxic hydrocarbons and other organic compounds, oils and greases, nutrients, heavy metals, and suspended solids to stormwater runoff. Use of the procedures outlined below can prevent or reduce the discharge of pollutants to stormwater during vehicle and equipment cleaning.

1. Inspection and Cleaning of Stormwater Conveyance Structures
2. Controlling Illicit Connections and Discharges
3. Controlling Illegal Dumping

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) *Sediment (SED)* *Nutrients (NUT)* *Oil and Grease (O&G)* *Pesticides (PEST)*
Other Toxic Compounds (TOX) *Trash (TRASH)* *Hydrological Impacts (HYD)* *Any/All or General (ANY)*

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

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 vehicle and equipment cleaning may include:

- Use outside service agencies to clean vehicles and equipment.
- Verify that appropriate employees and subcontractors are trained on pollution prevention measures.

MODEL PROCEDURES:

The City of Laguna Hills generally utilizes commercial car wash facilities for its automobile and truck fleet. If your facility washes or steam cleans a large number of vehicles or pieces of equipment, consider contracting out this work to a commercial business. These businesses are better equipped to handle and dispose of the wash waters properly. Contracting out this work can also be economical by eliminating the need for a separate washing/cleaning operation at your facility.

If washing/cleaning must occur on-site follow these procedures:

Unsatisfactory **OK**

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☐ _____ ☐

☐ _____ ☐

- ✓ 1A. Do not permit steam cleaning or engine degreasing at the wash out area.
- 1a. Use designated, covered, wash areas to prevent contact with stormwater and bermed to contain wash water.
- 1b. Designated wash areas should be well marked with signs indicating where and how washing must be done.
- 1c. Water may be discharged to the sanitary sewer after flowing through a clarifier, upon approval from the sewer agency. If the above conditions are not met, other pre-treatment may be required.

<p>Unsatisfactory OK</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p>	<ul style="list-style-type: none"> • 1d. Washing operations should be conducted in a designated wash area having the following characteristics: <ul style="list-style-type: none"> • Paved with Portland cement concrete • Covered or bermed to prevent contact with storm water • Sloped for wash water collection • Connected to the sanitary sewer – upon approval. • Clearly designated • 1e. Consider filtering and recycling wash water. • 1f. Consider retrofitting wash areas with oil/water separators.
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LIMITATIONS:

Steam cleaning can generate significant pollutant concentrations requiring permitting, monitoring, pretreatment, and inspections. The measures outlined in this procedure sheet are insufficient to address all the environmental impacts and compliance issues related to steam cleaning.



FF-12

VEHICLE AND EQUIPMENT STORAGE

Stormwater runoff from vehicle and equipment storage areas can be contaminated with toxic hydrocarbons and other organic compounds, oils and greases, heavy metals, nutrients, and suspended solids. Activities associated with vehicle and equipment storage may involve one or more of the following:

1. Storing Vehicles and Equipment
2. Wrecked Vehicle Storage
3. Cleaning Storage Areas

Related vehicle maintenance activities are covered under the following program headings in this manual: "Vehicle and Equipment Cleaning", "Equipment Maintenance and Repair", and "Vehicle Fueling".

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) Sediment (SED) Nutrients (NUT) Oil and Grease (O&G) Pesticides (PEST)
Other Toxic Compounds (TOX) Trash (TRASH) Hydrological Impacts (HYD) Any/All or General (ANY)

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

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 vehicle and equipment storage may include:

- Use outside service agencies to clean vehicle storage areas and collect water for off-site disposal.
- Verify that appropriate employees and subcontractors are trained on pollution prevention measures.

MODEL PROCEDURES:

1. Storing Vehicles and Equipment

Unsatisfactory OK

☐ _____ ☐

☐ _____ ☐

☐ _____ ☐

☐ _____ ☐

General Guidelines

- ✓ 1A. Review the storage yard for filling drip pans and other problems (leaking equipment) regularly.
- ✓ 1B. Verify that appropriate employees and subcontractors are trained on procedures.
- 1a. Consider placing drip pans or absorbent materials under vehicles and heavy equipment when not in use for significant periods. (O&G)

Batteries

- ✓ 1C. Store batteries that have been dropped or are cracked in a secondary container even if it appears that the acid has already drained.

2. Wrecked Vehicle Storage	
Unsatisfactory <input type="checkbox"/> _____ <input type="checkbox"/> OK _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	✓ 2A. As the vehicles arrive, place drip pans under them immediately, even if the fluids have leaked out before the car arrives. ✓ 2B. Drain all fluids from wrecked vehicles and “part” cars. Also drain engines, transmission, and other used parts. ✓ 2C. Promptly transfer used fluids to the proper container; do not leave full drip pans or other open containers lying around. • 2a. To the extent practical, do not store vehicles near storm drain inlets. (O&G)
3. Cleaning Vehicle Storage Areas	
<input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ _____ _____	• 3a. Dry sweep parking lots, storage areas, and driveways as needed to collect dirt, waste, and debris. Do not hose down the area to a storm drain. (SED, TRASH) • 3b. Considering using an outside service to clean vehicle storage areas and collect water for off-site disposal. (SED, TRASH)

LIMITATIONS:

It may not be possible to contain and clean up spills from vehicles/equipment brought on-site after working hours.

FF-13

WASTE HAULING AND DISPOSAL



Improper storage 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 and recycling; and preventing run-on and runoff. Proper waste handling and disposal activities include the following:

1. Litter Control
2. Waste Collection
3. Spill/Leak Control
4. Run-on/Runoff Prevention

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) Sediment (SED) Nutrients (NUT) Oil and Grease (O&G) Pesticides (PEST)
Other Toxic Compounds (TOX) Trash (TRASH) Hydrological Impacts (HYD) Any/All or General (ANY)

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

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 waste handling and disposal may include:

- Reuse products when possible.
- Verify that appropriate employees and subcontractors are trained on pollution prevention measures.

MODEL PROCEDURES:

1. Litter Control

Unsatisfactory	OK	General Guidelines
<input type="checkbox"/> _____	<input type="checkbox"/>	✓ 1A. Enforce anti-litter laws.
<input type="checkbox"/> _____	<input type="checkbox"/>	✓ 1B. Provide a sufficient number of litter receptacles at each fixed facility.
<input type="checkbox"/> _____	<input type="checkbox"/>	✓ 1C. Clean out litter receptacles frequently to prevent spillage.
<input type="checkbox"/> _____	<input type="checkbox"/>	✓ 1D. Place trash receptacles at transit stop benches and maintain as necessary.
<input type="checkbox"/> _____	<input type="checkbox"/>	1a. Consider posting "No Littering" signs. (TRASH)
<input type="checkbox"/> _____	<input type="checkbox"/>	1b. Provide covered trash receptacles. (TRASH).

2. Waste Collection	
Unsatisfactory <input type="checkbox"/> OK <input type="checkbox"/>	General Guidelines
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 2A. Keep waste collection areas clean.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 2B. Regularly inspect solid waste containers for structural damage. Repair or replace damaged containers as necessary.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 2C. Do not fill solid waste containers with washout water or any other liquid.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 2D. Educate the public and verify that appropriate employees and subcontractors are trained to ensure that only appropriate solid wastes are added to the solid waste container. Certain wastes such as hazardous wastes, appliances, fluorescent lamps, pesticides, CRTs, TVs, computers etc. may not be disposed of in solid waste containers (see chemical/ hazardous waste collection section below).
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 2E. Do not mix liquid wastes; this can cause chemical reactions, make recycling impossible, and complicate disposal.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/> 2a. Secure solid waste containers; containers should be closed tightly when not in use. (TRASH)
<input type="checkbox"/> _____ <input type="checkbox"/>	Good Housekeeping
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 2F. The waste management area should be kept clean by sweeping and cleaning up spills immediately.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 2G. When cleaning around dumpster areas use dry methods when possible (e.g. sweeping, use of absorbents). If water must be used after sweeping/using absorbents, collect water and discharge to landscaped area; or discharge through a grease interceptor, if needed and practical, to the sewer if permitted to do so.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/> 2b. Use the entire product before disposing of the container.
<input type="checkbox"/> _____ <input type="checkbox"/>	Chemical/Hazardous Waste Management
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 2H. All hazardous waste must be labeled according to hazardous waste regulations. Consult your Fire Department or your local hazardous waste agency for details.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 2I. Verify that appropriate employees and subcontractors are trained in proper hazardous waste handling management practices.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 2J. Select designated hazardous waste collection areas on-site and make sure that hazardous waste is collected, removed, and disposed of only at these authorized disposal areas.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 2K. Hazardous materials and wastes should be stored in covered containers and protected from vandalism.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/> 2c. Consider retrofitting if necessary to place hazardous waste containers in secondary containment. (TOX)
<input type="checkbox"/> _____ <input type="checkbox"/>	<input type="checkbox"/> 2d. Stencil storm drains on the facility's property. (TOX)
<input type="checkbox"/> _____ <input type="checkbox"/>	
3. Spill/Leak Control	
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 3A. Clean up spills promptly upon discovery.
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 3B. Spill cleanup materials should be placed where they are easily accessible
<input type="checkbox"/> _____ <input type="checkbox"/>	<input checked="" type="checkbox"/> 3C. Minimize spillage/leaking from solid waste containers. For larger solid waste containers (especially compactors) that utilize a hydraulic fluid pump system, regularly inspect and replace faulty pumps or hoses to minimize the potential of releases and spills.
<input type="checkbox"/> _____ <input type="checkbox"/>	
<input type="checkbox"/> _____ <input type="checkbox"/>	
<input type="checkbox"/> _____ <input type="checkbox"/>	

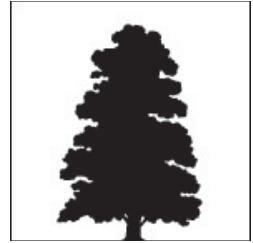
Unsatisfactory	OK	
<input type="checkbox"/>	<input type="checkbox"/>	✓ 3D. Check waste management areas for leaking containers or spills.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 3E. Leaking equipment including valves, lines, seals, or pumps should be repaired promptly.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 3F. Transfer waste from damaged containers into safe containers.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 3G. Vehicles transporting waste should have spill prevention equipment that can prevent spills during transport. The spill prevention equipment may include: <ul style="list-style-type: none"> • Vehicles equipped with baffles for liquid waste • Trucks with sealed gates and spill guards for solid waste
<input type="checkbox"/>	<input type="checkbox"/>	✓ 3H. Special care should be taken when loading or unloading wastes. <i>See Loading and Unloading procedure sheet.</i>
4. Run-on/Runoff Prevention		
<input type="checkbox"/>	<input type="checkbox"/>	• 4a. Consider retrofitting to prevent stormwater run-off from entering waste management areas by enclosing the area or building a berm around the area. (TOX, PEST, O&G, NUT))
<input type="checkbox"/>	<input type="checkbox"/>	• 4b. Consider retrofitting to prevent the waste materials from directly contacting rain. (TOX, PEST, O&G, NUT))
<input type="checkbox"/>	<input type="checkbox"/>	• 4c. Consider retrofitting to cover waste areas with a permanent roof if practical. If not feasible, consider covering waste piles with temporary covering material such as reinforced tarpaulin, polyethylene, polyurethane, polypropylene or hypalon. (TOX, PEST, O&G, NUT)
<input type="checkbox"/>	<input type="checkbox"/>	• 4d. If possible, move the activity indoors; ensuring first that all safety concerns such as fire hazard and ventilation are addressed. (TOX, PEST, O&G, NUT)
<input type="checkbox"/>	<input type="checkbox"/>	• 4e. Consider replacing dumpsters with covered units to prevent rain from washing waste out of holes or cracks in the bottom of the dumpster. (ANY)
<input type="checkbox"/>	<input type="checkbox"/>	• 4f. Minimize the runoff of stormwater for land application by: (BACT, TOX, PEST) <ul style="list-style-type: none"> • 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.

LIMITATIONS:

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

FP-2

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

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) *Sediment (SED)* *Nutrients (NUT)* *Oil and Grease (O&G)* *Pesticides (PEST)*
Other Toxic Compounds (TOX) *Trash (TRASH)* *Hydrological Impacts (HYD)* *Any/All or General (ANY)*

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

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:

- Implementing 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 Management Guidance for further details.
- Renovating landscapes over the long term to choose plant species that need little water, fertilizer or pest control.
- Conducting appropriate timed and controlled fertilizing, weeding, pest control, pruning and irrigation procedures.
- Verifying that appropriate employees and subcontractors are trained on pollution prevention measures.

MODEL PROCEDURES:

1. Mowing, Trimming/Weeding, and Planting

Unsatisfactory	OK	Mowing, Trimming, and Weeding
<input type="checkbox"/> _____	<input type="checkbox"/>	✓ 1A. Wherever practical, use mechanical methods of vegetation removal rather than applying herbicides. Use hand weeding where practical.
<input type="checkbox"/> _____	<input type="checkbox"/>	✓ 1B. When conducting mechanical or manual weed control, try to minimize loosening the soil, which could erode into streams or storm drains.

<div> <div>Unsatisfactory</div> <div>OK</div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> </div>	<div> Mowing, Trimming, and Weeding (cont.) <ul style="list-style-type: none"> ✓ 1C. 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. ✓ 1D. 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). ✓ 1E. Place temporarily stockpiled material away from watercourses, and berm or cover stockpiles to prevent material releases to storm drains. ✓ 1F. Use baggers on mowing equipment, or use composting mowers. • 1a. Consider retrofitting with coarse textured mulches or geotextiles to suppress weed growth and reduce the use of herbicides. (PEST, SED) Planting <ul style="list-style-type: none"> • 1b. Where feasible and appropriate, 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. (PEST, NUT, HYD, BACT) • 1c. When planting or replanting consider retrofitting with low water use or inert groundcovers, and/or drought-tolerant, pest-resistant shrubs or trees. (PEST, NUT, HYD, BACT). • 1d. When planting, consider using broadleaf evergreen trees to reduce leaf litter. (BACT) </div>
2. Irrigation	
<div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div> <input type="checkbox"/> _____ <input type="checkbox"/> </div> </div>	<div> <ul style="list-style-type: none"> ✓ 2A. When scheduling irrigation application durations, consider the equipment's precipitation rates and the infiltration rate and slope of the soil to minimize runoff. ✓ 2B. Only irrigate as much as is needed. Adjust irrigation frequencies seasonally and in response to rain. ✓ 2C. 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. Adjust sprinkler head spray patterns to minimize over spray while achieving necessary coverage. ✓ 2D. 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. ✓ 2E. Verify that appropriate employees and subcontractors are trained in irrigation management techniques for pollution prevention. • 2a. Consider retrofitting popup sprinkler heads in areas with a lot of activity or where there is a chance the pipes may be broken. (HYD, SED) • 2b. Consider the use of mechanisms that reduce water flow to sprinkler heads if broken. (HYD, SED) </div>

<p>Unsatisfactory OK</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p>	<ul style="list-style-type: none"> • 2c. If recycled water is used for irrigation, ensure that runoff from the landscaped area(s) is minimized to the maximum extent practical. (HYD, BACT, NUT) • 2d. Consider retrofitting raised edgings, berms or other measures to reduce runoff. (HYD, BACT, NUT, PEST) • 2e. Consider retrofitting to an evapotranspiration-driven controller. (HYD) • 2f. Consider retrofitting to lower-precipitation-rate sprinkler heads, or to a drip system where appropriate. (HYD)
<p>3. Fertilizer and Pesticide Management</p>	
<p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p>	<ul style="list-style-type: none"> ✓ 3A. Utilize appropriate integrated pest management techniques. ✓ 3B. 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. ✓ 3C. Verify that appropriate employees and subcontractors are trained on use of pesticides and in pesticide application techniques to prevent pollution. ✓ 3D. Pesticide application must be under the supervision of a California qualified pesticide applicator. ✓ 3E. When applicable use the least toxic pesticides that will do the job. Avoid use of copper-based pesticides if possible. ✓ 3F. Do not mix or prepare pesticides or fertilizers for application near storm drains. ✓ 3G. Prepare the minimum amount of pesticide needed for the job and use the lowest rate that will effectively control the pest. ✓ 3H. Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques. ✓ 3I. Calibrate fertilizer and pesticide application equipment to avoid excessive application. ✓ 3J. Sweep pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water. ✓ 3K. Inspect pesticide/fertilizer equipment and transportation vehicles for leaks and repair as needed. ✓ 3L. Refer to Appendix D for further guidance on Fertilizer and Pesticide management • 3a. Periodically test soils for determining proper fertilizer use. (NUT) • 3b. Work fertilizers into the soil rather than dumping or broadcasting them onto the surface. (NUT, BACT) • 3c. 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). (PEST) • 3d. Use slow release fertilizers when/where possible to minimize leaching. (NUT, BACT) <p>Scheduling</p> <ul style="list-style-type: none"> ✓ 3M. Do not use pesticides if rain is expected within 24 hours. ✓ 3N. Apply pesticides only when wind speeds are low (less than 5 mph).

<input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> Unsatisfactory OK <input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/>	Disposal ✓ 3O. Dispose of empty pesticide containers according to the instructions on the container label. • 3e. Consider purchasing only the amount of pesticide that you can reasonably use in a given time period (month or year depending on the product), to reduce the potential for accidental release during storage. (PEST) • 3f. Triple rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste. (PEST)
4. Managing Landscape Waste	
<input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/>	✓ 4A. 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. ✓ 4B. 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. ✓ 4C. 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. ✓ 4D. Landscape wastes in and around storm drain inlets should be avoided by either using bagging equipment or by manually picking up the material. • 4a. Reduce the use of high nitrogen fertilizers that produce excess growth requiring more frequent mowing or trimming. (NUT)
5. Erosion Control	
<input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/>	✓ 5A. Maintain vegetative or other cover on medians and embankments to prevent soil erosion. • 5a. Apply mulch or leave clippings to serve as additional cover for soil stabilization. (SED) • 5b. Minimize the use of disking as a means of vegetation management because the practice may result in erodable barren soil. (SED) • 5c. Confine excavated materials to pervious surfaces away from storm drain inlets, sidewalks, pavement, and ditches. Material must be covered if rain is expected. (SED) • 5d. Consider retrofitting structural erosion control measures if needed. •

LIMITATIONS:

Safer alternative products may not be available, suitable, or effective in every case.

FP-3

ROADS, STREETS, AND HIGHWAYS OPERATION AND MAINTENANCE



Streets, roads, and highways are significant sources of pollutants in storm water discharges, and operation and maintenance (O&M) practices, if not conducted properly, can contribute to the problem. O&M practices may involve one or more of the following activities:

1. Sweeping and Cleaning
2. Street Repair and Maintenance
3. Bridge and Structure Maintenance

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) Sediment (SED) Nutrients (NUT) Oil and Grease (O&G) Pesticides (PEST)
Other Toxic Compounds (TOX) Trash (TRASH) Hydrological Impacts (HYD) Any/All or General (ANY)

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

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 roads, streets, and highways operation may include:

- Use the least toxic materials available (e.g. water based paints, gels or sprays for graffiti removal)
- Recycle materials whenever practical.
- Verify that appropriate employees and subcontractors are trained on pollution prevention measures.

MAINTENANCE PROCEDURES:

1. Sweeping and Cleaning

Limitations related to street sweeping may include high equipment costs, the potential inability to restrict parking in urban areas, the need for sweeper operator training, the inability of current sweeper technology to remove oil and grease, and the lack of scientific evidence regarding the expected levels of pollutant removal.

Unsatisfactory	OK
<input type="checkbox"/> _____	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> _____
_____	_____
_____	_____
_____	_____

Sweeping Frequency and Timing

- ✓ 1A. Maintain a consistent sweeping schedule. Provide minimum monthly sweeping of streets.
- ✓ 1B. Perform street cleaning during dry weather if possible.
- ✓ 1C. Avoid wet cleaning or flushing of streets, and utilize dry methods where possible.
- ✓ 1D. If flushing of a street is absolutely necessary, sweep and remove debris before flushing. Do not let wash water enter storm drain inlets. Collect wash water and direct to a dirt or vegetated area, or pump into a tank and dispose of properly.

Unsatisfactory	OK	
<input type="checkbox"/>	<input type="checkbox"/>	Sweeping Frequency and Timing (cont.)
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> 1a. 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. (TRASH, SED, BACT) 1b. Consider retrofitting catch basin grate screens or catch basin inserts in locations where trash/debris problems are especially persistent. (TRASH, SED)
<input type="checkbox"/>	<input type="checkbox"/>	Equipment Operation and Selection
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ✓ 1E. Maintain cleaning equipment in good working condition and purchase replacement equipment as needed. ✓ 1F. Operate sweepers at manufacturer requested optimal speed levels to increase effectiveness. ✓ 1G. Regularly inspect vehicles and equipment for leaks, and repair promptly. 1c. Old sweepers should be replaced as needed with new technologically advanced sweepers (preferably regenerative air sweepers) that maximize pollutant removal. (TRASH, SED, BACT) 1d. Clean sweepers at a wash rack that drains to the sanitary sewer. The wash rack area should be covered and bermed and wash water should drain to a clarifier prior to entering the sanitary sewer. (SED, BACT) 1e. If possible, use vacuum or regenerative air sweepers in the high sediment and trash areas (typically industrial/commercial). (SED, TR)
<input type="checkbox"/>	<input type="checkbox"/>	Management of Material Removed by Sweeping
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ✓ 1H. Dispose of street sweeping debris and dirt at a landfill. ✓ 1I. Do not store swept material along the side of the street or near a storm drain inlet. ✓ 1J. If dewatering of saturated materials is necessary it should be conducted in a designated area away from storm drain inlets and the water contained for proper disposal. ✓ 1K. If authorized by the local sanitation agency, water may be discharged to the sanitary sewer only after passing through a clarifier. As an alternative, dewatering can be conducted in a containment area in which saturated materials are placed on a tarp or impervious surface and allowed to dry. Dry debris is then disposed of properly. 1f. Keep debris storage to a minimum during the wet season or make sure debris piles are contained (e.g. by berming the area) or covered (e.g. with tarps or permanent covers). (TRASH, SED)
<input type="checkbox"/>	<input type="checkbox"/>	Maximize Access for Sweepers
<input type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ✓ 1L. Sweeping should be conducted as close to the curb line as possible. ✓ 1M. Notify residents of street sweeping schedules. (SED, TRASH, BACT) 1g. Consider instituting a parking policy to restrict parking in problematic areas during periods of street sweeping. (SED, TRASH, BACT) 1h. Consider posting street sweeping signs in problematic areas or the use of temporary signs. (SED, TRASH, BACT)

2. Repair and Maintenance

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Pavement Marking

- ✓ 2A. Develop paint handling procedures for proper use, storage, and disposal of paints. Mix indoors if feasible, or within a contained area.
- ✓ 2B. Transfer and load paint and hot thermoplastic away from storm drain inlets.
- ✓ 2C. Sweep up thermoplastic grindings. Yellow thermoplastic grindings may require special handling as they may contain lead.
- ✓ 2D. Properly store leftover paints if they are to be kept for the next job, or dispose of properly.
- ✓ 2E. See *Spill Control procedure sheet* for guidance on the proper cleanup of paint spills.
 - 2a. Where practical, replace paints containing lead and tributyltin with less toxic alternatives. (TOX)
 - 2b. Use water based paints where applicable. Clean application equipment in a sink that is connected to the sanitary sewer. (TOX)

Concrete Installation and Repair

- ✓ 2F. Avoid mixing excess amounts of fresh concrete or cement mortar on-site. Only mix what is needed for the job.
- ✓ 2G. 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 stormwater conveyance structures.
- ✓ 2H. Store concrete materials under cover, away from drainage areas.
- ✓ 2I. Return leftover materials to the transit mixer if practical. Dispose of small amounts of hardened excess concrete, grout, and mortar in the trash.
- ✓ 2J. 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.
- ✓ 2K. When washing poured concrete areas to remove fine particles and expose the aggregate, contain the wash water for proper disposal; do not discharge water to the storm drain system.
- ✓ 2L. Do not allow excess concrete to be dumped on-site, except in designated areas.
- ✓ 2M. Apply concrete, asphalt, and seal coat during dry weather to allow the material to adequately dry prior to a rain event.
- ✓ 2N. When making saw cuts in pavement, use as little water as possible and perform during dry weather. Cover each nearby or appropriate storm drain inlet completely with filter fabric or plastic 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. Alternatively, a small on-site vacuum may be used to pick up the slurry as this will prohibit slurry from reaching storm drain inlets.

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<input type="checkbox"/>	<input type="checkbox"/>	Concrete Installation and Repair (cont.)
		✓ 2O. Place sandbags or other protective device around inlets or water courses if needed to protect them during the maintenance operation.
		Patching, Resurfacing, and Surface Sealing
<input type="checkbox"/>	<input type="checkbox"/>	✓ 2P. Pre-heat, transfer or load hot bituminous material away from storm drain inlets.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 2Q. Apply concrete, asphalt, and seal coat during dry weather to allow the material to adequately dry prior to a rain event.
<input type="checkbox"/>	<input type="checkbox"/>	✓ 2R. Where applicable, cover and seal each nearby or appropriate storm drain inlet (with waterproof material, plastic or mesh) and maintenance holes 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 covered manholes and storm drain inlets when the job is complete.
		✓ 2S. Use only as much water as necessary for dust control, to avoid runoff.
		• 2c. 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. (O&G)
		• 2d. Prior to a rain event or at the completion of a project, sweep the project area by hand or with a street sweeper. (SED)
		Equipment Cleaning, Maintenance, and Storage
<input type="checkbox"/>	<input type="checkbox"/>	✓ 2T. Clean equipment including sprayers, sprayer paint supply lines, patch and paving equipment, and mudjacking equipment at the end of each day. If equipment can be cleaned and materials reapplied at the job site, do so in compliance with the laws and regulations. Clean in a sink or other area (e.g. vehicle wash area) that is connected to the sanitary sewer.
		✓ 2U. If refueling or repairing vehicles and equipment must be done on-site, conduct the activity away from storm drain inlets and watercourses.
		✓ 2V. Clean paint brushes and tools covered with water-based paints in sinks connected to sanitary sewers. 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.
		• 2e. Place drip pans or absorbent materials under heavy equipment when not in use. (O&G)
		• 2f. Conduct cleaning at a corporation or maintenance yard if possible. (SED, O&G)
		• 2g. When practical perform major equipment repairs at the corporation yard. (O&G)

3. Bridge and Structure Maintenance

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Painting and Paint Removal

- ✓ 3A. Transport paint and materials to and from job sites in containers with secure lids and tied down to the transport vehicle.
- ✓ 3B. Do not transfer or load paint near storm drain inlets or watercourses.
- ✓ 3C. Test and inspect spray equipment prior to starting to paint. Tighten all hoses and connections and do not overfill paint container.
- ✓ 3D. If sand blasting is used to remove paint, cover nearby storm drain inlets prior to starting work.
- ✓ 3E. Recycle paint when practical (e.g. paint may be used for graffiti removal activities). Dispose of paint at an appropriate household hazardous waste facility.
- ✓ 3F. See *Spill Control procedure sheet* for guidance on the proper cleanup of paint spills.
- 3a. If the bridge crosses a watercourse, perform work on a maintenance traveler or platform, or use suspended netting or tarps to capture paint, rust, paint removing agents, or other materials, to prevent discharge of materials to surface waters. If sanding, use a sander with a vacuum filter bag. (TOX, SED)

Graffiti Removal

- ✓ 3G. Avoid graffiti abatement activities during rain events.
- ✓ 3H. 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.
- ✓ 3I. Note that care should be taken when disposing of waste since it may need to be disposed of as hazardous waste.
- ✓ 3J. When graffiti is removed by painting over, implement the procedures under *Painting and Paint Removal* above.
- ✓ 3K. Direct runoff from sand blasting and high pressure washing (with no cleaning agents) into a landscaped or dirt area.
- ✓ 3L. If a graffiti abatement method generates wash water containing a cleaning compound (such as high pressure washing with a cleaning compound), plug nearby storm drains and collect wash water and dispose of properly.
- 3b. Consider using a waterless and non-toxic chemical cleaning method for graffiti removal (e.g. gels or spray compounds).

Guardrail and Fence Repair

- ✓ 3M. When cleaning guardrails or fences follow the appropriate surface cleaning methods (depending on the type of surface) outlined in the *Sidewalk, Plaza, and Fountain Maintenance and Cleaning* procedure sheet.
- ✓ 3N. If painting is conducted, follow the *Painting and Paint Removal* procedures above.
- ✓ 3O. If graffiti removal is conducted, follow the *Graffiti Removal* procedures above.
- ✓ 3P. If construction takes place, see the procedure sheet for *Minor Construction*.

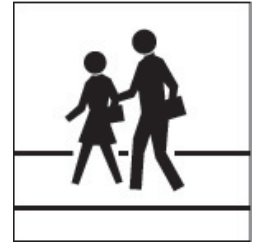
Unsatisfactory <input type="checkbox"/> _____ <input type="checkbox"/> _____	OK <input type="checkbox"/> <input type="checkbox"/>	Guardrail and Fence Repair (cont.) <ul style="list-style-type: none"> • 3c. Consider placing a protective barrier around the work perimeter, or around drain inlets. • 3d. Recycle materials whenever practical.
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LIMITATIONS:

See "Sweeping and Cleaning" under "Maintenance Procedures" above.

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

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) Sediment (SED) Nutrients (NUT) Oil and Grease (O&G) Pesticides (PEST)
Other Toxic Compounds (TOX) Trash (TRASH) Hydrological Impacts (HYD) Any/All or General (ANY)

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

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 may 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), when practical and effective
- Verifying that appropriate employees and subcontractors are trained 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.

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Sidewalks and Plazas

- ✓ 1A. Do not discharge wash water from cleaning or hosing of impervious surfaces to the storm water drainage system.
- ✓ 1B. 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.

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<p>2. Graffiti Cleaning</p>																																															
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<p>3. Sidewalk Repair</p>	
<p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p>	<p>Surface Removal and Repair</p> <p>✓ 3A. Schedule surface removal activities for dry weather if possible.</p> <p>✓ 3B. Avoid creating excess dust when breaking asphalt or concrete.</p> <p>✓ 3C. 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.</p> <p>✓ 3D. Always dry sweep first to clean up tracked dirt. Use a broom, 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.</p> <ul style="list-style-type: none"> • 3a. Designate an area for clean up and proper disposal of excess materials. (TOX) • 3b. Remove and recycle as much of the broken pavement as practical. (TRASH) • 3c. 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. (TOX) • 3d. Consider retrofitting with a more permeable pavement type. (HYD). <p>Concrete Installation and Repair</p> <p>✓ 3E. Avoid mixing excess amounts of fresh concrete or cement mortar on-site. Only mix what is needed for the job.</p> <p>✓ 3F. 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.</p> <p>✓ 3G. 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.</p> <p>✓ 3H. When washing concrete to remove fine particles and expose the aggregate, contain the wash water for proper disposal.</p>

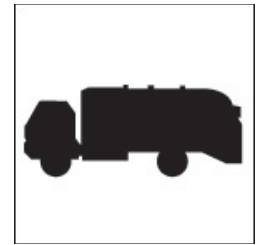
<div> <div>Unsatisfactory</div> <div>OK</div> <div> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <input type="checkbox"/> <input type="checkbox"/> </div> </div>	<p>Concrete Installation and Repair (cont.)</p> <ul style="list-style-type: none"> ✓ 3l. 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. • 3e. Return leftover materials to the transit mixer. Dispose of small amounts of excess concrete, grout, and mortar in the trash. (TOX) • 3f. Protect applications of fresh concrete from rainfall and runoff until the material has hardened. (TOX) • 3g. Consider retrofitting with a more permeable pavement type. (HYD)
<p>4. Litter Control</p>	
<div> <div> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <input type="checkbox"/> <input type="checkbox"/> </div> </div>	<ul style="list-style-type: none"> ✓ 4A. Enforce anti-litter laws. ✓ 4B. Provide litter receptacles in busy, high pedestrian traffic areas of the community, at recreational facilities, and at community events. ✓ 4C. Cover litter receptacles and clean out frequently to prevent leaking/spillage or overflow. • 4a. Post "No Littering" signs. (TRASH).
<p>5. Fountain Maintenance</p>	
<div> <div> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <input type="checkbox"/> <input type="checkbox"/> </div> <div> <input type="checkbox"/> <input type="checkbox"/> </div> </div>	<ul style="list-style-type: none"> ✓ 5A. Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide. ✓ 5B. When draining fountains, never discharge water to a street or storm drain; discharge to the sanitary sewer or to the landscaping. ✓ 5C. If discharging to landscaping, 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.

FP-5

SOLID WASTE HANDLING



It is important to control litter to eliminate trash and other materials in storm water runoff. Waste reduction is a major component of waste management and should be encouraged through training and public outreach. Management of waste once it is collected may involve reuse, recycling, or proper disposal. Specific solid waste handling activities may include one or more of the following:

1. Solid Waste Collection
2. Waste Reduction and Recycling
3. Hazardous Waste Collection
4. Litter Control

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) *Sediment (SED)* *Nutrients (NUT)* *Oil and Grease (O&G)* *Pesticides (PEST)*
Other Toxic Compounds (TOX) *Trash (TRASH)* *Hydrological Impacts (HYD)* *Any/All or General (ANY)*

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

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 solid waste handling include:

- Reduce waste by purchasing only the amount needed.
- Reuse products when possible.
- Recycle leftover products that are recyclable, and dispose of other wastes safely.
- Verify that appropriate employees and subcontractors are trained on pollution prevention measures.

MODEL PROCEDURES:

1. Preparation/Prevention

Unsatisfactory <input type="checkbox"/> _____ _____ _____ _____ _____	OK <input type="checkbox"/>	✓ 1A. Implement procedures, where applicable, to collect, transport, and dispose of solid waste at appropriate disposal facilities in accordance with applicable federal, state, and local laws and regulations. Optional disposal options include the reuse and recycling of appropriate materials.
---	---------------------------------------	--

<p>Unsatisfactory</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p>	<p>OK</p> <p>✓ 1B. Regularly inspect solid waste containers for structural damage. Repair or replace damaged containers as necessary.</p> <p>✓ 1C. Remove all debris from waste containers prior to cleaning with water. Only clean out containers in a designated area that drains to a landscaped area or a washrack that is connected to a sanitary sewer, or use other methods to capture washwater and dispose properly.</p> <p>✓ 1D. Minimize spillage/leaking from solid waste containers. For larger solid waste containers (especially compactors) that utilize a hydraulic fluid pump system, regularly inspect and replace faulty pumps or hoses to minimize the potential of releases and spills.</p> <p>✓ 1E. Educate the public and verify that employees and subcontractors are trained to ensure that only appropriate solid wastes are disposed of. Certain wastes such as hazardous wastes, appliances, fluorescent bulbs, pesticides, etc. may not be disposed of in solid waste containers.</p> <ul style="list-style-type: none"> • 1a. Consider retrofitting rash storage areas to cover the receptacles and to minimize run-on and run-off.
<p>2. Waste Reduction and Recycling</p> <p><i>Although many types of waste can be recycled, recycling options for each waste type may be limited. All gasoline, antifreeze, waste oil, and lead-acid batteries can be recycled. Latex and oil-based paint can be reused, as well as recycled. Materials that cannot be reused or recycled should be disposed of properly.</i></p>	
<p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p>	<p>✓ 2A. Provide opportunities for the collection and storage of recyclable materials.</p> <p>✓ 2B. Do not mix liquid wastes, this can cause chemical reactions or make recycling impossible and complicate disposal.</p> <p>✓ 2C. Recycle used motor oil.</p>
<p>3. Hazardous Waste Collection</p> <p><i>Household hazardous wastes (HHW) are defined as waste materials commonly found in homes, institutions or businesses, which exhibit characteristics such as: corrosivity, ignitability, reactivity, and/or toxicity, or are listed as hazardous materials by EPA.</i></p>	
<p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p>	<p>✓ 3A. Follow proper storage and disposal measures for hazardous waste materials as identified on packaging or Material Safety Data Sheets.</p> <p>✓ 3B. Emergencies related to hazardous waste spills should be reported to 911.</p> <ul style="list-style-type: none"> • 3a. Identify and promote use of non-hazardous alternatives. • 3b. Promote household hazardous waste (HHW) reuse and recycling.

4. Litter Control

Unsatisfactory		OK
<input type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	_____	<input type="checkbox"/>

<input type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	_____	<input type="checkbox"/>

<input type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	_____	<input type="checkbox"/>

<input type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	_____	<input type="checkbox"/>

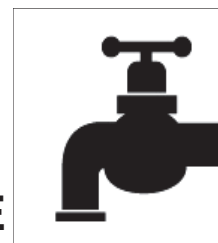
- ✓ 4A. Enforce anti-litter laws.
- ✓ 4B. Provide litter receptacles in busy, high pedestrian traffic areas of the community, at recreational facilities, and at community events.
- ✓ 4C. Clean out litter receptacles frequently to prevent overflow.
- ✓ 4D. Increase litter control for events generating substantial quantities of litter.
- ✓ 4E. Place trash receptacles next to transit stop benches and maintain as necessary.
 - 4a. Consider retrofitting “No Littering” signs.
 - 4b. Participate in and/or organize additional clean up programs (e.g. “Coastal Clean Up Day”, “Pride Days”, “Volunteer Connection Days”).

LIMITATIONS:

Requires continuous public education.

FP-6

WATER AND SEWER UTILITY OPERATION AND MAINTENANCE



Although the operation and maintenance of public utilities (like sewer systems) are not considered to be chronic sources of stormwater pollution, some activities and accidents can result in the discharge of raw sewage. Raw sewage contains pollutants that can pose a threat to both human health and the quality of receiving waters if they enter the storm drain system through incidents such as spills, leaks or overflows. Preventative maintenance and operational policies for water and sewer utilities include the following:

1. Water Line Maintenance
2. Sanitary Sewer Maintenance
3. Spill/Leak/Overflow Control, Response, and Containment

Cities that do not provide maintenance of water and sewer utilities should coordinate with the contracting agency responsible for these activities and ensure that these model procedures are followed. The City of Laguna Hills does not own nor operate sewer or water systems.

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 water and sewer utility operation and maintenance include:

- Inspect potential non-storm water discharge flow paths and clear/cleanup any debris or pollutants found (i.e. remove trash, leaves, sediment, and wipe up liquids, including oil spills).
- Once per year, educate municipal staff on pollution prevention measures.

MODEL PROCEDURES:

1. Water Line Maintenance

Procedures can be employed to reduce pollutants from discharges associated with water utility operation and maintenance activities. Planned discharges may include fire hydrant testing, flushing water supply mains after new construction, flushing lines due to complaints of taste and odor, dewatering mains for maintenance work. Unplanned discharges from treated, recycled water, raw water, and groundwater systems operation and maintenance activities can occur from water main breaks, sheared fire hydrants, equipment malfunction, and operator error.

Unsatisfactory

<input type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	_____	<input type="checkbox"/>
<input type="checkbox"/>	_____	<input type="checkbox"/>

OK Planned Discharges

- ✓ For planned discharges use one of the following options:
- Reuse water for dust suppression, irrigation, or construction compaction
 - Discharge to the sanitary sewer system with approval
 - Discharge to the storm drain system or to a creek using applicable pollution control measures listed below (this option is ONLY applicable to uncontaminated pumped ground water, water line flushing, discharges from potable water sources other than water main breaks) and may require a permit from the Regional Water Quality Control

		Board.
Unsatisfactory	OK	Planned Discharges (cont.)
<input type="checkbox"/> _____	<input type="checkbox"/>	✓ If water is discharged to a storm drain inlet (catch basin), control measures must be put in place to control potential pollutants (i.e. sediment, chlorine, etc.). Examples of some storm drain inlet protection options include:
_____		• Silt fence – appropriate where the inlet drains a relatively flat area.
<input type="checkbox"/> _____	<input type="checkbox"/>	• Gravel and wire mesh sediment filter – Appropriate where concentrated flows are expected.
_____		• Wooden weir and fabric – use at curb inlets where a compact installation is desired.
<input type="checkbox"/> _____	<input type="checkbox"/>	✓ Prior to discharge, inspect discharge flow path and clear/cleanup any debris or pollutants found (i.e. remove trash, leaves, sediment, and wipe up liquids, including oil spills).
_____		✓ Select appropriate pollution control measure(s) considering the receiving system (i.e. curb inlet, drop inlet, culvert, creek, etc.) and ensure that the control device(s) fit properly.
<input type="checkbox"/> _____	<input type="checkbox"/>	✓ General design considerations for inlet protection devices include the following:
_____		• The device should be constructed such that cleaning and disposal of trapped sediment is made easy, while minimizing interference with discharge activities.
<input type="checkbox"/> _____	<input type="checkbox"/>	• Devices should be constructed so that any standing water resulting from the discharge will not cause excessive inconvenience or flooding/damage to adjacent land or structures.
_____		✓ The effectiveness of control devices must be monitored during the discharge period and any necessary repairs or modifications made as needed.
<input type="checkbox"/> _____	<input type="checkbox"/>	• Sediment removal may be enhanced by placing filter fabric, gravel bags, etc. at storm drain inlets.
_____		Unplanned Discharges
<input type="checkbox"/> _____	<input type="checkbox"/>	✓ Stop the discharge as quickly as possible by turning off water source.
_____		✓ Inspect flow path of the discharged water:
<input type="checkbox"/> _____	<input type="checkbox"/>	• Control erosion along the flow path.
<input type="checkbox"/> _____	<input type="checkbox"/>	• Identify areas that may produce significant sediment or gullies, use sandbags to redirect the flow.
<input type="checkbox"/> _____	<input type="checkbox"/>	• Identify erodible areas which may need to be repaired or protected during subsequent repairs or corrective actions
_____		✓ If repairs or corrective action will cause additional discharges of water, select the appropriate procedures for erosion control, and removal of chlorine residual, turbidity, and chemical additives. Prevent potential pollutants from entering the flow path and ensure that no additional discharged water enters storm drain inlets.
<input type="checkbox"/> _____	<input type="checkbox"/>	

2. Sanitary Sewer Maintenance <i>Applicable to municipalities or agencies who own and operate a sewage collection system. Facilities that are covered under this program include sanitary sewer pipes and pump stations owned and operated by the Permittee. The owner of the sanitary sewer facilities is the entity responsible for carrying out this prevention and response program.</i>	
Unsatisfactory <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	OK <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
Sewer System Cleaning ✓ Sewer lines should be cleaned on a regular basis to remove grease, grit, and other debris that may lead to sewer backups. ✓ Establish routine maintenance program. Cleaning should be conducted at an established minimum frequency and more frequently for problem areas such as restaurants that are identified ✓ Cleaning activities may require removal of tree roots and other identified obstructions.	
Preventative and Corrective Maintenance ✓ During routine maintenance and inspection note the condition of sanitary sewer structures and identify areas that need repair or maintenance. Items to note may include the following: • cracked/deteriorating pipes • leaking joints/seals at manhole • frequent line plugs • line generally flowing at or near capacity • suspected infiltration or exfiltration ✓ Document suggestions and requests for repair and report the information to the appropriate manager or supervisor. ✓ Prioritize repairs based on the nature and severity of the problem. Immediate clearing of blockage or repair is required where an overflow is currently occurring or for urgent problems that may cause an imminent overflow (e.g. pump station failures, sewer line ruptures, sewer line blockages). These repairs may be temporary until scheduled or capital improvements can be completed. ✓ Review previous sewer maintenance records to help identify "hot spots" or areas with frequent maintenance problems and locations of potential system failure.	
3. Spill/Leak/Overflow Control, Response, and Containment	
<input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____	Control ✓ Refer to countywide <i>Illicit Discharge Detection and Elimination Program</i> . Components of this program include: • Investigation/inspection and follow-up • Elimination of illicit discharges and connections • Enforcement of ordinances • Respond to sewage spills

Unsatisfactory		OK
<input type="checkbox"/> _____		<input type="checkbox"/>

<input type="checkbox"/> _____		<input type="checkbox"/>

<input type="checkbox"/> _____		<input type="checkbox"/>

<input type="checkbox"/> _____		<input type="checkbox"/>

<input type="checkbox"/> _____		<input type="checkbox"/>

<input type="checkbox"/> _____		<input type="checkbox"/>

<input type="checkbox"/> _____		<input type="checkbox"/>

Control (cont.)

- Facilitate public reporting of illicit discharges and connections. A citizen's hotline for reporting observed overflow conditions should be established to supplement the field screening efforts being conducted by the Principal Permittee.

Response and Containment

- ✓ Establish lead department/agency responsible for spill response and containment. Provide coordination within departments.
- ✓ When a spill, leak, and/or overflow occurs, keep sewage from entering the storm drain system to the maximum extent practicable by covering or blocking storm drain inlets or by containing and diverting the sewage away from open channels and other storm drain facilities (using sandbags, inflatable dams, etc.).
- ✓ If a spill reaches the storm drain notify County of Orange Health Care Agency through Control One at (714) 628-7208.
- ✓ Remove the sewage using vacuum equipment or use other measures to divert it back to the sanitary sewer system.
- ✓ Record required information at the spill site.
- ✓ Perform field tests as necessary to determine the source of the spill.
- ✓ Develop additional notification procedures regarding spill reporting as needed.

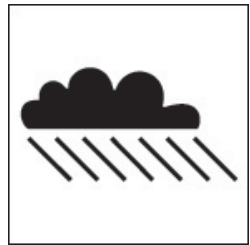
LIMITATIONS:

Private property access rights needed to perform testing along storm drain right-of-ways.
Requirements of municipal ordinance authority for suspected source verification testing
necessary for guaranteed rights of entry.

DF-1

DRAINAGE FACILITY

OPERATION AND MAINTENANCE



As a consequence of its function, the stormwater conveyance system collects and transports urban runoff and storm water that may contain certain pollutants. Consequently these pollutants may accumulate in the system and must be removed periodically. In addition, the systems must also be maintained to function properly hydraulically to avoid flooding. Maintaining the system may involve the following activities:

1. Inspection and Cleaning of Stormwater Conveyance Structures
2. Controlling Illicit Connections and Discharges
3. Controlling Illegal Dumping

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) *Sediment (SED)* *Nutrients (NUT)* *Oil and Grease (O&G)* *Pesticides (PEST)*
Other Toxic Compounds (TOX) *Trash (TRASH)* *Hydrological Impacts (HYD)* *Any/All or General (ANY)*

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

MAINTENANCE PROCEDURES:

1. Inspection and Cleaning of Drainage Facilities

<p>Unsatisfactory</p> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div>	<p>OK</p> <p>General Guidelines</p> <p>T 1A. Annually inspect and clean drainage structures as needed.</p> <p>T 1B. Maintain appropriate records of cleaning and inspections.</p> <p>T 1C. Properly dispose of removed materials at a landfill or recycling facility.</p> <p>T 1D. Conduct intermittent supplemental visual inspections during the wet season to determine if there are problem inlets where sediment/trash or other pollutants accumulate, and provide for additional cleanouts as appropriate.</p> <p>T 1E. Prevent or clean up any discharges that may occur during the course of maintenance and cleaning procedures.</p> <p>T 1F. Verify that appropriate employees or subcontractors are trained in proper conductance of maintenance activities, including record keeping and disposal.</p> <p>T 1G. Annually inspect and clean v-ditches as needed, prior to the wet season. On shrub-covered slopes, vegetative debris may be placed on the downhill side of the ditch. Trash should be bagged and disposed at a landfill.</p>
<p>Unsatisfactory</p> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div> <div> <input type="checkbox"/> _____ </div>	<p>OK</p> <p>General Guidelines (cont.)</p> <ul style="list-style-type: none"> • 1a. Remove trash or debris as needed from open channels. It should be noted that major vegetative debris removal may require other regulatory permits prior to completing the work. (TRASH) • 1b. Consider retrofitting energy dissipaters (e.g. riprap) below culvert outfalls to minimize potential for erosion. (SED) • 1c. Repair any v-ditches that have cracked or displaced in a manner that accelerates erosion. (SED) • 1d. If suspicious conditions appear to exist, test selected samples of the removed wastes for compliance with hazardous waste regulations prior to disposal. (TOX) • 1e. Consider more frequent regular cleaning of selected drainage structures to help address ongoing specific impairments. (SED, BACT, NUT, TRASH) • 1f. Consider structural retrofits to the MS4 to help address ongoing specific impairments (SED, BACT, NUT, TRASH, O&G) • 1g. Consider cleaning out pipes at gradient breaks or other in-pipe debris accumulation points as identified/needed. (ANY, BACT, NUT, TRASH) <p>Storm Drain Flushing</p> <ul style="list-style-type: none"> • 1h. Flushing of storm drains or storm drain inlets should only be done when critically necessary and no other solution is practical. (SED, BACT, TRASH). • 1i. If flushed, to the extent practical the material should be collected (vacuumed), treated with an appropriate filtering device to remove sand and debris and disposed of properly. (SED)

<div data-bbox="180 237 592 273"> <input type="checkbox"/> _____ <input type="checkbox"/> </div> <div data-bbox="180 489 592 525"> <input type="checkbox"/> _____ <input type="checkbox"/> </div>	<p>Waste Management</p> <ul style="list-style-type: none"> 1j. Dewater the wastes if necessary with outflow into the sanitary sewer if permitted. Water should be treated with an appropriate filtering device to remove the sand and debris prior to discharge to the sanitary sewer. If discharge to the sanitary sewer is not permitted, water should be pumped or vacuumed to a tank and properly disposed of. Do not dewater near a storm drain or stream. (SED, TRASH) 1k. Provide for laboratory analysis of at least one randomly collected sediment (less the debris) sample per year from the storm drain inlet leaning program to ensure that it does not meet the EPA criteria for hazardous waste. If the sample is determined to be hazardous, the sediment must be disposed of as hazardous waste and the source should be investigated. (TOX).
---	---

2. Controlling Illicit Connections and Discharges

Unsatisfactory	O
<input type="checkbox"/> _____	<input type="checkbox"/>

<input type="checkbox"/> _____	<input type="checkbox"/>

<input type="checkbox"/> _____	<input type="checkbox"/>

<input type="checkbox"/> _____	<input type="checkbox"/>

<input type="checkbox"/> _____	<input type="checkbox"/>

General Guidelines

- T 2A. Report prohibited discharges such as dumping, paint spills, abandoned oil containers, etc. observed during the course of normal daily activities so they can be investigated, contained, and cleaned up.
- T 2B. Where field observations and/or monitoring data indicate significant problems, conduct field investigations to detect and eliminate existing illicit connections and improper disposal of pollutants into the storm drain (i.e. identify problem areas where discharges or illegal connections may occur and follow up stream to determine the source(s)). (Refer to Appendices A-10 and A-11.)
- T 2C. Report all observed illicit connections and discharges to the 24-hour water pollution problem reporting hotline (714) 567-6363.
- T 2D. Encourage public reporting of improper waste disposal by distributing public education materials and advertising the 24-hour water pollution problem reporting hotline.

Storm Drain Stenciling (“No Dumping—Drains to Ocean”)

- T 2E. Implement and maintain a storm drain stenciling program.
- 2a. Consider adding the hotline number to the storm drain stencils (BACT, TOX, TRASH).

3. Controlling Illegal Dumping

[illegible]

Field Investigation

- T 3A. Report prohibited discharges such as dumpings observed during the course of normal daily activities so they can be investigated, contained and cleaned up.
- T 3B. Conduct field investigations to detect and eliminate improper disposal of pollutants into the storm drain (i.e. identify problem areas where discharges or illegal connections may occur and follow up stream to determine the source(s)).
- T 3C. Report all observed illegal dumping to the 24-hour water pollution problem reporting hotline (714) 567-6363.
- T 3D. Encourage public reporting of improper waste disposal by distributing public education materials and advertising the 24-hour water pollution problem reporting hotline.
- T 3E. If perpetrator can be identified, take appropriate enforcement action.
- 3a. Consider posting “No Dumping” signs in problem areas with a phone number for reporting dumping and disposal. Signs could also indicate fines and penalties for illegal dumping. (ANY)

<p>Unsatisfactory OK</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p><input type="checkbox"/> _____ <input type="checkbox"/></p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Training/Education/Outreach</p> <p>T 3F. Verify that appropriate employees and subcontractors are trained to recognize and report illegal dumping.</p> <p>T 3G. Encourage public reporting of illegal dumping by advertising the 24-hour water pollution problem reporting hotline (714) 567-6363.</p> <ul style="list-style-type: none"> • 3b. Take extra steps to educate the public in neighborhoods where illegal dumping has occurred to inform them why illegal dumping is a problem, and that illegal dumping carries a significant financial penalty. (ANY)

LIMITATIONS:

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.

Exhibit A-5-IV

Municipal Inspection & Enforcement

MUNICIPAL PROCEDURES GENERAL INSPECTION FORM COVER SHEET

(Required for all inspections)

Inspection Performed by: _____ Time of Inspection: _____
Date: _____ Weather at Time of Inspection: _____

Program or Facility Information:

Name of Facility/Program: _____ Staff Contact Name: _____

Staff Title: _____

Phone Number: _____

Is this a: ☐ leased facility or ☐ subcontracted program? Is this a: ☐ lessor or ☐ subcontractor self-inspection?

Lessor/Subcontractor Information:

Company Name: _____ Contact Name: _____

Address: _____ Contact Title: _____

City/State/Zip: _____ Phone Number: _____

Type of Facility:

☐ Public Building ☐ Roads, Streets and Highways ☐ Landfill/Waste Disposal Site ☐ Airport/Airfield
☐ Parks/Cemetery ☐ Storage/Maintenance/Corporate Yard ☐ Public Parking Facility ☐ Sports Facility
☐ Drainage System ☐ Publicly Owned Treatment Works ☐ Stable/Animal Shelter ☐ Other: _____

Type of Activities/BMP Procedures Checklist:

<input type="checkbox"/> DF-1 Drainage System O&M	<input type="checkbox"/> FF-11 Vehicle and Equipment Cleaning
<input type="checkbox"/> FF-1 Bay/Harbor Activities	<input type="checkbox"/> FF-12 Vehicle and Equipment Storage
<input type="checkbox"/> FF-2 Building Maintenance and Repair	<input type="checkbox"/> FF-13 Waste Handling, Storage, Disposal
<input type="checkbox"/> FF-3 Equipment Maintenance and Repair	<input type="checkbox"/> FP-1 Lake Management
<input type="checkbox"/> FF-4 Fueling	<input type="checkbox"/> FP-2 Landscape Maintenance
<input type="checkbox"/> FF-6 Material Loading and Unloading	<input type="checkbox"/> FP-3 Road, Streets and Highways O&M
<input type="checkbox"/> FF-7 Material Handling, Storage, Disposal	<input type="checkbox"/> FP-4 Sidewalk, Plaza and Fountain Maintenance
<input type="checkbox"/> FF-8 Minor Construction	<input type="checkbox"/> FP-5 Solid Waste Handling
<input type="checkbox"/> FF-9 Parking Lot Maintenance	<input type="checkbox"/> FP-6 Water/Sewer Utility O&M
<input type="checkbox"/> FF-10 Spill Prevention and Control	

Reason for Inspection:

☐ Routine Inspection ☐ Follow-up Inspection
☐ First Inspection ☐ Complaint Inspection
☐ Other: _____

Outcome of Inspection:

<input type="checkbox"/> No Corrective Action Necessary	BMP's Checklists	Unsatisfactory BMP's	Comments	Detail Att'd.
<input type="checkbox"/> Verbal Warning	_____	_____	_____	_____
<input type="checkbox"/> Written Warning	_____	_____	_____	_____
<input type="checkbox"/> NOV - Notice of Violation	_____	_____	_____	_____
<input type="checkbox"/> Other: _____	_____	_____	_____	_____

Additional Comments: _____

Next Inspection Date: _____

Exhibit A-5-V

Integrated Pest Management, Pesticides and Fertilizer Guidelines

INTEGRATED PEST MANAGEMENT (IPM) POLICY & IMPLEMENTATION GUIDELINES

FOR THE CITY OF LAGUNA HILLS



RYAN HANLEY

Name

PARKS SUPERVISOR

Title

AMBER SHAH

Name 2

ASSOCIATE ENGINEER

Title 2

01/29/2019

Date

INTEGRATED PEST MANAGEMENT (IPM) POLICY & IMPLEMENTATION GUIDELINES

FOR THE CITY OF LAGUNA HILLS

***GENERAL IPM POLICY:**

For the last 55 years, the trend in pest management has increasingly relied on synthetic chemical pesticides. The result has been not only a tremendous increase in the use of many dangerous chemicals, but also an increase in the number of pests that are resistant to the pesticides or new organisms becoming pests. Additionally, some pesticides used for terrestrial pest management have been found in waterways causing problems in the aquatic environment.

Pest control managers are now moving away from their reliance on pesticides alone toward an integrated approach that combines limited pesticide use with more environmentally friendly pest control techniques. This system is known as integrated pest management (IPM), a strategy that focuses on the long-term prevention of pests or their damage through a combination of techniques, including preventative, cultural, mechanical, environmental, biological, and chemical control tactics (**Figure 1**). The techniques are utilized simultaneously to control pest populations in the most effective manner possible.

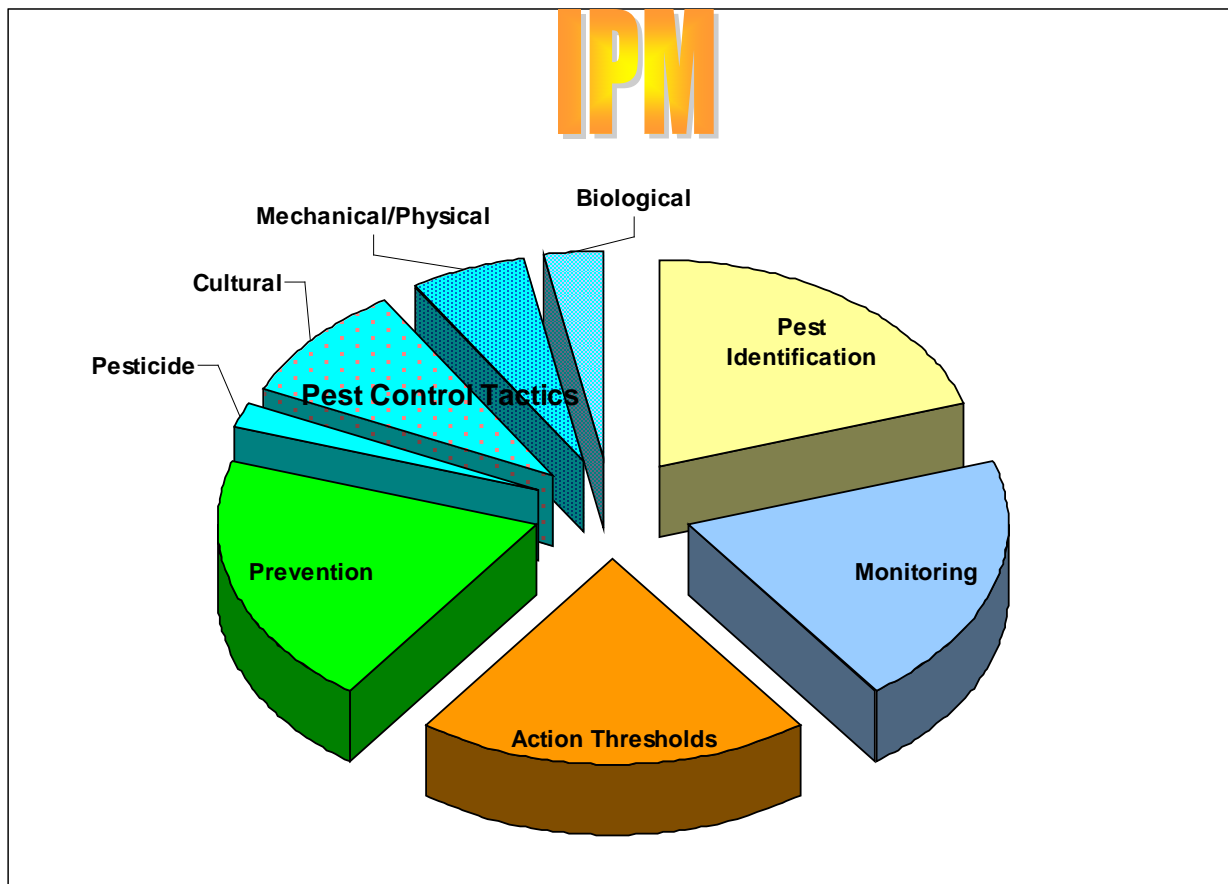
Developing a comprehensive Integrated Pest Management (IPM) Program and approach allows us to focus on our primary efforts of pollution prevention. By monitoring and preventing pests as well as minimizing heavy pest infestations we can reduce the need for chemicals and/or multiple applications.

IPM programs utilize monitoring techniques and injury and economic thresholds to determine when to implement control strategies. Treatments are only used according to established guidelines after monitoring indicates that such treatment is appropriate. Pest control materials are selected and applied in a manner that minimizes risks to human health, beneficial and non-target organisms and the environment.

The use of pesticides is often a measure of last resort. Because of this, the management guidelines for pesticide use are presented in a separate section immediately following the IPM guidelines.

* Original language is contained in Orange County Drainage Area Management Plan, Section 5.5.2 Integrated Pest Management adopted in 2003.

Figure 1
Components of an Integrated Pest Management Program



Scope of IPM Policy and Implementation Plan

IPM practices are encouraged over the sole use of pesticides as the primary means of pest management (**Table 1**). As a part of the Municipal Activities Program Manual, the public agencies and their contractors should evaluate the non-chemical components of IPM before intensive use of pesticides.

The goal of IPM is not to eliminate all pests, but to keep their populations at tolerable levels. Pesticides may be part of an IPM program, but they should only be used after the pests exceed established thresholds and only applied in the affected area (in the case of disease prevention, some modifications may be allowed). In general, all pest control strategies should be those that are least disruptive to biological control organisms (natural enemies), least hazardous to humans and the environment

(including non-target organisms), and have the best likelihood of long-term effectiveness.

Table 1. Advantages and Disadvantages of a Pesticide-Based Program versus an IPM-Based Pest Control Program

<u>Pesticide Based Pest Control</u>		<u>IPM Based Pest Control</u>	
<u>Advantages</u>	<u>Disadvantages</u>	<u>Advantages</u>	<u>Disadvantages</u>
Quick suppression of pests	Not long-term	Long-term control	It may take longer to see results
	Pest control is reactive	Can be proactive in pest control actions	Must establish thresholds
	Loss of natural controls. Often get outbreaks of other pests	Reduces disruption of natural enemies	
		Pesticides can be used (only used as last resort).	Must have knowledge of pesticides and their effects on other organisms.
Labor is only for spraying	Extra work in cleanup	Staff becomes more knowledgeable of pests and injury symptoms	Labor is required for monitoring and regular scouting Training is required to identify pests and natural enemies.
Not much preparation or follow-up needed	Need a PCA recommendation	Pest management is more organized	Must maintain a record-keeping system.

	Pesticide safety issues for applicators, public, animals	Less exposure to pesticides
	More pesticides in environment	Safer to the environment
	Contamination of water bodies from runoff	Reduces contamination from runoff

Pesticides should not be applied until pests are approaching damaging levels. Because this requires early detection of the pests, monitoring on a regular basis is extremely important and should also be used to determine if natural enemies are present and adequately controlling the pest. If possible, a person should be trained and assigned to scout the sites on a regular basis.

Components of an IPM Program

An IPM program is a long-term, multi-faceted system to manage pests (**Figure 1**). Use of pesticides is a short-term solution to pest problems and should be used only when the other components fail to maintain the pests or their damage below an acceptable level. Successful IPM practitioners are knowledgeable about the biology of the plants and pests and successful IPM programs primarily use combinations of cultural practices as well as a combination of physical, mechanical and biological controls.

Pest Identification

It is important to learn to identify all stages of common pests at each site. For example, if you can identify weed seedlings, you can control them before they become larger and more difficult to control and before they flower, disseminating seeds throughout the site. It is also important to be sure that a pest is actually causing the problem. Often damage such as wilting is attributed to root disease but may actually be caused by under watering or wind damage.

Prevention

Good pest prevention practices are critical to any IPM program, and can be very effective in reducing pest incidence. Numerous practices can be used to prevent pest incidence and reduce pest population buildup such as the use of resistant varieties, good sanitary practices and proper plant culture. Examples of prevention include choosing an appropriate location for planting, making sure the root system is able to grow adequately and selecting plants that are compatible with the site's environment.

Monitoring

The basis of IPM is the development and use of a regular monitoring or scouting program. Monitoring involves examining plants and surrounding areas for pests, examining tools such as sticky traps for insect pests and quantitatively or qualitatively measuring the pest population size or injury. This information can be used to determine if pest populations are increasing, decreasing, or staying the same and to determine when to use a control tactic. Weather and other environmental conditions may also play a factor in whether a pest outbreak may occur so it is important to monitor temperature and soil moisture as well.

It is important to use a systematic approach when monitoring, for example you should examine leaves of a similar age each time you check for pests, rather than looking at the older leaves on some plants and younger ones on others. Randomly looking at a plant and its leaves does not allow you to track changes in pest population or damage over time.

It is important to establish and maintain a record-keeping system to evaluate and improve your IPM program. Records should include information such as date of examination, pests found, size and extent of the infestation, location of the infestation, control options utilized, effectiveness of the control options, labor and material costs.

Injury Levels and Action Thresholds

In order to have a way to determine when a control measure should be taken, injury levels and action thresholds must be set for each pest. An injury level is the level of unacceptable damage. For example, the injury level for a leaf-feeding beetle may be set at 30% of the leaves being damaged. Action thresholds are the set of conditions required to trigger a control action. An example of this would be finding an average of 5 or more beetles on 10 shrubs in a location. Action thresholds are set from previous experience or published recommendations and based on expected injury levels. Injury levels are often set by the public's comments.

Pest Control Tactics

Integrated pest management programs use a variety of pest control tactics in a compatible manner that minimizes adverse effects to the environment. A combination of several control tactics is usually more effective in minimizing pest damage than any single control method. The type of control that an agency selects will likely vary on a case-by-case basis due to the varying site conditions.

The primary pest control tactics to choose from include:

- Cultural
- Mechanical/Physical
- Biological
- Pesticide

Cultural Controls

Cultural controls are modifications of normal plant care activities that reduce or prevent pests. In addition to those methods used in the pest preventions, other cultural control methods include adjusting the frequency and amount of irrigation, fertilization, and mowing height. For example, spider mite infestations are worse on water-stressed plants, over-fertilization may cause succulent growth which then encourages aphids, too low of a mowing height may thin turf and allow weeds to become established.

Mechanical/Physical Controls

Mechanical control tactics involve the use of manual labor and machinery to reduce or eliminate pest problems using methods such as handpicking, physical barriers, or machinery to reduce pest abundance indirectly. Examples include hand-pulling or hoeing and applying mulch to control weeds, using trap boards for snails and slugs, and use of traps for gophers.

The use of physical manipulations that indirectly control or prevent pests by altering temperature, light, and humidity can be effective in controlling pests. Although in outdoor situations these tactics are difficult to use for most pests, they can be effective in controlling birds and mammals if their habitat can be modified such that they do not choose to live or roost in the area. Examples include removing garbage in a timely manner and using netting or wire to prevent bird from roosting.

Biological Controls

Biological control practices use living organisms to reduce pest populations. These organisms are often also referred to as beneficials, natural enemies or biocontrols. They act to keep pest populations low enough to prevent significant economic damage. Biocontrols include pathogens, parasites, predators, competitive species, and antagonistic organisms. Beneficial organisms can occur naturally or can be purchased and released.

The most common organisms used for biological control in landscapes are predators, parasites, pathogens and herbivores.

- Predators are organisms that eat their prey (e.g. Ladybugs).

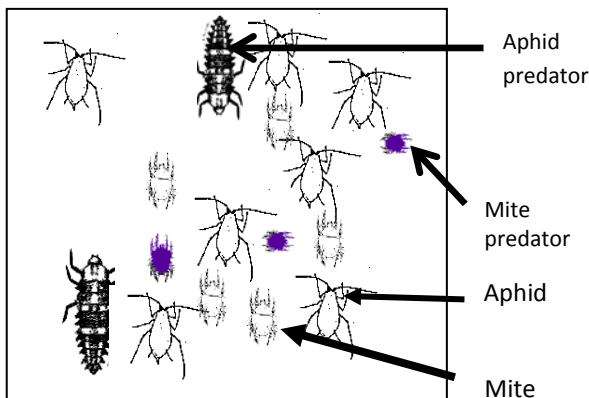
- Parasites spend part or all of their life cycle associated with their host. Common parasites lay their eggs in or on their host and then the eggs hatch, the larvae feed on the host, killing it (e.g. Tiny stingless wasps for aphids and whiteflies).
- Pathogens are microscopic organisms, such as bacteria, viruses, and fungi that cause diseases in pest insects, mites, nematodes, or weeds (e.g. *Bacillus thuringiensis* or BT).
- Herbivores are insects or animals that feed on plants. These are effective for weed control. Biocontrols for weeds eat seeds, leaves, or tunnel into plant stems (e.g. goats and some seed and stem borers).

In order to conserve naturally occurring beneficials, broad-spectrum pesticides should not be used since the use of these types of pesticides may result in secondary pest outbreak due to the mortality of natural enemies that may be keeping other pests under control (**Figure 2**).

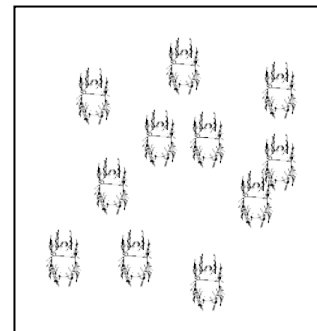
Figure 2

Example of Secondary Pest Outbreak Caused By Use of a Broad Spectrum Insecticide

A. Aphids and mites controlled by predators



B. After a broad spectrum spray for aphids, predators for mites and aphids are also killed, resulting in an outbreak of mites.



Pesticide Controls

Any substance used for defoliating plants, regulating plant growth or preventing, destroying, repelling or mitigating any pest, is a pesticide. Insecticides, miticides, herbicides, fungicides, rodenticides and molluscides are all pesticides. Anything with an EPA or DPR registration number on the label is a non-exempt pesticide.

Pesticides should only be used when other methods fail to provide adequate control of pests and just before pest populations cause unacceptable damage. The overuse of pesticides can cause beneficial organisms to be killed and pest resistance to develop. When pesticides must be used, considerations should be made for how to use them most successfully. Avoid pesticides that are broad-spectrum and relatively persistent since these are the ones that can cause the most environmental damage and increase the likelihood of pesticide resistance. Always choose the most specific but least toxic to non-target organisms method.

In addition, considerations should be given to the proximity to water bodies, irrigation schedules, weather (rain or wind), etc. that are secondary factors that may result in the pesticide being moved off-site into the environment. Consideration should be made of the temporary loss of use of an area (application in a park may result in the area being sectioned off)

IMPLEMENTATION GUIDELINES:

Enter Designated IPM Coordinator or IPM Contact Information in Box Below:

Ryan Hanley

City of Laguna Hills

949-707-2652

Personnel responsible for the care and maintenance of facilities under the above-mentioned jurisdiction agree to implement a suite of basic integrated pest management procedures selected from the following five main components of an IPM program:

I) Prevention

II) Pest and Symptom Identification

III) Monitoring for Pests and Problems

IV) Action Thresholds and Guidelines

V) Selection of Appropriate Management Methods (Control Tactics)

The procedures seek to increase the long-term prevention and suppression of pest problems (insects, weeds, diseases, and vertebrates) with the minimum impact on human health, the environment, and non-target organisms. Emphasis is placed on improving cultural practices to prevent problems and utilizing alternative control measures instead of broad spectrum pesticides.

Information on the latest IPM information including management of new pests in the landscape is obtained from local UC Cooperative Extension Advisors, UC IPM Regional Advisor, or the Statewide UC IPM Web Site at www.ipm.ucdavis.edu.

I. PREVENTION

A. Landscape Design Procedures *(a minimum of three must be selected)*

- ☒ Drainage, soil characteristics, water quality and availability are considered during plant selection.
- ☒ Sun exposure, heat, and high temperature conditions are considered during plant selection.
- ☐ Adequate space is allowed for root growth, especially trees.
- ☒ Nursery stock is inspected and rejected if not healthy (injuries, diseased, circling roots/potbound, poor staking and/or pruning).
- ☒ Pest resistant species and cultivars are selected.
- ☐ Plants with similar growth characteristics and irrigation requirements are grouped together.
- ☒ Landscape design matches available irrigation technology to avoid excess water use and to minimize surface runoff.

B. Site Preparation and Planting Procedures *(a minimum of three must be selected)*

- ☒ Assess soil drainage properties and improve compacted soils prior to planting.
- ☒ Conduct a soil analysis to determine chemical and physical properties of the existing soil and then add appropriate amendments such as organic matter.
- ☒ Ensure irrigation is installed as designed in order to avoid poor uniformity once plants are in place.
- ☒ Follow proper planting procedures for particular plant species to avoid planting too deeply or too shallow.
- ☒ Nursery tree stakes are removed at planting and replaced with staking that allows trunk to flex; removing these stakes after 1 to 1.5 years.
- ☒ Utilize a soil probe or other soil moisture measurement device to monitor soil moisture levels in existing root ball and surrounding soil during establishment period.

C. Water Management *(a minimum of three must be selected)*

- ☐ Plants are examined weekly for symptoms of water stress and to assist in determining irrigation scheduling.
- ☒ Monitor soil moisture with a soil probe or soil moisture sensors to assist in scheduling irrigation.
- ☒ Utilize evapotranspiration (ET) data or 'smart' clock technology to schedule irrigation.
- ☒ Cyclic irrigation (short-multiple run times) is employed to minimize surface runoff.
- ☒ Utilize low precipitation sprinklers or low-volume systems to reduce surface runoff.
- ☒ Systems are inspected monthly to check for leaks, broken pipes, and clogged or broken sprinkler heads.
- ☐ Adjust sprinklers to avoid application of water directly to the trunk of trees (can promote disease) or on to concrete surfaces where it can enter storm drains.
- ☒ Establish a hotline or email or other dedicated method where citizens can report leaks and broken sprinkler heads

D. Fertilizing Procedures *(a minimum of three must be selected)*

- ☒ Fertilize only when plants are actively growing to avoid nutrient losses below the root zone.
- ☒ Fertilizer is not applied within 48 hours of a rain event to avoid losses below the root zone and in surface runoff.
- ☒ Soil analyses are conducted in order to determine existing nutrient levels in the soil prior to fertilizing.
- ☒ Turf grass fertilizer maintenance schedules are based on UC recommendations found online at UC Guide for Healthy Lawns.

<http://www.ipm.ucdavis.edu/TOOLS/TURF/MAINTAIN/fertilize.html>
- ☒ Sports turf grass fertilizer maintenance guidelines are based on UC recommendations found in **Establishing and Maintaining the Natural Turf Athletic Field (UCR ANR Publication Number: 21617)**.

- ☒ Overfertilization, especially of trees and shrubs, is avoided to ensure plant growth is not excessively succulent making it more susceptible to pest infestations.
- ☒ Off-target fertilizer applications or spills are cleaned up immediately by sweeping up and applying to landscape or turf or replacing in spreader or bag to ensure material does not enter storm drains.

E. Pruning Procedures *(a minimum of three must be selected)*

- ☒ Damaged or diseased wood is regularly pruned from landscape plants.
- ☒ Trees are pruned according to standards set forth by a professional tree care organization such as the International Society of Arboriculture.
- ☒ Replace plants too large for a space instead of pruning them severely.
- ☒ Unnecessary pruning is avoided as wounds are entry sites for decay and disease organisms.
- ☒ The age and species of the plant is taken into account when determining the time of year to prune. For example, eucalyptus should be pruned in December and January when long-horned beetles are not active.
- ☒ Tree height reduction is discouraged. When deemed necessary by a licensed arborist, the crown reduction method approved by a professional tree care organization is utilized. Topping is never done to reduce tree size. NO TOPPING OR 'HAT RACKING' IS PERMITTED.

II. PEST AND SYMPTOM IDENTIFICATION

A. Insects, Mites, and Snails and Slugs *(a minimum of three must be selected)*

- ☒ Field personnel are trained to recognize basic pests found in the landscape in the following groups: insects, mites, and mollusks.
- ☒ A licensed Pest Control Adviser is on staff or hired to properly identify a pest and the symptoms caused by the pest.
- ☒ Field personnel are trained to utilize disease life cycles to apply treatments when the organism can be controlled most effectively.
- ☒ Field personnel are trained to distinguish between beneficial insects and actual pests found in the landscape (e.g. parasitizing wasps).

☒ Unknown samples are submitted to the Orange County Agricultural Commissioner for identification by the county entomologist or plant pathologist.

☒ Abiotic or nonliving factors (wind, sunburn, air pollution, etc...) are considered as possible causes of observed symptoms as well as biotic (living) factors.

B. Weeds *(a minimum of one must be selected)*

☒ Field personnel are trained to identify common weeds in the landscape.

☒ Field personnel are trained to utilize weed life cycles to properly control weeds such as controlling crabgrass utilizing a pre-emergent herbicide applied in mid-January.

☒ A licensed Pest Control Adviser is on staff or contracted to properly identify the pest.

C. Diseases *(a minimum of one must be selected)*

☒ Field personnel are trained to recognize common diseases or their signs/symptoms in the landscape.

☒ Field personnel are trained to utilize disease life cycles to apply treatments when the organism can be controlled most effectively.

☒ Field personnel are trained to recognize the difference between biotic and abiotic problems.

☒ Field personnel are trained to understand how common diseases are spread throughout the landscape.

☒ Disease signs and symptoms are sampled and submitted to the Orange County Agricultural Commissioner for identification by the county plant pathologist.

☒ A licensed Pest Control Adviser is on staff or contracted to properly identify the pest.

☐ Photographs of disease signs and symptoms are taken and compared to reference guides such as UC IPM's *Pests of Landscape Trees and Shrubs*.

D. Vertebrates *(a minimum of one must be selected)*

☒ Field personnel are trained to recognize vertebrate pests and the damage they cause in the landscape.

- ☒ Field personnel are trained to utilize vertebrate behavior to properly control the pest most effectively.
- ☒ At least one field staff member is trained in vertebrate baiting and trapping.
- ☒ A licensed Pest Control Adviser is on staff or contracted to properly identify vertebrate pest.

III. MONITORING FOR PESTS AND PROBLEMS

A. Insect/Mollusk Monitoring Procedures *(a minimum of three must be selected)*

- ☒ Visually inspect plants for insects, mites, snail and slug damage at least monthly; recording results utilizing a method conducive to tracking changes and easy recall of data.
- ☐ Yellow sticky traps are utilized to assess populations of insects.
- ☒ Insects are dislodged from plants by shaking over a collection surface usually consisting of a clipboard with a white sheet of paper.
- ☐ If available for a particular insect, pheromone-baited traps are utilized.
- ☒ Soil-dwelling turf insects are brought to the surface for monitoring by flushing a specific area of soil (i.e. 2' x 2' grid) with plain water or a soapy water mixture.
- ☒ The amount of honeydew (aphids) and frass (caterpillars) present is utilized as an indicator of population levels.

B. Weed Monitoring Procedures *(a minimum of two must be selected)*

- ☒ Landscapes are inspected at least 4 times a year (early winter, early spring, summer and early fall) for weeds in order to determine if and when a weed problem exists.
- ☒ Utilize site surveys to record the location, date, and severity of weed problem; recording results utilizing a method conducive to tracking changes and easy recall of data.
- ☒ Count and record the number of weeds encountered at periodic intervals (e.g. every 1 to 2 feet) along a straight line transecting a landscapes area or within a selected area, for example 4 sq. ft. samples done in random places in a bed or turf area.

C. Disease Monitoring Procedures *(a minimum of two must be selected)*

- ☒ Landscapes are regularly checked for conditions, such as overwatering and injuries, which promote disease.
- ☒ Landscapes are checked monthly, at a minimum, for disease symptoms and signs. Disease prone plants are checked more frequently.
- ☒ Records are kept utilizing a method conducive to tracking changes and easy recall of data of each landscape inspection noting, date when disease signs and symptoms were first noticed and the current environmental conditions and soil moisture levels.

D. Vertebrate Monitoring Procedures *(a minimum of two must be selected)*

- ☒ Landscapes are regularly inspected for vertebrate presence either by damage caused by animal, actual animal sightings, and/or droppings.
- ☒ Records are kept of the absence or presence of actual vertebrates, the damage caused, and/or the presence or absence of droppings.
- ☒ Maps are created and updated at least twice a year, recording area of high vertebrate damage or signs (such as gopher mounds).

IV. ACTION THRESHOLDS AND GUIDELINES

A. Insect/Mollusk Thresholds and Guidelines *(a minimum of one must be selected)*

- ☒ Insect tolerance levels are established based on the public's acceptance of damage to the landscape or a certain level of nuisance pests (i.e. ants), the actual plant species in the landscape, and long-term monitoring and knowledge of pests causing the damage.
- ☒ Thresholds are based on levels where reasonable control of the pest can be achieved with minimum impact on the environment.
- ☒ Insect monitoring records are utilized to establish threshold levels for the implementation of control strategies. For example, the threshold for the presence of aphids on a rose garden at City Hall is low, while in a native shrub border it might be considerably higher.

B. Weed Thresholds and Guidelines *(a minimum of one must be selected)*

- ☒ Weed tolerance levels are established based on public safety or the public's acceptance and the resources available to manage the landscape at that level.
- ☒ Weed monitoring records are utilized to rank the percentage of the landscape area infested (none, light, moderate, heavy, or very heavy) with weeds.
- ☒ Public areas are ranked according to high, medium, or low level of weed control and management conducted according to levels set for each rank (see Appendix A)

C. Disease Thresholds and Guidelines *(a minimum of one must be selected)*

- ☒ Disease tolerance levels are established based on the public's acceptance and the resources available to manage the landscape at the level required.
- ☒ Disease monitoring records are utilized to establish threshold levels for the implementation of control strategies. For example, the threshold for the presence of powdery mildew on roses at City Hall is much lower than the threshold for its presence on Euonymus in a parking lot at a city sports park.

D. Vertebrate Thresholds and Guidelines *(a minimum of one must be selected)*

- ☒ Vertebrate tolerance levels are established based on public safety, the public's acceptance and the resources available to manage the landscape at the level required.
- ☒ Vertebrate monitoring records are utilized to establish threshold levels for the implementation of control strategies. For example, the threshold for the presence of gopher mounds in a sport field is zero, while in a native shrub border it might be two before a trapping strategy is implemented.

V. SELECTION OF APPROPRIATE MANAGEMENT METHODS

A. Insect/Mollusk Management Methods

Cultural/Mechanical/Physical Control Methods *(a minimum of three methods must be selected)*

- ☐ Sticky barriers are applied to trunks of trees and large shrubs to prevent ants and other wingless invertebrates from plant canopies.
- ☒ Small insect infestations are removed by pruning infested plant parts.

- ☐ Copper bands are installed around base of trees or planting areas where snail and slug infestations are prevalent.
- ☒ Plant canopies are thinned to increase light penetration to exposure certain soft-bodied insects (soft-scale) as well as snails and slugs to heat.
- ☒ Strong streams of water are used to dislodge insects such as aphids and whiteflies, from leaves.
- ☒ Avoid use of plants that snails and slugs use for shelter.
- ☐ Avoid irrigating between 5pm and 5am when moisture remains on plant material for several hours.

Biological Control Methods (a minimum of one method must be selected)

- ☒ Persistent broad-spectrum pesticides are avoided, especially if biological control of an insect has been established by UC researchers. Examples include parasitoid wasps controlling Eugenia Psyllids, Giant Whitefly, and Ash Whitefly.
- ☐ Natural predators (beneficial insects) are augmented with purchases of additional predators from commercially available resources.

Pesticide Control Methods (a minimum of five methods from must be selected)

- ☒ The most selective, rather than broad-spectrum, pesticide is used
- ☒ If available for controlling a particular insect, biological and botanical pesticides are selected
- ☒ Insecticidal soaps are utilized to control infestations of soft-bodied insects such as aphids, thrips, and immature scales.
- ☒ Horticultural oils (neem oil and narrow-range refined oils) are utilized to control infestations of soft-bodied immature and adult insects such as aphids, scales, and whiteflies.
- ☒ Pesticides are only utilized when the potential for impacts to the environment, especially water quality, are minimized.
- ☒ Equipment is calibrated prior to the application of the insecticide to avoid excess material being applied to the landscape environment.

- ☒ Applicators are trained to not apply pesticides to hard surfaces and to not allow any pesticide to enter the storm drain system
- ☒ Spot treatments are utilized rather than broadcast methods
- ☒ Insecticide/fertilizer combinations are only used if appropriate timing for BOTH the insecticide application and the fertilizer application.

B. Weed Management Methods

Cultural, Mechanical, and Physical Control Methods (a minimum of three methods must be selected)

- ☒ Timers are set to avoid overwatering as weeds establish in areas where soil moisture is excessive.
- ☒ Drainage is managed to avoid wet areas.
- ☒ Weeds are removed from a site prior to planting.
- ☒ Mower height is adjusted to turf species and time of year.
- ☒ Mower is washed after mowing a weedy site.
- ☒ Hand-pulling, mowing, trimmers/brushcutters, flaming, hoeing, and rototilling around landscape plants are the main methods utilized to control annual weeds and young perennial weeds.
- ☐ Soil solarization is utilized to control some annual and perennial weed species.
- ☒ Bare soil areas are covered with a thick layer of mulch to suppress weeds and conserve soil moisture.
- ☒ Soil, mulch, and plant material is weed-free before it is introduced into the landscape.

Pesticide Control Methods (a minimum of three methods must be selected)

- ☒ Spot treatments are utilized rather than broadcast methods.
- ☒ Herbicide/fertilizer combinations are only used if appropriate timing for BOTH the herbicide application and the fertilizer application.
- ☒ Herbicides are utilized according to established thresholds (see Appendix A).

- ☒ Organically acceptable herbicides (shown to be effective through science-based research) are used where appropriate.
- ☒ Herbicides are applied to the stage of weed growth most susceptible to the chemical.
- ☒ Equipment is calibrated prior to the application of the herbicide to avoid excess material being applied to the landscape environment.

C. Disease Management Methods

Cultural, Mechanical, and Physical Control Methods (a minimum of three methods must be selected)

- ☒ Prune out and dispose of localized areas of diseased plants.
- ☒ Pathogen-infested plant parts are removed from the soil surface area to reduce certain pathogens (e.g. Camellia Petal Blight).
- ☒ Pruning tools are sterilized (e.g. a diluted bleach solution) between plants to prevent the spread of pathogen to other plants.
- ☒ Proper irrigation and fertilization are maintained to prevent plant stress, water-logging, and subsequent susceptibility to disease.
- ☒ Soil solarization is utilized to control soil pathogens in annual beds where it is most effective.
- ☒ Mulch is kept at least 6" from base of plants to avoid excessive moisture around crown possibly resulting in crown rots and is no deeper than 4"
- ☒ Replace disease-prone plants with non-susceptible species.

Pesticide Control Methods (a minimum of two methods must be selected)

- ☒ Preventative fungicides and bactericides are only used where diseases can be predicted from environmental conditions and applied prior to infection or the appearance of symptoms.
- ☒ Synthetic fungicides are used sparingly in the landscape and only in high visibility areas in order to minimize development of resistance.
- ☒ Organic fungicides and bactericides are utilized in combination with cultural, mechanical, and physical control methods in order to improve their effectiveness.

- ☒ Copper-based fungicides are only utilized in situations where its entry into surface runoff and storm drains is virtually impossible and after consultation with PCA and IPM coordinator.
- ☐ Mycopesticides, commercially available beneficial microorganisms, are used where appropriate.
- ☐ Fungicides classes are rotated to avoid resistance.

D. Vertebrate Management Methods

Cultural and Physical Control Methods (a minimum of two methods must be selected)

- ☒ Groundcovers are maintained such that they do not harbor rats.
- ☒ Shrubs pruned at least 1 foot from the ground (rats).
- ☒ Sources of drinking water removed (leaky faucets, puddles).
- ☒ Trash cans have lids and are emptied daily (rats).
- ☐ Screens or other barriers installed under structures that have a space between soil and floor (rabbits).
- ☐ Habitat modification, based on pest biology is used to reduce shelter.
- ☒ Trapping is used for gophers when safe and practical.
- ☐ Kill traps used for ground squirrels and rabbits, are checked daily, and in places not accessible by children or non-target animals.
- ☒ Gas cartridges are used for ground squirrels according to UC recommendations.

Pesticide Control Methods (a minimum of two methods must be selected)

- ☒ Anti-coagulant baits are used and applied according to label and UC recommendations.
- ☒ Bait is applied in a manner that non-target animals do not access to it.
- ☒ Restricted use rodenticides, aluminum or zinc phosphide, are used only after applicator has been trained for that product or only by a wildlife management contractor.

VI. GENERAL PESTICIDE MANAGEMENT PRACTICES

(all practices listed below must be selected)

- ☒ Restricted use pesticides are only used when no other alternatives are practical.
- ☒ If pesticides are necessary, CAUTION-labeled pesticides are considered before more toxic alternatives.
- ☒ Only small quantities of pesticides are purchased eliminating the need for stockpiling.
- ☒ MSDSs are regularly updated to reflect new pesticides or label changes to pesticides in storage.

Appendix A

Ranking public areas for weeds (or other pest) management:

Areas ranked as **HIGH** may include areas that the public sees and expects to be well-maintained. Examples are entrances to public buildings such as city hall and libraries.

These areas are allowed to use pesticides based on established thresholds.

Areas ranked as **MEDIUM** may include areas the public sees but does not expect a high level of maintenance. Examples are landscaped areas away from the entrance, recreational and picnic areas. These areas can tolerate a higher level of weeds.

These areas are allowed to use pesticides but the threshold is much higher and pesticides are used infrequently and only after consultation with IPM coordinator.

Areas ranked as **LOW** may include areas the public rarely sees or does not expect a high level of maintenance. Examples are medians, landscaped areas in parking lots, wildlands. These areas can tolerate a higher level of weeds.

These areas are not allowed to use pesticides except in extreme cases and only after consultation with IPM coordinator.

Section A-6

LOCAL IMPLEMENTATION PLAN

City of Laguna Hills

Public Education

A-6.0 PUBLIC EDUCATION

A-6.1 INTRODUCTION

Water quality protection themed education and outreach can contribute to the protection of creeks streams and coastal waters. By encouraging and fostering the adoption of behaviors protective of water quality by the general public and by regulated businesses and commerce, the City may reduce the sources and pathways of pollution arising from common daily activities.

The City of Laguna Hills supports and participates in the countywide public education program – *H₂OC* which is also the principal means of ensuring compliance with the public education and outreach elements of the Fifth Term Permit. In addition to this effort, the City conducts local programs to additionally increase awareness and foster environmental protective behaviors. The below list provides contact information for the primary and secondary city representatives responsible for outreaching to the public concerning stormwater pollution prevention.

Primary

Department: Public Services

Contact Name: Amber Shah

Title: Associate Civil Engineer

Telephone: (949) 707-2657

Address: 24035 El Toro Road, Laguna Hills, CA 92653

Secondary

Department: Public Services

Contact Name: Kenneth H. Rosenfield

Title: Assistant City Manager/Public Services Director

Telephone: (949) 707-2650

Address: 24035 El Toro Road, Laguna Hills, CA 92653

A-6.2 REGULATORY REQUIREMENTS

The federal regulations require a description of educational activities, public information activities, and other appropriate activities to facilitate the proper management and disposal of used oil and toxic materials (Federal Register/Vol. 55, No. 222, p. 48071). In addition, the regulations also specify education programs for construction site operators and a program to facilitate public reporting of illicit discharges.

The Public Education Program was developed as a model for fulfilling the public education requirements of:

- Section XIII of the Santa Ana RWQCB Municipal NPDES Stormwater permit, Order No. R8-2009-0030; and

- Section E.7 of the San Diego RWQCB Municipal NPDES Stormwater permit, Order No. R9-2013-0001 (as amended by Order Nos. R9-2015-0001 and R9-2015-0100), Fifth term Permit.

A-6.3 MODEL PUBLIC EDUCATION PROGRAM

The City of Laguna Hills supports *H₂OC*, the dynamic County-wide outreach campaign. This campaign is built upon a foundation of cooperative Permittee development of programs and materials, implementation at Countywide and city levels, and the validation of its success through the use of opinion surveys and other direct measures of public behavior.

Education efforts of *H₂OC* follow a two-pronged approach comprising large-scale broad residential and business outreach as part of a foundational campaign and small-scale behavior-based action campaigns to build a base of residents from which the Education Program can document adoption of specific BMPs.

The NPDES Public Education Sub-Committee (Committee) comprised of Co-Permittee representatives meets monthly to collaboratively direct *H₂OC*. The City of Laguna Hills participates in the Committee to ensure program strategies and materials developed are appropriate to residents and businesses within the city.

The objectives of the Model Public Education Program are to provide the following:

- Increase urban runoff pollution awareness
- Increase awareness for specific segments of the community of the importance of participation in controlling non-point source pollution;
- Provide information on alternative behaviors and practices that can contribute to controlling non-point source pollution;
- Provide the public with opportunities to participate in the development, implementation, and refinement of the Water Quality Improvement Plan (WQIP); and
- Track public awareness in the educational programs and changes in behavior toward activities more protective of water quality.

A-6.3.1 Foundational Campaign Elements

The foundational campaign forms the underpinning of *H₂OC* based on maintaining a consistent water quality message and includes overall program branding, school and business outreach, pollutant-specific and residential program outreach and annual development and implementation of a media plan. The primary goal of the foundational campaign is to achieve permit compliance by increasing knowledge of residents and businesses and changing behavior over time. The success of these efforts is measured through the achievement of impressions and building engagement in *H₂OC*.

A-6.3.1.1 School Outreach

H₂OC uses agreements and relationships with organizations that outreach to school-aged children to deliver messaging on pollution prevention. These organizations, such as the Orange

SECTION A-6, PUBLIC EDUCATION

County Department of Education (OCDE), Discovery Science Center (DSC), the Pacific Marine Mammal Center, and the Ocean Institute, provide an avenue for disseminating materials and messaging in a format conducive to student learning. Materials developed to inform children of stormwater pollution prevention behaviors are designed to encourage adoption of BMPs at school and in the home, as well as meet California Content Standards.

A-6.3.1.2 Business Outreach

The City will continue to distribute materials developed specifically for food service establishments (FSEs), mobile businesses, automotive service centers and detailing establishments, pet care businesses, pest control operators, landscape service companies, gasoline service stations and the land development and construction industry.

Previously developed Outreach to the construction industry will be supplemented by materials promoting residential and commercial implementation of LID techniques, retrofitting of existing development and encouragement of infiltration.

A-6.3.1.3 Pollutant-specific Outreach

Outreach materials are developed for residents and businesses in Orange County regarding specific pollutants of concern and reviewed annually and updated by *H₂OC* as needed. City-specific materials supplement these efforts ensuring that pollution issues specific to the city are adequately addressed. Pollutant-specific outreach include proper use and disposal of pesticides and fertilizers, proper disposal of pet waste, residential automobile washing and proper disposal of household hazardous waste. Pollutant-specific outreach to businesses will focus on water conservation, reduction of metals in runoff and proper use and disposal of chemicals and other hazardous wastes.

A-6.3.1.4 Residential Program

The Residential Program includes recommendations ("*Tips*") for pollution-prevention methods for residential areas. Specific pollution prevention practices identified for each residential activity that poses a threat to water quality are provided in the activity fact sheets presented in **Exhibit A-9.II**. The City of Laguna Hills uses the implementation strategies discussed in **Section A-9.5.4** to encourage pollution prevention in residential areas.

In addition, the City will facilitate proper management and disposal of used oil, toxic materials and other household hazardous wastes (HHWs) by providing educational materials describing the operation of the County's principal Household Hazardous Waste Collection Centers.

A-6.3.1.5 Speakers Bureau

A speakers' bureau was developed for *H₂OC* to supplement the previous outreach efforts through local Chambers of Commerce. On behalf of the Permittees the County as Principal Permittee distributes requests for presentations to local groups such as Chambers of Commerce, Rotary Clubs, Kiwanis Clubs, Key Clubs, National Honor Society groups and environmental groups (e.g. Sierra Club).

A-6.3.1.6 Common Interest Areas/Homeowner Association Activities Program

The Common Interest Area (CIA) / Homeowner Association Area (HOA) Activities Program includes specifications for pollution-prevention methods for CIA/HOA areas and is described in **DAMP Section 9.6** and **Section A-9.6**.

A-6.3.2 Action Campaigns

To document sustainable behavior change, *H₂OC* pairs general pollution prevention outreach (via the Foundational Campaign) with localized action campaigns that focus on changing specific behaviors in small, community-based target groups. The action campaigns utilize Community-Based Social Marketing (CBSM)¹ techniques to document behavior change on a more frequent scale.

Community-Based Social Marketing involves four basic steps:

1. Identifying barriers and motivators to an activity;
2. Developing a strategy that utilizes tools to leverage those barriers and motivators in order to affect behavior change;
3. Pilot the strategy; and
4. Evaluate the strategy and refine it for future implementation.

By simplifying campaign messaging and requesting adoption of specific BMPs, *H₂OC* seeks to remove the uncertainty caused by offering a large number of stormwater pollution-preventing behaviors in favor of one single high-impact action.

H₂OC Overwatering is Out

The ultimate goal of the *H₂OC Overwatering is Out* action campaign is to improve water quality through eliminating residential irrigation runoff. This is accomplished by encouraging residents to sign up for program messaging (i.e. tips to reduce overwatering) and to commit to making changes to their irrigation habits or landscape to reduce runoff. Built into the program is also the ability to quantify behavior changes that are the direct result of the action campaign.

The City of Laguna Hills supports the *H₂OC Overwatering is Out* action campaign by promoting the program's event in City newsletters and including a link to h2oc.org/resources/take-action/overwateringisout/ on the City website.

A-6.4 CITY EDUCATION PROGRAM

The *City of Laguna Hills* implements a city-specific public education campaign to complement *H₂OC* to address local issues and target constituencies that are best reached through a local rather than a countywide effort.

¹ McKenzie-Mohr, Doug & Smith, William (1999). *Fostering sustainable behavior: An introduction to community-based social marketing*. Gabriola Island, B.C.: New Society (www.CBSM.com)

SECTION A-6, PUBLIC EDUCATION

A-6.4.1 Public Education Material Distribution

The City makes educational materials available to its residents at public facilities as indicated in **Table A-6.1**, as well as on the H₂OC website (h2oc.org/resources/view-order-brochures/).

Table A-6.1: Educational Materials at Public Facilities

Public Facility	Materials Available
City Hall/ Community Center	The Ocean Begins at Your Front Door
City Hall	Help Prevent Ocean Pollution: Tips for Home Improvement Projects
City Hall/ Community Center	Help Prevent Ocean Pollution: Household Tips
City Hall	Construction Runoff Guidance Manual
City Hall	Help Prevent Ocean Pollution: Proper Disposal of Household Hazardous Waste
City Hall	Help Prevent Ocean Pollution: Tips for Projects using Paint
City Hall/ Community Center	Waste Oil Collection Centers – North, Central & South Orange County
City Hall	Help Prevent Ocean Pollution: Maintenance Practices for Your Business

A-6.4.2 Employee Training and Outreach

In addition to the overall comprehensive training effort, the City conducts broad educational outreach on water quality issues to all its employees.

The following approaches have been identified:

- Conducting meetings with new employees to inform them of water quality issues and the City's responsibilities; and
- Placing information on the City's internal website and/or in the City's newsletter;
- Routing relevant newspaper and magazine articles to specific departments or personnel; and
- Hold meetings with departments to help fine-tune public outreach based on their experiences and observations. For example, a certain department representative might say that the residents or businesses it works with have a good understanding of one concept, but need more information about another. Based on this information, the City can produce or obtain educational materials that address these issues.

A-6.4.3 Outreach Events

The City of Laguna Hills participates in at least one community, regional or countywide event per year. Materials developed by H₂OC encourage the public to report illegal discharges/dumping and include the hotline reporting number. Brochures and other materials

SECTION A-6, PUBLIC EDUCATION

also reference the countywide website h2oc.org; contained therein are brochures, factsheets and other outreach materials covering a wide range of topics from household use of fertilizers and pesticides to pet care to automotive maintenance activities.

A-6.4.4 Industrial/Commercial and Construction Outreach

Outreach to Industrial Site Owners and Operators

The City distributes educational materials during inspections to educate industrial facility owners and operators about BMPs. These efforts target employees, property management and focus on specific industrial activities. The Industrial/Commercial Program is further described in **DAMP Section 9.2** and **Section A-9.2**.

The following approaches have been identified:

- Mailing or delivering brochures with information about regulations, requirements and industry-specific BMPs to industrial site owners/operators;
- Distributing BMP information and educating owners and operators during inspections or other interactions with City staff (**DAMP Section 9.2.3** and **Section A-9.2.3** of this LIP); and
- Providing information when industrial companies apply for permits; and
- Conducting seminars or workshops for targeted industries that have a high potential for pollution. The workshops would cover BMPs for pollution prevention and how their actions can help protect water quality. The City may partner with neighboring cities in a common watershed to maximize attendance and understanding of industries' responsibilities in the watershed.

Outreach to Commercial Site Owners and Operators

During commercial facility inspections, target audiences for BMP materials include employees, property management, franchise chain owners and merchant associations. The Industrial/Commercial Program is further described in **DAMP Section 9.2** and **Section A-9.2** of this LIP.

The following approaches have been identified:

- Providing information about BMPs and regulations when commercial owners apply for permits;
- Mailing or delivering brochures on regulations, requirements and business-specific BMPs;
- Distributing BMP information and educating owners and operators during inspections or other interactions with City staff (**DAMP Section 9.2.3** and **Section A-9.2.3** of this LIP); and
- Conducting seminars or workshops for targeted commercial sites that have a high potential for pollution. The workshops would cover BMPs for pollution prevention and how their actions can help protect water quality. The City may partner with

SECTION A-6, PUBLIC EDUCATION

neighboring cities in a common watershed to maximize attendance and understanding of businesses' responsibilities in the watershed.

Outreach to Construction Site Contractors/Developers

The City of Laguna Hills distributes BMP and pollution prevention information, including erosion and sediment control, low impact development (LID) techniques, runoff control and pollutants of concern during construction site inspections. The Construction Program is further described in **DAMP Section 8.2** and **Section A-8.2** of this LIP.

The following approaches have been identified:

- Distributing BMP materials to developers, contractors, residential owners and construction companies when City permits are issued;
- Distributing BMP materials at construction sites within the City;
- Sending a letter to construction sites prior to each rainy season re-emphasizing how runoff is created and reminding the operators to update their BMPs;
- Maintaining a supply of information materials at City offices and facilities for interested parties to obtain during business hours throughout the year.; and
- Requiring that companies submitting construction bids for City Requests for Proposals (RFPs) include language agreeing to follow BMPs.

6.4.5 Outreach to Quasi-Governmental Agencies/Districts

The City works to reach agencies such as water districts, school districts, transportation agencies, utility districts, fire and police departments and service providers (i.e. waste haulers).

The following approaches have been identified:

- Providing regulatory and BMP information based on the industry (i.e., information about oil spills and cleanup methods for transportation agencies);
- Forming partnerships with agencies to help distribute information through means such as billing inserts;
- Educating personnel during inspections or other interaction with municipal personnel; and
- Assisting school districts with education programs that meet the Phase I and Phase II public education requirements.

6.4.6 Residential, General Public and School Outreach

Outreach to Residential Community and General Public

Educating the residential community and general public within the City of Laguna Hills is key to a successful outreach plan. The City has opportunities to supplement the Countywide Program through its daily interactions with its citizenry and in accordance with the Residential Program described above in **Section A-6.2.7**, in **DAMP Section 9.5** and **Section A-9.5** of this LIP.

The following approaches have been identified:

- Publishing information about urban runoff and stormwater pollution issues on the City's website and providing links to other related websites such as the County website, h2oc.org;
- Maintaining a supply of brochures and promotional materials at public buildings including City Hall, libraries and community centers;
- Running information on the City's community access channel;
- Participating in community events by hosting a booth with information and promotional materials;
- Participating in and promoting clean-up events such as the annual Cleanup Day;
- Presenting information to community or social groups, as requested;
- Writing and distributing news releases with seasonal tips or notices of events;
- Adding storm water logo and website information to appropriate City vehicles;
- Storm drain stenciling reminding residents that materials entering the storm drain goes to the ocean;
- Working with other jurisdictions, including the Principal Permittee and other Permittees, on joint outreach programs;
- Publicizing the countywide 24-hour water pollution reporting hotline number 1-877-89SPILL, or www.myocservices.ocgov.com, which handles water pollution complaints. All inquiries about stormwater and public education materials can be made via h2oc.org; and
- Providing the public with opportunities to participate in the development, implementation, and refinement of the WQIP, and publishing details of these opportunities on the City's website.

Outreach to School Children

Education activities targeting school children informs the next generation of adults at an early age and can be a conduit for providing information to parents. The following approaches have been identified for school children:

- Offering child-friendly brochures, coloring books or promotional materials to schools and school districts within the City; and
- Sending information to schools regarding activities like creek clean-up events;
- Offering to provide speakers or educational materials such as video clips for assemblies; and
- Sponsoring assemblies directly relating to urban runoff and stormwater pollution; and
- Participating in the Countywide Program to develop a comprehensive school program in conjunction with the Principal Permittee and other Permittees, water agencies and school districts.

SECTION A-6, PUBLIC EDUCATION

6.4.7 Jurisdictional Program Effectiveness Assessment

The City of Laguna Hills reports results of its public education and outreach efforts on an annual basis in its Program Effectiveness Assessment (PEA). Evaluation of the Model Public Education Program will be conducted annually in the WQIP Annual Report.

Section A-7

LOCAL IMPLEMENTATION PLAN

City of Laguna Hills

New Development/Significant Redevelopment

A-7.0 NEW DEVELOPMENT/SIGNIFICANT REDEVELOPMENT COMPONENT

A-7.1 Introduction

Watershed urbanization can adversely impact waterways and coastal waters and give rise to the symptoms of Urban Stream Syndrome (See **Section A-1.1**). To reduce these impacts, the city has established design standards for new development and significant redevelopment projects that require implementation of BMPs including Low Impact Development (LID) techniques, hydromodification controls, source controls and treatment controls. Implementation of these design standards ensures that the hydrologic impacts that can arise from watershed imperviousness are mitigated and consequently this key element of the Program addresses all of the HPWQCs identified in the WQIP.

A-7.1.1 Program Overview

The New Development and Significant Redevelopment Program links new development BMP design, construction and operation to the earlier phases of new development project planning encompassed by the City's General Plan, environmental review process and discretionary development planning and review and approval processes. The City's General Plan specifies policies that guide new development. The environmental review process examines impacts from proposed new development with respect to the City's General Plan policies and many environmental issues, including water quality, and includes consideration of mitigation measures to reduce any identified significant impacts.

The development planning and permit approval processes carry forward requirements in the form of CEQA commitments and mitigation measures, conditions of approval, design specifications, tracking, and inspection and enforcement actions. These three "front-end" planning processes must be coordinated and linked to the later phases of BMP design, construction and operation for new development/significant redevelopment to help ensure storm water quality protection features are planned, evaluated and selected, and designed in accordance with goals for the protection of water quality and other environmental resources.

The key staff that is responsible for overseeing, implementing, and enforcing the new development/redevelopment program is identified in **Figure A-7-1**.

Figure A-7.1 New Development/Redevelopment Program Management Organization Chart



The Community Development Department is responsible for:

- Implementing the policies and objectives of the City set forth in the General Plan and Zoning Ordinance
- Reviewing proposed developments for consistency with standards and policies relating to land use, and preservation of the environment
- Preparing for and supporting discretionary review and approval actions taken by the Planning Commission and City Council related to new development and significant redevelopment projects
- Overseeing that all building construction complies with adopted codes, and that permitting and licensing systems are efficient and serve the needs of the public, as well as the City.

The *Public Services Department* is responsible for:

- Administration of public improvement projects and ensuring construction in the public right-of-way complies with adopted codes and engineering standards.
- Administration of building improvement projects and ensuring construction complies with adopted codes and engineering standards.

A-7.2 General Plan Assessment

During the period of the Fifth Term Permit, the city reviewed and revised as necessary its General Plan or equivalent plan, (e.g., Comprehensive, Master, or Community Plan) for the purpose of providing effective water quality and watershed protection principles and policies that direct land-use decisions and require implementation of consistent water quality protection measures for all development and redevelopment projects.

A-7.3 CEQA Environmental Review Process

During the period of the Fifth Term Permit Term, the City reviewed and revised as necessary its environmental review process to include requirements for evaluation of water quality effects and identification of appropriate mitigation measures.

A-7.4 Development Project Review, Approval and Permitting

A-7.4.1 Project Review, Approval, and Permitting Process Overview

During project review, approval, and permitting, the City shall require new development and significant redevelopment projects to address the quality and quantity of stormwater runoff through the incorporation of permanent (post-construction) BMPs in project design. The City shall require project-specific Water Quality Management Plans (Project WQMPs) for all private and public projects that:

- Qualify as one of the Priority Project Categories listed in **Table A-7.1**.

The City shall require completion of a project-specific Non-Priority Project Water Quality Checklist for all public and Private Projects that:

- Do not qualify as one of the Priority Project Categories but meet one of the following criteria:
 - Fall under the planning and building authority of the city
 - Do not meet any of the Priority Development Project categories, and
 - Have a significant nexus to water quality.

Table A-7.1. Priority Project Categories

Priority Project Categories
New development projects that create 10,000 square feet or more of impervious surfaces (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
Redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site of 10,000 square feet or more of impervious surfaces). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
<p>New and redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site), and support one or more of the following uses:</p> <p>(i) Restaurants. This category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812).</p> <p>(ii) Hillside development projects. This category includes development on any natural slope that is twenty-five percent or greater.</p> <p>(iii) Parking lots. This category is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce.</p> <p>(iv) Streets, roads, highways, freeways, and driveways. This category is defined as any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles.</p>

New or redevelopment projects that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site), and discharging directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).

New development projects, or redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface, that support one or more of the following uses:

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

(ii) Retail gasoline outlets (RGOs). This category includes RGOs that meet the following criteria: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.

New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction

The Model WQMP and TGD contain all the information specified for the BMP Design Manual and should for purposes of compliance be considered to be a BMP Design Manual¹.

The primary difference between a Priority Project and a Non-Priority Project is that Priority Projects are required to fully evaluate and incorporate LID BMPs to meet the quantitative requirements of the Permit and/or demonstrate infeasibility and participate in alternative compliance options. Non-Priority Projects must incorporate all applicable source control BMPs and incorporate to the extent possible site design BMPs. LID BMPs and implement LID BMPs where applicable and feasible.

A-7.4.2 Public Agency Projects

The City has incorporated the requirement for a Project WQMP into the process of planning, design, approval, and construction oversight of its public agency projects that qualify as Priority Projects based on similar characteristics as one of the categories listed in Table A-7.2. Depending upon the type of public agency project being planned or designed, the City's or the design architect/engineering contractor will prepare the Project WQMP for a public facility project.

The City may develop a separate "Master Project WQMP" for all anticipated future projects with similar characteristics based upon the requirements outlined in this document. A Master Project WQMP would list all of the qualifying streets, roads, and highways projects anticipated to occur within the City's jurisdiction over a given time period and the proposed methods of compliance with this Model WQMP.

Non-Priority Project Water Quality Checklist is required to be completed for private new development and significant redevelopment projects, and equivalent public agency capital projects that qualify as Non-Priority Projects. Additional information regarding Non-Priority Projects can be found in the Model WQMP Section 1.3.2.

A-7.4.3 Conditions of Approval

The City uses the following standard conditions of approval to protect receiving water quality from the short-term and long-term impacts of new development and redevelopment:

General Conditions

The following conditions will be applied by the City to the project identified in A-7.5.1:

- Prior to the issuance of any grading or building permits for projects that disturb one (1) or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres,, the applicant shall demonstrate that coverage has been obtained under California's Construction General Permit (Order 2009-0009-DWQ) by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent

¹ The BMP Design Manual was previously referred to as the Standard Storm Water Mitigation Plan under Order No. R8-2009-0002.

notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request.

- Prior to the issuance of any grading or building permits or prior to recordation upon subdivision of land if determined applicable by City Building Official, the applicant shall submit to the City for review and approval a WQMP that:
 - Discusses regional or watershed programs (if applicable),
 - Identifies selected LID and Hydromodification (as applicable) BMPs,
 - Identifies any applicable waivers, alternative programs, and Treatment Control BMPs,
 - Incorporates the applicable Source Control BMPs,
 - Describes long-term operation and maintenance requirements for BMPs,
 - Identifies the entity that will be responsible for long-term operation and maintenance of the BMPs, and
 - Describes the mechanism for funding the long-term operation and maintenance of the BMPs.
- Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - Demonstrate that all LID, hydromodification and other structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications,
 - Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP,
 - Demonstrate that an adequate number of copies of the project's approved final Project WQMP are available for the future property occupants,
 - Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs (optional if included in final Project WQMP).

A-7.4.4 Review and Approval of Project WQMPs

Project WQMPs are required to be submitted as conceptual or preliminary during the discretionary or land use entitlement phase, with the level of detail to ensure the project design meets the LID permit requirements. The level of detail in a Conceptual/Preliminary Project WQMP can vary somewhat depending upon the level of detail known at the time discretionary project approval is sought, but the minimum requirements listed in the Model WQMP and TGD must be satisfied. The city may request additional information and submittal before approving a Conceptual/Preliminary Project WQMP.

The review and approval of a Project WQMP is one of the last critical points at which the city can impose conditions or standards that will minimize the impacts of urban runoff and stormwater pollution on local water resources. The city may request additional information and submittal before approving a Project WQMP. Prior to issuance of grading or building permits, the project applicant must update the Conceptual/Preliminary Project WQMP and submit the completed Project WQMP for review and approval. The Model WQMP and TGD will be used as a guide for preparation of a Conceptual/Preliminary WQMP and/or a Project WQMP. The WQMP Template can be used by a project proponent to complete a Preliminary/Conceptual and/or Final WQMP for a specific project.

When reviewing Conceptual/Preliminary WQMPs and Project WQMPs submitted for approval, Permittees will assess the potential project impacts on receiving waters and ensure that the Project WQMP adequately identifies such impacts, including all pollutants and conditions of concern. The city will examine all identified BMPs, as a whole, to ensure that they address the pollutants and conditions of concern identified within the Project WQMP. LID and hydromodification control BMPs should be considered and incorporated at the earliest conceptual planning stages of a project for early review, to potentially avoid necessary project changes and delays during the review and approval process. For all projects requiring discretionary or land use entitlement actions, a Conceptual or Preliminary WQMP should be submitted as part of the application for project approval during the environmental review phase (CEQA) and must be submitted prior to approval of entitlements and Planning Commission approval of a project or other public hearing.

The City will determine when a Conceptual or Preliminary WQMP must be submitted during the planning process for different planning actions which may vary depending upon the phase of planning for the Project. However, it is strongly recommended that the Conceptual or Preliminary WQMP be prepared and submitted during the preparation of environmental documentation for compliance with CEQA. The local jurisdiction will assure that a final Project WQMP is submitted for review and approval prior to issuance of grading or building permits.

A Conceptual or Preliminary WQMP supports the CEQA process and provides documentation to support a checklist for an initial Study and Negative Declaration or Mitigated Negative Declaration, or serves as the basis for the water quality section of an EIR. It should also serve as the basis for the Lead Agency and Responsible Agency to conclude that the MEP standard is being met by serving as the basis that selected BMPs will not have the potential to cause significant effects and/or that the effects have been mitigated, and “are not significant with mitigation”. The Conceptual or Preliminary WQMP should be circulated with the CEQA document or summarized within the circulated CEQA document.

The Final Project WQMP must be consistent with the Conceptual or Preliminary WQMP. If there are any substantial differences, the City must make a determination that the differences do not diminish the effectiveness of the BMPs to mitigate or address the project's potential impacts to water quality. Furthermore, any changes must not result in any new environmental impacts not previously disclosed in the local jurisdiction's circulated environmental document(s). If the changes diminish the project's ability to mitigate or address its water quality impacts, or result in previously undisclosed environmental impacts, the City should require that the project be subject to further environmental review.

The Permittees recognize the importance of understanding the physical, chemical and biological conditions of the receiving waters at a watershed scale and the impact of incremental projects on these conditions and will continue to enlarge their understanding of receiving waters on a watershed scale through implementation of the watershed chapters of the DAMP. This information will assist in providing a strong linkage between the planning process and the development review and permitting process as required by the Permits. The Project WQMP is a project planning level document and as such is not expected to contain final BMP design drawings and details (these will be in the construction plans). However, the Project WQMP must identify and locate selected BMPs, provide design parameters including hydraulic sizing of treatment BMPs and contain sufficient BMP detail to ensure the BMPs are adequately sized. BMP fact sheets can be used in conjunction with project-specific design parameters and sizing to convey design intent. The TGD contains a number of BMP fact sheets that can be used for most LID BMPs. There are a number of resources listed in the Model WQMP for Site Design, Source Control, and Treatment Control BMPs that should be considered to guide the design and implementation of the BMPs.

A-7.4.5 Review and Approval of Non-Priority Project Water Quality Plans

The review and approval of a Non-Priority Project Water Quality Checklist follows similar considerations as review of Project WQMPs. The Non-Priority Project Water Quality Checklist is provided in the Model WQMP Section 1.3.2.

A-7.4.6 Plan Check: Issuance of Grading or Building Permits

The construction plans submitted by the applicant for plan check must incorporate all of the structural BMPs identified in an approved Project WQMP. Therefore, the City will require applicants to obtain approval of the final Project WQMP prior to issuing a building or grading permit.

The final Project WQMP must include calculations to support the structural integrity of the selected LID or treatment control BMP as appropriate and be prepared by or under the direction of a California Registered Civil Engineer and affixed with their stamp.

Plan Check for Private Projects with Land Use Permits

For projects with land use permits, the City shall review the environmental (CEQA) documentation (including the Mitigation Monitoring and Reporting Program), the conditions of approval and the approved Project WQMP for an understanding of the water quality issues and structural BMPs required. The City shall review construction plans for conformity with the approved Project WQMP. If the selected BMPs were approved in concept during the land use

entitlement process, the City shall require the applicant to submit detailed construction plans showing locations and design details of all BMPs that are in substantial conformance with the preliminary approvals. The City shall review a project's construction plans to assure that the plans are consistent with the BMP design criteria and guidance provided in **DAMP Section 7, Exhibit 7.III**.

Plan Check for Projects with By-Right Zoning (Ministerial Projects)

For qualifying projects with by-right zoning or projects that do not involve discretionary authority and review, applicants will typically submit a grading or building permit application consisting of a proposed Project WQMP or Non-Priority Project Water Quality Checklist as applicable and construction plans that incorporate the BMPs included in the proposed Project WQMP or Non-Priority Project Water Quality Plan. The Permittee shall first review the proposed Project WQMP or Non-Priority Project Water Quality Checklist for conformity with the requirements described in Model WQMP and TGD. The approved Project WQMP or Non-Priority Project Water Quality Checklist shall then be used in reviewing the construction plans for consistency with the BMP design criteria.

Plan Check for Public Agency Projects

Prior to initiating grading or construction activities, the City shall ensure that the construction plans for its public works projects reflect the structural BMPs described in the approved Project WQMP. In conducting the design review process for its public agency projects, the City shall review the construction plans and specifications for conformity with the approved Project WQMP and for consistency with the BMP design criteria and guidance provided in **Model WQMP and TGD**.

A-7.4.7 Permit Closeout, Certificates of Use, and Certificates of Occupancy

The Project WQMP continues with the property after the completion of the construction phase and the City may require that the terms, conditions and requirements be recorded with the County Recorder's office by the property owner or any successive owner as authorized by the Water Quality Ordinance. In lieu of recordation the Permittee may require the Project WQMP to include a Notice of Transfer Responsibility Form, which serves to notify the Permittee that a change in ownership has occurred and notify the new owner of its responsibility to continue implementing the Project WQMP.

The end of the construction phase therefore represents a transition from the New Development/Significant Redevelopment Program to the Existing Development Program (**Section A-9**). Accompanying this is a close out of permits and issuance of certificates of use and occupancy. The City will use this juncture to assure satisfactory completion of all requirements in the Project WQMP by requiring the applicant to:

- Demonstrate that all structural BMPs described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications,
- Demonstrate that an O&M Plan has been approved for all structural BMPs within the Project WQMP,

SECTION A-7, NEW DEVELOPMENT/SIGNIFICANT REDEVELOPMENT

- Demonstrate that a mechanism or agreement acceptable to the City has been executed for the long-term funding and performance of BMP operation, maintenance, repair, and/or replacement.
- Demonstrate that the applicant is prepared to implement all non-structural BMPs described in the Project WQMP,
- Demonstrate that an adequate number of copies of the Project WQMP are available onsite, and
- For industrial facilities subject to California's General Permit for Stormwater Discharges Associated with Industrial Activity as defined by Standard Industrial Classification (SIC) code, demonstrate that coverage has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the notification of the issuance of a WDID Number

The O&M Plan for structural BMPs that is prepared by the applicant for private sector projects shall describe and/or include:

- Structural BMPs
- Employee responsibilities and training for BMP operation and maintenance
- Operating schedule
- Maintenance frequency and schedule
- Specific maintenance activities
- Required permits from resource agencies, if any
- Forms to be used in documenting maintenance activities
- Recordkeeping requirements (at least 5 years)

At a minimum, the City shall require the annual inspection and maintenance of all structural BMPs.

Following satisfactory inspection, those structural BMPs agreed during the planning process to be within City right-of-ways, or on land to be dedicated to City ownership will be accepted. Upon acceptance, responsibility for operation and maintenance will transfer from the developer or contractor to the appropriate City department, including the funding mechanism identified in the approved final Project WQMP.

If a property owner or a private entity, such as a homeowners association (HOA), retains or assumes responsibility for operation and maintenance of structural BMPs, the Permittee shall require access for inspection through an agreement or other means. The HOA shall be required to maintain the BMPs in operating condition.

If the Permittee will be responsible for operating and maintaining structural BMPs on private property, an easement will be established to allow for entry and proper management of the BMPs. Such access easements shall be binding throughout the life of the project, or until the BMPs requiring access are acceptably replaced with a BMP not requiring access. Funding for the long-

term operation and maintenance of structural BMPs will be front-funded or otherwise guaranteed via mechanisms such as approved assessment districts, or other funding mechanisms.

Public Agency Projects

For public agency projects, upon completion of construction when contract close-out occurs, the responsibility for operation and maintenance of the structural BMPs will transfer from the contractor to the appropriate Permittee department and become part of the Municipal Activities Program (Section A-5). The Permittee has the authority to approve the transfer of structural BMPs to any other public entity within its jurisdiction and shall negotiate satisfactory operation and maintenance standards with the public agencies accepting the operation and maintenance responsibilities. Alternatively, the responsibility for the operation and maintenance of structural BMPs may be transferred to a private entity through contracts or lease agreements. In any such transfer agreement, the Permittee shall be identified as a beneficiary empowered to enforce maintenance agreements.

A-7.5 Project Water Quality Management Plan (WQMP) Preparation

In accordance with the requirements in the Development Project Review, Approval and Permitting process stated previously, the City will require Conceptual or Preliminary WQMPs and final Project WQMPs for certain new development and significant redevelopment projects called "Priority Development Projects." A Non-Priority Project Water Quality Checklist is required to be completed for private new development and significant redevelopment projects, and equivalent public agency capital projects that qualify as Non-Priority Projects. Additional information regarding Non-Priority Projects can be found in the Model WQMP Section 1.3.2.

Conceptual or Preliminary WQMPs and final Project WQMPs are to be prepared using the guidelines set forth in Model WQMP Section 4.3

A-7.5.1 Project WQMP Requirements

The purpose of the Project WQMP is to define project features and BMPs that will mitigate the project's impact on water quality and the environment. In order to complete a Project WQMP, the following steps will need to be performed:

1. Determine discretionary permits and WQ conditions that may apply – **Model WQMP Section 2.1**
2. Describe the project – **Model WQMP Section 2.2**
3. Assess the site – **Model WQMP Section 2.3**
4. Develop and select BMPs, including LID BMPs, site design BMPs, hydromodification control BMPs, and source control BMPs – **Model WQMP Section 2.4, 2.5 and 2.6.**
5. Determine any applicable alternative compliance approaches – **Model WQMP Section 3.0**
6. Identify parties responsible for BMP maintenance and funding sources – **Model WQMP Section 2.8**

The steps are discussed in further detail in the Model WQMP.

A-7.6 Education and Training

To assist responsible municipal staff and contract staff in understanding the 2017 Model WQMP and TGD, training sessions will be conducted at least annually and/or on-line training will be available. In addition to Permittee sponsored training, staff may also attend training seminars or workshops related to general water quality and stormwater management during construction, conducted by other organizations.

Section A-8

LOCAL IMPLEMENTATION PLAN

City of Laguna Hills

Construction

A-8.0 CONSTRUCTION COMPONENT

A-8.1 INTRODUCTION

Construction and grading activities are a potential source of pollutants in all phases of execution. Consequently, effective management of construction projects occurs throughout the City of Laguna Hills by implementing ordinances, performing inspections, requiring BMPs and undertaking enforcement actions. Local regulatory oversight of construction therefore directly supports both the principal requirements of the Fifth Term Permit and effectively addresses two of the HPWQCs identified in the WQIP, specifically, unnatural water balance in dry weather and pathogen health risk.

A-8.1.1 Program Overview

The following sections present a detailed set of guidelines to prevent or minimize the impacts of urban runoff generated by construction activities within the City of Laguna Hills on receiving water bodies.

The City of Laguna Hills has key staff responsible for overseeing, implementing, and enforcing the program. These staff members are identified in **Figure A-8.1** below.

Figure A-8.1

<i>Name</i>	<i>Title</i>	<i>Department</i>	<i>Telephone</i>
Amber Shah	Associate Engineer	Public Services	949-707-2657
Sal Quinones	Public Works Supervisor	Public Services	949-707-2653
Kevin Parker	Assistant Planner	Community Development	949-707-2672
John Whitman	Code Enforcement Officer	Community Development	949-707-2663
Adam Tekunoff	Senior Building / Water Quality Inspector	Community Development	949-707-2678
Linda Nguyen	Building Counter Technician	Community Development	949-707-2627

The following section outlines and describes the City departments that are involved in issuing building and/or grading permits for private development projects and are responsible for inspecting these projects during construction, or that manage public works construction projects that have a potential to impact water quality.

SECTION A-8, CONSTRUCTION

Public Works Department

Contact Name: Amber Shah

Title: Associate Civil Engineer

Telephone: (949) 707-2657

Address: 24035 El Toro Road, Laguna Hills, CA 92653

The Public Works Department develops, builds and maintains the City's infrastructure, including streetscapes, open space, parks, athletic fields, bike trails; roadways, traffic signals and many miles of interconnected drainage system.

Planning Department

Contact Name: Kevin Parker

Title: Assistant Planner

Telephone: (949) 707-2672

Address: 24035 El Toro Road, Laguna Hills, CA 92653

The Planning Department is responsible for implementing the policies and objectives of the community as set forth in the municipality's General Plan and Zoning Ordinance. This Department also reviews proposed developments for consistency with the City's standards and policies relating to land use, and preservation of the environment, to ensure that the quality of life will be maintained or enhanced for future generations.

Engineering Division

Contact Name: Ken Rosenfield

Title: Assistant City Manager/Public Services Director

Telephone: (949) 707-2650

Address: 24035 El Toro Road, Laguna Hills, CA 92653

The Engineering Division is responsible for the administration of public improvement projects (typically result in construction activity). The Engineering Division ensures all construction in the public right-of-way complies with adopted codes and engineering standards.

Building Department

Contact Name: Adam Tekunoff

Title: Senior Building Inspector/Water Quality Inspector

Telephone: 949-707-2678

Address: 24035 El Toro Road, Laguna Hills, CA 92653

The Building Department ensures that all building construction in the City complies with adopted codes, and that permitting and licensing systems are efficient and serve the needs of the public, as well as the City.

SECTION A-8, CONSTRUCTION

A-8.1.2 Program Commitments

The major program commitments and the subsections in which they are described in detail include:

- Maintain/update inventories of construction sites (**A-8.2.2**);
- Prioritize fixed facilities, construction sites (**A-8.2.3**);
- BMPs for construction sites (**A-8.2.4**);
- Documentation requirements (**A-8.2.5**);
- Inspection and enforcement (**A-8.2.6**); and
- Education and training (**A-8.3**).

A-8.1.3 Regulatory Requirements

The Model Construction Program was developed in to fulfill the municipal activity commitments and requirements of:

- Section E.4 of the San Diego Regional Water Quality Control Board Municipal NPDES Stormwater permit, Order No. R9-2013-0001 as amended by Order Nos. R9-2015-0001 and R9-2015-0100.

A-8.2 MODEL CONSTRUCTION PROGRAM

A.8.2.1 Model Program Overview

The City has incorporated the model construction program described in **DAMP Section 8.2** as the basis for this section of its LIP/ JRMP. This construction program presents requirements and guidelines for pollution prevention methods that must be used by construction site owners, developers, contractors, and other responsible parties, in order to prevent illicit discharges into the MS4, implement and maintain structural and non-structural BMPs to reduce pollutants in storm water runoff from construction sites to the MS4, reduce construction site discharges of storm water pollutants from the MS4 to the maximum extent practicable (MEP), and prevent construction site discharges from the MS4 from causing or contributing to a violation of water quality standards.

A-8.2.2 Inventory of Construction Sites

A watershed-based inventory of all construction sites has been developed including sites covered by the State's Construction General Permit¹, a local grading permit or a local building permit, and public works construction projects.

The City of Laguna Hills's comprehensive watershed-based construction site inventory is included in **Exhibit A-8.I**. The inventory will at a minimum be updated prior to the start of each

¹ State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, Waste Discharge Requirements (WDRs) for Discharges of Storm Water Runoff Associated with Construction Activity

wet season (October 1). During the update process, projects for which building or grading permit(s) have expired or have been closed, and projects that have been completed, will be removed from the inventory. New projects will also be added to the inventory as they are initiated.

A-8.2.3 Prioritization of Construction Sites

After the inventory is compiled, construction projects are prioritized based on the nature and size of the construction activity, topography, and the characteristics of soils and receiving water quality. Priorities will at a minimum be updated annually in conjunction with the annual update of the inventory.

A-8.2.4 BMPs for Construction Projects

All construction projects, regardless of size, are required to implement BMPs to prevent discharges into the storm drain system or watercourses. The City has established a minimum set of BMPs and other measures to be implemented at all construction sites year round. BMP implementation requirements may vary seasonally (wet and dry seasons); however, dry season BMP implementation must plan for and address unseasonal rain events that may occur during the dry season.

All private and public works projects are required, at a minimum, to implement and be protected by an effective combination of erosion and sediment controls and waste and materials management BMPs. The minimum requirements are summarized in **Table A-8.1**. These minimum requirements are conveyed to construction contractors as part of the permit conditions and plan notes. In addition, they are reviewed as a part of the pre-construction meeting for projects that require a meeting with the inspector and/or project manager prior to beginning work.

Table A-8.1
Minimum Requirements for All Construction Sites

CATEGORY	MINIMUM REQUIREMENTS
Management Measures	<ul style="list-style-type: none"> i. Pollution prevention where appropriate; ii. Development and implementation of a site specific run-off management plan; iii. Minimization of areas that are cleared and graded to only the portion of the site that is necessary for construction; iv. Minimization of exposure time of disturbed soil areas; v. Minimization of grading during the wet season and correlation of grading with seasonal dry weather periods to the extent feasible; vi. Limitation of grading to a maximum disturbed area as determined by the City before either temporary or permanent erosion controls are implemented to prevent storm water pollution. The City has the option of temporarily increasing the size of disturbed soil areas by a set amount beyond the maximum, if the individual site is in compliance with applicable storm water regulations and the site has adequate control practices implemented to prevent storm water pollution; vii. Temporary stabilization and reseeded of disturbed soil areas as rapidly as feasible; viii. Wind erosion controls; ix. Tracking controls; x. Non-stormwater management measures to prevent illicit discharges and control storm water pollution sources; xi. Waste management measures; xii. Preservation of natural hydrologic features where feasible; xiii. Preservation of riparian buffers and corridors where feasible; xiv. Evaluation and maintenance of all BMPs, until removed; and xv. Retention, reduction, and proper management of all storm water pollutant discharges on site to the MEP standard.
Erosion and Sediment Controls	<ul style="list-style-type: none"> i. Erosion prevention is to be used as the most important measure for keeping sediment on site during construction; ii. Sediment controls are to be used as a supplement to erosion prevention for keeping sediment on-site during construction; i. Slope stabilization must be used on all active slopes during rain events regardless of the season and on all inactive slopes during the rainy season and during rain events in the dry season; and ii. Permanent revegetation or landscaping as early as feasible.

SECTION A-8, CONSTRUCTION

Enhanced BMPs

The City requires enhanced or additional BMPs should the project site pose an exceptional threat to water quality. In determining the potential threat, the City considers the following factors:

- a) Soil erosion potential or soil type;
- b) Site slopes;
- c) Project size and type;
- d) Sensitivity and proximity to receiving water bodies;
- e) Non-storm water discharges;
- f) Ineffectiveness of other BMPs;
- g) Proximity and sensitivity of aquatic threatened and endangered species of concern;
- h) Known effects of Advanced Sediment Treatment (AST) chemicals; and
- i) Any other relevant factors

If an exceptional threat to water quality is determined based on the above factors, the City will require implementation of advanced treatment for sediment at construction sites (or portions thereof).

Construction BMPs

The City of Laguna Hills has designated construction-specific BMPs as set forth in **DAMP Section 8.2.4.3. Table A-8.2**, below describes the BMPs designated for use with this LIP/JRMP. Copies of the corresponding BMP fact sheets are available on the County website at: <http://www.ocwatersheds.com/documents/bmp/constructionactivities>.

Table A-8.2
Designated Construction BMPs

CATEGORY	BMP #	BMP NAME
	EC-1	Scheduling
	EC-2	Preservation of Existing Vegetation
	EC-3	Hydraulic Mulch
	EC-4	Hydroseeding
	EC-5	Soil Binders
	EC-6	Straw Mulch
	EC-7	Geotextiles and Mats
	EC-8	Wood Mulching
	EC-9	Earth Dikes and Drainage Swales
	EC-10	Velocity Dissipation Devices
	EC-11	Slope Drains
	EC-12	Streambank Stabilization
	EC-13	<i>Reserved</i>
	EC-14	Compost Blanket
	EC-15	Soil Preparation/Roughening
	EC-16	Non-Vegetative Stabilization

Table A-8.2
Designated Construction BMPs

CATEGORY	BMP #	BMP NAME
Sediment Control BMPs	SE-1	Silt Fence
	SE-2	Sediment Basin
	SE-3	Sediment Trap
	SE-4	Check Dam
	SE-5	Fiber Rolls
	SE-6	Gravel Bag Berm
	SE-7	Street Sweeping and Vacuuming
	SE-8	Sandbag Barrier
	SE-9	Straw Bale Barrier
	SE-10	Storm Drain Inlet Protection
	SE-11	Active Treatment Systems
	SE-12	Temporary Silt Dike
	SE-13	Compost Socks and Berms
	SE-14	Biofilter Bags
Wind Erosion Control BMPs	WE-1	Wind Erosion Control
	TC-1	Stabilized Construction Entrance/ Exit
	TC-2	Stabilized Construction Roadway
	TC-3	Entrance/Outlet Tire Wash
	NS-1	Water Conservation Practices
	NS-2	Dewatering Operations
	NS-3	Paving and Grinding Operations
	NS-4	Temporary Stream Crossing
	NS-5	Clear Water Diversion
	NS-6	Illicit Connection/Illegal Discharge Detection and Reporting
	NS-7	Potable Water/Irrigation
	NS-8	Vehicle and Equipment Cleaning
	NS-9	Vehicle and Equipment Fueling
	NS-10	Vehicle and Equipment Maintenance
	NS-11	Pile Driving Operations
	NS-12	Concrete Curing
	NS-13	Concrete Finishing
	NS-14	Material and Equipment Use Over Water
	NS-15	Structure Demolition/Removal Over or Adjacent to Water
	NS-16	Temporary Batch Plants

Table A-8.2
Designated Construction BMPs

CATEGORY	BMP #	BMP NAME
Waste Management & Materials Pollution Control BMPs	WM-1	Material Delivery and Storage
	WM-2	Material Use
	WM-3	Stockpile Management
	WM-4	Spill Prevention and Control
	WM-5	Solid Waste Management
	WM-6	Hazardous Waste Management
	WM-7	Contaminated Soil Management
	WM-8	Concrete Waste Management
	WM-9	Sanitary/ Septic Waste Management
	WM-10	Liquid Waste Management

A-8.2.5 Documentation Requirements

Requirements for Construction General Permit Sites

Construction sites that are subject to the Construction General Permit are required to prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) meeting the requirements of the Construction General Permit. A Model SWPPP Template has been included as **Exhibit A-8.IV** as a guide for the information that should be included in a SWPPP.

Private Construction Projects Covered by the Construction General Permit

The following bullets describe the process that is followed by a private construction project:

- The project owner, developer or contractor is responsible for preparing the Notice of Intent (NOI), which must be signed by the owner or person delegated authority and submitted to the State Water Resources Control Board (SWRCB) via the Stormwater Multi-Application, Reporting, and Tracking System (SMARTS). Before issuing a grading or building permit, the City will require proof of Construction General Permit coverage (See conditions of approval **Section A-7.4.3**).
- Once the project owner, developer or contractor receives a grading or building permit (if applicable), the SWPPP must be prepared by Qualified SWPPP Developer (QSD), and signed by the responsible party and must be implemented year-round throughout the duration of the project's construction. County or District staff are not responsible for reviewing, approving or enforcing the SWPPP; these are responsibilities of the Regional Board. Inspector(s) may choose to use the SWPPP as a tool for on-site inspections.
- The City will inspect and enforce local permit(s) and ordinances, and will notify the Regional Board of non-compliance when the non-compliance meets the criteria of posing a threat to human or environmental health as discussed in **DAMP Section 8.4.6**.

SECTION A-8, CONSTRUCTION

- Within 90 days of when construction is complete or ownership has been transferred, the discharger shall electronically file a Notice of Termination (NOT), a final site map, and photos through the SWRCB SMARTS system. Filing a NOT certifies that all Construction General Permit requirements have been met.

Public Agency Construction Projects Covered by the General Permit

The following bullets describe the process that is followed by a public works construction project:

- The City of Laguna Hills will prepare all Permit Registration Documents (PRDs) and submit it to the SWRCB through the SMARTS system.
- The SWPPP will be prepared by a QSD, before the contractor is allowed to start construction activities. It is important to note that city staff is not responsible for enforcing the SWPPP, these are responsibilities of the Regional Water Quality Control Board; but inspectors are required to become familiar with the SWPPP as it is part of the contract documents.
- During construction, the City of Laguna Hills will inspect and enforce the contract documents and will notify the appropriate Regional Board when non-compliance meets the criteria of posing a threat to human or environmental health as discussed in Section 8.2.6.7 of the DAMP.
- Once the project is completed, the City of Laguna Hills will submit an NOT to the SWRCB.

Requirements for Other Sites

Private Construction Projects Not Covered by the Construction General Permit

Private construction projects not covered by the Construction General Permit, but covered under a grading permit, are required to develop Erosion and Sediment Control Plans (ESCPs). These ESCPs must show proposed locations of the erosion and sediment control BMPs that will be implemented during the construction project to comply with the minimum requirements listed in **Table A-8.1**.

Public Works Construction Projects Not Covered by the Construction General Permit

Public agency construction projects not covered by the Construction General Permit comply with appropriate pollution prevention control practices in accordance with the current edition of the “Green Book” Standard Specifications for Public Works Construction and the provisions of Section A-8, and shall develop and implement ESCPs.

A-8.2.6 Municipal Inspections and Enforcement

Inspection Responsibilities

The City of Laguna Hills performs inspections of construction sites to verify that the requirements for water quality protection are being implemented and maintained, that they

SECTION A-8, CONSTRUCTION

appropriately comply with local permits and ordinances and the Construction General Permit, and that they continue to protect water quality. Construction sites are inspected, according to the established priority, until construction activity is complete.

Inspection Frequencies

The City of Laguna Hills will inspect construction sites based upon the priority of the project. The frequency of construction site inspections is shown in **Table A-8.3**.

Table A-8.3

Inspection Frequency of Construction Projects Based on Construction Site Priority

Inspection Criteria Priorities for inspecting sites must consider the nature and size of the construction activity, topography, and the characteristics of soils and receiving water quality.	Rainy Season Inspection Frequency (Oct 1 - April 30)	Dry Season Inspection Frequency (May 1 - Sept 30)
Construction sites within the City's jurisdiction meeting any of the following criteria: <ul style="list-style-type: none">Any site 30 acres or largerAny site 1 acre or larger and tributary to a CWA section 303(d) water body segment impaired for sediment or within or directly adjacent to, or discharging directly to, the ocean or a receiving water within an ESAOther sites determined by the Copermittees or the Regional Board as a significant threat to water quality.	Biweekly	Annually in August or September
Construction sites with one acre or more of soil disturbance not meeting the criteria specified for 'high' priority sites	Monthly	As Needed
Construction sites that are less than one acre in size	As Needed	As Needed
** Reinspection frequencies must be determined by each Copermittee based upon the severity of deficiencies, the nature of the construction activity, and the characteristics of soils and receiving water quality. **		

Inspection Documentation Procedures

The City of Laguna Hills's construction site inspection checklist is included in **Exhibit A-8.III**. Records of all inspections and non-compliance reporting will be retained for a period of at least five years.

Enforcement Actions

Enforcement of construction projects will be undertaken by the City of Laguna Hills's inspectors and/or other staff who possess internal enforcement authority through established policies and procedures. Threat to water quality will be assessed by inspectors for construction site runoff that will not be reasonably controlled by the BMPs in place or if a failure of BMPs is resulting in the release of sediments or other pollutants. Violations observed will be documented by the inspectors.

If a significant and/or immediate threat to water quality is observed by an inspector, action will be taken to require the developer/contractor to immediately cease the discharge. Consistent with the City's Water Quality Ordinance (see **Exhibit A-4.1**). **Table A-8.4** outlines the City of Laguna Hills's enforcement steps that will be taken by inspectors for private construction projects and for public works construction projects. Depending on the violation, the inspector may choose to utilize contract language, a local permit, the grading ordinance or the water quality ordinance as the basis for enforcement.

Table A-8.4
Enforcement Actions for Construction Problems

PRIVATE CONSTRUCTION PROJECTS	PUBLIC WORKS CONSTRUCTION PROJECTS
Verbal Warning	Verbal Warning
Written Warning <ul style="list-style-type: none"> ▪ Notice of Non-Compliance ▪ Administrative Compliance Order ▪ Administrative Citations or Fines ▪ Cease and Desist Order 	Written Warning <ul style="list-style-type: none"> ▪ Notice of Non-Compliance
Stop Work Order	
Revocation of Permit(s) and/or Denial of Future Permits	
Civil and Criminal Court Actions	Civil and Criminal Court Actions

City of Laguna Hills approved enforcement forms used by inspection staff are provided in **Exhibit A-8.IV**.

Non-Compliance Reporting

The City of Laguna Hills will consider a site non-compliant when one or more violations of local ordinances, permits, or plans exist on the site. For the purpose of this document, such a violation shall also be considered a violation of the Construction General Permit for sites subject to those requirements. If a non-compliant private construction project meets the criteria of posing a threat to human or environmental health as discussed in of the **DAMP Section 8.2.6.7**, then the appropriate Regional Board will be notified as required.

Oral notification to the Regional Board of non-compliant private construction sites that are determined to pose a threat to human or environmental health will be provided within 24-hours of the discovery of non-compliance. Such oral notification shall be followed up by a written report and submitted to the Regional Board within 5 days of the incidence of non-compliance. Written notification(s) will identify the type(s) of non-compliance, describe the actions necessary to achieve compliance, and include a time schedule, subject to the modifications by the indicating when compliance will be achieved.

SECTION A-8, CONSTRUCTION

The City will notify the Regional Board prior to the wet season, or shall include with their annual LIP update, a summary of all construction sites with alleged violations. Information provided shall include, but not be limited to, the following:

1. WDID number if enrolled under the Construction General Permit
2. Site Location, including address
3. Current violations or suspected violations

A form for evaluating the potential impacts to human or environmental health is provided in **Exhibit A-8.V**

A-8.3 EDUCATION AND TRAINING

For an effective stormwater program to be efficiently implemented, its staff must have sufficient knowledge, experience, and skills. The Principal Permittee will coordinate, develop and present a number of different training modules in accordance with the *The Orange County Stormwater Program Training Program Framework: Core Competencies*. The City will support this effort by requiring the appropriate employees to attend training sessions, including annual pre-wet season training, if necessary.

Exhibit A-8.I

Construction Site Inventory Spreadsheet



Exhibit A-8.II

Stormwater Pollution Prevention Plan (SWPPP) Template



Exhibit A-8.III

Construction Inspection Checklist



Exhibit A-8.IV

Enforcement Forms



Exhibit A-8.V

Form for Evaluating Threat to Human or Environmental Health



Exhibit A-8.I

Construction Site Inventory Spreadsheet

Permits Issued Report

Permits Issued From Saturday, July 1, 2017 through Saturday, June 30, 2018

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
Certificate of Use and Occupancy						
CO-10-17-15603	61622105 23685 MOULTON PARKWAY #B1 COUO FOR HEARING TEST/HEARING AID FITTINGS	10/09/2017	<NONE>	WILLARD GILILLAND		
CO-10-17-15632	62114171 23961 CALLE DE LA MAGDALENA #130 COUO FOR OUTPATIENT MEDICAL AND IMAGING CLINIC	10/12/2017	<NONE>	VERITY MEDICA		
CO-10-17-15643	58816106 24461 RIDGE ROUTE DRIVE #A210 COUO FOR THINKTECH LABS	10/13/2017	<NONE>	RAJENDR MADDULA		
CO-10-17-15644	58806303 23252 DEL LAGO DRIVE #F COUO FOR TANGO DELTA SOLUTIONS	10/13/2017	<NONE>	ANTHONY DURBANO		
CO-10-17-15673	58811115 23461 SOUTH POINTE DRIVE #180 COUO FOR PROPERTY MANAGEMENT OFFICE	10/20/2017	<NONE>	JEAN LOC DAWSON		
CO-10-17-15676	62105133 24155 PASEO FIVE LAGUNAS COUO FOR HICKORY FARMS #10212	10/23/2017	5 LAGUNAS - MALL REDEVELOPME			

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
CO-10-17-15685	62024104 25361 ALICIA PARKWAY #A COUO FOR CONVENIENCE STORE. OWNER CHANGE	10/24/2017	<NONE>	ROHIT KOHLI		
CO-10-17-15729	62034107 24953 PASEO DE VALENCIA #11C COUO FOR THE HILLS MODERN DENTISTRY	10/31/2017	<NONE>	DON NGUYEN		
CO-11-17-15769	58814112 23282 MILL CREEK DRIVE #390 COUO FOR SMALL VEHICLE RETAIL DEALER	11/15/2017	<NONE>		CARWIN AUTO (
CO-11-17-15796	93209482 23422 PERALTA DRIVE #G COUO FOR FLOOR COVERING BUSINESS. OFFICE AND WAREHOUSE ONLY.	11/16/2017	<NONE>	FRED KASHANI		
CO-11-17-15819	58808111 23011 MOULTON PARKWAY #F2 REAL ESTATE AND PROPERTY MANAGEMENT OFFICE	11/22/2017	<NONE>	DONNA HINSHAW		
CO-11-17-15825	58811111 23322 SOUTH POINTE DRIVE #A COUO FOR IMPER ORTHO US, INC.	11/27/2017	<NONE>	ROCKLIN VERESPEJ		
CO-11-17-15844	58808124 23141 MOULTON PARKWAY #101 COUO FOR CAFE (CONTINUATION OF EXISTING USE)	11/28/2017	<NONE>	CAROLYN SANCHEZ		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
CO-1-18-16011	93209466 23400 PERALTA DRIVE #A COUO FOR WAREHOUSE ONLY FOR MANUFACTURING COMPANY	01/03/2018	<NONE>	JAMES M. DENNIS		
CO-1-18-16022	61622105 23665 MOULTON PARKWAY #A COUO FOR EL TORO PHARMACY	01/05/2018	<NONE>	ANGELI OZA		
CO-1-18-16023	62114171 23961 CALLE DE LA MAGDALENA #243 COUO FOR RADIOLOGY MEDICAL GROUP	01/05/2018	<NONE>			
CO-1-18-16045	58806113 23172 ALCALDE DRIVE #E E-LIQUID MANUFACTURING AND WHOLESALE	01/12/2018	<NONE>	OMAR A. TURBI		
CO-1-18-16049	62041109 25411 CABOT ROAD #205 COUO FOR PROFESSIONAL OFFICE - ENGINEERING SERVICES	01/12/2018	<NONE>	JOSEPH E DIETZ		
CO-1-18-16104	58814111 23272 MILL CREEK DRIVE #360 COUO FOR PSYCHOTHERAPY OFFICE: INDIVIDUAL, COUPLES, FAMILY	01/25/2018	<NONE>	DANIELLE NORGAARDE		
CO-1-18-16122	58803242 23552 COMMERCE CENTER DRIVE #E/F SKIN CARE/WAXING SERVICE AND RETAIL/WAREHOUSE OF RELATED PRODUCTS. NO MASSAGE.	01/29/2018	<NONE>	IMELDA MERMEJO		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
CO-1-18-16123	58811213 23275 SOUTH POINTE DRIVE #130 COUO FOR DIRECT RX PHARMACY	01/30/2018	<NONE>			
CO-1-18-16126	58806310 23151 ALCALDE DRIVE #C3 COUO FOR KENMAC PROPERTIES	01/30/2018	<NONE>	KENNETH VOIGHT		
CO-1-18-16128	62041107 25431 CABOT ROAD #202A COUO FOR NUTRITION CONSULTATION AND ALTERNATIVE/COMPLEMENTARY MEDICINE OFFICE	01/30/2018	<NONE>	ALI MESCHI		
CO-1-18-16130	58806205 23341 DEL LAGO DRIVE COUO FOR MARKETING AND DISTRIBUTION OF MOBILE PHONE ACCESSORIES AND WIRELESS DEVICES	01/31/2018	<NONE>	JEFF LEITMAN		
CO-12-17-15867	58803244 23561 RIDGE ROUTE DRIVE #L COUO FOR USED VEHICLE SALES	12/01/2017	<NONE>	ALIREZA MOGHADAM		
CO-12-17-15935	62034107 24953 PASEO DE VALENCIA #2A COUO FOR MASSAGE BUSINESS	12/14/2017	<NONE>	CUI MEI LIU		
CO-12-17-15941	62024104 25401 ALICIA PARKWAY #K ELECTRONIC CIGARETTE RETAIL STORE	12/18/2017	<NONE>	KLINE ET RAHIMIAN		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
CO-12-17-15944	62001189 24881 ALICIA PARKWAY #N ACUPUNCTURE MEDICAL OFFICE	12/18/2017	<NONE>	SEYEONG OH		
CO-12-17-15957	58805206 23192 VERDUGO DRIVE #B HVAC CONTRACTOR OFFICE AND WAREHOUSE	12/19/2017	<NONE>	JOSEPH M VAN DEREN		
CO-12-17-15993	61622105 23595 MOULTON PARKWAY #J COUO FOR BOOT CAMP (CHANGE OF OWNERSHIP)	12/28/2017	<NONE>	BOGLE DUSTIN		
CO-2-18-16155	62024104 25381 ALICIA PARKWAY #F COUO - NEW OWNER FOR EXISTING TAKE-OUT RESTAURANT: HEALTHY N TASTY	02/06/2018	<NONE>	EUNMI JUNG		
CO-2-18-16166	58805110 22972 MOULTON PARKWAY #103 COUO FOR FLAME BROILER RESTAURANT - OWNERSHIP CHANGE - EXISTING BUSINESS	02/07/2018	<NONE>		LEE & CHAE INC	
CO-2-18-16171	93424386 23141 LA CADENA DRIVE #M TERMITE COMPANY - OFFICE AND WAREHOUSE	02/08/2018	<NONE>	BRENT BRISTER		
CO-2-18-16191	58805417 23034 LAKE FOREST DRIVE #A COUO FOR MATTRESS RETAIL STORE	02/13/2018	<NONE>	CYNTHIA VERNE		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
CO-2-18-16208	58806310 23151 ALCALDE DRIVE #C2 COUO FOR ETHICS AMERICA	02/16/2018	<NONE>	SHIVA KAZEMI		
CO-2-18-16212	93424385 23141 LA CADENA DRIVE #L COUO FOR VARKEL CONST.	02/16/2018	<NONE>	SNAIER VARKEL		
CO-2-18-16246	62046112 24741 ALICIA PARKWAY #G COUO FOR CHILDREN'S FINE ART CLASS BUSINESS	02/22/2018	<NONE>	HILARY KEY		
CO-2-18-16276	58803244 23461 RIDGE ROUTE DRIVE #E RETAIL SALES OF FURNITURE AND ORIENTAL RUGS	02/28/2018	<NONE>	MEHRAN NAMAZIAN		
CO-3-18-16281	62105133 24155 PASEO FIVE LAGUNAS #1080A COUO FOR KURA SUSHI. UPDATE TO NAME ONLY.	03/01/2018	<NONE>	HAJIME UBA		
CO-3-18-16347	58806607 23112 ALCALDE DRIVE #A CONSTRUCTION AND CONSULTING SERVICES OFFICE/WAREHOUSE	03/13/2018	<NONE>	DAVID JACKSON		
CO-3-18-16364	58806113 23192 ALCALDE DRIVE #E INSPECTION AND LIGHT MANUFACTURING OF WAVEGUIDES - SPACE-QUALIFIED SATELLITE COMPONENTS	03/19/2018	<NONE>	EDEN BIELE		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
CO-3-18-16365	62105133 24155 PASEO FIVE LAGUNAS #1760 COUO FOR PANDA REFLEXOLOGY	03/19/2018	5 LAGUNAS - MALL REDEVELOPME	HAI YING WANG		
CO-3-18-16385	62024104 25401 ALICIA PARKWAY #C COUO FOR MASSAGE SPA. BUSINESS NAME CHANGE ONLY. MEP-4-17-3860. OPERATOR MUST UPDATE NAME ON 2018 RENEWAL	03/26/2018	<NONE>	JOHN R. KIEFF		
CO-3-18-16394	62041107 25431 CABOT ROAD #205 COUO FOR CHIROPRACTIC OFFICE	03/27/2018	<NONE>	MICHAEL WHELAN		
CO-3-18-16409	58805206 23192 VERDUGO DRIVE #D COUO FOR PUMP SYSTEM (FOR HOTELS AND RESTAURANTS) DISTRIBUTOR	03/29/2018	<NONE>	CHARLES MCASLAN		
CO-4-18-16421	62034107 24953 PASEO DE VALENCIA #8C COUO FOR PHYSICAL THERAPY OFFICE. (E) USE - OWNERSHIP CHANGE.	04/02/2018	<NONE>	JUSTIN FESLER		
CO-4-18-16427	93209458 23232 PERALTA DRIVE #221 COUO FOR LIFE COACH/SPIRITUAL CONSULTANT	04/03/2018	<NONE>	TRACEY O'MARA		
CO-4-18-16433	58814207 23161 MILL CREEK DRIVE #335 COUO FOR TECHNOLOGY/LOGISTICS SERVICE OFFICE	04/04/2018	<NONE>		SILICONWARE F	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
CO-4-18-16436	61622105 23685 MOULTON PARKWAY #B COUO FOR MASSAGE ESTABLISHMENT - OWNERSHIP CHANGE	04/04/2018	<NONE>	ANDY WANG		
CO-4-18-16441	93209476 23422 PERALTA DRIVE #A COUO FOR ONLINE FURNITURE SALES WAREHOUSE	04/04/2018	<NONE>		CRANNY'S FURI	
CO-4-18-16469	62034108 24953 PASEO DE VALENCIA #23A COUO FOR DENTAL OFFICE (E) USE	04/10/2018	<NONE>	EDWARD MOUSALLY		
CO-4-18-16521	62003243 25283 CABOT ROAD #215 COUO FOR AUTO WHOLESALE - NO VEHICLES ON SITE FOR SALE/SHOW	04/20/2018	<NONE>	AHMAD H. JAMI		
CO-4-18-16540	58803244 23451 AVENIDA DE LA CARLOTA #A2 COUO FOR BACKYARD EXRESSIONS - PATIO, BBQ, FIRESIDE STORE	04/25/2018	<NONE>	JIM MONTGOMERY		
CO-4-18-16555	58808123 23151 MOULTON PARKWAY #108 COUO FOR MH COUNSELING	04/26/2018	<NONE>	MATTHEW LEHMAN		
CO-4-18-16562	62021201 25292 MCINTYRE STREET #A COUO FOR GREEK REST.	04/27/2018	<NONE>	KARLO TOOROSIAN		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
CO-5-18-16589	58811117 23441 SOUTH POINTE DRIVE #270 COUO FOR LAW OFFICE	05/03/2018	<NONE>	KRISTEN PRZEKLASA		
CO-5-18-16616	58803244 23521 RIDGE ROUTE DRIVE #C COUO FOR WAREHOUSE AND RESALE FOR ITEMS BOUGHT AT AUCTIONS	05/09/2018	<NONE>	PAT, MON DELIN		
CO-5-18-16621	58811117 23441 SOUTH POINTE DRIVE #280 COUO FOR R2BUILD	05/10/2018	<NONE>	MASSOUE JAMI		
CO-5-18-16694	62041105 25401 CABOT ROAD #114 COUO FOR OUTPATIENT SUBSTANCE ABUSE COUNSELING	05/23/2018	<NONE>	DAVID WELCH, PhD		
CO-5-18-16731	58814111 23272 MILL CREEK DRIVE #205 COUO FOR HOME CARE SERVICES OFFICE	05/31/2018	<NONE>	JAMES A. TOONE		
CO-5-18-16734	62003237 25301 CABOT ROAD #214 COUO FOR ESCROW OFFICE	05/31/2018	<NONE>	DAVID COWLIN		
CO-6-17-15124	62049201 24422 AVENIDA DE LA CARLOTA #290 COUO FOR ADMINISTRATIVE OFFICE FOR MANUFACTURING/ DISTRIBUTION OF ELECTRONIC COMPONENTS	07/06/2017	<NONE>	MICHAEL CALABRIA		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
CO-6-18-16738	62508104 25616 ALICIA PARKWAY COUO FOR DONUT SHOP	06/01/2018	<NONE>	TAKESHI HAYAKAWA		
CO-6-18-16744	58806307 23291 PERALTA DRIVE #A1 COUO FOR EPIC PRECISION MANUFACTURING, LLC	06/04/2018	<NONE>	JEREMY GILLIS		
CO-6-18-16747	62049115 24231 AVENIDA DE LA CARLOTA COUO FOR SCRATCH BAKERY...CHANGE OF NAME FROM NANA FIS	06/04/2018	<NONE>			
CO-6-18-16802	58814112 23282 MILL CREEK DRIVE #110E CONSTRUCTION MANAGEMENT OFFICE	06/12/2018	<NONE>		GAFCON, INC.	
CO-6-18-16832	58803225 23046 AVENIDA DE LA CARLOTA #210 COUO FOR PREMIER HEALTHCARE SERVICES, LLC	06/18/2018	<NONE>	JOE MALLINGER		
CO-6-18-16867	62114179 23521 PASEO DE VALENCIA #302A COUO FOR HEAR USA (CHANGE OF OWNERSHIP)	06/22/2018	<NONE>	SANDY BERGEL		
CO-6-18-16884	62003243 25283 CABOT ROAD #107 COUO FOR PSYCHOTHERAPY OFFICE	06/26/2018	<NONE>	DANIELLE REDDEL		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
CO-6-18-16899	62522106 26552 MOULTON PARKWAY #E COUO FOR LOVE SWEAT YOGA (NAME CHANGE)	06/28/2018	<NONE>	TIFFANY FROHOFF		
CO-7-17-15157	62034106 24953 PASEO DE VALENCIA #4A COUO FOR WEIGHT LOSS MANAGEMENT OFFICE	07/07/2017	<NONE>	GARRY KIM		
CO-7-17-15172	58806411 23362 PERALTA DRIVE #5 INK CARTRIDGE RESALE OFFICE	07/11/2017	<NONE>	MATT LOWE		
CO-7-17-15176	61603209 23972 AVENIDA DE LA CARLOTA COUO FOR RODRIGO'S MEXICAN RESTAURANT (NAME CHANGE FROM DON JOSE)	07/11/2017	<NONE>		ROD FRASER E	
CO-7-17-15193	62021201 25292 MCINTYRE STREET #T COUO FOR TAKE OUT DELI	07/13/2017	<NONE>	JUDAH VINOGRAD		
CO-7-17-15205	58803242 23301 AVENIDA DE LA CARLOTA #A COUO FOR KITCHEN, BATH, FLOORING, AND WINDOW SHOWROOM	07/17/2017	<NONE>	MORTEZA KADKHODAI		
CO-7-17-15207	58806105 23412 MOULTON PARKWAY #100 CHIROPRACTIC OFFICE	07/18/2017	<NONE>	TIMOTHY LANIER		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
CO-8-17-15270	58805420 23016 LAKE FOREST DRIVE #G COUO FOR BEAUTY SUPPLY STORE	08/03/2017	<NONE>	WARD BASSETT		
CO-8-17-15301	62041105 25401 CABOT ROAD #206 COUO FOR RETIREMENT PLANNING OFFICE	08/08/2017	<NONE>	NORMAN JOHNSON		
CO-8-17-15303	58805127 23151 VERDUGO DRIVE #113 COUO FOR ADMINISTRATIVE OFFICE FOR BEHAVIORAL HEALTH SERVICES	08/09/2017	<NONE>	CLAUDIA RIQUELME		
CO-8-17-15316	58805202 23022 LA CADENA DRIVE #201 COUO FOR VIDEO EDITING BUSINESS	08/11/2017	<NONE>	ZOHREH / AHMADI		
CO-8-17-15326	58803244 23561 RIDGE ROUTE DRIVE #A COUO FOR USED CAR DEALERSHIP	08/15/2017	<NONE>	ZHIHENG LAI		
CO-8-17-15346	62024104 25401 ALICIA PARKWAY #C COFUO FOR MASSAGE ESTABLISHMENT	08/21/2017	<NONE>	JOHN R. KIEFF		
CO-8-17-15371	58808101 22941 TRITON WAY #142 COUO FOR LJ BODY CARE CENTER	08/24/2017	<NONE>	YEON KIM		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
CO-8-17-15373	62022138 25261 PASEO DE ALICIA COUO FOR GUIDEPOST MONTESSORI DAYCARE	08/24/2017	<NONE>	ELAN WALSHE		
CO-8-17-15375	58805623 23221 SOUTH POINTE DRIVE #101 OUTPATIENT PHYSICAL THERAPY OFFICE	08/25/2017	<NONE>	ALAN CHENG		
CO-8-17-15410	58805102 23052 LAKE FOREST DRIVE #A1 COUO FOR CABINTRY RETAIL	08/31/2017	<NONE>	ALI MANSOURI		
CO-8-17-15415	58803242 23552 COMMERCE CENTER DRIVE #T COUO FOR ALICIA MOG, ELECTRONICS DISTRIBUTION	08/31/2017	<NONE>	RICARDO GASCA		
CO-9-17-15439	58805201 23152 VERDUGO DRIVE #104 COUO FOR INSURANCE, AUTO REGISTRATION, AND NOTARY OFFICE	09/07/2017	<NONE>	ISABELLA SANDOVAL		
CO-9-17-15440	58805201 23152 VERDUGO DRIVE #104 COUO FOR LIVE SCAN FINGERPRINTING OFFICE (SHARING SUITE W. RELIABLE INSURANCE)	09/07/2017	<NONE>	ISABELLA SANDOVAL		
CO-9-17-15464	58803242 23551 COMMERCE CENTER DRIVE #E COUO FOR AUTO REPAIR BUSINESS EXISTING AUTO REPAIR USE	09/12/2017	<NONE>	CAMERON HAUSMAN		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
CO-9-17-15500	62001189 24881 ALICIA PARKWAY #F COUO FOR NAIL SALON	09/21/2017	<NONE>	MICHAEL PHAM		
CO-9-17-15522	62034108 24953 PASEO DE VALENCIA #24A COUO FOR OPTOMETRY OFFICE	09/25/2017	<NONE>	BICH TRAN, O.A.		

**Totals for Certificate of Use and
Occupancy : 92**

Commercial Building

COM-10-17-15573	62105133 24155 PASEO FIVE LAGUNAS PLACE #1055A 1293sf TI FOR OOMBA LOUNGE; DEMO (E) SOFFIT LIGHTING, HALF-WALLS, BUILT- IN BOOTHS, TABLES, SEATS, MINOR MECH AND ELEC - NO PLUMB OR CHANGE TO KITCHEN	10/17/2017	<NONE>	MARK BOTICH	MARK BOTICH	(949)701-0476
COM-10-17-15592	62707105 25211 EMPTY SADDLE DRIVE 360sf TUFF SHED FOR NGRHOA	11/21/2017	<NONE>	DANNY MUNZAR	TUFF SHED INC	(303)474-5524
COM-10-17-15611	62021119 25552 LA PAZ ROAD 450SF TI FOR DEMO, NEW INTERIOR PARTITIONS, RELCATE DOOR ASSEMBLIES, NEW EL & FINISHES	02/08/2018	<NONE>	CLYDE TAMANAH	TAMA CONSTRUCTION INC.	(949)450-0411
COM-10-17-15636	58805623 23221 SOUTH POINTE DRIVE #101 1761sf TI FOR PEGASUS PHYSICAL THERAPY	11/01/2017	<NONE>	DE THAT TON	DE THAT TON	
COM-10-17-15647	58816110 23332 MILL CREEK DRIVE #125 2278sf TI FOR ICON EQUITIES	11/13/2017	<NONE>	SEAN DAVIS	ESPLANADE BUILDERS INC	(937)570-8839

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
COM-10-17-15660	62508104 25606 ALICIA PARKWAY 1069sf TI FOR I LOVE SWEET BAR	11/21/2017	<NONE>	RYAN TRUONG	OWNER/BUILD R - TENANT CA	
COM-10-17-15686	62049106 24391 AVENIDA DE LA CARLOTA DRIVE #JV01 & JV02 OWNER IMPROVEMENTS TO RETAIL SHELL: CREATE RESTROOM IN SUITE JV02; SPLIT DX SYSTEMS WITH HEAT PUMPS ON ROOF, NEW U/G WASTE LINE CONNECTION TO SEWER; NEW WASTE VENT TO ROOF, EXTENSION OF GAS & ELEC LINES; REVISED TO INCLUDE 11'X52' OF DECK RAILING	01/15/2018	<NONE>	RICHARD RICHARD CONS	RICHARD & RICHARD CONSTRUCTION 234 VENTURE STREET #100 SAN MARCOS CA 92078	
COM-10-17-15695	58816110 23332 MILL CREEK DRIVE #140 1717SF TI FOR SPEC SUITE	11/28/2017	<NONE>	JENNIFER CLARK	ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #100 TORRANCE CA 92660	(937)570-8839
COM-10-17-15727	62522102 26538 MOULTON PARKWAY #E,F,G 9420sf SHELL ONLY FOR SUITES: E, F & G	12/26/2017	<NONE>		MERCER CONSTRUCTION CO 42690 RIO NEDO WAY #D TEMECULA CA 92590	(951)296-0111
COM-11-17-15738	58816109 23382 MILL CREEK DRIVE #200 T.I. TO INCLUDE NEW DOORS, WALLS, POWER PLUMBING, LIGHTING, MILL WORK, HVAC, FINISHES	12/07/2017	<NONE>	SEAN DAVIS	ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #100 TORRANCE CA 92660	(937)570-8839
COM-11-17-15752	62003237 25301 CABOT ROAD 10 (N) EV STATION, 4 DUAL/2 SINGLE CHARGERS, (N) 400A METER	11/22/2017	<NONE>	KATHERIN LANDERS	HENKELS AND MCCKOY 3760 CONVOY STREET #230 SAN DIEGO CA 92111	
COM-11-17-15755	58803225 23046 AVENIDA DE LA CARLOTA LANE #525 2154sf TI FOR SPEC SUITE	12/12/2017	<NONE>		BUILD RITE INC CA	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
COM-11-17-15814	62114166 24022 CALLE DE LA PLATA STREET 6737.75sf OF IMPROVEMENTS TO LOBBY, HALLWAYS AND BATHROOMS ON GROUND FLR THRU 5TH FLOOR, DEMO OF ENTIRE 2ND FLOOR TENANT SPACE; REV TO ADD DIMISING WALL TO CREATE STE 200 & 201 - WALL REMOVED FROM SCOPE	06/28/2018	<NONE>	JOE COLEMAN	GOLDEN CONSTRUCTION INC. 7271 MARS DRIVE HUNTINGTON BEACH CA 92647	(714)847-8080
COM-11-17-15855	62049106 24391 AVENIDA DE LA CARLOTA ROAD #A EMPTY UNIT, CALLED SOBA IZAKAYA MINAMI, T.I. TO INCLUDE NEW WALLS, BATH ROOMS, KITCHEN, TO INCLUDE ME, EL AND PL	04/05/2018	<NONE>	JASON SEKINE	GREEN EAGLE CORP 20121 VALLEY BOULEVARD WALNUT CA 91789	
COM-11-17-15861	58803225 23046 AVENIDA DE LA CARLOTA PARKWAY #210 2556sf TI FOR SPEC SUITE	01/22/2018	<NONE>		BUILDRITE INC 1609 MCFADDEN AVENUE #D SANTA ANA CA 92705	(714)547-7737
COM-1-18-16018	58816104 24401 RIDGE ROUTE DRIVE #B104 1275sf TI FOR BAKERY	06/11/2018	<NONE>		BARAY KARIM 188 TECHNOLOGY #N IRVINE CA 92618	(714)724-1902
COM-1-18-16051	58803225 23046 AVENIDA DE LA CARLOTA 3399sf TI IN LOBBY AREA; (N) CANOPY, (N) GARDEN PAVILLION AND ENTRY PORTAL; (N) LANDSCAPE, (1) NEW MONUMENT SIGN, (N) EV CHARGING STATIONS, RE-STRIPING, ADA UPGRADES 4074sf	03/16/2018	<NONE>		TURELK 3700 SANA FE AVENUE LONG BEACH CA 90810	
COM-1-18-16076	58805203 23062 LA CADENA DRIVE 3230 SQ FT OF COMMERCIAL RACKING	04/18/2018	<NONE>	JOSE RODRIGUEZ	JOSE RODRIGUEZ 6949 BUCKEYE STREET CHINO CA 91710	(909)287-3030
COM-1-18-16105	62114168 24012 CALLE DE LA PLATA DRIVE #485 2355 TI FOR PACIFIC PALMS COUNSELING OFFICE	03/29/2018	<NONE>		DETAILS CC INC 1773 LINCOLN AVENUE #K ANAHEIM CA 92801	(714)239-5000

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
COM-1-18-16113	58815111 23042 MILL CREEK DRIVE 7039sf TI FOR 23042 MILL CRK	05/23/2018	<NONE>		K M P CONSTRUCTION 27758 SANTA MARGARITA PARKWAY MISSION VIEJO CA 92691	
COM-12-17-15875	58811111 23322 SOUTH POINTE DRIVE #A 140sf NEW CLEAN ROOM FOR SUITE A	12/05/2017	<NONE>		MARCOLINE & ASSOCIATES 959 LAKE SUMMIT DRIVE ANAHEIM CA 92807	
COM-12-17-15914	58806418 23251 VISTA GRANDE DRIVE #A NEW WALL INTERIER, DEMO METAL SHELVING	12/12/2017	<NONE>	FARAMAR KHALADJ	OWNER/BUILDE R CA	
COM-12-17-15932	62114133 24411 HEALTH CENTER DRIVE #OUTPATIENT EXPR 2105sf TI OF EXISTING OUTPATIENT LAB INTO AN OUTPATIENT INFUSION CENTER	06/08/2018	<NONE>	RICK NELSON	RICK NELSON 16993 BLUEWATER LANE HUNTINGTON BEACH CA 92649	
COM-12-17-15938	62522102 26538 MOULTON PARKWAY #E, F, G 9,231sf TI FOR SUITES E, F, G - MEDICAL OFFICE BLDG	02/23/2018	<NONE>	ROSS HARVEY	SLATER BUILDERS INC 3100-B PULLMAN STREET COSTA MESA CA 92626	(714)434-4887
COM-12-17-15946	61622105 23719 MOULTON PARKWAY 13,929sf TI FOR VALOR HEALTH CBOC	03/06/2018	<NONE>	DELBERT BITTINGER	SDB INC 1001 EDWARD DRIVE TEMPE AZ 85281	
COM-12-17-15947	58816108 23422 MILL CREEK DRIVE #210 500SF NEW WALLS, MEP	02/05/2018	<NONE>		ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #100 TORRANCE CA 92660	(937)570-8839

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
COM-12-17-15948	58816108 23422 MILL CREEK DRIVE #130 445SF NEW WALLS AND MEP	02/05/2018	<NONE>		ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #100 TORRANCE CA 92660	(937)570-8839
COM-12-17-15949	62522102 26532 MOULTON PARKWAY 2967sf TI FOR NAIL RESORT; ADD NEW RESTROOM, TREATMENT ROOM, BREAK ROOM & UTILITY ROOM; NEW SPA CHAIRS	12/19/2017	<NONE>		MERCER CONSTRUCTION CO 42690 RIO NEDO WAY #D TEMECULA CA 92590	(951)296-0111
COM-12-17-15971	62114168 24012 CALLE DE LA PLATA DRIVE #330 1851sf TI FOR FRANKLIN ADVANTAGE INC; 225sf REMODEL OF 3RD FLR RESTROOMS FOR ADA COMPLIANCE	02/22/2018	<NONE>		DETAILS CC INC 1773 LINCOLN AVENUE #K ANAHEIM CA 92801	(714)239-5000
COM-12-17-15975	58815111 23032 MILL CREEK DRIVE 6714sf TI FOR 23032 MILL CRK	05/23/2018	<NONE>		K M P CONSTRUCTION 27758 SANTA MARGARITA PARKWAY MISSION VIEJO CA 92691	
COM-2-17-14514	62105133 24155 PASEO FIVE LAGUNAS #1860 1309sf TI FOR SUBWAY	07/05/2017	5 LAGUNAS - MALL REDEVELOPME		JOHN NAZARI 1107 CHAPMAN AVENUE #102 ORANGE CA 92866	(714)744-2446
COM-2-18-16151	62049110 24291 AVENIDA DE LA CARLOTA #P1 233sf FIRE DAMAGE REPAIRS TO MA'S HOUSE; DRYWALL REPAIR, T-BAR, ROOF REPAIR & REPLACE ELEC PANELS	02/05/2018	<NONE>		JERRY LEE 1839 DUFFEE AVENUE SOUTH EL MONTE CA 91733	
COM-2-18-16160	58808107 22772 GRANITE WAY REMOVE AND REPLACE 12 SKYLIGHTS ICCESR 3837	02/07/2018	<NONE>		ROSSCRETE ROOFING INC PO BOX 691 RIALTO CA 92377	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
COM-2-18-16222	62049106 24391 AVENIDA DE LA CARLOTA PARKWAY #B 1072sf TI FOR LAVISH HAIR STUDIO BY PATY	05/14/2018	<NONE>		ZION GENERAL CONTRACTOR	(949)456-7089
					24922 MUIRLANDS BOULEVARD LAKE FOREST CA 92630	
COM-2-18-16252	58803242 23301 AVENIDA DE LA CARLOTA #C 6506sf TI FOR BREWERY/FOOD SERVICE; 700sf OF PATIO AND 2 EQUIPMENT AREAS	04/19/2018	<NONE>		CLTVT	(760)990-3499
					1920 ALVARADO STREET OCEANSIDE CA 92054	
COM-2-18-16254	62508104 25539 PASEO DE VALENCIA REPAIR 1172sf TRELLIS	03/14/2018	<NONE>	MONIQUE LACHER	OWNER/BUILDE R	
					CA	
COM-2-18-16255	62021117 25260 LA PAZ ROAD #2 972sf TI FOR FORBES BARBER SHOP	03/26/2018	<NONE>	JOSH GIBBS	TRIVISTA INC dba ALLIANCE INTERIORS	(760)269-4027
					970 VALLEY PARKWAY ESCONDIDO CA 92025	
COM-3-18-16303	58811117 23441 SOUTH POINTE DRIVE #265-290 3784sf TI FOR SPEC SUITES; CONVERT 3 (E) SUITES INTO 4 SUITES: 265, 270, 280, 290; UPGRADE ADA PARKING STALLS	04/03/2018	<NONE>	TONY SIEBLER	OWNER/BUILDE R	
					CA	
COM-3-18-16344	62114168 24012 CALLE DE LA PLATA #470 2,711sf TI FOR PACIFIC PALMS RECOVERY ADMIN OFFICES	04/19/2018	<NONE>		DETAILS CC INC	(714)239-5000
					1773 LINCOLN AVENUE #K ANAHEIM CA 92801	
COM-3-18-16375	58806308 23331 PERALTA DRIVE #1 3575sf OF STORAGE RACKS IN WAREHOUSE 8'	04/18/2018	<NONE>	JOHN MARTINEZ	RACK US UP INC	
					8620 SORENSEN AVENUE #8 SANTA FE SPRINGS CA 90670	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
COM-4-17-14837	62114171 23961 CALLE DE LA MAGDALENA #243 COMMERCIAL TI TO MAKE (E) RESTROOM ADA COMPLIANT AND ELECTRICAL FOR SUITE	07/19/2017	<NONE>		SMITH AND SEVERSON RILLI DERS LLC 21072 BAKE PARKWAY #106 LAKE FOREST CA 92630	(949)232-1222
COM-4-18-16435	62114171 23961 CALLE DE LA MAGDALENA PARKWAY #402 1560sf TI FOR SPEC SUITE	06/06/2018	<NONE>	SCOTT HOOD	SCOTT HOOD 387 MAGNOLIA AVENUE #103-123 CORONA CA 92879	
COM-4-18-16501	62114168 24012 CALLE DE LA PLATA #450 380sf TI FOR WINDSTONE	05/29/2018	<NONE>		DETAILS CC INC 1773 LINCOLN AVENUE #K ANAHEIM CA 92801	(714)239-5000
COM-4-18-16565	62024104 25381 ALICIA PARKWAY #C 144sf TI TO CREATE OPENING INTO SUITE D	05/07/2018	<NONE>		FLORES CONSTRUCTION COMPANY 10058 DOWNEY SANFOR BRIDGE RO/ DOWNEY CA 90240	(562)715-1180
COM-5-17-14885	62114134 23961 CALLE DE LA MAGDALENA #300-334 DEMO WALLS, DOORS IN SUITES 300, 302, 305, 332, 334 INFILL WALLS - TO CREATE "WHITE BOX" SUITE 300 FOR FUTURE TI; NO MEP	09/21/2017	<NONE>		SMITH AND SEVERSON RILLI DERS LLC 21072 BAKE PARKWAY #106 LAKE FOREST CA 92630	(949)232-1222
COM-5-17-14933	58814207 23161 MILL CREEK DRIVE OPEN LATTICE PATIO COVER	07/13/2017	<NONE>	NESTOR FIERRO	SYSTEM PAVING INC dba SYSTEM PAVERS 1600 DOVE STREET #250 NEWPORT BEACH CA 92660	(949)728-3954
COM-5-18-16598	62021117 25260 LA PAZ ROAD #1 971sf TI FOR SOUTH COUNTY TATTOO	05/18/2018	<NONE>	JOSH GIBBS	TRIVISTA INC dba ALLIANCE INTERIORS 970 VALLEY PARKWAY ESCONDIDO CA 92025	(760)269-4027

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
COM-5-18-16680	62049201 24422 AVENIDA DE LA CARLOTA STREET #110 3555sf TI FOR ORANGE COUNTY EYE INSTITUTE, NEW MEP	06/15/2018	<NONE>	JASON DONTJE	HOWARD BUILDING CORPORATION 3184 AIRWAY AVENUE #K COSTA MESA CA 92626	(714)438-2272
COM-5-18-16727	62046112 24741 ALICIA PARKWAY #G 1800sf SHELL TI UPGRADE RESTROOM FOR ADA COMPLIANCE	06/07/2018	<NONE>	SARA SHISHANI	PAFRACON INC dba MARVISTA CONSTRUCTION 603 ALTON AVENUE #H SANTA ANA CA 92705	(714)545-6550
COM-6-17-15112	62105201 24012 AVENIDA DE LA CARLOTA PARKWAY #C NEW WALL, RE-BUILD PONY WALL AND NEW PL IN (E) BATHROOMS - REINSTATED ON 2/26/18	02/26/2018	<NONE>		EXTREME CLEAN CONSTRUCTION 1390 TITAN WAY BREA CA 92821	
COM-6-17-15123	62003118 25214 CABOT ROAD 5905sf ADA SITE IMPROVEMENTS IN FRONT OF (E) RESTAURANT BLDG & 9195sf IN FRONT OF (E) RETAIL BLDG	09/07/2017	<NONE>	CHRIS HUARACHA	RICK FOWLER CA	(760)271-1222
COM-6-17-15135	58805420 23016 LAKE FOREST DRIVE #A NEW 8' WALL AND DOOR TO CREATE A HALL WAY AND ENTRY LEADING TO THE BATHROOM AT REAR OF THE RESTAURANT	07/05/2017	<NONE>	MOE ZOMORODI	OWNER/BUILDE R - TENANT CA	
COM-6-18-16794	58816110 23332 MILL CREEK DRIVE #210 FIX SAGGING BEAM	06/11/2018	<NONE>		ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #100 TORRANCE CA 92660	(937)570-8839
COM-6-18-16836	62021103 25382 MACKENZIE STREET ADDING EXTERIOR DOOR IN "ISO ROOM" APPROX 42sf	06/19/2018	<NONE>	STEVE	S N E TILE & MARBLE CA	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
COM-7-17-15182	62105134 24001 AVENIDA DE LA CARLOTA #B 4313sf TI FOR KING'S FISH HOUSE	10/05/2017	<NONE>	OKA CRAIG	G A MAYEDA & ASSOCIATES 722 PAULINA AVENUE REDONDO BEACH CA 90277	
COM-7-17-15192	62021117 25260 LA PAZ ROAD #3-4 1802sf TI FOR YOGA STUDIO	08/31/2017	<NONE>	JOSH GIBBS	TRIVISTA INC dba ALLIANCE INTERIORS 970 VALLEY PARKWAY ESCONDIDO CA 92025	(760)269-4027
COM-7-17-15202	62049110 24291 AVENIDA DE LA CARLOTA #P1 132sf NEW WALL TO ENCLOSE NEW WALK-IN FREEZER/COOLER; 90sf NEW WALL FOR STORAGE	08/01/2017	<NONE>	JERRY LEE	JERRY LEE 1839 DURFEE AVENUE SOUTH EL MONTE CA 91733	
COM-7-17-15212	62105201 24012 AVENIDA DE LA CARLOTA #C REMOVE UNDERGROUND GREASE TRAP, BACKFILL; ADD NEW ABOVE GROUND GREASE TRAP	07/19/2017	<NONE>	KENT MCNAUGHTON	OWNER/BUILDE R - TENANT CA	
COM-7-17-15264	58816107 24411 RIDGE ROUTE DRIVE #225 7950sf TI, NEW MEP	09/15/2017	<NONE>	SEAN DAVIS	ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #100 TORRANCE CA 92660	(937)570-8839
COM-8-17-15268	58803242 23301 AVENIDA DE LA CARLOTA #A 7 NON-BEARING PARTITION WALLS FOR KITCHEN AND BATH DISPLAYS, NO PL OR ELEC - REVISED TO INSTALL 2 NON-BEARING WALLS	08/01/2017	<NONE>	MORTEZA KAVKHODAI	MORTEZA KAVKHODAI 23301 AVENIDA DE LA CARLOTA #A LAGUNA HILLS CA 92653	(949)302-5030
COM-8-17-15290	58816107 24411 RIDGE ROUTE DRIVE #220 7884sf TI FOR QUESTSOFT, NEW MEP	09/07/2017	<NONE>	JENNIFER CLARK	ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #100 TORRANCE CA 92660	(937)570-8839

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
COM-8-17-15315	62114179 23521 PASEO DE VALENCIA #B11 EXPAND EXISTING ELECTRICAL ROOM INTO SUITE B11, DEMO 2 SINGLE DOORS & 1 DOUBLE DOOR IN SUITE B11; ELEC IS DEFERRED SUBMITTAL	09/13/2017	<NONE>		SHERWOOD CONSTRUCTION SERVICES 34532 VIA ESPINOZA #B CAPO BEACH CA 92624	(949)610-9149
COM-8-17-15340	62114133 24411 HEALTH CENTER DRIVE #560 681sf TI FOR SUITE 560	09/25/2017	<NONE>	RICK NELSON	RICK NELSON 16993 BLUEWATER LANE HUNTINGTON BEACH CA 92649	
COM-8-17-15361	62114166 24022 CALLE DE LA PLATA #100 5541sf TI FOR SUITE 100; SIMONMED IMAGING	11/13/2017	<NONE>	DAN POWERS	DAN POWERS 563 JUANITA AVENUE MESA AZ 85204	
COM-8-17-15414	62021117 25260 LA PAZ ROAD #M REMODEL 1 (E) BATHROOM/ ADD 1 (N) BATHROOM & 2 (N) SHOWERS- 236 SQ FT	10/26/2017	<NONE>		DSM 620 IMPERIAL STREET LOS ANGELES CA 90021	(213)613-1302
COM-9-17-15441	62021201 25292 MCINTYRE STREET #W COMM TI- 1,446 SQ FT W/ MEP	11/21/2017	<NONE>		LJ CONSTRUCTION 15902 HALIBURTON ROAD HACIENDA HEIGHTS CA 91745	(626)275-2458
COM-9-17-15447	61622105 23685 MOULTON PARKWAY #C TENANT IMPROVEMENT; MOVE ONE NON-BARING WALL TO MAKE TWO OFFICE SUITES IN EXISTING BUILDING; WITH ONE WINDOW	09/08/2017	<NONE>	DIEGO RIVAS	DIEGO RIVES P O BOX 492 GARDEN GROVE CA 92503	(800)561-7644
COM-9-17-15450	62522102 26548 MOULTON PARKWAY #M RESTAURANT CONVERSION TO "LE PEEP" RESTAURANT; ADD WALK IN FREEZER& BAR COUNTER, ADA COMPLIANT RESTROOMS	12/22/2017	<NONE>	CASSAND DUERSCHIEDT	RESTAURANT BUILDERS & DESIGN 17785 SKY PARK CIRCLE #K IRVINE CA 92614	(949)474-2208

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
COM-9-17-15453	62046112 24781 ALICIA PARKWAY #B 1241sf TI FOR HEN HOUSE GRILL - ALICIA (SUITE B + C)	11/01/2017	<NONE>	MICHEL KHAC	KHAC SU MICHEL 14071 HOPE STREET #A GARDEN GROVE CA 92843	(714)724-0142
COM-9-17-15517	62114171 23961 CALLE DE LA MAGDALENA DRIVE #440 1813sf TI FOR PROPERTY MANAGEMENT OFFICE	10/31/2017	<NONE>	SCOTT HOOD	SCOTT HOOD 387 MAGNOLIA AVENUE #103-123 CORONA CA 92879	

Totals for Commercial Building : 70

Demolition

DE-11-17-15804	61622105 23719 MOULTON PARKWAY DEMO OF INTERIOR WALLS, EQUIPMENT, DUCTWORK, PARTITIONS, DOORS, LIGHTING AND CEILINGS IN (E) FRESH AND EASY MARKET	12/06/2017	<NONE>	DELBERT BITTINGER	SDB INC 1001 EDWARD DRIVE TEMPE AZ 85281	
DE-11-17-15835	62049115 24231 AVENIDA DE LA CARLOTA DEMO OF APPROX. 7600sf OF LONE STAR BUILDING D	06/22/2018	<NONE>	GERARD MAHONEY	SAVANT CONSTRUCTION INC. 13830 MOUNTAIN AVENUE CHINO CA 91710	(909)614-4300
DE-12-17-16002	62748204 25572 SADDLEROCK PLACE 300SF DEMO OF GAZEBO	12/29/2017	<NONE>	VLADIMIR SVIRSKY	VLADIMIR SVIRSKY 1233 NUTWOOD STREET #84 ANAHEIM CA 92804	
DE-3-18-16348	58803225 23046 AVENIDA DE LA CARLOTA #150 DEMO INTERIOR NO-BEARING WALLS, PARTITIONS & FINISHES	03/13/2018	<NONE>		BUILDRITE INC 1609 MCFADDEN AVENUE #D SANTA ANA CA 92705	(714)547-7737
DE-7-17-15204	58803242 23301 AVENIDA DE LA CARLOTA #A DEMO 6 WALLS	07/17/2017	<NONE>	MORTEZA KAVKHODAI	MORTEZA KAVKHODAI 23301 AVENIDA DE LA CARLOTA #A LAGUNA HILLS CA 92653	(949)302-5030

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
DE-8-17-15359	62709122 25442 WAGON WHEEL DEMO 768sf EXISTING DECK FOR FUTURE DECK ON SEPERATE PERMIT	08/22/2017	<NONE>	TONY CARRIERI	OC HOME REPAIR 19 LANGFORD LANE LADERA RANCH CA 92694	(858)401-2494
DE-9-17-15456	62710103 27066 HIDDEN TRAIL ROAD DEMO 4020sf SFR, 750sf GARAGE	11/29/2017	<NONE>	WAYNE COLLINS	GARY MCLANE CA	(714)801-9739

Totals for Demolition : 7

Electrical

EL-10-17-15568	62105134 24001 AVENIDA DE LA CARLOTA #B EL FOR TI COM-15182	10/05/2017	<NONE>	OKA CRAIG		
EL-10-17-15571	58803228 23175 AVENIDA DE LA CARLOTA EL FOR RES-15380	10/05/2017	<NONE>	MARK LOPEZ		
EL-10-17-15577	62114171 23961 CALLE DE LA MAGDALENA #440 EL FOR TI COM-15517	10/31/2017	<NONE>	AMIN GHASSEMI		
EL-10-17-15580	62721206 25122 BUCKBOARD LANE EL FOR RES-15328	10/03/2017	<NONE>	CLAY LEWIS	ROBERT LEWIS PO BOX 2178 CAPO BEACH CA 92624	(949)661-1451
EL-10-17-15584	61626242 23551 LIPARI METER PANEL UPGRADE TO 200A MSP	10/03/2017	<NONE>		ETHIC ELECTRIC PO BOX 6085 GARDEN GROVE CA 92846	(714)600-1160

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-10-17-15587	62009201 24961 DE SALLE STREET EL FOR RES-15493	10/10/2017	<NONE>			
EL-10-17-15608	62717208 26621 STETSON PLACE EL FOR GARAGE ADDITION RES-15370	10/12/2017	<NONE>	JIM OWINGS		
EL-10-17-15617	62038407 25321 BARENTS STREET METER UPGRADE TO 200AMPS	10/11/2017	<NONE>		REGENCY PACIFIC DEVELOPMENT 1440 BEAUMONT BEAUMONT CA 92223	
EL-10-17-15639	62027102 25751 KNOTTY PINE ROAD EL FOR RES-14836	11/09/2017	<NONE>	OSCAR SANCHEZ	OWNER/BUILDER CA	
EL-10-17-15651	62714110 24951 MUSTANG DRIVE EL FOR RES-15449	10/18/2017	<NONE>	JEFFREY RIGGS		
EL-10-17-15653	62105133 24155 PASEO FIVE LAGUNAS PLACE #1055A EL FOR TI COM-15573	10/17/2017	<NONE>	MARK BOTICH	MARK BOTICH 12033 JACK BENNY DRIVE #102 RANCHO CUCAMONGA CA 91739	(949)701-0476
EL-10-17-15655	58805623 23221 SOUTH POINTE DRIVE #101 EL FOR TI COM-15636	11/01/2017	<NONE>	DE THAT TON	DE THAT TON 8661 JENNRICH AVENUE WESTMINSTER CA 92683	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-10-17-15662	62114166 24022 CALLE DE LA PLATA #100 EL FOR TI COM-15361	11/13/2017	<NONE>	EDGAR MORENO		
EL-10-17-15668	62008207 25242 MAWSON DRIVE EL FOR RES-15667	10/18/2017	<NONE>	MARK SPITZKE	MARK SPITZKE 831 FRENCH STREET SANTA ANA CA 92704	(949)434-9238
EL-10-17-15677	62021117 25260 LA PAZ ROAD #M EL FOR TI COM-15414	10/26/2017	<NONE>	MASOOD MIAN		
EL-10-17-15689	62046112 24781 ALICIA PARKWAY #B EL FOR COM-15453	11/01/2017	<NONE>	ALI SAADAT		
EL-10-17-15706	62528103 SHEEP HILLS PARK DRIVE 17 NEW LIGHT POLES AT SHEEP HILLS PARK; REPLACEMENT IN SAME LOCATIONS	11/01/2017	<NONE>	JOSH SCOTT	THREE PHASE ELECTRIC 7 GODDARD IRVINE CA 92618	(949)788-0092
EL-10-17-15707	58816110 23332 MILL CREEK DRIVE #125 EL FOR TI COM-15647	11/13/2017	<NONE>	SEAN DAVIS		
EL-10-17-15713	63615102 25516 LONE PINE CIRCLE EL FOR RES-15646, 1246 sf	11/02/2017	<NONE>	ALEX HAJIALI	PETE HARIRIAN CA	(949)637-2271

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-10-17-15717	62736105 26131 SPUR BRANCH LANE ELECTRICAL FOR BATHROOM REMODEL+ 2 BOXES/ 2 FIXTURES	10/30/2017	<NONE>	DUANE CARLSON	BIG D's CONSTRUCTION SERVICES 23342 MADERO #C MISSION VIEJO CA 92691	(949)209-1676
EL-10-17-15720	63638106 27746 HIDDEN TRAIL ROAD ELECTRICAL FOR REMODEL OF BATH, KITCHEN AND BEDROOM	10/30/2017	<NONE>	GENE TRIBOLET	GENE TRIBOLET 25801 OBRERO DRIVE #5 MISSION VIEJO CA 92691	(949)583-9300
EL-10-17-15723	62021119 25552 LA PAZ ROAD EL FOR COM-15611, 450SF THROUGH OUT REMODEL	02/08/2018	<NONE>	TRICIA PILKERTON		
EL-10-17-15724	62508104 25606 ALICIA PARKWAY EL FOR T.I. COM-15660	11/21/2017	<NONE>	RYAN TRUONG		
EL-11-17-15758	62762108 25752 FLETCHER PLACE EL FOR RES-15757	11/08/2017	<NONE>	DUANE CARLSON	BIG D's CONSTRUCTION SERVICES 23342 MADERO #C MISSION VIEJO CA 92691	(949)209-1676
EL-11-17-15763	63633210 27462 MAVERICK CIRCLE EL FOR RES-15761	11/08/2017	<NONE>		ALAN SMITH POOL PI ASTERING 227 CARLETON AVENUE ORANGE CA 92867	(714)628-9494
EL-11-17-15772	63633210 27462 MAVERICK CIRCLE EL FOR RES-15751	11/15/2017	<NONE>	TODD MUDD	MUDD INDUSTRIES INC 23042 ALCADDE DRIVE #F LAGUNA HILLS CA 92653	(949)716-7002

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-11-17-15779	62021201 25292 MCINTYRE ROAD #Q METER PANEL UPGRADE FROM 100a TO 200A, 2 DISCONNECTS	11/20/2017	<NONE>	STEVE WIMER	STEVE WIMER CA	
EL-11-17-15782	58816109 23382 MILL CREEK DRIVE #200 EL FOR COM -15738	12/07/2017	<NONE>	JENNIFER CLARK		
EL-11-17-15785	62770106 27062 FALLING LEAF DRIVE EL FOR RES-15448	01/05/2018	<NONE>	NELSON MARTINEZ		
EL-11-17-15791	63638107 27754 HIDDEN TRAIL ROAD EL FOR RES-15666	11/29/2017	<NONE>	ED BOURKE	BOURKE CONSTRUCTION INC. 1039 ARMSTRONG CIRCLE ANAHEIM CA 92807	(714)281-1974
EL-11-17-15797	62754106 26701 QUAIL CREEK ROAD EL FOR RES-15753	11/16/2017	<NONE>	KATHERIN LANDERS		
EL-11-17-15816	62003237 25301 CABOT ROAD EL FOR COM-15752	11/22/2017	<NONE>	KATHERIN LANDERS	HENKELS AND MCCKOY 3760 CONVOY STREET #230 SAN DIEGO CA 92111	
EL-11-17-15822	62711203 25032 NELLIE GAIL ROAD EL FOR SP-15817	12/11/2017	<NONE>	CYNTHIA BOYD		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-11-17-15830	62755103 25641 BRADFORD LANE EL FOR RES-15829	11/27/2017	<NONE>	THOMAS LUDEMA	OWNER/BUILDERS CA	
EL-11-17-15837	58816110 23332 MILL CREEK DRIVE #140 EL FOR COM -15695	11/28/2017	<NONE>	JENNIFER CLARK	ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #100 TORRANCE CA 92660	(937)570-8839
EL-11-17-15847	63636124 27662 PINESTRAP CIRCLE EL FOR RES-15705	11/29/2017	<NONE>		TERRATEC 4600 WAYNE ROAD CORONA DEL MAR CA 92625	(949)500-6320
EL-11-17-15850	62517345 24652 LINDA FLORA STREET EL FOR RES-15728	12/01/2017	<NONE>	LISA NORDBAK		
EL-11-17-15862	61625151 22522 MONTOVA 200 METER PANEL A C/O	11/30/2017	<NONE>	HUNG NGUYEN	HUNG NGUYEN CA	
EL-1-18-16009	63639218 27810 GREENFIELD DRIVE EL RUN FOR (E) SIGN USING (E) CONDUCT	01/02/2018	<NONE>	MIKE PARKS	ELECTRIC MEDICS 24000 ALICIA PARKWAY MISSION VIEJO CA 92691	
EL-1-18-16014	62045115 24795 CLARINGTON DRIVE EL FOR SP-15749	01/03/2018	<NONE>		ALAN SMITH POOL PIASTERING 227 CARLETON AVENUE ORANGE CA 92867	(714)628-9494

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-1-18-16020	62740212 25362 GALLUP STREET METER CHANGE OUT 200A MSP	01/05/2018	<NONE>		ARMES ELECTRIC INC 23151 ALCALDE DRIVE #C8 LAGUNA HILLS CA 92653	(949)855-9814
EL-1-18-16025	62009201 24961 DE SALLE STREET EL FOR RES-16024	01/08/2018	<NONE>		PACIFIC PIPELINE 315 STREAMWOOD IRVINE CA 92620	(949)231-7866
EL-1-18-16039	58803225 23046 AVENIDA DE LA CARLOTA PARKWAY #210 EL FOR TI COM-15861	01/22/2018	<NONE>	LIZZY LOEB		
EL-1-18-16066	62707105 25211 EMPTY SADDLE DRIVE EL FOR 360sf NGROA "EOC CENTER" SHED	01/24/2018	<NONE>	MIKE PARKS	ELECTRIC MEDICS 24000 ALICIA PARKWAY MISSION VIEJO CA 92691	
EL-1-18-16067	62522102 26538 MOULTON PARKWAY #E, F, G EL FOR TI COM-15938	02/23/2018	<NONE>	ROSS HARVEY		
EL-1-18-16073	62013309 25402 PIKE ROAD EL FOR RES-16071	01/19/2018	<NONE>		ALL HOME REPAIR P.O. BOX 1091 SUGARLOAF CA 92386	(714)795-4166
EL-1-18-16089	63633212 27442 MAVERICK EL FOR RES-16085	02/07/2018	<NONE>	JAMES DOYLE	JAMES DOYLE CA	(949)230-8219

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-1-18-16095	62750212 26191 BRIDLEWOOD DRIVE EL FOR RES-16094	01/24/2018	<NONE>		THE AVANTI COMPANY	(949)350-0045
EL-1-18-16106	62713205 25022 MUSTANG DRIVE INSTALLING 20A CIRCUIT FOR NEW WALK-IN TUB	01/26/2018	<NONE>		CA SAFE STEP WALK-IN TUB COMPANY INC. 15262 PIPELINE LANE HUNTINGTON BEACH CA 92649	(714)373-8545
EL-1-18-16109	63636125 27642 PINESTRAP DRIVE ELECTRICAL FOR RES-16108, NEW LIGHTING THROUGHOUT, NEW 100A SUB-PANEL, NEW 40A CAR CHARGER	01/26/2018	<NONE>	PETER HAVERKAMP	PETER HAVERKAMP 31103 RANCHO VIEJO ROAD #STE D2! SAN JUAN CAPISTRANO CA 92675	(949)637-5875
EL-1-18-16116	62505205 25531 ALISAL AVENUE EL FOR RES-16115	01/29/2018	<NONE>	LUCIAN DANIEL		
EL-1-18-16133	62706104 26922 HIGHWOOD CIRCLE EL FOR RES-15607	02/06/2018	<NONE>	ROSS CALVERT	PEAK VENTURES 24351 MACEDO DRIVE MISSION VIEJO CA 92691	(949)584-2614
EL-12-17-15866	62762225 26772 DEVONSHIRE ROAD 1 SINGLE 50A CHARGER IN GARAGE	12/01/2017	<NONE>	CHRISTIA	JEFF SHEETS 2780 BLUEBIRD CIRCLE COSTA MESA CA 92626	(949)650-3411
EL-12-17-15872	62762119 26752 MOORE OAKS ROAD EL FOR RES-15817	12/04/2017	<NONE>	MANZO FI	STEVE KIRAKOSSIAN 25108 MARGUERITE PARKWAY #A141 MISSION VIEJO CA 92692	(949)367-1210

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-12-17-15876	58811111 23322 SOUTH POINTE DRIVE #A EL FOR TI COM-15875	12/05/2017	<NONE>			
EL-12-17-15877	62750213 26211 BRIDLEWOOD DRIVE EL FOR RES-15506	12/05/2017	<NONE>	STEFFENI ELLISON		
EL-12-17-15885	62727133 26755 HAVEN DRIVE EL FOR RES-15884	12/05/2017	<NONE>		BROWNHOUSE CONSTRUCTION	(949)355-2444 3419 VIA LIDO #148 NEWPORT BEACH CA 92663
EL-12-17-15894	58803225 23046 AVENIDA DE LA CARLOTA LANE #525 EL FOR TI COM-15755	12/12/2017	<NONE>			
EL-12-17-15897	63634203 27472 HIDDEN TRAIL ROAD EL FOR SP-15012	12/06/2017	<NONE>	WILLIAM WEST	WILLIAM WEST	(949)583-9561 25352 CHEROKEE WAY LAKE FOREST CA 92630
EL-12-17-15904	61626236 23572 MARSALA METER UPGRADE TO 225A	12/07/2017	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC	(855)877-2974 4931 300 W PROVO UT 84604
EL-12-17-15911	62535181 5 DEER CREEK LANE EL FOR RES-15557	02/05/2018	<NONE>	WATANA LOPEZ		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-12-17-15912	62506107 25091 LINDA VISTA DRIVE EL FOR SP-15801	12/12/2017	<NONE>	REZA	PREMIER POOLS ORANGE COUNTY 26052 MERIT CIRCLE #106 LAGUNA HILLS CA 92653	(949)215-4144
EL-12-17-15920	62522102 26538 MOULTON PARKWAY #E,F,G EL FOR COM-15727	12/26/2017	<NONE>	CHUCK PRINCE		
EL-12-17-15929	63634112 25252 DERBY HILL DRIVE EL FOR RES-15750	12/14/2017	<NONE>	ROBERT DORN		
EL-12-17-15937	62520202 24952 DEL MONTE STREET RUN EL TO RELOCATED A/C FOR ME-15936	12/15/2017	<NONE>	ISMAEL VALDEZ	ISMAEL VALDEZ 700 VALLEY STREET ANAHEIM CA 92801	(714)331-9666
EL-12-17-15945	63632114 24951 SANDRIDGE PARKWAY HARD WIRE 7 SMOKE DETECTORS AND CMS THROUGH OUT HOUSE	12/20/2017	<NONE>	KIRK ANDERSON	MCKINTYRE ENTERPRISES 33171 SANTIAGO DRIVE DANA POINT CA 92629	
EL-12-17-15950	62522102 26532 MOULTON PARKWAY EL FOR TI COM-15949	12/19/2017	<NONE>		MERCER CONSTRUCTION CO 42690 RIO NEDO WAY #D TEMECULA CA 92590	(951)296-0111
EL-12-17-15954	62049106 24391 AVENIDA DE LA CARLOTA DRIVE #JV01 & JV02 EL FOR COM-15686; COVERS EL WORK FOR SUITES JV01 & JV02; (N) 600A MTR FOR JV01, (N) 200A MTR FOR JV02	01/15/2018	<NONE>	DYLAN KLEE		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-12-17-15959	63634140 25401 COACHSPRINGS LANE EL FOR SD-15815,2 NEW LIGHTS OUTSIDE OF GARAGE	12/20/2017	<NONE>	KAMERON NIKBAKHT	AMERICAN ASHLAR CORP 10 TRENTON IRVINE CA 92620	(949)795-6706
EL-12-17-15967	62522102 26548 MOULTON PARKWAY #M EL MFOR COM-15450	12/22/2017	<NONE>	CASSAND DUERSCHIEDT	RESTAURANT BUILDERS & DESIGN 17785 SKY PARK CIRCLE #K IRVINE CA 92614	(949)474-2208
EL-12-17-15983	62045232 24771 RITTENHOUSE CIRCLE REPLACE (E) 200AMP, ADD 1 (N) EV CHARGER OUTSIDE OF CARPORT	12/26/2017	<NONE>	LAYALI ABUJUDEH	OWNER/BUILDE R CA	
EL-12-17-15990	62718305 26432 SILVER SADDLE LANE NEW RUN FOR MICROWAVE, NEW LIGHTS,	12/28/2017	<NONE>	JAMES YOUNG	JAMES YOUNG CONSTRUCTION 26585 SOTELO MISSION CA 92692	
EL-12-17-15994	58816108 23422 MILL CREEK DRIVE #210 EL FOR COM-15947	02/05/2018	<NONE>	JENNIFER CLARK		
EL-12-17-15997	58816108 23422 MILL CREEK DRIVE #130 EL FOR COM-15948	02/05/2018	<NONE>	JENNIFER CLARK		
EL-12-17-15999	62768215 25855 ELDERBROOK LANE EV CHARGER INSIDE OF GARAGE, (N) 50 A BREAKER	12/28/2017	<NONE>	JEFF SHEETS	JEFF SHEETS 2780 BLUEBIRD CIRCLE COSTA MESA CA 92626	(949)650-3411

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-12-17-16000	63637105 27582 GOLD DUST LANE EV CHARGER IN GARGAE, (N) 50A BREAKER	12/28/2017	<NONE>	JEFF SHEETS	JEFF SHEETS 2780 BLUEBIRD CIRCLE COSTA MESA CA 92626	(949)650-3411
EL-2-17-14556	62760113 26666 WHITE OAKS DRIVE EL FOR #427SF RES REMODEL	07/11/2017	<NONE>	WAYNE RIZZO		
EL-2-18-16147	62742209 25181 MUSTANG DRIVE EL FOR SP-16146	02/06/2018	<NONE>		GGPS INC dba CAPISTRANO PO BOX 3145 DANA POINT CA 92629	(949)496-6411
EL-2-18-16152	62049110 24291 AVENIDA DE LA CARLOTA #P1 EL FOR TI COM-16151; REPLACE DAMAGED 200A PANEL "A" & PANEL; 200A PANEL "B"	02/05/2018	<NONE>		JERRY LEE 1839 DURFEE AVENUE SOUTH EL MONTE CA 91733	
EL-2-18-16174	62511101 25102 NATAMA COURT EL FOR RES-16173	02/08/2018	<NONE>	MICHAEL SAPOUNAKIS	OWNER/BUILDE R CA	
EL-2-18-16188	93497195 22955 CAMINITO CALMA 180sf KITCHEN REMODEL; NEW MEP	02/13/2018	<NONE>		ROVICS CONSTRUCTION INC. P O BOX 2360 HUNTINGTON BEACH CA 92648	(714)444-2648
EL-2-18-16194	62114166 24022 CALLE DE LA PLATA STREET EL FOR TI COM-15814	06/28/2018	<NONE>	BENJAMIN NOROUZI		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-2-18-16202	62758210 26781 BRIDLEWOOD DRIVE (N) LIGHT FIXTURE IN CABINET	02/15/2018	<NONE>	FADI MAHASSEL	HOME MASTERS P O BOX 25013 ANAHEIM CA 92825	(714)999-6788
EL-2-18-16217	62710103 27066 HIDDEN TRAIL ROAD EL FOR RES-15360	02/26/2018	<NONE>	WAYNE COLLINS		
EL-2-18-16223	62034224 25042 SUNSET PLACE E 9 NEW OUTLETS	02/20/2018	<NONE>	STEPHAN CHEVRIER	A S L ELECTRIC INC 24310 MOULTON PARKWAY #0519 LAGUNA HILLS CA 92637	(949)589-9275
EL-2-18-16225	62513402 24991 DEL MONTE STREET EL FOR RES-16224	02/20/2018	<NONE>	WILLIAM BRADEN	OWNER/BUILDE R CA	
EL-2-18-16228	62114168 24012 CALLE DE LA PLATA DRIVE #330 EL FOR TI COM-15971	02/22/2018	<NONE>			
EL-2-18-16237	62513411 24882 SAUSALITO STREET EL FOR SP-16236	02/21/2018	<NONE>	DANIEL BENN	OWNER/BUILDE R CA	
EL-2-18-16240	62105133 24155 PASEO FIVE LAGUNAS GENERATOR FOR TEMP CIRCUS @ LAGUNA HILLS MALL PARKING LOT	02/22/2018	5 LAGUNAS - MALL REDEVELOPME	LEO OSORIO	RONALD ELECTRIC & CONSTRUCTION 2661 GOLDEN AVENUE LONG BEACH CA 90806	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-2-18-16241	63633221 25196 BLACK HORSE LANE (N) 240v TESLA POWERWALL II AC BATTERY SYSTEM 13.5kW, (N) 200A MSP, (N) SUBPANEL/BACKUP GENERATION PANEL	02/23/2018	<NONE>	BENJAMIN JONES	ASGARD ELECTRIC 1414 MISSION ROAD #B ESCONDIDO CA 92029	
EL-2-18-16261	62008327 25341 ERICSON WAY EL FOR SP-16260	02/27/2018	<NONE>		COBBLESTONE LANDSCAPING INC. 9002 BRIGHT AVENUE WHITTIER CA 90602	(562)698-2535
EL-2-18-16264	62710204 27152 SHENANDOAH DRIVE C/O 200A MSP	02/27/2018	<NONE>	LYNNE LANDERS	BAKER ELECTRIC SONI AR 2140 ENTERPRISE STREET ESCONDIDO CA 92029	(760)975-6242
EL-2-18-16266	61622105 23719 MOULTON PARKWAY EL FOR TI COM-15946	03/06/2018	<NONE>	DELBERT BITTINGER		
EL-2-18-16270	62038308 25372 BARENTS STREET EL FOR RES-16269	02/27/2018	<NONE>	JAMES	JAMES REMODELING 25052 GREENBAY DRIVE LAKE FOREST CA 92630	
EL-3-18-16288	63418104 26302 YOLANDA STREET EL FOR RES-16207	03/05/2018	<NONE>	SCOTT WHITFIELD		
EL-3-18-16293	62013303 25482 GRISSOM ROAD METER UPGRADE TO 125A MSP	03/05/2018	<NONE>	BENJAMIN SHARP	SHARP ELECTRICAL SERVICES 2191 RANCHWOOD PLACE RIVERSIDE CA 92506	(734)277-7991

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-3-18-16300	62021117 25260 LA PAZ ROAD #2 EL FOR TI COM-16255	03/26/2018	<NONE>	JOSH GIBBS		
EL-3-18-16308	62716102 26661 STETSON PLACE EL FOR RES-16015	03/08/2018	<NONE>	BRANDON CHAE	LIGHTHOUSE CONSTRUCTION AND PAINT 6526 OCEAN CREST DRIVE #A-103 RANCHO PALOS VERDES CA 90275	(310)713-2768
EL-3-18-16314	62706118 26932 ROCKING HORSE LANE EL FOR RES-16299	03/29/2018	<NONE>	SCOTT HESS	CONCEPT ONE HOMES 17272 NEWHOPE STREET #S FOUNTAIN VALLEY CA 92708	(714)390-8323
EL-3-18-16319	61625301 23632 VERONA EL FOR PATIO COVER RES-16318	03/08/2018	<NONE>		THE PATIO MAN PO BOX 2397 DANA POINT CA 92624	(949)493-7923
EL-3-18-16329	93789416 26405 LA TRAVIATA PARKWAY ELECTRICAL FOR RES-16238	03/09/2018	<NONE>	HOMAYOL ELAHI	OWNER/BUILDE R CA	
EL-3-18-16332	62048206 24675 CREEKVIEW DRIVE ELECTRICAL FIXTURES REPLACE THROUGHOUT HOUSE, EXCEPT FOR GARAGE. 102 FIXTURES AND DEVICES.	03/12/2018	<NONE>	JUAN MONRIZ	JUAN MONRIZ 903 6TH STREET CORONA CA 92879	(951)207-2380
EL-3-18-16335	62750213 26211 BRIDLEWOOD DRIVE EL FOR RES-15980	03/14/2018	<NONE>	MATT CURRY	PBC INC 32565 GOLLDEN LANTERN #B DANA POINT CA 92629	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-3-18-16339	62764102 26932 FALLING LEAF DRIVE EL FOR RES-16338	03/12/2018	<NONE>	MICHAEL DAVIDSON	MICHAEL DAVIDSON 26712 SOTELO MISSION VIEJO CA 92692	(949)226-4545
EL-3-18-16342	62765129 26961 MAGNOLIA COURT INSTALL NEW EV CHARGER IN GARAGE; (N) 90A SUBPANEL	03/12/2018	<NONE>	JEFF SHEETS	JEFF SHEETS 2780 BLUEBIRD CIRCLE COSTA MESA CA 92626	(949)650-3411
EL-3-18-16346	62005315 25102 BARENTS STREET 4 NEW OUTLETS	03/12/2018	<NONE>	SEAN ZARRABI	SEAN ZARRABI 7534 SANCTUARY CORONA CA 92883	(714)200-3500
EL-3-18-16350	58803225 23046 AVENIDA DE LA CARLOTA PARKWAY EL FOR COM-16051	03/16/2018	<NONE>		TURELK 3700 SANA FE AVENUE LONG BEACH CA 90810	
EL-3-18-16352	62706121 26972 ROCKING HORSE LANE EL FOR ME-16351	03/14/2018	<NONE>	DON CRANE	SOL MECHANICAL INC. dha 19 SUTHERLAND DRIVE LADERA RANCH CA 92694	(888)602-4822
EL-3-18-16353	63636125 27642 PINESTRAP DRIVE METER SERVICE PANEL UPGRADE FROM 200A TO 400A	03/14/2018	<NONE>	JERRY GRUTZ	JERRY GRUTZ 26731 CALLE MARIA CAPISTRANO BEACH CA 92624	(949)493-2379
EL-3-18-16357	62014116 25542 CHAMPLAIN ROAD EL FOR RES-16325	04/26/2018	<NONE>	MELANIE TRUONG		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-3-18-16360	62031312 25065 SALFORD STREET 4 (N) SWITCHES, 3 LED LIGHTS, 2 CEILING FANS	03/15/2018	<NONE>		MARTIN MOSS GENERAL CONTRACTOR 23046 AVENIDA DE LA CARLOTA #60C LAGUNA HILLS CA 92653	(877)724-1991
EL-3-18-16368	62503413 25491 PONCE COURT EL FOR RES-16179	03/21/2018	<NONE>	DANIEL HOINACKI		
EL-3-18-16377	62772119 25011 FARRIER CIRCLE (N) EVSE TESLA WALL CONNECTOR EV CHARGING STATION IN GARAGE	03/22/2018	<NONE>		ECO-TECH ELECTRICAL SERVICES INC. 2634 COOLIDGE AVENUE ORANGE CA 92867	
EL-3-18-16382	62734302 25921 PRAIRESTONE DRIVE EL FOR RES-16373	05/17/2018	<NONE>	NENA Motadi Mehdi Mc		
EL-3-18-16390	62114133 24411 HEALTH CENTER DRIVE #OUTPATIENT EXPR EL FOR TI COM-15932	06/08/2018	<NONE>	RICK NELSON		
EL-3-18-16393	58811117 23441 SOUTH POINTE DRIVE #265-290 EL FOR COM-16303	04/03/2018	<NONE>	TONY SIEBLER		
EL-3-18-16396	62769211 27052 IRONWOOD DRIVE EL FOR RES-16395	03/27/2018	<NONE>	JOHN BARKMEYER	OWNER/BUILDE R CA	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-3-18-16400	62114168 24012 CALLE DE LA PLATA DRIVE #485 EL FOR COM-16105	03/29/2018	<NONE>		DETAILS CC INC	(714)239-5000
					1773 LINCOLN AVENUE #K ANAHEIM CA 92801	
EL-3-18-16406	62712109 24782 NELLIE GAIL ROAD 40A TESLA EV WALL CHARGER IN GARAGE	03/29/2018	<NONE>	KEITH	TROUT ELECTRIC	(909)952-0047
					17843 GLEN HOLLOW WAY RIVERSIDE CA 92504	
EL-3-18-16410	62049106 24391 AVENIDA DE LA CARLOTA PARKWAY #B EL FOR COM-16222	05/14/2018	<NONE>			
EL-4-18-16417	63413124 26039 MOULTON PARKWAY UPGRADE METER PEDESTAL 60A TO 100A; ORIGINAL METER WAS ISSUED UNDER 25996 MP MOULTON PKWY	04/02/2018	<NONE>		VCI CONSTRUCTION INC	(909)946-0905
					1921 ELEVENTH STREET UPLAND CA 91786	
EL-4-18-16420	62733114 25655 NELLIE GAIL ROAD #TP 100A TEMP POWER PEDESTAL	04/02/2018	<NONE>		S R BRAY CORP dba POWER PIIIS	(714)765-7551
					1005 EDWARD COURT ANAHEIM CA 92806	
EL-4-18-16423	62520108 24971 DEL MONTE STREET EL FOR RES-16422	04/03/2018	<NONE>	FADI MAHASSEL	HOME MASTERS	(714)999-6788
					P O BOX 25013 ANAHEIM CA 92825	
EL-4-18-16439	62746305 26172 MOUNT DIABLO ROAD EL FOR RES-16438	04/04/2018	<NONE>		ROVICS CONSTRUCTION INC	(714)444-2648
					P O BOX 2360 HUNTINGTON BEACH CA 92648	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-4-18-16443	62105133 24155 PASEO FIVE LAGUNAS 100kW GENERATOR WITH 42kW STANDBY GENERATOR FOR TEMP CIRCUS VARGAS @ LAGUNA HILLS MALL PARKING LOT	06/04/2018	5 LAGUNAS - MALL REDEVELOPME	ANGELIN/ QUEVEDO	OWNER/BUILDE R CA	
EL-4-18-16446	93798217 24334 DALE DRIVE EL FOR ME-16445	04/05/2018	<NONE>	KATHY KEMP	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
EL-4-18-16447	62049106 24391 AVENIDA DE LA CARLOTA ROAD #A EL FOR TI COM-15855	04/05/2018	<NONE>	JASON SEKINE	GREEN EAGLE CORP 20121 VALLEY BOULEVARD WALNUT CA 91789	
EL-4-18-16452	62716202 26662 STETSON PLACE EL FOR RES-16138	04/24/2018	<NONE>	SAEED KAMKAR		
EL-4-18-16458	62030112 24852 LUTON STREET EL FOR RES-16457	04/09/2018	<NONE>	DUANE CARLSON	BIG D's CONSTRUCTION SERVICES 23342 MADERO #C MISSION VIEJO CA 92691	(949)209-1676
EL-4-18-16463	62519121 24892 ZUMAYA COURT EL FOR RES-16462	04/09/2018	<NONE>	MICHAEL JONES	OWNER/BUILDE R CA	
EL-4-18-16475	62114171 23961 CALLE DE LA MAGDALENA PARKWAY #402 EL FOR TI COM-16435	06/06/2018	<NONE>	SCOTT BRUNNER		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-4-18-16483	62535175 2 JASMINE CREEK LANE EL FOR RET-16482	04/16/2018	<NONE>	MARYAM WAGNER		
EL-4-18-16492	62739133 32 VISTA FIRENZE DRIVE EL FOR RES-16366	04/17/2018	<NONE>	MARK ROSTAMI	FIXACAL 23 ROCKVIEW DRIVE IRVINE CA 92612	(949)234-7744
EL-4-18-16495	62114168 24012 CALLE DE LA PLATA #470 EL FOR COM-16344	04/19/2018	<NONE>			
EL-4-18-16497	58803242 23301 AVENIDA DE LA CARLOTA #C EL FOR TI COM-16252	04/19/2018	<NONE>			
EL-4-18-16508	62759113 26621 BRIDLEWOOD DRIVE INSTALL TESLA WALL CHARGER IN GARAGE ON DEDICATED 50A CIRCUIT FOR EV	04/19/2018	<NONE>	JEFF SHEETS	JEFF SHEETS 2780 BLUEBIRD CIRCLE COSTA MESA CA 92626	(949)650-3411
EL-4-18-16533	62727116 26662 CHESTER DRIVE EL FOR RES-16479	05/02/2018	<NONE>	JENNIFER CROCKER	BLUE RIBBON DESIGN BUILD 26741 PORTOLA PARKWAY #1E #515 FOOTHILL RANCH CA 92610	(949)586-6673
EL-4-18-16537	62709106 27102 HIDDEN TRAIL ROAD EL FOR RES-16529	04/25/2018	<NONE>	STEVE JERRILS	TRIVEST BUILDERS 155 CYPRESS DRIVE LAGUNA BEACH CA 92651	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-4-18-16546	58816104 24401 RIDGE ROUTE DRIVE #B104 EL FOR TI COM-16018	06/11/2018	<NONE>		BARAY KARIM	(714)724-1902
					188 TECHNOLOGY #N IRVINE CA 92618	
EL-4-18-16549	627-032-01 24722 NELLIE GAIL ROAD 7 LIGHTS FOR NGROA MONUMENT SIGN	04/27/2018	<NONE>	MIKE PARKS	ELECTRIC MEDICS	
					24000 ALICIA PARKWAY MISSION VIEJO CA 92691	
EL-4-18-16552	62756112 25591 HARRINGTON COURT NEW EV CHARGER IN GARAGE	04/26/2018	<NONE>		ECO-TECH ELECTRICAL SERVICES INC.	
					2634 COOLIDGE AVENUE ORANGE CA 92867	
EL-4-18-16556	627-221-01 25302 NELLIE GAIL ROAD 5 LIGHTS FOR NGROA MONUMENT SIGN	04/27/2018	<NONE>	MIKE PARKS	ELECTRIC MEDICS	
					24000 ALICIA PARKWAY MISSION VIEJO CA 92691	
EL-4-18-16557	627-061-25 25002 NELLIE GAIL ROAD 7 LIGHTS & 1 GFCI OUTLET FOR NGROA MONUMENT SIGN	04/27/2018	<NONE>	MIKE PARKS	ELECTRIC MEDICS	
					24000 ALICIA PARKWAY MISSION VIEJO CA 92691	
EL-4-18-16558	62731102 26081 NELLIE GAIL ROAD 7 LIGHTS FOR NGROA MONUMENT SIGN	04/27/2018	<NONE>	MIKE PARKS	ELECTRIC MEDICS	
					24000 ALICIA PARKWAY MISSION VIEJO CA 92691	
EL-4-18-16559	62731403 26082 NELLIE GAIL ROAD 7 LIGHTS FOR NGROA MONUMENT SIGN	04/27/2018	<NONE>	MIKE PARKS	ELECTRIC MEDICS	
					24000 ALICIA PARKWAY MISSION VIEJO CA 92691	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-4-18-16560	62752102 25282 GALLUP 7 LIGHTS FOR NGROA MONUMENT SIGN	04/27/2018	<NONE>	MIKE PARKS	ELECTRIC MEDICS 24000 ALICIA PARKWAY MISSION VIEJO CA 92691	
EL-4-18-16561	627-131-01 25001 LA PAZ ROAD 8 LIGHTS FOR NGROA MONUMENT SIGN	04/27/2018	<NONE>	MIKE PARKS	ELECTRIC MEDICS 24000 ALICIA PARKWAY MISSION VIEJO CA 92691	
EL-4-18-16566	62015207 24932 WELLS FARGO DRIVE EL FOR RES-16481	05/11/2018	<NONE>	MARIO CALLIRGOS	MARIO CALLIRGOS 24932 WELLS FARGO DRIVE LAGUNA HILLS CA 92653	(714)269-7900
EL-5-17-14926	62105133 24155 PASEO FIVE LAGUNAS #1860 EL FOR TI COM-14514	07/05/2017	5 LAGUNAS - MALL REDEVELOPME	MARK GLOVER		
EL-5-17-14988	62744115 26162 BRIDLEWOOD DRIVE INSTALL (2) BACK-UP BATTERY STAND ALONE STORAGE SYSTEM; 26.4kW IN GARAGE	07/18/2017	<NONE>	BRITTNEY RIVAS	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
EL-5-17-14995	63615105 25531 LONE PINE CIRCLE EL FOR RES-14831	08/29/2017	<NONE>	LOU GABRIEL		
EL-5-18-16573	62705115 26861 HIGHWOOD DRIVE EL FOR RES-15633	06/04/2018	<NONE>	JOHN MARTINDALE		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-5-18-16595	62044231 24692 JORIE DRIVE EL FOR RES-16594	05/07/2018	<NONE>	ALIREZA ZONOUZ	TREEIUM INC 5352 LAUREL CANYON BOULEVARD # VALLEY VILLAGE CA 91607	(855)833-8733
EL-5-18-16612	62505302 25222 CALERO AVENUE BATH REMODEL 52sf EL & PL	05/09/2018	<NONE>		AMERICAN HOME REMODELING 4375 PRADO ROAD #108 CORONA CA 92880	(951)520-0654
EL-5-18-16629	61629141 23781 PESARO UPGRADE METER TO 200A	05/11/2018	<NONE>		J V A ELECTRIC 1119 MEADE AVENUE FULLERTON CA 92833	(714)809-6069
EL-5-18-16638	62726346 24586 WEMBLEY CIRCLE RUN ELECTRICAL LINE FOR SPA OUTLET	05/14/2018	<NONE>	GREGG MCELWEE	OWNER/BUILDER CA	
EL-5-18-16643	62021117 25260 LA PAZ ROAD #1 EL FOR TI COM-16598	05/18/2018	<NONE>	JOSH GIBBS		
EL-5-18-16659	58815111 23032 MILL CREEK DRIVE EL FOR TI COM-15975	05/23/2018	<NONE>	JIMMY NHIEU		
EL-5-18-16663	58815111 23042 MILL CREEK DRIVE EL FOR TI COM-16113	05/23/2018	<NONE>	JIMMY NHIEU		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-5-18-16673	62535156 19 OXBOW CREEK LANE EL FOR RES-16672	05/30/2018	<NONE>		LAGUNA KITCHEN & BATH INC. 25250 LA PAZ ROAD #120 LAGUNA HILLS CA 92653	
EL-5-18-16677	62762207 26691 LAUREL CREST DRIVE EL FOR RES-16670	06/21/2018	<NONE>	DANNY PALMER	PALMERS LANDSCAPE INSTALLATION 25221 DERBY CIRCLE LAGUNA HILLS CA 92653	(949)697-2451
EL-5-18-16681	62711103 25041 NELLIE GAIL ROAD NEW 13.5kW TESLA POWER WALL BATTERY STORAGE SYSTEM WITH (N) 200A SUB-PANEL	05/23/2018	<NONE>	CATHY STEVENS	HORIZON SOLAR POWER 7100 FLORIDA AVENUE HEMET CA 92545	(951)537-6859
EL-5-18-16682	62049201 24422 AVENIDA DE LA CARLOTA STREET #110 EL FOR TI COM-16680	06/18/2018	<NONE>	JASON DONTJE	HOWARD BUILDING CORPORATION 3184 AIRWAY AVENUE #K COSTA MESA CA 92626	(714)438-2272
EL-5-18-16699	61623246 22671 NAPOLI INSTALL 6 OUTLETS, 4 CAN LIGHTS; UPGRADE METER TO 200A	05/24/2018	<NONE>		RFS ELECTRIC INC 18628 CALVERT STREET TARZANA CA 91335	
EL-5-18-16701	62114168 24012 CALLE DE LA PLATA #450 EL FOR TI COM-16501	05/29/2018	<NONE>		DETAILS CC INC 1773 LINCOLN AVENUE #K ANAHEIM CA 92801	(714)239-5000
EL-5-18-16707	63615102 25516 LONE PINE COURT INSTALL TESLA EV CHARGER IN GARAGE, UPGRADE METER TO 400A	05/30/2018	<NONE>	PETER HARIRIAN	PETE HARIRIAN CA	(949)637-2271

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-5-18-16717	93925089 25772 VIA LOMAS #89 EL FOR RES-16713	06/01/2018	<NONE>	MICHAEL SCHUNDLER	OWNER/BUILD R CA THOMSON INC	
EL-5-18-16724	62764227 26911 FALLING LEAF DRIVE ADDITION OF 240 V CIRCUIT GARAGE FAU	05/30/2018	<NONE>		21205 JUAN AVENUE #A HAWAIIAN GARDENS CA 90716	
EL-5-18-16725	62765127 26941 MAGNOLIA COURT EL FOR RES-16080	05/30/2018	<NONE>		J M E CONSTRUCTION	(323)828-7619
EL-5-18-16729	61626232 23532 MARSALA METER PANEL UPGRADE TO 125A	05/30/2018	<NONE>		1450 RONAN AVENUE WILMINGTON CA 90744 ION ELECTRIC INC.	(714)993-9469
EL-5-18-16736	62748303 25731 OSO PARKWAY 100A METER PEDESTAL, 1 OUTLET AND 4 LED SPOTLIGHTS AND 1 LED LIGHT BAR.	05/31/2018	<NONE>	MIKE PARKS	130 MIRALOMA AVENUE #E PLACENTIA CA 92870 ELECTRIC MEDICS	24000 ALICIA PARKWAY MISSION VIEJO CA 92691
EL-6-17-15083	62114171 23961 CALLE DE LA MAGDALENA #243 EL FOR TI COM-14837	07/19/2017	<NONE>			
EL-6-18-16755	62719109 26341 SORRELL PLACE EL FOR RES-16579	06/06/2018	<NONE>	FELIPE CONTRERAS		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-6-18-16758	62731304 26062 WATERWHEEL PLACE EL FOR RES-16608	06/06/2018	<NONE>	ADRIAN & MUSCI		
EL-6-18-16770	93925183 25791 VIA LOMAS #183 EL FOR RES-16769	06/06/2018	<NONE>		DESIGN & CONSTRUCTION ASSOCIATES 500 BONITA AVENUE SAN DIMAS CA 91773	(951)830-2697
EL-6-18-16774	62046112 24741 ALICIA PARKWAY #G EL FOR TI COM-16727	06/07/2018	<NONE>	SARA SHISHANI	PAFRACON INC dba MARVISTA CONSTRUCTION 603 ALTON AVENUE #H SANTA ANA CA 92705	(714)545-6550
EL-6-18-16784	62728213 25632 RANGEWOOD ROAD EL FOR RES-16658	06/11/2018	<NONE>	BRIAN MUEHLBAUER	LANCE VAUGHN 31272 CALLE BOLERO SAN JUAN CAPISTRANO CA 92675	
EL-6-18-16793	62525207 26071 TALEGA AVENUE (N) 50A OUTLET FOR THE OVEN	06/11/2018	<NONE>	Jae Kim	OWNER/BUILDE R CA	
EL-6-18-16796	62532304 24681 LA CIENEGA STREET UPSTAIRS BATHROOM REMODEL; R/R WINDOW IN BATHROOM	06/12/2018	<NONE>	JORDAN	TREEIUM INC 5352 LAUREL CANYON BOULEVARD # VALLEY VILLAGE CA 91607	(855)833-8733
EL-6-18-16807	63639115 27752 GREENFIELD DRIVE EV CHARGER ON SIDE OF HOUSE; REVISED TO INCLUDE 100A SUB PANEL	06/13/2018	<NONE>		DIRECT ELECTRIC COMPANY 25695 JEFFERSON AVENUE #17 MURRIETA CA 92562	(951)965-1014

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-6-18-16808	63638210 27763 HIDDEN TRAIL ROAD EV CHARGER LEFT SIDE INSIDE OF GARAGE	06/13/2018	<NONE>	EAMON ALVARADO	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
EL-6-18-16816	62524313 26492 LOS ALAMITOS AVENUE BATHROOM RMODEL; SHOWER PAN; INSTAL LED CAN LIGHTS; REPLACE 2 SMALL WINDOWS	06/14/2018	<NONE>		CABALL CORPORATION 9085 JUDICIAL DRIVE #2530 SAN DIEGO CA 92122	
EL-6-18-16828	62031311 25063 SALFORD STREET EL FOR RES-16646	06/18/2018	<NONE>	JEFFREY RIGGS		
EL-6-18-16838	93389066 24932 SILVERLEAF LANE EL FOR RES-16837	06/19/2018	<NONE>		POPE CONSTRUCTION 22482 SUNLIGHT CREEK LAKE FOREST CA 92630	(714)812-8825
EL-6-18-16842	62009105 25009 MACKENZIE STREET 117sf KITCHEN REMODEL, NO STRUCTURAL	06/21/2018	<NONE>	JEFF GOODRICH	D D BUILD CONSTRUCTION INC. dba 10 DAY 23192 ALCALDE DRIVE #A LAGUNA HILLS CA 92653	(949)813-1998
EL-6-18-16849	62709124 27162 HIDDEN TRAIL ROAD EV CHARGING STATION INSIDE GARAGE	06/21/2018	<NONE>		ECO-TECH ELECTRICAL SERVICES INC. 2634 COOLIDGE AVENUE ORANGE CA 92867	
EL-6-18-16853	62020208 25162 MADEIRA DRIVE EL FOR RES-16852; UPGRADE 200A MSP; REVISE TO 125A UPGRADE	06/21/2018	<NONE>	ROBERT LEAVY	OWNER/BUILDE R CA	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-6-18-16862	63639105 27788 HIDDEN TRAIL ROAD EL FOR RES-16861	06/22/2018	<NONE>	ROBERT GAAR	ROBERT GAAR 601 ARCHER STREET MONTEREY CA 93940	
EL-6-18-16866	62011113 25332 DE SALLE STREET EL FOR RES-16865	06/22/2018	<NONE>	DON	ROOMS N' COVERS 840 ROCHESTER AVENUE #C ONTARIO CA 91761	(909)390-0555
EL-6-18-16878	63633228 25131 BLACK HORSE LANE EL FOR RES-16877	06/25/2018	<NONE>		CHURCH'S A HOME IMPROVEMENT 26762 CALLE MARIA CAPISTRANO BEACH CA 92624	
EL-6-18-16893	63633204 27401 WESTRIDGE LANE EL FOR RES-15629	06/27/2018	<NONE>	ELI ROBERTSON	ELI ROBERTSON P O BOX 1831 NEWPORT BEACH CA 92659	
EL-6-18-16900	58806105 23370 MOULTON PARKWAY R/R 22 150 WATT WITH 40 WATT LED	06/28/2018	<NONE>		MARKEY 1514 ALLEN AVENUE GLENDALE CA 91201	
EL-6-18-16903	62512407 24992 SAUSALITO STREET ADD 50A EV CHARGER DIRECTLY BEHIND MSP	06/29/2018	<NONE>	JEFF SHEETS	JEFF SHEETS 2780 BLUEBIRD CIRCLE COSTA MESA CA 92626	(949)650-3411
EL-7-17-15142	58806301 23322 DEL LAGO DRIVE NEW MAIN SWITCHBOARD UPGRADE TO 2000A BUS WITH 1000A PANEL; (3) 200A SPARES	07/21/2017	<NONE>	PAUL ELTISTE	RJ ELECTRIC 1216 BARKLEY AVENUE ORANGE CA 92868	(714)744-5881

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-7-17-15150	62762102 25761 FLETCHER PLACE ELECTRICAL FOR PERMIT FOR RES-15149 - 5 CAN, 2 SCONCES AND 4 SWITCHES/OUTLETS	07/06/2017	<NONE>		THE AVANTI COMPANY	(949)350-0045
					CA	
EL-7-17-15178	62019325 25131 LA SUEN ROAD EL FOR RES-15177	07/12/2017	<NONE>		K O REMODELING INC. dba HOUSE	(888)889-9123
					4821 LANKERSHIM BOULEVARD #F214 NORTH HOLLYWOOD CA 91601	
EL-7-17-15187	63420101 24253 LOUISA STREET REMOVE AND REPLACE 100AMP MP	07/13/2017	<NONE>	JAMES WEBB	HORIZON LIGHTING INC	(949)336-4336
					2351 MCGAW AVENUE IRVINE CA 92614	
EL-7-17-15189	62014103 25381 MACKENZIE STREET EL FOR RES-15188	07/13/2017	<NONE>		WNDTEX INC	(562)896-3566
					14601 ARMINTA STREET LAGUNA HILLS CA 92653	
EL-7-17-15210	634-203-34 24413 LOUISA STREET REMOVE AND REPLACE 100AMP MP	07/19/2017	<NONE>	JAMES WEBB	HORIZON LIGHTING INC	(949)336-4336
					2351 MCGAW AVENUE IRVINE CA 92614	
EL-7-17-15211	634-182-42 26244 ALICIA PARKWAY #HM REMOVE AND REPLACE 100AMP MP	07/19/2017	<NONE>	JAMES WEBB	HORIZON LIGHTING INC	(949)336-4336
					2351 MCGAW AVENUE IRVINE CA 92614	
EL-7-17-15214	62105201 24012 AVENIDA DE LA CARLOTA #C EL FOR COM-15212	07/19/2017	<NONE>	KENT MCNAUGHTON		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-7-17-15215	62523203 24552 MANDEVILLE DRIVE EL FOR RES-15145	07/19/2017	<NONE>	HANS CHI HANSEN	BARTWOOD CONSTRUCTION INC. 10840 TALBERT AVENUE FOUNTAIN VALLEY CA 92708	(714)965-7900
EL-7-17-15219	62763118 26761 ANADALE DRIVE EL FOR RES-15218	07/19/2017	<NONE>		DESIGN PLUS 129 VIKING STREET BREA CA 92821	
EL-7-17-15223	634-131-19 26195 ALICIA PARKWAY REMOVE AND REPLACE 100AMP MP	07/19/2017	<NONE>	JAMES WEBB	HORIZON LIGHTING INC 2351 MCGAW AVENUE IRVINE CA 92614	(949)336-4336
EL-7-17-15227	63637103 27572 GOLD DUST LANE EL FOR RES-14961	08/01/2017	<NONE>			
EL-7-17-15232	62049104 24555 LOS ALISOS BOULEVARD #G118/G127 EL FOR RES-14093; SUB PANEL TO BE MOUNTED ON G118	07/24/2017	<NONE>		ANM CONSTRUCTION AND 1604 130TH STREET GARDENA CA 90249	
EL-7-17-15233	62715105 24831 BUCKBOARD LANE EL FOR RES-14647	07/24/2017	<NONE>	TODD MUDD	MUDD INDUSTRIES INC 23042 ALCADRE DRIVE #F LAGUNA HILLS CA 92653	(949)716-7002
EL-7-17-15237	62530226 26 MELODY HILL LANE EL FOR RES-15236	07/24/2017	<NONE>	EVONNE MORTON	PATIO WAREHOUSE INC. 211 KATELLA AVENUE #H ORANGE CA 92867	(714)771-6400

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-7-17-15243	62749115 26361 HOUSTON INSTALL NEW NEMA OUTLET FOR EV CHARGING	07/25/2017	<NONE>	JEFF SHEETS	JEFF SHEETS 2780 BLUEBIRD CIRCLE COSTA MESA CA 92626	(949)650-3411
EL-7-17-15251	62040201 25222 BARENTS STREET #MP 100A METER PEDESTAL	07/27/2017	<NONE>	JAVIER FLORES	JAVIER FLORES CA	(909)606-5900
EL-7-17-15252	62507125 24932 LARGO DRIVE #MP 100A METER PEDESTAL	07/27/2017	<NONE>	JAVIER FLORES	JAVIER FLORES CA	(909)606-5900
EL-7-17-15253	620-261-01 25121 1/2 STOCKPORT STREET 100A METER PEDESTAL	07/27/2017	<NONE>	JAVIER FLORES	JAVIER FLORES CA	(909)606-5900
EL-7-17-15259	62038301 25341 CADILLAC DRIVE EL FOR RES-15258	07/28/2017	<NONE>	JASON MUELLER	JASON MUELLER BAKE PARKWAY LAKE FOREST CA 92630	(949)510-8095
EL-8-17-15274	62045305 24576 ASHLAND DRIVE EL FOR RES-15273	08/04/2017	<NONE>		PITTMAN CONSTRUCTION 2754 COLD SPRINGS ROAD QUAIL VALEY CA 92587	(714)448-7668
EL-8-17-15281	62031312 25065 SALFORD STREET EL FOR RES-15280	08/07/2017	<NONE>		MARTIN MOSS GENERAL CONTRACTOR 23046 AVENIDA DE LA CARLOTA #60C LAGUNA HILLS CA 92653	(877)724-1991

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-8-17-15310	62010420 25502 CHARLEMAGNE ROAD EL FOR RES-14929 REVISED TO INCLUDE UG TRENCH FOR UTILITIES FROM BOX TO METER	09/18/2017	<NONE>	MELISSA		
EL-8-17-15322	62532218 24612 LA CIENEGA STREET EL FOR RES-15158	08/16/2017	<NONE>	TOM CHALAYAN	PCM CONSTRUCTION 24612 LA CIENEGA LAGUNA HILLS CA 92653	
EL-8-17-15330	93497150 22881 CAMINITO ALTO EL FOR RES-15329	08/16/2017	<NONE>		GREENER SOLUTION GROUP 4344 LAUREL CANYON AVENUE #5 STUDIO CITY CA 91604	
EL-8-17-15334	63613209 25991 RAPID FALLS ROAD ELECTRICAL LINE RUN FROM METER TO (4) NEW LED LIGHTS FOR NRHOA MONUMENTS	08/23/2017	<NONE>	MIKE PARKS	ELECTRIC MEDICS 24000 ALICIA PARKWAY MISSION VIEJO CA 92691	
EL-8-17-15342	62735110 26062 SPUR BRANCH LANE EL FOR RES-15341	08/17/2017	<NONE>		WISE CONSTRUCTION INC. 4009 WILSHIRE BOULEVARD #200 D LOS ANGELES CA 90010	
EL-8-17-15353	62711302 27251 LOST COLT DRIVE ADD 30AMP OUTDOOR RECEPTACLE, NEXT TO (E) 200A MSP	08/22/2017	<NONE>	ALEX BARAJAS	ONE TIME CONSTRUCTION INC. 28562 OSO PARKWAY #D527 RANCHO SANTA MARGARITA CA 92688	(949)716-0566
EL-8-17-15356	62004303 25022 MAWSON DRIVE EL FOR RES-15355	08/22/2017	<NONE>		NEW VISION CONSTRUCTION 24781 LARGO DRIVE LAGUNA HILLS CA 92653	(949)632-3168

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-8-17-15369	62030318 25061 WOOLWICH STREET METER UPGRADE TO 200A	08/24/2017	<NONE>	JAMES TU	OWNER/BUILDER CA SOUTH HILLS POOL & SPA	(949)459-6127
EL-8-17-15378	62706104 26922 HIGHWOOD EL FOR SP-15377	08/28/2017	<NONE>	PETER MARCHICA II	PO BOX 836 LAKE FOREST CA 92630	
EL-8-17-15382	62511110 25082 MORRO COURT NEW ELECTRICAL IN DINING ROOM; 6 CAN LIGHTS, JUNCTION BOX	08/28/2017	<NONE>	JORGE MARIN	OWNER/BUILDER CA JEFF SHEETS	(949)650-3411
EL-8-17-15387	62755106 25662 BRADFORD LANE NEW ELECTRICAL ON 1ST AND 2ND FLRS- INCLUDES SUB PANEL	08/29/2017	<NONE>	JEFF SHEETS	2780 BLUEBIRD CIRCLE COSTA MESA CA 92626	
EL-8-17-15388	63611102 27511 BOOTHILL COURT EL FOR RES 15114	09/14/2017	<NONE>	LES THOMAS		
EL-8-17-15392	62026234 25191 YORK EL FOR RES 15173	08/29/2017	<NONE>	ALLISON PRIDY	AMERICAN TECHNOLOGIES INC. dba ATI 210 BAYWOOD AVENUE ORANGE CA 92865	(714)283-9990
EL-8-17-15393	62022138 25261 PASEO DE ALICIA 2 EL GOOSENECK FIXTURES	08/29/2017	<NONE>	STEVE THERRIAULT	STEVE THERRIAULT 4444 FEDERAL BOULEVARD SAN DIEGO CA 92102	(619)571-9675

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-8-17-15394	62021117 25260 LA PAZ ROAD #3-4 EL FOR TI COM-15192	08/31/2017	<NONE>	JOSH GIBBS	TRIVISTA INC dba ALLIANCE INTERIORS 970 VALLEY PARKWAY ESCONDIDO CA 92025	(760)269-4027
EL-8-17-15406	58816107 24411 RIDGE ROUTE DRIVE #225 ELECTRIAL FOR COMM TI 7950 SQ FT	09/15/2017	<NONE>	JENNIFER CLARK	ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #101 TORRANCE CA 92660	(937)570-8839
EL-8-17-15408	62737206 25921 RICH SPRINGS CIRCLE EL FOR OUTDOOR BATHROOM/STORAGE/PATIO COVER & (2) BBQ OUTLET & (2) PILASTERS & OUTLET	09/01/2017	<NONE>		ARUBA CONSTRUCTION 32859 BATSON LANE WILDOMAR CA 92595	(949)226-0506
EL-8-17-15413	62045307 24592 ASHLAND DRIVE ELEC FOR KITCHEN & BATHROOM REMODEL- 396 SQ FT	09/08/2017	<NONE>	GHAZWAN SALMAN		
EL-9-16-13865	62708206 25422 EMPTY SADDLE DRIVE EV CHARGER TO BE INSTALLED IN THE GARAGE - REINSTATED 7/25/17	07/25/2017	<NONE>	JEFF SHEETS	JEFF SHEETS 2780 BLUEBIRD CIRCLE COSTA MESA CA 92626	(949)650-3411
EL-9-17-15418	62523107 24491 MANDEVILLE DRIVE EL FOR RES-15399	09/05/2017	<NONE>	BEHROOZ AZARIAN		
EL-9-17-15429	62741205 25331 GALLUP ELECTRICAL FOR (N) EV CHARGER OUTLET	09/05/2017	<NONE>		ECO-TECH ELECTRICAL SERVICES INC 2634 COOLIDGE AVENUE ORANGE CA 92867	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-9-17-15435	58816107 24411 RIDGE ROUTE DRIVE #220 (N) ELECTRICAL FOR COMM TI- 7,884 SQ FT	09/07/2017	<NONE>	JENNIFER CLARK		
EL-9-17-15454	61622105 23685 MOULTON PARKWAY #C EL FOR COM-15447	09/11/2017	<NONE>	DIEGO RIVAS	DIEGO RIVES P O BOX 492 GARDEN GROVE CA 92503	(800)561-7644
EL-9-17-15460	62011111 25312 DE SALLE STREET EL FOR SP-15459	09/12/2017	<NONE>		ALAN SMITH POOL PI ASTFRING 227 CARLETON AVENUE ORANGE CA 92867	(714)628-9494
EL-9-17-15479	62026249 25252 YORK EL FOR SP-15473	09/19/2017	<NONE>	RICH PETERSON	SILVER SPRINGS POOLS AND SPAS INC 25625 MIRALESTE LAGUNA NIGUEL CA 92677	(949)218-8524
EL-9-17-15486	62114179 23521 PASEO DE VALENCIA STREET REPLACE MCC LOCATED ON ROOFTOP ELEC ROOM, ADD NEW 75KVA TRANSFORMER & NEW 1200A DISTRIBUTION BOARD IN B-11 ELECTRICAL ROOM	09/18/2017	<NONE>		DELTA POWER INC 1790 MCFADDEN #106 SANTA ANA CA 92705	(714)558-6177
EL-9-17-15487	62114133 24411 HEALTH CENTER DRIVE #560 EL FOR TI COM-15340	09/25/2017	<NONE>	ETHAN DINGWELL		
EL-9-17-15497	62753201 26394 BRIDLEWOOD DRIVE 100A IRRIGATION PEDESTAL C/O	09/21/2017	<NONE>	JOSH SCOTT	THREE PHASE ELECTRIC 7 GODDARD IRVINE CA 92618	(949)788-0092

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-9-17-15503	61626247 23511 LIPARI ELECTRICAL PANEL UPGRADE FROM 100 AMP SERVICE TO 200 AMP; UNDERGROUND FED; LOCATION APPROVED BY SCE	09/22/2017	<NONE>	STEVE CAVENEY	STEVE CAVENEY 1891 LINCOLN STREET ORANGE CA 92865	(714)974-7063
EL-9-17-15512	63613201 27192 SUNDOWNER DRIVE EL FOR RES-15125	09/27/2017	<NONE>	PETE GANTES	PETE GANTES 18100 VON KARMAN #850 IRVINE CA 92618	(949)278-3032
EL-9-17-15520	62003117 25192 CABOT ROAD INSTALL (2) 120V CIRCUITS TO KIOSKS IN MCDONALD'S	09/25/2017	<NONE>		AMBIENT ELECTRIC INC 2363 TELLER ROAD #112 NEWBURY PARK CA 91320	
EL-9-17-15526	62750213 26211 BRIDLEWOOD DRIVE EL FOR SP-15525	09/27/2017	<NONE>	BRET STEELE		
EL-9-17-15529	62021201 25292 MCINTYRE STREET #W EL FOR TI COM-15441	11/21/2017	<NONE>	ALBERT HUANG		
EL-9-17-15532	62727107 24656 DEVONPORT INSTALL NEW NEMA OUTLET EV CHARGER	09/26/2017	<NONE>		ECO-TECH ELECTRICAL SERVICES INC 2634 COOLIDGE AVENUE ORANGE CA 92867	
EL-9-17-15533	62519103 24912 ALTAMIRA DRIVE BACK-UP BATTERY FOR EXISTING SOLAR PV SYSTEM	09/27/2017	<NONE>	JAMES MCKNIGHT	SULLIVAN SOLAR POWER OF CALIFORNIA 8949 KENAMAR DRIVE #101 SAN DIEGO CA 92121	(858)271-7758

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
EL-9-17-15539	62038214 24951 GRISSOM ROAD EL FOR RES-15293	03/09/2018	<NONE>	DAVID HENRY		
EL-9-17-15544	62034206 24912 SUNSET PLACE E 117sf KITCHEN REMODEL WITH NEW ELEC, MECH, PLUMB	09/27/2017	<NONE>	FADI MAHASSEL	HOME MASTERS P O BOX 25013 ANAHEIM CA 92825	(714)999-6788
EL-9-17-15551	63636124 27662 PINESTRAP CIRCLE EL FOR SP-15550; EL RUN TO FUTURE PATIO COVER	10/03/2017	<NONE>		SUN COUNTRY POOLS 22785 ISLAMARE LANE LAKE FOREST CA 92630	(949)859-9636
EL-9-17-15559	62043335 24631 PAIGE CIRCLE EL FOR RES-15558	09/28/2017	<NONE>		RAY EV 6400 VARIEL AVENUE WOODLAND HILLS CA 91367	
EL-9-17-15565	62734216 25831 PECOS ROAD EL FOR RES-15562	10/11/2017	<NONE>	CARL CHAVEZ	KIRK JEFFREY MURDOCK P O BOX 27173 ANAHEIM CA 92809	(714)493-4212

Totals for Electrical : 255

Mechanical

ME-10-17-15569	62105134 24001 AVENIDA DE LA CARLOTA #B ME FOR TI COM-15182	10/05/2017	<NONE>	OKA CRAIG		
ME-10-17-15574	93021452 23475 CAMINITO NORTE STREET C/O A/C, COIL, FAU NO DUCTS, USE (E) DISCONNECT	10/02/2017	<NONE>		TACTICAL AIR INC 24036 AVE DE LA CARLOTA LAGUNA HILLS CA 92653	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-10-17-15575	62038301 25341 CADILLAC DRIVE DUCTING ONLY	10/02/2017	<NONE>		TACTICAL AIR INC 24036 AVE DE LA CARLOTA LAGUNA HILLS CA 92653	
ME-10-17-15578	62114171 23961 CALLE DE LA MAGDALENA #440 ME FOR TI COM-15517	10/31/2017	<NONE>	AMIN GHASSEMI		
ME-10-17-15581	62721206 25122 BUCKBOARD LANE ME FOR RES-15328	10/03/2017	<NONE>	CLAY LEWIS	ROBERT LEWIS PO BOX 2178 CAPO BEACH CA 92624	(949)661-1451
ME-10-17-15583	93389013 24995 ACACIA LANE DUCTING ONLY	10/03/2017	<NONE>	KATHY KEMP	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
ME-10-17-15588	62009201 24961 DE SALLE STREET ME FOR RES-15493	10/10/2017	<NONE>			
ME-10-17-15594	93389099 24961 SILVERLEAF LANE C/O A/C, COIL, FAU LIKE FOR LIKE IN SAME LOCATION; NO DUCTS (E) DISCONNECT	10/05/2017	<NONE>	KATHY KEMP	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
ME-10-17-15599	62037219 24822 GRISSOM ROAD replace 5 ton AC in same existing location	10/09/2017	<NONE>	JOHN KOPP	JOHN KOPP 28052 camino capistrano #101 laguna niguel CA 92677	(949)582-0700

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-10-17-15628	62528109 25511 INDIAN HILL LANE #F RELOCATE AND C/O A/C & AIR HANDLER, NEW DISCONNECT, NO DUCTING	10/12/2017	<NONE>	MIKE ROY	ALICIA AIR CONDITIONING & HEATING INC. 26824 VISTA TERRACE LAKE FOREST CA 92630	(949)770-2495
ME-10-17-15640	62027102 25751 KNOTTY PINE ROAD ME FOR RES-14836	11/09/2017	<NONE>	OSCAR SANCHEZ	OWNER/BUILDER CA	
ME-10-17-15652	62714110 24951 MUSTANG DRIVE ME FOR RES-15449	10/18/2017	<NONE>	JEFFREY RIGGS		
ME-10-17-15654	62105133 24155 PASEO FIVE LAGUNAS PLACE #1055A ME FOR TI COM-15573	10/17/2017	<NONE>	MARK BOTICH	MARK BOTICH 12033 JACK BENNY DRIVE #102 RANCHO CUCAMONGA CA 91739	(949)701-0476
ME-10-17-15656	58805623 23221 SOUTH POINTE DRIVE #101 ME FOR TI COM-15636; C/O RTU	11/01/2017	<NONE>	DE THAT TON	DE THAT TON 8661 JENNRICH AVENUE WESTMINSTER CA 92683	
ME-10-17-15658	62036146 24762 HENDON STREET C/O A/C & FAU, NO DUCTS, NO D/C	10/17/2017	<NONE>	KATHY KEMP	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
ME-10-17-15664	62114166 24022 CALLE DE LA PLATA #100 ME FOR TI COM-15361	11/13/2017	<NONE>	EDGAR MORENO		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-10-17-15669	62008207 25242 MAWSON DRIVE ME FOR RES-15667	10/18/2017	<NONE>	MARK SPITZKE	MARK SPITZKE 831 FRENCH STREET SANTA ANA CA 92704	(949)434-9238
ME-10-17-15672	62026207 25162 STOCKPORT STREET CHANGE OUT AC CONDENSER, COIL, FURNACE AND DUCTS (6). LIKE FOR LIKE IN ORIGINAL LOCATION	10/20/2017	<NONE>	BENJAMIN MEDINA	SERVICE CHAMPIONS INC dba SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-10-17-15678	62021117 25260 LA PAZ ROAD #M ME FOR TI COM-15414	10/26/2017	<NONE>	MASOOD MIAN		
ME-10-17-15680	62718304 26452 SILVER SADDLE LANE C/O A/C, COIL & FAU, NEW DUCTING USE (E) DISCONNECT	10/23/2017	<NONE>	KATHY KEMP	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
ME-10-17-15688	62538120 29 ASPEN CREEK LANE Like for like 2.5 ton a/c & 45k btu furnace change out.	10/25/2017	<NONE>	RICHARD GUIDETTI	RICHARD GUIDETTI 28582 BELLA VISTA LAGUNA NIGUEL CA 92677	(714)329-3721
ME-10-17-15690	62046112 24781 ALICIA PARKWAY #B ME FOR COM-15453	11/01/2017	<NONE>	MICHEL KHAC		
ME-10-17-15708	58816110 23332 MILL CREEK DRIVE #125 ME FOR TI COM-15647	11/13/2017	<NONE>	JENNIFER CLARK		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-10-17-15712	63615102 25516 LONE PINE CIRCLE ME FOR RES-15646, 1 HOOD AND FIXTERS FOR REMODEL	11/02/2017	<NONE>	ALEX HAJIALI	PETE HARIRIAN CA	(949)637-2271
ME-10-17-15714	62754106 26701 QUAIL CREEK #236 FAU & A/C C/O- NO DUCTING	10/30/2017	<NONE>	ERIC BARNETT		
ME-10-17-15718	62736105 26131 SPUR BRANCH LANE MECHANICAL FOR BATHROOM REMODEL	10/30/2017	<NONE>	DUANE CARLSON	BIG D's CONSTRUCTION SERVICES 23342 MADERO #C MISSION VIEJO CA 92691	(949)209-1676
ME-10-17-15722	63638106 27746 HIDDEN TRAIL ROAD MECHANICAL EXHAUST FOR KITCHEN HOOD	10/30/2017	<NONE>	GENE TRIBOLET	GENE TRIBOLET 25801 OBRERO DRIVE #5 MISSION VIEJO CA 92691	(949)583-9300
ME-10-17-15725	62508104 25606 ALICIA PARKWAY ME FOR T.I. COM-15660	11/21/2017	<NONE>	RYAN TRUONG		
ME-11-17-15730	62012412 25342 CHAMPLAIN ROAD CHANGING OUT FURNACE, COIL, CONDENSER WITH LIKE FOR LIKE IN SAME LOCATION WITH NEW DISCONNECT	11/01/2017	<NONE>	BENJAMIN MEDINA	ALISO AIR INC 29736 AVE DE LAS BANDERAS RANCHO SANTA MARGARITA CA 92688	(949)589-2021
ME-11-17-15737	63637103 27572 GOLD DUST LANE 60 LINEAR FT (N) DUCTING	11/02/2017	<NONE>		REMODEL EXPERTS INC 3134 MIRA VISTA WAY CORONA CA 92881	(951)532-6740

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-11-17-15740	62005101 25152 VESPUCCI ROAD CHANGE OUT AC AND COIL ONLY; IN REAR SIDE YARD	11/03/2017	<NONE>		W C HEATING & AIR CONDITIONING 41085 GOLDEN GATE CIRCLE MURRIETA CA 92562	(951)600-0700
ME-11-17-15748	62028314 25551 FIR LANE A/C & FAU CHANGE OUT'S W/7 NEW DUCTS AND NEW DISCONNECT	11/07/2017	<NONE>	KEVIN BRENNAN	ALPS AIR CONDITIONING & HEATING INC. 1000 HOWELL AVENUE #B ANAHEIM CA 92805	(714)633-8892
ME-11-17-15759	62762108 25752 FLETCHER PLACE ME FOR RES-15757	11/08/2017	<NONE>	DUANE CARLSON	BIG D's CONSTRUCTION SERVICES 23342 MADERO #C MISSION VIEJO CA 92691	(949)209-1676
ME-11-17-15764	93789134 26701 QUAIL CREEK FAU C/O, NO DUCT WORK	11/08/2017	<NONE>		CHRISTINA DIETZ 2 MCLAREN #C IRVINE CA 92618	(949)481-7995
ME-11-17-15767	63639105 27788 HIDDEN TRAIL ROAD (2) A/C & (2) FAU C/O, NEW DUCTING AND USE (E) DISCONNECT	11/09/2017	<NONE>		KELLY GLEASON 801 LAKEVIEW AVENUE #E PLACENTIA CA 92870	(714)779-1000
ME-11-17-15783	58816109 23382 MILL CREEK DRIVE #200 ME FOR COM-15738	12/07/2017	<NONE>	SEAN DAVIS	ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #100 TORRANCE CA 92660	(937)570-8839
ME-11-17-15786	62770106 27062 FALLING LEAF DRIVE ME FOR RES-15448	01/05/2018	<NONE>	NELSON MARTINEZ		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-11-17-15799	63638107 27754 HIDDEN TRAIL ROAD ME FOR RES-15666	11/29/2017	<NONE>	ED BOURKE	BOURKE CONSTRUCTION INC. 1039 ARMSTRONG CIRCLE ANAHEIM CA 92807	(714)281-1974
ME-11-17-15831	62755103 25641 BRADFORD LANE ME FOR RES-15829	11/27/2017	<NONE>	THOMAS LUDEMA	OWNER/BUILDER CA	
ME-11-17-15839	58816110 23332 MILL CREEK DRIVE #140 ME FOR COM-15695	11/28/2017	<NONE>	JENNIFER CLARK	ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #100 TORRANCE CA 92660	(937)570-8839
ME-11-17-15852	62517345 24652 LINDA FLORA STREET ME FOR RES-15728	12/01/2017	<NONE>	LISA NORDBAK		
ME-11-17-15856	93789411 25815 CORDOVA A/C & FAU CHANGE OUT'S 4 TON 16 SEER A/C 90 BTU FAU; NO DUCTS, (N) DISCONNECT	11/29/2017	<NONE>	KEVIN BRENNAN	ALPS AIR CONDITIONING & HEATING INC. 1000 HOWELL AVENUE #B ANAHEIM CA 92805	(714)633-8892
ME-1-18-16026	62009201 24961 DE SALLE STREET ME FOR RES-16024	01/08/2018	<NONE>		PACIFIC PIPELINE 315 STREAMWOOD IRVINE CA 92620	(949)231-7866
ME-1-18-16035	63419221 26381 EVA STREET LIKE FOR LIKE CHANGE OUT AC CONDENSER 3.5 TON IN BACKYARD, AND 75K BTU FURNACE IN ATTIC - NO A/C DISCONNECT, NO DUCTING	01/09/2018	<NONE>	BENJAMIN MEDINA	A R S AMERICAN RESIDENTIAL SERVICES OF 1225 GRAPHITE DRIVE CORONA CA 92881	(951)280-3113

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-1-18-16040	58803225 23046 AVENIDA DE LA CARLOTA PARKWAY #210 ME FOR TI COM-15861	01/22/2018	<NONE>	LIZZY LOEB		
ME-1-18-16052	62511101 25102 NATAMA COURT ME FOR RES-15860	04/13/2018	<NONE>	ADRIAN HARRISON		
ME-1-18-16054	62049201 24422 AVENIDA DE LA CARLOTA (N) A/C ROOFTOP UNIT IN ELEVATOR ROOM	03/01/2018	<NONE>	ADAM ORTIZ	CHAD ARIVETT 7655 CONVOY COURT SAN DIEGO CA 92111	(714)512-7418
ME-1-18-16061	62508104 25606 ALICIA PARKWAY (N) ROOFTOP A/C UNIT	01/30/2018	<NONE>	DAN MONTOYA	RON'S HEATING & AIR CONDITIONING 14074 BATAVIA #105 ORANGE CA 92867	(714)633-7233
ME-1-18-16068	62522102 26538 MOULTON PARKWAY #E, F, G ME FOR TI COM-15938	02/23/2018	<NONE>	ROSS HARVEY		
ME-1-18-16074	62013309 25402 PIKE ROAD ME FOR RES-16071	01/19/2018	<NONE>		ALL HOME REPAIR P.O. BOX 1091 SUGARLOAF CA 92386	(714)795-4166
ME-1-18-16079	93798233 24403 LANDOVER ROAD INSTALL NEW DUCTING	01/22/2018	<NONE>		SERVICE CHAMPIONS INC aka SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-1-18-16090	63633212 27442 MAVERICK ME FOR RES-16085	02/07/2018	<NONE>	JAMES DOYLE	JAMES DOYLE CA	(949)230-8219
ME-1-18-16092	62714102 24851 BUCKSKIN DRIVE FAU & COIL C/O LIKE FOR LIKE, SAME LOCATION	01/24/2018	<NONE>	JEFF LOFTUS	ALISO AIR INC 29736 AVE DE LAS BANDERAS RANCHO SANTA MARGARITA CA 9268	(949)589-2021
ME-1-18-16096	62750212 26191 BRIDLEWOOD DRIVE ME FOR RES-16094	01/24/2018	<NONE>		THE AVANTI COMPANY	(949)350-0045
ME-1-18-16100	62709103 27086 HIDDEN TRAIL ROAD C/O FAU AND DUCTING	01/25/2018	<NONE>		CA A G HEATING & AIR CONDITIONING 14620 KESWICK STREET VAN NUYS CA 91405	
ME-1-18-16110	63636125 27642 PINESTRAP REPLACE KITCHEN HOOD AND 5 EXHAUST FANS IN BATHS AND LAUNDRY	01/26/2018	<NONE>	PETER HAVERKAMP	PETER HAVERKAMP 31103 RANCHO VIEJO ROAD #STE D2 SAN JUAN CAPISTRANO CA 92675	(949)637-5875
ME-1-18-16117	62505205 25531 ALISAL AVENUE ME FOR RES-16115	01/29/2018	<NONE>	LUCIAN DANIEL		
ME-1-18-16118	62749107 26402 HOUSTON TRAIL CHANGING OUT FURNACE (110KBTU), COIL (IN CLOSET), CONDENSER (5TON 14 SEER) RIGHT SIDE YARD, AND DISCONNECT SWITCH. LIKE FOR LIKE IN SAME LOCATIONS.	01/29/2018	<NONE>	BENJAMIN MEDINA	ALISO AIR INC 29736 AVE DE LAS BANDERAS RANCHO SANTA MARGARITA CA 9268	(949)589-2021

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-1-18-16124	62032303 25106 SOUTHPORT STREET C/O FAU IN SAME LOCATION, LIKE FOR LIKE 80k BTU; RUN 7 DUCTS	01/30/2018	<NONE>		RELIABLE ENERGY MANAGEMENT 7201 ROSECRANS AVENUE PARAMOUNT CA 90723	(562)984-5511
ME-12-16-14282	62038408 25331 BARENTS STREET FAU/AC CHANGE OUT; LIKE FOR LIKE; 1 COIL	10/18/2017	<NONE>		SERVICE CHAMPIONS INC dba SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-12-17-15865	62506508 25591 EL CAPITAN LANE AC/ C/O LIKE FOR LIKE, NEW DUCT WORK	12/01/2017	<NONE>	VINCENT MURPHY	MIKE MATYEJ CA	
ME-12-17-15874	62762119 26752 MOORE OAKS ROAD ME FOR RES-15871	12/04/2017	<NONE>	MANZO FI		
ME-12-17-15880	62032112 25151 WOOLWICH STREET C/O FAU COIL IN GARAGE	12/05/2017	<NONE>	JANE RECKTENWALD	A R S AMERICAN RESIDENTIAL SERVICES OF 965 RIDGE LAKE BLVD #201 MEMPHIS TN 38120	(949)954-5163
ME-12-17-15886	62727133 26755 HAVEN DRIVE ME FOR RES-15884	12/05/2017	<NONE>		BROWNHOUSE CONSTRUCTION 3419 VIA LIDO #148 NEWPORT BEACH CA 92663	(949)355-2444
ME-12-17-15895	58803225 23046 AVENIDA DE LA CARLOTA LANE #525 ME FOR TI COM-15755	12/12/2017	<NONE>			

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-12-17-15906	62757204 25442 NOTTINGHAM COURT A/C & FAU C/O, (E) DUCTS & D/C	12/08/2017	<NONE>		MIGHTY DUCKS HEATING & COOLING INC. 2075 SHAFFER STREET ORANGE CA 92865	(714)998-7879
ME-12-17-15908	93424050 23231 CAMINITO ANDRETA CHANGE OUT AC CONDENSER (3TON 14SEER), COIL AND FURNACE (40KBTU). LIKE FOR LIKE IN ORIGINAL LOCATIONS; NO DUCTS/ (E) DISCONNECT	12/11/2017	<NONE>	BENJAMIN MEDINA	ROBERT DECKER 850 DONATELLO DRIVE CORONA CA 92882	(800)900-4247
ME-12-17-15910	62535181 5 DEER CREEK LANE ME FOR RES-15557	02/05/2018	<NONE>	WATANA LOPEZ		
ME-12-17-15921	62522102 26538 MOULTON PARKWAY #E,F,G MEL FOR COM-15727 FOR 2 (N) ROOF TOP RELOCATED UNITS	12/26/2017	<NONE>	CHUCK PRINCE		
ME-12-17-15923	93789299 26701 QUAIL CREEK ROAD #299 Change out of fan coil and condensing unit	12/13/2017	<NONE>	DOUGLAS FATONE	DOUGLAS MECHANICAL SERVICES 12100 MONTECITO ROAD #110 LOS ALAMITOS CA 90720	(562)331-3684
ME-12-17-15930	63634112 25252 DERBY HILL DRIVE ME FOR RES-15750	12/14/2017	<NONE>	ROBERT DORN		
ME-12-17-15933	62768205 27146 WOODBLUFF ROAD SAME LOCATION, MATERIAL LIKE FOR LIKE	12/14/2017	<NONE>		1ST CHOICE HEATING AND AIR 20371 LAKE FOREST DRIVE #A-5 LAKE FOREST CA 92653	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-12-17-15936	62520202 24952 DEL MONTE STREET FAU C/O LIKE FOR LIKE, RELOCATE AC	12/15/2017	<NONE>	ISMAEL VALDEZ	ISMAEL VALDEZ 700 VALLEY STREET ANAHEIM CA 92801	(714)331-9666
ME-12-17-15951	62522102 26532 MOULTON PARKWAY ME FOR TI COM-15949	12/19/2017	<NONE>		MERCER CONSTRUCTION CO 42690 RIO NEDO WAY #D TEMECULA CA 92590	(951)296-0111
ME-12-17-15955	62049106 24391 AVENIDA DE LA CARLOTA DRIVE #JV01 & JV02 ME FOR COM-15686; COVERS MECH WORK FOR SUITES JV01 & JV02	01/15/2018	<NONE>	DYLAN KLEE		
ME-12-17-15968	62522102 26548 MOULTON PARKWAY #M ME FOR COM-15450	12/22/2017	<NONE>	CASSAND DUERSCHIEDT	RESTAURANT BUILDERS & DESIGN 17785 SKY PARK CIRCLE #K IRVINE CA 92614	(949)474-2208
ME-12-17-15974	63421112 24381 ACASO #UNIT 6 NEW DISCONET, C/O FAU AND A/C LIKE FOR LIKE	12/21/2017	<NONE>	KEVIN KALKA	K KALKA HEATING PI TIMRING & AIR 15550 ROCKFIELD BOULEVARD #A-10 IRVINE CA 92618	(949)458-6600
ME-12-17-15979	63634146 25382 DERBY HILL DRIVE NEW CONDESOR AND MINI SPLIT AIR HANDLER WITH (N) DISCONNECT AND ELEC RUN	12/22/2017	<NONE>	JEFF	WHITE MECHANICAL INC. 23601 RIDGE ROUTE DRIVE #B LAGUNA HILLS CA 92653	(949)716-8379
ME-12-17-15991	62718305 26432 SILVER SADDLE LANE RECONFIGURE RETURN AIR CHASE INTO SHEET METAL DUCT WORK INSIDE THE CABINET, (N) 2 FANS OVER RANGE	12/28/2017	<NONE>	JAMES YOUNG	JAMES YOUNG CONSTRUCTION 26585 SOTELO MISSION CA 92692	

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ME-12-17-15996	58816108 23422 MILL CREEK DRIVE #210 ME FOR COM-15947; INCLUDES (N) RTU	02/05/2018	<NONE>	JENNIFER CLARK		
ME-12-17-15998	58816108 23422 MILL CREEK DRIVE #130 ME FOR COM-15948	02/05/2018	<NONE>	JENNIFER CLARK		
ME-2-17-14558	62760113 26666 WHITE OAKS DRIVE ME PERMIT FOR 368sf KITCHEN REMODEL	07/11/2017	<NONE>	WAYNE RIZZO		
ME-2-17-14561	62716312 25022 BUCKBOARD LANE FAU/AC CHANGEOUT WITH 21 DUCTS; NO DISC - REINSTATED 10/4/17	10/04/2017	<NONE>		ASSOCIATED HEATING & AIR INC. 1320 HANCOCK STREET #B ANAHEIM CA 92807	
ME-2-18-16153	62043335 24631 PAIGE I have been asked by the agent to permit and get inspection on this FAU and condenser change out. Like for like, same location. 4 ton - REVISED TO INCLUDE A/C DISCONNECT C/O	02/06/2018	<NONE>	RICHARD GUIDETTI	RICHARD GUIDETTI 28582 BELLA VISTA LAGUNA NIGUEL CA 92677	(714)329-3721
ME-2-18-16165	62743106 25965 POKER FLATS PLACE FAU C/O SAME LOCATION- ATTIC 110,000 BTU	02/07/2018	<NONE>		SERVICE CHAMPIONS INC dha SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-2-18-16169	62764227 26911 FALLING LEAF DRIVE A/C & 2 AIR HANDLER, FAU C/O & DUCTWORK; (N) DISCONNECT LIKE FOR LIKE	02/08/2018	<NONE>		THOMSON INC 21205 JUAN AVENUE #A HAWAIIAN GARDENS CA 90716	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-2-18-16175	62511101 25102 NATAMA COURT ME FOR RES-16173	02/08/2018	<NONE>	MICHAEL SAPOUNAKIS	OWNER/BUILD R CA	
ME-2-18-16180	62044221 24712 KIM LANE Replace existing furnace in garage (80,000BTU 80% AFUE). No ductwork.	02/12/2018	<NONE>	KIM BUCKLIN	A R S AMERICAN RESIDENTIAL SERVICES OF 965 RIDGE LAKE BLVD #201 MEMPHIS TN 38120	(949)954-5163
ME-2-18-16185	62754106 26701 QUAIL CREEK #186 C/O AIR HANDLER WITH COIL	02/13/2018	<NONE>		SERVICE CHAMPIONS INC dba SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-2-18-16189	93497195 22955 CAMINITO CALMA ME FOR EL-16188	02/13/2018	<NONE>		ROVICS CONSTRUCTION INC. P O BOX 2360 HUNTINGTON BEACH CA 92648	(714)444-2648
ME-2-18-16195	62114166 24022 CALLE DE LA PLATA STREET ME FOR TI COM-15814	06/28/2018	<NONE>	BENJAMIN NOROUZI		
ME-2-18-16199	61624222 22656 GENOVA CHANGE OUT DUCTS (7)	02/15/2018	<NONE>	BENJAMIN MEDINA	SERVICE CHAMPIONS INC dba SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-2-18-16205	62530242 17 MOSS HILL LANE CHANGE OUT AC CONDENSER (4 TON 16 SEER) LEFT SIDE YARD, 90K BTU FURNACE IN GARAGE, AND DUCTS (7)	02/15/2018	<NONE>	BENJAMIN MEDINA	COMPLETE COMFORT & MAINTENANCE 25422 TRABUCO ROAD #105-191 LAKE FOREST CA 92630	(949)742-2995

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-2-18-16218	62710103 27066 HIDDEN TRAIL ROAD ME FOR RES-15360	02/26/2018	<NONE>	GARY MCLANE		
ME-2-18-16221	61626247 23511 LIPARI C/O A/C & FAU, NEW DUCTING (E) DISCONNECT; SAME LOCATIONS	02/20/2018	<NONE>	KATHY KEMP	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
ME-2-18-16226	62513402 24991 DEL MONTE STREET ME FOR RES-16224	02/20/2018	<NONE>	WILLIAM BRADEN	OWNER/BUILDER CA	
ME-2-18-16229	62114168 24012 CALLE DE LA PLATA DRIVE #330 ME FOR TI COM-15971	02/22/2018	<NONE>			
ME-2-18-16263	63639121 27802 GREENFIELD DRIVE C/O A/C & FAU LIKE FOR LIKE (E) D/C, NO DUCTING	02/27/2018	<NONE>		SEA BREEZE AIR CONDITIONING 3943 CHESTNUT STREET #4 RIVERSIDE CA 92501	(949)636-2813
ME-2-18-16267	61622105 23719 MOULTON PARKWAY ME FOR TI COM-15946	03/06/2018	<NONE>	DELBERT BITTINGER		
ME-2-18-16271	62038308 25372 BARENTS STREET ME FOR RES-16269	02/27/2018	<NONE>	JAMES	JAMES REMODELING 25052 GREENBAY DRIVE LAKE FOREST CA 92630	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-3-18-16287	63615116 25582 RAPID FALLS ROAD C/O A/C, COIL, FAU; NEW DISCONNECT, (N) DUCTING	03/02/2018	<NONE>	JIM BUCKLIN	WHITE MECHANICAL INC. 23601 RIDGE ROUTE DRIVE #B LAGUNA HILLS CA 92653	(949)716-8379
ME-3-18-16289	63418104 26302 YOLANDA STREET ME FOR RES-16207	03/05/2018	<NONE>	SCOTT WHITFIELD		
ME-3-18-16301	62021117 25260 LA PAZ ROAD #2 ME FOR TI COM-16255	03/26/2018	<NONE>	JOSH GIBBS		
ME-3-18-16309	62716102 26661 STETSON PLACE ME FOR RES-16015	03/08/2018	<NONE>	BRANDON CHAE	LIGHTHOUSE CONSTRUCTION AND PAINT 6526 OCEAN CREST DRIVE #A-103 RANCHO PALOS VERDES CA 90275	(310)713-2768
ME-3-18-16311	62735109 26072 SPUR BRANCH LANE C/O (2) A/C & (2) FAU, (E) D/C AND NO DUCTING	03/07/2018	<NONE>	KATHY KEMP	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
ME-3-18-16315	62706118 26932 ROCKING HORSE LANE ME FOR RES-16299	03/29/2018	<NONE>	SCOTT HESS	CONCEPT ONE HOMES 17272 NEWHOPE STREET #S FOUNTAIN VALLEY CA 92708	(714)390-8323
ME-3-18-16323	62508104 25539 PASEO DE VALENCIA AVENUE NEW RTU; DUCT FURNACE 400K BTU	03/20/2018	<NONE>	BENJAMIN BROWN	PMC SOUTHWEST REFRIGERATION 4396 ROSEVILLE ROAD NORTH HIGHLANDS CA 95660	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-3-18-16330	93789416 26405 LA TRAVIATA PARKWAY C/O HOOD	03/09/2018	<NONE>	HOMAYOL ELAHI	OWNER/BUILDE R CA	
ME-3-18-16334	62750304 26241 GLEN CANYON DRIVE CHANGE OUT DUCTS (6) *DUCTWORK ONLY	03/12/2018	<NONE>	BENJAMIN MEDINA	SERVICE CHAMPIONS INC dha SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-3-18-16336	62750213 26211 BRIDLEWOOD DRIVE ME FOR RES-15980	03/14/2018	<NONE>	MATT CURRY	PBC INC 32565 GOLLDEN LANTERN #B DANA POINT CA 92629	
ME-3-18-16340	62764102 26932 FALLING LEAF DRIVE ME FOR RES-16338	03/12/2018	<NONE>	MICHAEL DAVIDSON	MICHAEL DAVIDSON 26712 SOTELO MISSION VIEJO CA 92692	(949)226-4545
ME-3-18-16351	62706121 26972 ROCKING HORSE LANE C/O A/C, RELOCATE FAU TO ATTIC W/ (N) LIGHT & SWITCH, NEW DUCTWORK AND D/C	03/14/2018	<NONE>	DON CRANE	SOL MECHANICAL INC. dha 19 SUTHERLAND DRIVE LADERA RANCH CA 92694	(888)602-4822
ME-3-18-16354	58803225 23046 AVENIDA DE LA CARLOTA PARKWAY ME FOR COM-16051	03/16/2018	<NONE>		TURELK 3700 SANA FE AVENUE LONG BEACH CA 90810	
ME-3-18-16358	62014116 25542 CHAMPLAIN ROAD ME FOR RES-16325	04/26/2018	<NONE>	MELANIE TRUONG		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-3-18-16369	62503413 25491 PONCE COURT ME FOR RES-16179	03/21/2018	<NONE>	DANIEL HOINACKI		
ME-3-18-16374	62744119 25474 NELLIE GAIL ROAD C/O FAU 110k BTU	03/21/2018	<NONE>	TOM COLLINS	WHITE MECHANICAL INC. 23601 RIDGE ROUTE DRIVE #B LAGUNA HILLS CA 92653	(949)716-8379
ME-3-18-16380	62511214 26081 TERRA BELLA AVENUE CHANGE OUT AC CONDENSER (5TON 16SEER) IN BACKYARD, COIL AND FURNACE (90KBTU) IN ATTIC. NO DUCTWORK. LIKE FOR LIKE IN ORIGINAL LOCATIONS.	03/26/2018	<NONE>	BENJAMIN MEDINA	SERVICE CHAMPIONS INC aka SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-3-18-16383	62734302 25921 PRAIRESTONE DRIVE ME FOR RES-16373	05/17/2018	<NONE>	NENA Motadi Mehdi Mc		
ME-3-18-16391	62114133 24411 HEALTH CENTER DRIVE #OUTPATIENT EXPR ME FOR TI COM-15932	06/08/2018	<NONE>	RICK NELSON		
ME-3-18-16397	62769211 27052 IRONWOOD DRIVE ME FOR RES-16395	03/27/2018	<NONE>	JOHN BARKMEYER	OWNER/BUILDE R CA	
ME-3-18-16401	62114168 24012 CALLE DE LA PLATA DRIVE #485 ME FOR COM-16105	03/29/2018	<NONE>		DETAILS CC INC 1773 LINCOLN AVENUE #K ANAHEIM CA 92801	(714)239-5000

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-3-18-16407	63611105 27551 BOOTHILL COURT 2 5TON A/C, 1 3TON A/C, 3 COILS & 3 FAU OVER100,000btus C/O IN EXISTING LOCATIONS	03/29/2018	<NONE>		SADDLEBACK PLUMBING INC 23901 REMME LAKE FOREST CA 92630	(949)858-0284
ME-3-18-16408	62004307 25062 MAWSON DRIVE FAU C/O	03/29/2018	<NONE>	ERIC BARNETT	KEMNITZ AIR CONDITIONING AND HFAT 188 TECHNOLOGY #C IRVINE CA 92618	(949)453-8500
ME-3-18-16411	62049106 24391 AVENIDA DE LA CARLOTA PARKWAY #B ME FOR COM-16222	05/14/2018	<NONE>			
ME-4-18-16424	62520108 24971 DEL MONTE STREET ME FOR RES-16422	04/03/2018	<NONE>	FADI MAHASSEL	HOME MASTERS P O BOX 25013 ANAHEIM CA 92825	(714)999-6788
ME-4-18-16442	62534110 26211 ALAMEDA AVENUE CHANGE OUT AC CONDENSER (4TON 15 SEER) IN RIGHT SIDE YARD, COOLING COIL & 90K BTU FURNACE IN GARAGE, AND DUCTS (5)	04/04/2018	<NONE>	BENJAMIN MEDINA	W C HEATING & AIR CONDITIONING 41085 GOLDEN GATE CIRCLE MURRIETA CA 92562	(951)600-0700
ME-4-18-16445	93798217 24334 DALE DRIVE A/O A/C LIKE FOR LIKE SAME LOCATION (E) D/C, RELOCATE FAU TO ATTIC, ADD SWITCH AND LIGHT, NEW DUCTING	04/05/2018	<NONE>	KATHY KEMP	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
ME-4-18-16448	62049106 24391 AVENIDA DE LA CARLOTA ROAD #A ME FOR TI COM-15855	04/05/2018	<NONE>	JASON SEKINE	GREEN EAGLE CORP 20121 VALLEY BOULEVARD WALNUT CA 91789	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-4-18-16450	62743102 25972 POKER FLATS PLACE CHANGE OUT AC CONDENSER (5TON 16 SEER) LEFT SIDE YARD, AND COIL & FURNACE (90K BTU) IN GARAGE. NO DUCTWORK.	04/06/2018	<NONE>	BENJAMIN MEDINA	SERVICE CHAMPIONS INC dha SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-4-18-16453	62716202 26662 STETSON PLACE ME FOR RES-16138	04/24/2018	<NONE>	SAEED KAMKAR		
ME-4-18-16459	62030112 24852 LUTON STREET ME FOR RES-16457	04/09/2018	<NONE>	DUANE CARLSON	BIG D's CONSTRUCTION SERVICES 23342 MADERO #C MISSION VIEJO CA 92691	(949)209-1676
ME-4-18-16464	62519121 24892 ZUMAYA COURT ME FOR RES-16462	04/09/2018	<NONE>	MICHAEL JONES	OWNER/BUILDE R CA	
ME-4-18-16466	62729207 25881 NELLIE GAIL ROAD CHANGE OUT (2) AC CONDENSERS & (2) COOLING COILS - 3 TON 14 SEER, (1) FURNACE - 80K BTU IN CLOSET, AND (2) DISCONNECT SWITCHES. LIKE FOR LIKE IN ORIGINAL LOCATIONS. NO DUCTWORK.	04/10/2018	<NONE>	BENJAMIN MEDINA	ALPS AIR CONDITIONING & HEATING INC. 1000 HOWELL AVENUE #B ANAHEIM CA 92805	(714)633-8892
ME-4-18-16476	62114171 23961 CALLE DE LA MAGDALENA PARKWAY #402 ME FOR TI COM-16435	06/06/2018	<NONE>	SCOTT BRUNNER		
ME-4-18-16485	62004329 25031 GRISSOM ROAD CHANGE OUT DUCTS (5)	04/13/2018	<NONE>	BENJAMIN MEDINA	SERVICE CHAMPIONS INC dha SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-4-18-16493	62739133 32 VISTA FIRENZE DRIVE ME FOR RES-16366	04/17/2018	<NONE>	MARK ROSTAMI	FIXACAL 23 ROCKVIEW DRIVE IRVINE CA 92612	(949)234-7744
ME-4-18-16496	62114168 24012 CALLE DE LA PLATA #470 ME FOR COM-16344	04/19/2018	<NONE>			
ME-4-18-16498	58803242 23301 AVENIDA DE LA CARLOTA #C ME FOR TI COM-16252	04/19/2018	<NONE>			
ME-4-18-16504	62770216 27182 WOODBLUFF ROAD CHANGE OUT (2) AC CONDENSERS IN BACKYARD, (2) COILS, AND (2) FURNACES (70K BTU & 90K BTU) IN ATTIC. LIKE FOR LIKE IN ORIGINAL LOCATIONS.	04/18/2018	<NONE>	BENJAMIN MEDINA	COMPLETE COMFORT & MAINTENANCE 25422 TRABUCO ROAD #105-191 LAKE FOREST CA 92630	(949)742-2995
ME-4-18-16509	62534109 26201 ALAMEDA AVENUE A/C C/O IN SIDE YARD WITH NEW DISCONNECT	04/19/2018	<NONE>	ERIC BARNETT	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
ME-4-18-16519	62020303 25216 PIKE ROAD A/C C/O BACK YARD; FAU C/O CLOSET; NEW DUCTS 9,	04/20/2018	<NONE>	BENJAMIN MEDINA	SADDLEBACK PLUMBING INC 23901 REMME LAKE FOREST CA 92630	(949)858-0284
ME-4-18-16534	62727116 26662 CHESTER DRIVE ME FOR RES-16479	05/02/2018	<NONE>	JENNIFER CROCKER	BLUE RIBBON DESIGN BUILD 26741 PORTOLA PARKWAY #1E #515 FOOTHILL RANCH CA 92610	(949)586-6673

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-4-18-16538	62709106 27102 HIDDEN TRAIL ROAD ME FOR RES-16529	04/25/2018	<NONE>	STEVE JERRILS	TRIVEST BUILDERS 155 CYPRESS DRIVE LAGUNA BEACH CA 92651	
ME-4-18-16542	93838151 22146 CAMINITO LAURELES C/O FAU, CONDENSOR AND COIL, (N) DISCONNECT	04/25/2018	<NONE>	TOM COLLINS	WHITE MECHANICAL INC. 23601 RIDGE ROUTE DRIVE #B LAGUNA HILLS CA 92653	(949)716-8379
ME-4-18-16544	62015210 24902 WELLS FARGO DRIVE ME FOR RES-16282	04/27/2018	<NONE>	THOMAS KERSHUL		
ME-4-18-16547	58816104 24401 RIDGE ROUTE DRIVE #B104 ME FOR TI COM-16018	06/11/2018	<NONE>		BARAY KARIM 188 TECHNOLOGY #N IRVINE CA 92618	(714)724-1902
ME-4-18-16567	62015207 24932 WELLS FARGO DRIVE ME FOR RES-16481	05/11/2018	<NONE>	MARIO CALLIRGOS	MARIO CALLIRGOS 24932 WELLS FARGO DRIVE LAGUNA HILLS CA 92653	(714)269-7900
ME-5-17-14927	62105133 24155 PASEO FIVE LAGUNAS #1860 ME FOR TI COM-14514	07/05/2017	5 LAGUNAS - MALL REDEVELOPME	MARK GLOVER		
ME-5-18-16571	63421114 24372 BERRENDO COURT #2 FAU CHANGE OUT	05/01/2018	<NONE>		AT HOME SERVICE SOLUTIONS INC. 8780 19TH STREET #191 ALTA LOMA CA 92656	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-5-18-16575	93424174 23385 CAMINITO TELMO C/O A/C & FAU, COIL; NO DUCTWORK (E) DISCONNECT	05/01/2018	<NONE>	KEVIN KALKA	K KALKA HEATING PI TIMRING & AIR 8 WHATNEY IRVINE CA 92618	(949)458-6600
ME-5-18-16596	62044231 24692 JORIE DRIVE ME FOR RES-16594	05/07/2018	<NONE>	ALIREZA ZONOUZ	TREEIUM INC 5352 LAUREL CANYON BOULEVARD # VALLEY VILLAGE CA 91607	(855)833-8733
ME-5-18-16632	62049201 24422 AVENIDA DE LA CARLOTA REPLACE (1) 70 TON RTU	05/23/2018	<NONE>	CHRIS THYS	MESA ENERGY 2 CROMWELL IRVINE CA 92618	
ME-5-18-16635	62750213 26211 BRIDLEWOOD DRIVE ADD NEW DUCTLESS MINISPLIT CONDENSOR	05/14/2018	<NONE>		SERVICE CHAMPIONS INC dha SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-5-18-16644	62021117 25260 LA PAZ ROAD #1 ME FOR TI COM-16598	05/18/2018	<NONE>	JOSH GIBBS		
ME-5-18-16660	58815111 23032 MILL CREEK DRIVE ME FOR TI COM-15975	05/23/2018	<NONE>	JIMMY NHIEU		
ME-5-18-16664	58815111 23042 MILL CREEK DRIVE ME FOR TI COM-16113	05/23/2018	<NONE>	JIMMY NHIEU		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-5-18-16674	62535156 19 OXBOW CREEK LANE ME FOR RES-16672	05/30/2018	<NONE>		LAGUNA KITCHEN & RATH INC. 25250 LA PAZ ROAD #120 LAGUNA HILLS CA 92653	
ME-5-18-16683	62049201 24422 AVENIDA DE LA CARLOTA STREET #110 ME FOR TI COM-16680	06/18/2018	<NONE>	JASON DONTJE	HOWARD BUILDING CORPORATION 3184 AIRWAY AVENUE #K COSTA MESA CA 92626	(714)438-2272
ME-5-18-16702	62114168 24012 CALLE DE LA PLATA #450 ME FOR TI COM-16501	05/29/2018	<NONE>		DETAILS CC INC 1773 LINCOLN AVENUE #K ANAHEIM CA 92801	(714)239-5000
ME-5-18-16708	62538229 33 MISTY CREEK LANE C/O A/C, COIL, FAU NEW DUCTING USE (E) D/C	05/25/2018	<NONE>	KATHY KEMP	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
ME-5-18-16718	93925089 25772 VIA LOMAS #89 ME FOR RES-16713	06/01/2018	<NONE>	MICHAEL SCHUNDLER	OWNER/BUILDE R CA	
ME-6-17-15084	62114171 23961 CALLE DE LA MAGDALENA #243 ME FOR TI COM-14837	07/19/2017	<NONE>			
ME-6-18-16739	93798220 26201 SUNNYGLEN AVENUE CHANGE OUT (7) SILVER R6 DUCTS	06/04/2018	<NONE>	BENJAMIN MEDINA	SERVICE CHAMPIONS INC aka SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-6-18-16740	62510118 25952 TERRA BELLA AVENUE LIKE FOR LIKE CHANGE OUT AC CONDENSER (4TON 14 SEER) LEFT SIDE YARD, AND COOLING COIL; NO DUCTS OR D/C	06/04/2018	<NONE>	BENJAMIN MEDINA	BILL PASLAY HEATING AIR CONDITIONING 1240 ONTARIO AVENUE #102-353 CORONA CA 92881	(951)735-7262
ME-6-18-16750	62523109 24461 MANDEVILLE DRIVE C/O A/C & FAU; LIKE FOR LIKE IN SAME LOCATION, NEW DUCTING, (E) D/C	06/05/2018	<NONE>		SUNRISE HVAC SERVICES 3142 GABRIELLA STREET WEST COVINA CA 91792	(626)378-2847
ME-6-18-16756	62719109 26341 SORRELL PLACE ME FOR RES-16579	06/06/2018	<NONE>	FELIPE CONTRERAS		
ME-6-18-16759	62731304 26062 WATERWHEEL PLACE ME FOR RES-16608; FOR ADDITION AND MECHANICAL UNITS THROUGHOUT REMODEL & FP	06/06/2018	<NONE>	ADRIAN & MUSCI		
ME-6-18-16762	62008315 25352 LAS BOLSAS STREET C/O A/C & COIL, FAU IN GARAGE LIKE FOR LIKE SAME LOCATION, NO DUCTS (E) D/C	06/06/2018	<NONE>		SERVICE CHAMPIONS INC dba SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-6-18-16771	93925183 25791 VIA LOMAS #183 ME FOR RES-16769	06/06/2018	<NONE>		DESIGN & CONSTRUCTION ASSOCIATES 500 BONITA AVENUE SAN DIMAS CA 91773	(951)830-2697
ME-6-18-16775	62046112 24741 ALICIA PARKWAY #G ME FOR TI COM-16727	06/07/2018	<NONE>	SARA SHISHANI	PAFRACON INC dba MARVISTA CONSTRUCTION 603 ALTON AVENUE #H SANTA ANA CA 92705	(714)545-6550

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-6-18-16797	62532304 24681 LA CIENEGA STREET ME FOR EL-16796	06/12/2018	<NONE>	JORDAN	TREEIUM INC 5352 LAUREL CANYON BOULEVARD # VALLEY VILLAGE CA 91607	(855)833-8733
ME-6-18-16804	93925225 25855 VIA LOMAS #225 NEW 2 TON A/C; DISCONNECT; C/O FAU; C/O DUCTS	06/12/2018	<NONE>	BENJAMIN MEDINA	W C HEATING & AIR CONDITIONING 41085 GOLDEN GATE CIRCLE MURRIETA CA 92562	(951)600-0700
ME-6-18-16811	62503309 25491 ALISAL AVENUE HVAC C/O IN SAME LOCATION 5TON CONDENSER 90 BTU FURNACE	06/14/2018	<NONE>		KMA HVAC INC 25920 IRIS AVENUE #13A-400 MORENO VALLEY CA 92551	
ME-6-18-16812	61626225 23531 MARSALA C/O HEAT PUMP AND 14 DUCTS	06/14/2018	<NONE>	BENJAMIN MEDINA	SERVICE CHAMPIONS INC aka SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-6-18-16813	61623210 23572 MILANO NEW 3 TON HEAT PUMP; REVISE TO INCLUDE DUCTING & (N) D/C; (N) FAU IN ATTIC	06/14/2018	<NONE>	TOM COLLINS	WHITE MECHANICAL INC. 23601 RIDGE ROUTE DRIVE #B LAGUNA HILLS CA 92653	(949)716-8379
ME-6-18-16817	62524313 26492 LOS ALAMITOS AVENUE ME FOR EL-16816	06/14/2018	<NONE>		CABALL CORPORATION 9085 JUDICIAL DRIVE #2530 SAN DIEGO CA 92122	
ME-6-18-16819	62031311 25063 SALFORD STREET ME FOR RES-16646	06/18/2018	<NONE>	JEFFREY RIGGS		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-6-18-16821	93424253 23352 CAMINITO LAZARO DRIVE LIKE FOR LIKE CHANGE OUT SAME LOCATION AC CONDENSER (2TON 16 SEER), COIL & FURNACE 60KBTU IN ATTIC);	06/18/2018	<NONE>	BENJAMIN MEDINA	TACTICAL AIR INC 24036 AVE DE LA CARLOTA LAGUNA HILLS CA 92653	
ME-6-18-16822	93838002 22215 CAMINITO ESCOBEDO DRIVE CHANGE OUT AC CONDENSER (2TON 16 SEER) & ELECTRICAL DISCONNECT, COIL & FURNACE (70KBTU) IN CLOSET. SAME LOCATION	06/18/2018	<NONE>	BENJAMIN MEDINA	ALPS AIR CONDITIONING & HEATING INC. 1000 HOWELL AVENUE #B ANAHEIM CA 92805	(714)633-8892
ME-6-18-16823	62044112 24711 GEORGIA SUE DRIVE CHANGE OUT AC CONDENSER (4TON 17 SEER), COIL & FURNACE (80KBTU) IN GARAGE. SAME LOCATION	06/18/2018	<NONE>	BENJAMIN MEDINA	TACTICAL AIR INC 24036 AVE DE LA CARLOTA LAGUNA HILLS CA 92653	
ME-6-18-16839	93389066 24932 SILVERLEAF LANE ME FOR RES-16837	06/19/2018	<NONE>		POPE CONSTRUCTION 22482 SUNLIGHT CREEK LAKE FOREST CA 92630	(714)812-8825
ME-6-18-16844	62009105 25009 MACKENZIE STREET ME FOR EL-16842	06/21/2018	<NONE>	JEFF GOODRICH	D D BUILD CONSTRUCTION INC. dba 10 DAY 23192 ALCALDE DRIVE #A LAGUNA HILLS CA 92653	(949)813-1998
ME-6-18-16855	62749113 26385 HOUSTON TRAIL A/C & FAU C/O SAME LOCATION; LIKE FOR LIKE (E) D/C	06/21/2018	<NONE>	KATHY KEMP	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
ME-6-18-16863	63639105 27788 HIDDEN TRAIL ROAD ME FOR RES-16861	06/22/2018	<NONE>	ROBERT GAAR	ROBERT GAAR 601 ARCHER STREET MONTEREY CA 93940	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-6-18-16879	63633228 25131 BLACK HORSE LANE ME FOR RES-16877	06/25/2018	<NONE>		CHURCH'S A HOME IMPROVEMENT 26762 CALLE MARIA CAPISTRANO BEACH CA 92624	
ME-6-18-16889	62524214 26392 LAS ALTURAS AVENUE (2) A/C (2) COILS, (2) FAU C/O's WITH DUCTING (E) D/C	06/27/2018	<NONE>		W C HEATING & AIR CONDITIONING 41085 GOLDEN GATE CIRCLE MURRIETA CA 92562	(951)600-0700
ME-7-17-15141	62767102 25931 FAIRCOURT LANE C/O A/C, COIL, FAU, (E) DISCONNECT, NO DUCTWORK	07/05/2017	<NONE>		SADDLEBACK PLUMBING INC 23901 REMME LAKE FOREST CA 92630	(949)858-0284
ME-7-17-15151	62762102 25761 FLETCHER PLACE MECHANICAL PERMIT FOR RES-15149; TO INSTALL 1 EXHAUST FAN IN 2 BATHROOMS ONLY	07/06/2017	<NONE>		THE AVANTI COMPANY CA	(949)350-0045
ME-7-17-15154	62511207 26022 TERRA BELLA AVENUE C/O A/C, COIL, FAU, DISCONNECT & DUCTING	07/07/2017	<NONE>	ISMAEL VALDEZ	ISMAEL VALDEZ 700 VALLEY STREET ANAHEIM CA 92801	(714)331-9666
ME-7-17-15155	62754106 26701 QUAIL CREEK #160 C/O A/C, COIL, FAU, (E) DISCONNECT, NEW DUCTING	07/07/2017	<NONE>		MDDR INC dba ECONO AIR 555 VANGUARD BREA CA 92821	(714)695-6661
ME-7-17-15166	62763140 26731 BARKSTONE LANE C/O A/C, COIL, FAU LIKE FOR LIKE IN SAME LOCATION, NEW DISCONNECT, NO DUCTS	07/10/2017	<NONE>	JAMES BUCKLIN	WHITE MECHANICAL INC 23601 RIDGE ROUTE DRIVE #B LAGUNA HILLS CA 92653	(949)716-8379

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-7-17-15167	62517201 25882 EL SEGUNDO STREET C/O A/C, COIL, FAU LIKE FOR LIKE IN SAME LOCATION, NEW DISCONNECT, NEW DUCTS	07/10/2017	<NONE>	JAMES BUCKLIN	WHITE MECHANICAL INC. 23601 RIDGE ROUTE DRIVE #B LAGUNA HILLS CA 92653	(949)716-8379
ME-7-17-15170	N/A 26701 QUAIL CREEK #254 A/C & air handler change out in the same locations; NO DUCTING OR DISCONNECT	07/10/2017	<NONE>	KEVIN BRENNAN	ALPS AIR CONDITIONING & HEATING INC. 1000 HOWELL AVENUE #B ANAHEIM CA 92805	(714)633-8892
ME-7-17-15179	62019325 25131 LA SUEN ROAD ME FOR RES-15177	07/12/2017	<NONE>		K O REMODELING INC. dba HOUSE 4821 LANKERSHIM BOULEVARD #F214 NORTH HOLLYWOOD CA 91601	(888)889-9123
ME-7-17-15181	62761127 26522 POINSETTIA COURT C/O A/C, FAU, COIL, NEW DISCONNECT, NO DUCTS	07/12/2017	<NONE>		ALICIA AIR CONDITIONING & HEATING INC. 26824 VISTA TERRACE LAKE FOREST CA 92630	(949)770-2495
ME-7-17-15185	62537104 45 JASMINE CREEK LANE Replacing 16 seer 4 ton AC unit, no new disconnect, no ducting	07/13/2017	<NONE>	ERIC BARNETT	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
ME-7-17-15186	62729103 25821 NELLIE GAIL ROAD replacing 2 systems *replace 2 AC UNITS --(1) 14 SEER 4 TON and (1) 14 SEER 3 TON *replace 2 FAU --(1) 90k btu 4 ton in closet and (1) 70k btu 3 ton in attic	07/13/2017	<NONE>	ERIC BARNETT	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
ME-7-17-15191	63418202 26242 CARMEL STREET C/O A/C, COIL, FAU, NO D/C OR DUCTS	07/13/2017	<NONE>	JEFF LOFTUS	ALISO AIR INC 29736 AVE DE LAS BANDERAS RANCHO SANTA MARGARITA CA 92688	(949)589-2021

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-7-17-15195	62732202 25912 NELLIE GAIL ROAD AC/FAU CHANGE OUT LIKE FOR LIKE; AC IN LEFT SIDE YARD; FAU IN INSIDE CLOSET	07/14/2017	<NONE>		SERVICE CHAMPIONS INC dba SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-7-17-15216	62523203 24552 MANDEVILLE DRIVE ME FOR RES-15145; C/O A/C & FAU, NEW DUCTING	07/19/2017	<NONE>	HANS CHI HANSEN		
ME-7-17-15220	62763118 26761 ANADALE DRIVE ME FOR RES-15218	07/19/2017	<NONE>		DESIGN PLUS 129 VIKING STREET BREA CA 92821	
ME-7-17-15224	62011322 25284 ERICSON WAY RELOCATE (E) A/C UNIT TO (N) LOCATION; NO CHANGE TO UNIT, NO DUCTS OR ELEC	07/20/2017	<NONE>		MIGHTY DUCKS HEATING & COOLING INC. 2075 SHAFFER STREET ORANGE CA 92865	(714)998-7879
ME-7-17-15230	93838112 22131 CAMINITO LAURELES C/O A/C, COIL, FAU, NEW DISCONNECT, NO DUCTS; LIKE FOR LIKE SAME LOCATION	07/21/2017	<NONE>	JEFF	WHITE MECHANICAL INC. 23601 RIDGE ROUTE DRIVE #B LAGUNA HILLS CA 92653	(949)716-8379
ME-7-17-15235	62747111 26202 GLEN CANYON DRIVE C/O A/C COIL, FAU, NEW DISCONNECT, NEW DUCTS; SAME LOCATION	07/24/2017	<NONE>		GENESIS HVAC 21971 BAHAMAS MISSION VIEJO CA 92692	
ME-7-17-15238	62114134 23961 CALLE DE LA MAGDALENA REPLACE A/C & FAN COIL, NO DUCTWORK, (E) DISCONNECT; REPLACEMENT UNIT IS UNDER 200LBS	07/31/2017	<NONE>		PRIME MECHANICAL SERVICE 2652 SIERRA DEL LEON CORONA CA 92882	(714)397-1090

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-7-17-15250	62036145 24752 HENDON STREET EXTENSION OF EXISTING DUCTING	07/26/2017	<NONE>		SERVICE CHAMPIONS INC dba SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-7-17-15254	62030105 24921 COSTEAU STREET C/O DUCTWORK	07/27/2017	<NONE>		SERVICE CHAMPIONS INC dba SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-8-17-15269	62026224 25232 DERBY C/O A/C & FAU LIKE FOR LIKE IN SAME LOCATIONS; NO DISCONNECTS, NO DUCTS	08/03/2017	<NONE>	KATHY KEMP	TRITON AIR INC 1221 PUERTA DE SOL #300 SAN CLEMENTE CA 92673	(949)492-0290
ME-8-17-15272	62020203 25141 MADEIRA DRIVE NEW 2.5TON A/C, COIL, DISCONNECT	08/03/2017	<NONE>		SERVICE CHAMPIONS INC dba SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-8-17-15275	61624110 22532 CATANIA C/O AIR HANDLER, A/C, COIL, DUCTS AND DISCONNECT	08/04/2017	<NONE>	MIKE ROY	ALICIA AIR CONDITIONING & HEATING INC 26824 VISTA TERRACE LAKE FOREST CA 92630	(949)770-2495
ME-8-17-15276	62742203 26162 RED CORRAL ROAD C/O 2 FAU, 2 COILS, NEW DUCTING	08/04/2017	<NONE>	KEVIN KALKA	K KALKA HEATING PIPING & AIR 8 WHATNEY IRVINE CA 92618	(949)458-6600
ME-8-17-15279	93799210 26204 SUMMERHILL LANE AC AND FAU changeout, replace 4 ducts, New disconnect same location	08/07/2017	<NONE>	MICHAEL WIZMANN	THE RIGHT CHOICE HEATING AND 9825 INDEPENDENCE AVENUE CHATSWORTH CA 91311	(818)435-7560

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-8-17-15282	62031312 25065 SALFORD STREET ME FOR RES-15280	08/07/2017	<NONE>		MARTIN MOSS GENERAL CONTRACTOR 23046 AVENIDA DE LA CARLOTA #60C LAGUNA HILLS CA 92653	(877)724-1991
ME-8-17-15286	62514132 24751 MENDOCINO COURT C/O DUCTING ONLY	08/07/2017	<NONE>		SERVICE CHAMPIONS INC dba SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-8-17-15291	62522102 26548 MOULTON PARKWAY #D C/O ROOFTOP A/C UNIT; NEW UNIT WEIGHS LESS THAN (E); REPLACE DISCONNECT	08/07/2017	<NONE>		PHOENIX SOUTH INC 23192 VERDUGO DRIVE #B LAGUNA HILLS CA 92653	(949)481-0204
ME-8-17-15311	62010420 25502 CHARLEMAGNE ROAD ME FOR RES-14929	09/18/2017	<NONE>	MELISSA		
ME-8-17-15318	62764236 26971 FALLING LEAF DRIVE C/O A/C, COIL, FAU, WITH NEW DUCTING, USE (E) DISCONNECT - SAME LOCATIONS	08/14/2017	<NONE>		TACTICAL AIR INC 24036 AVE DE LA CARLOTA LAGUNA HILLS CA 92653	
ME-8-17-15320	93019409 22156 CAMINITO VINO C/O A/C & FAU, NO DUCTING, USE (E) DISCONNECT	08/15/2017	<NONE>	SHIN CHOI	OWNER/BUILDE R CA	
ME-8-17-15331	93497150 22881 CAMINITO ALTO ME FOR RES-15329	08/16/2017	<NONE>		GREENER SOLUTION GROUP 4344 LAUREL CANYON AVENUE #5 STUDIO CITY CA 91604	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-8-17-15343	62735110 26062 SPUR BRANCH LANE ME FOR RES-15341	08/17/2017	<NONE>		WISE CONSTRUCTION INC. 4009 WILSHIRE BOULEVARD #200 D LOS ANGELES CA 90010	
ME-8-17-15347	93789338 30 CLOVER HILL LANE DUCTING C/O; 8 SUPPLIES	08/21/2017	<NONE>		SERVICE CHAMPIONS INC dba SERVICE 3150 BIRCH STREET BREA CA 92821	(949)470-9244
ME-8-17-15357	62004303 25022 MAWSON DRIVE ME FOR RES-15355	08/22/2017	<NONE>		NEW VISION CONSTRUCTION 24781 LARGO DRIVE LAGUNA HILLS CA 92653	(949)632-3168
ME-8-17-15365	62114179 23521 PASEO DE VALENCIA #113 REMOVE AND REPLACE A/C UNIT ABOVE T-BAR CEILING, NEW UNIT WEIGHT IS LESS THAN EXISTING	08/23/2017	<NONE>	SEAN FOSTER	TEHACHAPI HEATING AND AIR 785 TUCKER ROAD #G126 TEHACHAPI CA 93561	(661)822-9800
ME-8-17-15381	62014117 25532 CHAMPLAIN ROAD C/O AC & FAU, REPLACE DISCONNECT, NO DUCT WORK	08/28/2017	<NONE>		CHRISTINA DIETZ 2 MCLAREN #C IRVINE CA 92618	(949)481-7995
ME-8-17-15386	62755106 25662 BRADFORD LANE ME FOR RES-15196	08/29/2017	<NONE>	KRISTEN ROGERS	OWNER/BUILDE R CA	
ME-8-17-15395	62021117 25260 LA PAZ ROAD #3-4 ME FOR TI COM-15192	08/31/2017	<NONE>	JOSH GIBBS	TRIVISTA INC dba ALLIANCE INTERIORS 970 VALLEY PARKWAY ESCONDIDO CA 92025	(760)269-4027

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-8-17-15401	63421113 26491 MERIENDA #6 C/O A/C, COIL, FAU LIKE FOR LIKE IN THE SAME LOCATIONS, NO DUCTS, NEW DISCONNECT	08/30/2017	<NONE>	JEFF LOFTUS	ALISO AIR INC 29736 AVE DE LAS BANDERAS RANCHO SANTA MARGARITA CA 9268	(949)589-2021
ME-8-17-15405	58816107 24411 RIDGE ROUTE DRIVE #225 MECHANICAL FOR COMM TI 7950 SQ FT	09/15/2017	<NONE>	JENNIFER CLARK	ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #101 TORRANCE CA 92660	(937)570-8839
ME-8-17-15409	62737206 25921 RICH SPRINGS CIRCLE MECHANICAL FOR OUTDOOR BATHROOM- 1 FAN	09/01/2017	<NONE>		ARUBA CONSTRUCTION 32859 BATSON LANE WILDOMAR CA 92595	(949)226-0506
ME-8-17-15411	62045307 24592 ASHLAND DRIVE ME FOR KITCHEN & BATHROOM- 2 FIXTURES- HOOD & FAN	09/08/2017	<NONE>	GHAZWAN SALMAN		
ME-9-17-15419	62523107 24491 MANDEVILLE DRIVE ME FOR	09/05/2017	<NONE>	BEHROOZ AZARIAN		
ME-9-17-15434	58816107 24411 RIDGE ROUTE DRIVE #220 (N) MECHANICAL FOR COMM TI- 7,884 SQ FT	09/07/2017	<NONE>	JENNIFER CLARK		
ME-9-17-15446	62769118 25721 RAIN TREE ROAD AC & FAU CHANGE OUT LIKE FOR LIKE (2) FAU'S 70 & 90 BTU'S & 2 EVAP COILS; (2) AC UNITS 3 TON 18 SEER & 4 TON 19 SEER 2 DISCONNECTS	09/08/2017	<NONE>		ALICIA AIR CONDITIONING & HEATING INC. 26824 VISTA TERRACE LAKE FOREST CA 92630	(949)770-2495

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-9-17-15452	93497154 22901 CAMINITO SOL FAU C/O LIKE FOR LIKE, SAME LOCATION	09/11/2017	<NONE>		MARAVILLA FOUNDATION 5729 UNION PACIFIC AVENUE COMMERCE CA 90022	
ME-9-17-15458	62527322 18 SPARROW HILL LANE C/O COIL, A/C, FAU, NEW DISCONNECT AND DUCTING	09/12/2017	<NONE>	JANE RECKTENWALD	A R S AMERICAN RESIDENTIAL SERVICES OF 965 RIDGE LAKE BLVD #201 MEMPHIS TN 38120	(949)954-5163
ME-9-17-15468	62114179 23521 PASEO DE VALENCIA #B11 ME FOR COM-15315	09/13/2017	<NONE>	CAROLINE DOYLE		
ME-9-17-15472	63617202 25266 STAGELINE DRIVE (2) A/C, COIL (2) FAU UNITS LIKE FOR LIKE, (2) DISCONNECTS NO DUCTING	09/14/2017	<NONE>	JEFF LOFTUS	ALISO AIR INC 29736 AVE DE LAS BANDERAS RANCHO SANTA MARGARITA CA 9268	(949)589-2021
ME-9-17-15475	N/A 22956 CAMINITO VIENTO LIKE FOR LIKE 45,000 BTU FURNACE CHANGE OUT	09/15/2017	<NONE>	RICHARD GUIDETTI	RICHARD GUIDETTI 28582 BELLA VISTA LAGUNA NIGUEL CA 92677	(714)329-3721
ME-9-17-15511	61631101 23871 WILLOWS DRIVE #220 C/O HEAT PUMP, CONDENSER, COIL & DISCONNECT, NO DUCTING	09/22/2017	<NONE>	TIM CRABILL	WHITE MECHANICAL INC. 23601 RIDGE ROUTE DRIVE #B LAGUNA HILLS CA 92653	(949)716-8379
ME-9-17-15513	63613201 27192 SUNDOWNER DRIVE ME FOR RES-15125	09/27/2017	<NONE>	PETE GANTES	PETE GANTES 18100 VON KARMAN #850 IRVINE CA 92618	(949)278-3032

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
ME-9-17-15530	62021201 25292 MCINTYRE STREET #W ME FOR TI COM-15441	11/21/2017	<NONE>	ALBERT HUANG		
ME-9-17-15535	61631101 23871 WILLOWS DRIVE #121 C/O HEAT PUMP, CONDENSER, COIL & DISCONNECT, NO DUCTING	09/26/2017	<NONE>	TIM CRABILL	WHITE MECHANICAL INC. 23601 RIDGE ROUTE DRIVE #B LAGUNA HILLS CA 92653	(949)716-8379
ME-9-17-15540	62038214 24951 GRISSOM ROAD ME FOR RES-15293	03/09/2018	<NONE>	DAVID HENRY		
ME-9-17-15545	62034206 24912 SUNSET PLACE E ME FOR EL-15544	09/27/2017	<NONE>	FADI MAHASSEL	HOME MASTERS P O BOX 25013 ANAHEIM CA 92825	(714)999-6788
ME-9-17-15556	62739118 17 TIERRA VISTA A/C C/O AND FAU, NO DUCTS, (E) DISCONNECT	09/28/2017	<NONE>		ECO TECH AIR SERVICES 6599 CONCERTO DRIVE EASTVALE CA 92880	(909)560-7602
ME-9-17-15561	62003212 25912 LA PAZ ROAD C/O OUT 2 ROOFTOP A/C UNITS 2 HEAT PUMP PKG UNITS	10/13/2017	<NONE>	CHRIS THYS	MESA ENERGY 2 CROMWELL IRVINE CA 92618	
ME-9-17-15566	62734216 25831 PECOS ROAD ME FOR RES-15562	10/11/2017	<NONE>	CARL CHAVEZ	KIRK JEFFREY MURDOCK P O BOX 27173 ANAHEIM CA 92809	(714)493-4212

Totals for Mechanical : 247

Plumbing

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-10-17-15570	62105134 24001 AVENIDA DE LA CARLOTA #B PL FOR TI COM-15182	10/05/2017	<NONE>	OKA CRAIG		
PL-10-17-15572	58803228 23175 AVENIDA DE LA CARLOTA PL FOR RES-15380	10/05/2017	<NONE>	MARK LOPEZ		
PL-10-17-15576	62760113 26666 WHITE OAKS DRIVE Repipe house with PEX	10/03/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-10-17-15579	62114171 23961 CALLE DE LA MAGDALENA #440 PL FOR TI COM-15517	10/31/2017	<NONE>	AMIN GHASSEMI		
PL-10-17-15582	62721206 25122 BUCKBOARD LANE PL FOR RES-15328	10/03/2017	<NONE>	CLAY LEWIS	ROBERT LEWIS PO BOX 2178 CAPO BEACH CA 92624	(949)661-1451
PL-10-17-15585	62727120 24751 AVONDALE DRIVE GAS LINE TO BBQ AND FIREPIT	10/03/2017	<NONE>	TODD MUDD	MUDD INDUSTRIES INC 23042 ALCADDE DRIVE #F LAGUNA HILLS CA 92653	(949)716-7002
PL-10-17-15586	62006402 25111 VESPUCCI ROAD Repipe house with PEX	10/04/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-10-17-15589	62009201 24961 DE SALLE STREET PL FOR RES-15493	10/10/2017	<NONE>			
PL-10-17-15590	62769130 25622 RAIN TREE ROAD replace water heater	10/04/2017	<NONE>	MARTIN HOPPING	LIQUID PLUMBING INC PO BOX 75343 SAN CLEMENTE CA 92673	(951)852-5790
PL-10-17-15591	62764209 26842 OAK HOLLOW ROAD PEX REPIPE	10/04/2017	<NONE>		G & W PLUMBING & REPIPF INC. 7439 LA PALMA AVENUE #279 BUENA PARK CA 90620	(714)600-4811
PL-10-17-15597	62737105 26132 HITCHING RAIL ROAD New Tankless Water Heater and Big Blue scale guard Installation to replace existing water heater.	10/05/2017	<NONE>	BRIAN RAMIREZ	BRIAN RAMIREZ 7306 MIRASOL IRVINE CA 92620	(949)542-2707
PL-10-17-15601	62527319 24 SPARROW HILL LANE PEX REPIPE WHOLE HOUSE TO 5 FIXTURES AND 2 HOSE BIBS.	10/09/2017	<NONE>	DILLON REED	DILLON REED 21205 JUAN AVENUE #C HAWAIIAN GARDENS CA 90716	(800)293-7555
PL-10-17-15609	62045306 24582 ASHLAND DRIVE PEX REPIPE	10/10/2017	<NONE>		AMERI-CAL REPIPE AND PLUMBING 6900 KNOTT AVENUE #J BUENA PARK CA 90621	(562)644-7477
PL-10-17-15614	62765127 26941 MAGNOLIA COURT PEX REPIPE	10/10/2017	<NONE>		XACT LEAK DETECTION 4067 HARWICH STREET #379 LAKEWOOD CA 92653	(562)455-0604

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-10-17-15625	62034306 25001 SUNSET PLACE W W/H C/O	10/12/2017	<NONE>		RELIABLE ENERGY MANAGEMENT 7201 ROSECRANS AVENUE PARAMOUNT CA 90723	(562)984-5511
PL-10-17-15641	62027102 25751 KNOTTY PINE ROAD PL FOR RES-14836	11/09/2017	<NONE>	OSCAR SANCHEZ	OWNER/BUILDER CA	
PL-10-17-15648	63610109 25726 DILLON ROAD COMPLETE RE-PIPE FROM EXISTING 1 1/4" COPPER AT FRONT OF HOUSE	10/16/2017	<NONE>	REMI URAJE	ALL AMERICAN REPIPE & PLUMBING INC. 4060 PALM STREET #602 FULLERTON CA 92835	(866)499-7473
PL-10-17-15649	62756101 25641 STRATFORD PLACE REPIPE WITH PEX	10/16/2017	<NONE>	JUSTIN ANTHONY	PACIFIC COAST COPPER REPIPE INC. 1556 ANAHEIM BOULEVARD #F ANAHEIM CA 92805	(714)758-7725
PL-10-17-15650	62524326 24642 MANDEVILLE DRIVE WHOLE HOUSE PEX REPIPE	10/16/2017	<NONE>		GREAT PARK PLUMBING 24163 ZANCON MISSION VIEJO CA 92692	
PL-10-17-15657	58805623 23221 SOUTH POINTE DRIVE #101 PL FOR TI COM-15636	11/01/2017	<NONE>	BRYAN MONTROYA	DE THAT TON 8661 JENNRICH AVENUE WESTMINSTER CA 92683	
PL-10-17-15659	62754106 26701 QUAIL CREEK NEW PLUMBING IN KITCHEN; D/W, GARBAGE DISPOSAL, SINK	10/17/2017	<NONE>	BRANDON CHAE	LIGHTHOUSE CONSTRUCTION AND PAINT 6526 OCEAN CREST DRIVE #A-103 RANCHO PALOS VERDES CA 90275	(310)713-2768

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-10-17-15663	62114166 24022 CALLE DE LA PLATA AVENUE #100 PL FOR TI COM-15361	11/13/2017	<NONE>	EDGAR MORENO		
PL-10-17-15670	62008207 25242 MAWSON DRIVE PL FOR RES-15667	10/18/2017	<NONE>	MARK SPITZKE	MARK SPITZKE 831 FRENCH STREET SANTA ANA CA 92704	(949)434-9238
PL-10-17-15671	62766130 25861 FAIRCOURT LANE Repipe house with PEX	10/18/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-10-17-15675	62706118 26932 ROCKING HORSE LANE Repipe house with PEX	10/23/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-10-17-15679	62021117 25260 LA PAZ ROAD #M PL FOR TI COM-15414	10/26/2017	<NONE>	MASOOD MIAN		
PL-10-17-15683	62505304 25242 CALERO AVENUE Repipe house with PEX	10/24/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-10-17-15696	62739116 15 TIERRA VISTA REPIPE WITH PEX	10/26/2017	<NONE>	ZAHRA GHIASI	OWNER/BUILD R CA	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-10-17-15697	62105133 24155 PASEO FIVE LAGUNAS #1055A REPLACE GAS METER, RUN NEW GASLINE TO KITCHEN APPROX., 180FT OF RUN	10/26/2017	<NONE>		MEIER PLUMBING 17432 SANTA CLARA AVENUE SANTA ANA CA 92705	(714)505-1955
PL-10-17-15702	62011201 25442 GRISSOM ROAD PL FOR RES-15701	10/26/2017	<NONE>		AMERICAN HOME REMODELING 4375 PRADO ROAD #108 CORONA CA 92880	(951)520-0654
PL-10-17-15709	58816110 23332 MILL CREEK DRIVE #125 PL FOR TI COM-15647	11/13/2017	<NONE>	JENNIFER CLARK		
PL-10-17-15711	63615102 25516 LONE PINE CIRCLE EL FOR RES-15646 REMODEL OF MASTER BATH 160SF, 2ND BATH 128SF, KITCHEN 234SF AND BAR 204SF	11/02/2017	<NONE>	ALEX HAJIALI	PETE HARIRIAN CA	(949)637-2271
PL-10-17-15716	62736105 26131 SPUR BRANCH LANE BATHROOM REMODEL	10/30/2017	<NONE>	DUANE CARLSON	BIG D's CONSTRUCTION SERVICES 23342 MADERO #C MISSION VIEJO CA 92691	(949)209-1676
PL-10-17-15721	63638106 27746 HIDDEN TRAIL ROAD PLUMBING FOR KITCHEN AND BATH REMODEL	10/30/2017	<NONE>	GENE TRIBOLET	GENE TRIBOLET 25801 OBRERO DRIVE #5 MISSION VIEJO CA 92691	(949)583-9300
PL-10-17-15726	62508104 25606 ALICIA PARKWAY PL FOR T.I. COM-15660, 330SF	11/21/2017	<NONE>	RYAN TRUONG		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-1-01-TEST	00000000 24035 EL TORO ROAD repipe for grease interceptor line	08/08/2017	TEST PERMIT ONLY	JEN LUNA		
PL-11-17-15731	93642036 22522 CAMINITO PACIFICO INSTALL NEW SEWER CLEANOUT IN BACKYARD	11/01/2017	<NONE>	TONY	A R S AMERICAN RESIDENTIAL SERVICES OF 965 RIDGE LAKE BOULEVARD #201 MEMPHIS TN 38120	(901)271-9700
PL-11-17-15732	62772151 25473 NELLIE GAIL ROAD 2 (N) 1 1/2" GAS LINES & 1 (N) 3/4 " GAS LINE FOR FUTURE USE OF SPA & POOL EQUIPMENT & FIREPIT	11/01/2017	<NONE>	CJ VERBURG	CJ VERBURG 24 SUNNYDALE LANE RANCHO SANTA MARGARITA CA 9268	(949)939-4254
PL-11-17-15734	62723109 26631 DAPPLE GREY DRIVE COPPER REPIPE, 50 GALLON WATER HEATER	11/01/2017	<NONE>		G & W PLUMBING & REPIPE INC 7439 LA PALMA AVENUE #279 BUENA PARK CA 90620	(714)600-4811
PL-11-17-15746	62020226 25225 PIKE ROAD Repipe w/pex and install water heater.	11/06/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-11-17-15747	62762217 26805 MOORE OAKS ROAD repipe house w/pex	11/06/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-11-17-15756	93019448 22215 CAMINITO VINO Re pipe using Pex pipe for: 2 Lavs, 1 Kitchen Sink, 2 Toilets, 1 Tub and 1 Washer (7 Fixtures Total)	11/08/2017	<NONE>	RAYMOND GALLARDO	DRAIN RIGHT SERVICES INC 1891 GAFFEY #R SAN PEDRO CA 90731	(310)547-0968

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-11-17-15760	62762108 25752 FLETCHER PLACE PL FOR RES-15757	11/08/2017	<NONE>	DUANE CARLSON	BIG D's CONSTRUCTION SERVICES 23342 MADERO #C MISSION VIEJO CA 92691	(949)209-1676
PL-11-17-15762	63633210 27462 MAVERICK CIRCLE PL FOR RES-15761	11/08/2017	<NONE>		ALAN SMITH POOL PI ASTFRING 227 CARLETON AVENUE ORANGE CA 92867	(714)628-9494
PL-11-17-15765	62503419 25372 LINDA VISTA DRIVE Pex repipe entier house 15 fixture	11/09/2017	<NONE>	PATRICK ANTHONY	PACIFIC COAST COPPER REPIPE INC. 1556 ANAHEIM BOULEVARD #F ANAHEIM CA 92805	(714)758-7725
PL-11-17-15774	63633210 27462 MAVERICK CIRCLE PL FOR RES-15751	11/15/2017	<NONE>	TODD MUDD	MUDD INDUSTRIES INC 23042 ALCADDE DRIVE #F LAGUNA HILLS CA 92653	(949)716-7002
PL-11-17-15777	62758202 26681 BRIDLEWOOD DRIVE REPIPE WITH PEX	11/13/2017	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-11-17-15780	62523213 26382 SANTA ROSA AVENUE REPLACE GAS LINE TO (E) BBQ	11/14/2017	<NONE>	TODD BORZANSKY	TODD BORZANSKY 23552 VIA PALOMA #B COTO DE CAZA CA 92679	(949)279-7535
PL-11-17-15784	58816109 23382 MILL CREEK DRIVE #200 PL FOR COM-15738	12/07/2017	<NONE>	SEAN DAVIS	ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #100 TORRANCE CA 92660	(937)570-8839

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-11-17-15787	62770106 27062 FALLING LEAF DRIVE PL FOR RES-15448	01/05/2018	<NONE>	NELSON MARTINEZ		
PL-11-17-15792	62016105 24971 Stage Coach DRIVE WATER SOFTNER INSTALLATION	11/16/2017	<NONE>	FRED SALAZAR	LIFETIME SOLUTIONS INC 15400 VILLAGE DRIVE VICTORVILLE CA 92394	(760)951-7605
PL-11-17-15795	62726333 24671 CHARLTON DRIVE PEX RE-PIPE	11/16/2017	<NONE>	ED	G & W PLUMBING & REFPIPF INC 7439 LA PALMA AVENUE #279 BUENA PARK CA 90620	(714)600-4811
PL-11-17-15800	63638107 27754 HIDDEN TRAIL ROAD PL FOR RES-15666	11/29/2017	<NONE>	ED BOURKE	BOURKE CONSTRUCTION INC 1039 ARMSTRONG CIRCLE ANAHEIM CA 92807	(714)281-1974
PL-11-17-15805	62744126 25512 NELLIE GAIL ROAD PEX RE-PIPE	11/20/2017	<NONE>	BRIAN UDO	BRIAN UDO 25 ANDALEUCIA IRVINE CA 92694	
PL-11-17-15820	62034306 25001 SUNSET PLACE W WATER HEATER C/O, LIKE FOR LIKE	11/22/2017	<NONE>	MICHELLE CORREA	FUTURA ENERGY INC CA	
PL-11-17-15823	62711203 25032 NELLIE GAIL ROAD PL FOR RES-15817	12/11/2017	<NONE>	CYNTHIA BOYD		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-11-17-15826	93798208 24308 DALE DRIVE PEX RE-PIPE	11/27/2017	<NONE>		ED DOUCETTE	
PL-11-17-15832	62755103 25641 BRADFORD LANE PL FOR RES-15829	11/27/2017	<NONE>	THOMAS LUDEMA	CA OWNER/BUILDER	
PL-11-17-15838	58816110 23332 MILL CREEK DRIVE #140 PL FOR COM-15695	11/28/2017	<NONE>	JENNIFER CLARK	CA ESPLANADE BUILDERS INC	(937)570-8839
PL-11-17-15840	62519106 26061 BUENA VISTA DRIVE REPIPE WITH PEX, 11 FIXTURES	11/28/2017	<NONE>		23820 HAWTHORNE BOULEVARD #101 TORRANCE CA 92660 HENRIK PLUMBING INC	(323)258-5858
PL-11-17-15841	62764219 25652 ELM BANK DRIVE Repipe house w/pex and install new water heater.	11/28/2017	<NONE>	JON KINGSLAND	4062 VERDUGO ROAD LOS ANGELES CA 90065 ULTIMATE BUILDERS INC dha RFIPIF 1	(866)737-4731
PL-11-17-15848	63636124 27662 PINESTRAP CIRCLE PL FOR RES-15705	11/29/2017	<NONE>		19326 VENTURA BOULEVARD #201 TARZANA CA 91356 TERRATEC	(949)500-6320
PL-11-17-15851	62517345 24652 LINDA FLORA STREET PL FOR RES-15728	12/01/2017	<NONE>	LISA NORDBAK	4600 WAYNE ROAD CORONA DEL MAR CA 92625	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-11-17-15858	62762210 26721 LAUREL CREST DRIVE Remove/replace gas water heater	11/29/2017	<NONE>	KATY KEHLE	F W H ACQUISITION CO LLC dba EAST 11715 NORTH CREEK PARKWAY S #C BOTHELL WA 98011	(425)636-7078
PL-11-17-15863	62770109 27197 WOODBLUFF ROAD Repipe house with PEX and install new water heater.	11/30/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba RFPipe 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-1-18-16010	62706118 26932 ROCKING HORSE LANE (N) WATER FILTER IN GARAGE, (N) HOT AND COLD WATER LINE TO LEAD TO OUTSIDE TANKLESS WATER HEATER, (N) GAS LINE OUTSIDE	01/03/2018	<NONE>	ROBERT SANCHEZ	ROBERT SANCHEZ CA	(714)747-7544
PL-1-18-16013	62045115 24795 CLARINGTON DRIVE PL FOR SP-15749	01/03/2018	<NONE>		ALAN SMITH POOL PIASTERING 227 CARLETON AVENUE ORANGE CA 92867	(714)628-9494
PL-1-18-16019	62046112 24781 ALICIA PARKWAY #B PL FOR TI COM-15453	01/04/2018	<NONE>	MICHEL KHAC	KHAC SU MICHEL 14071 HOPE STREET #A GARDEN GROVE CA 92843	(714)724-0142
PL-1-18-16021	63637401 25332 ABILENE COURT REPIPE W/ PEX	01/05/2018	<NONE>	BOB	PIPELINE RESTORATION PIASTERING INC 2700 MAIN STREET #E SANTA ANA CA 92707	(714)860-4250
PL-1-18-16027	62009201 24961 DE SALLE STREET PL FOR RES-16024	01/08/2018	<NONE>		PACIFIC PIPELINE 315 STREAMWOOD IRVINE CA 92620	(949)231-7866

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-1-18-16030	62014202 25511 CHAMPLAIN ROAD GAS LINE RUN TO FIRE PIT	01/08/2018	<NONE>		REID CONCRETE CONSTRUCTION 26772 VIA MATADOR MISSION VIEJO CA 92691	
PL-1-18-16034	63617112 25341 STAGELINE DRIVE REPIPE WITH PEX	01/08/2018	<NONE>	ED DOUCETTE	ED DOUCETTE CA	
PL-1-18-16037	93838229 22341 CAMINITO MESCALERO Remove/replace gas water heater	01/09/2018	<NONE>	KATY KEHLE	F W H ACQUISITION CO I I C dha FAST 11715 NORTH CREEK PARKWAY S #C BOTHELL WA 98011	(425)636-7078
PL-1-18-16041	58803225 23046 AVENIDA DE LA CARLOTA PARKWAY #210 PL FOR TI COM-15861; REVISE TO ADD 10 FIXTURES FOR FIRE SPRINKLERS	01/22/2018	<NONE>	LIZZY LOEB		
PL-1-18-16044	62011325 25252 ERICSON WAY PEX REPIPE, 12 FIXTURES	01/12/2018	<NONE>	KEVIN TRUETT	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-1-18-16047	62737208 25901 RICHSPRINGS CIRCLE 6 GAS FED TIKI TORCHES FOR POOL	01/12/2018	<NONE>	MARK SCHLOEMER	MARK SCHLOEMER PO BOX 17112 ANAHEIM CA 92817	(888)290-7665
PL-1-18-16053	62511101 25102 NATAMA COURT PL FOR RES-15860	04/13/2018	<NONE>	ADRIAN HARRISON		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-1-18-16055	62533122 26042 ANACAPA STREET REPIPE WITH PEX	01/16/2018	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-1-18-16069	62522102 26538 MOULTON PARKWAY #E, F, G PL FOR TI COM-15938	02/23/2018	<NONE>	ROSS HARVEY		
PL-1-18-16072	62031113 24991 COSTEAU STREET INSTALL NEW WATER SOFTNER IN GARAGE	01/19/2018	<NONE>		ECOWATER SYSTEMS OF SAN DIEGO 1351 DISTRIBUTION WAY #9 LAGUNA HILLS CA 92653	
PL-1-18-16075	62013309 25402 PIKE ROAD PL FOR RES-16071 REVISED TO INCLUDE REPIPE.	01/19/2018	<NONE>		ALL HOME REPAIR P.O. BOX 1091 SUGARLOAF CA 92386	(714)795-4166
PL-1-18-16081	62765127 26941 MAGNOLIA COURT PL FOR RES-16080	01/22/2018	<NONE>		J M E CONSTRUCTION 1450 RONAN AVENUE WILMINGTON CA 90744	(323)828-7619
PL-1-18-16086	62004405 25052 GRISSOM ROAD REPLACE GAS METER AND 40' OF GASLINE TO POOL HEATER & BBQ	01/22/2018	<NONE>	Durghinesc Durghinescu Fan		
PL-1-18-16091	63633212 27442 MAVERICK PL FOR RES-16085	02/07/2018	<NONE>	JAMES DOYLE	JAMES DOYLE CA	(949)230-8219

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-1-18-16093	62536209 40 LAUREL CREEK LANE replace water heater-change out	01/24/2018	<NONE>	MARTIN HOPPING	LIQUID PLUMBING INC PO BOX 75343 SAN CLEMENTE CA 92673	(951)852-5790
PL-1-18-16097	62750212 26191 BRIDLEWOOD DRIVE PL FOR RES-16094	01/24/2018	<NONE>		THE AVANTI COMPANY CA	(949)350-0045
PL-1-18-16098	62525207 26071 TALEGA AVENUE Repipe house with PEX	01/25/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC aka RFP1PF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-1-18-16099	62763147 26791 BARKSTONE LANE Repipe house with PEX	01/25/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC aka RFP1PF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-1-18-16101	62718207 26461 SILVER SADDLE LANE C/O WATER HEATER IN SAME LOCATION	01/25/2018	<NONE>	BRUCE	MIKE DIAMOND PLUMBING HEATING & AIR LENAWEE CULVER CITY CA 90232	(310)838-0408
PL-1-18-16102	58816108 23422 MILL CREEK DRIVE #130 PL FOR COM-15948	02/05/2018	<NONE>	JENNIFER CLARK		
PL-1-18-16107	62713205 25022 MUSTANG DRIVE INSTALL WALK-IN TUB	01/26/2018	<NONE>		SAFE STEP WALK-IN TUB COMPANY INC 15262 PIPELINE LANE HUNTINGTON BEACH CA 92649	(714)373-8545

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-1-18-16111	63636125 27642 PINESTRAP DRIVE PL FOR RES-16108	01/26/2018	<NONE>	PETER HAVERKAMP	PETER HAVERKAMP 31103 RANCHO VIEJO ROAD #STE D2 SAN JUAN CAPISTRANO CA 92675	(949)637-5875
PL-1-18-16114	62726315 24701 DEVONPORT CIRCLE PEX REPIPE, 14 FIXTURES	01/29/2018	<NONE>	ARA PEPANYAN	REPIPE PRO 1245 GRANDVIEW AVENUE #6 GLENDALE CA 91201	(818)295-3800
PL-1-18-16119	62505205 25531 ALISAL AVENUE PL FOR RES-16115	01/29/2018	<NONE>	LUCIAN DANIEL		
PL-1-18-16125	62032303 25106 SOUTHPORT STREET C/O WATER HEATER IN GARAGE; 40 GAL	01/30/2018	<NONE>		RELIABLE ENERGY MANAGEMENT 7201 ROSECRANS AVENUE PARAMOUNT CA 90723	(562)984-5511
PL-1-18-16129	62533311 26111 EL PRADO STREET WHOLE HOUSE REPIPE WITH PEX	01/31/2018	<NONE>	MARTIN REYNA	I GOT PLUMBING INC 27101 ALISO CREEK ROAD #110 ALISO VIEJO CA 92656	(949)340-0617
PL-1-18-16134	62706104 26922 HIGHWOOD CIRCLE PL FOR RES-15607	02/06/2018	<NONE>	ROSS CALVERT	PEAK VENTURES 24351 MACEDO DRIVE MISSION VIEJO CA 92691	(949)584-2614
PL-1-18-16136	62524504 26331 LOS ALAMITOS AVENUE Re-pipe house with pex	01/31/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC aka REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-1-18-16137	62715105 24831 BUCKBOARD LANE Repipe house with pex	01/31/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC aka REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-12-17-15870	62766116 25961 CEDARBLUFF TERRACE PEX RE-PIPE	12/04/2017	<NONE>	ED DOUCETTE	ED DOUCETTE CA	
PL-12-17-15873	62762119 26752 MOORE OAKS ROAD PL FOR RES-15871	12/04/2017	<NONE>	MANZO FI		
PL-12-17-15878	62750213 26211 BRIDLEWOOD DRIVE PL FOR RES-15506	12/05/2017	<NONE>	STEFFENI ELLISON		
PL-12-17-15881	62536158 31 LAUREL CREEK LANE C/O 50 GAL W/H	12/05/2017	<NONE>		ALL STAR WATER HFATERS INC. 30300 PUERTO VALLARTA WAY MENIFEE CA 92584	(951)301-0067
PL-12-17-15883	62742205 26132 RED CORRAL ROAD RUN GAS LINE TO FIREPIT	12/05/2017	<NONE>		MK HOME IMPROVEMENT INC. 25241 CINNAMON DRIVE LAKE FOREST CA 92630	(949)929-1357
PL-12-17-15887	62727133 26755 HAVEN DRIVE PL FOR RES-15884	12/05/2017	<NONE>		BROWNHOUSE CONSTRUCTION 3419 VIA LIDO #148 NEWPORT BEACH CA 92663	(949)355-2444

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-12-17-15896	58803225 23046 AVENIDA DE LA CARLOTA LANE #525 PL FOR TI COM-15755	12/12/2017	<NONE>			
PL-12-17-15898	62723201 26632 DAPPLE GREY DRIVE PEX REPIPE, REPLACE WATER HEATER LIKE FOR LIKE	12/06/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-12-17-15903	62028105 25891 EVERGREEN ROAD REPIPE WITH PEX	12/07/2017	<NONE>		G & W PLUMBING & RFIPIF INC 7439 LA PALMA AVENUE #279 BUENA PARK CA 90620	(714)600-4811
PL-12-17-15905	62739104 3 TIERRA VISTA Repipe house with PEX	12/07/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-12-17-15907	62008309 25262 GRISSOM ROAD REPLACE CLEAN OUT	12/11/2017	<NONE>	TONY	A R S AMERICAN RESIDENTIAL SERVICES OF 965 RIDGE LAKE BOULEVARD #201 MEMPHIS TN 38120	(901)271-9700
PL-12-17-15909	63615102 25516 LONE PINE CIRCLE PEX REPIPE	12/11/2017	<NONE>	ALEX HAJIALI	PETE HARIRIAN CA	(949)637-2271
PL-12-17-15913	62506107 25091 LINDA VISTA DRIVE PL FOR SP-15801	12/12/2017	<NONE>	REZA	PREMIER POOLS ORANGE COUNTY 26052 MERIT CIRCLE #106 LAGUNA HILLS CA 92653	(949)215-4144

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-12-17-15917	62509102 25161 LUNA BONITA DRIVE PEX REPIPE	12/12/2017	<NONE>	ED DOUCETTE	G & W PLUMBING & REPIPE INC. 7439 LA PALMA AVENUE #279 BUENA PARK CA 90620	(714)600-4811
PL-12-17-15919	62752102 25282 GALLUP CIRCLE PL IRRIGATION FOR RET-15681	12/12/2017	<NONE>	JEFF HINKLE	GREG KUNO P.O. BOX 812 SAN JUAN CAPISTRANO CA 92693	(949)487-9066
PL-12-17-15922	62522102 26538 MOULTON PARKWAY #E,F,G PL FOR COM-15727	12/26/2017	<NONE>	CHUCK PRINCE		
PL-12-17-15927	62031243 25072 SOUTHPORT STREET 12 FIXTURE PEX REPIPE	12/13/2017	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-12-17-15931	63634112 25252 DERBY HILL DRIVE PL FOR RES-15750	12/14/2017	<NONE>	ROBERT DORN		
PL-12-17-15934	63419113 26266 EVA STREET replace water heater	12/14/2017	<NONE>	MARTIN HOPPING	LIQUID PLUMBING INC PO BOX 75343 SAN CLEMENTE CA 92673	(951)852-5790
PL-12-17-15952	62522102 26532 MOULTON PARKWAY PL FOR TI COM-15949	12/19/2017	<NONE>		MERCER CONSTRUCTION CO 42690 RIO NEDO WAY #D TEMECULA CA 92590	(951)296-0111

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-12-17-15956	62049106 24391 AVENIDA DE LA CARLOTA DRIVE #JV01 & JV02 PL FOR COM-15686; COVERS PL WORK FOR SUITES JV01 & JV02	01/15/2018	<NONE>	DYLAN KLEE		
PL-12-17-15958	62045204 24802 CLARINGTON DRIVE PEC REPIPE	12/20/2017	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-12-17-15964	62522102 26548 MOULTON PARKWAY #M PL FOR COM-15450, NEW PL TO GREASE INTERCEPTOR	12/22/2017	<NONE>	CASSAND DUERSCHIEDT	RESTAURANT BUILDERS & DESIGN 17785 SKY PARK CIRCLE #K IRVINE CA 92614	(949)474-2208
PL-12-17-15965	93424015 22472 CAMINITO ESTEBAN WATER HEATER C/O LIKE FOR LIKE	12/21/2017	<NONE>		A R S AMERICAN RESIDENTIAL SERVICES OF 965 RIDGE LAKE BOULEVARD #201 MEMPHIS TN 38120	(901)271-9700
PL-12-17-15972	63421112 24381 ACASO #UNIT 6 1 40 GALLON WATER HEATER C/O, LIKE FOR LIKE	12/21/2017	<NONE>	KEVIN KALKA	BENJAMIN FRANKLIN CA	
PL-12-17-15977	62719208 26452 BROKEN BIT LANE Remove/replace gas water heater	12/22/2017	<NONE>	KATY KEHLE	F W H ACQUISITION CO 11 C dha FAST 11715 NORTH CREEK PARKWAY S #C BOTHHELL WA 98011	(425)636-7078
PL-12-17-15978	93799137 24411 KINGSTON COURT replace water heater	12/22/2017	<NONE>	MARTIN HOPPING	LIQUID PLUMBING INC PO BOX 75343 SAN CLEMENTE CA 92673	(951)852-5790

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-12-17-15984	58803225 23046 AVENIDA DE LA CARLOTA #525 7 NEW SPRINKLER HEADS ON THE FIFTH FLOOR	12/27/2017	<NONE>	JOHN JOHNSTON	JOHN JOHNSTON 22310 SAN JOAKIN DRIVE CANYON LAKE CA 92587	
PL-12-17-15985	58816109 23382 MILL CREEK DRIVE #200 24 NEW SPRINKLER HEADS ON 2ND FLOOR SUITE 200	12/27/2017	<NONE>	JOHN JOHNSTON	JOHN JOHNSTON 22310 SAN JOAKIN DRIVE CANYON LAKE CA 92587	
PL-12-17-15992	62718305 26432 SILVER SADDLE LANE DISHWASHER C/O, SINK AND NEW GAS RANGE	12/28/2017	<NONE>	JAMES YOUNG	JAMES YOUNG CONSTRUCTION 26585 SOTELO MISSION CA 92692	
PL-12-17-15995	58816108 23422 MILL CREEK DRIVE #210 PL FOR COM-15947	02/05/2018	<NONE>	JENNIFER CLARK		
PL-12-17-16004	63418233 26326 CARMEL STREET Remove/replace gas water heater	12/31/2017	<NONE>	KATY KEHLE	F W H ACQUISITION CO I I C. dha FAST 11715 NORTH CREEK PARKWAY S #C BOTHHELL WA 98011	(425)636-7078
PL-2-17-14557	62760113 26666 WHITE OAKS DRIVE PL PERMIT FOR 368sf KITCHEN REMODEL	07/11/2017	<NONE>	WAYNE RIZZO		
PL-2-18-16141	62032301 25092 SOUTHPORT STREET WHOLE HOUSE PEX REPIPE	02/01/2018	<NONE>	MIKE SALAZAR	MIKE SALAZAR 138 1/2 86TH PLACE LOS ANGELES CA 90003	(323)627-6625

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-2-18-16143	62511216 26071 TERRA BELLA AVENUE REPIPE WITH PEX	02/01/2018	<NONE>		G & W PLUMBING & REPIPE INC. 7439 LA PALMA AVENUE #279 BUENA PARK CA 90620	(714)600-4811
PL-2-18-16148	62742209 25181 MUSTANG DRIVE PL FOR SP-16146	02/06/2018	<NONE>		GGPS INC dba CAPISTRANO POOLS PO BOX 3145 DANA POINT CA 92629	(949)496-6411
PL-2-18-16157	62027330 25432 OAK LEAF ROAD removed and replaced existing water heater	02/07/2018	<NONE>	TERRY WATSON	EXPRESS PLUMBING HEATING AND 9245 DOWDY DRIVE #202 SAN DIEGO CA 92126	(858)693-4079
PL-2-18-16158	62762222 26796 DEVONSHIRE ROAD PL FOR SP-16083	02/09/2018	<NONE>	REED HARTZOG	PREMIER POOLS ORANGE COUNTY 26052 MERIT CIRCLE #106 LAGUNA HILLS CA 92653	(949)215-4144
PL-2-18-16161	62010405 25092 CHAMPLAIN ROAD Remove/replace gas water heater	02/07/2018	<NONE>	KATY KEHLE	F W H ACQUISITION CO LLC dba FAST 11715 NORTH CREEK PARKWAY S #C BOTHELL WA 98011	(425)636-7078
PL-2-18-16162	62519119 24872 ZUMAYA COURT WHOLE HOUSE PEX REPIPE	02/07/2018	<NONE>	MARTIN REYNA	I GOT PLUMBING INC 27101 ALISO CREEK ROAD #110 ALISO VIEJO CA 92656	(949)340-0617
PL-2-18-16170	62530212 23 HEATHER HILL LANE PEX REPIPE	02/08/2018	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473

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PL-2-18-16176	62511101 25102 NATAMA COURT PL FOR RES-16173	02/08/2018	<NONE>	MICHAEL SAPOUNAKIS	OWNER/BUILDER CA	
PL-2-18-16177	63636117 27641 HIDDEN TRAIL ROAD PEX REPIPE	02/08/2018	<NONE>	MOHAMM. RAVANIPOUR	OWNER/BUILDER CA	
PL-2-18-16181	93789435 26391 MODENA Remove/replace gas water heater	02/12/2018	<NONE>	KATY KEHLE	F W H ACQUISITION CO LLC dba FAST 11715 NORTH CREEK PARKWAY S #C BOTHELL WA 98011	(425)636-7078
PL-2-18-16182	93798217 24334 DALE DRIVE REPIPE WITH PEX	02/12/2018	<NONE>	JUSTIN ANTHONY	PACIFIC COAST COPPER REPIPE INC. 1556 ANAHEIM BOULEVARD #F ANAHEIM CA 92805	(714)758-7725
PL-2-18-16183	62710211 27121 SHENANDOAH DRIVE REPIPE WITH PEX	02/12/2018	<NONE>	JUSTIN ANTHONY	PACIFIC COAST COPPER REPIPE INC. 1556 ANAHEIM BOULEVARD #F ANAHEIM CA 92805	(714)758-7725
PL-2-18-16190	93497195 22955 CAMINITO CALMA PL FOR EL-16188	02/13/2018	<NONE>		ROVICS CONSTRUCTION INC. P O BOX 2360 HUNTINGTON BEACH CA 92648	(714)444-2648
PL-2-18-16192	62505110 25541 SARITA DRIVE Repipe house with PEX	02/14/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-2-18-16196	62114166 24022 CALLE DE LA PLATA STREET PL FOR TI COM-15814	06/28/2018	<NONE>	BENJAMIN NOROUZI		
PL-2-18-16203	62758210 26781 BRIDLEWOOD DRIVE PL FOR EL-16202	02/15/2018	<NONE>	FADI MAHASSEL	HOME MASTERS P O BOX 25013 ANAHEIM CA 92825	(714)999-6788
PL-2-18-16206	62043316 24931 HON AVENUE Repipe house with PEX	02/16/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-2-18-16219	62710103 27066 HIDDEN TRAIL ROAD PL FOR RES-15360	02/26/2018	<NONE>	GARY MCLANE		
PL-2-18-16220	62511125 25962 LA CUESTA AVENUE REPIPE WITH PEX	02/20/2018	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-2-18-16227	62513402 24991 DEL MONTE STREET PL FOR RES-16224	02/20/2018	<NONE>	WILLIAM BRADEN	OWNER/BUILDE R CA	
PL-2-18-16230	62114168 24012 CALLE DE LA PLATA DRIVE #330 PL FOR TI COM-15971	02/22/2018	<NONE>			

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-2-18-16231	93799270 24407 HILLSDALE AVENUE Replace water heater	02/21/2018	<NONE>	MARTIN HOPPING	LIQUID PLUMBING INC PO BOX 75343 SAN CLEMENTE CA 92673	(951)852-5790
PL-2-18-16234	62750215 26271 GLEN CANYON DRIVE WHOLE HOUSE EPOXY RESTORATION OF COPPER PLUMBING	02/21/2018	<NONE>	ROY TERRY	PIPELINE RESTORATION PLUMBING INC 2700 MAIN STREET #E SANTA ANA CA 92707	(714)860-4250
PL-2-18-16243	93789335 25 CLOVER HILL LANE REPIPE WITH PEX. 12 FIXTURES	02/22/2018	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-2-18-16245	62512325 25031 SAUSALITO STREET C/O TO 50GAL WH.	02/22/2018	<NONE>			
PL-2-18-16249	62537108 37 JASMINE CREEK LANE WHOLE HOUSE PEX REPIPE TO 12 FIXTURES AND 2 HOSE BIBS	02/23/2018	<NONE>	BENJAMIN MEDINA	AMERICAL REPIPE AND PLUMBING 6900 KNOTT AVENUE #J BUENA PARK CA 90621	(562)644-7477
PL-2-18-16251	62740202 25482 BOOTSTRAP PLACE PEX REPIPE; 18 FIXTURES	02/23/2018	<NONE>	ED DOUCETTE	ED DOUCETTE CA	
PL-2-18-16256	62008327 25341 ERICSON WAY C/O W/H 50 GAL	02/26/2018	<NONE>	TONY	A R S AMERICAN RESIDENTIAL SERVICES OF 965 RIDGE LAKE BOULEVARD #201 MEMPHIS TN 38120	(901)271-9700

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-2-18-16258	62045315 24666 ASHLAND DRIVE replace existing water heater, like for like in same location	02/27/2018	<NONE>	BHAKTI GABBARD	NATO INC dba ALADDIN'S PLUMBING 23362 MADERO ROAD #B MISSION VIEJO CA 92691	(949)381-9107
PL-2-18-16262	62008327 25341 ERICSON WAY PL FOR SP-16260	02/27/2018	<NONE>		COBBLESTONE LANDSCAPING INC. 9002 BRIGHT AVENUE WHITTIER CA 90602	(562)698-2535
PL-2-18-16268	61622105 23719 MOULTON PARKWAY PL FOR TI COM-15946	03/06/2018	<NONE>	DELBERT BITTINGER		
PL-2-18-16272	62038308 25372 BARENTS STREET PL FOR RES-16269; REVISED TO ADD W/H C/O & NEW GASLINE EXTENSION	02/27/2018	<NONE>	JAMES	JAMES REMODELING 25052 GREENBAY DRIVE LAKE FOREST CA 92630	
PL-2-18-16278	62031312 25065 SALFORD STREET Remove/replace gas water heater	02/28/2018	<NONE>	KATY KEHLE	F W H ACQUISITION CO INC dba FAST 11715 NORTH CREEK PARKWAY S #C BOTHELL WA 98011	(425)636-7078
PL-3-15-10890	62047213 24625 CREEKVIEW DRIVE C/O WATER HEATER, LIKE FOR LIKE SAME LOCATION - REINSTATED 8/3/17	08/03/2017	<NONE>	SAEED MAHDAVI	OWNER/BUILDE R CA	
PL-3-18-16279	93838088 22196 CAMINITO ARROYO SECO Replace 50 gallon gas water heater in the closet.	03/01/2018	<NONE>	JANE RECKTENWALD	JEFF P BALLARD PLUMBING & AIR CONDITIONING 22600 A LAMBERT STREET #706 LAKE FOREST CA 92630	(949)885-0102

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-3-18-16280	93497140 22881 CAMINITO AZUL Remove/replace gas water heater	03/01/2018	<NONE>	KATY KEHLE	F W H ACQUISITION CO I L C dha FAST 11715 NORTH CREEK PARKWAY S #C BOTHHELL WA 98011	(425)636-7078
PL-3-18-16286	62027409 25912 WHITE ALDER LANE Repipe house w/PEX	03/02/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-3-18-16290	63418104 26302 YOLANDA STREET PL FOR RES-16207	03/05/2018	<NONE>	SCOTT WHITFIELD		
PL-3-18-16296	62037228 25471 BARENTS STREET Repipe house with PEX, install new water heater same location and install water filter.	03/06/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-3-18-16302	62021117 25260 LA PAZ ROAD #2 PL FOR TI COM-16255	03/26/2018	<NONE>	JOSH GIBBS		
PL-3-18-16306	62536158 31 LAUREL CREEK LANE WHOLE HOUSE PEX REPIPE	03/07/2018	<NONE>		C & C PLUMBING 25921 TREETOP ROAD LAGUNA HILLS CA 92653	(949)395-5551
PL-3-18-16312	62044229 24651 KIM CIRCLE Remove/replace gas water heater	03/08/2018	<NONE>	KATY KEHLE	F W H ACQUISITION CO I L C dha FAST 11715 NORTH CREEK PARKWAY S #C BOTHHELL WA 98011	(425)636-7078

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-3-18-16316	62706118 26932 ROCKING HORSE LANE PL FOR RES-16299	03/29/2018	<NONE>	SCOTT HESS	CONCEPT ONE HOMES 17272 NEWHOPE STREET #S FOUNTAIN VALLEY CA 92708	(714)390-8323
PL-3-18-16317	62527210 9 ROBIN HILL LANE PEX REPIPE, 12 FIXTURES	03/08/2018	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-3-18-16320	62758214 26841 BRIDLEWOOD DRIVE Repipe house with PEX	03/08/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-3-18-16321	62772149 25467 NELLIE GAIL ROAD Remove/replace gas water heater	03/08/2018	<NONE>	KATY KEHLE	F W H ACQUISITION CO I I C dha FAST 11715 NORTH CREEK PARKWAY S #C BOTHELL WA 98011	(425)636-7078
PL-3-18-16324	62114166 24022 CALLE DE LA PLATA #100 5541sf RETROFIT FIRE SPRINKLERS FOR SUITE 100	03/08/2018	<NONE>		AVALON FIRE PROTECTION 1261 LAKE VIEW AVENUE #J515 ANAHEIM CA 92807	
PL-3-18-16331	93789416 26405 LA TRAVIATA PARKWAY PLUMBING RES-16238	03/09/2018	<NONE>	HOMAYOL ELAHI	OWNER/BUILDE R CA	
PL-3-18-16333	62048206 24675 CREEKVIEW DRIVE C/O WC'S AND VANITIES IN ALL BATHROOMS	03/12/2018	<NONE>	JUAN MONRIZ	JUAN MONRIZ 903 6TH STREET CORONA CA 92879	(951)207-2380

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-3-18-16341	62764102 26932 FALLING LEAF DRIVE PL FOR RES-16338	03/12/2018	<NONE>	MICHAEL DAVIDSON	MICHAEL DAVIDSON 26712 SOTELO MISSION VIEJO CA 92692	(949)226-4545
PL-3-18-16345	62005315 25102 BARENTS STREET RUN GAS LINE TO FUTURE FIREPIT, PIZZA OVEN AND TO FUTURE KITCHEN RANGE	03/12/2018	<NONE>	SEAN ZARRABI	SEAN ZARRABI 7534 SANCTUARY CORONA CA 92883	(714)200-3500
PL-3-18-16356	62503406 25272 LINDA VISTA DRIVE WHOLE HOUSE PEX REPIPE TO 14 FIXTURES AND 3 HOSE BIBS	03/15/2018	<NONE>	BENJAMIN MEDINA	AMERICAN REPIPE AND PI TIMING 6900 KNOTT AVENUE #J BUENA PARK CA 90621	(562)644-7477
PL-3-18-16359	62014116 25542 CHAMPLAIN ROAD PL FOR RES-16325	04/26/2018	<NONE>	MELANIE TRUONG		
PL-3-18-16367	62739133 32 VISTA FIRENZE STREET REPIPE WITH PEX, C/O WATER HEATER	03/19/2018	<NONE>	MARK ROSTAMI	FIXACAL 23 ROCKVIEW DRIVE IRVINE CA 92612	(949)234-7744
PL-3-18-16370	62503413 25491 PONCE COURT PL FOR RES-16179	03/21/2018	<NONE>	DANIEL HOINACKI		
PL-3-18-16376	62535168 14 OXBOW CREEK LANE Repipe house with PEX	03/22/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC aka REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-3-18-16378	58803225 23046 AVENIDA DE LA CARLOTA PARKWAY FIRE SPRINKLERS WITH 17 HEADS. RELOCATION OF 14 AND ADDITION OF 3 IN LOBBY AREA.	03/22/2018	<NONE>	DAVID LUDLOFF	BERNEL INC dba VFS FIRE AND SECURITY 501 SOUTHERN AVENUE ORANGE CA 92865	(714)778-6070
PL-3-18-16379	93799205 26278 HANOVER LANE Repipe house with PEX	03/26/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-3-18-16384	62734302 25921 PRAIRESTONE DRIVE PL FOR RES-16373	05/17/2018	<NONE>	NENA Motadi Mehdi Mc		
PL-3-18-16392	62114133 24411 HEALTH CENTER DRIVE #OUTPATIENT EXPR PL FOR TI COM-15932	06/08/2018	<NONE>	RICK NELSON		
PL-3-18-16398	62769211 27052 IRONWOOD DRIVE PL FOR RES-16395	03/27/2018	<NONE>	JOHN BARKMEYER	OWNER/BUILDE R CA	
PL-3-18-16399	62535192 14 DEER CREEK LANE Remove/replace gas water heater	03/27/2018	<NONE>	KATY KEHLE	F W H ACQUISITION CO LLC dba FAST 11715 NORTH CREEK PARKWAY S #C BOTHELL WA 98011	(425)636-7078
PL-3-18-16402	62114168 24012 CALLE DE LA PLATA DRIVE #485 PL FOR COM-16105	03/29/2018	<NONE>		DETAILS CC INC 1773 LINCOLN AVENUE #K ANAHEIM CA 92801	(714)239-5000

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-3-18-16405	62015125 24932 OVERLAND DRIVE PEX REPIPE OF ENTIRE RESIDENCE, 12 FIXTURES	03/29/2018	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-3-18-16412	62049106 24391 AVENIDA DE LA CARLOTA PARKWAY #B PL FOR COM-16222	05/14/2018	<NONE>			
PL-4-18-16415	62029114 24991 CAMBERWELL STREET Repipe house with PEX	04/02/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-4-18-16416	63418201 26252 CARMEL STREET Repipe house with PEX	04/02/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-4-18-16425	62520108 24971 DEL MONTE STREET PL FOR RES-16422	04/03/2018	<NONE>	FADI MAHASSEL	HOME MASTERS P O BOX 25013 ANAHEIM CA 92825	(714)999-6788
PL-4-18-16432	62740212 25362 GALLUP GAS LINE RUN FOR SP-16431	04/25/2018	<NONE>	MARK CABALLERO	MARK CABALLERO 7451 WARNER AVENUE #E-354 HUNTINGTON BEACH CA 92647	(800)971-7665
PL-4-18-16434	93389018 25015 ACACIA LANE Replace existing 50 gallon water heater in garage	04/04/2018	<NONE>	KIM BUCKLIN	K KALKA HEATING PI TIMRING & AIR 15550 ROCKFIELD BOULEVARD #A-10 IRVINE CA 92618	(949)458-6600

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-4-18-16437	62763121 26795 ANADALE DRIVE REPLACE KITCHEN SINK	04/04/2018	<NONE>		WM CONSTRUCTION 318 AVENUE I #765 REDONDO BEACH CA 90277	
PL-4-18-16440	62746305 26172 MOUNT DIABLO ROAD PL FOR RES-16438	04/04/2018	<NONE>		ROVICS CONSTRUCTION INC. P O BOX 2360 HUNTINGTON BEACH CA 92648	(714)444-2648
PL-4-18-16449	62049106 24391 AVENIDA DE LA CARLOTA ROAD #A PL FOR TI COM-15855	04/05/2018	<NONE>	JASON SEKINE	GREEN EAGLE CORP 20121 VALLEY BOULEVARD WALNUT CA 91789	
PL-4-18-16454	62716202 26662 STETSON PLACE PL FOR RES-16138	04/24/2018	<NONE>	SAEED KAMKAR		
PL-4-18-16455	62045208 24766 CLARINGTON DRIVE Remove/replace gas water heater	04/09/2018	<NONE>	KATY KEHLE	F W H ACQUISITION CO I I C dha FAST 11715 NORTH CREEK PARKWAY S #C BOTHHELL WA 98011	(425)636-7078
PL-4-18-16456	62523201 24582 MANDEVILLE DRIVE REPLACE 40 GAL WATER HEATER	04/09/2018	<NONE>		WATER HEATERS ONLY INC. 970 MAIN STREET GRASS VALLEY CA 95945	(800)835-8345
PL-4-18-16460	62030112 24852 LUTON STREET PL FOR RES-16457	04/09/2018	<NONE>	DUANE CARLSON	BIG D's CONSTRUCTION SERVICES 23342 MADERO #C MISSION VIEJO CA 92691	(949)209-1676

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-4-18-16465	62519121 24892 ZUMAYA COURT PL FOR RES-16462	04/09/2018	<NONE>	MICHAEL JONES	OWNER/BUILD R CA COOL WATER POOLS AND SPAS INC. 13089 PEYTON DRIVE CHINO HILLS CA 91709	(909)969-4843
PL-4-18-16470	62523103 24541 MANDEVILLE DRIVE RUN GAS LINE TO POOL EQUIP & BBQ	04/11/2018	<NONE>			
PL-4-18-16477	62114171 23961 CALLE DE LA MAGDALENA PARKWAY #402 PL FOR TI COM-16435	06/06/2018	<NONE>	SCOTT BRUNNER		
PL-4-18-16484	62535175 2 JASMINE CREEK LANE EL FOR RET-16482	04/16/2018	<NONE>	MARYAM WAGNER		
PL-4-18-16494	62739133 32 VISTA FIRENZE DRIVE PL FOR RES-16366	04/17/2018	<NONE>	MARK ROSTAMI	FIXACAL 23 ROCKVIEW DRIVE IRVINE CA 92612	(949)234-7744
PL-4-18-16499	58803242 23301 AVENIDA DE LA CARLOTA #C PL FOR TI COM-16252	04/19/2018	<NONE>			
PL-4-18-16500	62004410 25112 GRISSOM ROAD PEX REPIPE WITH W/H C/O	04/17/2018	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-4-18-16506	93389099 24961 SILVERLEAF LANE W/H C/O	04/18/2018	<NONE>	DANIEL FOWLER	OWNER/BUILD R CA	
PL-4-18-16507	62537111 31 JASMINE CREEK LANE PEX REPIPE	04/18/2018	<NONE>	BOB	PIPELINE RESTORATION PI TIMRING INC. 2700 MAIN STREET #E SANTA ANA CA 92707	(714)860-4250
PL-4-18-16527	62006308 25142 LAS BOLSAS STREET INSTALL NEW CLEANOUT	04/24/2018	<NONE>	TONY		
PL-4-18-16528	62519121 24892 ZUMAYA COURT REROUTE HOT AND COLD WATER TO BAR SINK AND KITCHEN SINK	04/24/2018	<NONE>	TONY		
PL-4-18-16530	62537141 22 LAUREL CREEK LANE PEX REPIPE	04/24/2018	<NONE>	NANT	ALL AMERICAN REPIPE & PI TIMRING INC. 4060 PALM STREET #602 FULLERTON CA 92835	(866)499-7473
PL-4-18-16531	62726350 26711 WEST HAVEN DRIVE REPIPE WITH PEX; R/R & RELOCATE WATER MAIN	04/24/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-4-18-16535	62727116 26662 CHESTER DRIVE PL FOR RES-16479	05/02/2018	<NONE>	JENNIFER CROCKER	BLUE RIBBON DESIGN BUILD 26741 PORTOLA PARKWAY #1E #515 FOOTHILL RANCH CA 92610	(949)586-6673

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-4-18-16539	62709106 27102 HIDDEN TRAIL ROAD PL FOR RES-16529	04/25/2018	<NONE>	STEVE JERRILS	TRIVEST BUILDERS 155 CYPRESS DRIVE LAGUNA BEACH CA 92651	
PL-4-18-16545	62015210 24902 WELLS FARGO DRIVE PL FOR RES-16282	04/27/2018	<NONE>	THOMAS KERSHUL		
PL-4-18-16548	58816104 24401 RIDGE ROUTE DRIVE #B104 PL FOR TI COM-16018	06/11/2018	<NONE>		BARAY KARIM 188 TECHNOLOGY #N IRVINE CA 92618	(714)724-1902
PL-4-18-16550	62017206 25642 CALIFIA DRIVE C/O 50 GALLON WATER HEATER	04/26/2018	<NONE>		WATER HEATERS ONLY INC. 970 MAIN STREET GRASS VALLEY CA 95945	(800)835-8345
PL-4-18-16554	62519113 24901 ZUMAYA COURT PEX REPIPE	04/26/2018	<NONE>	RYAN HUMBACH	PIPELINE RESTORATION PI TIMRING INC. 2700 MAIN STREET #E SANTA ANA CA 92707	(714)860-4250
PL-4-18-16568	62015207 24932 WELLS FARGO DRIVE PL FOR RES-16481	05/11/2018	<NONE>	MARIO CALLIRGOS	MARIO CALLIRGOS 24932 WELLS FARGO DRIVE LAGUNA HILLS CA 92653	(714)269-7900
PL-4-18-16569	62760118 26691 WHITE OAKS DRIVE PEX REPIPE	04/30/2018	<NONE>	NANT	ALL AMERICAN REPIPE & PI TIMRING INC. 4060 PALM STREET #602 FULLERTON CA 92835	(866)499-7473

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-5-17-14928	62105133 24155 PASEO FIVE LAGUNAS #1860 PL FOR TI COM-14514	07/05/2017	5 LAGUNAS - MALL REDEVELOPME	MARK GLOVER		
PL-5-17-14996	63615105 25531 LONE PINE CIRCLE PL FOR RES-14831	08/29/2017	<NONE>	LOU GABRIEL		
PL-5-18-16572	62719113 26336 SORRELL PLACE NEW WATER SOFTENER IN SIDE YARD	05/07/2018	<NONE>		ECOWATER SYSTEMS OF SAN DIEGO 1351 DISTRIBUTION WAY #9 LAGUNA HILLS CA 92653	
PL-5-18-16574	62705115 26861 HIGHWOOD DRIVE PL FOR RES-15633	06/04/2018	<NONE>	JOHN MARTINDALE		
PL-5-18-16582	63418209 26186 CARMEL STREET SPOT REPAIR TO THE MAIN SEWER LINE IN THE FRONT YARD	05/02/2018	<NONE>		ROOTER HERO 11856 BALBOA BOULEVARD #170 GRANADA HILLS CA 91344	(888)929-4376
PL-5-18-16584	62034316 25002 SUNSET PLACE W PEX REPIPE	05/02/2018	<NONE>		REPIPE PRO 1245 GRANDVIEW AVENUE #6 GLENDALE CA 91201	(818)295-3800
PL-5-18-16597	62044231 24692 JORIE DRIVE PL FOR RES-16594	05/07/2018	<NONE>	ALIREZA ZONOUZ	TREEIUM INC 5352 LAUREL CANYON BOULEVARD # VALLEY VILLAGE CA 91607	(855)833-8733

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-5-18-16600	62726346 24586 WEMBLEY CIRCLE REPIPE WITH PEX	05/08/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-5-18-16601	62763118 26761 ANADALE DRIVE REPIPE WITH PEX	05/08/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-5-18-16602	62763110 26762 ANADALE DRIVE REPIPE WITH PEX	05/08/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-5-18-16603	62767106 25902 FAIRCOURT LANE PEX REPIPE	05/08/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-5-18-16609	93798168 24312 SAGE COURT 40 GALLON WATER HEATER C/O IN CLOSET	05/09/2018	<NONE>	TONY	A R S AMERICAN RESIDENTIAL SERVICES OF 965 RIDGE LAKE BOULEVARD #201 MEMPHIS TN 38120	(901)271-9700
PL-5-18-16611	62026255 25206 YORK REPIPE WITH PEX; REPLACE WATER MAIN; C/O W/H IN (N) LOCATION; GAS LINE TO W/H - REVISION TO C/O W/H IN SAME LOCATION	05/09/2018	<NONE>		CARE PLUMBING INC 3017 SAN FERNANDO BOULEVARD #A BURBANK CA 91504	(818)565-0080
PL-5-18-16613	62505302 25222 CALERO AVENUE PL FOR EL-16612	05/09/2018	<NONE>		AMERICAN HOME REMODELING 4375 PRADO ROAD #108 CORONA CA 92880	(951)520-0654

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-5-18-16614	62038114 25312 HILLARY LANE REPIPE WITH PEX	05/09/2018	<NONE>	MARTIN REYNA	I GOT PLUMBING INC 27101 ALISO CREEK ROAD #110 ALISO VIEJO CA 92656	(949)340-0617
PL-5-18-16615	62034236 25045 SUNSET PLACE W REPIPE WITH PEX	05/09/2018	<NONE>	MARTIN REYNA	I GOT PLUMBING INC 27101 ALISO CREEK ROAD #110 ALISO VIEJO CA 92656	(949)340-0617
PL-5-18-16619	62713206 25101 BUCKSKIN DRIVE REPIPE WITH PEX	05/10/2018	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-5-18-16625	62761122 26541 LAUREL CREST DRIVE Repipe house with PEX	05/11/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC aka REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-5-18-16640	62036136 24882 AVENIDA AVALON PEX REPIPE	05/15/2018	<NONE>	BRIAN RAMIREZ	BRIAN RAMIREZ 7306 MIRASOL IRVINE CA 92620	(949)542-2707
PL-5-18-16645	62021117 25260 LA PAZ ROAD #1 PL FOR TI COM-16598	05/18/2018	<NONE>	JOSH GIBBS		
PL-5-18-16654	62043201 24921 SARA LANE PEX REPIPE 16 FIXTURES AND 2 HOSE BIBBS.	05/18/2018	<NONE>	JERRY	SEVERSON PLUMBING 23352 MADERO ROAD #P MISSION VIEJO CA 92691	(714)715-0654

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-5-18-16661	58815111 23032 MILL CREEK DRIVE PL FOR TI COM-15975	05/23/2018	<NONE>	JIMMY NHIEU		
PL-5-18-16662	62727116 26662 CHESTER DRIVE Repipe house with PEX	05/21/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-5-18-16665	58815111 23042 MILL CREEK DRIVE PL FOR TI COM-16113	05/23/2018	<NONE>	JIMMY NHIEU		
PL-5-18-16667	93389066 24932 SILVERLEAF LANE PEX REPIPE	05/21/2018	<NONE>	WENDY SALERA		
PL-5-18-16668	62767106 25902 FAIRCOURT LANE C/O VANITY IN BATH 3	05/21/2018	<NONE>		D & G RHODES CONSTRUCTION INC. 26405 WATERFORD CIRCLE LAKE FOREST CA 92630	(949)929-8795
PL-5-18-16675	62535156 19 OXBOW CREEK LANE PL FOR RES-16672	05/30/2018	<NONE>		LAGUNA KITCHEN & BATH INC. 25250 LA PAZ ROAD #120 LAGUNA HILLS CA 92653	
PL-5-18-16678	62011327 25222 ERICSON WAY Repipe house with PEX	05/21/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-5-18-16684	62049201 24422 AVENIDA DE LA CARLOTA STREET #110 PL FOR TI COM-16680	06/18/2018	<NONE>	JASON DONTJE	HOWARD BUILDING CORPORATION 3184 AIRWAY AVENUE #K COSTA MESA CA 92626	(714)438-2272
PL-5-18-16689	63637204 27611 GOLD DUST LANE REPIPE WITH PEX	05/23/2018	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-5-18-16690	62505312 25581 LA MIRADA STREET REPIPE WITH PEX	05/23/2018	<NONE>		PIPE IT RIGHT PLUMBING INC 328 38TH STREET SAN BERNARDINO CA 92404	
PL-5-18-16692	93497128 22892 CAMINITO ORO C/O 50 GAL WATER HEATER	05/23/2018	<NONE>		ALL STAR WATER HEATERS INC. 30300 PUERTO VALLARTA WAY MENIFEE CA 92584	(951)301-0067
PL-5-18-16693	93497183 22922 CAMINITO LIBRE C/O WATER HEATER	05/23/2018	<NONE>		WATER HEATERS ONLY INC. 970 MAIN STREET GRASS VALLEY CA 95945	(800)835-8345
PL-5-18-16695	62766120 25922 CEDARBLUFF TERRACE Repipe house with PEX	05/23/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-5-18-16697	62005320 25152 BARENTS STREET WHOLE HOUSE PEX REPIPE (17 FIXTURES)	05/24/2018	<NONE>	BENJAMIN MEDINA	AMERICAN REPIPE AND PLUMBING 6900 KNOTT AVENUE #J BUENA PARK CA 90621	(562)644-7477

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-5-18-16698	62013107 25312 ORELLANO WAY WHOLE HOUSE PEX REPIPE	05/24/2018	<NONE>	BENJAMIN MEDINA	AMERICAL REPIPE AND PLUMBING 6900 KNOTT AVENUE #J BUENA PARK CA 90621	(562)644-7477
PL-5-18-16703	62006118 25192 TASMAN ROAD Repipe house with pex	05/25/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-5-18-16710	62034304 24985 SUNSET PLACE E PEX REPIPE 14 FIXTURES	05/25/2018	<NONE>		GARY ALBERICI PLUMBING 3419 SPECTRUM IRVINE CA 92618	
PL-5-18-16711	62506401 25012 LARGO DRIVE Repipe Entire house with Pex Piping	05/29/2018	<NONE>	MIKE SALAZAR	MIKE SALAZAR 138 1/2 86TH PLACE LOS ANGELES CA 90003	(323)627-6625
PL-5-18-16719	93925089 25772 VIA LOMAS #89 PL FOR RES-16713	06/01/2018	<NONE>	MICHAEL SCHUNDLER	OWNER/BUILDE R CA	
PL-5-18-16720	62013102 25286 ORELLANO WAY C/O WATER HEATER LIKE FOR LIKE SAME LOCATION	05/29/2018	<NONE>	KATY KEHLE	F W H ACQUISITION CO I I C dha FAST 11715 NORTH CREEK PARKWAY S #C BOTHELL WA 98011	(425)636-7078
PL-5-18-16735	93065648 24361 CONEJO #7 C/O WATER HEATER SAME LOCATION	05/31/2018	<NONE>		LIQUID PLUMBING INC PO BOX 75343 SAN CLEMENTE CA 92673	(951)852-5790

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-6-17-15085	62114171 23961 CALLE DE LA MAGDALENA #243 PL FOR TI COM-14837	07/19/2017	<NONE>			
PL-6-18-16757	62719109 26341 SORRELL PLACE PL FOR RES-16579	06/06/2018	<NONE>	FELIPE CONTRERAS		
PL-6-18-16760	62731304 26062 WATERWHEEL PLACE PL FOR RES-16608; FOR ALL BATH REMODELS & 1 FIXTURE FOR (N) GAS FP	06/06/2018	<NONE>	ADRIAN & MUSCI		
PL-6-18-16761	62038303 25361 CADILLAC DRIVE PEX REPIPE	06/06/2018	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-6-18-16765	63421110 26512 LAS PALMAS ROAD PEX REPIPE WHOLE BUILDING 8 UNITS	06/13/2018	<NONE>		A M A REPIPING LLC 1831 LOS ALAMOS STREET GILBERT AZ 85295	(866)262-1815
PL-6-18-16766	62031225 24951 SOUTHPORT STREET PEX REPIPE	06/06/2018	<NONE>		PIPE IT RIGHT PLUMBING INC 328 38TH STREET SAN BERNARDINO CA 92404	
PL-6-18-16768	63421110 26552 LAS PALMAS PEX REPIPE ENTIRE BUILDING UNITS 1-8	06/13/2018	<NONE>		A M A REPIPING LLC 1831 LOS ALAMOS STREET GILBERT AZ 85295	(866)262-1815

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-6-18-16772	93925183 25791 VIA LOMAS #183 PL FOR RES-16769	06/06/2018	<NONE>		DESIGN & CONSTRUCTION ASSOCIATES 500 BONITA AVENUE SAN DIMAS CA 91773	(951)830-2697
PL-6-18-16776	62046112 24741 ALICIA PARKWAY #G PL FOR TI COM-16727	06/07/2018	<NONE>	SARA SHISHANI	PAFRACON INC dba MARVISTA CONSTRUCTION 603 ALTON AVENUE #H SANTA ANA CA 92705	(714)545-6550
PL-6-18-16785	62728213 25632 RANGEWOOD ROAD PL FOR RES-16658	06/11/2018	<NONE>	BRIAN MUEHLBAUER	LANCE VAUGHN 31272 CALLE BOLERO SAN JUAN CAPISTRANO CA 92675	
PL-6-18-16786	61623204 22571 MONTOVA C/O WATER HEATER LIKE FOR LIKE, SAME LOCATION	06/08/2018	<NONE>		A R S RESIDENTIAL SERVICES OF 965 RIDGE LAKE BOULEVARD #201 MEMPHIS TN 38120	(951)276-9744
PL-6-18-16788	62767115 25852 EUCALYPTUS DRIVE WATER HEATER C/O	06/12/2018	<NONE>	KATY KEHLE	F W H ACQUISITION CO I I C dba FAST 11715 NORTH CREEK PARKWAY S #C BOTHELL WA 98011	(425)636-7078
PL-6-18-16789	62506302 25491 EL CONEJO LANE WATER HEATER C/O	06/12/2018	<NONE>	KATY KEHLE	F W H ACQUISITION CO I I C dba FAST 11715 NORTH CREEK PARKWAY S #C BOTHELL WA 98011	(425)636-7078
PL-6-18-16798	62532304 24681 LA CIENEGA STREET PL FOR EL-16796	06/12/2018	<NONE>	JORDAN	TREEIUM INC 5352 LAUREL CANYON BOULEVARD # VALLEY VILLAGE CA 91607	(855)833-8733

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-6-18-16809	62010206 25211 DE SALLE STREET WATER SERVICE FROM METER TO HOUSE	06/13/2018	<NONE>	TONY	A R S AMERICAN RESIDENTIAL SERVICES OF 965 RIDGE LAKE BOULEVARD #201 MEMPHIS TN 38120	(901)271-9700
PL-6-18-16818	62524313 26492 LOS ALAMITOS AVENUE PL FOR EL-16816	06/14/2018	<NONE>		CABALL CORPORATION 9085 JUDICIAL DRIVE #2530 SAN DIEGO CA 92122	
PL-6-18-16820	62535165 20 OXBOW CREEK LANE Repipe house with PEX	06/18/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-6-18-16824	62517313 24706 MENDOCINO COURT REPIPE WITH COPPER; C/O WATER HEATER	06/18/2018	<NONE>		AMERISERVE REPIPING CO INC. 16837 PARTHENIA STREET NORTHRIDGE CA 91343	(818)787-9777
PL-6-18-16826	62027212 25501 MCINTYRE STREET PEX REPIPE	06/18/2018	<NONE>		BSR PLUMBING INC 7577 MISSION PALM STREET LAS VEGAS NV 89139	
PL-6-18-16833	62511124 25982 LA CUESTA AVENUE NEW WATER SOFTENER IN GARAGE	06/19/2018	<NONE>		ECOWATER SYSTEMS OF SAN DIEGO 1351 DISTRIBUTION WAY #9 LAGUNA HILLS CA 92653	
PL-6-18-16840	93389066 24932 SILVERLEAF LANE PL FOR RES-16837	06/19/2018	<NONE>		POPE CONSTRUCTION 22482 SUNLIGHT CREEK LAKE FOREST CA 92630	(714)812-8825

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-6-18-16843	62009105 25009 MACKENZIE STREET PL FOR EL-16842	06/21/2018	<NONE>	JEFF GOODRICH	D D BUILD CONSTRUCTION INC. dba 10 DAY 23192 ALCALDE DRIVE #A LAGUNA HILLS CA 92653	(949)813-1998
PL-6-18-16846	62706110 26931 ROCKING HORSE LANE PEX REPIPE	06/21/2018	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-6-18-16847	62538126 20 INDIAN HILL LANE PEX REPIPE	06/21/2018	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-6-18-16850	62756206 25632 NOTTINGHAM COURT REPIPE WITH PEX	06/21/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-6-18-16851	63634148 27481 HIDDEN TRAIL ROAD W/H C/O LIKE FOR LIKE, SAME LOCATION	06/21/2018	<NONE>		FIX IT ALL PLUMBING LLC 19881 BROOKHURST STREET #C-159 HUNTINGTON BEACH CA 92646	(714)622-4126
PL-6-18-16854	62020208 25162 MADEIRA DRIVE PL FOR RES-16852	06/21/2018	<NONE>	ROBERT LEAVY	OWNER/BUILDE R CA	
PL-6-18-16864	63639105 27788 HIDDEN TRAIL ROAD PL FOR RES-16861	06/22/2018	<NONE>	ROBERT GAAR	ROBERT GAAR 601 ARCHER STREET MONTEREY CA 93940	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-6-18-16875	62031307 25035 SALFORD STREET C/O WATER HEATER TO TANKLESS IN SAME LOCATION	06/25/2018	<NONE>	DENIS ALI	DENNIS ALI 22365 EL TORO ROAD #337 LAKE FOREST CA 92630	(949)444-5575
PL-6-18-16880	63633228 25131 BLACK HORSE LANE PL FOR RES-16877	06/25/2018	<NONE>		CHURCH'S A HOME IMPROVEMENT 26762 CALLE MARIA CAPISTRANO BEACH CA 92624	
PL-6-18-16891	62008107 25251 MAWSON DRIVE REPIPE WITH PEX	06/27/2018	<NONE>	RYAN HUMBACH	PIPELINE RESTORATION PI PLUMBING INC. 2700 MAIN STREET #E SANTA ANA CA 92707	(714)860-4250
PL-6-18-16895	62535135 7 DRY CREEK LANE PEX REPIPE	06/28/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-6-18-16896	62762222 26796 DEVONSHIRE ROAD PEX REPIPE	06/28/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-6-18-16897	62536174 13 HIDDEN CREEK LANE PEX REPIPE	06/28/2018	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-6-18-16904	62755105 25652 BRADFORD LANE PEX REPIPE	06/29/2018	<NONE>		GREAT PARK PLUMBING 24163 ZANCON MISSION VIEJO CA 92692	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-7-17-15140	93925308 14 SPRING HILL LANE WATER HEATER CO; SAME LOCATION	07/03/2017	<NONE>	TONY	A R S AMERICAN RESIDENTIAL SERVICES OF 965 RIDGE LAKE BOULEVARD #201 MEMPHIS TN 38120	(901)271-9700
PL-7-17-15144	62742202 26192 RED CORRAL ROAD WHOLE HOUSE PEX REPIPE	07/05/2017	<NONE>	BOB	PIPELINE RESTORATION PI PLUMBING INC. 2700 MAIN STREET #E SANTA ANA CA 92707	(714)860-4250
PL-7-17-15146	62757219 25602 NOTTINGHAM COURT PEX REPIPE WHOLE HOUSE 13 FIXTURES	07/06/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-7-17-15147	62746203 26131 MOUNT DIABLO ROAD REPIPE OF HOUSE WITH 28 FIXTURES & 3 HOSE BIBS	07/06/2017	<NONE>	BOB	PIPELINE RESTORATION PI PLUMBING INC. 2700 MAIN STREET #E SANTA ANA CA 92707	(714)860-4250
PL-7-17-15148	93798112 24392 LARCHMONT COURT INSTALL NEW PEX MAIN LINE ALL ON PROPERTY 30FT	07/06/2017	<NONE>	A R S	A R S AMERICAN RESIDENTIAL SERVICES OF 965 RIDGE LAKE BLVD #201 MEMPHIS TN 38120	(949)954-5163
PL-7-17-15152	62762102 25761 FLETCHER PLACE PLUMBING PERMIT FOR RES-15149; REMODEL 2 BATHROOMS; INSTALL SHOWER STALLS; REPLACING 3 SINKS, 2 SHOWERES, 1 BATHTUB AND TOILET IN 3RD BATHROOM 2ND STORY ONLY	07/06/2017	<NONE>		THE AVANTI COMPANY CA	(949)350-0045
PL-7-17-15153	62527202 3 SAGE HILL LANE PEX REPIPE	07/07/2017	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-7-17-15161	63420324 24391 PATRICIA STREET C/O WATER HEATER IN GARAGE	07/10/2017	<NONE>	TAMAS VEJSZ	OWNER/BUILDER CA	
PL-7-17-15163	62737104 26112 HITCHING RAIL ROAD REPIPE WITH PEX, NEW W/H	07/10/2017	<NONE>		REPIPING PROFESSIONAL S INC. 560 LIBRARY STREET SAN FERNANDO CA 91340	(818)408-4100
PL-7-17-15174	62027305 25901 WHITE ALDER LANE ADD CLEAN OUT (P-TRAP) TIED INTO SEWER LINE	07/11/2017	<NONE>	FARHAD RADPOUR	OWNER/BUILDER CA	
PL-7-17-15180	62019325 25131 LA SUEN ROAD PL FOR RES-15177	07/12/2017	<NONE>		K O REMODELING INC. dba HOUSE 4821 LANKERSHIM BOULEVARD #F214 NORTH HOLLYWOOD CA 91601	(888)889-9123
PL-7-17-15183	62022138 25261 PASEO DE ALICIA REPLACE 9 SINKS	07/12/2017	<NONE>		REDHAWK BUILDERS INC 22702 SANDALWOOD MISSION VIEJO CA 92692	(949)859-0621
PL-7-17-15190	93424344 23456 CAMINITO SALADO STREET C/O WATER HEATER 40 GAL	07/13/2017	<NONE>		WATER HEATERS ONLY INC. 970 MAIN STREET GRASS VALLEY CA 95945	(800)835-8345
PL-7-17-15200	62717212 26561 STETSON PLACE Repipe house with PEX	07/17/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-7-17-15201	62030328 25001 WOOLWICH STREET REPIPE WITH PEX	07/17/2017	<NONE>	BOB	PIPELINE RESTORATION PLUMBING INC. 2700 MAIN STREET #E SANTA ANA CA 92707	(714)860-4250
PL-7-17-15213	62105201 24012 AVENIDA DE LA CARLOTA #C PL FOR COM-15212; GREASE TRAP INSTALL	07/19/2017	<NONE>	KENT MCNAUGHTON		
PL-7-17-15217	62523203 24552 MANDEVILLE DRIVE PL FOR RES-15145	07/19/2017	<NONE>		BARTWOOD CONSTRUCTION INC. 10840 TALBERT AVENUE FOUNTAIN VALLEY CA 92708	(714)965-7900
PL-7-17-15221	62763118 26761 ANADALE DRIVE PL FOR RES-15218	07/19/2017	<NONE>		DESIGN PLUS 129 VIKING STREET BREA CA 92821	
PL-7-17-15229	62511110 25082 MORRO COURT PEX repipe whole house to 11 fixtures and 2 hose bibbs.	07/21/2017	<NONE>	DILLON REED	DILLON REED 21205 JUAN AVENUE #C HAWAIIAN GARDENS CA 90716	(800)293-7555
PL-7-17-15231	62512203 25122 LUNA BONITA DRIVE RE-ROUTE COLD AND HOT WATER LINE FROM KITCHEN SINK	07/21/2017	<NONE>		ROOTER HERO PLUMBING INC. 8847 LANKERSHIM BOULEVARD SUN VALLEY CA 91352	(714)282-7090
PL-7-17-15245	62503302 25202 LINDA VISTA DRIVE C/O W/H 40 GAL	07/26/2017	<NONE>	KEN BLOCK	ALL STAR WATER HEATERS INC. 30300 PUERTO VALLARTA WAY MENIFEE CA 92584	(951)301-0067

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-7-17-15248	62512203 25122 LUNA BONITA DRIVE SEWERLINE REPAIR IN FRONT YARD	07/26/2017	<NONE>		ROOTER HERO PLUMBING INC 8847 LANKERSHIM BOULEVARD SUN VALLEY CA 91352	(714)282-7090
PL-7-17-15249	93642068 22445 CAMINITO GRANDE Remove/replace gas water heater	07/26/2017	<NONE>	KATY KEHLE	F W H ACQUISITION CO I I C dha FAST 11715 NORTH CREEK PARKWAY S #C BOTHELL WA 98011	(425)636-7078
PL-8-17-15267	62720105 26472 BROKEN BIT LANE Repipe house with PEX and install new water heater same location.	08/01/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-8-17-15271	62719109 26341 SORRELL PLACE WHOLE HOUSE REPIPE WITH PEX	08/03/2017	<NONE>		AMERI-CAL REPIPE AND PI TIMRING 6900 KNOTT AVENUE #J BUENA PARK CA 90621	(562)644-7477
PL-8-17-15277	93838197 22196 CAMINITO TASQUILLO Replace 40 gallon gas water heater in the garage.	08/07/2017	<NONE>	JANE RECKTENWALD	JEFF P BALLARD PLUMBING & AIR CONDITIONING 22600 A LAMBERT STREET #706 LAKE FOREST CA 92630	(949)885-0102
PL-8-17-15284	62031312 25065 SALFORD STREET PL FOR RES-15280	08/07/2017	<NONE>		MARTIN MOSS GENERAL CONTRACTOR 23046 AVENIDA DE LA CARLOTA #60C LAGUNA HILLS CA 92653	(877)724-1991
PL-8-17-15285	62009210 25081 DE SALLE STREET WHOLE HOUSE PEX REPIPE	08/07/2017	<NONE>	BOB	PIPELINE RESTORATION PI TIMRING INC 2700 MAIN STREET #E SANTA ANA CA 92707	(714)860-4250

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-8-17-15287	62524322 26352 LOS ALAMITOS AVENUE PEX REPIPE	08/07/2017	<NONE>		AMERICAL REPIPE AND PI TIMING 6900 KNOTT AVENUE #J BUENA PARK CA 90621	(562)644-7477
PL-8-17-15288	62512318 25072 SAUSALITO STREET PEX REPIPE	08/07/2017	<NONE>		PLUMBING UPGRADE INC 6847 WIMBERLY STREET LAS VEGAS NV 89148	(702)498-6441
PL-8-17-15295	62524208 24716 LAS ALTURAS COURT PL FOR SP-15294; RUN GAS LINE TO (E) POOL EQUIPMENT	08/08/2017	<NONE>	CHRIS BARHAM	CHRIS BARHAM PO BOX 3204 SAN CLEMENTE CA 92674	
PL-8-17-15300	62736103 26091 SPUR BRANCH LANE C/O WATER SOFTNER	08/08/2017	<NONE>		ECOWATER SYSTEMS OF SAN DIEGO 1351 DISTRIBUTION WAY #9 LAGUNA HILLS CA 92653	
PL-8-17-15304	62012404 25331 MACKENZIE STREET SPOT REPAIR ON MAINLINE; NO TRENCHING	08/09/2017	<NONE>		ROOTER HERO PLUMBING INC 8847 LANKERSHIM BOULEVARD SUN VALLEY CA 91352	(714)282-7090
PL-8-17-15312	62010420 25502 CHARLEMAGNE ROAD PL FOR RES-14929	09/18/2017	<NONE>	MELISSA		
PL-8-17-15323	93019409 22156 CAMINITO VINO C/O WATER HEATER SAME LOCATION	08/15/2017	<NONE>	SHIN CHOI	OWNER/BUILDE R CA	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-8-17-15324	62505317 25582 SARITA DRIVE Repipe house with PEX and install new water heater.	08/15/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-8-17-15332	93497150 22881 CAMINITO ALTO PL FOR RES-15329	08/16/2017	<NONE>		GREENER SOLUTION GROUP 4344 LAUREL CANYON AVENUE #5 STUDIO CITY CA 91604	
PL-8-17-15333	62763138 26742 BARKSTONE LANE Remove/replace gas water heater	08/17/2017	<NONE>	KATY KEHLE	F W H ACQUISITION CO I I C dha FAST 11715 NORTH CREEK PARKWAY S #C BOTHELL WA 98011	(425)636-7078
PL-8-17-15336	61631101 23877 WILLOWS INSTALL NEW ROOFTOP SOLAR POOL COLLECTOR AND SOLAR PIPING TO (E) SWIMMING POOL	08/28/2017	<NONE>	AARON HILL	SUNTREK INDUSTRIES INC 5 HOLLAND #215 IRVINE CA 92618	(949)348-9276
PL-8-17-15337	62706111 26921 ROCKING HORSE LANE INSTALL WATER SOFTENER	08/17/2017	<NONE>	FRED SALAZAR	LIFETIME SOLUTIONS INC 15400 VILLAGE DRIVE VICTORVILLE CA 92394	(760)951-7605
PL-8-17-15344	62735110 26062 SPUR BRANCH LANE PL FOR RES-15341	08/17/2017	<NONE>		WISE CONSTRUCTION INC 4009 WILSHIRE BOULEVARD #200 D LOS ANGELES CA 90010	
PL-8-17-15354	62735104 26071 WATERWHEEL PLACE REPIPE WITH PEX	08/22/2017	<NONE>	NANT	ALL AMERICAN REPIPE & PIPING INC 4060 PALM STREET #602 FULLERTON CA 92835	(866)499-7473

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-8-17-15358	62004303 25022 MAWSON DRIVE PL FOR RES-15355	08/22/2017	<NONE>		NEW VISION CONSTRUCTION 24781 LARGO DRIVE LAGUNA HILLS CA 92653	(949)632-3168
PL-8-17-15364	62743105 25961 POKER FLATS PLACE PL FOR SP-15363	08/23/2017	<NONE>	RAMIN TAYANI		
PL-8-17-15367	63638102 27672 HIDDEN TRAIL ROAD REPIPE WITH PEX	08/23/2017	<NONE>		G & W PLUMBING & REPIPE INC. 7439 LA PALMA AVENUE #279 BUENA PARK CA 90620	(714)600-4811
PL-8-17-15368	62501301 24726 MONTE ROYALE STREET REPIPE WITH PEX	08/23/2017	<NONE>	BOB	PIPELINE RESTORATION PIPELINE INC. 2700 MAIN STREET #E SANTA ANA CA 92707	(714)860-4250
PL-8-17-15376	62768208 27136 WOODBLUFF ROAD REPLACE WATER HEATER SAME LOCATION	08/28/2017	<NONE>	ASHLEIGH ROUX	AFFORDABLE WATER HEATERS AND 28358 CONSTELLATION ROAD #698 VALENICA CA 91355	(855)345-9087
PL-8-17-15379	62706104 26922 HIGHWOOD PL FOR SP-15377	08/28/2017	<NONE>	PETER MARCHICA II	SOUTH HILLS POOL & SPA PO BOX 836 LAKE FOREST CA 92630	(949)459-6127
PL-8-17-15383	62536165 6 HIDDEN CREEK LANE Repipe house with PEX	08/29/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC aka REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-8-17-15384	63634122 25311 Derby Hill DRIVE Repipe house with PEX	08/29/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dba REPIPE 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-8-17-15385	62755106 25662 BRADFORD LANE PL FOR RES-15196	08/29/2017	<NONE>	KRISTEN ROGERS	OWNER/BUILDER CA	
PL-8-17-15389	63611102 27511 BOOTHILL COURT PL FOR RES 15114	09/14/2017	<NONE>	LES THOMAS		
PL-8-17-15396	62021117 25260 LA PAZ ROAD #3-4 PL FOR TI COM-15192	08/31/2017	<NONE>	JOSH GIBBS	TRIVISTA INC dba ALLIANCE INTERIORS 970 VALLEY PARKWAY ESCONDIDO CA 92025	(760)269-4027
PL-8-17-15397	61626231 23522 MARSALA INSTALL WATER SOFTENER	08/30/2017	<NONE>	FRED SALAZAR	LIFETIME SOLUTIONS INC 15400 VILLAGE DRIVE VICTORVILLE CA 92394	(760)951-7605
PL-8-17-15398	93789321 12 ASH CREEK LANE PEX REPIPE	08/30/2017	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-8-17-15404	58816107 24411 RIDGE ROUTE DRIVE #225 PLUMBING FOR COMMERCIAL TI- 2 SINKS, WH, GARBAGE DISPOSAL, DISHWASHER	09/15/2017	<NONE>	JENNIFER CLARK	ESPLANADE BUILDERS INC 23820 HAWTHORNE BOULEVARD #101 TORRANCE CA 92660	(937)570-8839

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-8-17-15407	62737206 25921 RICH SPRINGS CIRCLE PL FOR RES-15209; BATHROOM/SHOWER, FP, BBQ SINK & GAS LINE RUN	09/01/2017	<NONE>		ARUBA CONSTRUCTION	(949)226-0506
					32859 BATSON LANE WILDOMAR CA 92595	
PL-8-17-15412	62045307 24592 ASHLAND DRIVE PL FOR KITCHEN & BATH REMODEL-396 SQ FT	09/08/2017	<NONE>	GHAZWAN SALMAN		
PL-9-17-15420	62523107 24491 MANDEVILLE DRIVE PL FOR RES-15399	09/05/2017	<NONE>	BEHROOZ AZARIAN		
PL-9-17-15421	62765116 25682 ROLLING HILLS ROAD Repipe house with PEX and install new water heater.	09/05/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha REPIPE 1	(866)737-4731
					19326 VENTURA BOULEVARD #201 TARZANA CA 91356	
PL-9-17-15422	93019429 22075 CAMINITO VINO DRIVE Remove and replace existing water heater with new one	09/05/2017	<NONE>	DAN VARGAS	COASTLINE PLUMBING	(949)370-5236
					277 16TH PLACE #7 COSTA MESA CA 92627	
PL-9-17-15423	62739136 35 VISTA FIRENZE LANE PEX REPIPE WHOLE HOUSE TO 11 FIXTURES AND 2 HOSE BIBBS.	09/05/2017	<NONE>	DILLON REED	DILLON REED	(800)293-7555
					21205 JUAN AVENUE #C HAWAIIAN GARDENS CA 90716	
PL-9-17-15425	62513217 24872 LUNA BONITA DRIVE COPPER REPIPE WHOLE HOUSE	09/05/2017	<NONE>		G & W PLUMBING & REPIPE INC	(714)600-4811
					7439 LA PALMA AVENUE #279 BUENA PARK CA 90620	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-9-17-15433	58816107 24411 RIDGE ROUTE DRIVE #220 8 (N) PLUMBING FIXTURES FOR TI- 3 LINES, COUNTER SINK, FLOOR SINK, WATER HEATER, GARBAGE DISPOSAL & DISHWASHER	09/07/2017	<NONE>	JENNIFER CLARK		
PL-9-17-15437	62501128 24761 MONTE ROYALE STREET REPIPE WHOLE HOUSE USING COPPER & PEX	09/06/2017	<NONE>	ALEXX VILLEGAS	ALEXX VILLEGAS CA	(951)204-1390
PL-9-17-15444	62756114 25571 HARRINGTON COURT PEX REPIPE WHOLE HOUSE	09/08/2017	<NONE>	MIKE SALAZAR	MIKE SALAZAR 138 1/2 86TH PLACE LOS ANGELES CA 90003	(323)627-6625
PL-9-17-15457	62512319 25082 SAUSALITO STREET PEX REPIPE	09/12/2017	<NONE>	KEVIN	INTEGRITY REPIPE INC 8949 HELEN AVENUE SUN VALLEY CA 91352	(877)473-7473
PL-9-17-15461	62011111 25312 DE SALLE STREET PL FOR SP-15459	09/12/2017	<NONE>		ALAN SMITH POOL PI ASTFRING 227 CARLETON AVENUE ORANGE CA 92867	(714)628-9494
PL-9-17-15469	62758209 26761 BRIDLEWOOD DRIVE PEX REPIPE	09/13/2017	<NONE>	JUSTIN ANTHONY	PACIFIC COAST COPPER REPIPE INC. 1556 ANAHEIM BOULEVARD #F ANAHEIM CA 92805	(714)758-7725
PL-9-17-15480	62026249 25252 YORK PL FOR SP-15473	09/19/2017	<NONE>	RICH PETERSON	SILVER SPRINGS POOLS AND SPAS INC. 25625 MIRALESTE LAGUNA NIGUEL CA 92677	(949)218-8524

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-9-17-15482	62739139 38 VISTA FIRENZE PEX REPIPE WHOLE HOUSE TO 10 FIXTURES AND 2 HOSE BIBBS.	09/18/2017	<NONE>	DILLON REED	DILLON REED 21205 JUAN AVENUE #C HAWAIIAN GARDENS CA 90716	(800)293-7555
PL-9-17-15484	62755103 25641 BRADFORD LANE WHOLE HOUSE PEX REPIPE	09/18/2017	<NONE>		GREAT PARK PLUMBING 24163 ZANCON MISSION VIEJO CA 92692	
PL-9-17-15502	62769147 25801 Middleridge LANE WHOLE HOUSE PEX REPIPE 14 FIXTURES	09/22/2017	<NONE>		GENERAL REPIPE SOLUTIONS 22788 KINROSS LANE MORENO VALLEY CA 92557	(951)379-2771
PL-9-17-15505	62762108 25752 FLETCHER PLACE PLUMBING PERMIT FOR RES-15504; BATHROOM REMODEL TO REPLACE MIXING VALVES ONLY	09/22/2017	<NONE>	MIKE MILLS	AMERICAN HOME REMODELING 4375 PRADO ROAD #108 CORONA CA 92880	(951)520-0654
PL-9-17-15514	63613201 27192 SUNDOWNER DRIVE PL FOR RES-15125	09/27/2017	<NONE>	PETE GANTES	PETE GANTES 18100 VON KARMAN #850 IRVINE CA 92618	(949)278-3032
PL-9-17-15515	63615115 25562 RAPID FALLS ROAD PEX REPIPE	09/25/2017	<NONE>		AMERICAN REPIPE AND PLUMBING 6900 KNOTT AVENUE #J BUENA PARK CA 90621	(562)644-7477
PL-9-17-15521	62506505 25605 EL CAPITAN LANE REPIPE WITH PEX	09/25/2017	<NONE>		CHIEF COPPER REPIPING INC 1682 PARTRIDGE AVENUE UPLAND CA 91784	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-9-17-15527	62750213 26211 BRIDLEWOOD DRIVE PL FOR SP-15525	09/27/2017	<NONE>	BRET STEELE		
PL-9-17-15531	62021201 25292 MCINTYRE STREET #W PL FOR TI COM-15441	11/21/2017	<NONE>	ALBERT HUANG		
PL-9-17-15541	62038214 24951 GRISSOM ROAD PL FOR RES-15293	03/09/2018	<NONE>	DAVID HENRY		
PL-9-17-15546	62034206 24912 SUNSET PLACE E PL FOR EL-15544	09/27/2017	<NONE>	FADI MAHASSEL	HOME MASTERS P O BOX 25013 ANAHEIM CA 92825	(714)999-6788
PL-9-17-15547	62517202 25892 EL SEGUNDO STREET Repipe house with PEX and install new water heater	09/28/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-9-17-15548	62514202 25822 LA SERRA STREET Repipe house with PEX	09/28/2017	<NONE>	JON KINGSLAND	ULTIMATE BUILDERS INC dha RFIPIF 1 19326 VENTURA BOULEVARD #201 TARZANA CA 91356	(866)737-4731
PL-9-17-15549	62533111 24831 SAN PEDRO AVENUE REPLACE WATER HEATER SAME LOCATION	09/28/2017	<NONE>	ASHLEIGH ROUX	AFFORDABLE WATER HEATERS AND 28358 CONSTELLATION ROAD #698 VALENICA CA 91355	(855)345-9087

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PL-9-17-15552	63636124 27662 PINESTRAP CIRCLE PL FOR SP-15550; RUN GAS LINE TO FUTURE BBQ, OUTDOOR FP, HEATERS	10/03/2017	<NONE>		SUN COUNTRY POOLS 22785 ISLAMARE LANE LAKE FOREST CA 92630	(949)859-9636
PL-9-17-15554	62524313 26492 LOS ALAMITOS AVENUE PEX REPIPE WHOLE HOUSE TO 10 FIXTURES AND 2 HOSE BIBBS.	09/28/2017	<NONE>	DILLON REED	DILLON REED 21205 JUAN AVENUE #C HAWAIIAN GARDENS CA 90716	(800)293-7555
PL-9-17-15555	63418103 26292 YOLANDA STREET PEX REPIPE	09/28/2017	<NONE>	JUSTIN ANTHONY	PACIFIC COAST COPPER REPIPE INC. 1556 ANAHEIM BOULEVARD #F ANAHEIM CA 92805	(714)758-7725
PL-9-17-15560	62043335 24631 PAIGE CIRCLE PL FOR RES-15558	09/28/2017	<NONE>		RAY EV 6400 VARIEL AVENUE WOODLAND HILLS CA 91367	
PL-9-17-15563	62726340 24605 CHARLTON DRIVE COPPER REPIPE	09/29/2017	<NONE>	JUSTIN ANTHONY	PACIFIC COAST COPPER REPIPE INC. 1556 ANAHEIM BOULEVARD #F ANAHEIM CA 92805	(714)758-7725
PL-9-17-15567	62734216 25831 PECOS ROAD PL FOR RES-15562; RUN 2 GAS LINES IN REAR YARD FOR FUTURE USE	10/11/2017	<NONE>	CARL CHAVEZ	KIRK JEFFREY MURDOCK P O BOX 27173 ANAHEIM CA 92809	(714)493-4212

Totals for Plumbing : 398

Re Roof

RF-10-17-15605	61626312 22252 TERNI REROOF- 24 SQUARES; COMP SHINGLES	10/09/2017	<NONE>	JIM BUCKLIN	HOME DEPOT U S A INC dba THE HOME DEPOT 2455 PACES FERRY ROAD NW #B-11 ATLANTA GA 30339	(770)433-8211
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Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-10-17-15610	62012101 25141 MACKENZIE STREET TEAR-OFF COMP SHINGLES INSTALL SYNTHETIC UNDERLAYMENT & COMP SHINGLES	10/10/2017	<NONE>	ROBERT HOLTZ	SERVICE ROOFING COMPANY PO BOX 133 FULLERTON CA 92632	(714)525-4232
RF-10-17-15616	62501126 24751 MONTE ROYALE STREET TEAR OFF WOOD SHAKE, INSTALL CONCRETE EAGLE TILES	10/10/2017	<NONE>	PARAGON ROO	PARAGON ROOFING INC 16542 POTTER CIRCLE HUNTINGTON BEACH CA 92647	(714)843-1950
RF-10-17-15620	93497034 22881 CAMINITO PLUMAS REROOF GARAGE ONLY FLAT ROOF; 2 PLY	10/11/2017	<NONE>		JIM MURRAY ROOFING INC 814 KATELLA ORANGE CA 92867	(949)276-1392
RF-10-17-15621	61626304 22221 TERNI TEAR OFF COMP SHINGLES; INSTALL FELT UNDERLAYMENT 30# REROOF WITH COMP	10/11/2017	<NONE>		BE KING INC 1044 ORANGE ROAD SANTA ANA CA 92706	(714)542-0101
RF-10-17-15624	62029305 24902 HENDON STREET REROOF WITH COMP SHINGLES	10/12/2017	<NONE>	TERRY AL LEWIS	OWNER/BUILDE R CA	
RF-10-17-15630	62764238 26991 FALLING LEAF DRIVE REROOF WITH EXISTING TILE, NEW UNDERLAYMENT 2 LAYERS OF 40# FELT	10/12/2017	<NONE>	MAURICIC	HOYT ROOFS INC 1809 ORANGETHORPE PARK ANAHEIM CA 92801	(714) 773-1820
RF-11-17-15736	62732211 25821 DESERT TRAIL REROOF WITH LIGHTWEIGHT TILE; FILED VERIFY	11/02/2017	<NONE>	DAVID BRUNN	TERRY ALLEN 3943 IRVINE BOULEVARD #297 IRVINE CA 92602	(714)731-3911

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-11-17-15745	62537123 4 ROCKY CREEK LANE remove 1 layer of Composition roof and install 1 layer of 30LB felt, pitch is 5/12. Install 1 layer of new composition shingle. Color to be blackish	11/06/2017	<NONE>	ALEX DEL TORO	IRC SERVICES INC 106 CANADA SAN CLEMENTE CA 92672	(949)940-1010
RF-11-17-15793	61627238 22321 SAVONA 2400SF RE-ROOF	11/16/2017	<NONE>	GABRIEL SOLORIO	OWNER/BUILDE R CA	
RF-11-17-15803	62040107 25231 BARENTS STREET Re-roofing 915 SQ of roof, where panels were installed.	11/17/2017	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
RF-11-17-15806	62711302 27251 LOST COLT DRIVE TEAR OFF TILE RE-ROOF WITH COMP SHINGLE	11/20/2017	<NONE>	ALEJANDI BARAJAS	ONE TIME CONSTRUCTION INC. 28562 OSO PARKWAY #D527 RANCHO SANTA MARGARITA CA 9268	(949)716-0566
RF-11-17-15812	62004304 25032 MAWSON DRIVE TEAR OFF TORCH DOWN; REROOF WITH 2 PLY TORCH DOWN SYSTEM ON FLAT ROOF AREAS ONLY	11/21/2017	<NONE>	SHAWN VEGA	SEMPER 1805 JOHN TOWERS AVENUE EL CAJON CA 92020	(719)221-8216
RF-11-17-15827	62521105 25765 VIA LOMAS #151-154 SHINGLES C/O	11/27/2017	<NONE>	ROCKY PEGRAM	SERVICE ROOFING COMPANY PO BOX 133 FULLERTON CA 92632	(714)525-4232
RF-1-18-16007	61623219 23526 TREVISO 600SF GARAGE TO ADD SILICON COATING AND LEAVE ON ROOF, 1500SF REMOVE AND REINSTALL COMP SHINGLE, LIKE FOR LIKE	01/02/2018	<NONE>	DARRELL CHAMBERS	SONRISE ROOFING INC 414 SHATTUCK PLACE ORANGE CA 92866	(714)771-3658

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-1-18-16043	62765127 26941 MAGNOLIA COURT 3400SF RE ROOF, REPLACE TILE LIKE FOR LIKE	01/10/2018	<NONE>	AUSENCIO ALVAREZ	AUSENCIO ALVAREZ 762 HUDSON AVENUE COSTA MESA CA 92626	
RF-1-18-16082	62525201 24765 SAN PEDRO AVENUE REROOF WITH TILE, LIKE FOR LIKE - FIELD VERIFY TILE WEIGHT	01/22/2018	<NONE>	KARA DEIMER	J M A C INTERNATIONAL INC. dba MC 1260 HANCOCK #108 ANAHEIM CA 92807	(714)777-4040
RF-12-17-15869	61625117 22351 TORINO 1800SF TEAR OFF COMP SHINGLES AND FLAT ROOF (MATERIAL GENFLEX 60MIL TPO), WITH SHEATHING AS NEEDED, ADD 1 LAYER OF SYNTHETIC FELT AND COMP SHINGLES OVER FELT	12/04/2017	<NONE>	MAURICIO LAGUNA	HOYT ROOFS INC 1809 ORANGETHORPE PARK ANAHEIM CA 92801	(714) 773-1820
RF-12-17-15882	61602203 23802 AVENIDA DE LA CARLOTA REROOF SANCTUARY BLDG "UNIT C" WITH (E) TILE, REPLACE MEMBRANE	12/05/2017	<NONE>	JOHN CROUSE	JOHN CROUSE P.O. BOX 915 DANA POINT CA 92629	(949)496-4695
RF-12-17-15892	62716306 24922 BUCKBOARD LANE RE ROOF UNDER ARRAY FOR PV-15891, REMOVE TILE REPLACE WITH COMP SHINGLE	12/19/2017	<NONE>	RAFAEL HENRAQUEZ	RH ROOFING 702 MOHAWK DRIVE SANTA ANA CA 92704	
RF-12-17-15915	61625107 22362 TORINO 1400SF JF TIMBER LINE REFLECTIVE SERIES PARTIAL REROOF, GO OVER EXISTING ROOF (ASPHALT)	12/12/2017	<NONE>	JOHN ALALJOKI	JA ROOFING CA	
RF-2-18-16145	63632207 27231 WESTRIDGE LANE TILE REROOF; REUSE EXISTING TILE AND REPLACE TAR PAPER	02/02/2018	<NONE>		BE KING INC 1044 ORANGE ROAD SANTA ANA CA 92706	(714)542-0101

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-2-18-16159	58808107 22772 GRANITE WAY REROOF 4 PLY BUILT UP WITH 12 REMOVE AND REPLACE SKYLIGHTS	02/07/2018	<NONE>		ROSSCRETE ROOFING INC PO BOX 691 RIALTO CA 92377	
RF-2-18-16163	62709106 27102 HIDDEN TRAIL ROAD TEAR OFF SHAKE SHINGLE; REROOF WITH CERTAINTeed BLACK SHINGLE UDL50 - REPLACE SHEATHING AS NEEDED	02/07/2018	<NONE>		COVER RIGHT ROOFING INC 14262 ALLEMAN PLACE SANTA ANA CA 92705	(714) 832-0113
RF-2-18-16164	62017135 25611 CALIFIA DRIVE REROOF WITH COMP SHINGLE 30#FELT UNDERLAYMENT, 1/2" CDX SHEATHING	02/07/2018	<NONE>		CURTIS ROOFING 163 DUMOND DRIVE LAGUNA BEACH CA 92651	(949) 206-9963
RF-2-18-16187	63614105 25502 RODEO CIRCLE REROOF WITH TILE	02/13/2018	<NONE>	MAURICIC LAGUNA	HOYT ROOFS INC 1809 ORANGETHORPE PARK ANAHEIM CA 92801	(714) 773-1820
RF-2-18-16197	62766120 25922 CEDARBLUFF TERRACE 800sf REROOF UNDERNEATH SOLAR ARRAY; REPLACE TAR PAPER AND REROOF WITH (E) TILE, (PV-16038)	02/14/2018	<NONE>	EAMON ALVARADO	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
RF-2-18-16247	63632209 27261 WESTRIDGE LANE 45 SQUARES 2 LAYERS 40# REFELT USING EXISTING TILE	02/22/2018	<NONE>	BONILLA	BONILLA ROOFING 12002 MORGAN LANE GARDEN GROVE CA 92840	(714)748-4259
RF-3-18-16292	61625144 23552 VENISIA REROOF WITH COMP	03/05/2018	<NONE>	CHRISTOF HEWKO	OWNER/BUILDE R CA	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-3-18-16305	62536197 11 ROCKY CREEK LANE REROOF WITH COMP SHINGLES; ICCESR 3532	03/07/2018	<NONE>	ROD FORD	BLUE SHOE ROOFING 23151 ALCALDE DRIVE #C-4 LAGUNA HILLS CA 92653	(949)387-9428
RF-3-18-16307	62030209 25042 WOOLWICH STREET REROOF WITH COMP OVER EXISTING COMP SHINGLES	03/07/2018	<NONE>		J M A C INTERNATIONAL INC. dba MC 1260 HANCOCK #108 ANAHEIM CA 92807	(714)777-4040
RF-3-18-16310	62521105 25755 VIA LOMAS ROAD #183-186 REMOVE SHINGLES, REROOF WITH OWENS CORNING SHINGLES	03/07/2018	<NONE>	ROCKY CHARLES	SERVICE ROOFING COMPANY PO BOX 133 FULLERTON CA 92632	(714)525-4232
RF-3-18-16313	62710204 27152 SHENANDOAH DRIVE REROOF UNDERDEATH SOLAR ARRAY; PERMIT # PV-16304	03/08/2018	<NONE>	ANJIE PUCH	BAKER ELECTRIC SOLAR 2140 ENTERPRISE STREET ESCONDIDO CA 92029	(760)975-6242
RF-3-18-16361	62506205 25512 EL CONEJO LANE REROOF WITH COMP UNDERNEATH PV ARRAY PV-16064	03/16/2018	<NONE>		METHOD DEVELOPMENT CORP 2738 CAMINITO VERDUGO DE MAR CA 92014	(619)345-1380
RF-3-18-16413	62535105 15 JASMINE CREEK LANE T/O COMP REPLACE W/ COMP 30# FELT; 25 SQUARES	03/30/2018	<NONE>	JESSE NORIEGA	JESSE NORIEGA 1521 LOUISE STREET SANTA ANA CA 92706	(714)673-9481
RF-4-18-16418	62521105 25771 VIA LOMAS #155-158 REROOF WITH DIMENSIONAL COMP SHINGLES	04/02/2018	<NONE>	ROCKY CHARLES	SERVICE ROOFING COMPANY PO BOX 133 FULLERTON CA 92632	(714)525-4232

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-4-18-16419	62521105 25773 VIA LOMAS #159-162 REROOF WITH DIMENSIONAL COMP SHINGLES	04/02/2018	<NONE>	ROCKY CHARLES	SERVICE ROOFING COMPANY PO BOX 133 FULLERTON CA 92632	(714)525-4232
RF-4-18-16426	62536156 35 LAUREL CREEK LANE REROOF WITH COMP	04/03/2018	<NONE>		COVER RIGHT ROOFING INC 14262 ALLEMAN PLACE SANTA ANA CA 92705	(714) 832-0113
RF-4-18-16428	62011308 25301 DE SALLE STREET Remove existing tile in selected area. Replace with composition shingle in preparation for solar mounts. Backfill tiles around solar panels to maintain like for like appearance and hide composition shingles.	04/03/2018	<NONE>	SAVANNA RAY	JL RAY CO 103 ESCALONES #A SAN CLEMENTE CA 92672	(949) 412-6881
RF-4-18-16429	62008220 25201 GRISSOM ROAD Remove existing tile and replace wood as needed. Install 7/16" OSB sheathing and GAF Timberline HD Reflector Series Lifetime Shingles. At flat roof, install one base coat of Tropical 921 Premium Elastomeric Roof Coating with one layer of polyester fabric and two top coats of Tropical 921 Premium Elastomeric Roof Coating.	04/04/2018	<NONE>	DOMENIC LLAMAS	WEATHERLINE REROOFING & REPAIRS INC 633 KATELLA AVENUE #F ORANGE CA 92867	(714)731-3425
RF-4-18-16444	62741106 25296 GALLUP CIRCLE REROOF WITH COMP UNDERNEATH PV ARRAY PV-16216	04/05/2018	<NONE>	CHERYL STUART	STEVE SUDDUTH 1010 BATAVIA STREET #F ORANGE CA 92867	(714)633-3619
RF-4-18-16478	62750218 26262 GLEN CANYON DRIVE TEAR OFF COMP; REROOF WITH PRESIDENTIAL COMP	04/12/2018	<NONE>		J & S ROOFING 22816 MARIPOSA AVENUE TORRANCE CA 90502	(310)714-7138
RF-4-18-16480	62010426 25131 MACKENZIE STREET REROOF WITH 1550sf COMP SHINGLES, 1000sf FLAT ROOF 2 PLY MODIFIED BITUMEN	04/12/2018	<NONE>	WILLIAM PRIEBE	B P CUSTOM ROOFING 24631 CAMDEN COURT LAGUNA NIGUEL CA 92677	(949)390-3627

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-4-18-16490	62012115 25242 CHAMPLAIN ROAD TEAR OFF COMP, INSTALL PLYWOOD OSB, 1 LAYER 30YR COMP SHINGLES	04/16/2018	<NONE>	ALEJANDI BARAJAS	ONE TIME CONSTRUCTION INC. 28562 OSO PARKWAY #D527 RANCHO SANTA MARGARITA CA 9268	(949)716-0566
RF-4-18-16491	62751112 25292 MUSTANG DRIVE TEAR OFF TILE, REPLACE UNDERLYMENT, RE-INSTALL SAME TILES	04/16/2018	<NONE>		R H ROOFING INC. 702 MOHAWK DRIVE SANTA ANA CA 92704	(714)381-1870
RF-4-18-16502	62521105 25783 VIA LOMAS #171-174 REROOF WITH COMP SHINGLES	04/17/2018	<NONE>	ROCKY CHARLES	SERVICE ROOFING COMPANY PO BOX 133 FULLERTON CA 92632	(714)525-4232
RF-4-18-16510	62527311 12-16 AUTUMN HILL LANE TEAR OFF COMP; INSTALL 30LB FELT, 30 YEAR COMP SHINGLES	04/19/2018	<NONE>	CHARLES ANTIS	ANTIS ROOFING & WATERPROOFIN 48 WATERWORKS WAY IRVINE CA 92618	(949)461-9222
RF-4-18-16511	62527327 8-14 SPARROW HILL LANE TEAR OFF COMP; INSTALL 30LB FELT, 30 YEAR COMP SHINGLES	04/19/2018	<NONE>	CHARLES ANTIS	ANTIS ROOFING & WATERPROOFIN 48 WATERWORKS WAY IRVINE CA 92618	(949)461-9222
RF-4-18-16512	62527206 1-9 ROBIN HILL LANE TEAR OFF COMP; INSTALL 30LB FELT, 30 YEAR COMP SHINGLES	04/19/2018	<NONE>	CHARLES ANTIS	ANTIS ROOFING & WATERPROOFIN 48 WATERWORKS WAY IRVINE CA 92618	(949)461-9222
RF-4-18-16513	62527323 16-24 SPARROW HILL LANE TEAR OFF COMP; INSTALL 30LB FELT, 30 YEAR COMP SHINGLES	04/19/2018	<NONE>	CHARLES ANTIS	ANTIS ROOFING & WATERPROOFIN 48 WATERWORKS WAY IRVINE CA 92618	(949)461-9222

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-4-18-16516	61625119 22371 TORINO 2068 SF T/O SHAKE, REPLACE WITH COMPOSITE	04/19/2018	<NONE>	BRANDON EYMENN	BRANDON EYMENN 1114 TRUSLOW AVENUE FULLERTON CA 92831	(949)563-1943
RF-4-18-16525	93642049 22412, 22, 26 CAMINITO GRANDE REROOF WITH FLAT ROOF W/ FIBERTITE	04/24/2018	<NONE>		ROOFING STANDARDS INC. 930 LAWRENCE STREET PLACENTIA CA 92870	(714)993-9715
RF-4-18-16526	93021472 22372, 76, 82, 86 CAMINITO MADERA REROOF WITH FLAT ROOF W/ FIBERTITE; 22372, 22376, 22382, 22386	04/24/2018	<NONE>		ROOFING STANDARDS INC. 930 LAWRENCE STREET PLACENTIA CA 92870	(714)993-9715
RF-4-18-16563	62521105 25777 VIA LOMAS DRIVE #179-182 REROOF WITH COMP SHINGLE	04/27/2018	<NONE>	ROCKY PEGRAM	SERVICE ROOFING COMPANY PO BOX 133 FULLERTON CA 92632	(714)525-4232
RF-5-18-16581	62533326 24766 SAN PEDRO AVENUE TEAR OFF TILE REROOF WITH DURALITE SAXONY	05/02/2018	<NONE>	CLAY THC GALLAGHER	OWNER/BUILDE R CA	
RF-5-18-16592	93925211 25841 VIA LOMAS #211-214 REROOF WITH COMP SHINGLE	05/07/2018	<NONE>	ROCKY PEGRAM	SERVICE ROOFING COMPANY PO BOX 133 FULLERTON CA 92632	(714)525-4232
RF-5-18-16593	93925219 25811 VIA LOMAS #219-220 REROOF WITH COMP SHINGLE	05/07/2018	<NONE>	ROCKY PEGRAM	SERVICE ROOFING COMPANY PO BOX 133 FULLERTON CA 92632	(714)525-4232

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-5-18-16599	62533304 26051 EL PRADO STREET REROOF WITH TILE LIKE FOR LIKE FIELD VERIFY WEIGHT	05/08/2018	<NONE>		J M A C INTERNATIONAL INC. dba MC 1260 HANCOCK #108 ANAHEIM CA 92807	(714)777-4040
RF-5-18-16620	62537107 39 JASMINE CREEK LANE REROOF WITH COMP SHINGLE	05/10/2018	<NONE>	ALEX BARAJAS	ONE TIME CONSTRUCTION INC. 28562 OSO PARKWAY #D527 RANCHO SANTA MARGARITA CA 9268	(949)716-0566
RF-5-18-16623	62739115 14 TIERRA VISTA REROOF WITH (E) TILE, REPLACE UNDERLAYMENT	05/10/2018	<NONE>	JASPER J GIOIA	JASPER JAY GIOIA 25402 GALLUP CIRCLE LAGUNA HILLS CA 92653	(949)916-5393
RF-5-18-16639	61626210 22121 BIANCO REROOF REMOVE (E) ASPHALT SHINGLES AND INSTALL 30#FELT INSTALL GAF TIMBERLINE CLASS A ASPHALT SHINGLES	05/15/2018	<NONE>	RYAN SIEB	RYAN SIEB 25351 ROMERA PLACE LAKE FOREST CA 92630	(949)246-8616
RF-5-18-16641	61623241 23612 TREVISO REROOF TEAR OFF/ REPLACE COMP 30 FELT	05/15/2018	<NONE>	ADAM THORIN	ADAMS ROOFING 3435 SILVER SPUR SANTA ANA CA 92704	
RF-5-18-16647	63638210 27763 HIDDEN TRAIL ROAD REROOF WITH TILE UNDERNEATH ARRAY; PV-16414	05/17/2018	<NONE>	EAMON ALVARADO	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
RF-5-18-16650	93925230 25861 VIA LOMAS #229-232 REROOF WITH COMP SHINGLE	05/17/2018	<NONE>	ROCKY CHARLES	SERVICE ROOFING COMPANY PO BOX 133 FULLERTON CA 92632	(714)525-4232

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-5-18-16657	62010206 25211 DE SALLE STREET 2800 SF T/O AND INSTALL COMPOSITE SHINGLES	05/18/2018	<NONE>	KRISTEN STOVESAND	PACIFIC ROOFING SYSTEMS PO BOX 454 DANA POINT CA 92629	(949)495-4200
RF-5-18-16669	62004303 25022 MAWSON DRIVE TEAR OFF TILE; REROOF WITH COMP SHINGLES	05/21/2018	<NONE>		CALIFORNIA ROOFING AND WEATHERPROOF 21746 HERENCIA MISSION VIEJO CA 92692	(949)951-9091
RF-5-18-16700	62027304 25891 WHITE ALDER LANE REROOF WITH COMP SHINGLES	05/24/2018	<NONE>	JAVIER SANCHEZ	OWNER/BUILDE R CA	
RF-5-18-16730	62539104 24416 HILLSDALE AVENUE REROOF TEAR OFF PARTIAL ROOF 6 SQUARES REPLACE 1 LAYER 30# FELT COMP SHINGLES	05/31/2018	<NONE>		J M A C INTERNATIONAL INC. dba MC 1260 HANCOCK #108 ANAHEIM CA 92807	(714)777-4040
RF-5-18-16732	62541206 26211 HANOVER LANE TEAR OFF EXISTING COMP SHINGLES AND TILE INSTALL 1 LAYER 30 FELT COMP SHINGLE AREA 2 LAYER FELT ON TILE AREA	05/31/2018	<NONE>		J M A C INTERNATIONAL INC. dba MC 1260 HANCOCK #108 ANAHEIM CA 92807	(714)777-4040
RF-5-18-16733	62541104 26192 SUNNYGLEN AVENUE TEAR OFF COMP SHINGLES AND TILE INSTALL 1 LAYER 30# ON COMP SHINGLE AREA 2 LAYERS 30# FELT ON TILE AREA	05/31/2018	<NONE>		J M A C INTERNATIONAL INC. dba MC 1260 HANCOCK #108 ANAHEIM CA 92807	(714)777-4040
RF-6-18-16748	62708113 25381 SPOTTED PONY LANE TEAR OFF WOOD SHAKE; INSTALL ONE LAYER 30# FELT; REROOF WITH STANDING SEAM ESR 3486	06/04/2018	<NONE>		POPA ROOFING INC dba WESTERN 13672 ONKAYHA CIRCLE IRVINE CA 92620	(714) 778-6294

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-6-18-16779	62014105 25401 MACKENZIE STREET REROOF WITH COMP SHINGLES; ICC ESR 3532	06/07/2018	<NONE>	ROD FORD	BLUE SHOE ROOFING 23151 ALCALDE DRIVE #C-4 LAGUNA HILLS CA 92653	(949)387-9428
RF-6-18-16801	61623245 22665 NAPOLI REROOF COMP SHINGLE	06/12/2018	<NONE>		STEVE SUDDUTH 1010 BATAVIA STREET #F ORANGE CA 92867	(714)633-3619
RF-6-18-16803	62705105 24961 NELLIE GAIL ROAD REROOF WITH COMP SHINGLES	06/12/2018	<NONE>		D & J ROOFING INC 166 EAST BAY STREET COSTA MESA CA 92627	(760)914-0111
RF-6-18-16806	62536208 38 LAUREL CREEK LANE REMOVE AND REPLACE COMP SHINGLE WITH TIMBERLINE REFLECTIVE SERIES	06/13/2018	<NONE>	PAOLO	PAOLO 1021 GRANADA COURT ONTARIO CA 91764	(909)988-9717
RF-6-18-16810	63613205 25901 RAPID FALLS ROAD T/O WOOD SHAKE REPLACE WITH SIMULATED SLATE	06/13/2018	<NONE>	RAMON ROMERO	MICHAEL 2501 SUNFLOWER #B-3 SANTA ANA CA 92704	(949)891-3042
RF-6-18-16876	61627112 22132 PADOVA REROOF WITH COMP SHINGLES	06/25/2018	<NONE>		D H ROOFING PO BOX 6446 WHITTIER CA 90609	(562)907-9600
RF-6-18-16882	62009215 25062 ERICSON WAY REROOF WITH COMP SHINGLES 30# FELT OWINGS CORNING; REROOF UNDERNEATH SOLAR ARRAY	06/26/2018	<NONE>		STEVE SUDDUTH 1010 BATAVIA STREET #F ORANGE CA 92867	(714)633-3619

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RF-6-18-16892	62740210 25402 GALLUP REROOF WITH COMP SHINGLE	06/27/2018	<NONE>	JASPER J GIOIA	JASPER JAY GIOIA 25402 GALLUP CIRCLE LAGUNA HILLS CA 92653	(949)916-5393
RF-7-17-15138	61623203 22561 MONTOVA TEAR OFF COMP SHINGLES, INSTALL DECK DEFENSE TITANIUM UNDERLAYMENT, 2X2 DRIP EDGE ON ENTIRE PERIMETER, ADD 3 VENTILATION VENTS AT REAR, OWNINGS CORNING AMBER COOL ROOF 30 YEAR	07/03/2017	<NONE>	MARK BRITO	MARK BRITO 2516 EMPIRE AVENUE BURBANK CA 91504	(440)409-5601
RF-7-17-15139	62756120 25562 HARRINGTON COURT TEAR OFF 6 LBS PSF TILE AND INSTALL 6LBS PSF SLATE TILE	07/03/2017	<NONE>	JOSHUA STOCKSTILL	LUKE ROOFING INC 26081 MERIT CIRCLE #125 LAGUNA HILLS CA 92653	(714)633-8798
RF-7-17-15162	62047308 24532 CREEKVIEW DRIVE REROOF WITH OWENS CORNING COMP SHINGLE	07/10/2017	<NONE>	MARIO GUTIERREZ	STEVE SUDDUTH 1010 BATAVIA STREET #F ORANGE CA 92867	(714)633-3619
RF-7-17-15164	61624215 22676 GENOVA TEAR OFF COMP; INSTALL 30 YR COMP SHINGLES	07/10/2017	<NONE>		T & U ROOFING 11100 SEPULVEDA BOULEVARD #554 MISSION HILLS CA 91345	
RF-7-17-15171	62507120 24812 LARGO DRIVE TEAR OFF COMP, REROOF WITH EAGLELITE 5.7PSF, CAPISTRANO TILE	07/11/2017	<NONE>		R H ROOFING INC 702 MOHAWK DRIVE SANTA ANA CA 92704	(714)381-1870
RF-7-17-15234	61627230 22292 COLONNA REROOF WITH COMP SHINGLES, OWENS CORNING 50YR; OC DECK DEFENSE	07/24/2017	<NONE>		STEVE SUDDUTH 1010 BATAVIA STREET #F ORANGE CA 92867	(714)633-3619

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-7-17-15240	61623312 22561 CATANIA REROOF WITH COMP; LANDMARK	07/25/2017	<NONE>		HOYT ROOFS INC 1809 ORANGETHORPE PARK ANAHEIM CA 92801	(714) 773-1820
RF-7-17-15244	62715206 24822 BUCKBOARD LANE REROOF; RE-SHEATH AND RELAY (E) TILE	07/26/2017	<NONE>	JASPER J GIOIA	JASPER JAY GIOIA 25402 GALLUP CIRCLE LAGUNA HILLS CA 92653	(949)916-5393
RF-7-17-15261	62532306 26072 RIO GRANDE AVENUE TEAR OFF 10.7psf TILE; REROOF WITH EAGLE WITH 9.7psf, PARTIAL BUILT-UP @ REAR OF HOUSE - FIELD VERIFY	07/31/2017	<NONE>	MAURICIC	HOYT ROOFS INC 1809 ORANGETHORPE PARK ANAHEIM CA 92801	(714) 773-1820
RF-8-17-15302	62034247 24971 SUNSET PLACE W TEAR OFF TILE; REROOF WITH 5.5psf TILE, EAGLELITE MALIBU #8806	08/09/2017	<NONE>		TG ROOFING AND ROOF REMOVAL 4228 TOWNSEND AVENUE ORANGE CA 92867	(714)637-1530
RF-8-17-15313	62521105 25755 VIA LOMAS #143-146 REMOVE SHINGLES, REROOF WITH OWENS CORNING SHINGLES	08/10/2017	<NONE>	ROCKY CHARLES	SERVICE ROOFING COMPANY PO BOX 133 FULLERTON CA 92632	(714)525-4232
RF-8-17-15351	62030207 25022 WOOLWICH STREET PARTIAL REROOF WITH COMP UNDERNEATH SOLAR ARRAY; PV-15349	08/22/2017	<NONE>	BRITTNEY RIVAS	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
RF-8-17-15352	62711302 27251 LOST COLT DRIVE REROOF WITH 30#FELT, OWENS CORNING COMP SHINGLES	08/22/2017	<NONE>	ALEX BARAJAS	ONE TIME CONSTRUCTION INC. 28562 OSO PARKWAY #D527 RANCHO SANTA MARGARITA CA 9268	(949)716-0566

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-8-17-15366	62523202 24562 MANDEVILLE DRIVE REROOF WITH TILE, BORAL SAXONY 7.2PSF, CALCS PROVIDED	08/23/2017	<NONE>	MAURICIC	HOYT ROOFS INC 1809 ORANGETHORPE PARK ANAHEIM CA 92801	(714) 773-1820
RF-9-17-15430	58808122 23161 MOULTON PARKWAY COMM REROOF FOR 7,000 SQ FT	09/05/2017	<NONE>		SAN JUAN ROOFING & WATER 31878 DEL OBISPO SAN JUAN CAPISTRANO CA 92675	(949)279-9657
RF-9-17-15462	62537121 8 ROCKY CREEK LANE TEAR OFF COMP; REROOF WITH COMP	09/12/2017	<NONE>	DARRELL CHAMBERS	SONRISE ROOFING INC 414 SHATTUCK PLACE ORANGE CA 92866	(714)771-3658
RF-9-17-15466	61624211 22692 GENOVA ASPHALT COMPOSITION SHINGLES RE-ROOF ALONG WITH NEW SOLAR PV	09/19/2017	<NONE>	RYAN MCGUIRE	MCGUIRE CONSTRUCTION SERVICES INC 108 BASELINE ROAD CLAREMONT CA 91711	(714)715-5901
RF-9-17-15476	62020106 25651 PADUA DRIVE REROOF WITH TIMBERLINE COMP SHINGLES	09/15/2017	<NONE>	PEDRO CAHUANTZI	OWNER/BUILDE R CA	
RF-9-17-15490	62746103 25771 HIGHPLAINS TERRACE GENFLEX 60 MIL FLAT ROOF	09/19/2017	<NONE>	MAURICIC	HOYT ROOFS INC 1809 ORANGETHORPE PARK ANAHEIM CA 92801	(714) 773-1820
RF-9-17-15518	62524314 26482 LOS ALAMITOS AVENUE TEAR OFF WOOD SHAKE, REROOF WITH WITH CAPISTRANO EAGLE LITE TILE 5.7PSF	09/25/2017	<NONE>		R H ROOFING INC 702 MOHAWK DRIVE SANTA ANA CA 92704	(714)381-1870

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RF-9-17-15519	62514112 25742 LA SERRA STREET REROOF WITH EXISTING TILE; INSTALL 2 PLY #40 ASTM FELT UNDERLAYMENT	09/25/2017	<NONE>		STEVE SUDDUTH	(714)633-3619
					1010 BATAVIA STREET #F ORANGE CA 92867	
RF-9-17-15542	61623220 23532 TREVISO REROOF WITH COMP SHINGLE ON MAIN HOUSE	09/27/2017	<NONE>	DARRELL CHAMBERS	SONRISE ROOFING INC	(714)771-3658
					414 SHATTUCK PLACE ORANGE CA 92866	
RF-9-17-15564	58806202 22962 EL PACIFICO DRIVE REROOF WITH 60MM TPO SINGLE PLY ICCESR 1463	09/29/2017	<NONE>		CBCI CONSTRUCTION INC	(949)542-7265
					10015 MUIRLANDS BOULEVARD #E IRVINE CA 92618	

Totals for Re Roof : 102

Residential Building

RES-10-17-15596	62770213 27192 WOODBLUFF ROAD 5 WINDOW C/O LIKE FOR LIKE	10/05/2017	<NONE>		RENEWAL BY ANDERSEN OF ORANGE	(714)259-5120
					22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	
RES-10-17-15607	62706104 26922 HIGHWOOD CIRCLE 323sf PATIO COVER; OUTDOOR FIREPLACE; ELECTRICAL & GAS RUNS	02/06/2018	<NONE>	ROSS CALVERT	PEAK VENTURES	(949)584-2614
					24351 MACEDO DRIVE MISSION VIEJO CA 92691	
RES-10-17-15613	62049104 24555 LOS ALISOS BOULEVARD REPAIR/REPLACE EXISTING CARPORTS AS NEEDED; LIKE FOR LIKE	10/10/2017	<NONE>	JOSEPH EPOSITO	A & E CONSTRUCTION SERVICES	(858)688-1219
					538 FRONT STREET EL CAJON CA 92020	
RES-10-17-15627	63634146 25382 DERBY HILL DRIVE C/O 3 WINDOWS @ GUEST HOUSE, LIKE FOR LIKE	10/12/2017	<NONE>		RENEWAL BY ANDERSEN OF ORANGE	(714)259-5120
					22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-10-17-15629	63633204 27401 WESTRIDGE LANE 420sf OPEN LATTICE PATIO COVER	11/08/2017	<NONE>	ELI ROBERTSON	ELI ROBERTSON P O BOX 1831 NEWPORT BEACH CA 92659	
RES-10-17-15633	62705115 26861 HIGHWOOD CIRCLE 393sf PATIO COVER	06/04/2018	<NONE>	JOHN MARTINDALE	HORIZON UNDERPINNING 25401 ALICIA PARKWAY #L421 LAGUNA HILLS CA 92653	(949)916-7555
RES-10-17-15646	63615102 25516 LONE PINE CIRCLE 313sf REMODEL KITCHEN/ 192sf DINING RM, 294sf MSTR BED/313sf MSTR BA, 14sf NEW BI-FOLD DOORS TO LVG RM, 115sf 2ND FLR BATH CONVERSION TO ADD'L BA	11/02/2017	<NONE>	ALEX HAJIALI	PETE HARIRIAN CA	(949)637-2271
RES-10-17-15666	63638107 27754 HIDDEN TRAIL ROAD 1080sf REMODEL FAMILY RM, KITCHEN, PANTRY,HALL, LAUNDRY, BATH AND BEDROOM; 128sf NEW BI-FOLD DOORS IN LVG ROOM	11/29/2017	<NONE>	ED BOURKE	BOURKE CONSTRUCTION INC. 1039 ARMSTRONG CIRCLE ANAHEIM CA 92807	(714)281-1974
RES-10-17-15667	62008207 25242 MAWSON DRIVE 215sf KITCHEN AND MSTR BA REMODEL; NEW MEP	10/18/2017	<NONE>	MARK SPITZKE	MARK SPITZKE 831 FRENCH STREET SANTA ANA CA 92704	(949)434-9238
RES-10-17-15674	62736105 26131 SPUR BRANCH LANE BATHROOM REMODEL; NEW SHOWER PAN AND TILE; NEW TOILET, VANITY AND FAUCET; NEW VENTILATION FAN; NEW LIGHT GFCI FIXTURE AND	10/20/2017	<NONE>	DUANE CARLSON	BIG D's CONSTRUCTION SERVICES 23342 MADERO #C MISSION VIEJO CA 92691	(949)209-1676
RES-10-17-15698	62732205 25832 DESERT TRAIL C/O FRENCH DOOR	10/26/2017	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-10-17-15701	62011201 25442 GRISSOM ROAD DEMO EXISTING TUB AND TILE WALL, INSTALL NEW ACRYLIC WALLS AND PAN, REPLACE MIXING VALVE	10/26/2017	<NONE>		AMERICAN HOME REMODELING 4375 PRADO ROAD #108 CORONA CA 92880	(951)520-0654
RES-10-17-15705	63636124 27662 PINESTRAP CIRCLE 720sf SOLID ROOF PATIO COVER; OUTDOOR FIREPLACE WITH ELEC & GAS HEATERS	11/29/2017	<NONE>		TERRATEC 4600 WAYNE ROAD CORONA DEL MAR CA 92625	(949)500-6320
RES-10-17-15719	63638106 27746 HIDDEN TRAIL ROAD 398 SF REMODEL, KITCHEN, BATH, NEW WALLS FOR SPARE BEDROOM, NEW PANTRY	10/30/2017	<NONE>	GENE TRIBOLET	GENE TRIBOLET 25801 OBRERO DRIVE #5 MISSION VIEJO CA 92691	(949)583-9300
RES-10-17-15728	62517345 24652 LINDA FLORA STREET REMODEL OR FIRE DAMAGE RESIDENTIAL FOR 2ND FLOOR 920SF, EL, PL, AND ME	12/01/2017	<NONE>	LISA NORDBAK	MARKEL CONTRACTORS 27 SPECTRUM POINTE DRIVE #308 LAKE FOREST CA 92630	(949) 439-9034
RES-11-16-14106	62760113 26666 WHITE OAKS DRIVE 368sf KITCHEN REMODEL & ADDITION OF 59 SF NOOK AREA	07/11/2017	<NONE>	WAYNE RIZZO	MARR REAL ESTATE 2238 PORT CARLISLE PLACE NEWPORT BEACH CA 92660	
RES-11-17-15743	62528109 25651 INDIAN HILL LANE #E 141SF, 5 WINDOWS, 3 DOORS, C/O LIKE FOR LIKE	11/06/2017	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120
RES-11-17-15750	63634112 25252 DERBY HILL DRIVE 20.5 SF 1ST FL ADD, KITCHEN,BATHROOMS,NOOK, DINING, STUDY REMODEL, 1548SF	12/14/2017	<NONE>		JOSH CUTLER 8502 EAST CHAPMAN AVE #348 ORANGE CA 92869	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-11-17-15751	63633210 27462 MAVERICK CIRCLE 505 SF OPEN LATTICE, 320 SF SOLID ROOF PATIO COVER W/ OUT DOOR FP, GAS AMD ELECTRIV TO BBQ, WINDOW AND DOOR REPLACEMENT	11/15/2017	<NONE>	TODD MUDD	MUDD INDUSTRIES INC 23042 ALCADDE DRIVE #F LAGUNA HILLS CA 92653	(949)716-7002
RES-11-17-15753	62754106 26701 QUAIL CREEK ROAD 6 (N) VEHICLE CHARGING STATIONS, 3 DUAL CHARGERS, NEW 200A METER	11/16/2017	<NONE>	KATHERIN LANDERS	HENKELS AND MCCKOY 3760 CONVOY STREET #230 SAN DIEGO CA 92111	
RES-11-17-15757	62762108 25752 FLETCHER PLACE MSTR BATH REMODEL; HOT MOP SHOWER PAN, TILE, (N) MEP	11/08/2017	<NONE>	DUANE CARLSON	BIG D's CONSTRUCTION SERVICES 23342 MADERO #C MISSION VIEJO CA 92691	(949)209-1676
RES-11-17-15768	62754106 26701 QUAIL CREEK ROAD REPAIR DAMAGE CMU BLOCK WALLS AT 4 AREAS; TOTAL OF 117LF X 6' - REVISION TO EXCLUDE 2 AREAS NO CHANGE TO LF	11/27/2017	<NONE>	OSCAR SANCHEZ	DARRELL CONGER 1415 MC FADDEN AVENUE #G SANTA ANA CA 92705	(714)558-6859
RES-11-17-15775	62523213 26382 SANTA ROSA AVENUE 298SF (E) PATIO REMOVAL AND REPLACEMENT, C/O, OPEN LATTICE	11/14/2017	<NONE>	TODD BORZANSKY	TODD BORZANSKY 23552 VIA PALOMA #B COTO DE CAZA CA 92679	(949)279-7535
RES-11-17-15829	62755103 25641 BRADFORD LANE 217 SF KITCHEN REMODEL; RELOCATE RANGE W/ (N) HOOD, SHORTEN PONY WALL ALONG SINK	11/27/2017	<NONE>	THOMAS LUDEMA	OWNER/BUILDE R CA	
RES-11-17-15842	62007324 25181 EARHART ROAD C/O 1 WINDOW AND 1 DOOR	11/28/2017	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-11-17-15860	62511101 25102 NATAMA COURT 742SF REMODEL GREAT ROOM, DEMO WET BAR & BRING UP FLOOR LEVEL, 2 (N) FP WINDOW/DOOR C/O	04/13/2018	<NONE>	MICHAEL	OWNER/BUILDER CA	
RES-1-18-16006	62770112 27185 WOODBLUFF ROAD C/O 19 WINDOWS LIKE FOR LIKE	01/02/2018	<NONE>		AMERICAN VISION WINDOWS INC. 2125 MADERA ROAD #A SIMI VALLEY CA 93065	(805)582-1833
RES-1-18-16008	93838079 22252 CAMINITO ARROYO SECO (N) 2 RETRO WINDOWS, 2 PATIO SLIDING DOORS	01/02/2018	<NONE>	JACK DENDY	SPECIALTY SIDING 1801 ORANGETHORPE PARK ANAHEIM CA 92801	(714)680-3000
RES-1-18-16015	62716102 26661 STETSON PLACE 372SF, TURN(E) PATIO INTO (N) ROOM ADDITION, (N) WINDOWS AND SLIDING DOOR ATTACHED, (N) LIGHTS IN LIVING ROOM	03/08/2018	<NONE>	BRANDON CHAE	LIGHTHOUSE CONSTRUCTION AND PAINT 6526 OCEAN CREST DRIVE #A-103 RANCHO PALOS VERDES CA 90275	(310)713-2768
RES-1-18-16017	62720106 26492 BROKEN BIT LANE C/O 9 WINDOWS LIKE FOR LIKE	01/04/2018	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120
RES-1-18-16024	62009201 24961 DE SALLE STREET REMODEL 318sf KITCHEN & DINING, 322sf REMODEL OF FAMILY RM, 186sf MSTR BA AND CLOSET & CONVERT 27sf CLOSET IN BED #3 INTO BATH	01/08/2018	<NONE>		PACIFIC PIPELINE 315 STREAMWOOD IRVINE CA 92620	(949)231-7866
RES-1-18-16048	62720113 25145 BUCKBOARD LANE C/O 14 WINDOWS, NO FRAMING CHANGES	01/12/2018	<NONE>	TRACY JONES	RYDEN CONSTRUCTION INC. 11612 KNOTT #12 GARDEN GROVE CA 92841	(714)373-0011

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-1-18-16063	62742107 26171 RED CORRAL ROAD WINDOW/DOOR C/O; 9 WINDOWS AND 9 SLIDERS; LIKE FOR LIKE NO CHANGE IN FRAMING	01/17/2018	<NONE>		CALIFORNIA DELUXE WINDOWS 20735 SUPERIOR STREET CHATSWORTH CA 91311	(818)349-5566
RES-1-18-16071	62013309 25402 PIKE ROAD 272sf KITCHEN REMODEL, 60sf MSTR BATH & 47.5sf BATH #2 REMODEL, (N) MEP & HOOD	01/19/2018	<NONE>		ALL HOME REPAIR P.O. BOX 1091 SUGARLOAF CA 92386	(714)795-4166
RES-1-18-16080	62765127 26941 MAGNOLIA COURT REMODEL MSTR BATH, BATH #1, #2, #3; NEW PL FIXTURES, HOT MOP MSTR BA SHOWER ONLY, NO MECH OR EL/ REVISED TO INCLUDED EL	01/22/2018	<NONE>		J M E CONSTRUCTION 1450 RONAN AVENUE WILMINGTON CA 90744	(323)828-7619
RES-1-18-16085	63633212 27442 MAVERICK 160sf MSTR BA REMODEL	02/07/2018	<NONE>	JAMES DOYLE	JAMES DOYLE CA	(949)230-8219
RES-1-18-16094	62750212 26191 BRIDLEWOOD DRIVE 342sf MASTERBATH REMODEL WITH NEW MEP	01/24/2018	<NONE>		THE AVANTI COMPANY CA	(949)350-0045
RES-1-18-16108	63636125 27642 PINESTRAP DRIVE REMODEL KITCHEN, 5.5 BATHS, ADD LIGHTING THROUGHOUT	01/26/2018	<NONE>	PETER HAVERKAMP	PETER HAVERKAMP 31103 RANCHO VIEJO ROAD #STE D2 SAN JUAN CAPISTRANO CA 92675	(949)637-5875
RES-1-18-16115	62505205 25531 ALISAL AVENUE 178sf (N) SOLID ROOF PATIO COVER, (N) ELEC THROUGHOUT 2423sf, REMODEL 273sf KITCHEN, REMODEL 147sf OF 2 BATHS, 8sf OF FP REMODEL & ADD 2 (N) POSTS IN FRONT; WINDOW/DOOR C/O THROUGHOUT	01/29/2018	<NONE>	LUCIAN DANIEL		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-1-18-16120	62524103 24661 MANDEVILLE DRIVE RETROFIT DECK 75sf & 308sf TRELLIS	01/29/2018	<NONE>		CORY ROBERTSON	(949)510-7567 26412 PAPAGAYO DRIVE MISSION VIEJO CA 92691
RES-1-18-16131	61631101 23871 WILLOWS DRIVE #354 INTSTALL 10" SOLATUBE IN MSTR BATH AND GUEST BATH	01/31/2018	<NONE>	RICK SCHAEFER	RICK SCHAEFER	(949)361-9233 3160 INCLINADO SAN CLEMENTE CA 92673
RES-1-18-16138	62716202 26662 STETSON PLACE 1217sf ADDITION TO FAMILY RM, GREAT RM, 2 BEDROOMS & 2 BA; REMODEL OF 2976sf	04/24/2018	<NONE>		PACIFIC LANDMARK INT	(714)973-8060 415 TERMINAL STREET SANTA ANA CA 92701
RES-12-16-14228	62756115 25561 HARRINGTON COURT REMOVE AND REPLACE WINDOWS ON 1ST & 2ND FLR; 2 WINDOWS ON 1ST FLOOR ARCH TO SQUARE	08/24/2017	<NONE>		RYDEN CONSTRUCTION INC.	(714)373-0011 11612 KNOTT #12 GARDEN GROVE CA 92841
RES-12-17-15871	62762119 26752 MOORE OAKS ROAD 164SF BATHROOM REMODEL, HOT MOP, FREESTANDING BATHROOM, INCLUDE ME, EL, PL	12/04/2017	<NONE>	MANZO FI	STEVE KIRAKOSSIAN	(949)367-1210 25108 MARGUERITE PARKWAY #A141 MISSION VIEJO CA 92692
RES-12-17-15884	62727133 26755 HAVEN DRIVE 202.5sf MSTR BATH AND CLOSET REMODEL, NEW MEP	12/05/2017	<NONE>		BROWNHOUSE CONSTRUCTION	(949)355-2444 3419 VIA LIDO #148 NEWPORT BEACH CA 92663
RES-12-17-15901	62026213 25171 DERBY C/O 6 WINDOWS	12/07/2017	<NONE>		RENEWAL BY ANDERSEN OF ORANGE	(714)259-5120 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-12-17-15902	62706118 26932 ROCKING HORSE LANE C/O 15 WINDOWS	12/07/2017	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120
RES-12-17-15916	63616118 27222 HIDDEN TRAIL ROAD 5100EVERY WINDOW AND DOOR IN THE ENITRE HOUSE C/O	12/12/2017	<NONE>	JAMIE COCKERILL	A NEW VIEW WINDOWS & DOORS INC. 2128 TUSTIN AVENUE SANTA ANA CA 92705	(714)953-7663
RES-12-17-15940	62760103 26576 WHITE OAKS DRIVE 736sf 2 (N) LATTICE PATIO COVERS COVER (A): 361 COVER (B): 375	12/18/2017	<NONE>	PAUL GOLDMAN	PATIOS BY B & B CA	
RES-12-17-15942	93424100 23222 CAMINITO MARCIAL 126SF FOUNDATION REPAIR	05/29/2018	<NONE>		D P REYNOLDS CORPORATION 33682 CALLE CANEJO SAN JUAN CAPISTRANO CA 92675	(949)493-1050
RES-12-17-15960	62513305 24941 SAUSALITO STREET 242.5sf BALCONY ADDITION WITH (N) EXTERIOR DOOR	01/19/2018	<NONE>	JOYCE MCINTOSH	SEBASTIAN NUNEZ 1959 GRACE STREET RIVERSIDE CA 92504	
RES-12-17-15966	93838006 22241 CAMINITO ESCOBEDO 10 WINDOWS/ DOOR C/O	12/21/2017	<NONE>	NICOLE RODRIGUEZ	SEARS HOME IMPROVEMENT PRODUCTS INC. 1024 FLORIDA CENTRAL PARKWAY LONGWOOD FL 32750	(925)245-2010
RES-12-17-15980	62750213 26211 BRIDLEWOOD DRIVE 122sf ADDITION TO FAMILY RM, 82sf (N) DECK, 450sf REMODEL OF KITCHEN & FMLY RM, BDRM 4	03/14/2018	<NONE>	MATT CURRY	PBC INC 32565 GOLLDEN LANTERN #B DANA POINT CA 92629	

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RES-12-17-15981	63636125 27642 PINESTRAP DRIVE 2 HOUSE DOOR CHANGE OUT, COMBINE 2 DOORS INTO GARAGE TO MAKE ONE BIG DOOR	12/27/2017	<NONE>	PETER HAVERKAMP	PETER HAVERKAMP 31103 RANCHO VIEJO ROAD #STE D2! SAN JUAN CAPISTRANO CA 92675	(949)637-5875
RES-12-17-15989	62718305 26432 SILVER SADDLE LANE 396SF LIVING ROOM REMOVE COVED CEILING, RESURFACE FIRE PLACE 388 SF REPLACE CABINETS IN KITCHEN, REMOVE POCKET DOOR, (N) RANGE, MOVE MICROWAVE NEXT TO PANTRY, (N) CAN LIGHTS (N) EL RUN FOR MICROWAVE, RECONFIGURE RETURN AIR CHASE INTO SHEET METAL DUCT WORK INSIDE THE CABINET	12/28/2017	<NONE>	JAMES YOUNG	JAMES YOUNG CONSTRUCTION 26585 SOTELO MISSION CA 92692	
RES-12-17-16003	62038308 25372 BARENTS STREET REMOVE WALL DIVING KITCHEN AND FAMILY ROOM, REPLACE WITH 1 BEAM , ADD SHEER WALL BY WET BAR	12/29/2017	<NONE>	BOB HAASE	HAASE CONSTRUCTION 21391 MIDCREST DRIVE LAKE FOREST CA 92630	(949)770-8112
RES-2-18-16150	63615115 25562 RAPID FALLS ROAD 4 WINDOWS; C/O LIKE FOR LIKE	02/05/2018	<NONE>		RYDEN CONSTRUCTION INC. 11612 KNOTT #12 GARDEN GROVE CA 92841	(714)373-0011
RES-2-18-16173	62511101 25102 NATAMA COURT 92sf 1ST FLR PWDR RM & 65sf 2ND FLR BA REMODEL; HOT MOP & MEP	02/08/2018	<NONE>	MICHAEL SAPOUNAKIS	OWNER/BUILDE R CA	
RES-2-18-16179	62503413 25491 PONCE COURT ADD 70SF BALCONY, CONVERT CATHEDRAL CEILING IN FOYER TO 45SF SITTING AREA (CONDIT'D TO CONDIT'D) ADD 96SF HABITABLE SPACE	03/21/2018	<NONE>	DANIEL HOINACKI	OWNER/BUILDE R CA	
RES-2-18-16198	62748204 25572 SADDLE ROCK PLACE 225sf NEW DECK WITH 196sf GAZEBO	03/12/2018	<NONE>	VLADIMIR SVIRSKY	VLADIMIR SVIRSKY 1233 NUTWOOD STREET #84 ANAHEIM CA 92804	

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RES-2-18-16204	62746203 26131 MOUNT DIABLO ROAD DRYWALL REPAIR DUE TO WATER DAMAGE	02/26/2018	<NONE>	ZUBAIR SHEIKH	OWNER/BUILDER CA OWNER/BUILDER	
RES-2-18-16207	63418104 26302 YOLANDA STREET 157sf ADDITION TO 1ST FLR KITCHEN 110sf REMODEL OF (E) KITCHEN	03/05/2018	<NONE>	SCOTT WHITFIELD	CA OWNER/BUILDER	
RES-2-18-16210	63634203 27472 HIDDEN TRAIL ROAD 350sf SOLID ROOF PATIO COVER; GAS & EL RUN ON PERMIT SP-15012	03/07/2018	<NONE>	CARLOS OROZCO	CA CARLOS OROZCO 1085 MAIN STREET #L ORANGE CA 92867	(714)757-1414
RES-2-18-16211	63634203 27472 HIDDEN TRAIL ROAD 152sf DECK	03/07/2018	<NONE>	CARLOS OROZCO	CA CARLOS OROZCO 1085 MAIN STREET #L ORANGE CA 92867	(714)757-1414
RES-2-18-16224	62513402 24991 DEL MONTE STREET 100sf KITCHEN REMODEL TO INCLUDE (N) MEP, AND REMOVE & REPLACE WINDOW ABOVE SINK	02/20/2018	<NONE>	WILLIAM BRADEN	OWNER/BUILDER CA OWNER/BUILDER	
RES-2-18-16238	93789416 26405 LA TRAVIATA PARKWAY 180sf KITCHEN REMODEL, REMOVE (E) FP, NEW 240sf TRELLIS	03/09/2018	<NONE>	HOMAYOL ELAHI	CA OWNER/BUILDER	
RES-2-18-16244	62757218 25592 NOTTINGHAM COURT 2 FLUSH FIN REPLACEMENT WINDOWS	02/22/2018	<NONE>		CA RYDEN CONSTRUCTION INC 11612 KNOTT #12 GARDEN GROVE CA 92841	(714)373-0011

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-2-18-16259	93424335 23381 CAMINITO BASILIO AVENUE WINDOW AND DOORS C/O LIKE FOR LIKE	02/27/2018	<NONE>		RYDEN CONSTRUCTION INC. 11612 KNOTT #12 GARDEN GROVE CA 92841	(714)373-0011
RES-2-18-16269	62038308 25372 BARENTS STREET 288sf KITCHEN/FAMILY RM, 1ST FLR BA REMODEL, NEW MEP, (N) PL @ WET BAR & LAUNDRY	02/27/2018	<NONE>	JAMES	JAMES REMODELING 25052 GREENBAY DRIVE LAKE FOREST CA 92630	
RES-3-17-14647	62715105 24831 BUCKBOARD LANE 280sf SHED WITH ELECTRICAL	07/24/2017	<NONE>	TODD MUDD	MUDD INDUSTRIES INC 23042 ALCALDE DRIVE #F LAGUNA HILLS CA 92653	(949)716-7002
RES-3-18-16282	62015210 24902 WELLS FARGO DRIVE 70sf ADDITION TO BEDROOM, 100sf KITCHEN REMODEL, 535sf CONVERT FLAT ROOF TO GABLE	04/27/2018	<NONE>	THOMAS KERSHUL	OWNER/BUILDE R CA	
RES-3-18-16285	62048206 24675 CREEKVIEW DRIVE REPLACE ALL WINDOWS AND DOORS; RETROFIT	03/02/2018	<NONE>		CLEAR VISION CONSTRUCTION 1400 GOODRICH BOULEVARD COMMERCE CA 90022	(323)726-2885
RES-3-18-16291	62706110 26931 ROCKING HORSE LANE WINDOW AND DOORS C/O LIKE FOR LIKE	03/05/2018	<NONE>		RYDEN CONSTRUCTION INC. 11612 KNOTT #12 GARDEN GROVE CA 92841	(714)373-0011
RES-3-18-16297	93798151 26040 SUNNYGLEN AVENUE C/O ONE SLIDER	03/06/2018	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-3-18-16299	62706118 26932 ROCKING HORSE LANE 473sf KITCHEN, MASTER BA REMODEL, AND CONVERT WINDOW TO NANO WALL DOOR @ LIVING RM	03/29/2018	<NONE>	SCOTT HESS	CONCEPT ONE HOMES 17272 NEWHOPE STREET #S FOUNTAIN VALLEY CA 92708	(714)390-8323
RES-3-18-16318	61625301 23632 VERONA 392sf SOLID ROOF PATIO COVER WITH ELECTRICAL	03/08/2018	<NONE>		THE PATIO MAN PO BOX 2397 DANA POINT CA 92624	(949)493-7923
RES-3-18-16325	62014116 25542 CHAMPLAIN ROAD 216sf KITCHEN AND DINING ROOM REMODEL; REVISED TO 180sf KITCHEN REMODEL ONLY, (N) MEP	04/26/2018	<NONE>		BUILDERWELL 1622 EDINGER AVENUE #E TUSTIN CA 92780	(949)232-0555
RES-3-18-16338	62764102 26932 FALLING LEAF DRIVE 450sf MSTR BA REMODEL; RELOCATE SHOWER, VANITY AND TOILET, NEW MEP	03/12/2018	<NONE>	MICHAEL DAVIDSON	MICHAEL DAVIDSON 26712 SOTELO MISSION VIEJO CA 92692	(949)226-4545
RES-3-18-16343	62512208 25072 LUNA BONITA DRIVE C/O WINDOWS AND DOORS	03/12/2018	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120
RES-3-18-16362	62769211 27052 IRONWOOD DRIVE REPLACE 13 RETRO FIT WINDOWS	03/16/2018	<NONE>	MARC	PACIFIC SHORES DISTRIBUTING 10573 ELLIS AVENUE FOUNTAIN VALLEY CA 92708	(714)841-2228
RES-3-18-16366	62739133 32 VISTA FIRENZE REMODEL OF 240sf KITCHEN, 66sf 1ST FLR PWDR, 1ST FLR BED, 2ND FLR BA 46sf, (N) 2ND FLR LAUNDRY 32sf, 94sf UPSTAIRS HALLWAY EXTENSION	04/17/2018	<NONE>	MARK ROSTAMI	FIXACAL 23 ROCKVIEW DRIVE IRVINE CA 92612	(949)234-7744

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RES-3-18-16373	62734302 25921 PRAIRIESTONE DRIVE 380sf GAZEBO	05/17/2018	<NONE>	NENA Motadi Mehdi Mc	OWNER/BUILDER CA	
RES-3-18-16395	62769211 27052 IRONWOOD DRIVE REMODEL 1ST FLR BA 54sf, 2ND FLR MSTR BA 300sf, 2ND FLR BA 90sf, NEW MEP & HOT MOP SHOWERS @ MSTR BA/ 1ST FLR BA; (N) EL @ MSTR BED, BED #3 & #4	03/27/2018	<NONE>	JOHN BARKMEYER	OWNER/BUILDER CA	
RES-4-17-14831	63615105 25531 LONE PINE CIRCLE 1030sf PAVILLION & BBQ PAVILLION; 22sf POOL STORAGE	08/29/2017	<NONE>	DANIEL MARTINEZ	OUTDOOR CONCEPTS LANDSCAPE & 28241 CROWN VALLEY PARKWAY #F2 LAGUNA NIGUEL CA 92677	(949)363-7932
RES-4-17-14836	62027102 25751 KNOTTY PINE ROAD 187 SF UTILITY AND LAUNDRY ROOM ADDITION TO FIRST FLOOR AND 459 SF ADDITION OF A COMPUTER ROOM, BEDROOM AND FULL BATHROOM TO SECOND FLOOR; REVISED TO ADD 1300sf REROOF WITH COMP	11/09/2017	<NONE>	OSCAR SANCHEZ	OWNER/BUILDER CA	
RES-4-18-16422	62520108 24971 DEL MONTE STREET 240sf KITCHEN REMODEL, NEW MEP	04/03/2018	<NONE>	FADI MAHASSEL	HOME MASTERS P O BOX 25013 ANAHEIM CA 92825	(714)999-6788
RES-4-18-16438	62746305 26172 MOUNT DIABLO ROAD REMOVE REPLACE WINDOW BUTLERS ROOM	04/04/2018	<NONE>		ROVICS CONSTRUCTION INC. P O BOX 2360 HUNTINGTON BEACH CA 92648	(714)444-2648
RES-4-18-16457	62030112 24852 LUTON STREET 135sf MSTR BA REMODEL, HOTMOP SHOWER NEW MEP	04/09/2018	<NONE>	DUANE CARLSON	BIG D's CONSTRUCTION SERVICES 23342 MADERO #C MISSION VIEJO CA 92691	(949)209-1676

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RES-4-18-16461	93424041 23225 CAMINITO ANDRETA C/O 3 DOORS AND 3 WINDOWS - REVISED TO ADD 1 MORE WINDOW	04/11/2018	<NONE>		SUNIC	(858)345-0720
RES-4-18-16462	62519121 24892 ZUMAYA COURT 352sf KITCHEN REMODEL	04/09/2018	<NONE>	MICHAEL JONES	24455 SUTTON LANE LAGUNA NIGUEL CA 92677 OWNER/BUILDER	
RES-4-18-16468	62536153 52 OXBOW CREEK LANE REPLACE 4 WINDOWS AND 1 SLIDER	04/10/2018	<NONE>		CA RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120
RES-4-18-16479	62727116 26662 CHESTER DRIVE 284sf MSTR BA, 30sf LAUNDRY/PWDR REMODEL, ADDITION OF 98sf WINE RM	05/02/2018	<NONE>	JENNIFER CROCKER	BLUE RIBBON DESIGN BUILD 26741 PORTOLA PARKWAY #1E #515 FOOTHILL RANCH CA 92610	(949)586-6673
RES-4-18-16481	62015207 24932 WELLS FARGO DRIVE 785sf ADDITION TO 2ND FLR & LVG RM, ADD 58sf STORAGE; 467sf ROOF REPAIR AT GARAGE; REV TO INCLUDE TRUSS SYSTEM	05/11/2018	<NONE>	MARIO CALLIRGOS	MARIO CALLIRGOS 24932 WELLS FARGO DRIVE LAGUNA HILLS CA 92653	(714)269-7900
RES-4-18-16515	62030104 25022 HENDON STREET 2 PATIO COVERS: 10X9 AND 10X14'6"	04/19/2018	<NONE>		TASHA EZAKI	(714)654-2595
RES-4-18-16529	62709106 27102 HIDDEN TRAIL ROAD 518sf 1ST FLR REMODEL OF KITCHEN, PWDR, LAUNDRY, GUEST BA, 273sf 2ND FLR REMODEL OF MSTR BA, 2ND FLR BA; NEW MEP	04/25/2018	<NONE>	STEVE JERRILS	CA TRIVEST BUILDERS 155 CYPRESS DRIVE LAGUNA BEACH CA 92651	

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RES-4-18-16541	62012115 25242 CHAMPLAIN ROAD C/O (1) 6080 PATIO DOOR; REVISED TO INCLUDE C/O OF 7 WINDOWS	04/25/2018	<NONE>		SEARS HOME IMPROVEMENT PRODUCTS INC. 1024 FLORIDA CENTRAL PARKWAY LONGWOOD FL 32750	(925)245-2010
RES-5-17-14929	62010420 25502 CHARLEMAGNE ROAD 2971sf FIRE DAMAGE REPAIR TO ENTIRE HOUSE INCLUDING GARAGE	09/18/2017	<NONE>	DAVE CHAVEZ	FREEMAN & SON FIRE RESTORATION 31566 RAILROAD CANYON ROAD #606 CANYON LAKE CA 92587	(800)778-8910
RES-5-17-14961	63637103 27572 GOLD DUST LANE NEW 2ND STORY DECK ON 2 STORY SFR WITH ELECTRICAL; R/R WINDOWS/DOORS	08/01/2017	<NONE>		REMODEL EXPERTS INC 3134 MIRA VISTA WAY CORONA CA 92881	(951)532-6740
RES-5-18-16579	62719109 26341 SORRELL PLACE 1329sf REMODEL OF KITCHEN, RAISE FND @ LVG RM & FMLY RM, STAIRCASE HANDRAILS 147sf; REMODEL ALL BATHS 374sf; (N) MEP	06/06/2018	<NONE>	FELIPE CONTRERAS	7 POINT CONSTRUCTION INC. 1160 59TH STREET LONG BEACH CA 90805	(562)607-8942
RES-5-18-16583	93497202 23001 CAMINITO BRISA REPLACE DAMAGE FRAMING AT CORNER OF GARAGE DUE TO VEHICLE COLLISION DAMAGE	05/22/2018	<NONE>		A-Z PROPERTY SERVICES PO BOX 1574 ANAHEIM CA 92815	
RES-5-18-16585	62757216 25572 NOTTINGHAM COURT C/O 34 WINDOWS, 2 SLIDERS	05/02/2018	<NONE>	JON ECKHARDT	OWNER/BUILDER CA	
RES-5-18-16594	62044231 24692 JORIE DRIVE KITCHEN REMODEL, NEW MEP & ELECTRICAL IN DINING AND FAMILY ROOM INFILL 2 WINDOWS @ DINING RM	05/07/2018	<NONE>	ALIREZA ZONOUZ	TREEIUM INC 5352 LAUREL CANYON BOULEVARD # VALLEY VILLAGE CA 91607	(855)833-8733

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RES-5-18-16608	62731304 26062 WATERWHEEL PLACE 2055sf REMODEL & 89sf ADDITION TO LVG RM	06/06/2018	<NONE>	ADRIAN & MUSCI	OWNER/BUILDE R CA A M S FRAMING	(949)294-4723
RES-5-18-16622	62764225 26891 FALLING LEAF DRIVE (N) 80sf BALCONY	05/10/2018	<NONE>		22014 BAHAMAS MISSION VIEJO CA 92692	
RES-5-18-16627	93925206 25825 VIA LOMAS #206 448sf REPAIR DAMAGED FLOOR JOISTS IN LIVING RM, DINING, HALLWAY	05/11/2018	<NONE>		INSPO CONSTRUCTION	(714)350-7457
RES-5-18-16631	93389084 25065 SILVERLEAF LANE C/O 1 PATIO DOOR/ 4 WINDOWS	05/14/2018	<NONE>		1241 EAST STREET #SPC 103 ANAHEIM CA 92805	
RES-5-18-16637	93424122 23352 CAMINITO LUISITO REPLACE (5) WINDOWS LIKE FOR LIKE	05/14/2018	<NONE>		RYDEN CONSTRUCTION INC. 11612 KNOTT #12 GARDEN GROVE CA 92841	(714)373-0011
RES-5-18-16646	62031311 25063 SALFORD STREET 25sf ADDITION TO FAMILY ROOM	06/18/2018	<NONE>	JEFFREY RIGGS	RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120
RES-5-18-16651	93925231 25861 VIA LOMAS #231 REPAIR DRYWALL DUE TO WATER DAMAGE AT CEILING APPROX. 64sf	05/17/2018	<NONE>	ROCKY CHARLES	BIG D's CONSTRUCTION SERVICES 23342 MADERO #C MISSION VIEJO CA 92691	(949)209-1676
					SERVICE ROOFING COMPANY PO BOX 133 FULLERTON CA 92632	(714)525-4232

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RES-5-18-16658	62728213 25632 RANGEWOOD ROAD DEMO (E) 199sf CABANA BUILD (N) BBQ CABANA 220sf	06/11/2018	<NONE>	BRIAN MUEHLBAUER	LANCE VAUGHN 31272 CALLE BOLERO SAN JUAN CAPISTRANO CA 92675	
RES-5-18-16670	62762207 26691 LAUREL CREST DRIVE 500sf LATTICE PATIO COVER ATTACHED TO HOUSE; 2 OUTLETS & 1 CEILING FAN; REV. DISCONTINUE UNUSED GAS LINE	06/21/2018	<NONE>	DANNY PALMER	PALMERS LANDSCAPE INSTALLATION 25221 DERBY CIRCLE LAGUNA HILLS CA 92653	(949)697-2451
RES-5-18-16672	62535156 19 OXBOW CREEK LANE MSTR BATH REMODEL; CONVERT TUB TO WALK IN SHOWER, (N) VANITY, MEP	05/30/2018	<NONE>		LAGUNA KITCHEN & BATH INC. 25250 LA PAZ ROAD #120 LAGUNA HILLS CA 92653	
RES-5-18-16679	62772104 26072 RED CORRAL ROAD CONVERT FRENCH DOOR INTO LARGE WINDOW 160sf; CONVERT DOOR & WINDOW INTO 40sf FRENCH DOOR	05/22/2018	<NONE>		MK HOME IMPROVEMENT INC. 25241 CINNAMON DRIVE LAKE FOREST CA 92630	(949)929-1357
RES-5-18-16691	62016248 24982 EXPRESS DRIVE REMOVE AND REPLACE 2 SLIDERS AND FRONT DOOR ON 1ST FLR	05/23/2018	<NONE>		SEARS HOME IMPROVEMENT PRODUCTS INC. 1024 FLORIDA CENTRAL PARKWAY LONGWOOD FL 32750	(925)245-2010
RES-5-18-16709	62520108 24971 DEL MONTE STREET REMOVE AND REPLACE 17 WINDOWS LIKE FOR LIKE	05/25/2018	<NONE>	PATRICK SIMONS	OWNER/BUILDER CA	
RES-5-18-16713	93925089 25772 VIA LOMAS #89 96sf KITCHEN REMODEL; REMOVE NON-BEARING WALL, NEW MEP	06/01/2018	<NONE>	MICHAEL SCHUNDLER	OWNER/BUILDER CA	

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RES-6-17-15096	62517202 25892 EL SEGUNDO STREET 845sf SLAB REPAIR	07/06/2017	<NONE>	BRIAN DALINGHAUS	DALINGHAUS CONSTRUCTION INC. 29152 PAPERFLOWER LANE MENIFEE CA 92584	
RES-6-17-15114	63611102 27511 BOOTHILL COURT NEW SOLID ROOF PATIO COVER, TRELLIS, REMOVE & REPLACE DECK, OUTDOOR FP, GAS RUN TO BBQ, FIREPIT, FLAGPOLE, PILASTERS	09/14/2017	<NONE>	LES THOMAS	OWNER/BUILDE R CA	
RES-6-17-15125	63613201 27192 SUNDOWNER DRIVE 426sf REMODEL KITCHEN/ DINING RM; REMODEL 1ST FLR BA & PWDR RM + HALL, REMODEL PLAY RM, 389sf 2ND FLR REMODEL OF MSTR BATH, CREATE W.I.C & RELOCATE LAUNDRY TO 2ND FLR, C/O WINDOWS, NEW MEP	09/27/2017	<NONE>	PETE GANTES	PETE GANTES 18100 VON KARMAN #850 IRVINE CA 92618	(949)278-3032
RES-6-18-16767	63634129 27391 HIDDEN TRAIL ROAD C/O 3 FRENCH DOORS LIKE FOR LIKE	06/06/2018	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120
RES-6-18-16769	93925183 25791 VIA LOMAS #183 108sf KITCHEN REMODEL, NEW MEP; C/O ALL WINDOWS AND SLIDERS, RELOCATE A/C UNIT; C/O FAU	06/06/2018	<NONE>		DESIGN & CONSTRUCTION ASSOCIATES 500 BONITA AVENUE SAN DIMAS CA 91773	(951)830-2697
RES-6-18-16778	62524215 26412 LAS ALTURAS AVENUE 144sf SHEAR WALL REMODEL TO CREATE OPENING TO LVG RM	06/22/2018	<NONE>	JEFFREY JOHNSON	OWNER/BUILDE R CA	
RES-6-18-16781	93838252 22275 CAMINITO DANUBO 240sf FOUNDATION REPAIR	06/07/2018	<NONE>	MARIA DEL CARMEN E	OWNER/BUILDE R CA	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-6-18-16795	62517305 24642 MENDOCINO COURT C/O 12 WINDOWS LIKE FOR LIKE	06/11/2018	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120
RES-6-18-16799	62727105 24646 DEVONPORT REPLACE 3 RETROFIT WINDOWS AND 1 PATIO DOOR	06/12/2018	<NONE>	CARMELA TAYCO	HOME DEPOT U S A INC dba THE HOME DEPOT 2455 PACES FERRY ROAD NW #B-11 ATLANTA GA 30339	(770)433-8211
RES-6-18-16800	93925225 25855 VIA LOMAS #225 REPLACE 2 RETROFIT WINDOWS AND 2 PATIO DOORS	06/12/2018	<NONE>	CARMELA TAYCO		
RES-6-18-16837	93389066 24932 SILVERLEAF LANE 50sf MSTR AND 50sf HALL BATH REMODEL, NEW MEP HOT MOP SHOWER IN MSTR BA	06/19/2018	<NONE>		POPE CONSTRUCTION 22482 SUNLIGHT CREEK LAKE FOREST CA 92630	(714)812-8825
RES-6-18-16852	62020208 25162 MADEIRA DRIVE 99sf SOLID ROOF PATIO COVER, WITH ELECTRICAL, RUN GAS TO FP & BBQ	06/21/2018	<NONE>	ROBERT LEAVY	OWNER/BUILDE R CA	
RES-6-18-16861	63639105 27788 HIDDEN TRAIL ROAD 224sf MSTR BATH REMODEL; HOT MOP SHOWER, C/O WINDOW, NEW MEP	06/22/2018	<NONE>	ROBERT GAAR	ROBERT GAAR 601 ARCHER STREET MONTEREY CA 93940	
RES-6-18-16865	62011113 25332 DE SALLE STREET 457sf ALUMAWOOD LATTICE PATIO COVER	06/22/2018	<NONE>	DON	ROOMS N' COVERS 840 ROCHESTER AVENUE #C ONTARIO CA 91761	(909)390-0555

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-6-18-16877	63633228 25131 BLACK HORSE LANE REMODEL 1ST FLR GUEST BATH; SHOWER & NEW SWITCHES, CAN LIGHT AND FAN ONLY	06/25/2018	<NONE>		CHURCH'S A HOME IMPROVEMENT 26762 CALLE MARIA CAPISTRANO BEACH CA 92624	
RES-6-18-16905	62520108 24971 DEL MONTE STREET REMOVE SIDING AND REPLACE WITH STUCCO 416 SF ON S/E SIDE OF BLDG.	06/29/2018	<NONE>	STEVE GILB	STEVE GILB CA	(714)225-7135
RES-7-17-15137	62045307 24592 ASHLAND DRIVE INTERIOR REMODEL TO REMOVE DINING ROOM, EXTEND KITCHEN, EXTEND BATHROOM NO. 3 & WALK IN CLOSET IN BEDROOM NO. 6	09/08/2017	<NONE>	GHAZWAN SALMAN	FRED JARRAH 1010 BATAVIA #E ORANGE CA 92867	(714)289-2600
RES-7-17-15145	62523203 24552 MANDEVILLE DRIVE 200sf ROOF TRUSS REMODEL DUE TO FIRE DAMAGE, R/R WINDOWS, FRENCH DOORS, ELEC THROUGHOUT DRYWALL REPLACEMENT, C/O A/C, FAU, DUCTWORK -REVISION, APROX 1700 SF OF ROOF TRUSS FRAMING	07/19/2017	<NONE>		BARTWOOD CONSTRUCTION INC. 10840 TALBERT AVENUE FOUNTAIN VALLEY CA 92708	(714)965-7900
RES-7-17-15149	62762102 25761 FLETCHER PLACE REPAIR WATER DAMAGE IN 1 RESTROOM ON FIRST FLOOR AND REMODEL RESTROOM ON 2ND FLOOR; DRY WALL REPAIRS, MECHANICAL, ELECTRICAL AND PLUMBING WORK; NO STRUCTURAL	07/06/2017	<NONE>		THE AVANTI COMPANY CA	(949)350-0045
RES-7-17-15158	62532218 24612 LA CIENEGA STREET 203sf SOLID ROOF COVERED OUTDOOR DINING AREA, 168sf PAVILLION	08/16/2017	<NONE>	TOM CHALAYAN	PCM CONSTRUCTION 24612 LA CIENEGA LAGUNA HILLS CA 92653	
RES-7-17-15173	62026234 25191 YORK FIRE DAMAGE REPAIR TO ROOF AREA OVER 2ND FLOOR BEDROOMS, DRYWALL REPAIR TO FIRE DAMAGED AREAS, EXT STUCCO	07/18/2017	<NONE>	ALLISON PRIDY	AMERICAN TECHNOLOGIES INC. dba ATI 210 BAYWOOD AVENUE ORANGE CA 92865	(714)283-9990

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-7-17-15177	62019325 25131 LA SUEN ROAD 40sf BATH REMODEL, HOT MOP NEW TILE, NEW MEP	07/12/2017	<NONE>		K O REMODELING INC dba HOUSE 4821 LANKERSHIM BOULEVARD #F214 NORTH HOLLYWOOD CA 91601	(888)889-9123
RES-7-17-15188	62014103 25381 MACKENZIE STREET 450sf ALUMINUM SOLID PATIO COVER - REVISED TO 160sf	07/13/2017	<NONE>		WNDTEX INC 14601 ARMINTA STREET LAGUNA HILLS CA 92653	(562)896-3566
RES-7-17-15196	62755106 25662 BRADFORD LANE 625sf KITCHEN, NOOK REMODEL; 454sf MSTR BED/BATH REMODEL; (N) MECH, PLUMB, WINDOWS, HVAC X 2, W/H; REROOF WITH TILE	08/29/2017	<NONE>	KRISTEN ROGERS	OWNER/BUILDER CA	
RES-7-17-15203	93497192 22956 CAMINITO CALMA RETROFIT C/O 1 WINDOW IN KITCHEN	07/20/2017	<NONE>	JASON HOPKINS	LEGENDARY GROUP INCORPORATED 17911 SKY PARK CIRCLE #J IRVINE CA 92614	(949)251-1866
RES-7-17-15209	62737206 25921 RICH SPRINGS CIRCLE ADD 50sf OUTDOOR BATHROOM/STORAGE, 225sf NEW SOLID ROOF PATIO COVER W/ELEC, OUTDOOR FP, PILASTERS WITH ELECTRICAL, RUN GAS TO BBQ & FP	09/01/2017	<NONE>		ARUBA CONSTRUCTION 32859 BATSON LANE WILDOMAR CA 92595	(949)226-0506
RES-7-17-15218	62763118 26761 ANADALE DRIVE 208sf KITCHEN REMODEL, NEW MEP, TILE WORK; RETROFIT 4 WINDOWS; REV TO 2 WINDOWS	07/19/2017	<NONE>		DESIGN PLUS 129 VIKING STREET BREA CA 92821	
RES-7-17-15222	62038107 25412 HILLARY LANE REPLACE GARDEN WINDOW	07/19/2017	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120

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RES-7-17-15236	62530226 26 MELODY HILL LANE 168sf SOLID ELITEWOOD PATIO COVER WITH ELEC, 144sf LATTICE PATIO COVER	07/24/2017	<NONE>	EVONNE MORTON	PATIO WAREHOUSE INC. 211 KATELLA AVENUE #H ORANGE CA 92867	(714)771-6400
RES-7-17-15241	62747205 26192 MOUNT DIABLO ROAD 377sf SOLID ROOF PATIO COVER	09/14/2017	<NONE>		OCEANSCAPE DESIGN INC 2 MCLAREN #H IRVINE CA 92618	(949)713-9022
RES-7-17-15242	63635103 25146 ROCKRIDGE ROAD ADD 52.5sf TO DINING AREA, ADD 2 NEW BALCONYS 327sf, ADD 7sf TO (E) BALCONY, 49sf REMODEL LIVING ROOM, ADD 2 GLASS WALLS	09/28/2017	<NONE>	ALIREZA FATTAHI	COATTO CONSTRUCTION 8031 MAIN STREET STANTON CA 90680	
RES-7-17-15246	62769107 27071 GREEN HILLS LANE R/R 63 WINDOWS AND 2 FRENCH DOORS ON 1ST AND 2ND FLOORS; REV TO FILL IN 1 ARCH WINDOW	07/26/2017	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120
RES-7-17-15247	62719102 25211 BUCKSKIN DRIVE R/R 21 WINDOWS ON 1ST AND 2ND FLOORS	07/26/2017	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120
RES-7-17-15255	62028108 25545 OAK LEAF ROAD R/R 10 WINDOWS & 1 SLIDER, LIKE FOR LIKE	07/28/2017	<NONE>	KYRA YTZEN	OWNER/BUILDE R CA	
RES-7-17-15258	62038301 25341 CADILLAC DRIVE R/R 3 EXTERIOR DOORS, 1 FIRE RATED GARAGE DOOR, R/R SKYLIGHT IN LVG RM - REVISE TO ELIMINATE FIREPLACE, CAP OFF	07/28/2017	<NONE>	JASON MUELLER	JASON MUELLER BAKE PARKWAY LAKE FOREST CA 92630	(949)510-8095

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-7-17-15262	62506202 25122 LINDA VISTA DRIVE R/R 2 BEDROOM WINDOWS	07/31/2017	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120
RES-8-17-15273	62045305 24576 ASHLAND DRIVE 225sf DEMO (E) DECK, (N) 225sf ALUMAWOOD SOLID ROOF PATIO COVER; RETROFIT FRENCH DOOR WITH WINDOW; INSTALL FAN, & 4 RECESSED LIGHTS UNDERNEATH PATIO COVER	08/04/2017	<NONE>		PITTMAN CONSTRUCTION 2754 COLD SPRINGS ROAD QUAIL VALEY CA 92587	(714)448-7668
RES-8-17-15280	62031312 25065 SALFORD STREET FAMILY RM, KITCHEN, BATH, REMODEL MINOR DRYWALL, NEW MEP	08/07/2017	<NONE>		MARTIN MOSS GENERAL CONTRACTOR 23046 AVENIDA DE LA CARLOTA #60C LAGUNA HILLS CA 92653	(877)724-1991
RES-8-17-15293	62038214 24951 GRISSOM ROAD 320sf ADDITION OF STORAGE & AND CLOSET ON 2ND FLR, 534sf REMODEL OF KITCHEN AND MSTR BA; REV TO INCLUDE FRONT DOOR C/O & INFILL FRAMING ABOVE; REVISION TO EXCLUDE THE 320sf ADDITION	03/09/2018	<NONE>	DAVID HENRY	OWNER/BUILDE R CA	
RES-8-17-15296	62045221 24685 ASHLAND DRIVE R/R MSTR BED WINDOW	08/08/2017	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120
RES-8-17-15328	62721206 25122 BUCKBOARD LANE REMODEL OF KITCHEN & DINING RM 400sf, LIVING RM 210sf	10/03/2017	<NONE>	CLAY LEWIS	ROBERT LEWIS PO BOX 2178 CAPO BEACH CA 92624	(949)661-1451
RES-8-17-15329	93497150 22881 CAMINITO ALTO 99sf KITCHEN REMODEL, NEW MEP - REV TO REMODEL MSTR BATH & HALL BATH 80sf	08/16/2017	<NONE>		GREENER SOLUTION GROUP 4344 LAUREL CANYON AVENUE #5 STUDIO CITY CA 91604	

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RES-8-17-15341	62735110 26062 SPUR BRANCH LANE 35sf BATH REMODEL, DRYWALL PATCHING, TILE, NEW MEP	08/17/2017	<NONE>		WISE CONSTRUCTION INC. 4009 WILSHIRE BOULEVARD #200 D LOS ANGELES CA 90010	
RES-8-17-15355	62004303 25022 MAWSON DRIVE 317sf KITCHEN REMODEL; RELOCATE REFRIDGERATOR, CREATE PENINSULA	08/22/2017	<NONE>		NEW VISION CONSTRUCTION 24781 LARGO DRIVE LAGUNA HILLS CA 92653	(949)632-3168
RES-8-17-15360	62710103 27066 HIDDEN TRAIL ROAD NEW SFR 5148sf; GARAGE 1022sf; LOGGIA 438sf PAVILLION 290sf; DEMO (E) SFR ON SEPERATE PERMIT & POOL IS N.A.P.	02/26/2018	<NONE>	GARY MCLANE	GARY MCLANE CA	(714)801-9739
RES-8-17-15370	62717208 26621 STETSON PLACE 256.5sf GARAGE ADDITION WITH 24SF SKYLIGHT	10/12/2017	<NONE>	JIM OWINGS	JL OWINGS 26621 STETSON PLACE LAGUNA HILLS CA 92653	
RES-8-17-15380	58803228 23175 AVENIDA DE LA CARLOTA 747sf REMODEL TO GUEST ROOMS ON FLOORS 1-5 (INCLUDES KING SUITES, ADA ROOMS) 361sf REMODEL TO GUEST LAUNDRY AND PUBLIC RESTROOMS, (N) ELEC, PLUMB - NO MECH	10/05/2017	<NONE>		SCOTT DAHL 1011 LACEY STREET ANAHEIM CA 92805	(714)516-2100
RES-8-17-15399	62523107 24491 MANDEVILLE DRIVE 170sf KITCHEN, 42.5sf MSTR BATH, 35sf 1ST & 36sf 2ND FLR BATH REMODEL, DEMO & REBUILD TRELLIS 154sf - REVISED TO OMIT TRELLIS REBUILD	09/05/2017	<NONE>		LA CARPET 8775 RESEARCH DRIVE IRVINE CA 92618	(714)957-2601
RES-9-17-15442	61629119 22411 GRAVINO DRIVE (N) ATTACHED TRELLIS 324 SQ FT	01/26/2018	<NONE>	ANTONIO LARIOS	OWNER/BUILDE R CA	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-9-17-15448	62770106 27062 FALLING LEAF DRIVE 292 SF KITCHEN REMODEL TO ADD ISLAND/ CHANGE PANTRY ENTRY LOCATION, WINDOW C/O AT EXISTING BAY WINDOW, TO INCLUDE EL, ME, PL	01/05/2018	<NONE>	NELSON MARTINEZ	KITCHEN CABINETS EXPRESS 6282 BEACH BOULEVARD BUENA PARK CA 90621	
RES-9-17-15449	62714110 24951 MUSTANG DRIVE ADDITION OF NEW MUDD ROOM BETWEEN THE (E) DETACHED 3 CAR GARAGE AND (E) SFR; REVISION TO CONVERT WINDOW INTO SLIDER	10/18/2017	<NONE>	MONICA WOOD	OWNER/BUILDE R CA	
RES-9-17-15471	62709122 25442 WAGON WHEEL 768sf OF NEW SLOPED ROOF ABOVE THE GARAGE IN PLACE OF DEMO'D DECK (DE-15359)	09/26/2017	<NONE>	TONY CARRIERI	OC HOME REPAIR 19 LANGFORD LANE LADERA RANCH CA 92694	(858)401-2494
RES-9-17-15488	VARIOUS CRESTLINE COMMUNITY REPLACEMENT OF FASCIA, STAIR STRINGERS, TRIM, HANDRAIL, SIDING: BLDG #49 26252-26258 GLENDON (EVEN # ONLY) BLDG #50 26232-26242 KINGSINGTON (EVEN # ONLY) BLDG #51 26242-26248 WESTCHESTER (EVEN # ONLY) BLDG #52 24416 HILLSDALE BLDG #53 26192 SUNNYGLEN BLDG #54 26211 HANOVER	09/26/2017	<NONE>	DAVE FINKELSTEIN	DAVE FINKELSTEIN 20523 CRESCENT BAY DRIVE LAKE FOREST CA 92630	(949)699-0145
RES-9-17-15491	63634201 27442 HIDDEN TRAIL ROAD REPLACE 6 WINDOWS LIKE FOR LIKE	09/19/2017	<NONE>		RENEWAL BY ANDERSEN OF ORANGE 22982 ALCALDE DRIVE #100 LAGUNA HILLS CA 92653	(714)259-5120
RES-9-17-15493	62009201 24961 DE SALLE STREET REMODEL 318sf KITCHEN & DINING, 322sf REMODEL OF FAMILY RM, 186sf MSTR BA AND CLOSET & CONVERT 27sf CLOSET IN BED #3 INTO BATH	10/10/2017	<NONE>		JEFF MOTTE 822 MASTERS DRIVE OCEANSIDE CA 92057	(949)697-6155
RES-9-17-15499	62008207 25242 MAWSON DRIVE REMOVING WALL IN BETWEEN DINING ROOM & LIVING ROOM; ADDING 2 BEAMS TO CEILING WHERE WALL WAS; REMOVING POST IN LIVING ROOM	10/31/2017	<NONE>	MARK SPITZKE	MARK SPITZKE 831 FRENCH STREET SANTA ANA CA 92704	(949)434-9238

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RES-9-17-15504	62762108 25752 FLETCHER PLACE RESIDENTIAL MASTER BATHROOM REMODEL TO INCLUDE PLUMBING ON SEPERATE PERMIT AND REMOVE AND RETILE THE WALLS AND TUB SURROUND WITH TILE; NEW SHOWER PAN	09/22/2017	<NONE>	MIKE MILLS	AMERICAN HOME REMODELING 4375 PRADO ROAD #108 CORONA CA 92880	(951)520-0654
RES-9-17-15506	62750213 26211 BRIDLEWOOD DRIVE NEW BBQ ENTERTAINMENT CENTER WITH SOLID ROOF 18' X18' FREESTANDING CABANA; PROPOSED CALIFORNIA ROOM 22' X 22' ; FIREPLACE AND MEDIA WALL; 66' X 5 WALL; 18 X 16' FREESTANDING OPEN BEAM PATIO COVER	12/05/2017	<NONE>		CUSTOM DELUXE LANDSCAPE INC. 3149 INCLINADO SAN CLEMENTE CA 92673	(949)498-5243
RES-9-17-15536	93799170 24391 MARQUIS COURT DECK/POST, BEAM & JOIST REPAIR & REPLACE 50sf SHEATHING, RESURFACE DECK	10/23/2017	<NONE>	DAVE FINKELSTEIN	DAVE FINKELSTEIN 20523 CRESCENT BAY DRIVE LAKE FOREST CA 92630	(949)699-0145
RES-9-17-15537	93799200 26290 HANOVER LANE DECK/POST, BEAM & JOIST REPAIR & REPLACE 50sf SHEATHING, RESURFACE DECK	10/23/2017	<NONE>	DAVE FINKELSTEIN	DAVE FINKELSTEIN 20523 CRESCENT BAY DRIVE LAKE FOREST CA 92630	(949)699-0145
RES-9-17-15538	93799188 24349 MARQUIS COURT DECK/POST, BEAM & JOIST REPAIR & REPLACE 50sf SHEATHING, RESURFACE DECK	10/23/2017	<NONE>	DAVE FINKELSTEIN	DAVE FINKELSTEIN 20523 CRESCENT BAY DRIVE LAKE FOREST CA 92630	(949)699-0145
RES-9-17-15557	62535181 5 DEER CREEK LANE 67sf ADDITION TO FAMILY ROOM	02/05/2018	<NONE>	WATANA LOPEZ		
RES-9-17-15558	62043335 24631 PAIGE CIRCLE REMODEL KITCHEN, MASTER BA, BA #2, NEW MEP, DEMO NON-LOAD BEARING WALL IN LIVING RM	09/28/2017	<NONE>		RAY EV 6400 VARIEL AVENUE WOODLAND HILLS CA 91367	

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RES-9-17-15562	62734216 25831 PECOS ROAD 64sf INFILL WINDOW AND CREATE NEW WINDOW IN FAMILY RM; REMODEL KITCHEN, 2 BATHS, 1 PWDR RM, NEW MEP - DRYWALL REPAIR THROUGHOUT	10/11/2017	<NONE>		KIRK JEFFREY MURDOCK P O BOX 27173 ANAHEIM CA 92809	(714)493-4212

Totals for Residential Building : 180

Retaining Wall

RET-10-17-15635	62705115 26861 HIGHWOOD DRIVE RET WALL FOR RES-15633; 3 WALLS - @ 171LF, 155LF, 110LF MAX HEIGHT 6'	06/04/2018	<NONE>	JOHN MARTINDALE		
RET-10-17-15681	62752102 25282 GALLUP CIRCLE 237LF X 7' (1659sf) RETAINING WALL CU T BACK ON LOT 273 & 274 AND 16' X 7' (112sf) ON 25472 BOOTSTRAP PL	12/12/2017	<NONE>	GREG KUNO	GREG KUNO	(949)487-9066
RET-10-17-15699	62745203 25992 GLEN CANYON DRIVE 80LF OF RETAINING WALLS VARYING IN HEIGHTS FROM 2'-10'; AVERAGE WALL HEIGHT IS 8'	02/15/2018	<NONE>		COAST CONCRETE & MASONRY 32158 CAMINO CAPISTRANO #A405 SAN JUAN CAPISTRANO CA 92675	
RET-11-17-15733	62772151 25473 NELLIE GAIL ROAD 6- 6FT PILASTERS & RETAINING WALL 36"- 72", REVISED TO ADD 14 LINEAR FEET	11/29/2017	<NONE>	CJ VERBURG	C J VER BURG LANDSCAPE DESIGN & 24131 AMURRO DRIVE MISSION VIEJO CA 92691	(949)328-9604
RET-11-17-15828	62729105 25851 SHERIFF ROAD (N) 415SF RETAINING WALL	12/14/2017	<NONE>		SWAN POOLS OF SOUTHERN CALIFORNIA 24512 BRIDGER LAKE FOREST CA 92630	(949) 859-8466
RET-1-18-16029	62014202 25511 CHAMPLAIN ROAD 3'4" RETAINING WALL; 85LF	01/08/2018	<NONE>		REID CONCRETE CONSTRUCTION 26772 VIA MATADOR MISSION VIEJO CA 92691	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RET-1-18-16033	62720109 26542 BROKEN BIT LANE 6' RETAINING WALL FOR GOAT PEN	01/17/2018	<NONE>	TODD MUDD	MUDD INDUSTRIES INC 23042 ALCADE DRIVE #F LAGUNA HILLS CA 92653	(949)716-7002
RET-1-18-16046	62737208 25901 RICH SPRINGS CIRCLE ROCK FORMATION AND SLIDE	01/12/2018	<NONE>	MARK SCHLOEMER	MARK SCHLOEMER PO BOX 17112 ANAHEIM CA 92817	(888)290-7665
RET-1-18-16084	62762222 26796 DEVONSHIRE ROAD 20LF OF 4' HIGH RET WALLS; 10LF OF 2' RET WALLS	02/09/2018	<NONE>	REED HARTZOG	PREMIER POOLS ORANGE COUNTY 26052 MERIT CIRCLE #106 LAGUNA HILLS CA 92653	(949)215-4144
RET-12-17-15943	93424100 23222 CAMINITO MARCIAL 159sf 4' 8" RET IN CRAWL SPACE	05/29/2018	<NONE>			
RET-12-17-15976	62742205 26132 RED CORRAL ROAD 4' RET WALL AT FRONT ENTRY & FRONT YARD PROPERTY LINE WITH 10 PILASTERS	02/14/2018	<NONE>		MK HOME IMPROVEMENT INC. 25241 CINNAMON DRIVE LAKE FOREST CA 92630	(949)929-1357
RET-2-17-14456	62750303 26192 FLINTLOCK LANE 113'LF OF 6' RETAINING WALL; 110' @ 3' TALL; REVISION TO CHANGE THE FOOTING AND VERTICAL LOCATION OF RETAINING WALL	07/10/2017	<NONE>	HERBERT CARRANZA	HERBERT CARRANZA 10025 DE SOTO AVENUE #251 CHATSWORTH CA 91311	(818)398-1592
RET-3-18-16283	62717101 26521 SADDLEHORN LANE PILASTER MAILBOX	03/01/2018	<NONE>	AL ABDUL AKANS	OWNER/BUILDE R CA	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RET-4-18-16482	62535175 2 JASMINE CREEK LANE 2 X 5'10" PILASTERS WITH LIGHTS	04/16/2018	<NONE>	MARYAM WAGNER	OWNER/BUILDER CA OWNER/BUILDER	
RET-6-18-16825	62506303 25501 EL CONEJO LANE DEMO (E) RETAINING 3'6"WALL; INSTALL NEW 112sf 3'6" - 4' 4" WALL IN DRIVEWAY	06/18/2018	<NONE>	JAMES BARTON	OWNER/BUILDER CA CARLOS OROZCO	(714)757-1414
RET-6-18-16883	63634203 27472 HIDDEN TRAIL ROAD (7) PILASTERS @ 6' TALL; (2) @ 2' IN FRONT YARD; BUILT TO CITY STANDS	06/26/2018	<NONE>	CARLOS OROZCO	1085 MAIN STREET #L ORANGE CA 92867	
RET-8-17-15305	62008214 25271 GRISSOM ROAD 6' RETAINING WALL IN REAR YARD	08/09/2017	<NONE>		POOL CONCEPTS OF CALIFORNIA dba 2653 SIERRA WAY LA VERNE CA 91750	(888)315-7665
RET-8-17-15390	63611102 27511 BOOTHILL COURT PILASTERS FOR RES 15114	09/14/2017	<NONE>	LES THOMAS		
RET-9-17-15416	62737206 25921 RICH SPRINGS CIRCLE 2 PILASTERS FOR RES-15209	09/01/2017	<NONE>		ARUBA CONSTRUCTION 32859 BATSON LANE WILDOMAR CA 92595	(949)226-0506
RET-9-17-15431	63615105 25531 LONE PINE 30 LINEAR FT (N) RETAINING WALL- 90 SQ FT	09/05/2017	<NONE>	LOU GABRIEL	OUTDOOR CONCEPTS LANDSCAPE & 28241 CROWN VALLEY PARKWAY #F2 LAGUNA NIGUEL CA 92677	(949)363-7932

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
RET-9-17-15509	62750213 26211 BRIDLEWOOD DRIVE MIXED HEIGHT RETAINING WALL 66 X 5-8'; 136 X 8' RETAINING WALLS	12/05/2017	<NONE>	STEFFENI ELLISON		
RET-9-17-15524	62008214 25271 GRISSOM ROAD 6' RETAINING WALL IN REAR YARD	09/25/2017	<NONE>	CHAD RITCHIE	OWNER/BUILD R	
RET-9-17-15553	63636124 27662 PINESTRAP CIRCLE ROCK SLIDE FOR POOL; SP-15550	10/03/2017	<NONE>		CA SUN COUNTRY POOLS	(949)859-9636
					22785 ISLAMARE LANE LAKE FOREST CA 92630	

Totals for Retaining Wall : 23

Siding

SD-11-17-15742	62705103 24931 NELLIE GAIL ROAD TO REPLACE 185 SF OF SIDING DUE TO NEW ELECTRICAL ON SOLAR INSTALL	11/03/2017	<NONE>	JOHN WURTH	OWNER/BUILD R	
SD-11-17-15815	63634140 25401 COACHSPRINGS LANE REMOVE AND REPLACE STUCCO, REPLACE WOOD SIDING, REMOVE TILES TEMP SO THEY DO NOT BREAK DURING THE PROCESS, NOTHING TO BE DONE WITH THE ROOF TILES	11/22/2017	<NONE>	KAMERON NIKBAKHT	CA AMERICAN ASHLAR CORP	(949)795-6706
SD-2-18-16156	62706118 26932 ROCKING HORSE LANE REPLACE STUCCO IN FRONT OF HOME BELOW BEDROOM WINDOWS	02/06/2018	<NONE>	SCOTT HESS	10 TRENTON IRVINE CA 92620 CONCEPT ONE HOMES	(714)390-8323
SD-2-18-16233	62738101 26202 HITCHING RAIL ROAD INSTALL 590sf BRICK VENEER AT THE FRONT OF THE PROPERTY	02/21/2018	<NONE>	GARY	17272 NEWHOPE STREET #S FOUNTAIN VALLEY CA 92708 GARY KRZAKALA	(949) 553-0678
					1701 EDINGER AVENUE #C9 SANTA ANA CA 92705	

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
SD-7-17-15143	63637208 27622 HIDDEN TRAIL ROAD REMOVE SIDING AND REPLACE WITH STUCCO IN THE FRONT OF SFR ONLY	07/05/2017	<NONE>	KAMERON NIKBAKHT	AMERICAN ASHLAR CORP 10 TRENTON IRVINE CA 92620	(949)795-6706
SD-8-17-15391	61629119 22411 GRAVINO REPLACE VINYL SIDING	08/29/2017	<NONE>	TERRI WALLACE	SEARS HOME IMPROVEMENT PRODUCTS INC. 1024 FLORIDA CENTRAL PARKWAY LONGWOOD FL 32750	(925)245-2010

Totals for Siding : 6

Sign

SN-10-17-15595	62105133 24155 PASEO FIVE LAGUNAS #1860 (2) ILLUMINATED CHANNEL LETTER, (1) BLADE SIGN FOR SUBWAY	10/11/2017	<NONE>	JESUS	SPEED QUALITY SIGNS 2021 EASTGOOD SANTA ANA CA 92705	(714)751-5778
SN-10-17-15612	62522102 26548 MOULTON PARKWAY #M 2 ILLUMINATED CHANNEL LETTER SIGNS FOR LE PEEP	10/10/2017	<NONE>		A & D SIGNS CORP dba AMERICA'S 1265 MANASSERO STREET #309 ANAHEIM CA 92807	(714)693-2989
SN-10-17-15631	62522102 26532 MOULTON PARKWAY (2) CHANNEL LETTER SIGN FOR BLS NAIL RESORT BROW LASH STUDIO	10/12/2017	<NONE>		SCSAG INC 1109 RAYMOND WAY ANAHEIM CA 92801	
SN-11-17-15824	62021201 25292 MCINTYRE STREET #W SIGN FOR SOLO THAI ICE CREAM	11/27/2017	<NONE>	MIKE HEFFERNAN	SUNSET SIGNS AND PRINTING INC. 2981 WHITE STAR AVENUE ANAHEIM CA 92806	(714)255-9104
SN-11-17-15845	62001189 24881 ALICIA PARKWAY #F SIGN FOR NAIL SALON	11/28/2017	<NONE>	MICHAEL PHAM	WHOLESALE SIGNS & PRINTING 14861 MORAN ST #B WESTMINSTER CA 92683	(714)848-9616

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
SN-11-17-15846	58805102 23052 LAKE FOREST DRIVE #A1 SIGN FOR ICONIC CABINETRY	11/28/2017	<NONE>	ROBERT SMITH	ROBERT S SMITH 26871 CALLE ALCALA MISSION VIEJO CA 92692	(949)689-8944
SN-1-18-16012	58805418 23024 LAKE FOREST DRIVE #F 1 ILLUMIATED SIGN WITH TIME CLOCL FOR MEN'S HAIRCUTS	01/03/2018	<NONE>		Y2K SIGNS 8200 BOLSA AVENUE #75 MIDWAY CITY CA 92655	(714)350-0433
SN-1-18-16028	62508104 25606 ALICIA PARKWAY 16.7sf CHANNEL LETTER SIGN FOR I LOVE SWEET BAR	01/23/2018	<NONE>		NEW SIGN SOLUTION INC. 9468 GARVEY AVENUE SO EL MONTE CA 91733	
SN-1-18-16036	62021117 25260 LA PAZ ROAD #M 25.28sf SIGN FOR F45	01/09/2018	<NONE>		PROMOTIONAL SIGNS INC dba PROMOTIONAL 3301 SUSAN STREET SANTA ANA CA 92704	(714)540-5454
SN-1-18-16070	62024102 25491 ALICIA PARKWAY 2 WAVE SIGNS, REFACE 1 MONUMENT SIGN TO LED LIGHTING, 2 ILLUMINATED BLADE SIGNS	01/18/2018	<NONE>		PROMOTION PLUS SIGN CO INC. 9420 RESEDA BOULEVARD #250 NORTHRIDGE CA 91324	(818)993-5406
SN-1-18-16087	58803242 23301 AVENIDA DE LA CARLOTA #A 59sf CHANNEL LETTER SIGN FOR EURO DESIGN	01/23/2018	<NONE>		IMAGE SERVICES INC 2281 LA CROSSE AVENUE #501 COLTON CA 92324	(855)754-6243
SN-1-18-16088	58805206 23192 VERDUGO DRIVE #B 49.3sf BOX WALL SIGN FOR PHOENIX SOUTH HVAC	01/23/2018	<NONE>	PLAMEN LACHEV	PLAMEN LACHEV 1342 BELL AVENUE #3N TUSTIN CA 92780	(714)209-6369

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
SN-3-18-16355	58803225 23046 AVENIDA DE LA CARLOTA PARKWAY MONUMENT SIGN FOR COM-16051	03/16/2018	<NONE>		TURELK 3700 SANA FE AVENUE LONG BEACH CA 90810	
SN-4-18-16467	62021117 25260 LA PAZ ROAD #2 25sf SIGN FOR BARBER	04/10/2018	<NONE>		3-D SIGNS 23011 MOULTON PARKWAY #B-12 LAGUNA HILLS CA 92653	(949)770-9252
SN-4-18-16536	58803244 23451 AVENIDA DE LA CARLOTA #A2 32.5sf CHANNEL LETTER SIGN FOR BACKYARD EXPRESSIONS	04/25/2018	<NONE>		CENTERLINE SIGNS 19822 1/2 REAGAN STREET LOS ALAMITOS CA 90720	(562)618-3707
SN-4-18-16551	62021201 25292 MCINTYRE STREET #A (2) CHANNEL LETTER SIGNS FOR GREEK BISTRO	05/10/2018	<NONE>		VAN SIGNS 6340 FULTON AVENUE VAN NUYS CA 91401	(818)468-2255
SN-5-18-16626	61622105 23719 MOULTON PARKWAY (2) ILLUMINATED CHANNEL LETTER SIGNS FOR VA LAGUNA HILLS OUTPATIENT CLINIC	05/17/2018	<NONE>		P S SERVICES INC 1320 RED GUM STREET ANAHEIM CA 92806	(714)683-1120
SN-5-18-16648	58803244 23521 RIDGE ROUTE DRIVE #C (1) CHANNEL LETTER SIGN FOR OC MYSTERY BOX	05/17/2018	<NONE>		IMAGE SERVICES INC 2281 LA CROSSE AVENUE #501 COLTON CA 92324	(855)754-6243
SN-6-17-15077	62114134 23961 CALLE DE LA MAGDALENA 2 Tenant Monument signs; 2 Address signs; 1 Parking Sign & 1 Parking sign Modified	09/01/2017	<NONE>	ROBERT GORDON	ROBERT GORDON CA	(714)240-4175

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
SN-6-18-16746	62049119 24321 AVENIDA DE LA CARLOTA #H8, 9, 10 ILLUMINATED CHANNEL LETTER SIGN FOR SCRATCH BAKERY	06/04/2018	<NONE>	ROBERT SMITH	ROBERT S SMITH 26871 CALLE ALCALA MISSION VIEJO CA 92692	(949)689-8944
SN-6-18-16780	62021117 25260 LA PAZ ROAD #1 23sf CHANNEL LETTER SIGN FOR TATTOO SHOP	06/07/2018	<NONE>		3-D SIGNS 23011 MOULTON PARKWAY #B-12 LAGUNA HILLS CA 92653	(949)770-9252
SN-6-18-16898	62522102 26538 MOULTON PARKWAY CHANNEL LETTER SIGN FOR MEMORIAL CARE	06/28/2018	<NONE>	STEVE THERRIAULT	SIGNTECH ELECTRICAL ADVERTISING 4444 FEDERAL BOULEVARD SAN DIEGO CA 92102	(619)527-6100
SN-7-17-15165	61603209 23972 AVENIDA DE LA CARLOTA (3) ILLUMINATED CHANNEL LETTER SIGNS FOR RODRIGO'S MEXICAN GRILL	07/18/2017	<NONE>	ANDREW TRAN	I2I DESIGN MARKETING dba WHOLE ESTATE 14861 MORAN STREET #B WESTMINSTER CA 92683	(714)848-9616
SN-7-17-15198	62522102 26562 MOULTON PARKWAY #C INSTALL 3 LIT 24" CHANNEL LETTER SIGNS AND 1 VINYL GRAPHIC SIGN FOR "FIRST BANK"	07/14/2017	<NONE>	DENNIS STOUT	COAST SIGN INC 1500 EMBASSY STREET ANAHEIM CA 92802	(714) 520-9144
SN-7-17-15225	62024104 25381 ALICIA PARKWAY #M (2) 11sf ILLUMINATED CHANNEL LETTER SIGNS FOR O SUSHI	07/20/2017	<NONE>		SUCCESS SIGN INC 2812 PECK ROAD EL MONTE CA 91733	(626)444-8181
SN-7-17-15239	58805415 23038 LAKE FOREST DRIVE REPLACE 2 NEW CANOPY SIGNS FOR SHELL, REFACE MONUMENT, PRICE SIGNS	07/24/2017	<NONE>		FREY-MOSS STRUCTURES INC PO BOX 459 CONYERS GA 30207	(770)483-7543

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
SN-8-17-15266	62021201 25292 MCINTYRE STREET #T 18.6sf ILLUMINATED CHANNEL LTR SIGN FOR SECOND REEF DELI	08/07/2017	<NONE>	MIKE HEFFERNAN	SUNSET SIGNS AND PRINTING INC. 2981 WHITE STAR AVENUE ANAHEIM CA 92806	(714)255-9104
SN-8-17-15345	58805420 23016 LAKE FOREST DRIVE #G 1 ILLUMINATED CHANNEL LETTER SIGN FOR BASSETT SALON SOLUTIONS	08/21/2017	<NONE>		3-D SIGNS 23011 MOULTON PARKWAY #B-12 LAGUNA HILLS CA 92653	(949)770-9252
SN-8-17-15372	61622105 23685 MOULTON PARKWAY #C 14sf ILLUMINATED CHANNEL LETTER SIGN FOR LIVE LIFE AT HOME	09/21/2017	<NONE>		SIGN MAX 3117 MAIN STREET SANTA ANA CA 92707	(714)957-8438
SN-9-17-15489	62021117 25260 LA PAZ ROAD #3-4 36sf CHANNEL LETTER SIGN FOR YOGA STUDIO	09/19/2017	<NONE>		PACIFIC COAST SIGNS & GRAPHICS 24656 MONITA CIRCLE LAGUNA NIGUEL CA 92677	(949)295-0259
SN-9-17-15494	62049110 24291 AVENIDA DE LA CARLOTA #P1 1 ILLUMINATED CHANNEL LETTER SIGN FOR MA'S HOUSE	09/20/2017	<NONE>		3-D SIGNS 23011 MOULTON PARKWAY #B-12 LAGUNA HILLS CA 92653	(949)770-9252

Totals for Sign : 31

Solar Photovoltaic

EL-3-18-16403	62011111 25312 DE SALLE STREET NEW 9.8kW ENERGY STORAGE SYSTEM FOR (E) ROOFTOP SOLAR PV (PV-15160) WITH (N) 25A LOAD PANEL	04/03/2018	<NONE>	JAMES MCKNIGHT	SULLIVAN SOLAR POWER OF CALIFORNIA 8949 KENAMAR DRIVE #101 SAN DIEGO CA 92121	(858)271-7758
PV-10-17-15593	62743117 26045 RED CORRAL ROAD ROOFTOP SOLAR PV SYSTEM, 43 MODULES, 14.190kW WITH (E) 200A MSP	10/19/2017	<NONE>	VINCENT CURCIE	ORANGE COUNTY SOLAR CONTRACTING 311 ANACAPA IRVINE CA 92602	(714)401-7242

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-10-17-15598	62036104 24821 HENDON STREET ROOFTOP SOLAR PV SYSTEM, 24 MODULES, 7.20kW WITH (E) 200A MSP	10/12/2017	<NONE>	HARINA KAPOOR	AIKYUM INC dba AIKYUM SOLAR 1220 ROOSEVELT ROAD IRVINE CA 92620	(949)705-6797
PV-10-17-15600	62709106 27102 HIDDEN TRAIL ROAD ROOFTOP SOLAR PV SYSTEM, 38 MODULES, 11.02kW WITH (N) 200A MSP	10/17/2017	<NONE>	SHII LEVY	SHII LEVY 2913 TECH CENTER DRIVE SANTA ANA CA 92705	(714)623-5534
PV-10-17-15615	62732216 25742 NELLIE GAIL ROAD ROOFTOP PV SYSTEM, 24 MODULES, 7.92kW WITH (E) 200A MSP	10/27/2017	<NONE>	TIM RYAN	SOLAR SYMPHONY CONSTRUCTION 341 ENGEL STREET ESCONDIDO CA 92029	(619)804-7007
PV-10-17-15618	62767113 25872 EUCALYPTUS DRIVE ROOFTOP SOLAR PV SYSTEM 21 MODULES, 6.825kW WITH (E) 200A MSP	10/13/2017	<NONE>	BRITTNEY RIVAS	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-10-17-15622	62772118 25311 MUSTANG DRIVE ROOFTOP SOLAR PV SYSTEM 34 MODULES, 9.69kW WITH (E) 400A MSP	10/17/2017	<NONE>	BRIAN SWEENEY	SOLARMAX RENEWABLE ENERGY 3080 12TH STREET RIVERSIDE CA 92705	(951)300-0768
PV-10-17-15637	62010110 25101 DE SALLE STREET ROOFTOP SOLAR PV SYSTEM, 25 MODULES, 7.125kW WITH (N) 225A MSP - REVISED TO (N)125A MSP	10/16/2017	<NONE>	CATHY STEVENS	HORIZON SOLAR POWER 7100 FLORIDA AVENUE HEMET CA 92545	(951)537-6859
PV-10-17-15638	62744109 26115 FLINTLOCK LANE ROOFTOP SOLAR SYSTEM 33 MODULES, 11.39kW WITH NEW 200A SOLAR READY MSP	11/30/2017	<NONE>	SCOTT GRIFFITH	SUN SOLAR ENERGY SOLUTIONS INC. 8803 SCOBEE STREET BAKERSFIELD CA 93311	(661)379-7000

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-10-17-15642	62745202 25972 GLEN CANYON DRIVE ROOFTOP PV SYSTEM, 46 MODULES, 16.560kW WITH (E) 200A MSP	10/16/2017	<NONE>	NICHOLAS MARTISOFSKI	PRECIS DEVELOPMENT INC. 36625 KEVIN ROAD #147/148 WILDOMAR CA 92595	(951)696-9400
PV-10-17-15665	63636132 27721 PINESTRAP ROOFTOP SOLAR PV SYSTEM, 34 MODULES, 11.396kW WITH (E) 200A MSP	11/03/2017	<NONE>	NADER ELARAB	ALTAIR SOLAR INC. CA	(949)783-8681
PV-10-17-15682	62503506 25501 LA MIRADA STREET ROOFTOP PV SYSTEM, 22 MODULES, 6.38kW WITH (E) 100A MSP	11/02/2017	<NONE>	JENALEE HOWLAND	BURKE ELECTRIC 3283 TRADE CENTER DRIVE RIVERSIDE CA 92507	(951)787-9800
PV-10-17-15684	62503208 25291 LINDA VISTA DRIVE ROOFTOP PV SYSTEM, 28 MODULES, 9.24kW WITH (E) 200A MSP	11/02/2017	<NONE>	AREG AGHAYANTS	LA SOLAR GROUP INC dba A P E L E C T R I C A L 7647 HAYVENHURST AVENUE #34 VAN NUYS CA 91406	(818)373-0077
PV-10-17-15687	62015124 24942 OVERLAND DRIVE ROOFTOP SOLAR PV SYSTEM, 40 MODULES, 11.4kW WITH (E) 100A MSP	11/06/2017	<NONE>	LORI JEFFS	QUICK SYSTEMS 5042 WILSHIRE BOULEVARD #28533 LOS ANGELES CA 90036	
PV-10-17-15700	62764233 26945 FALLING LEAF DRIVE ROOFTOP SOLAR PV SYSTEM, 40 MODULES, 11.8kW, EXISTING 200A MSP	11/08/2017	<NONE>	BRANDON CALLAHAN	PETERSEN-DEA N INC dba PETERSEN-DEAN 39300 CIVIC CENTER DRIVE FREMONT CA 94538	(510)371-6500
PV-10-17-15703	62017208 25662 CALIFIA DRIVE ROOF TOP SOLAR PV SYSTEM, MODULES 22, 6.050 kW, NEW 125A MSP REVISION TO REMOVE 2 MODULES TO = 20 MODULES	11/03/2017	<NONE>	MICHAEL MILLS	1ST LIGHT ENERGY INC CA	(949)870-7979

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-10-17-15704	62505219 25532 LA MIRADA STREET ROOFTOP SOLAR PV SYSTEM, 19 MODULES, 6.08 kW, (E) 125 A MSP	11/02/2017	<NONE>	JENALEE HOWLAND	BURKE ELECTRIC 3283 TRADE CENTER DRIVE RIVERSIDE CA 92507	(951)787-9800
PV-11-17-15735	62027208 25461 MCINTYRE STREET ROOFTOP SOLAR PV SYSTEM 2.925kW; 9 MODULES (E)100A MSP	11/08/2017	<NONE>	BRITTNEY RIVAS	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-11-17-15739	62770209 27206 WOODBLUFF ROAD ROOF TOP PV SYSTEM, 17 MODULES, 5.1kW, (E)200A MSP	11/08/2017	<NONE>	SHII LEVY	SHII LEVY 2913 TECH CENTER DRIVE SANTA ANA CA 92705	(714)623-5534
PV-11-17-15741	62007405 25222 EARHART ROAD ROOFTOP SOLAR PV SYSTEM, 15 MODULES, 4.35kW WITH (E) 100A MSP	11/27/2017	<NONE>		SMART SOLAR MARKETING dba ENVER ENERGY 17542 17TH STREET #175 TUSTIN CA 92780	(657)235-5641
PV-11-17-15744	62015116 24911 OVERLAND DRIVE ROOFTOP SOLAR PV SYSTEM 31 MODULES, 10.81kW (E) 200A MSP	11/07/2017	<NONE>	TOM ALEXANDER	ALPHA ELECTRIC AC / DC INC. dba 9479 ELLIS AVENUE FOUNTAIN VALLEY CA 92708	(714)493-9920
PV-11-17-15754	61627211 22182 ADAMO DRIVE ROOFTOP PV, 17.25kW, 50 MODULES, (E) 225A MSP	11/28/2017	<NONE>	COLE JENNIFER	SOLAR TECH ENERGY SYSTEMS INC. 9410 BOND AVENUE EL CAJON CA 92021	(619)743-9193
PV-11-17-15766	62504116 25432 LA HABRA COURT ROOFTOP PV SYSTEM, 12 MODULES, 3.48kW, (E) 200A MSP	11/16/2017	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-11-17-15770	62746111 25712 HIGHPLAINS TERRACE ROOFTOP SOLAR PV SYSTEM, 52 MODULES, 15.08kW WITH (E) 200A MSP	11/14/2017	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-11-17-15771	62037212 24892 GRISSOM ROAD ROOFTOP SOLAR PV SYSTEM, 23 MODULES, 8.17kW WITH (E) 125A MSP	11/14/2017	<NONE>	NADER ELARAB	ALTAIR SOLAR INC CA	(949)783-8681
PV-11-17-15781	62004304 25032 MAWSON DRIVE 468SF ROOFTOP PV, (N) 100A MSP, 9.36 kW, (N) 26 MODULES	11/15/2017	<NONE>	SHAWN VEGA	SEMPER SOLARIS CONSTRUCTION 1805 JOHN TOWERS AVENUE EL CAJON CA 91901	(619)715-4054
PV-11-17-15798	62710210 27141 SHENANDOAH DRIVE ROOFTOP SOLAR PV SYSTEM, 66 MODULES, 23.76kW WITH (N) 400A MSP & (N) 125A LOAD CENTER	11/27/2017	<NONE>	CESAR MIGUEL	GUYOU CONSTRUCTION INC. 27471 FALLBROOK COURT CORONA CA 92883	(714)614-6008
PV-11-17-15802	62711302 27251 LOST COLT DRIVE ROOFTOP SOLAR PV SYSTEM, 36 MODULES, 10.44kW WITH (N) SDGE RMA ON (E) 200A MSP - REVISED TO REMOVE THE SDGE RMA	12/05/2017	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-11-17-15807	62511111 25092 MORRO COURT ROOFTOP SOLAR PV SYSTEM 27 MODULES, 8.91kW WITH (E) 200A MSP	11/27/2017	<NONE>	AREG AGHAYANTS	LA SOLAR GROUP INC dba A P E L E C T R I C A L 7647 HAYVENHURST AVENUE #34 VAN NUYS CA 91406	(818)373-0077
PV-11-17-15808	62506509 25585 EL CAPITAN LANE ROOFTOP SOLAR PV SYSTEM 14 MODULES, 4.06kW WITH (E) 200A MSP	11/22/2017	<NONE>	JENALEE HOWLAND	BURKE ELECTRIC 3283 TRADE CENTER DRIVE RIVERSIDE CA 92507	(951)787-9800

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-11-17-15809	62038410 25351 BARENTS STREET ROOFTOP SOLAR PV SYSTEM 22 MODULES, 6.27kW WITH (E)125A MSP, WITH SDGE RMA & (N) 100A BACKUP LOAD PANEL	11/27/2017	<NONE>	RICK BROADHEAD	SUNRUN INSTALLATION SERVICES INC 775 FIERO LANE #200 SAN LUIS OBISPO CA 93401	(415)580-6900
PV-11-17-15810	62517105 25931 EL SEGUNDO STREET ROOFTOP SOLAR PV SYSTEM 24 MODULES, 6.96kW WITH (E) 125A MSP; REV 6.380kW 22 MODULES	11/28/2017	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-11-17-15811	62505211 25582 LA MIRADA STREET ROOFTOP SOLAR PV SYSTEM 26 MODULES, 8.58kW WITH (E) 200A MSP	11/27/2017	<NONE>	ARA PETROSYAN	LA SOLAR GROUP INC dba A P E L E C T R I C A L 7647 HAYVENHURST AVENUE #34 VAN NUYS CA 91406	(818)373-0077
PV-11-17-15813	62772121 25031 FARRIER CIRCLE ROOFTOP SOLAR PV SYSTEM 26 MODULES, 8.5kW WITH (E) 400A MSP, NEW NEMA OUTLET	12/07/2017	<NONE>	SHAWN VEGA	SEMPER SOLARIS CONSTRUCTION 1805 JOHN TOWERS AVENUE EL CAJON CA 91901	(619)715-4054
PV-11-17-15821	62009105 25009 MACKENZIE STREET ROOFTOP SOLAR PV SYSTEM WITH 17 MODULES, 6.290kW WITH (E) 125A MSP	11/28/2017	<NONE>	TED MOUNT	NATURAL ENERGY 804 TWIN OAKS VALLEY ROAD SAN MARCOS CA 92069	(760)743-6400
PV-11-17-15843	63633232 27322 LOST COLT DRIVE 430SF ROOFTOP, 23 MODULES, 8.050kW	12/08/2017	<NONE>	TIFANIE DANIELS	SUN SOLAR US INC CA	
PV-11-17-15849	62512310 25111 NATAMA COURT SOLAR ROOF MOUNT, (E) 200 A, 26 MODULES, 7.67kW	12/13/2017	<NONE>	CAMREN CONRAD	PETERSEN-DEA N INC dba PETERSENDEAN 39300 CIVIC CENTER DRIVE FREMONT CA 94538	(510)371-6500

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-1-17-14380	62045215 24716 CLARINGTON DRIVE ADDITION OF 8 MODULES, 2.240 kW TO (E) ROOFTOP SOLAR SYSTEM 28 MODULES, 7.000kW WITH (E) 225A MSP - REV TO ADD SUB-PANEL, DERATE MAIN TO 175A	08/21/2017	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-1-18-16005	62770108 27201 WOODBLUFF ROAD ROOF TOP PV SYSTEMS, 38 MODULES, 12.35kW, (E) 200A, (N) 125A SUBPANEL	01/09/2018	<NONE>	BRITTNEY RIVAS	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-1-18-16031	62030206 25012 WOOLWICH STREET ROOFTOP SOLAR PV SYSTEM 9.315kW, 27 MODULES, EXISTING 125A MSP, NEW 125A SUBPANEL - REVISED TO ADD (N) 125A SUBPANEL	01/16/2018	<NONE>	VICTOR LEAL	SEMPER SOLARIS CONSTRUCTION 1805 JOHN TOWERS AVENUE EL CAJON CA 91901	(619)715-4054
PV-1-18-16038	62766120 25922 CEDARBLUFF TERRACE ROOFTOP SOLAR PV SYSTEM, 18 MODULES, 5.85kW WITH (E) 200A MSP	01/16/2018	<NONE>	BRITTNEY RIVAS	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-1-18-16056	62536156 35 LAUREL CREEK LANE ROOFTOP SOLAR PV, 15 MODULES, 4.95kW WITH (N) 225A MSP	03/21/2018	<NONE>	KAYLEY SCHVANEVELD	DIRECT ELECTRIC COMPANY 25695 JEFFERSON AVENUE #17 MURRIETA CA 92562	(951)965-1014
PV-1-18-16057	63632207 27231 WESTRIDGE LANE ROOFTOP SOLAR PV SYSTEM WITH 48 MODULES, 15.6kW; 13.5kWh ENERGY STORAGE SYSTEM, (N) 400A LOAD CENTER, (N) 200A DIST PANEL; (E) 225A MSP - REVISION TO ADD 125A LOAD CENTER, 27kWh ENERGY STORAGE SYSTEM	01/31/2018	<NONE>	BRITTNEY RIVAS	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-1-18-16058	62770208 27091 FALLING LEAF DRIVE ROOFTOP SOLAR PV SYSTEM 10.464kW, 32 MODULES, (E) 200A MSP WITH SDGE RMA	01/26/2018	<NONE>	VICTOR LEAL	SEMPER SOLARIS CONSTRUCTION 1805 JOHN TOWERS AVENUE EL CAJON CA 91901	(619)715-4054

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-1-18-16059	62764230 26931 FALLING LEAF DRIVE ROOFTOP SOLAR PV SYSTEM 17 MODULES, 6.12kW (E) 200A MSP; (N) 125A SUBPANEL	01/24/2018	<NONE>	VICTOR LEAL	SEMPER SOLARIS CONSTRUCTION 1805 JOHN TOWERS AVENUE EL CAJON CA 91901	(619)715-4054
PV-1-18-16060	62536222 62 LAUREL CREEK LANE ROOFTOP PV SYSTEM, 16 MODULES, 5.28kW WITH MSP UPGRADE TO 200A	01/22/2018	<NONE>	RICK BROADHEAD	SUNRUN INSTALLATION SERVICES INC. 775 FIERO LANE #200 SAN LUIS OBISPO CA 93401	(415)580-6900
PV-1-18-16062	62537107 39 JASMINE CREEK LANE ROOFTOP SOLAR PV SYSTEM, 11 MODULES, 3.63kW WITH (E) 100A MSP	01/22/2018	<NONE>	RICK BROADHEAD	SUNRUN INSTALLATION SERVICES INC. 775 FIERO LANE #200 SAN LUIS OBISPO CA 93401	(415)580-6900
PV-1-18-16064	62506205 25512 EL CONEJO LANE ROOFTOP SOLAR PV SYSTEM; 22 MODULES, 6.270kW WITH 5kW LITHIUM BATTERY; (N) 100A SUBPANEL, (E) 200A MSP	01/22/2018	<NONE>	RICK BROADHEAD	SUNRUN INSTALLATION SERVICES INC. 775 FIERO LANE #200 SAN LUIS OBISPO CA 93401	(415)580-6900
PV-1-18-16065	62746107 25772 HIGHPLAINS TERRACE ROOFTOP SOLAR PV SYSTEM; 34 MODULES, 9.69kW WITH SDGE RMA, (E) 200A MSP	01/22/2018	<NONE>	RICK BROADHEAD	SUNRUN INSTALLATION SERVICES INC. 775 FIERO LANE #200 SAN LUIS OBISPO CA 93401	(415)580-6900
PV-1-18-16077	63639115 27752 GREENFIELD DRIVE ROOFTOP SOLAR PV SYSTEM WITH 77 MODULES, 20.600kW (E) 225A MSP, (N)125A COMBINER PANEL; REVISED TO 200A MSP	02/01/2018	<NONE>	MEGAN MARTIN	FREEDOM FOREVER 43445 BUSINESS PARK DRIVE #110 TEMECULA CA 92590	(888)557-6431
PV-1-18-16078	63613203 27222 SUNDOWNER DRIVE ROOFTOP SOLAR PV SYSTEM 23 MODULES, 6.670kW WITH (E) 200A MSP	01/25/2018	<NONE>	GRACE	S A S ELECTRICAL 1750 CALIFORNIA AVENUE CORONA CA 92881	(714)865-5068

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-1-18-16103	62019122 25142 LA SUEN ROAD ROOFTOP SOLAR PV SYSTEM, 16 MODULES, 4.80kW WITH (E) 200A MSP	01/30/2018	<NONE>	PAUL LE	SOUTH WEST SUN SOLAR INC dba SWSS 5871 Westminster BOULEVARD #C Westminster CA 92683	(714)582-3909
PV-1-18-16112	61626405 23646 SORESINA DRIVE ROOFTOP SOLAR PV SYSTEM, 11 MODULES, 3.190kW WITH (N) 225A MSP & (N) 125A COMBINER PANEL	02/05/2018	<NONE>	ERIC CURTIS	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-1-18-16121	62766132 25881 FAIRCOURT LANE ROOFTOP SOLAR PV SYSTEM, 30 MODULES, 9.9kW WITH (E) 200A MSP	02/01/2018	<NONE>	BRIANA GONZALES	TLP ELECTRIC INTEGRATIONS INC. dba INFINITY 2460 GLASSELL #A ORANGE CA 92865	(714)944-5287
PV-1-18-16127	62013303 25482 GRISSOM ROAD ROOFTOP SOLAR PV SYSTEM, 8 MODULES, 2.32kW WITH (N) 225A MSP	02/05/2018	<NONE>	ERIC CURTIS	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-1-18-16135	62030201 24962 WOOLWICH STREET ROOFTOP SOLAR PV SYSTEM, 16 MODULES; 5.2kW (N) 200A MSP, (N) 200A SUBPANEL, (N) 125A LOADCENTER	02/12/2018	<NONE>	EAMON ALVARADO	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-12-17-15868	62013203 25351 ORELLANO WAY NEW 504SF ROOFMOUNT PV, 28 MODULES, 28 MICROINVERTERS, 10.08kW, METER PANEL UPGRADE FROM 100-125A	12/13/2017	<NONE>	SHAWN VEGA	SEMPER SOLARIS CONSTRUCTION 1805 JOHN TOWERS AVENUE EL CAJON CA 91901	(619)715-4054
PV-12-17-15888	62744124 25502 NELLIE GAIL ROAD ROOFTOP SOLAR PV SYSTEM WITH 62 MODULES - 20.27kW, (N)200A MSP & SDGE RMA	12/28/2017	<NONE>	SHAWN VEGA	SEMPER SOLARIS CONSTRUCTION 1805 JOHN TOWERS AVENUE EL CAJON CA 91901	(619)715-4054

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-12-17-15889	62732227 25891 PRAIRIESTONE DRIVE 414 SF PV ROOFTOP, 8.28kW, 23 MODULES, (E) 200A	12/07/2017	<NONE>	EDMOND LI	SUN BEES GROUPS INC dba TRIIF 451 LAMBERT ROAD #212 BREA CA 92821	(714)364-4680
PV-12-17-15890	62013509 25431 CHAMPLAIN ROAD 324 SF ROOFTOP, (N) 125A MSP UPGRADE, 18 MODULES, 5.13kW	12/14/2017	<NONE>	RICK BROADHEAD	SUNRUN INSTALLATION SERVICES INC. 775 FIERO LANE #200 SAN LUIS OBISPO CA 93401	(415)580-6900
PV-12-17-15891	62716306 24922 BUCKBOARD LANE ROOFTOP PV SYSTEM, 61 MODULES, 19.520kW, (E) 100A; (N) 125A SUBPANEL, RE-ROOF COMP SHINGLE; REV - 18.240kW 57 MODULES	01/26/2018	<NONE>	DAN HAMMOND	SUNSHINE ENERGY 4900 CHAPMAN #32 ORANGE CA 92869	(714)425-0608
PV-12-17-15893	62506107 25091 LINDA VISTA DRIVE 414SF ROOFTOP, (E) 200A MSP, (N) INVERTER, (N) 23 MODULES, 7.5kW	12/13/2017	<NONE>	VICTOR LEAL	SEMPER SOLARIS CONSTRUCTION 1805 JOHN TOWERS AVENUE EL CAJON CA 91901	(619)715-4054
PV-12-17-15900	62017125 24991 PRESIDIO DRIVE ROOFTOP SOLAR PV SYSTEM, 16 MODULES, 5.232kW WITH (N) 125A PV LOAD CENTER & (E) 200A MSP	01/04/2018	<NONE>	PETER RUTTKAY	SOLAR TECH ENERGY SYSTEMS INC. 9410 BOND AVENUE EL CAJON CA 92021	(619)743-9193
PV-12-17-15928	62744110 26135 FLINTLOCK LANE ROOFTOP PV SYSTEM, 41 MODULES, 12.10kW WITH (E) 200A MSP -REV TO CHANGE PANEL LAYOUT	01/11/2018	<NONE>	ANJIE PUCH	BAKER ELECTRIC SOLAR 2140 ENTERPRISE STREET ESCONDIDO CA 92029	(760)975-6242
PV-12-17-15939	62006103 25202 COSTEAU STREET 636SF ROOFTOPCOMP SHINGLE PV SYSTEM, 10.080kW, 36 MODULES, (E)MSP 125A	12/19/2017	<NONE>	VINCENT CURCIE	ORANGE COUNTY SOLAR CONTRACTING 311 ANACAPA IRVINE CA 92602	(714)401-7242

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PV-12-17-15962	62038209 25351 HILLARY LANE 576SF ROOF TOP PV SYSTEM, (N) 225A, 9.60kW, 32 MODULES	12/27/2017	<NONE>	NADER ELARAB	ALTAIR SOLAR INC CA	(949)783-8681
PV-12-17-15969	62038208 25372 CADILLAC DRIVE 612 ROOF TOP PV SYSTEM, 35 MODULES, (N) 125A MSP, 9.8kW REVISION- NO NEUTRAL MICROINVERTERS, DIFFERENT STYLE OF PLACARD	12/21/2017	<NONE>	HENRY AFFRE	PEAK POWER SOLUTIONS INC 1542 EDINGER AVENUE #D TUSTIN CA 92780	(562)682-4511
PV-12-17-15970	62713206 25101 BUCKSKIN DRIVE ROOFTOP SOLAR PV 43 MODULES, 15.48kW WITH (E) 400A MSP	01/10/2018	<NONE>	BOB KORNMANN	SUNPRO SOLAR INC 34859 FREDRICK STREET #101 WILDOMAR CA 92595	(951)678-7733
PV-12-17-15987	62038207 25382 CADILLAC DRIVE 423SF SOLAR ROOF TOP ARRAY, TILEROOOF, 23 MODULES, 7kW, (N) 125A (N) AC DISCONNECT,	12/29/2017	<NONE>	TIM RYAN	SOLAR SYMPHONY CONSTRUCTION 341 ENGEL STREET ESCONDIDO CA 92029	(619)804-7007
PV-2-18-16142	63639111 27692 GREENFIELD DRIVE ROOFTOP SOLAR PV SYSTEM 15 MODULES, 4.95kW (E) 200A MSP	02/07/2018	<NONE>	BRIANA GONZALES	TLP ELECTRIC INTEGRATIONS INC. dba INFINITY 2460 GLASSELL #A ORANGE CA 92865	(714)944-5287
PV-2-18-16144	62506307 25541 EL CONEJO LANE ROOFTOP SOLAR PV SYSTEM 28 MODULES, 9.66kW WITH (E) 200A MSP	02/08/2018	<NONE>	NICOLE KESSLOFF	TMAG INDUSTRIES INC dba STEEL AR 6965 EL CAMINO REAL #105-444 CARLSBAD CA 92009	
PV-2-18-16154	62523101 24571 MANDEVILLE DRIVE ROOFTOP SOLAR PV SYSTEM 24 MODULES, 8.64kW WITH (E) 200A MSP; (N) 125A SUBPANEL	02/15/2018	<NONE>	NICOLE KESSLOFF	TMAG INDUSTRIES INC dba STEEL AR 6965 EL CAMINO REAL #105-444 CARLSBAD CA 92009	

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PV-2-18-16167	62517107 25951 EL SEGUNDO STREET ROOFTOP SOLAR PV SYSTEM 20 MODULES, 5.7kW WITH (E) 125A MSP	02/16/2018	<NONE>	JOSH POGUE	SOLARMAX RENEWABLE ENERGY 3080 12TH STREET RIVERSIDE CA 92705	(951)300-0768
PV-2-18-16184	62745105 26082 FLINTLOCK LANE ROOFTOP SOLAR PV SYSTEM WITH 48 MODULES, 15.6kW (E) 225A MSP; REVISION TO ADD (N) 125A LOAD CENTER	02/16/2018	<NONE>	EAMON ALVARADO	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-2-18-16193	62015123 24952 OVERLAND DRIVE ROOFTOP SOLAR PV SYSTEM, 30MODULES, 8.55kW WITH (N) 125A MSP UPGRADE	02/16/2018	<NONE>	JOSH POGUE	SOLARMAX RENEWABLE ENERGY 3080 12TH STREET RIVERSIDE CA 92705	(951)300-0768
PV-2-18-16213	62728207 25552 RANGEWOOD ROAD ROOFTOP SOLAR PV SYSTEM, 25 MODULES, 8.63kW WITH (E) 400A MSP	02/22/2018	<NONE>	ANTHONY BAZAN	TMAG INDUSTRIES INC aka STEEL AR 6965 EL CAMINO REAL #105-444 CARLSBAD CA 92009	
PV-2-18-16214	62030205 25002 WOOLWICH STREET ROOFTOP SOLAR PV SYSTEM; 21 MODULES, 5.98kW WITH 9.8kWh, 5KW BATTERY; (E) 200a MSP	02/28/2018	<NONE>	RICK BROADHEAD	SUNRUN INSTALLATION SERVICES INC. 775 FIERO LANE #200 SAN LUIS OBISPO CA 93401	(415)580-6900
PV-2-18-16215	62751112 25292 MUSTANG DRIVE ROOFTOP SOLAR PV SYSTEM, 28 MODULES, 9.1kW WITH (E) 200A MSP	03/05/2018	<NONE>	EAMON ALVARADO	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-2-18-16216	62741106 25296 GALLUP CIRCLE ROOFTOP SOLAR PV SYSTEM, 41 MODULES, 12.505kW WITH NEW 100A SUBPANEL ON (E) 200A MSP	04/09/2018	<NONE>	CHERYL STUART	HORIZON SOLAR POWER 7100 FLORIDA AVENUE HEMET CA 92545	(951)537-6859

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PV-2-18-16235	62519116 24881 ZUMAYA COURT ROOFTOP SOLAR PV SYSTEM, 18 MODULES, 5.94kW WITH (E) 200A MSP	02/28/2018	<NONE>	RICK BROADHEAD	SUNRUN INSTALLATION SERVICES INC. 775 FIERO LANE #200 SAN LUIS OBISPO CA 93401	(415)580-6900
PV-2-18-16239	62004203 25162 EARHART ROAD ROOFTOP SOLAR PV SYSTEM, 19 MODULES, 5.60kW WITH (E) 200A MSP	02/28/2018	<NONE>	CESAR MIGUEL	GUYOU CONSTRUCTION INC. 27471 FALLBROOK COURT CORONA CA 92883	(714)614-6008
PV-2-18-16242	62712202 27141 LOST COLT DRIVE ROOFTOP SOLAR PV SYSTEM 25 MODULES, 7.375kW WITH (E) 200A MSP	02/28/2018	<NONE>		SMART SOLAR MARKETING dba FNVER ENRGY 17542 17TH STREET #175 TUSTIN CA 92780	(657)235-5641
PV-2-18-16250	62756202 25656 NOTTINGHAM COURT ROOFTOP SOLAR PV SYSTEM, 42 MODULES, 12.18kW WITH (N) SUBPANEL ON (E) 200A MSP	03/05/2018	<NONE>	NICK BLALOCK	BLALOCK ELECTRIC & SOLAR INC. dba 23905 CLINTON KEITH ROAD #114-216 WILDOMAR CA 92595	(951)760-4638
PV-2-18-16253	62027321 25901 SPRUCE LANE ROOFTOP SOLAR PV SYSTEM, 21 MODULES, 6.405kW WITH (E) 100A MSP	03/05/2018	<NONE>	EAMON ALVARADO	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-2-18-16257	61627227 23696 SORESINA ROAD ADDITION OF 9 MODULES TO (E) ROOFTOP SOLAR PV SYSTEM, 2.61kW WITH (E) 125A MSP	03/02/2018	<NONE>	ERIC CURTIS	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-2-18-16273	62727117 26672 CHESTER DRIVE ROOFTOP SOLAR PV SYSTEM WITH 11 MODULES, 3.575kW & 13.5kWH ENERGY STORAGE SYSTEM; (N) 200A LOADCENTER, (E) 200A MSP	03/05/2018	<NONE>	EAMON ALVARADO	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100

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PV-2-18-16274	62750303 26192 FLINTLOCK LANE ROOFTOP SOLAR PV SYSTEM WITH 10 MODULES, 3.25kW (E) 200A MSP	03/05/2018	<NONE>	EAMON ALVARADO	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-2-18-16275	62007410 25272 EARHART ROAD ROOFTOP SOLAR PV SYSTEM 26 MODULES, 8.58kW (N) 200A MSP	03/05/2018	<NONE>	BRIANA GONZALES	TLP ELECTRIC INTEGRATIONS INC. dba INFINITY 2460 GLASSELL #A ORANGE CA 92865	(714)944-5287
PV-3-18-16284	62763148 26801 BARKSTONE LANE ROOFTOP SOLAR PV SYSTEM 20 MODULES, 6.7kW (N) 125A LOAD CENTER (E) 200A MSP	03/22/2018	<NONE>	NADER ELARAB	ALTAIR SOLAR INC. CA	(949)783-8681
PV-3-18-16295	62769116 25701 RAIN TREE ROAD ROOFTOP SOLAR PV SYSTEM, 33 MODULES, 10.23kW WITH (E) 200A MSP	03/09/2018	<NONE>	VAN NGUYEN	EARTHCHOICE SOLAR INC. 25791 BROOKMONT LAKE FOREST CA 92630	(760)580-9907
PV-3-18-16298	62008324 25291 ERICSON WAY ROOFTOP SOLAR PV SYSTEM 22 MODULES, 6.38kW WITH (E) 125A MSP	03/12/2018	<NONE>	ARIN GHARIBIAN	ARMIN GHARIBIAN SAKI 9862 GLENOAKS BOULEVARD SUN VALLEY CA 91352	(818)807-6527
PV-3-18-16304	62710204 27152 SHENANDOAH DRIVE ROOFTOP SOLAR PV SYSTEM WITH 34 MODULES, 12.24kW WITH (N) 200A MSP (UNDER PERMIT #EL-16264) (N)125A SUBPANEL	03/08/2018	<NONE>	ANJIE PUCH	BAKER ELECTRIC SOLAR 2140 ENTERPRISE STREET ESCONDIDO CA 92029	(760)975-6242
PV-3-18-16326	62770104 27042 FALLING LEAF DRIVE ROOFMOUNT PV SYSTEM WITH 29 MODULES, 8.555KW; (E) 200A MSP, (N) 125A LOAD CENTER; 9.8kW BATTERY STORAGE SYSTEM	03/15/2018	<NONE>	DEANDRA ZUAZO	PETERSEN-DEAN INC dba PETERSENDEAN 39300 CIVIC CENTER DRIVE FREMONT CA 94538	(510)371-6500

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PV-3-18-16327	62022101 25301 BENTLEY LANE ROOFTOP SOLAR PV SYSTEM, 16 MODULES, 4.64kW WITH (E) 100A MSP	03/12/2018	<NONE>	ARIN GHARIBIAN	ARMIN GHARIBIAN SAKI 9862 GLENOAKS BOULEVARD SUN VALLEY CA 91352	(818)807-6527
PV-3-18-16349	62029319 24871 LUTON STREET ROOFTOP SOLAR PV SYSTEM, 33 MODULES, 9.73kW WITH (N) EDISON GMA ON (E) 125A MSP	03/15/2018	<NONE>	CLARK WIMER	THE HONEST ENERGY COMPANY INC. 212 20TH STREET NEWPORT BEACH CA 92663	(714)866-7042
PV-3-18-16371	62012115 25242 CHAMPLAIN ROAD ROOFTOP SOLAR PV SYSTEM, 15 MODULES, 4.27kW WITH (E) 125A MSP	03/28/2018	<NONE>	RICK BROADHEAD	SUNRUN INSTALLATION SERVICES INC. 775 FIERO LANE #200 SAN LUIS OBISPO CA 93401	(415)580-6900
PV-3-18-16386	61629120 22421 GRAVINO ROOFTOP SOLAR PV SYSTEM, 33 MODULES, 9.570kW (E) 125A MSP	04/03/2018	<NONE>	ERIC CURTIS	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-3-18-16404	62011308 25301 DE SALLE STREET ROOFTOP SOLAR PV SYSTEM WITH 18 MODULES, 6.480kW (E) 100A MSP WITH SDGE RMA - REV TO REMOVE RMA	04/03/2018	<NONE>	JAMES MCKNIGHT	SULLIVAN SOLAR POWER OF CALIFORNIA 8949 KENAMAR DRIVE #101 SAN DIEGO CA 92121	(858)271-7758
PV-4-18-16414	63638210 27763 HIDDEN TRAIL ROAD ROOFTOP SOLAR PV SYSTEM, 28 MODULES, 9.1kW WITH (N) 125A LOAD CENTER ON (E) 200A MSP	04/11/2018	<NONE>	EAMON ALVARADO	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-4-18-16430	62047101 24641 CRESTA COURT ROOFTOP SOLAR PV SYSTEM, 20 MODULES, 7.0kW WITH (E) 200A MSP; REVISED TO (N) 225A	04/10/2018	<NONE>	CALVIN NGUYEN	ALPHA ELECTRIC AC / DC INC dba 9479 ELLIS AVENUE FOUNTAIN VALLEY CA 92708	(714)493-9920

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-4-18-16474	62027210 25481 MCINTYRE STREET ADD 8 MODULES, 2.32kW TO AN EXISTING 24 MODULES, 6kW ROOFTOP SYSTEM WITH (E) 200A SMP	04/19/2018	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-4-18-16487	62727124 24722 AVONDALE DRIVE ROOFTOP SOLAR PV SYSTEM, 14 MODULES, 5.04kW WITH (E) 200A MSP	04/18/2018	<NONE>	ASHRAF NAJI	ASH 647 CAMINO DE LOS MARES #108 SAN CLEMENTE CA 92673	
PV-4-18-16488	62503501 25142 LINDA VISTA DRIVE ROOFTOP SOLAR PV SYSTEM, 26 MODULES, 8.32kW WITH (E) 200A MSP	04/19/2018	<NONE>	CESAR MIGUEL		
PV-4-18-16489	62533324 26062 TALEGA AVENUE ROOFTOP SOLAR PV SYSTEM, 13 MODULES, 3.77kW WITH (E) 100A MSP	04/19/2018	<NONE>	NATALY NORIEGA	ENERGY ENTERPRISES LLC INC dba 6736 VESPER AVENUE VAN NUYS CA 91405	(510)683-5026
PV-4-18-16503	62017130 25041 PRESIDIO DRIVE ROOFTOP SOLAR PV SYSTEM, 14 MODULES, 4.62kW WITH (N) 200A MSP UPGRADE & (N) NEMA 3R/4X J-BOX	04/18/2018	<NONE>	BRIANA GONZALES	TLP ELECTRIC INTEGRATIONS INC dba INFINITY 2460 GLASSELL #A ORANGE CA 92865	(714)944-5287
PV-4-18-16517	61625119 22371 TORINO ROOFTOP SOLAR PV SYSTEM, 13 MODULES, 3.83kW WITH (E) 125A MSP WITH NEW 600V JUNCTION BOX	04/30/2018	<NONE>		SMART SOLAR MARKETING dba ENERGY 17542 17TH STREET #175 TUSTIN CA 92780	(657)235-5641
PV-4-18-16520	63636127 27651 PINESTRAP 11.8kW ROOF MOUNT SOLAR, 40 MODULES, (E) 200A MSP; 9.8kWH LG BATTERY BACKUP	04/27/2018	<NONE>	DEANDRA ZUAZO	PETERSEN-DEA N INC dba PETERSENDEAN 39300 CIVIC CENTER DRIVE FREMONT CA 94538	(510)371-6500

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-4-18-16522	61629141 23781 PESARO AVENUE ROOFTOP SOLAR PV SYSTEM 9 MODULES, 2.61kW WITH (E) 225A MSP; REVISED TO 33 MODULES; 9.73kW; REV TO (N) 200A MSP	05/04/2018	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-4-18-16523	62749108 26412 HOUSTON TRAIL ROOFTOP PV 12 MODULES 3.9 KW (E)200MSP	04/26/2018	<NONE>	EAMON ALVARADO	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-4-18-16524	62010414 25481 EARHART ROAD ROOFTOP PV 18 MODULES 5.40 KW (E)125 AMP	04/25/2018	<NONE>	PAUL LE	SOUTH WEST SUN SOLAR INC dba SWSS 5871 Westminster BOULEVARD #C Westminster CA 92683	(714)582-3909
PV-4-18-16532	63419223 26376 ROSA STREET ROOFTOP SOLAR PV SYSTEM 11 MODULES, 3.960kW WITH (N) 225A MSP	04/27/2018	<NONE>	TIFANIE DANIELS	SUN SOLAR US INC CA	
PV-4-18-16553	62724111 26481 DAPPLE GREY DRIVE ROOFTOP SOLAR PV SYSTEM 14 MODULES, 4.060kW (E) 200A MSP	05/02/2018	<NONE>	KAYLA WEINREICH	PROWALLS GROUP INC. 1001 GLENCLIFF LA HABRA CA 90631	(714)442-2062
PV-5-18-16570	62506411 25582 EL CAPITAN LANE ROOFTOP SOLAR PV SYSTEM, 19 MODULES, 6.84kW WITH (E) 200A MSP	05/07/2018	<NONE>	MARCUS WEBER	EARTHCHOICE SOLAR INC 25791 BROOKMONT LAKE FOREST CA 92630	(760)580-9907
PV-5-18-16588	61625143 23542 VENISIA DRIVE ROOFTOP PV 15 MODULES; 4.42 kW; (E) 125A MSP, NEW 125A SUB PANEL; REVISED TO 16 MODULES AND 4.72kW	05/10/2018	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-5-18-16590	63633227 25151 BLACK HORSE LANE 14.28KW ROOF MOUNTED SYSTEM 42 PANELS, NEW 200A SERVICE PANEL	05/07/2018	<NONE>	FRED LOPEZ	OWNER/BUILDER CA	
PV-5-18-16591	61629119 22411 GRAVINO ROAD ROOFTOP SOLAR PV 20 MODULES; 5.8kW; (E) 125A - REVISED TO 5.90kW	05/10/2018	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-5-18-16618	62748101 25521 SADDLE ROCK PLACE ROOFTOP SOLAR PV; 27 MODULES; 9.72 kW; (E) 200A MSP	05/21/2018	<NONE>	DAVE WATT	SOLAR WATT SOLUTIONS INC. 1372 CYNTHIA LANE CARLSBAD CA 92008	(760)712-3155
PV-5-18-16624	62714106 24911 BUCKSKIN DRIVE ROOFTOP SOLAR PV 34 MODULES, 9.860kW WITH (E) 200A MSP	05/21/2018	<NONE>	KAYLA WEINREICH	SOLAR POWER SUPPLY 2175 SAMPSON AVENUE LAGUNA HILLS CA 92653	(714)261-5180
PV-5-18-16630	62761106 25781 MAPLE VIEW DRIVE ROOFTOP PV, 25 MODULES; 8.25 kW; (E) 200A MSP; (N) SUBPANEL	05/18/2018	<NONE>	JAMES MCKNIGHT	SULLIVAN SOLAR POWER OF CALIFORNIA 8949 KENAMAR DRIVE #101 SAN DIEGO CA 92121	(858)271-7758
PV-5-18-16642	63611101 27501 BOOTHILL COURT ROOFTOP SOLAR PV, 74 MODULES, 21.83 kW; (E) 400A MSP	05/22/2018	<NONE>	JOSH POGUE	SOLARMAX RENEWABLE ENERGY 3080 12TH STREET RIVERSIDE CA 92705	(951)300-0768
PV-5-18-16666	62764204 26811 DEVONSHIRE ROAD ROOFTOP PV 18 MODULES; 5.31 kW; (E) 200 A MSP	06/01/2018	<NONE>	NOEMI PARRA		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-5-18-16671	62535105 15 JASMINE CREEK LANE ROOFTOP PV 15 MODULES; 4.875 kW; (E) 125A MSP	05/24/2018	<NONE>	CHELSEY WOOD	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-5-18-16676	63637105 27582 GOLD DUST LANE ROOFTOP SOLAR PV; 29 MODULES; 10.44 kW; (E) 200A MSP	05/23/2018	<NONE>	CESAR MIGUEL	GUYOU CONSTRUCTION INC. 27471 FALLBROOK COURT CORONA CA 92883	(714)614-6008
PV-5-18-16712	61623203 22561 MONTOVA STREET ROOFTOP SOLAR PV SYSTEM 10 MODULES WITH (E) 200A MSP	06/06/2018	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-5-18-16722	62023311 25151 COSTEAU STREET ROOFTOP SOLAR PV 17 MODULES, 5.01 kW; (E) 125A MSP	06/06/2018	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-5-18-16723	61623101 22532 MONTOVA STREET ROOFTOP SOLAR PV 24 MODULES, 7.08 kW; (E) 125A MSP	06/06/2018	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-6-17-15002	62530225 24 MELODY HILL LANE ROOFTOP SOLAR PV SYSTEM 9 MODULES, 2.43kW WITH (N) 125A SUB-PANEL, (E) 125A MSP - REVISED TO 8 MODULES, 2.16kW	10/11/2017	<NONE>	KRISTINE RIVERA	ENERGY ENTERPRISES LLC 6736 VESPER AVENUE VAN NUYS CA 91405	(510)683-5026
PV-6-17-15045	62709104 27092 HIDDEN TRAIL ROAD GROUND MOUNT SOLAR PV SYSTEM 44 MODULES, 12.760kW; NEW 125A SUBPANEL, (E) 200A MSP	07/11/2017	<NONE>	CESAR MIGUEL	GUYOU CONSTRUCTION INC. 27471 FALLBROOK COURT CORONA CA 92883	(626)905-1782

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-6-17-15049	62760121 26661 WHITE OAKS DRIVE ROOFTOP SOLAR PV SYSTEM, 18 MODULES, 5.89kW WITH (E) 200A MSP	07/05/2017	<NONE>	MAI LY	SOLAR SOLUTIONS 4 U INC. dba H I V 247 GLADSTONE STREET SAN DIMAS CA 91773	(626)443-8166
PV-6-17-15094	62043406 24932 HON AVENUE ROOFTOP SOLAR PV SYSTEM, 14 MODULES, 4.41kW WITH (E) 100A MSP	07/11/2017	<NONE>	KANDYCE SMITH	DIRECT ELECTRIC COMPANY 25695 JEFFERSON AVENUE #17 MURRIETA CA 92562	(951)965-1014
PV-6-18-16742	62730116 25746 BUCKLESTONE COURT ROOFTOP SOLAR PV WITH 38 MODULES; 11.020 kW WITH (E) 200A MSP	06/14/2018	<NONE>	KAYLA WEINREICH	SOLAR POWER SUPPLY 2175 SAMPSON AVENUE LAGUNA HILLS CA 92653	(714)261-5180
PV-6-18-16743	62045109 24755 CLARINGTON DRIVE ROOFTOP SOLAR PV WITH 23 MODULES; 7.5kW; (E) 200A MSP; REVISED TO (N) 200A MSP	06/20/2018	<NONE>	ANTHONY	MARK MENDOZA 6103 ELSA STREET LAKEWOOD CA 90713	(562)447-4971
PV-6-18-16745	62518215 24822 SOLANO COURT ROOFTOP SOLAR PV WITH 24 MODULES; 6.84 kW; (E) 200A MSP	06/21/2018	<NONE>	CHERYL STUART	HORIZON SOLAR POWER 7100 FLORIDA AVENUE HEMET CA 92545	(951)537-6859
PV-6-18-16752	62523107 24491 MANDEVILLE DRIVE ROOFTOP SOLAR PV WITH 43 MODULES; 15.48 kW; (E) 200A MSP WITH RMA	06/13/2018	<NONE>	COURTNE FORD	SOLAR 360 BUILDING SERVICES INC. 1572 BATAVIA STREET #2 ORANGE CA 92867	(888)688-4946
PV-6-18-16777	62525204 26051 TALEGA AVENUE ROOFTOP SOLAR PV WITH 15 MODULES; 4.875 kW; (E) 125A MSP	06/08/2018	<NONE>	EAMON ALVARADO	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
PV-6-18-16790	63611124 27472 LOST TRAIL DRIVE ROOFTOP PV 40 MODULES; 11.4kW; (N) 200A MSP; 5kW BATTERY STORAGE	06/14/2018	<NONE>	RICK BROADHEAD	SUNRUN INSTALLATION SERVICES INC 775 FIERO LANE #200 SAN LUIS OBISPO CA 93401	(415)580-6900
PV-6-18-16792	62712208 24841 BEARGRASS CIRCLE ROOFTOP SOLAR PV WITH 34 MODULES; 10.03 kW; (E) 200A MSP; (N) 125A LOAD CENTER	06/27/2018	<NONE>	DEANDRA ZUAZO	PETERSEN-DEA N INC dba PETERSENDFAN 39300 CIVIC CENTER DRIVE FREMONT CA 94538	(510)371-6500
PV-6-18-16835	62507106 24861 LARGO DRIVE ROOFTOP SOLAR PV WITH 24 MODULES; 7.68 kW; (E)200A MSP	06/21/2018	<NONE>	PHILIP LAWES	INSOLTECH CONSTRUCTION PO BOX 5132 LAGUNA BEACH CA 92652	
PV-7-17-15159	62767111 25892 EUCALYPTUS DRIVE ROOFTOP SOLAR PV SYSTEM, 13 MODULES 3.9kW WITH (E) 200A MSP	07/14/2017	<NONE>	BRITTNEY RIVAS	TESLA ENERGY OPERATIONS, INC 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-7-17-15160	62011111 25312 DE SALLE STREET ROOFTOP SOLAR PV SYSTEM, 31 MODULES, 9.765kW WITH (E) 200A MSP	07/17/2017	<NONE>	JAMES MCKNIGHT	SULLIVAN SOLAR POWER OF CALIFORNIA 8949 KENAMAR DRIVE #101 SAN DIEGO CA 92121	(858)271-7758
PV-7-17-15168	62011201 25442 GRISSOM ROAD ROOFTOP SOLAR PV SYSTEM, 24 MODULES, 6.96kW WITH (N) 125A MSP	07/11/2017	<NONE>	PAUL LE	SOUTH WEST SUN SOLAR INC dba SWSS 5871 Westminster BOULEVARD #C Westminster CA 92683	(714)582-3909
PV-7-17-15169	62506105 25111 LINDA VISTA DRIVE ROOFTOP SOLAR PV SYSTEM, 35 MODULES, 9.975kW WITH (E) 200A MSP	07/14/2017	<NONE>		EFFECT ENERGY 1007 GROVE AVENUE #D ORANGE CA 92865	(714)202-5422

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PV-7-17-15175	61626242 23551 LIPARI ROOFTOP SOLAR PV SYSTEM; 14 MODULES, 3.920kW WITH (E) 100A MSP	07/25/2017	<NONE>	HEATHER	FREEDOM SOLAR SERVICES dba 30605 SORREL LANE CANYON LAKE CA 92587	(951)639-3570
PV-7-17-15184	62772104 26072 RED CORRAL ROAD ROOFTOP SOLAR PV SYSTEM 46 MODULES, 15.18kW WITH (E) 400A MSP	07/25/2017	<NONE>	SEAN	BRIGHT LIFE SOLAR LLC 933 NEWHALL STREET COSTA MESA CA 92627	(909)489-3933
PV-7-17-15194	62012201 25521 CHARLEMAGNE ROAD ROOFTOP SOLAR PV SYSTEM, 31 MODULES, 10.23kW WITH (N) RMA ON (E) 125A MSP	08/01/2017	<NONE>	SHELLEY CALUAG	THE GREEN STORE INC dba GR8 ENRGY 4544 LA CANADA DRIVE FALLBROOK CA 92028	(760)428-9733
PV-7-17-15197	62763147 26791 BARKSTONE LANE ROOFTOP SOLAR PV SYSTEM, 33 MODULES, 10.56kW WITH (E) 200A MSP	07/25/2017	<NONE>	KHALED ELSHEREF	ALTAIR SOLAR INC CA	(949)783-8681
PV-7-17-15206	62733107 25671 NELLIE GAIL ROAD 50 MODULES GROUND MOUNT SOLAR PV 18.000kW, ROOFTOP SOLAR, 8 MODULES, 2.280kW (E) 400A MSP	02/23/2018	<NONE>	BENJAMIN JONES	ASGARD ELECTRIC 1414 MISSION ROAD #B ESCONDIDO CA 92029	
PV-7-17-15208	63614124 27631 LOST TRAIL DRIVE ROOFTOP SOLAR PV SYSTEM WITH 44 MODULES, 12.32kW, (E) 200A MSP	07/24/2017	<NONE>	LORI JEFFS	QUICK SYSTEMS 5042 WILSHIRE BOULEVARD #28533 LOS ANGELES CA 90036	
PV-7-17-15226	62029315 24911 LUTON STREET ROOFTOP SOLAR PV WITH 40 MODULES, 12.800kW, (E) 200A MSP	07/26/2017	<NONE>	SHII LEVY	SHII LEVY 2913 TECH CENTER DRIVE SANTA ANA CA 92705	(714)623-5534

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PV-7-17-15228	62710212 27101 SHENANDOAH DRIVE ROOFTOP SOLAR PV SYSTEM 32 MODULES 11.200kW WITH 200A MSP UPGRADE	08/16/2017	<NONE>		GUYOU CONSTRUCTION INC. 27471 FALLBROOK COURT CORONA CA 92883	(626)905-1782
PV-7-17-15256	62728213 25632 RANGEWOOD ROAD ROOFTOP SOLAR PV SYSTEM WITH 33 MODULES, 11.88kW (E) 400A MSP- REVISION 9.900kW	08/15/2017	<NONE>	ANTHONY	MARK MENDOZA 6103 ELSA STREET LAKEWOOD CA 90713	(562)447-4971
PV-7-17-15260	62005111 25121 NORTHRUP DRIVE ROOFTOP SOLAR PV SYSTEM 16 MODULES, 4.480kW (E) 100A MSP	08/02/2017	<NONE>	J HOWLAND	GUYOU CONSTRUCTION INC. 27471 FALLBROOK COURT CORONA CA 92883	(626)905-1782
PV-7-17-15263	62746208 26142 GLEN CANYON DRIVE ROOFTOP SOLAR PV SYSTEM, 32 MODULES, 8.64kW WITH (E) 200A MSP	08/14/2017	<NONE>	ELIZABET GREENE	BARNES SOLAR 23201 ORANGE AVENUE LAKE FOREST CA 92630	(949)813-5542
PV-8-17-15265	62514102 24871 LUNA BONITA DRIVE ROOFTOP SOLAR PV SYSTEM 25 MODULES, 7.0kW (E) 100A MSP	08/08/2017	<NONE>	ADAM YUNT	SST CONSTRUCTION INC. 2731 CITRUS ROAD #D RANCHO CORDOVA CA 95472	(916)705-7839
PV-8-17-15278	63632209 27261 WESTRIDGE LANE ROOFTOP SOLAR PV SYSTEM WITH 18 MODULES, 5.2kW (E) 200A MSP	08/10/2017	<NONE>	RICK BROADHEAD	SUNRUN INSTALLATION SERVICES INC. 775 FIERO LANE #200 SAN LUIS OBISPO CA 93401	(415)580-6900
PV-8-17-15283	62004303 25022 MAWSON DRIVE ROOFTOP PV SYSTEM, 27 MODULES, 7.8kW WITH (N) RMA ON (E) 100A MSP, REVISION TO REVISE THE AMP- (N) 125a W/ 125 MAIN BREAKER	08/10/2017	<NONE>	RICK BROADHEAD	SUNRUN INSTALLATION SERVICES INC. 775 FIERO LANE #200 SAN LUIS OBISPO CA 93401	(415)580-6900

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PV-8-17-15289	62519103 24912 ALTAMIRA DRIVE ROOFTOP SOLAR PV 22 MODULES, 7.6kW WITH (E) 200A MSP	08/07/2017	<NONE>	JAMES MCKNIGHT	SULLIVAN SOLAR POWER OF CALIFORNIA 8949 KENAMAR DRIVE #101 SAN DIEGO CA 92121	(858)271-7758
PV-8-17-15306	62705103 24931 NELLIE GAIL ROAD ROOFTOP SOLAR PV SYSTEM WITH 32 MODULES, 8.96kW (E) 200A MSP	08/25/2017	<NONE>	LORI JEFFS	QUICK SYSTEMS 5042 WILSHIRE BOULEVARD #28533 LOS ANGELES CA 90036	
PV-8-17-15317	63617108 25241 STAGELINE DRIVE ROOFTOP SOLAR PV SYSTEM WITH 54 MODULES, 16.20kW (E) 400A MSP	08/21/2017	<NONE>	ELIZABET GREENE	BARNES SOLAR 23201 ORANGE AVENUE LAKE FOREST CA 92630	(949)813-5542
PV-8-17-15319	62737101 26041 SPUR BRANCH LANE ROOFTOP SOLAR PV SYSTEM 38 MODULES, 12.730kW WITH SDGE RMA, (E) 200A MSP	08/30/2017	<NONE>	BILL MYERS	ASH 647 CAMINO DE LOS MARES #108 SAN CLEMENTE CA 92673	
PV-8-17-15321	62743105 25961 POKER FLATS PLACE GROUND MOUNT & ROOFTOP SOLAR SYSTEM, 82 MODULES, 23.78kW WITH (E) 450A MSP, 2 (E) 200A SUBPANELS; NEW BATTERY BANK 10kW & 2 (N) SUBPANELS REVISION OF 1/5/18 62 MODULES, 17.98 kW, 2 BATTERY BANKS @ 10kW	10/23/2017	<NONE>	DONN REESE	KENT FARMER 1204 LOS BAUTISMOS LANE SAN CLEMENTE CA 92672	(949)748-0701
PV-8-17-15327	63634115 25212 Derby Hill DRIVE ROOFTOP SOLAR PV SYSTEM 50 MODULES, 16.25kW WITH (E) 225A MSP	08/22/2017	<NONE>	RENE GRIGORIAN	LA SOLAR SYSTEMS INC 10319 LEOLANG AVENUE SUNLAND CA 91040	
PV-8-17-15335	93497150 22881 CAMINITO ALTO STREET ADDITION OF 1 MODULE, 0.34kW TO (E) ROOFTOP SOLAR PV SYSTEM, 8 MODULES, 2.36kW WITH (E) 125A MSP	08/22/2017	<NONE>	BRITTNEY RIVAS	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100

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PV-8-17-15339	62772122 25041 FARRIER CIRCLE ROOFTOP PV SYSTEM, 28 MODULES, 9.66kW WITH (N) 125A MSP	08/28/2017	<NONE>	SARA PAYAN	SUNPOWER CORPORATION SYSTEMS 1414 HARBOUR WAY S #1901 RICHMOND CA 94804	(714)287-9196
PV-8-17-15348	62037235 25391 BARENTS STREET ROOFTOP PV SYSTEM, 14 MODULES, 3.92kW WITH (E) 200A MSP: REVISION TO INCREASE KW TO 3.99 AND PANEL MODEL CHANGE	08/22/2017	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-8-17-15349	62030207 25022 WOOLWICH STREET ROOFTOP PV SYSTEM, 11 MODULES, 3.575kW WITH (E) 200A MSP - REV TO 10 MODULES, 3.25kW WITH 13.5kWH ENERGY STORAGE SYSTEM	08/24/2017	<NONE>	BRITTNEY RIVAS	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-8-17-15350	62517304 24632 MENDOCINO COURT ROOFTOP SOLAR PV SYSTEM 20 MODULES, 6.00kW WITH (E) 125A MSP	08/25/2017	<NONE>		SMART SOLAR MARKETING dba ENVER ENERGY 17542 17TH STREET #175 TUSTIN CA 92780	(657)235-5641
PV-8-17-15362	62746110 25732 HIGHPLAINS TERRACE ROOFTOP SOLAR PV SYSTEM, 38 MODULES, 12.54kW WITH (E) 200A MSP	09/13/2017	<NONE>	AREG AGHAYANTS	LA SOLAR GROUP INC dba A P ELECTRICAL 7647 HAYVENHURST AVENUE #34 VAN NUYS CA 91406	(818)373-0077
PV-8-17-15374	62014117 25532 CHAMPLAIN ROAD Rooftop solar install; 386.1 sf Array; 6.49 KW; 22 modules; No panel upgrade	09/06/2017	<NONE>	TIMOTHY RYAN	SOLAR SYMPHONY CONSTRUCTION 341 ENGEL STREET ESCONDIDO CA 92029	(619)804-7007
PV-8-17-15400	63418204 26226 CARMEL STREET ROOFTOP SOLAR PV SYSTEM, 20 MODULES, 7.2kW (N) 200A MSP	09/07/2017	<NONE>	HUIE ROB	RENEW SOLAR CONSTRUCTION INC. 14271 JEFFREY ROAD #304 IRVINE CA 92620	(949)326-3162

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PV-8-17-15402	62507134 24992 MARIN COURT ROOFTOP SOLAR PV SYSTEM 20 MODULES, 6.8kW WITH (E) 200A MSP	09/11/2017	<NONE>	BRIANNA GONZALES	TLP ELECTRIC INTEGRATIONS INC dba INFINITY 2460 GLASSELL #A ORANGE CA 92865	(714)944-5287
PV-8-17-15403	62505313 25585 LA MIRADA STREET ROOFTOP SOLAR PV SYSTEM 23 MODULES, 7.475kW WITH (E) 200A MSP	09/07/2017	<NONE>	BRITTNEY RIVAS	TESLA ENERGY OPERATIONS, INC. 3055 CLEARVIEW WAY SAN MATEO CA 94402	(650)963-5100
PV-9-17-15417	62506511 25012 MARIN COURT ROOFTOP SOLAR PV SYSTEM 24 MODULES, 7.800 kW WITH (E) 200A MSP	09/06/2017	<NONE>	AMBER	QUICK SYSTEMS 5042 WILSHIRE BOULEVARD #28533 LOS ANGELES CA 90036	
PV-9-17-15424	62037208 24881 GRISSOM ROAD ROOFTOP SOLAR PV SYSTEM, 36 MODULES, 12.06kW WITH (E) 200A MSP	09/08/2017	<NONE>	KHALED ELSHEREF	ALTAIR SOLAR INC CA	(949)783-8681
PV-9-17-15432	61624211 22692 GENOVA ROOFTOP SOLAR PV SYSTEM, 24 MODULES, 6.96kW WITH NEW 200A MSP	09/19/2017	<NONE>	RYAN MCGUIRE	MCGUIRE CONSTRUCTION SERVICES INC. 108 BASELINE ROAD CLAREMONT CA 91711	(714)715-5901
PV-9-17-15436	62742206 26116 RED CORRAL ROAD ROOFTOP SOLAR PV SYSTEM, 23 MODULES, 7.59 KW	09/08/2017	<NONE>	JERMAINE BLACKSHEAR	JERMAINE BLACKSHEAR CA	(760)803-1400
PV-9-17-15438	62715209 24852 BUCKBOARD LANE ROOFTOP SOLAR PV SYSTEM, 18 MODULES, 5.22kW WITH (E) 200A MSP	09/14/2017	<NONE>	MICHAEL MILLS	1ST LIGHT ENERGY INC CA	(949)870-7979

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PV-9-17-15443	62038301 25341 CADILLAC DRIVE ROOFTOP SOLAR PV SYSTEM 31 MODULES, 1023kW WITH (E) 200A MSP	09/13/2017	<NONE>	AREG AGHAYANTS	LA SOLAR GROUP INC dba A P ELECTRICAL 7647 HAYVENHURST AVENUE #34 VAN NUYS CA 91406	(818)373-0077
PV-9-17-15445	62010310 25502 EARHART ROAD ROOFTOP PV SYSTEM, 22 MODULES, 6.60kW WITH (E) 125A MSP	09/14/2017	<NONE>		SMART SOLAR MARKETING dba ENVIR ENRGY 17542 17TH STREET #175 TUSTIN CA 92780	(657)235-5641
PV-9-17-15451	62503302 25202 LINDA VISTA DRIVE ROOFTOP SOLAR PV SYSTEM, 25 MODULES, 7.25kW WITH (E) 100A MSP	09/18/2017	<NONE>	JENALEE HOWLAND	GUYOU CONSTRUCTION INC. 27471 FALLBROOK COURT CORONA CA 92883	(714)614-6008
PV-9-17-15463	62038315 25301 HILLARY LANE ROOFTOP SOLAR PV SYSTEM, 33 MODULES, 9.5kW WITH (N) SDGE RMA ON (E) 200A MSP	09/18/2017	<NONE>	RICK BROADHEAD	SUNRUN INSTALLATION SERVICES INC. 775 FIERO LANE #200 SAN LUIS OBISPO CA 93401	(415)580-6900
PV-9-17-15465	62749114 26371 HOUSTON DRIVE ROOFTOP SOLAR PV SYSTEM, 39 MODULES, 11.31kW WITH (E) 175A MSP	09/18/2017	<NONE>	JENALEE HOWLAND	GUYOU CONSTRUCTION INC. 27471 FALLBROOK COURT CORONA CA 92883	(714)614-6008
PV-9-17-15467	62762103 25781 FLETCHER PLACE ROOFTOP SOLAR PV SYSTEM 16 MODLES, 5.2kW (N) 225A MSP	09/22/2017	<NONE>	IAN CHRISTIE	GREEN VOLT ENERGY 1420-D SAINT ANDREWS PLACE SANTA ANA CA 92705	(714)496-7717
PV-9-17-15470	62767105 25912 FAIRCOURT LANE ROOFTOP SOLAR PV SYSTEM 22 MODULES, 7.37kW WITH (E) 200A MSP	10/04/2017	<NONE>	BRIAN	SOLAR VAST 8727 LANYARD COURT RANCHO CUCAMONGA CA 91730	

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PV-9-17-15474	62503406 25272 LINDA VISTA DRIVE ROOFTOP SOLAR PV ARRAY 26 MODULES, 7.280kW WITH (E) 200A MSP	09/22/2017	<NONE>	MIKE MILLS	NSTALL SOLAR 5370 2ND STREET ROCKLIN CA 95677	
PV-9-17-15477	62770102 27012 FALLING LEAF DRIVE ROOFTOP SOLAR PV SYSTEM WITH 14 MODULES, 3.920kW WITH (E) MAIN SERVICE	09/19/2017	<NONE>	LORI JEFFS	QUICK SYSTEMS 5042 WILSHIRE BOULEVARD #28533 LOS ANGELES CA 90036	
PV-9-17-15478	62765101 25671 ROLLING HILLS ROAD ROOFTOP SOLAR PV SYSTEM WITH 21 MODULES, 5.880kW (E) 200A MSP	09/19/2017	<NONE>	LORI JEFFS	QUICK SYSTEMS 5042 WILSHIRE BOULEVARD #28533 LOS ANGELES CA 90036	
PV-9-17-15481	62506314 25562 CREEK DRIVE ROOFTOP SOLAR PV SYSTEM, 18 MODULES, 5.04kW WITH (E) 200A MSP	09/20/2017	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-9-17-15483	62772135 25132 ANVIL CIRCLE ROOFTOP SOLAR PV SYSTEM, 39 MODULES, 14.04kW WITH (E) 400A MSP	09/28/2017	<NONE>	COURTNE FORD	SOLAR 360 BUILDING SERVICES INC. 1572 BATAVIA STREET #2 ORANGE CA 92867	(888)688-4946
PV-9-17-15485	62013502 25361 CHAMPLAIN ROAD ROOFTOP SOLAR PV SYSTEM, 22 MODULES, 7.04kW WITH (N) 225A MSP	12/06/2017	<NONE>	PAUL RADFORD	GOLD COAST SOUND INC dba RPV ELECTRIC 4571 DANITA LANE YORBA LINDA CA 92886	(714)504-7818
PV-9-17-15492	62047315 24582 CREEKVIEW DRIVE ROOFTOP SOLAR PV SYSTEM 22 MODULES, 6.38kW WITH (E) 200A MSP- REVISION TO CHANGE MODULE TYPE 285, 6.27kW	09/21/2017	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974

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PV-9-17-15496	62007108 25242 VESPUCCI ROAD ROOFTOP SOLAR PV SYSTEM, 12 MODULES, 3.36kW WITH (E)100A MSP	09/25/2017	<NONE>	LORI JEFFS	QUICK SYSTEMS 5042 WILSHIRE BOULEVARD #28533 LOS ANGELES CA 90036	
PV-9-17-15498	62520219 24891 ALTAMIRA DRIVE ROOFTOP SOLAR PV SYSTEM, 30 MODULES, 8.4kW WITH (E) 200A MSP	10/05/2017	<NONE>	ROBERT MARQUETANT	ROBERT MARQUETANT 29731 IVY GLENN DRIVE LAGUNA NIGUEL CA 92677	(949)363-2022
PV-9-17-15501	62045203 24822 CLARINGTON DRIVE ROOFTOP SOLAR PV SYSTEM, 16 MODULES, 4.640kW WITH (E) 200A MSP - REVISED TO 4.560kW	09/28/2017	<NONE>	NOEMI PARRA	VIVINT SOLAR DEVELOPER LLC 4931 300 W PROVO UT 84604	(855)877-2974
PV-9-17-15510	62006407 25181 VESPUCCI ROAD ROOFTOP SOLAR SYSTEM; 6.48 KW; PANEL UPGRADE TO 225 AMP; 324 SF ARRAY; 18 MODULES; REVISION TO 125A MSP	09/29/2017	<NONE>	GARRETT	SEMPER SOLARIS CONSTRUCTION 1805 JOHN TOWERS AVENUE EL CAJON CA 91901	(619)715-4054
PV-9-17-15516	62013511 25441 CHAMPLAIN ROAD ROOFTOP SOLAR PV SYSTEM; 12 MODULES, 3.60kW WITH (E) 200A MSP; REVISION TO APPEND PLAN TO READ (E) 100 AMP MAIN	09/28/2017	<NONE>	HENRY AFFRE	PEAK POWER SOLUTIONS INC 1542 EDINGER AVENUE #D TUSTIN CA 92780	(562)682-4511
PV-9-17-15523	62007420 25241 LAS BOLSAS STREET ROOFTOP SOLAR PV SYSTEM, 10 MODULES, 2.85kW WITH (N) 225A MSP - REVISION TO 3.0kW (N) 100A SUBPANEL	09/28/2017	<NONE>	KAY SYEDA	TLP ELECTRIC INTEGRATIONS INC. dba INFINITY 2460 GLASSELL #A ORANGE CA 92865	(714)944-5287

Totals for Solar Photovoltaic : 197

Swimming Pool

SP-10-17-15634	62705115 26861 HIGHWOOD DRIVE 1330sf POOL AND SPA	06/04/2018	<NONE>	JOHN MARTINDALE		
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Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
SP-11-17-15749	62045115 24795 CLARINGTON DRIVE 383 SF, (E) POOL AND SPA REMODEL, (N) EL RUN TO POOL EQUIPMENT ROOM, (N) GAS LINE TO POOL EQUIPMENT ROOM	11/07/2017	<NONE>		ALAN SMITH POOL PI ASTFRING 227 CARLETON AVENUE ORANGE CA 92867	(714)628-9494
SP-11-17-15761	63633210 27462 MAVERICK CIRCLE 785 SF SWIMMING POOL & SPA REMODEL, REMOVE AND REPLACE (E) POOL/SPA EQUIPMENT IN SAME LOCATION	11/08/2017	<NONE>		ALAN SMITH POOL PI ASTFRING 227 CARLETON AVENUE ORANGE CA 92867	(714)628-9494
SP-11-17-15776	62038315 25301 HILLARY LANE 440SF POOL REPLASTER, 6 (N) FLUSH MOUT EYE BALL FITTINGS	11/13/2017	<NONE>		ALAN SMITH POOL PI ASTFRING 227 CARLETON AVENUE ORANGE CA 92867	(714)628-9494
SP-11-17-15778	63615105 25531 LONE PINE CIRCLE 324 SF, (E) REPLASTER, ADD BAJA SHELF AT SHALLOW END, SPITE MAIN DRAIN	11/14/2017	<NONE>	LOU GABRIEL	OUTDOOR CONCEPTS LANDSCAPE & 28241 CROWN VALLEY PARKWAY #F2 LAGUNA NIGUEL CA 92677	(949)363-7932
SP-11-17-15801	62506107 25091 LINDA VISTA DRIVE 227SF NEW POOL, 38SF NEW SPA	12/12/2017	<NONE>	REZA	PREMIER POOLS ORANGE COUNTY 26052 MERIT CIRCLE #106 LAGUNA HILLS CA 92653	(949)215-4144
SP-11-17-15817	62711203 25032 NELLIE GAIL ROAD REMODEL 741SF POOL/ 58SF SPA, RUN GAS AND EL TO STUB OUTS & (E) FIRE PIT	12/11/2017	<NONE>	CYNTHIA BOYD	OWNER/BUILDE R CA	
SP-1-18-16042	62737208 25901 RICHSRINGS CIRCLE DEMO OLD POOL,2400SF ADD NEW POOL/ SPA IN DIFFERENT AREA, (N) WATERFALL AND SLIDE	01/12/2018	<NONE>	MARK SCHLOEMER	MARK SCHLOEMER PO BOX 17112 ANAHEIM CA 92817	(888)290-7665

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
SP-1-18-16083	62762222 26796 DEVONSHIRE ROAD 419sf NEW POOL, 49sf SPA WITH RETAINING WALLS; GAS RUN TO FIREPIT	02/09/2018	<NONE>	REED HARTZOG	PREMIER POOLS ORANGE COUNTY 26052 MERIT CIRCLE #106 LAGUNA HILLS CA 92653	(949)215-4144
SP-12-17-15879	62742205 26132 RED CORRAL ROAD REPLASTER (E) SWIMMING POOL AND SPA	12/05/2017	<NONE>		CRYSTAL WATER POOLS PIASTFRING 150 HOLGATE STREET LA HABRA CA 90631	(714)512-1372
SP-2-18-16146	62742209 25181 MUSTANG DRIVE 450sf POOL; GAS & ELEC RUN TO (2) FOUNTAINS, BBQ, FIREPIT	02/06/2018	<NONE>		GGPS INC dba CAPISTRANO POOLS PO BOX 3145 DANA POINT CA 92629	(949)496-6411
SP-2-18-16172	62524103 24661 MANDEVILLE DRIVE 471sf REPLASTER POOL AND SPA	02/16/2018	<NONE>		SYSTEM PAVING INC dba SYSTEM PAVERS 1600 DOVE STREET #250 NEWPORT BEACH CA 92660	(949)728-3954
SP-2-18-16201	62031108 25025 COSTEAU STREET 421sf REMODEL AND REPLASTER (E) SWIMMING POOL	02/15/2018	<NONE>		ALAN SMITH POOL PIASTFRING 227 CARLETON AVENUE ORANGE CA 92867	(714)628-9494
SP-2-18-16236	62513411 24882 SAUSALITO STREET REPLASTER POOL AND C/O HEATER LIKE FOR LIKE IN SAME LOCATION	02/21/2018	<NONE>	DANIEL BENN	OWNER/BUILDE R CA	
SP-2-18-16260	62008327 25341 ERICSON WAY ADD 35sf SPA TO (E) POOL, NEW EQUIPMENT AND GAS & EL RUN TO EQUIP & BBQ	02/27/2018	<NONE>		COBBLESTONE LANDSCAPING INC 9002 BRIGHT AVENUE WHITTIER CA 90602	(562)698-2535

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
SP-2-18-16277	62049104 24555 LOS ALISOS BOULEVARD REPLASTER 725sf POOL 40sf SPA FOR SOFI LAGUNA APARTMENTS	02/28/2018	<NONE>			
SP-3-17-14619	62710102 27062 HIDDEN TRAIL ROAD 800sf POOL REMODEL, ADD 49sf SPA & BAJA STEPS - EXISTING EQUIPMENT TO BE UPDATED	12/28/2017	<NONE>	KELLY PYKA	KELLY PYKA CONSTRUCTION 21925 JINETES MISSION VIEJO CA 92691	(949)454-8233
SP-3-18-16337	62523103 24541 MANDEVILLE DRIVE 567sf POOL AND SPA REPLASTER	03/12/2018	<NONE>		COOL WATER POOLS AND SPAS INC. 13089 PEYTON DRIVE CHINO HILLS CA 91709	(909)969-4843
SP-4-18-16431	62740212 25362 GALLUP REMODEL 498sf POOL, 49sf SPA; RUN GAS LINE TO (N) FIREPLACE	04/25/2018	<NONE>	MARK CABALLERO	MARK CABALLERO 7451 WARNER AVENUE #E-354 HUNTINGTON BEACH CA 92647	(800)971-7665
SP-4-18-16471	62524508 26391 LOS ALAMITOS AVENUE REPLASTER POOL AND SPA APPROX 259sf	04/11/2018	<NONE>	JOEL RAWLINS	OWNER/BUILDE R CA	
SP-4-18-16505	62004304 25032 MAWSON DRIVE 685sf POOL & SPA REPLASTER; INSTALL 2 NEW DRAINS & 1 LIGHT	04/18/2018	<NONE>		ALAN SMITH POOL PI ASTERING 227 CARLETON AVENUE ORANGE CA 92867	(714)628-9494
SP-4-18-16514	62501127 24755 MONTE ROYALE STREET 600 SF POOL REPLASTER WITH 750 SF DECK. NO UTILITIES OR EQUIPMENT CHANGE	04/19/2018	<NONE>	GEORGE OLIVEIRA		

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
SP-5-18-16587	62759112 26601 BRIDLEWOOD DRIVE REPLASTER 375sf OF SWIMMING POOL AND SPA	05/03/2018	<NONE>	JAMES ESTAKH	OWNER/BUILDER CA EMERALD BAY POOLS LLC 1048 IRVINE AVENUE NEWPORT CA 92660	
SP-5-18-16607	62746303 26155 OROVILLE PLACE REPLASTER SWIMMING POOL & SPA 400sf	05/09/2018	<NONE>		OWNER/BUILDER CA FRISCH & SONS CONSTRUCTION INC. 2546 ORANGEHILL LANE ORANGE CA 92867	
SP-5-18-16610	63618102 27301 LOST COLT DRIVE REPLASTER POOL & SPA APPROX 600sf REVISED TO ADJUST POOL EQUIP SET BACKS	05/09/2018	<NONE>	BRYAN STEVENS	OWNER/BUILDER CA	
SP-5-18-16636	62750218 26262 GLEN CANYON DRIVE 1120sf POOL & SPA DEMO	05/14/2018	<NONE>		FRISCH & SONS CONSTRUCTION INC. 2546 ORANGEHILL LANE ORANGE CA 92867	(714)282-0643
SP-5-18-16649	63618102 27301 LOST COLT DRIVE REMODEL POOL & SPA APPROX 600sf; ADD BAJA SHELL, REPLASTER AND UPDATE POOL EQUIP IN SAME LOCATION, REPLACEMENT OF TWO LIGHTS WITH LEDS	05/18/2018	<NONE>	BRYAN STEVENS	OWNER/BUILDER CA	
SP-5-18-16721	62770211 27202 WOODBLUFF ROAD DEMO 390sf POOL, REPLASTER 64sf SPA & REWORK PLUMBING; NO CHANGE TO (E) EQUIPMENT; REVISED TO REMOVE REPLASTER OF SPA	06/07/2018	<NONE>		RICHARD COHEN LANDSCAPE 20795 CANADA ROAD LAKE FOREST CA 92630	(949)768-0599
SP-6-18-16834	62031109 25021 COSTEAU STREET 975sf POOL AND SPA DEMO	06/19/2018	<NONE>		FRISCH & SONS CONSTRUCTION INC. 2546 ORANGEHILL LANE ORANGE CA 92867	(714)282-0643

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
SP-7-17-15156	62532218 24612 LA CIENEGA STREET 540sf POOL & SPA; 232sf SOLID ROOF OPEN DINING AREA, 168sf PAVILLION	08/16/2017	<NONE>	TOM CHALAYAN	PCM CONSTRUCTION 24612 LA CIENEGA LAGUNA HILLS CA 92653	
SP-8-17-15294	62524208 24716 LAS ALTURAS COURT RE-PLASTER EXISTING SWIMMING POOL/SPA	08/08/2017	<NONE>	CHRIS BARHAM	CHRIS BARHAM PO BOX 3204 SAN CLEMENTE CA 92674	
SP-8-17-15314	62511226 25951 LA CUESTA AVENUE DEMO EXISTING SPA; 50sf	08/10/2017	<NONE>	STANLEY YANG	OWNER/BUILDE R CA	
SP-8-17-15363	62743105 25961 POKER FLATS PLACE 800sf POOL 81sf SPA REMODEL, RUN GASLINES TO (2) FIRE BOWLS (1) FIREPIT AND NEW RELOCATED POOL EQUIP	08/23/2017	<NONE>	JEFF MITCHELL	JEFF MITCHELL 23367 CASA BONITA AVENUE QUAIL VALLEY CA 92587	(951)805-9079
SP-8-17-15377	62706104 26922 HIGHWOOD REPLASTER (E) POOL & SPA 440sf; NEW GAS/ELEC/PLUMB RUN TO POOL/SPA (E) EQUIP, FUTURE BBQ & FUTURE PATIO COVER	08/28/2017	<NONE>	PETER MARCHICA II	SOUTH HILLS POOL & SPA PO BOX 836 LAKE FOREST CA 92630	(949)459-6127
SP-9-17-15459	62011111 25312 DE SALLE STREET REPLASTER POOL 436sf AND 37sf SPA; INSTALL 2 NEW LIGHTS IN POOL/SPA REPLACE EXISTING PUMP	09/12/2017	<NONE>		ALAN SMITH POOL PI ASTERING 227 CARLETON AVENUE ORANGE CA 92867	(714)628-9494
SP-9-17-15473	62026249 25252 YORK CIRCLE NEW POOL 355sf AND SPA 49sf WITH GAS/EL LINE RUN BBQ	09/19/2017	<NONE>	RICH PETERSON	SILVER SPRINGS POOLS AND SPAS INC 25625 MIRALESTE LAGUNA NIGUEL CA 92677	(949)218-8524

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
SP-9-17-15525	62750213 26211 BRIDLEWOOD DRIVE ADD 64sf SPA, REMODEL EXISTING POOL 650sf, ADD 260sf; RELOCATE POOL EQUIP; GAS & ELEC RUNS TO FUTURE STRUCTURES ON SEPARATE PERMIT	09/27/2017	<NONE>	BRET STEELE	BRET STEELE 4921 LEEDS AVENUE ORANGE CA 92867	(714)496-1427
SP-9-17-15543	62772151 25473 NELLIE GAIL ROAD 64sf NEW SPA AND EQUIPMENT	09/29/2017	<NONE>	CHRIS BARHAM	CHRIS BARHAM PO BOX 3204 SAN CLEMENTE CA 92674	
SP-9-17-15550	63636124 27662 PINESTRAP CIRCLE 750sf NEW POOL AND SPA WITH ROCK SLIDE; RUN GAS + EL TO FUTURE PATIO COVER, BBQ & FIREPLACE	10/03/2017	<NONE>		SUN COUNTRY POOLS 22785 ISLAMARE LANE LAKE FOREST CA 92630	(949)859-9636

Totals for Swimming Pool : 39

Wireless Telecommunications Facility

TCOM-12-17-15899	58814112 23282 MILL CREEK DRIVE MODIFICATIONS TO (E) CELL SITE	04/23/2018	<NONE>	DAMIEN PICHARDO	SCOTT WHYTE CA	(760)628-6784
TCOM-12-17-15986	62509109 25563 LA PAZ ROAD NEW WIRELESS CELL SITE WITH VEHICLE ACCESS GATE, (2) EQUIP CABINETS, GENERATOR WITH 54GAL FUEL TANK; (N) 200A METER PED, CMU ENCLOSURE	06/13/2018	<NONE>	DREW REYNOLDS	DREW REYNOLDS 981 CALLE NEGOCIO #200 SAN CLEMENTE CA 92673	(949)492-1175
TCOM-2-18-16178	62508102 26680 ALICIA PARKWAY REMOVE 3 (EX) PANEL ANT. INSTAL 3 (N) ANT. REMOVE 6 COAX CABLES. INSTAL 1 612 HCS 6 AWG CABLE. REMOVE 3 TMA'S. INSTALL NEW BAS BAND UNIT WITHIN (EX) 6131 CABINET	04/17/2018	<NONE>	TAMMY GUILLES	C I K POWER DISTRIBUTORS LLC 240 GROVE AVENUE ORANGE CA 92865	
TCOM-3-17-14737	62730112 25671 PASEO DE VALENCIA NEW (9) ATENNAS ON (E) SCE TOWER WITH (6) RRUS W/ (6) RRUS A-2 PACKS, 55 GAL GENERATOR & EQUIPMENT TO BE INSTALLED IN (E) CMU ENCLOSURE	09/18/2017	<NONE>		MOTIVE ENERGY TELECOMMUNICATIONS 12320 ST PAUL CIRCLE CORONA CA 92883	(714)888-2525

Permit Number	Location Address	Issued	Project	Applicant	Contractor	Cont. Phone
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Totals for Wireless
Telecommunications Facility : 4

Grand Totals: 1,651

Total Permits

Exhibit A-8.II

Stormwater Pollution Prevention Plan (SWPPP) Template



BMP HANDBOOK PORTAL: CONSTRUCTION

STORMWATER POLLUTION PREVENTION PLAN TEMPLATE (FOR TRADITIONAL SITES)

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STORMWATER POLLUTION PREVENTION PLAN

for

[Project Name]

RISK LEVEL _____

Legally Responsible Person [LRP]:

[Company Name]

[Address]

[LRP's Name or LRP's Authorized Representative]

[Phone Number]

Approved Signatory:

[Approved Signatory if designated by LRP]

[Phone Number]

Prepared for: [if different then LRP]

[Company]

[Address]

Project Address:

[Address]

SWPPP Prepared by:

[Company Name]

[Address]

[QSD's Name]

SWPPP Preparation Date

[Date]

Estimated Project Dates:

Start of Construction

Completion of Construction

Table of Contents

Qualified SWPPP Developer.....	1
Legally Responsible Person.....	2
Amendment Log.....	3
Section 1 SWPPP Requirements	4
1.1 Introduction.....	4
1.2 Permit Registration Documents	4
1.3 SWPPP Availability and Implementation.....	5
1.4 SWPPP Amendments.....	5
1.5 Retention of Records.....	6
1.6 Required Non-Compliance Reporting	8
1.7 Annual Report.....	9
1.8 Changes to Permit Coverage.....	9
1.9 Notice of Termination.....	9
Section 2 Project Information	11
2.1 Project and Site Description.....	11
2.1.1 Site Description.....	11
2.1.2 Existing Conditions.....	11
2.1.3 Existing Drainage.....	11
2.1.4 Geology and Groundwater.....	11
2.1.5 Project Description.....	12
2.1.6 Developed Condition	12
2.2 Permits and Governing Documents	12
2.3 Stormwater Run-On from Offsite Areas.....	13
2.4 Findings of the Construction Site Sediment and Receiving Water Risk Determination	13
2.5 Construction Schedule	15
2.6 Potential Construction Activity and Pollutant Sources.....	15
2.7 Identification of Non-Stormwater Discharges	16
2.8 Required Site Map Information	16

Section 3	Best Management Practices	18
3.1	Schedule for BMP Implementation	18
3.2	Erosion and Sediment Control	19
3.2.1	Erosion Control	19
3.2.2	Sediment Controls	23
3.3	Non-Stormwater Controls and Waste and Materials Management	26
3.3.1	Non-Stormwater Controls	26
3.3.2	Materials Management and Waste Management	29
3.4	Post construction Stormwater Management Measures	31
Section 4	BMP Inspection, [and] Maintenance [, and Rain Event Action Plans].....	33
4.1	BMP Inspection and Maintenance	33
4.2	Rain Event Action Plans	33
Section 5	Training	35
Section 6	Responsible Parties and Operators	36
6.1	Responsible Parties	36
6.2	Contractor List	37
Section 7	Construction Site Monitoring Program.....	38
7.1	Purpose.....	38
7.2	Applicability of Permit Requirements	38
7.3.	Weather and Rain Event Tracking.....	40
7.3.1	Weather Tracking.....	40
7.3.2	Rain Gauges	40
7.4	Monitoring Locations.....	40
7.5	Safety and Monitoring Exemptions	41
7.6	Visual Monitoring.....	41
7.6.1	Routine Observations and Inspections.....	42
7.6.1.1	Routine BMP Inspections	42
7.6.1.2	Non-Stormwater Discharge Observations	42
7.6.2	Rain-Event Triggered Observations and Inspections	42
7.6.2.1	Visual Observations Prior to a Forecasted Qualifying Rain Event.....	42
7.6.2.2	BMP Inspections During an Extended Storm Event.....	43
7.6.2.3	Visual Observations Following a Qualifying Rain Event.....	43
7.6.3	Visual Monitoring Procedures	43

7.6.4	Visual Monitoring Follow-Up and Reporting.....	45
7.6.5	Visual Monitoring Locations	45
7.7	Water Quality Sampling and Analysis.....	46
7.7.1	Sampling and Analysis Plan for Non-Visible Pollutants in Stormwater Runoff Discharges.....	46
7.7.1.1	Sampling Schedule.....	48
7.7.1.2	Sampling Locations	48
7.7.1.3	Monitoring Preparation.....	51
7.7.1.4	Analytical Constituents	52
7.7.1.5	Sample Collection.....	52
7.7.1.6	Sample Analysis.....	52
7.7.1.7	Data Evaluation and Reporting	55
7.7.2	Sampling and Analysis Plan for pH and Turbidity in Stormwater Runoff Discharges.....	55
7.7.2.1	Sampling Schedule.....	55
7.7.2.2	Sampling Locations	56
7.7.2.3	Monitoring Preparation.....	57
7.7.2.4	Field Parameters.....	57
7.7.2.5	Sample Collection	58
7.7.2.6	Field Measurements	58
7.7.2.7	Data Evaluation and Reporting	59
7.7.3	Sampling and Analysis Plan for pH, Turbidity, and SSC in Receiving Water.....	60
7.7.4	Sampling and Analysis Plan for Non-Stormwater Discharges	64
7.7.4.1	Sampling Schedule.....	64
7.7.4.2	Sampling Locations	64
7.7.4.3	Monitoring Preparation	65
7.7.4.4	Analytical Constituents.....	66
7.7.4.5	Sample Collection.....	67
7.7.4.6	Sample Analysis.....	67
7.7.4.7	Data Evaluation and Reporting	67
7.7.5	Sampling and Analysis Plan for Other Pollutants Required by the Regional Water Board.....	70
7.7.5.1	Sampling Schedule.....	70

7.7.5.2	Sampling Locations	70
7.7.5.3	Monitoring Preparation	71
7.7.5.4	Sample Collection	71
7.7.5.5	Sample Analysis.....	72
7.7.5.6	Data Evaluation and Reporting	74
7.7.6	Training of Sampling Personnel	74
7.7.7	Sample Collection and Handling	74
7.7.7.1	Sample Collection	74
7.7.7.2	Sample Handling.....	75
7.7.7.3	Sample Documentation Procedures	76
7.8	Active Treatment System Monitoring	76
7.9	Bioassessment Monitoring.....	76
7.10	Watershed Monitoring Option	77
7.11	Quality Assurance and Quality Control.....	77
7.11.1	Field Logs	78
7.11.2	Clean Sampling Techniques	78
7.11.3	Chain of Custody	78
7.11.4	QA/QC Samples.....	78
7.11.4.1	Field Duplicates.....	78
7.11.4.2	Equipment Blanks	79
7.11.4.3	Field Blanks.....	79
7.11.4.4	Travel Blanks	79
7.11.5	Data Verification.....	79
7.12	Records Retention	80
CSMP Attachment 1:	Weather Reports.....	82
CSMP Attachment 2:	Monitoring Records	84
CSMP Attachment 3:	Example Forms.....	86
CSMP Attachment 4:	Field Meter Instructions	96
CSMP Attachment 5:	Supplemental Information.....	98
Section 8	References.....	100
Appendix A:	Calculations.....	101
Appendix B:	Site Maps	103
Appendix C:	Permit Registration Documents.....	105

<i>Appendix D:</i>	<i>SWPPP Amendment Certifications</i>	107
<i>Appendix E:</i>	<i>Submitted Changes to PRDs</i>	110
<i>Appendix F:</i>	<i>Construction Schedule</i>	112
<i>Appendix G:</i>	<i>Construction Activities, Materials Used, and Associated Pollutants</i>	114
<i>Appendix H:</i>	<i>CASQA Stormwater BMP Handbook Portal: Construction Fact Sheets</i>	117
<i>Appendix I:</i>	<i>BMP Inspection Form</i>	119
<i>Appendix J:</i>	<i>Project Specific Rain Event Action Plan Template</i>	127
<i>Appendix K:</i>	<i>Training Reporting Form</i>	132
<i>Appendix L:</i>	<i>Responsible Parties</i>	134
<i>Appendix M:</i>	<i>Contractors and Subcontractors</i>	138
<i>Appendix N:</i>	<i>Construction General Permit.....</i>	139

Qualified SWPPP Developer

Approval and Certification of the Stormwater Pollution Prevention Plan

Project Name:

Project Number/ID [if applicable]

“This Stormwater Pollution Prevention Plan and Attachments were prepared under my direction to meet the requirements of the California Construction General Permit (SWRCB Orders No. 2009-009-DWQ as amended by Order 2010-0014-DWQ and Order 2012-00xx-DWQ)¹. I certify that I am a Qualified SWPPP Developer in good standing as of the date signed below.”

QSD Signature

Date

QSD Name

QSD Certificate Number

Title and Affiliation

Telephone Number

Email

¹ The CGP amendments were adopted on July 17, 2012. As of September 26, 2012, the amendment has not be posted to the State Water Board website.

Legally Responsible Person

Approval and Certification of the Stormwater Pollution Prevention Plan

Project Name:

Project Number/ID [if
applicable]

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

Legally Responsible Person [if organization]

Signature of [Authorized Representative of] Legally
Responsible Person or Approved Signatory

Date

Name of [Authorized Representative of] Legally
Responsible Person or Approved Signatory

Telephone Number

Amendment Log

Project Name:

Project Number/ID [if applicable]

Amendment No.	Date	Brief Description of Amendment, include section and page number	Prepared and Approved By
			Name: QSD#
			Name: QSD#
			Name: QSD#
			Name: QSD#
			Name: QSD#
			Name: QSD#
			Name: QSD#
			Name: QSD#
			Name: QSD#

Section 1 SWPPP Requirements

1.1 INTRODUCTION

The [name] project comprises approximately [acres] and is located [address or description of location] in [city], California. The property is owned by [LRP or if different specify owner] and is being developed by [developer]. The projects location is shown on the Site Map in Appendix B.

This Stormwater Pollution Prevention Plan (SWPPP) is designed to comply with California's General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (General Permit) Order No. 2009-0009-DWQ as amended in 2010 and 2012 (NPDES No. CAS000002) issued by the State Water Resources Control Board (State Water Board). This SWPPP has been prepared following the SWPPP Template provided on the California Stormwater Quality Association Stormwater *Best Management Practice Handbook Portal: Construction* (CASQA, 2012). In accordance with the General Permit, Section XIV, this SWPPP is designed to address the following:

- Pollutants and their sources, including sources of sediment associated with construction, construction site erosion and other activities associated with construction activity are controlled;
- Where not otherwise required to be under a Regional Water Quality Control Board (Regional Water Board) permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated;
- Site BMPs are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity to the Best Available Technology/Best Control Technology (BAT/BCT) standard;

Calculations and design details as well as BMP controls for are complete and correct, Appendix A.

Identify and provide methods to implement Rain Event Action Plan (REAP).

1.2 PERMIT REGISTRATION DOCUMENTS

Required Permit Registration Documents (PRDs) shall be submitted to the State Water Board via the Stormwater Multi Application and Report Tracking System (SMARTS) by the Legally Responsible Person (LRP), or authorized personnel (i.e., Approved Signatory) under the direction of the LRP. The project-specific PRDs include:

1. Notice of Intent (NOI);
2. Risk Assessment (Construction Site Sediment and Receiving Water Risk Determination);
3. Site Map;
4. Annual Fee;
5. Signed Certification Statement (LRP Certification is provided electronically with SMARTS PRD submittal); and

6. SWPPP.

- Post-construction water balance calculation;
- Active Treatment System (ATS) plan; and
- Dischargers proposing an alternate soil erodibility factor must submit justification (documentation of methods used [e.g. soil particle size analysis]).

Site Maps can be found in **Appendix B**. A copy of the submitted PRDs shall also be kept in **Appendix C** along with the Waste Discharge Identification (WDID) confirmation.

1.3 SWPPP AVAILABILITY AND IMPLEMENTATION

The discharger shall make the SWPPP available at the construction site during working hours (see Section 7.5 of CSMP for working hours) while construction is occurring and shall be made available upon request by a State or Municipal inspector. When the original SWPPP is retained by a crewmember in a construction vehicle and is not currently at the construction site, current copies of the BMPs and map/drawing will be left with the field crew and the original SWPPP shall be made available via a request by radio/telephone. (CGP Section XIV.C)

The SWPPP shall be implemented concurrently with the start of ground disturbing activities.

1.4 SWPPP AMENDMENTS

The SWPPP should be revised when:

- If there is a General Permit violation.
- When there is a reduction or increase in total disturbed acreage (General Permit Section II Part C).
- BMPs do not meet the objectives of reducing or eliminating pollutants in stormwater discharges.

Additionally, the SWPPP shall be amended when:

- There is a change in construction or operations which may affect the discharge of pollutants to surface waters, groundwater(s), or a municipal separate storm sewer system (MS4);
- When there is a change in the project duration that changes the project's risk level; or
- When deemed necessary by the QSD. The QSD has determined that the changes listed in **Table 1.1** can be field determined by the QSP. All other changes shall be made by the QSD as formal amendments to the SWPPP.

The following items shall be included in each amendment:

- Who requested the amendment;
- The location of proposed change;
- The reason for change;
- The original BMP proposed, if any; and

- The new BMP proposed.

Amendment shall be logged at the front of the SWPPP and certification kept in **Appendix D**. The SWPPP text shall be revised replaced, and/or hand annotated as necessary to properly convey the amendment. SWPPP amendments must be made by a QSD. The following changes have been designated by the QSD as "to be field determined" and constitute minor changes that the QSP may implement based on field conditions.

Table 1.1 List of Changes to be Field Determined

Candidate changes for field location or determination by QSP⁽¹⁾	Check changes that can be field located or field determined by QSP
Increase quantity of an Erosion or Sediment Control Measure	
Relocate/Add stockpiles or stored materials	
Relocate or add toilets	
Relocate vehicle storage and/or fueling locations	
Relocate areas for waste storage	
Relocate water storage and/or water transfer location	
Changes to access points (entrance/exits)	
Change type of Erosion or Sediment Control Measure	
Changes to location of erosion or sediment control	
Minor changes to schedule or phases	
Changes in construction materials	
<i>(1) Any field changes not identified for field location or field determination by QSP must be approved by QSD</i>	

1.5 RETENTION OF RECORDS

Paper or electronic records of documents required by this SWPPP shall be retained for a minimum of three years from the date generated or date submitted, whichever is later, for the following items:

- [LIST or State NONE]
- [LIST or State NONE]

These records shall be available at the Site until construction is complete. Records assisting in the determination of compliance with the General Permit shall be made available within a reasonable time, to the Regional Water Board, State Water Board or U.S. Environmental Protection Agency (EPA) upon request. Requests by the Regional Water Board for retention of records for a period longer than three years shall be adhered to.

1.6 REQUIRED NON-COMPLIANCE REPORTING

If a General Permit discharge violation occurs the QSP shall immediately notify the LRP. The LRP shall include information on the violation with the Annual Report. Corrective measures will be implemented immediately following identification of the discharge or written notice of non-compliance from the Regional Water Board. Discharges and corrective actions must be documented and include the following items:

- The date, time, location, nature of operation and type of unauthorized discharge.
- The cause or nature of the notice or order.
- The control measures (BMPs) deployed before the discharge event, or prior to receiving notice or order.
- The date of deployment and type of control measures (BMPs) deployed after the discharge event, or after receiving the notice or order, including additional measures installed or planned to reduce or prevent re-occurrence.

[Include any other relevant reporting requirements.]

Reporting requirements for Numeric Action Levels (NALs) exceedances are discussed in [Section 7.7.2.7](#).

1.7 ANNUAL REPORT

The General Permit requires that permittees prepare, certify, and electronically submit an Annual Report no later than September 1st of each year. Reporting requirements are identified in Section XVI of the General Permit. Annual reports will be filed in SMARTS and in accordance with information required by the on-line forms.

1.8 CHANGES TO PERMIT COVERAGE

The General Permit allows for the reduction or increase of the total acreage covered under the General Permit when: a portion of the project is complete and/or conditions for termination of coverage have been met; when ownership of a portion of the project is purchased by a different entity; or when new acreage is added to the project.

Modified PRDs shall be filed electronically within 30 days of a reduction or increase in total disturbed area if a change in permit covered acreage is to be sought. The SWPPP shall be modified appropriately, shall be logged at the front of the SWPPP and certification of SWPPP amendments are to be kept in [Appendix D](#). Updated PRDs submitted electronically via SMARTS can be found in [Appendix E](#).

1.9 NOTICE OF TERMINATION

A Notice of Termination (NOT) must be submitted electronically by the LRP via SMARTS to terminate coverage under the General Permit. The NOT must include a final Site Map and representative photographs of the project site that demonstrate final stabilization has been achieved. The NOT shall be submitted within 90 days of completion of construction. The Regional Water Board will consider a construction site complete when the conditions of the General Permit, Section II.D have been met.

Section 2 Project Information

2.1 PROJECT AND SITE DESCRIPTION

2.1.1 Site Description

The [name] project site comprises approximately [acres] and is located at [address or description of location], in [City], California. The project site is located approximately [distance and direction] of [describe major roads (e.g., Interstate-5), and/or community areas]. The project site is located approximately [distance and direction] of [describe nearby water bodies (e.g., San Diego Bay)]. The project is located at [Lat/Long] and is identified on the Site Map in Appendix B.

2.1.2 Existing Conditions

As of the initial date of this SWPPP, the project site is [describe if site is undeveloped or describe existing development; include description of vegetated areas; or impervious areas such as parking lots]. The project site was previously developed with [describe previous land use]. Historic sources of contamination include: [describe known or potential contamination sources (e.g., contaminated soil, underground storage tanks) or former industrial operations or state “there are no known historic sources of contamination at the site”].

2.1.3 Existing Drainage

The project site is [describe topography (e.g., relatively level, slopes to the west, etc.)]. The elevation of the project site ranges from [elevation or range of elevations] feet above mean sea level (msl). Surface drainage at the site currently flows to the [direction], towards [describe discharge locations (storm drain inlet, bay, ocean, etc.)]. Stormwater is conveyed through [surface runoff, storm drain systems, etc.]. Stormwater discharges, from the site, [are/are not] considered direct discharges, as defined by the State Water Board [into (list water body)]. Existing site topography, drainage patterns, and stormwater conveyance systems are shown on [names of drawings or plans].

The project discharges to [list name of receiving water body] that [is/is not] listed for water quality impairment on the most recent 303(d)-list [for:

- [LIST]
- [LIST]

2.1.4 Geology and Groundwater

The site is underlain by [describe underlying soil and geologic conditions (e.g., fill material, clay, sandy loam, alluvium, etc.)], including approximate thickness of each material if known. Reference soils reports if applicable]. Groundwater occurs beneath the site at approximately [depth] feet below ground surface. The groundwater gradient is toward [direction].

2.1.5 Project Description

Project grading will occur on approximately [acres/square-feet] of the project, which comprises approximately [number] percent of the total area. The limits of grading are shown on [map/drawing name and number] in Appendix B. Grading will include [both cut and fill activities], with the total graded material estimated to be [number] cubic yards. Approximately [number] cubic yards of fill material will be imported during grading activities. Graded materials are expected to be [balanced onsite/hailed away]. Soil will be stockpiled [describe locations] as shown on [map/drawing name and number] in Appendix B. Construction activities will be [phased/not phased include description of each phase if appropriate and reference drawings that show limits of each phase].

2.1.6 Developed Condition

Post construction surface drainage will be directed to the [direction] as surface flow through stormwater conveyance systems [and/or sheet flow] towards and will discharge [describe discharge points – If project discharges directly to a public storm drain system, state so and state owner of storm drain (e.g., city of county)].

Post construction drainage patterns and conveyance systems are presented on [figure name and/or number] in Appendix B.

Table 2.1 Construction Site Estimates

Construction site area		acres
Percent impervious before construction		%
Runoff coefficient before construction		
Percent impervious after construction		%
Runoff coefficient after construction		

2.2 PERMITS AND GOVERNING DOCUMENTS

In addition to the General Permit, the following documents have been taken into account while preparing this SWPPP

- Regional Water Board requirements
- Basin Plan requirements
- Contract Documents
- Air Quality Regulations and Permits
- Federal Endangered Species Act
- National Historic Preservation Act/Requirements of the State Historic Preservation Office

- State of California Endangered Species Act
- Clean Water Act Section 401 Water Quality Certifications and 404 Permits
- CA Department of Fish and Game 1600 Streambed Alteration Agreement

2.3 STORMWATER RUN-ON FROM OFFSITE AREAS

There is no anticipated offsite run-on to this construction site because [Describe reasons for no offsite run-on [e.g., existing BMPs or stormwater conveyance system to prevent on-site flow, no up-gradient drainage area, etc.)].

Run-on to the site is generated by [describe sources of offsite run-on to the project, such sources may include one or more of the following: “point source discharges from upgradient developed land uses, creeks; streams or other water bodies that run through or discharge from the site; and upgradient non-point source discharges (dry weather and stormwater runoff)”].

The stormwater runoff drainage area contributing to offsite run-on is estimated to be approximately [acreage/square-feet]. The anticipated runoff coefficients range from [range of runoff coefficients]. The anticipated off-site run-on to the project site is estimated to be [flow/volume]; calculations are included in [Appendix A](#).

The General Permit requires that temporary BMPs be implemented to direct offsite run-on away from disturbed areas through the use of runoff controls. The following BMPs will be implemented [description of proposed BMPs (e.g., berms or lined channel) including flow capacity if appropriate]. These BMPs will be located [describe location of BMP]. The off-site drainage areas and associated stormwater conveyance facilities or BMPs are shown on [figure name and number] in [Appendix B](#).

2.4 FINDINGS OF THE CONSTRUCTION SITE SEDIMENT AND RECEIVING WATER RISK DETERMINATION

A construction site risk assessment has been performed for the project and the resultant risk level is Risk Level [1, 2, 3].

The risk level was determined through the use of the [describe method (e.g. K, LS provided in SMARTS, a site specific analysis)]. The risk level is based on project duration, location, proximity to impaired receiving waters and soil conditions. A copy of the Risk Level determination submitted on SMARTS with the PRDs is included in [Appendix C](#).

Table 2.2 and Table 2.3 summarize the sediment and receiving water risk factors and document the sources of information used to derive the factors.

Table 2.2 Summary of Sediment Risk

RUSLE Factor	Value	Method for establishing value
R		
K		
LS		
Total Predicted Sediment Loss (tons/acre)		

Table 2.2 Summary of Sediment Risk

RUSLE Factor	Value	Method for establishing value
Overall Sediment Risk Low Sediment Risk < 15 tons/ acre Medium Sediment Risk >= 15 and < 75 tons/acre High Sediment Risk >= 75 tons/acre		<input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> High

Runoff from the project site discharges into [description (e.g., moderately defined channels that are intercepted by irrigation canals)] that discharge into [water body, and eventually into the water body].

Table 2.3 Summary of Receiving Water Risk

Receiving Water Name	303(d) Listed for Sediment Related Pollutant⁽¹⁾	TMDL for Sediment Related Pollutant⁽¹⁾	Beneficial Uses of COLD, SPAWN, and MIGRATORY⁽¹⁾
[Enter name]	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Overall Receiving Water Risk			<input type="checkbox"/> Low <input type="checkbox"/> High
(1) If yes is selected for any option the Receiving Water Risk is High			

Risk Level 1 sites are subject to the narrative effluent limitations specified in the General Permit. The narrative effluent limitations require stormwater discharges associated with construction activity to minimize or prevent pollutants in stormwater and authorized non-stormwater through the use of controls, structures, and best management practices. This SWPPP has been prepared to address Risk Level 1 requirements (General Permit Attachment C).

Risk Level 2 sites are subject to both the narrative effluent limitations and numeric effluent standards. The narrative effluent limitations require stormwater discharges associated with construction activity to minimize or prevent pollutants in stormwater and authorized non-stormwater through the use of controls, structures and best management practices. Discharges from Risk Level 2 site are subject to NALs for pH and turbidity shown in Table 2-4. This SWPPP has been prepared to address Risk Level 2 requirements (General Permit Attachment D).

Table 2.4 Numeric Action Levels

Parameter	Unit	Numeric Action Level Daily Average
pH	pH units	Lower NAL = 6.5 Upper NAL = 8.5
Turbidity	NTU	250 NTU

Risk Level 3 sites are subject to both the narrative and numeric effluent standards. The narrative effluent limitations require stormwater discharges associated with construction activity to minimize or prevent pollutants in stormwater and authorized non-stormwater through the use of controls, structures and best management practices. Discharges from Risk Level 3 sites are subject to NALs. Discharges from Risk Level 3 sites that have a direct discharge to the receiving water are subject to Receiving Water Monitoring Triggers for pH and turbidity. NALs [and Receiving Water Monitoring Triggers] are shown in Table 2-4. This SWPPP has been prepared to address Risk Level 3 requirements (General Permit Attachment E). This site [does] [does not] have direct discharges to a receiving water.

Table 2.4 Numeric Action Levels and Receiving Water Monitoring Triggers

Parameter	Unit	Numeric Action Level Daily Average	Receiving Water Monitoring Trigger Daily Average
pH	pH units	Lower NAL = 6.5 Upper NAL = 8.5	Lower Trigger = 6.0 Upper Trigger = 9.0
Turbidity	NTU	250 NTU	500 NTU

2.5 CONSTRUCTION SCHEDULE

The site sediment risk was determined based on construction taking place between [start date] and [end date]. Modification or extension of the schedule (start and end dates) may affect risk determination and permit requirements. The LRP shall contact the QSD if the schedule changes during construction to address potential impact to the SWPPP. The estimated schedule for planned work can be found in Appendix F.

[Include additional descriptions of significant land disturbing activities and work near drainages or receiving water.]

2.6 POTENTIAL CONSTRUCTION ACTIVITY AND POLLUTANT SOURCES

Appendix G includes a list of construction activities and associated materials that are anticipated to be used onsite. These activities and associated materials will or could potentially contribute pollutants, other than sediment, to stormwater runoff.

The anticipated activities and associated pollutants were used in **Section 3** to select the Best Management Practices for the project. Location of anticipated pollutants and associated BMPs are shown on the Site Map in **Appendix B**.

For sampling requirements for non-visible pollutants associated with construction activity please refer to **Section 7.7.1**. For a full and complete list of onsite pollutants, refer to the Material Safety Data Sheets (MSDS), which are retained onsite at the construction trailer.

2.7 IDENTIFICATION OF NON-STORMWATER DISCHARGES

Non-stormwater discharges consist of discharges which do not originate from precipitation events. The General Permit provides allowances for specified non-stormwater discharges that do not cause erosion or carry other pollutants.

Non-stormwater discharges into storm drainage systems or waterways, which are not authorized under the General Permit and listed in the SWPPP, or authorized under a separate NPDES permit, are prohibited.

Non-stormwater discharges that are authorized from this project site include the following:

- [LIST or State NONE]
- [LIST or State NONE]

These authorized non-stormwater discharges will be managed with the stormwater and non-stormwater BMPs described in **Section 3** of this SWPPP and will be minimized by the QSP.

Activities at this site that may result in unauthorized non-stormwater discharges include:

- [LIST or State NONE]
- [LIST or State NONE]

Steps will be taken, including the implementation of appropriate BMPs, to ensure that unauthorized discharges are eliminated, controlled, disposed, or treated on-site.

Discharges of construction materials and wastes, such as fuel or paint, resulting from dumping, spills, or direct contact with rainwater or stormwater runoff, are also prohibited.

The following discharge(s) have been authorized by (a) regional NPDES permit(s):

- [LIST Discharge and Governing Permit or State NONE]

2.8 REQUIRED SITE MAP INFORMATION

The construction project's Site Map(s) showing the project location, surface water boundaries, geographic features, construction site perimeter and general topography and other requirements identified in Attachment B of the General Permit is located in **Appendix B**. **Table 2.5** identifies Map or Sheet Nos. where required elements are illustrated.

Table 2.5 Required Map Information

Included on Map/Plan Sheet No. ⁽¹⁾	Required Element
	The project's surrounding area (vicinity)
	Site layout
	Construction site boundaries
	Drainage areas
	Discharge locations
	Sampling locations
	Areas of soil disturbance (temporary or permanent)
	Active areas of soil disturbance (cut or fill)
	Locations of runoff BMPs
	Locations of erosion control BMPs
	Locations of sediment control BMPs
	ATS location (if applicable)
	Locations of sensitive habitats, watercourses, or other features which are not to be disturbed
	Locations of all post construction BMPs
	Waste storage areas
	Vehicle storage areas
	Material storage areas
	Entrance and Exits
	Fueling Locations

Notes: (1) Indicate maps or drawings that information is included on (e.g., Vicinity Map, Site Map, Drainage Plans, Grading Plans, Progress Maps, etc.)

Section 3 Best Management Practices

3.1 SCHEDULE FOR BMP IMPLEMENTATION

[Include additional descriptions of significant land disturbing activities and work near drainages or receiving water.]

Table 3.1 BMP Implementation Schedule

	BMP	Implementation	Duration
Erosion Control	EC-1, Scheduling	Prior to Construction	Entirety of Project
	EC-2, Preservation of Existing Vegetation	Start of Construction	Entirety of Project
Sediment Control			
Tracking Control			
Wind Erosion			

3.2 EROSION AND SEDIMENT CONTROL

Erosion and sediment controls are required by the General Permit to provide effective reduction or elimination of sediment related pollutants in stormwater discharges and authorized non-stormwater discharges from the Site. Applicable BMPs are identified in this section for erosion control, sediment control, tracking control, and wind erosion control.

3.2.1 Erosion Control

Erosion control, also referred to as soil stabilization, consists of source control measures that are designed to prevent soil particles from detaching and becoming transported in stormwater runoff. Erosion control BMPs protect the soil surface by covering and/or binding soil particles.

This construction project will implement the following practices to provide effective temporary and final erosion control during construction:

1. Preserve existing vegetation where required and when feasible.
2. The area of soil disturbing operations shall be controlled such that the Contractor is able to implement erosion control BMPs quickly and effectively.

3. Stabilize non-active areas within 14 days of cessation of construction activities or sooner if stipulated by local requirements.
4. Control erosion in concentrated flow paths by applying erosion control blankets, check dams, erosion control seeding or alternate methods.
5. Prior to the completion of construction, apply permanent erosion control to remaining disturbed soil areas.

Sufficient erosion control materials shall be maintained onsite to allow implementation in conformance with this SWPPP.

The following temporary erosion control BMP selection table indicates the BMPs that shall be implemented to control erosion on the construction site. Fact Sheets for temporary erosion control BMPs are provided in [Appendix H](#).

Table 3.2 Temporary Erosion Control BMPs

CASQA Fact Sheet	BMP Name	Meets a Minimum Requirement ⁽¹⁾	BMP Used		If not used, state reason
			YES	NO	
EC-1	Scheduling	✓			
EC-2	Preservation of Existing Vegetation	✓			
EC-3	Hydraulic Mulch	✓ ⁽²⁾			
EC-4	Hydroseed	✓ ⁽²⁾			
EC-5	Soil Binders	✓ ⁽²⁾			
EC-6	Straw Mulch	✓ ⁽²⁾			
EC-7	Geotextiles and Mats	✓ ⁽²⁾			
EC-8	Wood Mulching	✓ ⁽²⁾			
EC-9	Earth Dike and Drainage Swales	✓ ⁽³⁾			
EC-10	Velocity Dissipation Devices				
EC-11	Slope Drains				
EC-12	Stream Bank Stabilization				
EC-14	Compost Blankets	✓ ⁽²⁾			
EC-15	Soil Preparation-Roughening				
EC-16	Non-Vegetated Stabilization	✓ ⁽²⁾			
WE-1	Wind Erosion Control	✓			
Alternate BMPs Used:			If used, state reason:		
⁽¹⁾ Applicability to a specific project shall be determined by the QSD.					
⁽²⁾ The QSD shall ensure implementation of one of the minimum measures listed or a combination thereof to achieve and maintain the Risk Level requirements.					
⁽³⁾ Run-on from offsite shall be directed away from all disturbed areas, diversion of offsite flows may require design/analysis by a licensed civil engineer and/or additional environmental permitting					

These temporary erosion control BMPs shall be implemented in conformance with the following guidelines and as outlined in the BMP Factsheets provided in **Appendix H**. If there is a conflict between documents, the Site Map will prevail over narrative in the body of the SWPPP or guidance in the BMP Fact Sheets. Site specific details in the Site Map prevail over standard details included in the Site Map. The narrative in the body of the SWPPP prevails over guidance in the BMP Fact Sheets.

Scheduling

[Provide description of the site specific implementation or delete if not used]

Preservation of Existing Vegetation

[Provide description of the site specific implementation or delete if not used]

Hydraulic Mulch

[Provide description of the site specific implementation or delete if not used]

Hydroseed

[Provide description of the site specific implementation or delete if not used]

Soil Binders

[Provide description of the site specific implementation or delete if not used]

Straw Mulch

[Provide description of the site specific implementation or delete if not used]

Geotextiles and Mats

[Provide description of the site specific implementation or delete if not used]

Wood Mulching

[Provide description of the site specific implementation or delete if not used]

Earth Dike and Drainage Swales

[Provide description of the site specific implementation or delete if not used]

Velocity Dissipation Devices

[Provide description of the site specific implementation or delete if not used]

Slope Drains

[Provide description of the site specific implementation or delete if not used]

Stream bank Stabilization

[Provide description of the site specific implementation or delete if not used]

Compost Blankets

[Provide description of the site specific implementation or delete if not used]

Soil Preparation-Roughening

[Provide description of the site specific implementation or delete if not used]

Non-Vegetated Stabilization

[Provide description of the site specific implementation or delete if not used]

Wind Erosion Control

[Provide description of the site specific implementation or delete if not used]

3.2.2 Sediment Controls

Sediment controls are temporary or permanent structural measures that are intended to complement the selected erosion control measures and reduce sediment discharges from active construction areas. Sediment controls are designed to intercept and settle out soil particles that have been detached and transported by the force of water.

The following sediment control BMP selection table indicates the BMPs that shall be implemented to control sediment on the construction site. Fact Sheets for temporary sediment control BMPs are provided in **Appendix H**.

Table 3.3 Temporary Sediment Control BMPs

CASQA Fact Sheet	BMP Name	Meets a Minimum Requirement ⁽¹⁾	BMP used		If not used, state reason
			YES	NO	
SE-1	Silt Fence	✓ ^{(2) (3)}			
SE-2	Sediment Basin				
SE-3	Sediment Trap				
SE-4	Check Dams				
SE-5	Fiber Rolls	✓ ⁽²⁾⁽³⁾			
SE-6	Gravel Bag Berm	✓ ⁽³⁾			
SE-7	Street Sweeping	✓			
SE-8	Sandbag Barrier				
SE-9	Straw Bale Barrier				
SE-10	Storm Drain Inlet Protection	✓ RL2&3			
SE-11	ATS				
SE-12	Manufactured Linear Sediment Controls				
SE-13	Compost Sock and Berm	✓ ⁽³⁾			
SE-14	Biofilter Bags	✓ ⁽³⁾			
TC-1	Stabilized Construction Entrance and Exit	✓			
TC-2	Stabilized Construction Roadway				
TC-3	Entrance Outlet Tire Wash				
Alternate BMPs Used:					
If used, state reason:					
⁽¹⁾ Applicability to a specific project shall be determined by the QSD ⁽²⁾ The QSD shall ensure implementation of one of the minimum measures listed or a combination thereof to achieve and maintain the Risk Level requirements ⁽³⁾ Risk Level 2 & 3 shall provide linear sediment control along toe of slope, face of slope, and at the grade breaks of exposed slope					

These temporary sediment control BMPs shall be implemented in conformance with the following guidelines and in accordance with the BMP Fact Sheets provided in **Appendix H**. If there is a conflict between documents, the Site Map will prevail over narrative in the body of the SWPPP or guidance in the BMP Fact Sheets. Site specific details in the Site Map prevail over standard details included in the Site Map. The narrative in the body of the SWPPP prevails over guidance in the BMP Fact Sheets.

Silt Fence

[Provide description of the site specific implementation or delete if not used]

Sediment Basin

[Provide description of the site specific implementation or delete if not used]

Sediment Trap

[Provide description of the site specific implementation or delete if not used]

Check Dams

[Provide description of the site specific implementation or delete if not used]

Fiber Rolls

[Provide description of the site specific implementation or delete if not used]

Gravel Bag Berm

[Provide description of the site specific implementation or delete if not used]

Street Sweeping

[Provide description of the site specific implementation or delete if not used]

Sandbag Barrier

[Provide description of the site specific implementation or delete if not used]

Straw Bale Barrier

[Provide description of the site specific implementation or delete if not used]

Storm Drain Inlet Protection

[Provide description of the site specific implementation or delete if not used]

ATS

[Provide description of the site specific implementation or delete if not used]

Manufactured Linear Sediment Controls

[Provide description of the site specific implementation or delete if not used]

Compost Sock and Berm

[Provide description of the site specific implementation or delete if not used]

Biofilter Bags

[Provide description of the site specific implementation or delete if not used]

Stabilized Construction Entrance and Exit

[Provide description of the site specific implementation or delete if not used]

Stabilized Construction Roadway

[Provide description of the site specific implementation or delete if not used]

Entrance Outlet Tire Wash

[Provide description of the site specific implementation or delete if not used]

3.3 NON-STORMWATER CONTROLS AND WASTE AND MATERIALS MANAGEMENT

3.3.1 Non-Stormwater Controls

Non-stormwater discharges into storm drainage systems or waterways, which are not authorized under the General Permit, are prohibited. Non-stormwater discharges for which a separate NPDES permit is required by the local Regional Water Board are prohibited unless coverage under the separate NPDES permit has been obtained for the discharge. The selection of non-stormwater BMPs is based on the list of construction activities with a potential for non-stormwater discharges identified in **Section 2.7** of this SWPPP.

The following non-stormwater control BMP selection table indicates the BMPs that shall be implemented to control sediment on the construction site. Fact Sheets for temporary non-stormwater control BMPs are provided in **Appendix H**.

Non-stormwater BMPs shall be implemented in conformance with the following guidelines and in accordance with the BMP Fact Sheets provided in **Appendix H**. If there is a conflict between documents, the Site Map will prevail over narrative in the body of the SWPPP or guidance in the BMP Fact Sheets. Site specific details in the Site Map prevail over standard details included in the Site Map. The narrative in the body of the SWPPP prevails over guidance in the BMP Fact Sheets.

Water Conservation Practices

[Provide description of the site specific implementation or delete if not used]

Dewatering Operation

[Provide description of the site specific implementation or delete if not used]

Paving and Grinding Operation

[Provide description of the site specific implementation or delete if not used]

Temporary Stream Crossing

[Provide description of the site specific implementation or delete if not used]

Clear Water Diversion

[Provide description of the site specific implementation or delete if not used]

Illicit Connection/Discharge

[Provide description of the site specific implementation or delete if not used]

Potable Water/Irrigation

[Provide description of the site specific implementation or delete if not used]

Vehicle and Equipment Cleaning

[Provide description of the site specific implementation or delete if not used]

Vehicle and Equipment Fueling

[Provide description of the site specific implementation or delete if not used]

Vehicle and Equipment Maintenance

[Provide description of the site specific implementation or delete if not used]

Pile Driving Operation

[Provide description of the site specific implementation or delete if not used]

Concrete Curing

[Provide description of the site specific implementation or delete if not used]

Concrete Finishing

[Provide description of the site specific implementation or delete if not used]

Material and Equipment Use Over Water

[Provide description of the site specific implementation or delete if not used]

Demolition Removal Adjacent to Water

[Provide description of the site specific implementation or delete if not used]

Temporary Batch Plants

[Provide description of the site specific implementation or delete if not used]

3.3.2 Materials Management and Waste Management

Materials management control practices consist of implementing procedural and structural BMPs for handling, storing and using construction materials to prevent the release of those materials into stormwater discharges. The amount and type of construction materials to be utilized at the Site will depend upon the type of construction and the length of the construction period. The materials may be used continuously, such as fuel for vehicles and equipment, or the materials may be used for a discrete period, such as soil binders for temporary stabilization.

Waste management consist of implementing procedural and structural BMPs for handling, storing and ensuring proper disposal of wastes to prevent the release of those wastes into stormwater discharges. [If applicable to the project site, waste management should be conducted in accordance with the Project's Construction Waste Management Plan.]

Materials and waste management pollution control BMPs shall be implemented to minimize stormwater contact with construction materials, wastes and service areas; and to prevent materials and wastes from being discharged off-site. The primary mechanisms for stormwater contact that shall be addressed include:

- Direct contact with precipitation
- Contact with stormwater run-on and runoff
- Wind dispersion of loose materials
- Direct discharge to the storm drain system through spills or dumping
- Extended contact with some materials and wastes, such as asphalt cold mix and treated wood products, which can leach pollutants into stormwater.

A list of construction activities is provided in **Section 2.6**. The following Materials and Waste Management BMP selection table indicates the BMPs that shall be implemented to handle materials and control construction site wastes associated with these construction activities. Fact Sheets for Materials and Waste Management BMPs are provided in **Appendix H**.

Table 3.5 Temporary Materials Management BMPs

CASQA Fact Sheet	BMP Name	Meets a Minimum Requirement ⁽¹⁾	BMP used		If not used, state reason
			YES	NO	
WM-01	Material Delivery and Storage	✓			
WM-02	Material Use	✓			
WM-03	Stockpile Management	✓			
WM-04	Spill Prevention and Control	✓			
WM-05	Solid Waste Management	✓			
WM-06	Hazardous Waste Management	✓			
WM-07	Contaminated Soil Management				
WM-08	Concrete Waste Management	✓			
WM-09	Sanitary-Septic Waste Management	✓			
WM-10	Liquid Waste Management				
Alternate BMPs Used:			If used, state reason:		
(1) Applicability to a specific project shall be determined by the QSD.					

Material management BMPs shall be implemented in conformance with the following guidelines and in accordance with the BMP Fact Sheets provided in **Appendix H**. If there is a conflict between documents, the Site Map will prevail over narrative in the body of the SWPPP or guidance in the BMP Fact Sheets. Site specific details in the Site Map prevail over standard details included in the Site Map. The narrative in the body of the SWPPP prevails over guidance in the BMP Fact Sheets.

Material Delivery and Storage

[Provide description of the site specific implementation or delete if not used]

Material Use

[Provide description of the site specific implementation or delete if not used]

Stockpile Management

[Provide description of the site specific implementation or delete if not used]

Spill Prevention and Control

[Provide description of the site specific implementation or delete if not used]

Solid Waste Management

[Provide description of the site specific implementation or delete if not used]

Hazardous Waste Management

[Provide description of the site specific implementation or delete if not used]

Contaminated Soil Management

[Provide description of the site specific implementation or delete if not used]

Concrete Waste Management

[Provide description of the site specific implementation or delete if not used]

Sanitary-Septic Waste Management

[Provide description of the site specific implementation or delete if not used]

Liquid Waste Management

[Provide description of the site specific implementation or delete if not used]

3.4 POST CONSTRUCTION STORMWATER MANAGEMENT MEASURES

Post construction BMPs are permanent measures installed during construction, designed to reduce or eliminate pollutant discharges from the site after construction is completed.

This site is located in an area subject to a Phase I or Phase II Municipal Separate Storm Sewer System (MS4) permit approved Stormwater Management Plan. ☐ Yes ☐ No

Post construction runoff reduction requirements have been satisfied through the MS4 program, this project is exempt from provision XIII A of the General Permit.]

The following source control post construction BMPs to comply with General Permit Section XIII.B and local requirements have been identified for the site:

- [LIST or State NONE]
- [LIST or State NONE]

A plan for the post construction funding and maintenance of these BMPs has been developed to address at minimum five years following construction. The post construction BMPs that are described above shall be funded and maintained by the [LRP or other]. If required, post construction funding and maintenance will be submitted with the NOT.

Section 4 BMP Inspection, [and] Maintenance [, and Rain Event Action Plans]

4.1 BMP INSPECTION AND MAINTENANCE

The General Permit requires routine weekly inspections of BMPs, along with inspections before, during, and after qualifying rain events. A BMP inspection checklist must be filled out for inspections and maintained on-site with the SWPPP. The inspection checklist includes the necessary information covered in [Section 7.6](#). A blank inspection checklist can be found in [Appendix I](#). Completed checklists shall be kept in [CSMP Attachment 2 “Monitoring Records](#).

BMPs shall be maintained regularly to ensure proper and effective functionality. If necessary, corrective actions shall be implemented within 72 hours of identified deficiencies and associated amendments to the SWPPP shall be prepared by the QSD.

Specific details for maintenance, inspection, and repair of Construction Site BMPs can be found in the BMP Factsheets in [Appendix H](#).

4.2 RAIN EVENT ACTION PLANS

Rain Event Action Plans (REAPs) are not required for Risk Level 1 projects.

The Rain Event Action Plans (REAP) is written document designed to be used as a planning tool by the QSP to protect exposed portions of project sites and to ensure that the discharger has adequate materials, staff, and time to implement erosion and sediment control measures. These measures are intended to reduce the amount of sediment and other pollutants that could be generated during the rain event. It is the responsibility of the QSP to be aware of precipitation forecast and to obtain and print copies of forecasted precipitation from NOAA’s National Weather Service Forecast Office.

The SWPPP includes REAP templates but the QSP will need to customize them for each rain event. Site-specific REAP templates for each applicable project phase can be found in [Appendix J](#). The QSP shall maintain a paper copy of completed REAPs in compliance with the record retention requirements [Section 1.5](#) of this SWPPP. Completed REAPs shall be maintained in [Appendix J](#).

The QSP will develop an event specific REAP 48 hours in advance of a precipitation event forecast to have a 50% or greater chance of producing precipitation in the project area. The REAP will be onsite and be implemented 24 hours in advance of any the predicted precipitation event.

At minimum the REAP will include the following site and phase-specific information:

1. Site Address;
2. Calculated Risk Level (2 or 3);
3. Site Stormwater Manager Information including the name, company and 24-hour emergency telephone number;
4. Erosion and Sediment Control Provider information including the name, company and 24-hour emergency telephone number;

5. Stormwater Sampling Agent information including the name, company, and 24-hour emergency telephone number;
6. Activities associated with each construction phase;
7. Trades active on the construction site during each construction phase;
8. Trade contractor information; and
9. Recommended actions for each project phase.

Section 5 Training

Appendix L identifies the QSPs for the project. To promote stormwater management awareness specific for this project, periodic training of job-site personnel shall be included as part of routine project meetings (e.g. daily/weekly tailgate safety meetings), or task specific trainings as needed.

The QSP shall be responsible for providing this information at the meetings, and subsequently completing the training logs shown in **Appendix K**, which identifies the site-specific stormwater topics covered as well as the names of site personnel who attended the meeting. Tasks may be delegated to trained employees by the QSP provided adequate supervision and oversight is provided. Training shall correspond to the specific task delegated including: SWPPP implementation; BMP inspection and maintenance; and record keeping.

Documentation of training activities (formal and informal) is retained in SWPPP **Appendix K**.

Section 6 Responsible Parties and Operators

6.1 RESPONSIBLE PARTIES

Approved Signatory(ies) who are responsible for SWPPP implementation and have authority to sign permit-related documents [is/are] listed below. Written authorizations from the LRP for these individuals are provided in Appendix L. The Approved Signatory(ies) assigned to this project [is/are]:

Name	Title	Phone Number

QSPs identified for the project are identified in Appendix L. The QSP shall have primary responsibility and significant authority for the implementation, maintenance and inspection/monitoring of SWPPP requirements. The QSP will be available at all times throughout the duration of the project. Duties of the QSP include but are not limited to:

- Implementing all elements of the General Permit and SWPPP, including but not limited to:
 - Ensuring all BMPs are implemented, inspected, and properly maintained;
 - Performing non-stormwater and stormwater visual observations and inspections;
 - Performing non-stormwater and storm sampling and analysis, as required;
 - Performing routine inspections and observations;
 - Implementing non-stormwater management, and materials and waste management activities such as: monitoring discharges; general Site clean-up; vehicle and equipment cleaning, fueling and maintenance; spill control; ensuring that no materials other than stormwater are discharged in quantities which will have an adverse effect on receiving waters or storm drain systems; etc.;
- The QSP may delegate these inspections and activities to an appropriately trained employee, but shall ensure adequacy and adequate deployment.
- Ensuring elimination of unauthorized discharges.
- The QSPs shall be assigned authority by the LRP to mobilize crews in order to make immediate repairs to the control measures.
- Coordinate with the Contractor(s) to assure all of the necessary corrections/repairs are made immediately and that the project complies with the SWPPP, the General Permit and approved plans at all times.

- Notifying the LRP or Authorized Signatory immediately of off-site discharges or other non-compliance events.

6.2 CONTRACTOR LIST

Contractor

Name:

Title:

Company:

Address:

Phone Number:

Number (24/7):

Section 7 Construction Site Monitoring Program

7.1 Purpose

This Construction Site Monitoring Program was developed to address the following objectives:

1. To demonstrate that the site is in compliance with the Discharge Prohibitions [and Numeric Action Levels (NALs)] of the Construction General Permit;
2. To determine whether non-visible pollutants are present at the construction site and are causing or contributing to exceedances of water quality objectives;
3. To determine whether immediate corrective actions, additional Best Management Practices (BMP) implementation, or SWPPP revisions are necessary to reduce pollutants in stormwater discharges and authorized non-stormwater discharges;
4. To determine whether BMPs included in the SWPPP [and REAP] are effective in preventing or reducing pollutants in stormwater discharges and authorized non-stormwater discharges.

7.2 Applicability of Permit Requirements

This project has been determined to be a Risk Level [Enter Number] project. The General Permit identifies the following types of monitoring as being applicable for a Risk Level [Enter Number] project.

Risk Level 1

- Visual inspections of Best Management Practices (BMPs);
- Visual monitoring of the site related to qualifying storm events;
- Visual monitoring of the site for non-stormwater discharges;
- Sampling and analysis of construction site runoff for non-visible pollutants when applicable; and
- Sampling and analysis of construction site runoff as required by the Regional Water Board when applicable.

Risk Level 2

- Visual inspections of Best Management Practices (BMPs);
- Visual monitoring of the site related to qualifying storm events;
- Visual monitoring of the site for non-stormwater discharges;
- Sampling and analysis of construction site runoff for pH and turbidity;
- Sampling and analysis of construction site runoff for non-visible pollutants when applicable; and
- Sampling and analysis of non-stormwater discharges when applicable.

Risk Level 3

- Visual inspections of Best Management Practices (BMPs);
- Visual monitoring of the site related to qualifying storm events;
- Visual monitoring of the site for non-stormwater discharges;
- Sampling and analysis of construction site runoff for pH and turbidity;

- Sampling and analysis of construction site runoff for other parameters if applicable;
- Sampling and analysis of receiving waters if applicable;
- Sampling and analysis of non-stormwater discharges;
- Sampling and analysis of construction site runoff for non-visible pollutants when applicable;
- Sampling and analysis of non-stormwater discharges when applicable; and
- Bioassessment monitoring if applicable.

7.3. Weather and Rain Event Tracking

Visual monitoring and inspections requirements of the General Permit are triggered by a qualifying rain event. The General Permit defines a qualifying rain event as any event that produces ½ inch of precipitation. A minimum of 48 hours of dry weather will be used to distinguish between separate qualifying storm events.

Visual monitoring, inspections, and sampling requirements of the General Permit are triggered by a qualifying rain event. The General Permit defines a qualifying rain event as any event that produces ½ inch of precipitation. A minimum of 48 hours of dry weather will be used to distinguish between separate qualifying storm events.

For the purposes of assessing exceptions to the Receiving Water Monitoring Triggers the General Permit establishes the compliance storm event at the 5-year, 24-hour event. Based on the Western Regional Climate Center, the 5-year, 24-hour event for this project is [Enter Rainfall Amount in Inches].

7.3.1 Weather Tracking

The QSP should daily consult the National Oceanographic and Atmospheric Administration (NOAA) for the weather forecasts. These forecasts can be obtained at <http://www.srh.noaa.gov/>. Weather reports should be printed and maintained with the SWPPP in CSMP Attachment 1 “Weather Reports”.

[Optionally, identify any other tools, in addition to NOAA probability of precipitation that the QSP will use to track weather.]

7.3.2 Rain Gauges

The QSP shall install [Enter Number and General Location for On-site Gauges] rain gauge(s) on the project site. Locate the gauge in an open area away from obstructions such as trees or overhangs. Mount the gauge on a post at a height of 3 to 5 feet with the gauge extending several inches beyond the post. Make sure that the top of the gauge is level. Make sure the post is not in an area where rainwater can indirectly splash from sheds, equipment, trailers, etc.

The rain gauge(s) shall be read daily during normal site scheduled hours. The rain gauge should be read at approximately the same time every day and the date and time of each reading recorded. Log rain gauge readings in CSMP Attachment 1 “Weather Records”. Follow the rain gauge instructions to obtain accurate measurements.

Once the rain gauge reading has been recorded, accumulated rain shall be emptied and the gauge reset. [Alternatively, include instructions for an automated recording rain gauge if used.]

For comparison with the site rain gauge, the nearest appropriate governmental rain gauge(s) is located at [Insert location and web site of the applicable governmental rain gauge(s)].

7.4 Monitoring Locations

Monitoring locations are shown on the Site Maps in Appendix B. Monitoring locations are described in the Sections 7.6 and 7.7.

Whenever changes in the construction site might affect the appropriateness of sampling locations, the sampling locations shall be revised accordingly. All such revisions shall be

implemented as soon as feasible and the SWPPP amended. Temporary changes that result in a one-time additional sampling location do not require a SWPPP amendment.

7.5 Safety and Monitoring Exemptions

Safety practices for sample collection will be in accordance with the [ENTER TITLE AND PUBLICATION DATE OF CONTRACTOR'S HEALTH AND SAFETY PLAN FOR THE PROJECT OR PROVIDE SPECIFIC REQUIREMENTS IN THIS SECTION]. A summary of the safety requirements that apply to sampling personnel is provided below.

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

This project is not required to collect samples or conduct visual observations (inspections) under the following conditions:

- During dangerous weather conditions such as flooding and electrical storms.
- Outside of scheduled site business hours.

Scheduled site business hours are: [SPECIFY SITE BUSINESS DAYS AND HOURS].

If monitoring (visual monitoring or sample collection) of the site is unsafe because of the dangerous conditions noted above then the QSP shall document the conditions for why an exception to performing the monitoring was necessary. The exemption documentation shall be filed in CSMP Attachment 2 "Monitoring Records".

7.6 Visual Monitoring

Visual monitoring includes observations and inspections. Inspections of BMPs are required to identify and record BMPs that need maintenance to operate effectively, that have failed, or that could fail to operate as intended. Visual observations of the site are required to observe storm water drainage areas to identify any spills, leaks, or uncontrolled pollutant sources.

Table 7.1 identifies the required frequency of visual observations and inspections. Inspections and observations will be conducted at the locations identified in Section 7.6.3.

Table 7.1 Summary of Visual Monitoring and Inspections

Type of Inspection	Frequency
<i>Routine Inspections</i>	
BMP Inspections	Weekly ¹
BMP Inspections – Tracking Control	Daily
[add rows for other BMPs as needed]	[Enter Frequency]
Non-Stormwater Discharge Observations	Quarterly during daylight hours

Table 7.1 Summary of Visual Monitoring and Inspections

Type of Inspection	Frequency
<i>Rain Event Triggered Inspections</i>	
Site Inspections Prior to a Qualifying Event	Within 48 hours of a qualifying event ²
BMP Inspections During an Extended Storm Event	Every 24-hour period of a rain event ³
Site Inspections Following a Qualifying Event	Within 48 hours of a qualifying event ²
¹ Most BMPs must be inspected weekly; those identified below must be inspected more frequently. ² Inspections are required during scheduled site operating hours. ³ Inspections are required during scheduled site operating hours regardless of the amount of precipitation on any given day.	

7.6.1 Routine Observations and Inspections

Routine site inspections and visual monitoring are necessary to ensure that the project is in compliance with the requirements of the Construction General Permit.

7.6.1.1 Routine BMP Inspections

Inspections of BMPs are conducted to identify and record:

- BMPs that are properly installed;
- BMPs that need maintenance to operate effectively;
- BMPs that have failed; or
- BMPs that could fail to operate as intended.

7.6.1.2 Non-Stormwater Discharge Observations

Each drainage area will be inspected for the presence of or indications of prior unauthorized and authorized non-stormwater discharges. Inspections will record:

- Presence or evidence of any non-stormwater discharge (authorized or unauthorized);
- Pollutant characteristics (floating and suspended material, sheen, discoloration, turbidity, odor, etc.); and
- Source of discharge.

7.6.2 Rain-Event Triggered Observations and Inspections

Visual observations of the site and inspections of BMPs are required prior to a qualifying rain event; following a qualifying rain event, and every 24-hour period during a qualifying rain event. Pre-rain inspections will be conducted after consulting NOAA and determining that a precipitation event with a 50% or greater probability of precipitation has been predicted.

7.6.2.1 Visual Observations Prior to a Forecasted Qualifying Rain Event

Within 48-hours prior to a qualifying event a stormwater visual monitoring site inspection will include observations of the following locations:

- Stormwater drainage areas to identify any spills, leaks, or uncontrolled pollutant sources;
- BMPs to identify if they have been properly implemented;
- Any stormwater storage and containment areas to detect leaks and ensure maintenance of adequate freeboard.

[BMP inspections and visual monitoring will be triggered by a NOAA prediction of rain in the project area.]

or

Consistent with guidance from the State Water Resources Control Board, pre-rain BMP inspections and visual monitoring will be triggered by a NOAA forecast that indicates a probability of precipitation of 50% or more in the project area.

or

BMP inspections and visual monitoring will be triggered by a NOAA quantitative predicted forecast (QPF) that indicates ½-inch or more of rain will occur in the project area.]

7.6.2.2 *BMP Inspections During an Extended Storm Event*

During an extended rain event BMP inspections will be conducted to identify and record:

- BMPs that are properly installed;
- BMPs that need maintenance to operate effectively;
- BMPs that have failed; or
- BMPs that could fail to operate as intended.

If the construction site is not accessible during the rain event, the visual inspections shall be performed at all relevant outfalls, discharge points, downstream locations. The inspections should record any projected maintenance activities.

7.6.2.3 *Visual Observations Following a Qualifying Rain Event*

Within 48 hours following a qualifying rain event (0.5 inches of rain) a stormwater visual monitoring site inspection is required to observe:

- Stormwater drainage areas to identify any spills, leaks, or uncontrolled pollutant sources;
- BMPs to identify if they have been properly designed, implemented, and effective;
- Need for additional BMPs;
- Any stormwater storage and containment areas to detect leaks and ensure maintenance of adequate freeboard; and
- Discharge of stored or contained rain water.

7.6.3 *Visual Monitoring Procedures*

Visual monitoring shall be conducted by the QSP or staff trained by and under the supervision of the QSP.

The name(s) and contact number(s) of the site visual monitoring personnel are listed below and their training qualifications are provided in [Appendix K](#).

Assigned inspector: **NAME OF INSPECTOR**

Contact phone: **TELEPHONE NUMBER**

Alternate inspector: NAME OF INSPECTOR Contact phone: TELEPHONE NUMBER

Stormwater observations shall be documented on the *Visual Inspection Field Log Sheet* (see CSMP Attachment 3 “Example Forms”). BMP inspections shall be documented on the site specific BMP inspection checklist. Any photographs used to document observations will be referenced on stormwater site inspection report and maintained with the Monitoring Records in Attachment 2.

The QSP shall within [Enter Number] days of the inspection submit copies of the completed inspection report to [Name].

The completed reports will be kept in CSMP Attachment 2 “Monitoring Records”.

7.6.4 Visual Monitoring Follow-Up and Reporting

Correction of deficiencies identified by the observations or inspections, including required repairs or maintenance of BMPs, shall be initiated and completed as soon as possible.

If identified deficiencies require design changes, including additional BMPs, the implementation of changes will be initiated within 72 hours of identification and be completed as soon as possible. When design changes to BMPs are required, the SWPPP shall be amended to reflect the changes.

Deficiencies identified in site inspection reports and correction of deficiencies will be tracked on the *Inspection Field Log Sheet* or *BMP Inspection Report* and shall be submitted to the QSP and shall be kept in CSMP Attachment 2 “Monitoring Records”.

The QSP shall within [Enter Number] days of the inspection submit copies of the completed *Inspection Field Log Sheet* or *BMP Inspection Report* with the corrective actions to [Name].

Results of visual monitoring must be summarized and reported in the Annual Report.

7.6.5 Visual Monitoring Locations

The inspections and observations identified in Sections 7.6.1 and 7.6.2 will be conducted at the locations identified in this section.

BMP locations are shown on the Site Maps in SWPPP Appendix A.

There are [Enter Number] drainage area(s) on the project site and the contractor’s yard, staging areas, and storage areas. Drainage area(s) are shown on the Site Maps in Appendix B and Table 7.2 identifies each drainage area by location.

Table 7.2 Site Drainage Areas

Location No.	Location

There are [Enter Number] stormwater storage or containment area(s) are on the project site. Stormwater storage or containment area(s) are shown on the Site Maps in Appendix B and Table 7.3 identifies each stormwater storage or containment area by location.

Table 7.3 Stormwater Storage and Containment Areas

Location No.	Location

There are [Enter Number] discharge location(s) on the project site. Site stormwater discharge location(s) are shown on the **Site Maps in Appendix B** and **Table 7.4** identifies each stormwater discharge location.

Table 7.4 Site Stormwater Discharge Locations

Location No.	Location

7.7 Water Quality Sampling and Analysis

7.7.1 *Sampling and Analysis Plan for Non-Visible Pollutants in Stormwater Runoff Discharges*

This Sampling and Analysis Plan for Non-Visible Pollutants describes the sampling and analysis strategy and schedule for monitoring non-visible pollutants in stormwater runoff discharges from the project site.

Sampling for non-visible pollutants will be conducted when (1) a breach, leakage, malfunction, or spill is observed; and (2) the leak or spill has not been cleaned up prior to the rain event; and (3) there is the potential for discharge of non-visible pollutants to surface waters or drainage system.

The following construction materials, wastes, or activities, as identified in **Section 2.6**, are potential sources of non-visible pollutants to stormwater discharges from the project. Storage, use, and operational locations are shown on the **Site Maps in Appendix B**.

- [LIST or State NONE]
- [LIST or State NONE]

The following existing site features, as identified in **Section 2.6**, are potential sources of non-visible pollutants to stormwater discharges from the project. Locations of existing site features contaminated with non-visible pollutants are shown on the **Site Maps in Appendix B**.

- [DESCRIBE or State NONE]
- [DESCRIBE or State NONE]

The following soil amendments have the potential to change the chemical properties, engineering properties, or erosion resistance of the soil and will be used on the project site. Locations of soil amendment application are shown on the **Site Maps in Appendix B**.

- [LIST or State NONE]
- [LIST or State NONE]

The project has the potential to receive stormwater run-on from the following locations with the potential to contribute non-visible pollutants to stormwater discharges from the project. Locations of such run-on to the project site are shown on the **Site Maps in Appendix B**.

- [LIST or State NONE]
- [LIST or State NONE]

7.7.1.1 Sampling Schedule

Samples for the potential non-visible pollutant(s) and a sufficiently large unaffected background sample shall be collected during the first two hours of discharge from rain events that result in a sufficient discharge for sample collection. Samples shall be collected during the site's scheduled hours and shall be collected regardless of the time of year and phase of the construction.

Collection of discharge samples for non-visible pollutant monitoring will be triggered when any of the following conditions are observed during site inspections conducted prior to or during a rain event.

- Materials or wastes containing potential non-visible pollutants are not stored under watertight conditions. Watertight conditions are defined as (1) storage in a watertight container, (2) storage under a watertight roof or within a building, or (3) protected by temporary cover and containment that prevents stormwater contact and runoff from the storage area.
- Materials or wastes containing potential non-visible pollutants are stored under watertight conditions, but (1) a breach, malfunction, leakage, or spill is observed, (2) the leak or spill is not cleaned up prior to the rain event, and (3) there is the potential for discharge of non-visible pollutants to surface waters or a storm drain system.
- A construction activity, including but not limited to those in [Section 2.6](#), with the potential to contribute non-visible pollutants (1) was occurring during or within 24 hours prior to the rain event, (2) BMPs were observed to be breached, malfunctioning, or improperly implemented, and (3) there is the potential for discharge of non-visible pollutants to surface waters or a storm drain system.
- Soil amendments that have the potential to change the chemical properties, engineering properties, or erosion resistance of the soil have been applied, and there is the potential for discharge of non-visible pollutants to surface waters or a storm drain system.
- Stormwater runoff from an area contaminated by historical usage of the site has been observed to combine with stormwater runoff from the site, and there is the potential for discharge of non-visible pollutants to surface waters or a storm drain system.

7.7.1.2 Sampling Locations

Sampling locations are based on proximity to planned non-visible pollutant storage, occurrence or use; accessibility for sampling, and personnel safety. Planned non-visible pollutant sampling locations are shown on the [Site Maps in Appendix B](#) and include the locations identified in [Tables 7.5 through 7.9](#).

[Enter Number] sampling location(s) on the project site and the contractor's yard have been identified for the collection of samples of runoff from planned material and waste storage areas and areas where non-visible pollutant producing construction activities are planned.

[If applicable]

Table 7.5 Non-Visible Pollutant Sample Locations – Contractors' Yard

Sample Location Number	Sample Location Description	Sample Location Latitude and Longitude (Decimal Degrees)
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]

[Enter number of locations] sampling locations have been identified for the collection of samples of runoff from drainage areas where soil amendments will be applied that have the potential to affect water quality.

[If applicable]

Table 7.6 Non-Visible Pollutant Sample Locations – Soil Amendment Areas

Sample Location Number	Sample Location	Sample Location Latitude and Longitude (Decimal Degrees)
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]

[Enter number of locations] sampling locations have been identified for the collection of samples of runoff from drainage areas contaminated by historical usage of the site.

[If applicable]

Table 7.7 Non-Visible Pollutant Sample Locations – Areas of Historical Contamination

Sample Location Number	Sample Location	Sample Location Latitude and Longitude (Decimal Degrees)
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]

[Enter Number] sampling location(s) has been identified for the collection of an uncontaminated sample of runoff as a background sample for comparison with the samples being analyzed for non-visible pollutants. This location(s) was selected such that the sample will not have come in contact with the operations, activities, or areas identified in **Section 7.7.1** or with disturbed soils areas.

[If applicable]

Table 7.8 Non-Visible Pollutant Sample Locations – Background (Unaffected Sample)

Sample Location Number	Sample Location	Sample Location Latitude and Longitude (Decimal Degrees)
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]

[Enter number of locations] sampling locations have been identified for the collection of samples of run-on to the project site. Run-on from these locations has the potential to combine with discharges from the site being sampled for non-visible pollutants. These samples are intended to identify potential sources of non-visible pollutants that originate off the project site.

[If applicable]

Table 7.9 Non-Visible Pollutant Sample Locations – Site Run-On

Sample Location Number	Sample Location	Sample Location Latitude and Longitude (Decimal Degrees)
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]

If a stormwater visual monitoring site inspection conducted prior to or during a storm event identifies the presence of a material storage, waste storage, or operations area with spills or the potential for the discharge of non-visible pollutants to surface waters or a storm drain system that is at a location not listed above and has not been identified on the Site Maps, sampling locations will be selected by the QSP using the same rationale as that used to identify planned locations. Non-visible pollutant sampling locations shall be identified by the QSP on the pre-rain event inspection form **[and/or Rain Event Action Plan]** prior to a forecasted qualifying rain event.

7.7.1.3 Monitoring Preparation

Non-visible pollutant samples will be collected by:

Contractor ☐ Yes ☐ No

Consultant ☐ Yes ☐ No

Laboratory ☐ Yes ☐ No

Samples on the project site will be collected by the following contractor sampling personnel:

Name/Telephone Number:

Alternate(s)/Telephone Number:

An adequate stock of monitoring supplies and equipment for monitoring non-visible pollutants will be available on the project site prior to a sampling event. Monitoring supplies and equipment will be stored in a cool temperature environment that will not come into contact with rain or direct sunlight. Sampling personnel will be available to collect samples in accordance with the sampling schedule. Supplies maintained at the project site will include, but are not limited to, clean powder-free nitrile gloves, sample collection equipment, coolers, appropriate number and volume of sample bottles, identification labels, re-sealable storage bags, paper towels, personal rain gear, ice, and *Effluent Sampling Field Log Sheets* and Chain of Custody (CoC) forms, which are provided in **CSMP Attachment 3 “Example Forms”**.

Samples on the project site will be collected by the following [specify laboratory or environmental consultant]:

Company Name:

Street Address:

City, State Zip:

Telephone Number:

Point of Contact:

Name of Sampler(s):

Name of Alternate(s):

The QSP or his/her designee will contact [specify name of laboratory or environmental consultant] 24 hours prior to a predicted rain event or for an unpredicted event, as soon as a rain event begins if one of the triggering conditions is identified during an inspection to ensure that adequate sample collection personnel and supplies for monitoring non-visible pollutants are available and will be mobilized to collect samples on the project site in accordance with the sampling schedule.

7.7.1.4 Analytical Constituents

Table 7.10 lists the specific sources and types of potential non-visible pollutants on the project site and the water quality indicator constituent(s) for that pollutant.

Table 7.10 Potential Non-Visible Pollutants and Water Quality Indicator Constituents

Pollutant Source	Pollutant	Water Quality Indicator Constituent

7.7.1.5 Sample Collection

Samples of discharge shall be collected at the designated non-visible pollutant sampling locations shown on the Site Maps in Appendix B or in the locations determined by observed breaches, malfunctions, leakages, spills, operational areas, soil amendment application areas, and historical site usage areas that triggered the sampling event.

Grab samples shall be collected and preserved in accordance with the methods identified in the Table, "Sample Collection, Preservation and Analysis for Monitoring Non-Visible Pollutants" provided in Section 7.7.1.6. Only the QSP, or personnel trained in water quality sampling under the direction of the QSP shall collect samples.

Sample collection and handling requirements are described in Section 7.7.7.

7.7.1.6 Sample Analysis

Samples shall be analyzed using the analytical methods identified in the Table 7.11.

Samples will be analyzed by:

Laboratory Name:

Street Address:

City, State Zip:

Telephone Number:

Point of Contact:

ELAP Certification Number:

Samples will be delivered to the laboratory by:

Driven by Contractor	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Picked up by Laboratory Courier	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Shipped	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Table 7.11 Sample Collection, Preservation and Analysis for Monitoring Non-Visible Pollutants

Constituent	Analytical Method	Minimum Sample Volume	Sample Containers	Sample Preservation	Reporting Limit	Maximum Holding Time
Notes:						

7.7.1.7 Data Evaluation and Reporting

The QSP shall complete an evaluation of the water quality sample analytical results.

Runoff/downgradient results shall be compared with the associated upgradient/unaffected results and any associated run-on results. Should the runoff/downgradient sample show an increased level of the tested analyte relative to the unaffected background sample, which cannot be explained by run-on results, the BMPs, site conditions, and surrounding influences shall be assessed to determine the probable cause for the increase.

As determined by the site and data evaluation, appropriate BMPs shall be repaired or modified to mitigate discharges of non-visible pollutant concentrations. Any revisions to the BMPs shall be recorded as an amendment to the SWPPP.

The General Permit prohibits the storm water discharges that contain hazardous substances equal to or in excess of reportable quantities established in 40 C.F.R. §§ 117.3 and 302.4. The results of any non-stormwater discharge results that indicate the presence of a hazardous substance in excess of established reportable quantities shall be immediately reported to the Regional Water Board and other agencies as required by 40 C.F.R. §§ 117.3 and 302.4.

Results of non-visible pollutant monitoring shall be reported in the Annual Report.

7.7.2 Sampling and Analysis Plan for pH and Turbidity in Stormwater Runoff Discharges

Sampling and analysis of runoff for pH and turbidity is not required for Risk Level 1 projects.

Sampling and analysis of runoff for pH and turbidity is required for this project. This Sampling and Analysis Plan describes the strategy for monitoring turbidity and pH levels of stormwater runoff discharges from the project site and run-on that may contribute to an exceedance of a Numeric Action Level (NAL) [or the exceedance of a Receiving Water Monitoring Trigger].

Samples for turbidity will be collected from all drainage areas with disturbed soil areas and samples for pH will be collected from all drainage areas with a high risk of pH altering discharge.

7.7.2.1 Sampling Schedule

Stormwater runoff samples shall be collected for turbidity from each day of a qualifying rain event that results in a discharge from the project site. At minimum, turbidity samples will be collected from each site discharge location draining a disturbed area. A minimum of three samples will be collected per day of discharge during a qualifying event. Samples should be representative of the total discharge from the project each day of discharge during the qualifying event. Typically representative samples will be spaced in time throughout the daily discharge event.

Stormwater runoff samples shall be collected for pH from each day of qualifying rain events that result in a discharge from the project site. Note that pH samples are only required to be collected during project phases and from drainage areas with a high risk of pH altering discharge. A minimum of three samples will be collected per day of discharge during a qualifying event. Samples should be representative of the total discharge from the location each day of discharge

during the qualifying event. Typically representative samples will be spaced in time throughout the daily discharge event.

Stored or collected water from a qualifying storm event when discharged shall be tested for turbidity and pH (when applicable). Stored or collected water from a qualifying event may be sampled at the point it is released from the storage or containment area or at the site discharge location.

Run-on samples shall be collected whenever the QSP identifies that run-on has the potential to contribute to an exceedance of a NAL [or the exceedance of a Receiving Water Monitoring Trigger].

7.7.2.2 Sampling Locations

Sampling locations are based on the site runoff discharge locations and locations where run-on enters the site; accessibility for sampling; and personnel safety. Planned pH and turbidity sampling locations are shown on the Site Maps in Appendix B and include the locations identified in Table 7.13 and Table 7-14.

[Enter Number] sampling location(s) on the project site and the contractor's yard have been identified for the collection of runoff samples. Table 7.12 also provides an estimate of the site's area that drains to each location.

Table 7.12 Turbidity and pH Runoff Sample Locations

Sample Location Number	Sample Location	Estimate of Site [Factor] (%)
[Enter Number]	[Enter Location]	[Enter Percent]
[Enter Number]	[Enter Location]	[Enter Percent]

[Enter number of locations] sampling locations have been identified for the collection of run-on samples where the run-on has the potential to contribute to an exceedance of an NAL or a Receiving Water Monitoring Trigger. Table 7.13 identifies the run-on sample locations.

[If applicable]

Table 7.13 Turbidity and pH Run-On Sample Locations

Sample Location Number	Sample Location	Sample Location Latitude and Longitude (Decimal Degrees)
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]

The project does not receive run-on with the potential to exceed NALs or Receiving Water Monitoring Triggers.

7.7.2.3 *Monitoring Preparation*

Turbidity and pH samples will be collected and analyzed by:

Contractor ☐ Yes ☐ No

Consultant ☐ Yes ☐ No

Laboratory ☐ Yes ☐ No

Samples on the project site will be collected by the following contractor sampling personnel:

Name/Telephone Number:

Alternate(s)/Telephone Number:

An adequate stock of monitoring supplies and equipment for monitoring turbidity and will be available on the project site prior to a sampling event. Monitoring supplies and equipment will be stored in a cool temperature environment that will not come into contact with rain or direct sunlight. Sampling personnel will be available to collect samples in accordance with the sampling schedule. Supplies maintained at the project site will include, but are not limited to, field meters, extra batteries; clean powder-free nitrile gloves, sample collection equipment, appropriate sample containers, paper towels, personal rain gear, and *Effluent Sampling Field Log Sheets* and CoC forms provided in CSMP Attachment 3 “Example Forms”.

The contractor will obtain and maintain the field testing instruments, as identified in Section 7.7.2.6, for analyzing samples in the field by contractor sampling personnel.

Samples on the project site will be collected by the following [specify laboratory or environmental consultant]:

Company Name:

Street Address:

City, State, Zip:

Telephone Number:

Point of Contact:

Name of Sampler(s):

Name of Alternate(s):

The QSP or his/her designee will contact [specify name of laboratory or environmental consultant] 24 hours prior to a predicted rain event or for an unpredicted event, as soon as a rain event begins to ensure that adequate sample collection personnel, supplies for monitoring pH and turbidity are available and will be mobilized to collect samples on the project site in accordance with the sampling schedule.

7.7.2.4 *Field Parameters*

Samples shall be analyzed for the constituents indicated in the Table 7.14.

Table 7.14 Sample Collection and Analysis for Monitoring Turbidity and pH

Parameter	Test Method	Minimum Sample Volume ⁽¹⁾	Sample Collection Container Type	Detection Limit (minimum)
Turbidity	Field meter/probe with calibrated portable instrument	500 mL	Polypropylene or Glass (Do not collect in meter sample cells)	1 NTU
pH	Field meter/probe with calibrated portable instrument or calibrated pH test kit	100 mL	Polypropylene	0.2 pH units
Notes: ¹ Minimum sample volume recommended. Specific volume requirements will vary by instrument; check instrument manufacturer instructions. L – Liter mL – Milliliter NTU – Nephelometric Turbidity Unit				

7.7.2.5 Sample Collection

Samples of discharge shall be collected at the designated runoff and run-on sampling locations shown on the **Site Maps in Appendix B**. Run-on samples shall be collected within close proximity of the point of run-on to the project.

Only personnel trained in water quality sampling and field measurements working under the direction of the QSP shall collect samples.

Sample collection and handling requirements are described in **Section 7.7.7**.

7.7.2.6 Field Measurements

Samples collected for field analysis, collection, analysis and equipment calibration shall be in accordance with the field instrument manufacturer's specifications.

Immediately following collection, samples for field analysis shall be tested in accordance with the field instrument manufacturer's instructions and results recorded on the *Effluent Sampling Field Log Sheet*.

The field instrument(s) listed in **Table 7.15** will be used to analyze the following constituents:

Table 7.15 Field Instruments

Field Instrument (Manufacturer and Model)	Constituent
	pH
	Turbidity

The manufacturers' instructions are included in CSMP Attachment 4 "Field Meter Instructions". Field sampling staff shall review the instructions prior to each sampling event and follow the instructions in completing measurement of the samples.

- The instrument(s) shall be maintained in accordance with manufacturer's instructions.
- The instrument(s) shall be calibrated before each sampling and analysis event.
- Maintenance and calibration records shall be maintained with the SWPPP.

The QSP may authorize alternate equipment provided that the equipment meets the Construction General Permit's requirements and the manufacturers' instructions for calibration and use are added to CSMP Attachment 4 "Field Meter Instructions".

7.7.2.7 Data Evaluation and Reporting

Immediately upon completing the measurements for the sampling event, provide the *Effluent Sampling Field Log Sheets* to the QSP for evaluation.

Numeric Action Levels

This project is subject to NALs for pH and turbidity (Table 7.16). Compliance with the NAL for pH and turbidity is based on a [weighted] daily average. Upon receiving the field log sheets, the QSP shall immediately calculate the [weighted] arithmetic average of the turbidity samples, and the [weighted] logarithmic average of the pH samples² to determine if the NALs, shown in the table below, have been exceeded.

Table 7.16 Numeric Action Levels

Parameter	Unit	Daily Average
pH	pH units	Lower NAL = 6.5 Upper NAL = 8.5
Turbidity	NTU	250 NTU

The QSP shall within [Enter Number] days of the sample collection submit copies of the completed *Effluent Sampling Field Log Sheets* to [Name of Owners Representative].

In the event that the pH or turbidity NAL is exceeded, the QSP shall immediately notify [Name of Owners Representative] and investigate the cause of the exceedance and identify corrective actions.

Exceedances of NALs shall be electronically reported to the State Water Board by [Name of Owners Representative] through the SMARTs system within 10 days of the conclusion of the storm event. If requested by the Regional Board, a NAL Exceedance report will be submitted. The NAL Exceedance Report must contain the following information:

- Analytical method(s), method reporting unit(s), and MDL(s) of each parameter;

² Daily average pH values must be calculated through the logarithmic method. In order to calculate an average, you must: (1) Convert the pH measurements from logarithms to real numbers; (2) Take the average of the real numbers; and (3) Convert the average of the real numbers back to a logarithm.

- Date, place, time of sampling, visual observation, and/or measurements, including precipitation; and
- Description of the current BMPs associated with the sample that exceeded the NAL and the proposed corrective actions taken.

Receiving Water Monitoring Triggers

This project is not subject to Receiving Water Monitoring Triggers because it does not have a direct discharge to the receiving water.

This project is subject to Receiving Water Monitoring Triggers for pH and turbidity (Table 7.17). Compliance with the Receiving Water Monitoring Triggers for pH and turbidity is based on a [weighted] daily average. Upon receiving the field log sheets, the QSP shall immediately calculate the [weighted] average of the turbidity samples, and the [weighted] logarithmic average of the pH samples to determine if the Receiving Water Monitoring Triggers, shown in the table below, have been exceeded.

Table 7.17 Receiving Water Monitoring Triggers

Parameter	Unit	Daily Average
pH	pH units	Lower Trigger = 6.0 Upper Trigger = 9.0
Turbidity	NTU	500 NTU

All pH and turbidity data shall be electronically reported to the State Water Board by [Name of Owners Representative] through SMARTS within 10 days of the conclusion of each storm event.

In the event that the pH or turbidity Receiving Water Monitoring Trigger is exceeded, the QSP shall immediately notify [Name of Owners Representative].

Exceeding a Receiving Water Monitoring Trigger requires the implementation of receiving water monitoring described in Section 7.7.3 unless one of the follow two conditions existed:

- The exceedance occurred during a storm event equal to or larger than the compliance storm event ([Enter Number from Section 7.3] inches of rain in a 24 hour period) as demonstrated by the on-site rain gauge and confirmed with data from a nearby governmental rain gauge; or
- The exceedance was caused by run-on from a natural disaster (such as a forest fire).

Exceptions to the Receiving Water Monitoring Triggers will be documented in the SWPPP by the QSP and submitted to SMARTS when the data for the storm event is uploaded.

7.7.3 Sampling and Analysis Plan for pH, Turbidity, and SSC in Receiving Water

This project is not subject to Receiving Water Monitoring.

water monitoring is not required.

The project has a direct discharge to the following receiving water(s):

- [Enter name of receiving water]

- [Enter name of receiving water]

Following the exceedance of a Receiving Water Monitoring Trigger receiving water monitoring is required.

7.7.3.1 Sampling Schedule and Locations

a **Receiving Water Monitoring Trigger** Following the exceedance of the pH receiving water monitoring trigger, receiving water samples shall be collected for pH and any parameters required by the Regional Water Board.

Following the exceedance of the turbidity Receiving Water Monitoring Trigger, receiving water samples shall be collected for turbidity, SSC, and any parameters required by the Regional Water Board.

Receiving water samples will be collected [Enter Sampling Frequency].

Sampling locations are based on the site discharge locations into the receiving water, location accessibility for sampling, and personnel safety. Planned sampling locations **Site Maps in Appendix B** and include the locations identified in **Table 7.18**.

[Enter Number] sampling location(s) have been identified for the collection of receiving water samples.

Table 7.18 Receiving Water Sample Locations

Upstream/Upgradient/Background <i>(This location(s) is a representative and accessible location located as close as possible and upstream from the runoff discharge point)</i>		
Sample location number(s)	Sample Location Description	Sample Location Latitude and Longitude
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]
Downstream/downgradient <i>(This location(s) is a representative and accessible location located as close as possible and downstream from the runoff discharge point)</i>		
Sample location number(s)	Sample Location	Sample Location Latitude and Longitude
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]

The receiving water locations are located on the project site. No special permissions are needed to access the site.

7.7.3.2 Monitoring Preparation

Receiving water samples will be collected by:

Contractor ☐ Yes ☐ No

Consultant ☐ Yes ☐ No

Laboratory ☐ Yes ☐ No

Samples on the project site will be collected by the following contractor sampling personnel:

Name/Telephone Number:

Alternate(s)/Telephone Number:

An adequate stock of monitoring supplies and equipment for monitoring the receiving will be available on the project site prior to a sampling event. Monitoring supplies and equipment will be stored in a cool temperature environment that will not come into contact with rain or direct sunlight. Sampling personnel will be available to collect samples in accordance with the sampling schedule. Supplies maintained at the project site will include, but are not limited to, clean powder-free nitrile gloves, sample collection equipment, field meters, appropriate sample containers, paper towels, personal rain gear, and *Receiving Water Sampling Field Log Sheets* and CoC forms provided in **CSMP Attachment 3 “Example Forms”**.

Samples on the project site will be collected by the following [specify laboratory or environmental consultant]:

Company Name:

Street Address:

City, State, Zip:

Telephone Number:

Point of Contact:

Name of Sampler(s):

Name of Alternate(s):

The QSP or his/her designee will contact [specify name of laboratory or environmental consultant] 24 hours prior to a planned receiving water sampling event to ensure that adequate sample collection personnel, supplies for monitoring are available and will be mobilized to collect samples on the project site in accordance with the sampling schedule.

7.7.3.3 Sample Collection and Analysis

Receiving water samples shall be collected at the designated sampling locations shown on the **Site Maps in Appendix B** and as identified in **Section 7.7.3.2.1**.

Only personnel trained in water quality sampling under the direction of the QSP shall collect samples.

SSC grab samples for laboratory analysis shall be collected and preserved in accordance with the methods identified in the **Table 7.19**. Samples will be shipped to the laboratory identified below.

Table 7.19 Sample Collection, Preservation and Analysis for Monitoring Suspended Sediment Concentration (SSC)

Parameter	Test Method	Sample Preservation	Minimum Sample Volume ⁽¹⁾	Sample Bottle	Maximum Holding Time	Detection Limit (minimum)
Suspended Sediment Concentration (SSC)	ASTM D3977-97	Store at 4° C (39.2° F)	200 mL	Contact Laboratory	7 days	5 mg/L

Samples will be analyzed by:

Laboratory Name:

Street Address:

City, State Zip:

Telephone Number:

Point of Contact:

Samples will be delivered to the laboratory by:

Driven by Contractor ☐ Yes ☐ No

Picked up by Laboratory Courier ☐ Yes ☐ No

Shipped ☐ Yes ☐ No

Samples for field parameters shall be analyzed for the constituents indicated in **Section 7.7.2.4**, “Sample Collection, and Analysis for Monitoring Turbidity and pH.” Turbidity and pH samples shall be analyzed immediately.

Grab samples for parameters required by the Regional Water Board shall be collected and preserved in accordance with the methods identified **Section 7.7.5.5**. Samples will be shipped to the laboratory identified in **Section 7.7.1.6**.

Sample collection and handling requirements are described in **Section 7.7.7**.

7.7.3.4 Data Evaluation and Reporting

The QSP shall complete an evaluation of the receiving water quality sample analytical results.

Downgradient results shall be compared with the associated upgradient/background results and any associated construction runoff results. Should the downgradient sample show an increased level of the tested analyte relative to the upgradient/background sample, the QSP shall initiate an evaluation of the BMPs, site conditions, and surrounding influences shall be assessed to determine the probable cause for the increase in the receiving water.

As determined by the evaluation, appropriate BMPs shall be repaired or modified to mitigate discharges of non-visible pollutant concentrations. Any revisions to the BMPs shall be recorded as an amendment to the SWPPP.

Receiving water data shall be reported in the Annual Report.

7.7.4 Sampling and Analysis Plan for Non-Stormwater Discharges

This project is not subject to the non-stormwater sampling and analysis requirements of the General Permit because it is a Risk Level 1 project.

This Sampling and Analysis Plan for non-stormwater discharges describes the sampling and analysis strategy and schedule for monitoring pollutants in authorized and unauthorized non-stormwater discharges from the project site in accordance with the requirements of the Construction General Permit.

Sampling of non-stormwater discharges will be conducted when an authorized or unauthorized non-stormwater discharge is observed discharging from the project site. In the event that non-stormwater discharges run-on to the project site from offsite locations, and this run-on has the potential to contribute to a violation of a NAL, the run-on will also be sampled.

The following authorized non-stormwater discharges identified in **Section 2.7**, have the potential to be discharged from the project site.

- [LIST or State NONE]
- [LIST or State NONE]

In addition to the above authorized stormwater discharges, some construction activities have the potential to result in an unplanned (unauthorized) non-stormwater discharge if BMPs fail. These activities include:

- [LIST or State NONE]
- [LIST or State NONE]

7.7.4.1 Sampling Schedule

Samples of authorized or unauthorized non-stormwater discharges shall be collected when they are observed.

7.7.4.2 Sampling Locations

Samples shall be collected from the discharge point of the construction site where the non-stormwater discharge is running off the project site. Site discharge locations are shown on the **Site Maps in SWPPP Appendix A** and include the locations identified below.

[Enter Number] sampling location(s) on the project site and the contractor's yard have been identified where non-stormwater discharges may runoff from the project site. (**Table 7.20**)

[If applicable]

Table 7.20 Non-stormwater Discharge Sample Locations

Sample Location Number	Sample Location	Sample Location Latitude and Longitude (Decimal Degrees)
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]

[Enter number of locations] sampling locations have been identified for the collection of non-stormwater discharges that run-on to the project site (Table 7.21).

Table 7.21 Non-stormwater Run-on Sample Locations

Sample Location Number	Sample Location	Sample Location Latitude and Longitude (Decimal Degrees)
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]

7.7.4.3 Monitoring Preparation

Non-stormwater discharge samples will be collected by:

Contractor ☐ Yes ☐ No

Consultant ☐ Yes ☐ No

Laboratory ☐ Yes ☐ No

Samples on the project site will be collected by the following contractor sampling personnel:

Name/Telephone Number:

Alternate(s)/Telephone Number:

An adequate stock of monitoring supplies and equipment for monitoring non-stormwater discharges will be available on the project site. Monitoring supplies and equipment will be stored in a cool temperature environment that will not come into contact with rain or direct sunlight. Personnel trained in sampling will be available to collect samples in accordance with the sampling schedule. Supplies maintained at the project site will include, but are not limited to, clean powder-free nitrile gloves, sample collection equipment, field meters, coolers, appropriate number and volume of sample bottles, identification labels, re-sealable storage bags,

paper towels, personal rain gear, ice, and *Effluent Sampling Field Log Sheets* and CoC forms provided in **CSMP Attachment 3 “Example Forms”**.

The contractor will obtain and maintain the field testing instruments, as identified in **Section 7.7.2**, for analyzing samples in the field by contractor sampling personnel.

Samples on the project site will be collected by the following [specify laboratory or environmental consultant]:

Company Name:
Street Address:
City, State Zip:
Telephone Number:
Point of Contact:
Name of Sampler(s):
Name of Alternate(s):

The QSP or his/her designee will contact [specify name of laboratory or environmental consultant], 24 hours prior to a planned non-stormwater discharge or as soon as an unplanned non-stormwater discharge is observed to ensure that adequate sample collection personnel, supplies for non-stormwater discharge monitoring are available and will be mobilized to collect samples on the project site in accordance with the sampling schedule.

7.7.4.4 *Analytical Constituents*

All non-stormwater discharges that flow through a disturbed area shall, at minimum, be monitored for turbidity.

All non-stormwater discharges that flow through an area where they are exposed to pH altering materials shall be monitored for pH.

The QSP shall identify additional pollutants to be monitored for each non-stormwater discharge incident based on the source of the non-stormwater discharge. If the source of an unauthorized non-stormwater discharge is not known, monitoring for pH, turbidity, MBAS, TOC, and residual chlorine or chloramines is recommended to help identify the source of the discharge.

Non-stormwater discharge run-on shall be monitored, at minimum, for pH and turbidity. The QSP shall identify additional pollutants to be monitored for each non-stormwater discharge incident based on the source of the non-stormwater discharge. If the source of an unauthorized non-stormwater discharge is not known, monitoring for pH, turbidity, MBAS, TOC, and residual chlorine or chloramines is recommended to help identify the source of the discharge.

Table 7.22 lists the specific sources and types of potential non-visible pollutants on the project site and the water quality indicator constituent(s) for that pollutant.

Table 7.22 Potential Non-Stormwater Discharge Pollutants and Water Quality Indicator Constituents

Pollutant Source	Pollutant	Water Quality Indicator Constituent
Disturbed Areas	Sediment	Turbidity
Concrete Work	pH	pH

7.7.4.5 Sample Collection

Samples shall be collected at the discharge locations where the non-stormwater discharge is leaving the project site. Potential discharge locations are shown on the **Site Maps in Appendix B** and identified in **Section 7.7.4.2**.

Grab samples shall be collected and preserved in accordance with the methods identified in **Table 7.23**. Only personnel trained in water quality sampling under the direction of the QSP shall collect samples.

Sample collection and handling requirements are described in **Section 7.7.7**.

7.7.4.6 Sample Analysis

Samples shall be analyzed using the analytical methods identified in **Table 7.23**.

7.7.4.7 Data Evaluation and Reporting

The QSP shall complete an evaluation of the water quality sample analytical results.

Turbidity and pH results shall be evaluated for compliance with NALs [and NELs] as identified in **Section 7.7.2.7**.

Runoff results shall also be evaluated for the constituents suspected in the non-stormwater discharge. Should the runoff sample indicate the discharge of a pollutant which cannot be explained by run-on results, the BMPs, site conditions, and surrounding influences shall be assessed to determine the probable cause for the increase.

As determined by the site and data evaluation, appropriate BMPs shall be repaired or modified to mitigate discharges of non-visible pollutant concentrations. Any revisions to the BMPs shall be recorded as an amendment to the SWPPP.

Non-storm water discharge results shall be submitted with the Annual Report.

The General Permit prohibits the non-storm water discharges that contain hazardous substances equal to or in excess of reportable quantities established in 40 C.F.R. §§ 117.3 and 302.4. The results of any non-stormwater discharge results that indicate the presence of a hazardous

substance in excess of established reportable quantities shall be immediately reported to the Regional Water Board.

Table 7.23 Sample Collection, Preservation and Analysis for Monitoring Pollutants in Non-Stormwater Discharges

Constituent	Analytical Method	Minimum Sample Volume	Sample Bottle	Sample Preservation	Reporting Limit	Maximum Holding Time
Notes:						

7.7.5 **Sampling and Analysis Plan for Other Pollutants Required by the Regional Water Board**

The Regional Water Board has not specified monitoring for additional pollutants.

The Regional Water Board has specified monitoring for the following additional pollutants:

-
-

This Sampling and Analysis Plan describes the sampling and analysis strategy and schedule for monitoring additional pollutants as specified in the communication from the Regional Water Board dated [Enter Date]. This communication is included in **CSMP Attachment 5 “Supplemental Information”**.

7.7.5.1 **Sampling Schedule**

Runoff samples shall be collected for [Enter Pollutants] from all qualifying rain events that result in a discharge from the project site. At minimum, samples will be collected from each site discharge location. A minimum of [Enter Number of Samples] samples will be collected per day of discharge from a qualifying event. Samples should be representative of the total discharge from the location each day of discharge during the qualifying event. Typically representative samples will be spaced in time throughout the daily discharge event.

Stored or collected water from a qualifying storm event will be sampled when discharged. Stored or collected water from a qualifying event may be sampled at the point it is release from the storage or containment area or at the site discharge location.

7.7.5.2 **Sampling Locations**

Sampling locations are based on the site discharge locations; accessibility for sampling; and personnel safety. Planned sample locations are shown on the **Site Maps in Appendix B** and include the locations identified below.

[Enter Number] sampling location(s) on the project site and the contractor’s yard have been identified for the collection of runoff samples (**Table 7.24**).

Table 7.24 Runoff Sample Locations for Other Pollutants Required by the Regional Water Board

Sample Location Number	Sample Location	Sample Location Latitude and Longitude (Decimal Degrees)
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]
[Enter Number]	[Enter Location]	[Enter Latitude] [Enter Longitude]

7.7.5.3 Monitoring Preparation

Samples will be collected by:

Contractor ☐ Yes ☐ No

Consultant ☐ Yes ☐ No

Laboratory ☐ Yes ☐ No

Samples on the project site will be collected by the following contractor sampling personnel:

Name/Telephone Number:

Alternate(s)/Telephone Number:

An adequate stock of monitoring supplies and equipment for monitoring [Enter Pollutants] will be available on the project site prior to a sampling event. Monitoring supplies and equipment will be stored in a cool temperature environment that will not come into contact with rain or direct sunlight. Sampling personnel will be available to collect samples in accordance with the sampling schedule. Supplies maintained at the project site will include, but are not limited to, field meters, and backup; extra batteries; clean powder-free nitrile gloves, sample collection equipment, appropriate sample containers, paper towels, personal rain gear, and *Effluent Sampling Field Log Sheets* and CoC forms provided in CSMP Attachment 3 “Example Forms”.

The contractor will obtain and maintain the field testing instruments, as identified in Section 7.7.2, for analyzing samples in the field by contractor sampling personnel.

Samples on the project site will be collected by the following [specify laboratory or environmental consultant]:

Company Name:

Street Address:

City, State, Zip:

Telephone Number:

Point of Contact:

Name of Sampler(s):

Name of Alternate(s):

The QSP or his/her designee will contact [specify name of laboratory or environmental consultant] 24 hours prior to a predicted rain event or for an unpredicted event, as soon as a rain event begins to ensure that adequate sample collection personnel, supplies for monitoring [Enter Pollutants] are available and will be mobilized to collect samples on the project site in accordance with the sampling schedule.

7.7.5.4 Sample Collection

Runoff samples of discharge shall be collected at the designated sampling locations as identified above and shown on the Site Maps in Appendix B and as identified in Section 7.7.5.2.

Grab samples shall be collected and preserved in accordance with the methods identified in **Table 7.25**. Only personnel trained in water quality sampling under the direction of the QSP shall collect samples.

Sample collection and handling requirements are described in **Section 7.7.7**.

7.7.5.5 *Sample Analysis*

Samples shall be analyzed using the analytical methods identified in **Table 7.25**.

Table 7.25 Sample Collection, Preservation and Analysis for Monitoring Regional Board Required Pollutants

Constituent	Analytical Method	Minimum Sample Volume	Sample Bottle	Sample Preservation	Reporting Limit	Maximum Holding Time
Notes:						

7.7.5.6 Data Evaluation and Reporting

7.7.6 Training of Sampling Personnel

Sampling personnel shall be trained to collect, maintain, and ship samples in accordance with the Surface Water Ambient Monitoring program (SWAMP) 2008 Quality Assurance Program Plan (QAPrP). Training records of designated contractor sampling personnel are provided in Appendix K.

The stormwater sampler(s) and alternate(s) have received the following stormwater sampling training:

Name	Training
	INSERT LIST OF TRAINING COURSES
	INSERT LIST OF TRAINING COURSES

The stormwater sampler(s) and alternates have the following stormwater sampling experience:

Name	Experience
	INSERT LIST OF STORMWATER SAMPLING EXPERIENCE
	INSERT LIST OF STORMWATER SAMPLING EXPERIENCE

7.7.7 Sample Collection and Handling

7.7.7.1 Sample Collection

Samples shall be collected at the designated sampling locations shown on the Site Maps and listed in the preceding sections. Samples shall be collected, maintained and shipped in accordance with the SWAMP 2008 Quality Assurance Program Plan (QAPrP).

Grab samples shall be collected and preserved in accordance with the methods identified in preceding sections.

To maintain sample integrity and prevent cross-contamination, sample collection personnel shall follow the protocols below.

- Collect samples (for laboratory analysis) only in analytical laboratory-provided sample containers;
- Wear clean, powder-free nitrile gloves when collecting samples;
- Change gloves whenever something not known to be clean has been touched;
- Change gloves between sites;
- Decontaminate all equipment (e.g. bucket, tubing) prior to sample collection using a trisodium phosphate water wash, distilled water rinse, and final rinse with distilled water. (Dispose of wash and rinse water appropriately, i.e., do not discharge to storm drain or receiving water). Do not decontaminate laboratory provided sample containers;
- Do not smoke during sampling events;
- Never sample near a running vehicle;

- Do not park vehicles in the immediate sample collection area (even non-running vehicles);
- Do not eat or drink during sample collection; and
- Do not breathe, sneeze, or cough in the direction of an open sample container.

The most important aspect of grab sampling is to collect a sample that represents the entire runoff stream. Typically, samples are collected by dipping the collection container in the runoff flow paths and streams as noted below.

- For small streams and flow paths, simply dip the bottle facing upstream until full.
- For larger stream that can be safely accessed, collect a sample in the middle of the flow stream by directly dipping the mouth of the bottle. Once again making sure that the opening of the bottle is facing upstream as to avoid any contamination by the sampler.
- For larger streams that cannot be safely waded, pole-samplers may be needed to safely access the representative flow.
- Avoid collecting samples from ponded, sluggish or stagnant water.
- Avoid collecting samples directly downstream from a bridge as the samples can be affected by the bridge structure or runoff from the road surface.

Note, that depending upon the specific analytical test, some containers may contain preservatives. These containers should **never** be dipped into the stream, but filled indirectly from the collection container.

SSC samples should be taken as a normal grab sample, where the bottle is submerged facing upstream and filled. SSC samples need to be collected in a separate bottle because the analysis requires the entire volume of the bottle. Do not collect in a larger container and partition into the laboratory sample container.

7.7.7.2 Sample Handling

Turbidity and pH measurements must be conducted immediately. Do not store turbidity or pH samples for later measurement.

Samples for laboratory analysis must be handled as follows. Immediately following sample collection:

- Cap sample containers;
- Complete sample container labels;
- Sealed containers in a re-sealable storage bag;
- Place sample containers into an ice-chilled cooler;
- Document sample information on the *Effluent Sampling Field Log Sheet*; and
- Complete the CoC.

All samples for laboratory analysis must be maintained between 0-6 degrees Celsius during delivery to the laboratory. Samples must be kept on ice, or refrigerated, from sample collection through delivery to the laboratory. Place samples to be shipped inside coolers with ice. Make sure the sample bottles are well packaged to prevent breakage and secure cooler lids with packaging tape.

Ship samples that will be laboratory analyzed to the analytical laboratory right away. Hold times are measured from the time the sample is collected to the time the sample is analyzed. The

General Permit requires that samples be received by the analytical laboratory within 48 hours of the physical sampling (unless required sooner by the analytical laboratory).

Laboratory Name:
Address:
City, State Zip:
Telephone Number:
Point of Contact:

7.7.7.3 Sample Documentation Procedures

All original data documented on sample bottle identification labels, *Effluent Sampling Field Log Sheet*, and CoCs shall be recorded using waterproof ink. These shall be considered accountable documents. If an error is made on an accountable document, the individual shall make corrections by lining through the error and entering the correct information. The erroneous information shall not be obliterated. All corrections shall be initialed and dated.

Duplicate samples shall be identified consistent with the numbering system for other samples to prevent the laboratory from identifying duplicate samples. Duplicate samples shall be identified in the Effluent Sampling Field Log Sheet.

Sample documentation procedures include the following:

Sample Bottle Identification Labels: Sampling personnel shall attach an identification label to each sample bottle. Sample identification shall uniquely identify each sample location.

Field Log Sheets: Sampling personnel shall complete the *Effluent Sampling Field Log Sheet* and *Receiving Water Sampling Field Log Sheet* for each sampling event, as appropriate.

Chain of Custody: Sampling personnel shall complete the CoC for each sampling event for which samples are collected for laboratory analysis. The sampler will sign the CoC when the sample(s) is turned over to the testing laboratory or courier.

7.8 Active Treatment System Monitoring

An Active Treatment System (ATS) will be deployed on the site?

☐ Yes ☐ No

This project does not require a project specific Sampling and Analysis Plan for an ATS because deployment of an ATS is not planned.

The project specific Sampling and Analysis Plan for the ATS is provided in the ATS Monitoring and Sampling Plan (MSRP). The ATS MSRP is located [Insert location where MSRP can be viewed]

7.9 Bioassessment Monitoring

This project is not subject to bioassessment monitoring because it is not a Risk Level 3 project.

This project is Risk Level 3 ☐ Yes ☐ No

This project will disturb more than 30 acres ☐ Yes ☐ No

This project directly discharges runoff to a freshwater wadeable stream (or streams) that is either: ☐ Yes ☐ No

a) Listed by the State Water Board or EPA as impaired due to sediment or is tributary to any downstream waterbody that is listed for sediment impairments ☐

or

b) Has the beneficial uses of SPAWN and COLD and MIGRATORY ☐

This project is not subject to bioassessment monitoring because it does not meet both of the permit specified trigger requirements.

This project is subject to bioassessment monitoring requirements. The bioassessment monitoring program is specified in [Insert the name of plan where the bioassessment monitoring plan is documented].

This project is subject to bioassessment monitoring requirements. The Regional Water Board has approved a bioassessment sampling exception for the project. Documentation of the sampling exception approval and payment to the SWAMP fund is included in CSMP Attachment 5 "Supplemental Information".

7.10 Watershed Monitoring Option

This project is not participating in a watershed monitoring option.

RECOMMENDED TEXT IF PROJECT IS PARTICIPATING IN A WATERSHED MONITORING OPTION

This project is participating in a watershed monitoring option.

[Insert summary of the watershed monitoring and Regional Board approval of the program]

7.11 Quality Assurance and Quality Control

An effective Quality Assurance and Quality Control (QA/QC) plan shall be implemented as part of the CSMP to ensure that analytical data can be used with confidence. QA/QC procedures to be initiated include the following:

- Field logs;
- Clean sampling techniques;
- CoCs;
- QA/QC Samples; and
- Data verification.

Each of these procedures is discussed in more detail in the following sections.

7.11.1 Field Logs

The purpose of field logs is to record sampling information and field observations during monitoring that may explain any uncharacteristic analytical results. Sampling information to be included in the field log include the date and time of water quality sample collection, sampling personnel, sample container identification numbers, and types of samples that were collected. Field observations should be noted in the field log for any abnormalities at the sampling location (color, odor, BMPs, etc.). Field measurements for pH and turbidity should also be recorded in the field log. A Visual Inspection Field Log, an Effluent Sampling Field Log Sheet, [and a Receiving Water Sampling Field Log Sheet] are included in CSMP Attachment 3 “Example Forms”.

7.11.2 Clean Sampling Techniques

Clean sampling techniques involve the use of certified clean containers for sample collection and clean powder-free nitrile gloves during sample collection and handling. As discussed in Section 7.7.7, adoption of a clean sampling approach will minimize the chance of field contamination and questionable data results.

7.11.3 Chain of Custody

The sample CoC is an important documentation step that tracks samples from collection through analysis to ensure the validity of the sample. Sample CoC procedures include the following:

- Proper labeling of samples;
- Use of CoC forms for all samples; and
- Prompt sample delivery to the analytical laboratory.

Analytical laboratories usually provide CoC forms to be filled out for sample containers. An example CoC is included in CSMP Attachment 3 “Example Forms”.

7.11.4 QA/QC Samples

QA/QC samples provide an indication of the accuracy and precision of the sample collection; sample handling; field measurements; and analytical laboratory methods. The following types of QA/QC will be conducted for this project:

- ☐ Field Duplicates at a frequency of [5 percent or 1 duplicate minimum per sampling event] (Required for all sampling plans with field measurements or laboratory analysis)
- ☐ Equipment Blanks at a frequency of [Insert frequency required by method] (Only needed if equipment used to collect samples could add the pollutants to sample)
- ☐ Field Blanks at a frequency of [Insert frequency required by method] (Only required if sampling method calls for field blanks)
- ☐ Travel Blanks at a frequency of [Insert frequency required by method] (Required for sampling plans that include VOC laboratory analysis)

7.11.4.1 Field Duplicates

Field duplicates provide verification of laboratory or field analysis and sample collection. Duplicate samples shall be collected, handled, and analyzed using the same protocols as primary

samples. The sample location where field duplicates are collected shall be randomly selected from the discharge locations. Duplicate samples shall be collected immediately after the primary sample has been collected. Duplicate samples must be collected in the same manner and as close in time as possible to the original sample. Duplicate samples shall not influence any evaluations or conclusion.

7.11.4.2 Equipment Blanks

Equipment blanks provide verification that equipment has not introduced a pollutant into the sample. Equipment blanks are typically collected when:

- New equipment is used;
- Equipment that has been cleaned after use at a contaminated site;
- Equipment that is not dedicated for surface water sampling is used; or
- Whenever a new lot of filters is used when sampling metals.

7.11.4.3 Field Blanks

Field blanks assess potential sample contamination levels that occur during field sampling activities. De-ionized water field blanks are taken to the field, transferred to the appropriate container, and treated the same as the corresponding sample type during the course of a sampling event.

7.11.4.4 Travel Blanks

Travel blanks assess the potential for cross-contamination of volatile constituents between sample containers during shipment from the field to the laboratory. De-ionized water blanks are taken along for the trip and held unopened in the same cooler with the VOC samples.

7.11.5 Data Verification

After results are received from the analytical laboratory, the QSP shall verify the data to ensure that it is complete, accurate, and the appropriate QA/QC requirements were met. Data must be verified as soon as the data reports are received. Data verification shall include:

- Check the CoC and laboratory reports.
Make sure all requested analyses were performed and all samples are accounted for in the reports.
- Check laboratory reports to make sure hold times were met and that the reporting levels meet or are lower than the reporting levels agreed to in the contract.
- Check data for outlier values and follow up with the laboratory.
Occasionally typographical errors, unit reporting errors, or incomplete results are reported and should be easily detected. These errors need to be identified, clarified, and corrected quickly by the laboratory. The QSP should especially note data that is an order of magnitude or more different than similar locations, or is inconsistent with previous data from the same location.
- Check laboratory QA/QC results.
EPA establishes QA/QC checks and acceptable criteria for laboratory analyses. These data are typically reported along with the sample results. The QSP shall evaluate the reported QA/QC data to check for contamination (method, field, and equipment blanks),

precision (laboratory matrix spike duplicates), and accuracy (matrix spikes and laboratory control samples). When QA/QC checks are outside acceptable ranges, the laboratory must flag the data, and usually provides an explanation of the potential impact to the sample results.

- Check the data set for outlier values and, accordingly, confirm results and re-analyze samples where appropriate.

Sample re-analysis should only be undertaken when it appears that some part of the QA/QC resulted in a value out of the accepted range. Sample results may not be discounted unless the analytical laboratory identifies the required QA/QC criteria were not met and confirms this in writing.

Field data including inspections and observations must be verified as soon as the field logs are received, typically at the end of the sampling event. Field data verification shall include:

- Check field logs to make sure all required measurements were completed and appropriately documented;
- Check reported values that appear out of the typical range or inconsistent; Follow-up immediately to identify potential reporting or equipment problems, if appropriate, recalibrate equipment after sampling;
- Verify equipment calibrations;
- Review observations noted on the field logs; and
- Review notations of any errors and actions taken to correct the equipment or recording errors.

7.12 Records Retention

All records of stormwater monitoring information and copies of reports (including Annual Reports) must be retained for a period of at least three years from date of submittal or longer if required by the Regional Water Board.

Results of visual monitoring, field measurements, and laboratory analyses must be kept in the SWPPP along with CoCs, and other documentation related to the monitoring.

Records are to be kept onsite while construction is ongoing. Records to be retained include:

- The date, place, and time of inspections, sampling, visual observations, and/or measurements, including precipitation;
- The individual(s) who performed the inspections, sampling, visual observation, and/or field measurements;
- The date and approximate time of field measurements and laboratory analyses;
- The individual(s) who performed the laboratory analyses;
- A summary of all analytical results, the method detection limits and reporting limits, and the analytical techniques or methods used;
- Rain gauge readings from site inspections;
- QA/QC records and results;
- Calibration records;
- Visual observation and sample collection exemption records;
- The records of any corrective actions and follow-up activities that resulted from analytical results, visual observations, or inspections; [and]

- [NAL Exceedance Reports].

CSMP Attachment 1: Weather Reports

CSMP Attachment 2: Monitoring Records

CSMP Attachment 3: Example Forms

Rain Gauge Log Sheet				
Construction Site Name:				
WDID #:				
Date (mm/dd/yy)	Time (24-hr)	Initials	Rainfall Depth (Inches)	Notes:

Risk Level 1, 2, 3 Visual Inspection Field Log Sheet						
Date and Time of Inspection:				Report Date:		
Inspection Type:	<input type="checkbox"/> Weekly	<input type="checkbox"/> Before predicted rain	<input type="checkbox"/> During rain event	<input type="checkbox"/> Following qualifying rain event	<input type="checkbox"/> Contained stormwater release	<input type="checkbox"/> Quarterly non-stormwater
Site Information						
Construction Site Name:						
Construction stage and completed activities:					Approximate area of exposed site:	
Weather and Observations						
Date Rain Predicted to Occur:				Predicted % chance of rain:		
Estimate storm beginning: _____		Estimate storm duration: _____		Estimate time since last storm: _____		Rain gauge reading: _____
(date and time)		(hours)		(days or hours)		(inches)
Observations: If yes identify location						
Odors Yes <input type="checkbox"/> No <input type="checkbox"/>						
Floating material Yes <input type="checkbox"/> No <input type="checkbox"/>						
Suspended Material Yes <input type="checkbox"/> No <input type="checkbox"/>						
Sheen Yes <input type="checkbox"/> No <input type="checkbox"/>						
Discolorations Yes <input type="checkbox"/> No <input type="checkbox"/>						
Turbidity Yes <input type="checkbox"/> No <input type="checkbox"/>						
Site Inspections						
Outfalls or BMPs Evaluated			Deficiencies Noted			
(add additional sheets or attached detailed BMP Inspection Checklists)						
Photos Taken:		Yes <input type="checkbox"/>	No <input type="checkbox"/>	Photo Reference IDs:		
Corrective Actions Identified (note if SWPPP/REAP change is needed)						
Inspector Information						
Inspector Name:				Inspector Title:		
Signature:					Date:	

Risk Level 2 Effluent Sampling Field Log Sheets			
Construction Site Name:		Date:	Time Start:
Sampler:			
Sampling Event Type:	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Non-stormwater	<input type="checkbox"/> Non-visible pollutant
Field Meter Calibration			
pH Meter ID No./Desc.: Calibration Date/Time:		Turbidity Meter ID No./Desc.: Calibration Date/Time:	
Field pH and Turbidity Measurements			
Discharge Location Description	pH	Turbidity	Time
Grab Samples Collected			
Discharge Location Description	Sample Type		Time
Additional Sampling Notes:			
Time End:			

Risk Level 3 Effluent Sampling Field Log Sheets			
Construction Site Name:		Date:	Time Start:
Sampler:			
Sampling Event Type:	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Non-stormwater	<input type="checkbox"/> Non-visible pollutant
Field Meter Calibration			
pH Meter ID No./Desc.: Calibration Date/Time:		Turbidity Meter ID No./Desc.: Calibration Date/Time:	
Field pH and Turbidity Measurements			
Discharge Location Description	pH	Turbidity	Time
Grab Samples Collected			
Discharge Location Description	Other (specify)		Time
Additional Sampling Notes:			
Time End:			

Risk Level 3 Receiving Water Sampling Field Log Sheets			
Construction Site Name:		Date:	Time Start:
Sampler:			
Receiving Water Description and Observations			
Receiving Water Name/ID:			
Observations:			
Odors	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Floating material	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Suspended Material	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Sheen	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Discolorations	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Turbidity	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Field Meter Calibration			
pH Meter ID No./Desc.:		Turbidity Meter ID No./Desc.:	
Calibration Date/Time:		Calibration Date/Time:	
Field pH and Turbidity Measurements and SSC Grab Sample			
Upstream Location			
Type	Result	Time	Notes
pH			
Turbidity			
SSC	Collected Yes <input type="checkbox"/> No <input type="checkbox"/>		
Downstream Location			
Type	Result	Time	Notes
pH			
Turbidity			
SSC	Collected Yes <input type="checkbox"/> No <input type="checkbox"/>		
Additional Sampling Notes:			
Time End:			

NAL Exceedance Evaluation Summary Report		Page ___ of ___
Project Name		
Project WDID		
Project Location		
Date of Exceedance		
Type of Exceedance	NAL Daily Average <input type="checkbox"/> pH <input type="checkbox"/> Turbidity <input type="checkbox"/> Other (specify) _____	
Measurement or Analytical Method	<input type="checkbox"/> Field meter (Sensitivity: _____) <input type="checkbox"/> Lab method (specify) _____ (Reporting Limit: _____) (MDL: _____)	
Calculated Daily Average	<input type="checkbox"/> pH _____ pH units <input type="checkbox"/> Turbidity _____ NTU	
Rain Gauge Measurement	_____ inches	
Compliance Storm Event	_____ inches (5-year, 24-hour event)	
Visual Observations on Day of Exceedance		

NAL Exceedance Evaluation Summary Report		Page ____ of ____
Description of BMPs in Place at Time of Event		
Initial Assessment of Cause		
Corrective Actions Taken (deployed after exceedance)		
Additional Corrective Actions Proposed		
Report Completed By	<hr/> (Print Name, Title)	
Signature	<hr/>	

CSMP Attachment 4: Field Meter Instructions

CSMP Attachment 5: Supplemental Information

Section 8 References

Project Plans and Specifications No. [Insert Number] dated [insert date], prepared by [entity preparing plans and specifications]

State Water Resources Control Board (2009). Order 2009-0009-DWQ, NPDES General Permit No. CAS000002: National Pollutant Discharges Elimination System (NPDES) California General Permit for Storm Water Discharge Associated with Construction and Land Disturbing Activities. Available on-line at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml.

State Water Resources Control Board (2010). Order 2010-0014-DWQ, NPDES General Permit No. CAS000002: National Pollutant Discharges Elimination System (NPDES) California General Permit for Storm Water Discharge Associated with Construction and Land Disturbing Activities. Available on-line at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml.

State Water Resources Control Board (2012). Order 2012-00xx-DWQ, NPDES General Permit No. CAS000002: National Pollutant Discharges Elimination System (NPDES) California General Permit for Storm Water Discharge Associated with Construction and Land Disturbing Activities. Available on-line at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml.

[Include additional references as needed]

CASQA 2009, *Stormwater BMP Handbook Portal: Construction*, November 2009, www.casqa.org

Appendix A: Calculations

Appendix B: Site Maps

Appendix C: Permit Registration Documents

Permit Registration Documents included in this Appendix

Y/N	Permit Registration Document
	Notice of Intent
	Risk Assessment
	Certification
	Post Construction Water Balance
	Copy of Annual Fee Receipt
	ATS Design Documents
	Site Map, see Appendix B

Appendix D: SWPPP Amendment Certifications

SWPPP Amendment No.

Project Name:

Project Number:

**Qualified SWPPP Developer's Certification of the
Stormwater Pollution Prevention Plan Amendment**

"This Stormwater Pollution Prevention Plan and attachments were prepared under my direction to meet the requirements of the California Construction General Permit (SWRCB Order No. 2009-009-DWQ as amended by 2010-0014-DWQ and 2012-00xx-DWQ). I certify that I am a Qualified SWPPP Developer in good standing as of the date signed below."

QSD's Signature

Date

QSD Name

QSD Certificate Number

Title and Affiliation

Telephone

Address

Email

Appendix E: Submitted Changes to PRDs

Log of Updated PRDs

The General Permit allows for the reduction or increase of the total acreage covered under the General Permit when a portion of the project is complete and/or conditions for termination of coverage have been met; when ownership of a portion of the project is purchased by a different entity; or when new acreage is added to the project.

Modified PRDs shall be filed electronically within 30 days of a reduction or increase in total disturbed area if a change in permit covered acreage is to be sought. The SWPPP shall be modified appropriately, with revisions and amendments recorded in **Appendix C**. Updated PRDs submitted electronically via SMARTS can be found in this Appendix.

This appendix includes all of the following updated PRDs (check all that apply):

- ☐ Revised Notice of Intent (NOI);
- ☐ Revised Site Map;
- ☐ Revised Risk Assessment;
- ☐ New landowner's information (name, address, phone number, email address); and
- ☐ New signed certification statement.

Legally Responsible Person [if organization]

Signature of [Authorized Representative of] Legally
Responsible Person or Approved Signatory

Date

Name of [Authorized Representative of] Legally
Responsible Person or Approved Signatory

Telephone Number

Appendix F: Construction Schedule

Appendix G: Construction Activities, Materials Used, and Associated Pollutants

Table G.1 Construction Activities and Associated Pollutants

Phase	Activity	Associated Materials or Pollutants	Pollutant Category ⁽¹⁾
Grading and Land Development			
Streets and Utilities Phase			
Vertical Construction Phase			
Landscaping and Site Stabilization Phase			

⁽¹⁾ Categories per CASQA BMP Handbook (i.e., Sediment, Nutrients, Bacteria and Viruses, Oil and Grease, Metals, Synthetic Organics, Pesticides, Gross Pollutants, and Vector Production)

Appendix H: CASQA Stormwater BMP Handbook
Portal: Construction Fact Sheets

Appendix I: BMP Inspection Form

BMP INSPECTION REPORT

Date and Time of Inspection:			Date Report Written:	
Inspection Type: (Circle one)	Weekly <i>Complete Parts I, II, III and VII</i>	Pre-Storm <i>Complete Parts I, II, III, IV and VII</i>	During Rain Event <i>Complete Parts I, II, III, V, and VII</i>	Post-Storm <i>Complete Parts I, II, III, VI and VII</i>
Part I. General Information				
Site Information				
Construction Site Name:				
Construction stage and completed activities:			Approximate area of site that is exposed:	
Photos Taken: (Circle one)	Yes	No	Photo Reference IDs:	
Weather				
Estimate storm beginning: (date and time)		Estimate storm duration: (hours)		
Estimate time since last storm: (days or hours)		Rain gauge reading and location: (in)		
Is a "Qualifying Event" predicted or did one occur (i.e., 0.5" rain with 48-hrs or greater between events)? (Y/N) If yes, summarize forecast:				
Exemption Documentation (explanation required if inspection could not be conducted). Visual inspections are not required outside of business hours or during dangerous weather conditions such as flooding or electrical storms.				
Inspector Information				
Inspector Name:			Inspector Title:	
Signature:			Date:	

Part II. BMP Observations. Describe deficiencies in Part III.

Minimum BMPs for Risk Level _____ Sites	Failures or other short comings (yes, no, N/A)	Action Required (yes/no)	Action Implemented (Date)
Good Housekeeping for Construction Materials			
Inventory of products (excluding materials designed to be outdoors)			
Stockpiled construction materials not actively in use are covered and bermed			
All chemicals are stored in watertight containers with appropriate secondary containment, or in a completely enclosed storage shed			
Construction materials are minimally exposed to precipitation			
BMPs preventing the off-site tracking of materials are implemented and properly effective			
Good Housekeeping for Waste Management			
Wash/rinse water and materials are prevented from being disposed into the storm drain system			
Portable toilets are contained to prevent discharges of waste			
Sanitation facilities are clean and with no apparent for leaks and spills			
Equipment is in place to cover waste disposal containers at the end of business day and during rain events			
Discharges from waste disposal containers are prevented from discharging to the storm drain system / receiving water			
Stockpiled waste material is securely protected from wind and rain if not actively in use			
Procedures are in place for addressing hazardous and non-hazardous spills			
Appropriate spill response personnel are assigned and trained			
Equipment and materials for cleanup of spills is available onsite			
Washout areas (e.g., concrete) are contained appropriately to prevent discharge or infiltration into the underlying soil			
Good Housekeeping for Vehicle Storage and Maintenance			
Measures are in place to prevent oil, grease, or fuel from leaking into the ground, storm drains, or surface waters			
All equipment or vehicles are fueled, maintained, and stored in a designated area with appropriate BMPs			
Vehicle and equipment leaks are cleaned immediately and disposed of properly			

Part II. BMP Observations Continued. Describe deficiencies in Part III.			
Minimum BMPs for Risk Level _____ Sites	Adequately designed, implemented and effective (yes, no, N/A)	Action Required (yes/no)	Action Implemented (Date)
Good Housekeeping for Landscape Materials			
Stockpiled landscape materials such as mulches and topsoil are contained and covered when not actively in use			
Erodible landscape material has not been applied 2 days before a forecasted rain event or during an event			
Erodible landscape materials are applied at quantities and rates in accordance with manufacturer recommendations			
Bagged erodible landscape materials are stored on pallets and covered			
Good Housekeeping for Air Deposition of Site Materials			
Good housekeeping measures are implemented onsite to control the air deposition of site materials and from site operations			
Non-Stormwater Management			
Non-Stormwater discharges are properly controlled			
Vehicles are washed in a manner to prevent non-stormwater discharges to surface waters or drainage systems			
Streets are cleaned in a manner to prevent unauthorized non-stormwater discharges to surface waters or drainage systems.			
Erosion Controls			
Wind erosion controls are effectively implemented			
Effective soil cover is provided for disturbed areas inactive (i.e., not scheduled to be disturbed for 14 days) as well as finished slopes, open space, utility backfill, and completed lots			
The use of plastic materials is limited in cases when a more sustainable, environmentally friendly alternative exists.			
Sediment Controls			
Perimeter controls are established and effective at controlling erosion and sediment discharges from the site			
Entrances and exits are stabilized to control erosion and sediment discharges from the site			
Sediment basins are properly maintained			
Linear sediment control along toe of slope, face of slope and at grade breaks (Risk Level 2 & 3 Only)			
Limit construction activity to and from site to entrances and exits that employ effective controls to prevent offsite tracking (Risk Level 2 & 3 Only)			

Ensure all storm, drain inlets and perimeter controls, runoff control BMPs and pollutants controls at entrances and exits are maintained and protected from activities the reduce their effectiveness (Risk Level 2 & 3 Only)			
Inspect all immediate access roads daily (Risk Level 2 & 3 Only)			
Run-On and Run-Off Controls			
Run-on to the site is effectively managed and directed away from all disturbed areas.			
Other			
Are the project SWPPP and BMP plan up to date, available on-site and being properly implemented?			

Part III. Descriptions of BMP Deficiencies		
Deficiency	Repairs Implemented: Note - Repairs must begin within 72 hours of identification and, complete repairs as soon as possible.	
	Start Date	Action
1.		
2.		
3.		
4.		

Part IV. Additional Pre-Storm Observations. Note the presence or absence of floating and suspended materials, sheen, discoloration, turbidity, odors, and source(s) of pollutants(s).	
	Yes, No, N/A
Do stormwater storage and containment areas have adequate freeboard? If no, complete Part III.	
Are drainage areas free of spills, leaks, or uncontrolled pollutant sources? If no, complete Part VII and describe below.	
Notes:	
Are stormwater storage and containment areas free of leaks? If no, complete Parts III and/or VII and describe below.	

Notes:	

Part V. Additional During Storm Observations. If BMPs cannot be inspected during inclement weather, list the results of visual inspections at all relevant outfalls, discharge points, and downstream locations. Note odors or visible sheen on the surface of discharges. Complete Part VII (Corrective Actions) as needed.	
Outfall, Discharge Point, or Other Downstream Location	
Location	Description
Location	Description
Location	Description
Location	Description
Location	Description
Location	Description
Location	Description
Location	Description

Part VI. Additional Post-Storm Observations. Visually observe (inspect) stormwater discharges at all discharge locations within two business days (48 hours) after each qualifying rain event, and observe (inspect) the discharge of stored or contained stormwater that is derived from and discharged subsequent to a qualifying rain event producing precipitation of ½ inch or more at the time of discharge. Complete Part VII (Corrective Actions) as needed.

Discharge Location, Storage or Containment Area	Visual Observation

Part VII. Additional Corrective Actions Required. Identify additional corrective actions not included with BMP Deficiencies (Part III) above. Note if SWPPP change is required.

Required Actions	Implementation Date

Appendix J: Project Specific Rain Event Action Plan Template

Rain Event Action Plan (REAP)			
Date of REAP		WDID Number:	
Date Rain Predicted to Occur:		Predicted % chance of rain:	

Predicted Rain Event Triggered Actions

Below is a list of suggested actions and items to review for this project. Each active Trade should check all material storage areas, stockpiles, waste management areas, vehicle and equipment storage and maintenance, areas of active soil disturbance, and areas of active work to ensure the proper implementation of BMPs. Project-wide BMPs should be checked and cross-referenced to the BMP progress map.

Trade or Activity	Suggested action(s) to perform / item(s) to review prior to rain event
<input type="checkbox"/> Information & Scheduling	<input type="checkbox"/> Inform trade supervisors of predicted rain <input type="checkbox"/> Check scheduled activities and reschedule as needed <input type="checkbox"/> Alert erosion/sediment control provider <input type="checkbox"/> Alert sample collection contractor (if applicable) <input type="checkbox"/> Schedule staff for extended rain inspections <input type="checkbox"/> Check Erosion and Sediment Control (ESC) material stock <input type="checkbox"/> Review BMP progress map <input type="checkbox"/> Other: _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
<input type="checkbox"/> Material storage areas	<input type="checkbox"/> Material under cover or in sheds (ex: treated woods and metals) <input type="checkbox"/> Perimeter control around stockpiles <input type="checkbox"/> Other: _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
<input type="checkbox"/> Waste management areas	<input type="checkbox"/> Dumpsters closed <input type="checkbox"/> Drain holes plugged <input type="checkbox"/> Recycling bins covered <input type="checkbox"/> Sanitary stations bermed and protected from tipping <input type="checkbox"/> Other: _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
<input type="checkbox"/> Trade operations	<input type="checkbox"/> Exterior operations shut down for event (e.g., no concrete pours or paving) <input type="checkbox"/> Soil treatments (e.g., fertilizer) ceased within 24 hours of event <input type="checkbox"/> Materials and equipment (e.g., tools) properly stored and covered <input type="checkbox"/> Waste and debris disposed in covered dumpsters or removed from site <input type="checkbox"/> Trenches and excavations protected <input type="checkbox"/> Perimeter controls around disturbed areas <input type="checkbox"/> Fueling and repair areas covered and bermed <input type="checkbox"/> Other: _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
<input type="checkbox"/> Site ESC BMPs	<input type="checkbox"/> Adequate capacity in sediment basins and traps <input type="checkbox"/> Site perimeter controls in place <input type="checkbox"/> Catch basin and drop inlet protection in place and cleaned <input type="checkbox"/> Temporary erosion controls deployed <input type="checkbox"/> Temporary perimeter controls deployed around disturbed areas and stockpiles <input type="checkbox"/> Roads swept; site ingress and egress points stabilized <input type="checkbox"/> Other: _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
<input type="checkbox"/> Concrete rinse out area	<input type="checkbox"/> Adequate capacity for rain <input type="checkbox"/> Wash-out bins covered <input type="checkbox"/> Other: _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
<input type="checkbox"/> Spill and drips	<input type="checkbox"/> All incident spills and drips, including paint, stucco, fuel, and oil cleaned <input type="checkbox"/> Drip pans emptied <input type="checkbox"/> Other: _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____

Continued on next page.

<input type="checkbox"/> Other / Discussion / Diagrams	<input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
--	--

	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	
--	--	---	--

Attach a printout of the weather forecast from the NOAA website to the REAP.

I certify under penalty of law that this Rain Event Action Plan (REAP) will be performed in accordance with the General Permit by me or under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Date: _____

 Qualified SWPPP Practitioner (Use ink please)

Appendix K: Training Reporting Form

Trained Contractor Personnel Log

Stormwater Management Training Log and Documentation

Project Name: _____

WDID #: _____

Stormwater Management Topic: (check as appropriate)

- | | |
|--|---|
| <input type="checkbox"/> Erosion Control | <input type="checkbox"/> Sediment Control |
| <input type="checkbox"/> Wind Erosion Control | <input type="checkbox"/> Tracking Control |
| <input type="checkbox"/> Non-Stormwater Management | <input type="checkbox"/> Waste Management and Materials Pollution Control |
| <input type="checkbox"/> Stormwater Sampling | |

Specific Training Objective: _____

Location: _____

Date: _____

Instructor: _____

Telephone: _____

Course Length (hours): _____

Attendee Roster (Attach additional forms if necessary)

Name	Company	Phone

As needed, add proof of external training (e.g., course completion certificates, credentials for QSP, QSD).

Appendix L: Responsible Parties

OPTIONAL

Authorization of Approved Signatories

Project Name: _____

WDID #: _____

Name of Personnel	Project Role	Company	Signature	Date

LRP's Signature

Date

LRP Name and Title

Telephone Number

Identification of QSP

Project Name: _____

WDID #: _____

The following are QSPs associated with this project

Name of Personnel ⁽¹⁾	Company	Date

(1) If additional QSPs are required on the job site add additional lines and include information here

Authorization of Data Submitters

Project Name: _____

WDID #: _____

Name of Personnel	Project Role	Company	Signature	Date

Approved Signatory's Signature

Date

Approved Signatory
Name and Title

Telephone Number

Appendix M: Contractors and Subcontractors

Appendix N: Construction General Permit

INSTRUCTIONS

- *Include a copy of the General Permit, or reference permanent location of General Permit that is kept on the construction site.*

Exhibit A-8.III

Construction Inspection Checklist

No. #



CITY OF LAGUNA HILLS – STORM WATER PROGRAM CONSTRUCTION/SITE INSPECTION FORM

INSPECTION DATE: _____ INSPECTION TIME: _____
☐ PERMIT NO./PROJECT I.D. _____ INSPECTOR: _____
Observed or **Reported**, by Whom: _____
ADDRESS: _____, LAGUNA HILLS, CALIFORNIA – **JOB SITE:**
WEATHER CONDITION: _____ PHOTOGRAPHS _____

NAME OF SITE REPRESENTATIVE PRESENT DURING INSPECTION: _____

TELEPHONE NUMBER OF SITE REPRESENTATIVE (_____) _____ - _____

COMPANY NAME OF SITE REPRESENTATIVE: _____

SIZE OF PROJECT: LOT: 50-70' X 100-200' _____; 1/2 ACRE/LESS THAN ONE ACRE _____;
MORE THAN 1 ACRE/LESS THAN 5 ACRES _____; MORE THAN 5 ACRES _____

TYPE OF PROJECT: RESIDENTIAL _____ COMMERCIAL _____ INDUSTRIAL _____
RECONSTRUCTION _____ TRANSPORTATION _____
OTHER _____

DEVELOPER/CONTRACTOR _____ NAME _____

OWNER _____ NAME _____

RESULTS OF INSPECTION				
EROSION CONTROL PRACTICES	Y	N	N/A	COMMENTS
1. Are erosion controls being implemented and maintained on inactive and active disturbed soil areas (sheeting, mulch, hay soil stabilizers, etc.)?				
2. Erosion observed: If YES, describe the evidence of the erosion & whether it is major or minor.				
SEDIMENT CONTROL PRACTICES				COMMENTS
3. Are sediment controls being implemented & maintained on all significant slopes (silt fences, fiber rolls, etc. at the base of slopes) and the downstream perimeter?				
4. Sediment discharge observed: If YES, describe the evidence of the discharge & whether it is major or minor.				

TRACKING CONTROLS	Y	N	N/A	COMMENTS
5. Are the entrances and exits to the construction site adequately protected (tire washout, stabilized entrances, rumble strips)? 6. Are roads free of sediment?				
WASTE & DISPOSAL MANAGEMENT				COMMENTS
7. Are activities such as concrete/plastering, painting and fueling resulting in a discharge to the storm drain? If YES, describe the evidence of the discharge & whether it is major or minor. 8. Are containers for construction waste and debris being utilized and are they adequate?				

ENFORCEMENT ACTIONS

- _____ Issued a Stop Work Order
- _____ Issued a Correction Notice
- _____ Verbally advised of Non-compliance
- _____ No Action Required
- _____ Called for Assistance/Immediate Action
 who: _____
- _____ Other (Explain) _____

COMMENTS:

No. #

Date Received: _____ n/a _____ From Who: _____
 Code Enforcement Actions: **25 Minutes at Site – 30 Minutes to file this report.**

Exhibit A-8.IV

Enforcement Forms



NOTICE OF NON-COMPLIANCE

DATE	TIME	<input type="checkbox"/> A.M. <input type="checkbox"/> P.M.	DAY OF WEEK
NAME (FIRST, MIDDLE, LAST)		DELIVERED TO (IF DIFFERENT)	
RESIDENCE ADDRESS		CITY	ZIP
BUSINESS ADDRESS (if applicable)		CITY	ZIP
EMPLOYED BY (if applicable)		OCCUPATION (if applicable)	

Violation(s) of City's Water Quality Ordinance

On or about _____, the undersigned Authorized Inspector identified the following violation(s) of the City's Water Quality Ordinance, existing at or near: _____

- | | |
|--|--|
| 1. <input type="checkbox"/> Illicit Connection (Section 5-36.040(A)(1)) | 8. <input type="checkbox"/> Failure to comply with terms of Discharge permit |
| 2. <input type="checkbox"/> Prohibited Discharge (Section 5-36.040(A) (2)) | (Section 5-36.080(C) (1)): (specify provisions of permit |
| 3. <input type="checkbox"/> Agent/employee/independent contractor Illicit Discharge/Prohibited Discharge (Section 5-36.040 (A) (3)) | which violated): |
| 4. <input type="checkbox"/> Discharge Exception inapplicable (following 30 day written notice) (Section 5-36.040 (D)) | _____ |
| 5. <input type="checkbox"/> Failure to Comply with New Development/Significant Redevelopment Conditions: (Section 5-36.050 (A)(7) (a)) | 9. <input type="checkbox"/> _____ |
| 6. <input type="checkbox"/> Litter (Section 5-36.050(C)) | 10. <input type="checkbox"/> Other (specify section and violation): |
| 7. <input type="checkbox"/> Failure to Comply with Administrative Compliance Order/Cease & Desist Order issued, _____, 20____ | _____ |
| (Section 5-36.070 (D)) | _____ |

Conditions Observed

1. _____
2. _____
3. _____

Notice of Noncompliance

The Party identified above is hereby notified that the continuance of the conditions above stated, whether ongoing or intermittent, will result in additional enforcement action in accordance with the City's Water Quality Ordinance.

Compliance Date

(Not to exceed 90 days, unless the Authorized Inspection determines that good cause exists for an extension)
On or before _____, 20____, Party shall correct the above conditions by:

- ☐ 1. Eliminating the Illicit Connection;
- ☐ 2. Eliminating the Prohibited Discharge
- ☐ 3. Coming into compliance with conditions of approval of New Development/Significant Redevelopment; or
- ☐ 4. Coming into compliance with a permit issued by the City.
- ☐ 5. Other:

Signed: _____

Date: _____

Authorized Inspector
City of Laguna Hills
24035 El Toro Road
Laguna Hills, California 92653
Phone: (949) 707-2600

Appeal Rights

Any appeal from issuance of this Administrative Compliance Order must be filed within thirty (30) days of receipt of this compliance order by filing a written request for an administrative hearing with the Office of the City Clerk, located at 24035 El Toro Road, Laguna Hills, California 92653, with a copy of the request for administrative hearing mailed on the date of filing to the Director of Public Services Department at 24035 El Toro Road. (Section 5-36.070 (7) of Ordinance)



ADMINISTRATIVE COMPLIANCE ORDER

DATE	TIME	<input type="checkbox"/> A.M. <input type="checkbox"/> P.M.	DAY OF WEEK
NAME (FIRST, MIDDLE, LAST)		DELIVERED TO (IF DIFFERENT)	
RESIDENCE ADDRESS		CITY	ZIP
BUSINESS ADDRESS (if applicable)		CITY	ZIP
EMPLOYED BY (if applicable)		OCCUPATION (if applicable)	

Legal Authority

The following findings are made and order issued pursuant to the authority vested in the undersigned Authorized Inspector, under Section 5-36.070(A)(2) of City's Water Quality Ordinance. This order is based on the following violation(s) of the Water Quality Ordinance.

- | | |
|---|--|
| 1. <input type="checkbox"/> Illicit Connection (Section 5-36.040(A)(1)) | 8. <input type="checkbox"/> Failure to comply with terms of Discharge permit (Section 5-36.080(C) (1)): (specify provisions of permit which violated): |
| 2. <input type="checkbox"/> Prohibited Discharge (Section 5-36.040(A) (2)) | |
| 3. <input type="checkbox"/> Agent/employee/independent contractor Illicit Discharge/Prohibited Discharge (Section 5-36.040 (A) (3)) | |
| 4. <input type="checkbox"/> Discharge Exception inapplicable (following 30 day written notice) (Section 5-36.040 (D)) | |
| 5. <input type="checkbox"/> Failure to Comply with New Development/Significant Redevelopment Conditions: (Section 5-36.050 (A)(7) (a)) | 9. <input type="checkbox"/> Other (specify section and violation): |
| 6. <input type="checkbox"/> Litter (Section 5-36.050(C)) | |
| 7. <input type="checkbox"/> Failure to Comply with Administrative Compliance Order/Cease & Desist Order issued _____, 20____ (Section 5-36.070 (D)) | |

Conditions Observed

On or about _____, 20____, the following conditions existing at or near _____ ("Location"), constituted a violation of the City's Water Quality Ordinance, as follows:

1. _____
2. _____
3. _____

Order

THEREFORE, BASED ON THE ABOVE CONDITIONS, THE PARTY IS HEREBY ORDERED TO:

1. _____
2. _____
3. _____

Notices

All reports, data, information or other documentation required to be provided pursuant to the terms hereof shall be sent, in writing to the following address:

Terms of Issuance

This order does not constitute a waiver of any provisions of the City's Water Quality Ordinance, or of any plan or permit issued pursuant thereto, which remain in full force and effect. The City reserves the right to seek any and all remedies available to it under the Water Quality Ordinance for any violation cited by this Order.

This order, issued this _____ day of _____, 20____, shall be effective upon receipt by Party, and all rights of review and appeal shall be as provided in the City's Water Quality Ordinance.

Signed: _____
Authorized Inspector

Date: _____

City of Laguna Hills
24035 El Toro Road
Laguna Hills, California 92653
Phone: (949) 707-2600

Appeal Rights

Any appeal from issuance of this Administrative Compliance Order must be filed within thirty (30) days of receipt of this compliance order by filing a written request for an administrative hearing with the Office of the City Clerk located at 24035 El Toro Road, Laguna Hills, California 92653, with a copy of the request for administrative hearing mailed on the date of filing to the Director of Public Services Department at 24035 El Toro Road, Laguna Hills, California 92653. (Section 5-36.070(7) of Ordinance)



CEASE AND DESIST ORDER

DATE	TIME	<input type="checkbox"/> A.M. <input type="checkbox"/> P.M.	DAY OF WEEK
NAME (FIRST, MIDDLE, LAST)		DELIVERED TO (IF DIFFERENT)	
RESIDENCE ADDRESS		CITY	ZIP
BUSINESS ADDRESS (if applicable)		CITY	ZIP
EMPLOYED BY (if applicable)		OCCUPATION (if applicable)	

Legal Authority

The following findings are made and order issued pursuant to the authority vested in the undersigned Authorized Inspector, under Section 5-36.070(A) (2) City's Water Quality Ordinance. This order is based on the following violation(s) of the Water Quality Ordinance.

- | | |
|---|--|
| 1. <input type="checkbox"/> Illicit Connection (Section 5-36.040(A)(1)) | 8. <input type="checkbox"/> Failure to comply with terms of Discharge permit (Section 4-13-80 (c) (1)): (specify provisions of permit which violated): |
| 2. <input type="checkbox"/> Prohibited Discharge (Section 5-36.040(A) (2)) | |
| 3. <input type="checkbox"/> Agent/employee/independent contractor Illicit Discharge/Prohibited Discharge (Section Section 5-36.040 (A) (3)) | |
| 4. <input type="checkbox"/> Discharge Exception inapplicable (following 30 day written notice) (Section 5-36.040 (D)) | |
| 5. <input type="checkbox"/> Failure to Comply with New Development/Significant Redevelopment Conditions: (Section 5-36.050 (A)(7) (a)) | 9. <input type="checkbox"/> Other (specify section and violation): |
| 6. <input type="checkbox"/> Litter (Section 5-36.050(C)) | |
| 7. <input type="checkbox"/> Failure to Comply with Administrative Compliance Order/Cease & Desist Order issued _____, 20_____. (Section 5-36.070 (D)) | |

Conditions Observed

The Party identified above has violated the City's Water Quality Ordinance and continuing and/or intermittent violations may occur in contravention of the Water Quality Ordinance due to the following facts and circumstances:

1. _____
2. _____
3. _____

Order

UPON RECEIPT OF THIS ORDER, PARTY SHALL IMMEDIATELY CEASE THE ABOVE ACTIVITIES AND THE OPERATIONS RELATED THERETO SHALL NOT RECOMMENCE UNTIL SUCH TIME AS PARTY IS ABLE TO DEMONSTRATE THAT IT WILL COMPLY WITH THE CITY'S WATER QUALITY ORDINANCE AND ANY PLAN OR PERMIT ISSUED PURSUANT THERETO AND

THE COUNTY PROVIDES WRITTEN AUTHORIZATION TO ALLOW RESUMPTION OF ACTIVITIES.
THEREFORE, BASED ON THE ABOVE CONDITIONS, THE PARTY IS HEREBY ORDERED TO:

1. _____
2. _____
3. _____

Terms of Issuance

This order does not constitute a waiver of any provision of the City's Water Quality Ordinance, or any plan or permit issued pursuant thereto, which remain in full force and effect. The City reserves the right to seek any and all remedies available to it under the Water Quality Ordinance for any violation cited by this order.

Failure to comply with the requirements of this order shall constitute a further violation of the Water Quality Ordinance and may subject the Party to civil or criminal penalties or such other appropriate enforcement response as may be appropriate.

This order, entered into this _____ day of _____, 20____, shall be effective upon receipt by Party, and all rights of review and appeal shall be as provided in Section 5-36.070 (A) (7) of the City's Water Quality Ordinance.

Signed: _____

Date: _____

Authorized Inspector

City of Laguna Hills
24035 El Toro Road
Laguna Hills, California 92653
Phone: (949) 707-2600

Administrative Hearing

Unless otherwise waived in writing by the party who is subject to this Cease and Desist Order, an administrative hearing regarding the issuance of this Cease and Desist Order shall be held on _____, 20____ or at a time to be determined by separate notification, at the Office of the City Clerk, located at 24035 El Toro Road, Laguna Hills, California 92653. At that time, the party who is subject to this order shall be entitled to present evidence in opposition to the issuance of this Cease and Desist Order. (Section 5-36.070 (A) (9)).

Exhibit A-8.V

Form for Evaluating Threat to Human or Environmental Health

ORANGE COUNTY MUNICIPAL STORMWATER PROGRAM

Evaluation of Potential Impacts to Human or Environmental Health

PROJECT ID: _____ INSPECTOR(S): _____

ADDRESS/TRACT: _____

ARRIVAL TIME: _____ DEPARTURE TIME: _____ PHOTOGRAPHS TAKEN: ☐ Y ☐ N

WEATHER CONDITION: _____ INSPECTION DATE: _____

SITE PRIORITY (Check Applicable) ☐ HIGH PRIORITY ☐ MEDIUM PRIORITY
☐ LOW PRIORITY ☐ PRIORITY UNKNOWN

SEASON (Check Applicable) ☐ RAINY (OCTOBER 1 THROUGH APRIL 30) ☐ NON-RAINY (MAY 1 THROUGH SEPTEMBER 30)

NAME OF SITE REPRESENTATIVE PRESENT DURING INSPECTION: _____ PHONE No: _____

DEVELOPMENT SIZE: _____ ESTIMATED % OF DISTURBED AREA: _____ THOMAS BROS. MAP/PG GRID _____

DEVELOPER/CONTRACTOR NAME _____

OWNER NAME _____

TYPE OF CONSTRUCTION:

☐ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐ INFRASTRUCTURE
☐ RECONSTRUCTION ☐ TRANSPORTATION ☐ OTHER

Section I

CRITERIA	Y	N	N/A	COMMENTS
Sediment discharge observed that could impact wildlife, sensitive habitat/endangered species, an impaired water body (303d listed), an ESA or an ASBS area? <i>If YES, describe the evidence of the discharge (turbidity, TSS), and estimate the sediment load discharged from the site.</i>				
Sewer spill discharge observed (to a storm drain or water body) that could impact recreational water contact? <i>If YES, describe the evidence of the sewer spill and estimate the quantity discharged from the site.</i>				
Oil spill discharge observed (to a storm drain or water body) that could impact wildlife? <i>If YES, describe the evidence of the oil spill and estimate the quantity discharged from the site.</i>				
Toxic materials or hazardous substances discharged from the site and evacuation of residents was necessary? <i>If YES, describe the evidence of the discharge, estimate the volume discharged from the site and the number of residents that were evacuated.</i>				

**Evaluation Form for
Potential Impacts to Human or Environmental Health**

Section I				
CRITERIA	Y	N	N/A	COMMENTS
Is the site near a public water supply (well head, monitoring wells) and could the discharge affect the water supply?				

IF THE ANSWER IS YES TO ANY OF THE QUESTIONS IN SECTION I, FOLLOW THE STEPS BELOW.

1. Issued a Notice of Non-compliance

Signed: _____
Authorized Inspector

Date: _____

Section II FOR NPDES PROGRAM MANAGER/COORDINATOR ONLY
--

1. Contact the RWQCB by telephone within 24-hours of the discovery of non-compliance
2. Fax a copy of this form to the RWQCB within 5 days of the discovery of non-compliance
Santa Ana Regional Water Quality Control Board Fax Number: (909)781-6288
San Diego Regional Water Quality Control Board Fax Number: (858)571-6972

Date Notice of Non-compliance Issued _____

Date when RWQCB Contacted by Phone _____

Name and Telephone Number of RWQCB Contact _____

Date when written report faxed to RWQCB _____

Signed: _____
NPDES Program Manager/Coordinator or Designated Representative

Date: _____

City/County Contact Information Here

Section A-9

LOCAL IMPLEMENTATION PLAN

City of Laguna Hills

Existing Development

A-9.0 EXISTING DEVELOPMENT

A-9.1 INTRODUCTION

The City of Laguna Hills requires industrial and commercial premises to implement pollution prevention BMPs and properly maintain any structural incorporated at development or re-development. Businesses are inventoried and the City ensures BMPs are implemented through education, inspections, and enforcement. A parallel program is implemented in residential areas with an emphasis on education and outreach rather than inspections. This local regulatory oversight of the built environment supports both the principal requirements of the Fifth Term Permit and effectively addresses two of the HPWQCs identified in the WQIP, specifically, unnatural water balance in dry weather and pathogen health risk.

A-9.1.1 Overview

The existing development component of this plan is comprised of eight programs: industrial, commercial, food facility, mobile business, residential, common interest and homeowner association areas, retrofitting existing development, and a training program.

The following outlines and describes City departments and staff that are responsible for implementation of the existing development component.

Public Works Department

Contact Name: Sal Quinones

Title: Public Works Supervisor

Telephone: (949) 707-2653

Address: 24035 El Toro Road, Laguna Hills, CA 92653

Responsible for the operation and maintenance of flood control facilities. Field crews should receive training to identify industrial and commercial facilities and residential activities that have potential to threaten receiving water quality.

Community Services Department

Contact Name: David Chantarangsu

Title: Community Development Director

Telephone: (949) 707-2675

Address: 24035 El Toro Road, Laguna Hills, CA 92653

Staff oversees community development within City and assists residents with implementation of residential program.

Code Enforcement

Contact Name: John Whitman

Title: Code Enforcement Officer

Telephone: (949) 707-2663

Address: 24035 El Toro Road, Laguna Hills, CA 92653

Code enforcement inspectors are responsible for inspecting industrial and commercial facilities for compliance with the industrial/commercial program and City code, and residential areas for compliance with the residential program and City codes.

Public Agencies

In addition to the City Departments described, the City relies on certain public agencies for successful implementation of the industrial program.

*Orange County Health Care Agency
Environmental Health Division
Certified Unified Program Agency (CUPA)*

The Environmental Health Division of the Orange County Health Care Agency inspects businesses within the City that generate hazardous waste for compliance with State and Federal regulations. Proper storage and care of hazardous waste is an important component of pollutant source control.

*Orange County Health Care Agency
Environmental Health
Food Facility Inspection*

Conducts inspections of all food facilities within the City.

Orange County Fire Authority

Inspects businesses within the City for compliance with the Uniform Fire Code and responds to 911 calls that may involve industrial and commercial discharges, spills, chemical emergencies, accidents, etc. Refers problems associated with non-stormwater discharges to City for enforcement.

A-9.1.2 Program Commitments

The major program commitments and the subsections in which they are described in detail include:

- Inspection of industrial and commercial facilities **(A-9.2)**;
- Inspection of Food Service Establishments **(A-9.3)**
- Regulation of mobile businesses **(A-9.4)**
- Oversight of residential areas **(A-9.5)**
- Oversight of Common Interest Area/Homeowners Assoc. Activities Program **(A-9.6)**
- Existing development retrofitting **(A-9.7)**
- Training **(A-9.8)**

A-9.1.3 Regulatory Requirements

The program described in this section confirms with Section E.5. of the Fifth Term Permit, which requires the City to implement an existing development management program in accordance with the strategies in the South OC WQIP.

A-9.2 INDUSTRIAL/COMMERCIAL PROGRAM

The City of Laguna Hills's Industrial/Commercial Program includes specifications for pollution-prevention methods for industrial and commercial areas and activities located within the City. Specific pollution prevention practices that are generally recognized in each Discharger's industry or business, or for that Discharger's activity, as being effective and economically advantageous, were certified by the City (see **Section A-9.2.3**). The City through an inspection program summarized in **Section A-9.2.4** will verify implementation of pollution-prevention methods by industries and commercial facilities. Inspectors will use a checklist for their inspections, which will also include appropriate pollution-prevention methods.

A-9.2.1 Source Identification and Facility Inventory

The City of Laguna Hills develops and annually updates a watershed-based inventory of all industrial sites within its jurisdiction, regardless of site ownership. The components that comprise the inventory include:

- All industrial facilities located within the City's jurisdiction
- All commercial facilities listed in **Table 9-2** from **DAMP Section 9.2.1** that are located within the City's jurisdiction.
- Watersheds where each industrial or commercial facility is located
- Identified potential pollutants and activities with the potential to discharge pollutants
- Identified industrial or commercial discharges into, or adjacent to, an Environmentally Sensitive Area (ESA).
- Identified industrial or commercial discharges into an ESA that include pollutants of concern.

The City's inventory database includes the following information about each identified industry or commercial facility within the City's jurisdiction:

- Business Name;
- Physical Address Information;
- Mailing Address Information;
- Business Contact Name
- Emergency Contact
- Lot Size
- SIC Code;
- Industrial-Specific Information
- Commercial-Specific Information
- Watershed;
- GIS Information;

- Local Licensing/Permits
- Potential pollutants
- Proximity to and/or discharge to ESA;/ ASBS
- Pollutants of concern into an ESA
- Comments/Notes.

The current watershed-based inventory of industrial facilities within the city's jurisdiction is provided in **Exhibit A-9.I**.

A-9.2.2 Prioritization for Inspection

The City of Laguna Hills prioritizes industrial and commercial facilities within its inventory as needed based on the findings of the City's inspection program and the following factors:

1. Type of activity conducted and SIC code;
2. Materials used at the facility;
3. Amount and type of wastes generated;
4. Pollutant discharge potential;
5. Non-stormwater discharges;
6. Size of facility;
7. Proximity to receiving water bodies;
8. Sensitivity of receiving water bodies;
9. Whether the facility is subject to the Industrial General Permit or an individual NPDES permit;
10. Whether the facility has filed a No Exposure Certification/Notice of Non-Applicability;
11. Facility design;
12. Total area of the site, area of the site where industrial or commercial activities occur, and area of the site exposed to rainfall and runoff;
13. The facility's compliance history; and
14. Any other relevant factors

A-9.2.3 BMP Implementation

The City of Laguna Hills has designated a minimum set of activity-specific BMPs for industrial and commercial facilities (see **Tables A-9.1 and A-9.2** below) that are appropriate to prevent or mitigate pollution generated from the specific activities at each site. The corresponding fact sheets are presented in **Exhibit A-9.II**.

**Table A-9.1
Industrial Activity BMPs**

BMP Fact Sheet	Activity
IC1.	AIRPLANE MAINTENANCE AND REPAIR
IC2.	ANIMAL HANDLING AREAS

SECTION A-9, EXISTING DEVELOPMENT

IC3.	BUILDING MAINTENANCE
IC4.	CARPET CLEANING
IC5.	CONCRETE AND ASPHALT PRODUCTION, APPLICATION, AND CUTTING
IC6.	CONTAMINATED OR ERODIBLE SURFACES AREAS
IC7.	LANDSCAPE MAINTENANCE
IC8.	NURSERIES AND GREENHOUSES
IC9.	OUTDOOR DRAINAGE FROM INDOOR AREAS
IC10.	OUTDOOR LOADING/UNLOADING OF MATERIALS
IC11.	OUTDOOR PROCESS EQUIPMENT OPERATIONS AND MAINTENANCE
IC12.	OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND CONTAINERS
IC13.	OVER WATER ACTIVITIES
IC14.	PAINTING, FINISHING, AND COATINGS OF VEHICLES, BOATS, BUILDINGS, AND EQUIPMENT
IC15.	PARKING AND STORAGE AREA MAINTENANCE
IC16.	POOL AND FOUNTAIN CLEANING
IC17.	SPILL PREVENTION AND CLEANUP
IC18.	VEHICLE AND EQUIPMENT FUELING
IC19.	VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
IC20.	VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
IC21.	WASTE HANDLING AND DISPOSAL
IC22.	EATING AND DRINKING ESTABLISHMENTS
IC23.	FIRE SPRINKLER TESTING/MAINTENANCE

Table A-9. 2
Commercial BMPs

Activities/Sources	BMP Fact Sheets
Automobile mechanical repair, maintenance, fueling, or cleaning	IC18. VEHICLE AND EQUIPMENT FUELING IC19. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR IC20. VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
Airplane mechanical repair, maintenance, fueling, or cleaning	IC1. AIRPLANE MAINTENANCE AND REPAIR IC18. VEHICLE AND EQUIPMENT FUELING IC19. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR IC20. VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
Boat mechanical repair, maintenance, fueling, or cleaning	IC13. OVER WATER ACTIVITIES IC18. VEHICLE AND EQUIPMENT FUELING IC19. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR IC20. VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
Equipment repair, maintenance, fueling, or cleaning	IC18. VEHICLE AND EQUIPMENT FUELING IC19. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR IC20. VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
Automobile and other vehicle body repair or painting	IC14. PAINTING, FINISHING, AND COATINGS OF VEHICLES, BOATS, BUILDINGS, AND EQUIPMENT IC19. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR
Mobile automobile or other vehicle washing	IC20. VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING
Automobile (or other vehicle) parking lots and storage facilities	IC15. PARKING AND STORAGE AREA MAINTENANCE
Retail or wholesale fueling	IC18. VEHICLE AND EQUIPMENT FUELING
Pest control services	IC7. LANDSCAPE MAINTENANCE IC21. WASTE HANDLING AND DISPOSAL
Eating or drinking establishments	IC22. EATING AND DRINKING ESTABLISHMENTS

SECTION A-9, EXISTING DEVELOPMENT

Activities/Sources	BMP Fact Sheets
Mobile carpet, drape or furniture cleaning	IC4. CARPET CLEANING
Cement mixing or cutting	IC5. CONCRETE AND ASPHALT PRODUCTION, APPLICATION, AND CUTTING
Masonry	IC5. CONCRETE AND ASPHALT PRODUCTION, APPLICATION, AND CUTTING
Building Maintenance and Light Construction	IC3. BUILDING MAINTENANCE IC5. CONCRETE AND ASPHALT PRODUCTION, APPLICATION, AND CUTTING IC6. CONTAMINATED OR ERODIBLE SURFACES AREAS
Outdoor Activities	IC6. CONTAMINATED OR ERODIBLE SURFACES AREAS IC9. OUTDOOR DRAINAGE FROM INDOOR AREAS IC10. OUTDOOR LOADING/UNLOADING OF MATERIALS IC11. OUTDOOR PROCESS EQUIPMENT OPERATIONS AND MAINTENANCE IC12. OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND CONTAINERS
Painting and coating	IC14. PAINTING, FINISHING, AND COATINGS OF VEHICLES, BOATS, BUILDINGS, AND EQUIPMENT
Botanical or zoological gardens and exhibits	IC2. ANIMAL HANDLING AREAS IC7. LANDSCAPE MAINTENANCE IC8. NURSERIES AND GREENHOUSES
Landscaping	IC7. LANDSCAPE MAINTENANCE
Nurseries and greenhouses	IC8. NURSERIES AND GREENHOUSES
Golf courses, parks and other recreational areas/facilities	IC6. CONTAMINATED OR ERODIBLE SURFACES AREAS IC7. LANDSCAPE MAINTENANCE
Cemeteries	IC7. LANDSCAPE MAINTENANCE
Pool and fountain cleaning	IC16. POOL AND FOUNTAIN CLEANING
Marinas	IC13. OVER WATER ACTIVITIES
Port-a-Potty servicing	IC21. WASTE HANDLING AND DISPOSAL

The City encourages the implementation of the designated BMPs at each industrial and commercial facility based on site-specific conditions in order to limit that facility's impact upon receiving water quality.

A-9.2.4 Inspection, Monitoring and Enforcement

A-9.2.4.1 Inspection

The City of Laguna Hills annually inspects at least 20 percent of the industrial and commercial sites inventoried as described in **Section A-9.2.1** (excluding food facilities and mobile businesses, which are addressed by **Section A-9.3.** and **Section A-9.4.**, respectively). Other inspection frequencies are based on the factors described in **Section A-9.2.2** and **Provision E.5** of the Fifth Term Permit.

In addition, the City investigates all complaints of illegal discharges from industrial facilities made by the public or by another agency or those violations arising from the results or dry-weather field screening or analytical monitoring program. In the event that a site is found to be non-compliant, inspection frequency is increased to, at a minimum, once per month. Once a facility has been brought into compliance, an inspection frequency of once every four months is maintained for the next calendar year following the date at which the facility is deemed to be in compliance.

At a minimum, the City of Laguna Hills conducts an annual water quality inspection on at least twenty percent of the industrial and commercial sites inventoried as described in **Sections A-9.1.3** and **A-9.2.3** (excluding mobile sources and food facilities).

The City of Laguna Hills inspects industrial facilities to determine if they are in compliance with City ordinances, to review BMP implementation, to assess BMP effectiveness and to verify inventory information used for facility prioritization. Such inspections include review of:

- Material and waste handling and storage practices,
- Pollution control BMP implementation and maintenance, and
- Evidence of past or present unauthorized, non-storm water discharges.

The inspection form provided in **Exhibit A-9.III** will be used and provides a series of questions about specific activities taking place at a facility, as well as a list of suggested corrective actions that can be implemented should a problem be found.

In general the City of Laguna Hills will conduct one of two types of inspections:

- **Compliance Inspections**

Initial compliance inspections will be announced so that the inspector can meet with responsible facility official(s) (e.g., owner, superintendent, compliance manager, engineering consultant, etc.) in order to provide more efficient communication of the storm water requirements and inspection goals. The inspection will focus on current facility operations and activities, BMPs currently in use, and the effectiveness of those BMPs. This inspection will also focus on verifying inventory spreadsheet information and, whenever possible, provide outreach education to facility staff. All re-occurring compliance inspection will cover the same information as an initial compliance

inspection, but will typically be unannounced in order to verify compliance and that BMPs are being effectively implemented.

▪ **Follow-up Inspections**

For those facilities deemed to be non-compliant, the Permittee will perform compliance inspections once a month until said facilities are shown to be complaint, and then once every four months for a full calendar year after the facility achieves compliance. Generally, these inspection will be similar to Advisory Inspection except that:

- a) They will focus primarily on areas where a facility was deemed to be non-compliant; and
- b) The inspections may be announced or unannounced, depending on which course of action the Permittee deems will be most conducive to continued facility compliance.

Should an inspected site demonstrate non-compliance, the City will coordinate the notification of appropriate agencies. An incident or practice of non-compliance that requires a hazardous materials emergency response will be considered a threat to human or environmental health and will be reported to the RWQCB and to appropriate hazardous waste management agencies. The City will provide oral notification to the RWQCB within 24 hours of the discovery of a non-compliant site meeting the criteria listed below. This will also be followed by written notification within 5 days of the discovery.

Criteria to be used to determine whether an event of non-compliance poses a threat to human or environmental health include the following:

- The event poses a significant or imminent threat to the quality of surface or ground waters and/or their beneficial uses.
- The event results in a spill or discharge of hazardous materials in excess of reportable quantities (as listed in 40 CFR Part 117 or 302).
- The event results in a spill or discharge of hazardous materials requiring a hazardous materials emergency response.

A-9.2.4.2 Monitoring

The City of Laguna Hills may require its industries to conduct monitoring from high threat to water quality industrial sites. These facilities are noted in the inventory database contained in **Exhibit A-9.I**. Industries that conduct monitoring in accordance with the monitoring requirements of the Industrial General Permit will meet the City requirements. Industries also have the option of participating in a group monitoring program in accordance with the guidelines specified in the Industrial General Permit, to meet the requirements of the City.

The purpose of the runoff monitoring will be to characterize the nature of storm water and non-storm water discharges from industrial facilities, track changes in these characteristics over time, target management actions to address any identified problems, and assess the effectiveness of those management actions implemented. As a result there will be two efforts: non-stormwater monitoring and stormwater monitoring.

For stormwater monitoring the City may require a facility to conduct a program to help ensure that:

- The effectiveness of BMPs implemented to prevent or reduce pollutants in storm water discharges is assessed.
- The storm water discharges are reported and described annually as part of the annual report from the industrial facility to the City.

In this context the monitoring program for industrial sites may as a minimum include data collection from two storm events per year on the following constituents:

- Any pollutant listed in effluent guidelines subcategories where applicable;
- Any pollutant for which an effluent limit has been established in an existing NPDES permit for the facility;
- Oil and grease or total organic carbon (TOC);
- pH;
- Total suspended solids (TSS);
- Specific conductance;
- Toxic chemicals and other pollutants that are likely to be present in storm water discharges; and
- Any pollutant that may be used, stored, or generated at the facility, which may be discharged to a water body or a tributary to a 303(d) water body, unless the facility can demonstrate approval of No Exposure Certification or Notice of Non-Applicability.

A-9.2.4.3 Enforcement

City inspectors with enforcement authority will issue enforcement actions to industrial and commercial facility owners and operators determined to be out of compliance. The inspectors will document each observed violation. Depending on the severity of the violation, enforcement actions can range from a verbal warning to civil or criminal court actions with monetary fines.

If a City inspector observes a significant and/or immediate threat to water quality, action will be taken to require the facility owner and/or operator to immediately cease the discharge.

City inspectors will apply or recommend any of the enforcement steps as appropriate based on the City's Water Quality Ordinance (Included as **Exhibit A-4.I**). The City of Laguna Hills will ensure that violations of a similar nature are subjected to similar types of enforcement remedies.

A-9.2.4 Outreach and Education

The outreach strategy for reaching industrial businesses includes efforts such as providing stormwater information on the City's/ County's webpage, conducting mass mailings, holding workshops, and development and distribution of brochures, posters, fact sheets, etc.

A-9.3 FOOD SERVICE FACILITIES INSPECTION PROGRAM

In accordance with F.3.b(3)(d) of the San Diego Order, the Orange County Health Care Agency (OCHCA), on behalf of the Permittees conducts initial water quality inspections on all food service facilities. Water quality issues are documented and included in the OCHCA's monthly reports. The Permittees are responsible for conducting follow-up inspection on facilities with water quality issues to confirm the implementation of BMPs for pollution prevention and to address the following activities:

1. Trash storage and disposal;
2. Grease storage and disposal;
3. Maintenance of trash collection area and grease interceptors;
4. Proper discharge of wash water (e.g., from floor mats, driveways, sidewalks, etc.);
5. Identification of outdoor sewer and MS4 connections; and
6. Education of property managers when grease and/or trash facilities are shared by multiple facilities.

A-9.4 MOBILE BUSINESS PROGRAM

To address Section F.3.b(3)(a) of the Fifth Term Permit the City participates in the mobile surface cleaner business program. The mobile surface cleaner businesses addressed in this program are those which provide one or more of the following services:

1. Cleaning (e.g., power sweeping, washing) driveways and parking lots;
2. Cleaning building exteriors (except sand blasting, window cleaning);
3. Driveway cleaning (e.g., power sweeping, washing) services;
4. Parking lot cleaning (e.g., power sweeping, washing); services;
5. Power washing building exteriors;
6. Pressure washing (e.g. buildings, decks, fences); and
7. Steam cleaning building exteriors

A-9.4.1 Mobile Business Inventory

The City of Laguna Hills updates as needed the list of mobile surface cleaner businesses that report their business address as being within the City.

A-9.4.2 Best Management Practice (BMP) Implementation

The City of Laguna Hills has designated a minimum set of activity-specific BMPs for mobile surface cleaner businesses, which are presented in the form of a Surface Cleaner BMP Fact Sheet which describes options for wastewater disposal and is available here:

<http://www.ocwatersheds.com/civicax/filebank/blobload.aspx?BlobID=10201..>

A-9.4.3 Inspections/Self-certifications

On a biennial basis, the City of Laguna Hills will ensure that each known mobile surface cleaner business whose headquarters is listed within the City's jurisdiction achieves one of the following end points:

1. Successful completion of an online training program; or
2. Completion of a self-certification form; or
3. Inspection conducted by the Permittee

A-9.4.4 Enforcement

City inspectors with enforcement authority will issue enforcement actions to mobile business owners and operators determined to be out of compliance as detailed in **DAMP Section 9.2.4**. The inspectors will document each observed violation. Depending on the severity of the violation, enforcement actions can range from a verbal warning to civil or criminal court actions with monetary fines.

If a City inspector observes a significant and/or immediate threat to water quality, action will be taken to require the mobile business owner and/or operator to immediately cease the discharge.

The enforcement mechanisms available to inspectors, as detailed in **DAMP Section 9.2.4**, are as follows (in increasing order of severity):

- Notice of Non-compliance
- Administrative compliance orders
- Cease and desist orders
- Infractions and misdemeanors

While these measures typically escalate in enforcement action, they are not required to be issued in the exact order presented here. City inspectors will apply or recommend any of the enforcement steps as appropriate based on the City's Water Quality Ordinance (Included as **Exhibit A-4.I**). The City of Laguna Hills will ensure that violations of a similar nature are subjected to similar types of enforcement remedies.

A-9.5 RESIDENTIAL PROGRAM

The program described in this section was developed pursuant to Provision E.5 of the Fifth Term Permit and **DAMP Section 9.5**.

A-9.5.1 Program Overview

The City of Laguna Hills's Residential Program includes specifications for pollution-prevention methods for residential areas and activities located within the City. Specific pollution

prevention practices that are recognized for each residential activity with high potential to pose a threat to water quality, as being effective and economically advantageous, are provided in the activity fact sheets presented in **Exhibit A-9.II**. The City will use the implementation strategies discussed in **Section A-9.5.4** to encourage pollution prevention.

A-9.5.2 Source Identification and Inventory

The City of Laguna Hills has identified the following potential areas and activities that pose a high threat to water quality by following the procedure outlined in **DAMP Section 9.5.2**.

- *Automobile repair, maintenance, washing and parking;*
- *Home and garden care activities and product use (pesticides, herbicides, and fertilizers);*
- *Disposal of trash, pet waste, green waste, and household hazardous waste (e.g., paints, cleaning products);*
- *Any other residential source that the City determines may contribute a significant pollutant load to the MS4;*
- *Any residential areas tributary to a CWA section 303(d) impaired water body, where the residence generates pollutants for which the water body is impaired; and*
- *Any residential areas within or directly adjacent to or discharging directly to a coastal lagoon, the ocean, or other receiving waters within an environmentally sensitive area.*

These residential activities are assumed to occur with equal likelihood in all residential areas within the City's jurisdiction. The implementation of the residential program is designed to address these activities on a citywide basis.

A-9.5.3 Best Management Practice Requirements

The City of Laguna Hills has designated a minimum set of activity-specific BMPs for residential activities, as set forth in **DAMP Section 9.5** and modified according to City requirements. The City has selected the BMPs shown in **Table A-9.3** below that are appropriate to prevent or mitigate pollution generated from the specific activities typical of residences within the jurisdiction. The corresponding BMP fact sheets are included as **Exhibit A-9.II**. The City requires the implementation of the designated BMPs at each residence to limit the potential impact of the residential activities on receiving water quality.

Table A-9.3
Designated Residential Activities BMPs

Activity	BMP Fact Sheet
Automobile Repair and Maintenance	R-1
Automobile Washing	R-2
Automobile Parking	R-3
Home and Garden Care Activities	R-4
Disposal of Pet Wastes	R-5
Disposal of Green Wastes	R-6
Household Hazardous Waste BMPs	R-7
Water Conservation	R-8

A-9.5.4 Program Implementation

The implementation of the residential program will rely on education and outreach to notify and urge residents to observe the designated sets of BMPs for each of the high threat activities. The City will encourage the implementation of the designated BMPs for each residence within its jurisdiction by conducting the following as appropriate:

- *Training City Personnel* who have regular contact with residential areas (e.g. park maintenance personnel, street sweepers, code enforcement officers, etc.) to serve as informal inspectors performing field reviews.
- *Responding to Hotline Calls* by activating trained field review response personnel.
- *Providing the BMP fact sheets* and information on residential stormwater pollution prevention through the h2oc.org website: <https://h2oc.org/resources/pollution-prevention-for-residents/>.
- *Conducting Annual Mailings* which include the BMP fact sheets as well as information on household hazardous waste collection sites, and dates and times of operation. Included in mailings will be the City's contact information, the City hotline number (949) 707-2650 or <http://lagunahillsca.gov/requesttracker.aspx>, or countywide 24-hour water pollution reporting hotline number 1-877-89SPILL or www.myocservices.ocgov.com and a statement to call 911 in an emergency situation. Each mailing will be posted on the County's website.
- *Public Service Announcements* reminding residents that the stormdrain system conveys untreated water to the ocean using the established theme, "The Ocean begins at your front door." Announcements shall also include reminders that the County hotline number is a 24-hour service.

A-9.5.5 Enforcement

Enforcement actions may be initiated by the City as a response to hotline reports and complaints, or by observations by City representatives. All enforcement actions will be documented and recorded for subsequent inclusion in the City's annual progress report. The enforcement mechanisms available to field reviewers, as detailed in **DAMP Section 10** and the Water Quality Ordinance are as follows (in increasing order of severity):

- Notice of Non-compliance;
- Administrative Compliance Order;
- Cease and Desist Orders;
- Infractions and Misdemeanors.

While these measures typically escalate in enforcement action, they need not be issued in the exact order presented here. City officials will apply or recommend any of the enforcement steps as appropriate based on the City's Water Quality Ordinance, **Exhibit A-4.I**. The City will ensure that violations of a similar nature are subjected to similar types of enforcement remedies.

A-9.6 COMMON INTEREST AREAS/HOMEOWNERS ASSOCIATION ACTIVITIES PROGRAM

The common interest area and homeowners association (CIA/HOA) program described in this section was developed pursuant to Provisoin E.5 of the Fifth Term Permit and **DAMP Section 9.6**.

A-9.6.1 Program Overview

The City of Laguna Hills's CIA / HOA Activities Program includes specifications for pollution-prevention methods for CIA/HOA areas and activities located within the City. Specific pollution prevention practices that are recognized for each CIA/HOA activity with high potential to pose a threat to water quality, as being effective and economically advantageous, are provided in the activity fact sheets presented in **Exhibit A-9.II**. The City will use the implementation strategies discussed in **Section A-9.6.5** to encourage pollution prevention.

A-9.6.2 Current Practices and Activities of Concern

DAMP Section 9.6.2.2 lists high priority activities that commonly occur in CIA/HOA areas, and describes the potential pollutants generated by these activities. **Table A-9.9**, presented below, illustrates the relationship of these activities and the potential pollutants they generate.

Table A-9.4

Potential Pollutants from CIA/HOA Activities

Activity	Potential Pollutants								
	Sediments	Nutrients ^a	Pathogens/ Coliform ^b	Foaming Agents	Metals	Hydrocarbons	Hazardous Materials ^c	Pesticides and herbicides	Other ^d
Sidewalk, plaza and fountain cleaning	X	X	X	X			X		
Landscape maintenance	X	X	X				X	X	
Home and garden care	X	X	X	X	X		X	X	X
Pet waste	X	X	X						
Garden waste	X	X	X				X	X	
Automobile parking	X				X	X	X		
Community center O&M	X	X	X						X
Recreation area O&M	X	X	X					X	
Maintenance yard operation	X	X	X	X	X	X	X	X	X

^aNitrogen and Phosphorous compounds.

^bIncluding fecal and total coliform, *E. coli*, etc.

^cIncluding chlorinated hydrocarbons, paint, etc.

^dIncluding bleach, etc.

A-9.6.3 Prioritization of Locations

As part of the residential program, the City of Laguna Hills has developed, and will update annually, a watershed-based inventory of all residential areas (which includes CIAs and HOAs), pollutants potentially discharged from those areas, and environmentally sensitive areas within its jurisdiction. Specific layers to the map include:

- Residential land use areas
- Watershed(s) within municipality boundaries
- Drainage facilities
- Environmentally sensitive areas (ESAs), including 303(d) water bodies

The process for conducting the inventory is detailed in **Section 9.6.3.1 of the DAMP**. The City's inventory spreadsheet is included in **Exhibit A-9.I**.

A residential area, hence CIA/HOA area, is prioritized based on whether it is:

- Directly tributary to 303(d) listed water bodies, where pollutant causing impairment is present in discharge (i.e., flows from the CIA/HOA discharge directly to 303(d) listed water bodies)
- Discharging to environmentally sensitive areas (ESAs)

- Found to be contributing significant pollutant loads to the storm drain system, through analysis of monitoring data
- Determined to be responsible for maintenance of streets and storm drains within the CIA/HOA

A-9.6.4 Best Management Practices Implementation

The City of Laguna Hills has designated a minimum set of activity-specific BMPs for CIA/HOA areas listed in **Table A-9.5** and **Table A-9.6**, and presented in the fact sheets included in **Exhibit A-9.II**. Each CIA/HOA area is expected to implement those BMPs that are associated with the activities being conducted. If the desired result is not being achieved, the BMPs will be assessed and modified or, if necessary, changed.

Table A-9.5
BMPs for CIAs/HOAs with Publicly-Owned and Maintained Streets and Stormdrains

ACTIVITY	BMP	Fact Sheet ¹
Parking vehicles on residential streets, in driveways, or in common area parking lots	Automobile parking BMPs	R-3
Washing vehicles in residential driveways or street	Automobile washing BMPs	R-2
Disposal of household hazardous wastes such as paint, bleach, etc.	Household Hazardous waste BMPs	R-7
Cleaning of CIA/HOA sidewalks, plaza, and entry monuments and fountains	Sidewalk, plaza, and entry monument and fountain maintenance BMPs	FP-4
Landscape maintenance including irrigation and fertilization	Landscape maintenance BMPs	FP-2 IC-7
Operation and maintenance of community pools	Pool cleaning BMPs	IC-16
Operations and maintenance of recreation areas such as stables, golf courses, and parks	Disposal of Pet Waste BMPs Landscape Maintenance BMPs Disposal of Green Waste BMPs	R-5 FP-2 R-6
Maintenance Yard BMPs		
Activity	BMP	Fact Sheet
Vehicle maintenance and repair	Equipment maintenance and repair BMPs	FF-3
Vehicle fueling	Vehicle fueling BMPs	FF-4
Storage of vehicles and equipment	Vehicle and equipment storage BMPs	FF-12

Cleaning of vehicles and equipment	Vehicle and equipment cleaning BMPs	FF-11
Storage, handling, and disposal of various materials such as cleaners	Material storage, handling, and disposal BMPs	FF-13
Loading and unloading of materials	Material loading and unloading BMPs	FF-6

Table A-9.6
BMPs for CIAs/HOAs with Privately-Owned and Maintained Streets and Storm Drains

Includes all the BMPs listed for Publicly-owned CIAs/HOAs from Table 9-11 of the DAMP plus the following:

ACTIVITY	BMP	Fact Sheet ¹
Street sweeping	Street sweeping BMPs	FP-3
Trash collection, recycling, and disposal	Solid waste handling BMPs	FF-13
Inspection and cleaning of storm drains	Drainage system operation and maintenance BMPs	DF-1
Operation and maintenance of water and sewer lined (not controlled by utility company)	Water and sewer utility operation and maintenance BMPs	FP-6

A-9.6.5 Implementation Strategy

The City of Laguna Hills's plan for implementing the CIA/HOA Program follows the process outlined in **DAMP Section 9.6.5.2**. The City's implementation plan includes education and outreach as described both in that section and in **DAMP Section 6.0**.

Implementation efforts will vary depending on whether high priority activities occur within a CIA/HOA area, or if the area is located within an area selected for enhanced implementation as part of the residential program.

The following implementation efforts will be utilized for all CIAs/HOA areas within the City's jurisdiction:

- Mail letter explaining CIA/HOA program to association governing board. The letter will explain activities of concern and their environmental impacts, BMPs to reduce the impact, and consequences of not complying with the CIA/HOA program.
- Mail BMP fact sheets to maintenance association governing board
- Mail questionnaire to all residents based on BMPs appropriate for that CIA/HOA.

A-9.6.6 Enforcement

Enforcement mechanisms available to the City of Laguna Hills, as detailed in **DAMP Section 10.0**, are as follows (in increasing order of severity):

- Notice of Non-compliance (verbal and/or written warnings, to individual resident or CIA/HOA Board)
- Administrative Compliance Order (written notice to CIA/HOA Board)
- Cease and Desist Order (written notice to CIA/HOA Board)
- Civil or Criminal Enforcement (includes fines and assessments levied on CIA/HOA Board and/or individual resident)

While these measures typically escalate in enforcement action, they need not be issued in the exact order presented here. City officials will apply or recommend any of the enforcement steps as appropriate based on the enforcement consistency guide, Section 10 of the DAMP. The City will ensure that violations of a similar nature are subjected to similar types of enforcement remedies.

A-9.7 RETROFITTING EXISTING DEVELOPMENT PROGRAM

The Fifth Term Permit requires the City to identify existing development areas that are potential candidate for retrofit and/or rehabilitation projects to address sources of pollutants and/or stressors that contribute to HPWQC in the South OC WMA, which are unnatural water balance, pathogen health risk and stream erosion. As part of WQIP development, the Permittees elected to perform the optional Watershed Management Area Analysis (WMAA) described in Permit Provision B.3.b.(4) to develop an integrated approach for their land development stormwater planning programs by promoting evaluation of multiple strategies for water quality improvement and development of watershed-scale solutions for improving overall water quality in the watershed.

Through the WMAA the following three components were conducted:

1. Perform analysis and develop Geographic Information System (GIS) layers (maps) by gathering information pertaining to the physical characteristics of the WMA (referred to herein as WMA Characterization). This includes identifying hydrologic and infiltration features of the watersheds, land uses, stormwater conveyance and management facility locations that affect the watershed hydrology.
2. Using the WMA Characterization results, compile a list of candidate projects that could potentially be used as alternative compliance options for Priority Development Projects. Such projects may include opportunities for stream or riparian area rehabilitation, opportunities for retrofitting existing infrastructure to incorporate stormwater retention or treatment, or opportunities for regional BMPs, among others.
3. Additionally, using the WMA Characterization maps, identify areas within the watershed management area where it is appropriate to allow for exemptions from hydromodification management requirements that are in addition to those already allowed by the Permit for Priority Development Projects.

Exhibits developed as part of the WMAA are located in Appendix K of the WQIP. The exhibits include hydrologic and infiltration features of the watersheds, land uses, stormwater conveyance and management facility locations. Additionally, existing and potential retrofit locations for each subwatershed are also located in Appendix K of the WQIP and identified as the following:

- Figure 6.11 – Laguna Coastal Watershed,
- Figure 7.11 – Aliso Creek Watershed,
- Figure 8.11 – Dana Point Watershed,
- Figure 9.11 – San Juan Creek Watershed, and,
- Figure 10.11 – San Clemente Creek Watershed

Prior to implementing these retrofit projects the Permittees must demonstrate that implementing such a retrofit project would provide greater overall benefit to the watershed than requiring implementation of the onsite structural BMPs through the implementation of the WQIP. The Permittees are currently implementing a number of WQIP strategies such as:

- Development of the Comprehensive Human Waste Source Reduction Strategy Work Plan
- Outfall Capture Feasibility Studies,
- Flow Regime Special Study,
- Reach Rehabilitation Alternatives And Feasibility Studies And Associated Upland Flow Control Opportunity Evaluation, etc.

The completion of these strategies will further assist in identifying source and/or stressors that contribute to HPWQC. Overall, the City will employ a range of strategies to facilitate the implementation or construction of retrofit and rehabilitation projects in accordance with the WQIP. The City may also consider partnering with other neighboring jurisdictions to install regional BMPs where retrofit projects are deemed to provide a greater net benefit to the City than projects implemented only by the City.

A-9.8 TRAINING PROGRAM

For an effective stormwater program to be efficiently implemented, its staff must have sufficient knowledge, experience, and skills. The Principal Permittee will coordinate, develop and present a number of different training modules in accordance with the *The Orange County Stormwater Program Training Program Framework: Core Competencies*. The City will support this effort by requiring the appropriate employees to attend training sessions, and conduct applicable train-the-trainer sessions, if necessary.

Exhibit A-9.I

Watershed Based Industrial/Commercial Inventory

COMMERCIAL/INDUSTRIAL FACILITIES LIST FY 17-18											
TYPE OF FACILITY	NAME / OWNER	ADDRESS	SIZE	WATERSHED	LAT (R8)	LONG (R8)	POLLUTANTS GENERATED (R9)	GENERATES POLLUTANTS FOR WHICH THE WATERBODY IS IMPAIRED? (R9)	SIC CODE (R9)	DESCRIPTION (R9)	PHONE NO.
INDUSTRIAL											
	Moulton Niguel Water District	26161 Gordon Road	C (5000sf+)	J	33.583029	-117.701836	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding	Y	4952	Sewerage Systems	
COMMERCIAL											
TRANSPORT, STORAGE OR TRANSFER OF PRE-PRODUCTION PLASTIC PELLETS											
AUTOMOBILE MECHANICAL REPAIR, MAINTENANCE, FUELING, OR CLEANING											
	BUDGET RENT A CAR	23020 Lake Forest Drive	A (-2000SF)	F	33.628502	-117.725247	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 855-8691
	LAGUNA HILLS SHELL	23971 EL TORO RD	A	F	33.61404866	-117.7086328	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	5541	Gasoline service stations	949830390
	BERNIE AUTO SERVICE	23221 Peralta Drive Suite F	A	F	33.624201	-117.718989	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 951-1525
	LAGUNA WOODS AUTO REPAIR	23501 Commerce Center Drive	A	F	33.624344	-117.719051	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	
	SOUTHLAND AUTO CARE	23551 Commerce Center Drive	A	F	33.623745	-117.7185	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 380-8838
	BJS AUTOMOTIVE	23551 Commerce Center Drive	A	F	33.623634	-117.718362	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 768-7878
	SMOG SERVICE STATION	23221 Peralta Drive Suite A	A	F	33.623633	-117.718564	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	
	LAGUNA TIRES	23242 Vista Grande Drive	B	F	33.623742	-117.724307	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 768-1100
	EXPERT AUTO REPAIR	23251 Vista Grande, Suite A	A	F	33.624389	-117.7241	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	
	HANCON AUTO SERVICE	23011 Moulton Parkway	A	F	33.628137	-117.731672	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 768-9034
	PRECISION AUTO REPAIR	22701 Granite Way SUITE B	C	F	33.628127	-117.733546	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 855-9981
	MECHANICAL MANN AUTO REPAIR	22701 Granite Way SUITE A	C	F	33.628127	-117.733546	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 951-6267
	ANTONIO ROMERO AUTO REPAIR	22601 Del Lago Drive	C	F	33.628137	-117.727515	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 837-1274
	METRIC METHOD CYCLES	23221 Peralta Drive	C	F	33.625068	-117.725502	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 951-3887
	PURE PERFORMANCE AUTO	23221 Peralta Drive	C	F	33.624993	-117.725545	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 716-0069
	CASPIAN MOTORS	23221 Peralta Drive	A	F	33.624534	-117.727515	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 855-3007
	TYVING AUTO REPAIR	23221 Peralta Drive	A	F	33.624544	-117.725504	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 916-0769
	ENTERPRISE RENT A CAR	24401 Ridge Route Drive	A	F	33.621298	-117.732496	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	(949) 482-0183
	R & M PACIFIC RIM INC-SHELL	23038 LAKE FOREST DR	C	F	33.62887321	-117.7259365	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	5541	Gasoline service stations	(949) 830-7221
	ALFA PERFORMANCE CONNECTION	22692 GRANITE WAY	C	F	33.627488	-117.713304	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General Automotive Repair	9498586000
	COLLISION DYNAMICS ANALYSIS	23561 Ridge Route	A	F	33.62112	-117.722191	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7539	Automotive repair shops, nec	9498378620
	LAGUNA MUFFLER SERVICE	23011 Moulton Parkway	A	F	33.62861	-117.713303	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7533	Auto exhaust system repair shops	9497706559
	AMERICARE AMBULANCE	23293 SOUTH POINTE DR	C	F	33.62625	-117.727	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	9494549001
	AMATO TIRE	27120 CABOT	L	F	33.669261	-117.674296	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	9493488473
	PHILLIPS MAZDA BUICK	24888 ALICIA	J	F	33.601167	-117.690843	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	9498372400
	FIRESTONE	24196 LAGUNA HILLS MALL	C	F	33.609879	-117.707143	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	9495814700
	G & M OIL CO INC #40	23991 EL TORO ROAD	C	J	33.613988	-117.709217	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	5541	Gasoline service stations	7145232877
	GEISEN AUTOMOBILE INTERIORS	23011 Moulton Parkway	C	F	33.62861	-117.713303	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7539	Automotive repair shops, nec	9495814530
	GOODYEAR/AUST TIRES #8662	24099 LAGUNA HILLS MALL	B	F	33.611015	-117.708376	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	9495867630
	KRAGEN AUTO WORKS #715	26562 MOULTON PKWY	C	J	33.577108	-117.702069	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	5531	Auto and Home Supply Stores	9498310434
	LAGUNA HILLS AUTO SPA	25172 CABOT RD	J	F	33.596923	-117.676561	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7542	Carwashes	9497708300
	LAGUNA HILLS CAR WASH/ CHEVRON STATO	24795 ALICIA PKWY	L	F	33.602376	-117.691641	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7542	Carwashes	9498599551
	LAGUNA HILLS MOBIL (18-625)	25491 ALICIA PKWY	C	F	33.592695	-117.690803	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	9494726692
	LAGUNA HILLS UNION #547	24795 ALICIA PKWY	J	F	33.601945	-117.691762	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	5541	Gasoline service stations	9498301541
	LAGUNA VIEJO AUTO SERVICE	27140 CABOT RD	C	F	33.56849	-117.674961	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	9495827282
	MOBIL #18-HKF	24362 EL TORO RD	J	F	33.610275	-117.725396	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	9498301571
	CABOT AUTO SERVICE	27140 CABOT RD	C	F	33.568493	-117.674968	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	9493482476
	SEARS ROEBUCK & CO	24300 LAGUNA HILLS MALL	C	F	33.609135	-117.705955	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	9492064728
	UNOCAL (TOSCO #30874)	24082 EL TORO RD	C	F	33.612273	-117.712452	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	5541	Gasoline service stations	9498372360
	AUTOMOTIVE LUBRICATION SERVICES	26527 MOULTON PKWY	C	J	33.5719000000	#####	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7538	General automotive repair shops	
AIRPLANE MAINTENANCE, FUELING OR CLEANING											
MARINAS AND BOAT MAINTENANCE, FUELING OR CLEANING											
EQUIPMENT REPAIR, MAINTENANCE, FUELING OR CLEANING											
	WHITE MECHANICAL, INC.	23601 Ridge Route Drive, Suite B	C	F	33.621508	-117.723405	sediments, nutrients, metals, toxicants, oil and grease, oxygen demanding substances	Y	3548	Machine tools, metal cutting tools	(949) 716-8379
	CONTOUR ARC INC	23122 Alcalde	B	F	33.621941	-117.726494	sediments, nutrients, metals, toxicants, oil and grease, oxygen demanding substances	Y	3548	Machine tools, metal cutting tools	9498375790
	CUSTOM MACHINING SERVICE	23641 Ridge Route	C	F	33.621545	-117.723919	sediments, nutrients, metals, toxicants, oil and grease, oxygen demanding substances	Y	3499	Fabricated metal products, nec	9494010410
	GARRETT PRECISION	22951 Alcalde	C	F	33.623716	-117.720266	sediments, nutrients, metals, toxicants, oil and grease, oxygen demanding substances	Y	3429	Hardware, nec	9496599710
AUTOMOBILE IMPOUND AND STORAGE FACILITIES											
	DOCTOR'S AMBULANCE SERVICES	23091 Terra Drive,	c(5000SF+)	F	33.627268	-117.728403	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substance Y	Y	7549	Automotive Services, nec	(949) 951-1708
PEST CONTROL SERVICE FACILITIES											
	ORANGE COUNTY PEST CONTROL	23182 Alcalde Drive	A	F	33.621969	-117.726369	sediments, nutrients, organics, toxicants, oxygen demanding substances	Y	7342	Disinfecting & Pest Control Svc	(714) 537-8700
	TERMINIX	23302 Verdugo Drive	A	F	33.629971	-117.729251	sediments, nutrients, organics, toxicants, oxygen demanding substances	Y	7342	Disinfecting & Pest Control Svc	(866) 577-1611
EATING OR DRINKING ESTABLISHMENTS, INCLUDING FOOD MARKETS AND RESTAURANTS											
	GRILL CAFE	24781 ALICIA PKWY SUITE B		J	33.593	-117.6983	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5812		
	SADDELEBACK VALLEY PHARMACY	23961 CALLE DE LA MAGDALENA STE 100	RESTAURANT UNDER 31 PERSONS	J	33.60852908	-117.7111668	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		8062	General medical and surgical hospitals	9493800700
	KOTOBURI JAPANESE RESTAURANT	24351 AVENIDA DE LA CARLOTA	RESTAURANT 31-60 PERSONS	J	33.60904149	-117.7009894	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5812	Eating Places	
	LUSAS CAFE	26941 CABOT RD STE 107	RESTAURANT UNDER 31 PERSONS	L	33.57147141	-117.674302	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5812	Eating Places	9493870778
	MAKI-YAKI EXPRESS	24401 RIDGE ROUTE DR STE A102	RESTAURANT UNDER 31 PERSONS	F	33.6210403	-117.7314953	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5812	Eating Places	9498374545
	PLAYERS SPORTS GRILL	24401 RIDGE ROUTE DR	RESTAURANT 101-150 PERSONS	F	33.6210403	-117.7314953	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5812	Eating Places	9495859793
	7-ELEVEN #2172-29200C	24401 RIDGE ROUTE DR STE 101-A	SUPERMARKET 2000-5999 SQ FT	F	33.6210403	-117.7314953	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5411	Grocery Stores	9494450357
	JORDAN MARKET	24771 ALICIA PKWY	SUPERMARKET 2000-5999 SQ FT	J	33.60284845	-117.6911155	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5411	Grocery Stores	9497703111
	SCOLDONS BAKERY	23020 LAKE FOREST DR STE 180	RESTAURANT UNDER 31 PERSONS	F	33.62873212	-117.7259365	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5461	Retail Bakeries	9497708188
	KOSHER BITE DELI, THE	23595 MOULTON PKWY STE H	RESTAURANT UNDER 31 PERSONS	F	33.61937538	-117.7316407	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5461	Retail Bakeries	9497703111
	THE PARMIDA	26548 MOULTON PKWY STE H	RESTAURANT 31-60 PERSONS	J	33.57744312	-117.7026282	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5812	Eating Places	9493804000
	COFFEE BEAN & TEA LEAF	24155 LAGUNA HILLS MALL STE 1635	RESTAURANT 31-60 PERSONS	J	33.61213154	-117.7096199	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5812	Eating Places	9495839216
	JC DONUTS	27001 MOULTON PKWY STE A113	RESTAURANT UNDER 31 PERSONS	J	33.57126575	-117.7000723	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5812	Eating Places	9493822138
	KIWIK STOP MARKET	24801 ALICIA PKWY STE A	PKGD FOOD MKT OR CONFECTIONARY 2000-SQ FT	J	33.60190305	-117.6913334	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5812	Eating Places	9495895905
	7-ELEVEN #2172-25242C	25361 ALICIA PKWY	SUPERMARKET 2000-5999 SQ FT	J	33.59482511	-117.6968871	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5411	Grocery Stores	9495819228
	RISING CANE'S	23971 EL TORO RD	RESTAURANT 61-100 PERSONS	F	33.61404866	-117.7086328	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5411	Grocery Stores	9498303930
	OLDEN BAKED HAM	24781 ALICIA PKWY STE D	RESTAURANT 31-60 PERSONS	J	33.6024893	-117.6911714	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5812	Eating Places	9498371426
	PALACE BAKERY & CAFE	24751 ALICIA PKWY STE A	RESTAURANT UNDER 31 PERSONS	J	33.60280073	-117.6910698	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5461	Retail Bakeries	9497686252
	KINGS FISH HOUSE	24001 AVENIDA DE LA CARLOTA B	RESTAURANT 201+ PERSONS	J	33.61387579	-117.7085001	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5812	Eating Places	9495861515
	SARAS CAFE	23001 MOULTON PKWY STE G2	RESTAURANT UNDER 31 PERSONS	F	33.62825248	-117.7302839	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5812	Eating Places	9497686563
	R & M PACIFIC RIM INC	23038 LAKE FOREST DR	SUPERMARKET UNDER 2000 SQ FT	F	33.62887321	-117.7259365	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5411	Grocery	9497709363
	MANDARIN TERRACE	24291 AVENIDA DE LA CARLOTA STE P1	RESTAURANT 101-150 PERSONS	J	33.60970319	-117.7202187	nutrients, floatable materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y		5812	Eating Places	9499511577

PIZZA HUT #24497	25481 ALICIA PKWY	RESTAURANT 31-60 PERSONS	J	33.59259441	-117.6986622	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495864700
PACIFIC HILLS BANQUET HALL	23551 MOULTON PKWY	RESTAURANT 201+ PERSONS	F	33.62011762	-117.7316598	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Banquet Hall	9497071707
EL TORITO #7043	23100 AVENIDA DE LA CARLOTA	RESTAURANT 201+ PERSONS	J	33.60959548	-117.7018399	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9499519137
LOMARENA ELEMENTARY SCHOOL	25100 EARTH RD	PUBLIC SCHOOL - LIMITED OPEN FOOD	J	33.59573347	-117.6918987	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	8299	Schools & educational services, nec	9495100000
VALENCIA ELEMENTARY SCHOOL	25661 PASEO DE VALENCIA	PUBLIC SCHOOL - LIMITED OPEN FOOD	J	33.59215262	-117.6918987	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	8299	Schools & educational services, nec	9495100000
SAN JOAQUIN ELEMENTARY SCHOOL	22182 BARBERA	PUBLIC SCHOOL - LIMITED OPEN FOOD	F	33.61739549	-117.7411218	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	8299	Schools & educational services, nec	9495100000
YOGI B SKIN	24751 ALICIA PKWY STE E	RESTAURANT 31-60 PERSONS	J	33.60280073	-117.6910608	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9497881383
LA MICHOCANA ORIGINAL & NATURAL	25381 ALICIA PKWY STE Q	RESTAURANT 31-60 PERSONS	J	33.59444652	-117.6972024	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9494817200
YOU & I SUSHI	25381 ALICIA PKWY STE M	RESTAURANT 31-60 PERSONS	J	33.59444652	-117.6972024	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495519011
FLAME BROILER, THE	22972 MOULTON PKWY STE 103	RESTAURANT UNDER 31 PERSONS	F	33.62860884	-117.7300617	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495511655
PETES OLD FASHIONED BURGERS	25371 ALICIA PKWY	RESTAURANT 61-100 PERSONS	J	33.59444419	-117.6970483	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9494817200
PIZZA STORE, THE	25611 ALICIA PKWY	RESTAURANT 61-100 PERSONS	J	33.59875811	-117.7005259	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495519011
IN-N-OUT BURGER	24001 AVENIDA DE LA CARLOTA	RESTAURANT 101-150 PERSONS	J	33.61395779	-117.7026101	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9494520554
WENDYS OLD FASHIONED #504	24761 ALICIA PKWY	RESTAURANT 61-100 PERSONS	J	33.60272459	-117.6910926	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	949510966
RALPHS GROCERY COMPANY #223	25539 PASEO DE VALENCIA	SUPERMARKET/BAKERY 6000-29999 SQ FT	J	33.591709	-117.6981534	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5411	Grocery Stores	9495510666
OUTBACK STEAKHOUSE	25352 CABOT RD	RESTAURANT 201+ PERSONS	F	33.59347082	-117.6937482	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495510666
CHEF MOLLYS GOURMET SOLUTIONS	23552 COMMERCE CENTER DR STE S	CATERING UNDER 2000 SQ FT	F	33.62329337	-117.7118304	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9492005085
SHOOTY FOX	23028 LAKE FOREST DR STE 180	RESTAURANT 31-60 PERSONS	F	33.62880318	-117.7252128	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9497707761
COUNTRY VILL LAZ HILLS HEALTHCARE	24452 HEALTH CENTER DR	HOSPITAL & SKILLED NURSING KITCHEN 201+ BEDS	J	33.60789672	-117.7081003	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	8062	General medical and surgical hospitals	9498378000
SUNRISE SENIOR LIVING AT VILLA VAL	24452 PASEO DE VALENCIA	HOSPITAL & SKILLED NURSING KITCHEN 1-60 BEDS	J	33.60576409	-117.7047365	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495316111
WENERSCHMIDT #376	25028 CABOT RD	RESTAURANT 61-100 PERSONS	J	33.59530663	-117.6759001	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9498373870
BIG LOTS	23641 MOULTON PKWY	PKG'D FOOD MKT OR CONFECTIONARY 2000-SQ FT	F	33.6188083	-117.7314977	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5411	Grocery Stores	9497856591
COCOS #1166	23000 LAKE FOREST DR	RESTAURANT 151-200 PERSONS	F	33.6289921	-117.7233395	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9494586389
CLASSIC CHINESE RESTAURANT	23568 MOULTON PKWY STE C	RESTAURANT 61-100 PERSONS	F	33.6188088	-117.7316746	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	949785615
NYC CAFE AND CATERING	23052 LAKE FOREST DR STE B2	RESTAURANT 31-60 PERSONS	F	33.6290646	-117.7269796	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495819899
CARLS JR #169	23002 LAKE FOREST DR	RESTAURANT 61-100 PERSONS	F	33.62860526	-117.7234617	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	949510966
MC DONALDS	25192 CABOT RD	RESTAURANT 61-100 PERSONS	J	33.59545608	-117.6759913	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9494204408
POLYS RIES	23701 MOULTON PKWY	RESTAURANT UNDER 31 PERSONS	J	33.6178088	-117.7213969	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495510666
SANDWICH PLUS	23422 PERALTA DR STE E	RESTAURANT UNDER 31 PERSONS	F	33.62221916	-117.7244676	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495512227
NATRAJ CUISINE OF INDIA	24861 ALICIA PKWY STE A & B	RESTAURANT 101-150 PERSONS	J	33.60119329	-117.6915426	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495514200
ROYAL DONUTS	24861 ALICIA PKWY STE A	RESTAURANT UNDER 31 PERSONS	J	33.600955	-117.691615	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9497861001
ORIGNAL PANCAKE HOUSE	29501 MOULTON PKWY	RESTAURANT 101-150 PERSONS	J	33.57186577	-117.7081003	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9496433591
CALIFORNIA PIZZA KITCHEN	24155 LAGUNA HILLS MALL STE 1000	RESTAURANT 101-150 PERSONS	J	33.61213154	-117.7096199	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495510666
WELLINGTON, THE	24903 MOULTON PKWY	RESTAURANT 101-150 PERSONS	J	33.6007019	-117.7165478	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495510666
VILLA ROMA RESTORANTE	25254 LA PAZ RD STE A	RESTAURANT 61-100 PERSONS	J	33.59502079	-117.679757	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9494524585
VILLA ROMA MARKET & DELI	25254 LA PAZ RD STE B	SUPERMARKET 2000-5999 SQ FT	J	33.59502079	-117.679757	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9494524585
EL TORO BRAVO	24012 AVENIDA DE LA CARLOTA STE C	RESTAURANT UNDER 31 PERSONS	J	33.61384862	-117.7085421	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9496548004
HEIDELBERG PASTRY SHOP	25260 LA PAZ RD STE B	RETAIL BAKERY UNDER 2000 SQ FT	J	33.59591273	-117.679708	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495817060
JOEY OFF THE GRILL	25260 LA PAZ RD	RESTAURANT 31-60 PERSONS	J	33.5964	-117.679708	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9494588800
RODRIGO'S GRILL	23972 AVENIDA DE LA CARLOTA	RESTAURANT 201+ PERSONS	J	33.61430512	-117.7091612	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9497878311
FLAMINGOS MEXICAN GRILL & BAR	25342 MCINTYRE ST	RESTAURANT 151-200 PERSONS	J	33.59421875	-117.6787896	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9497878311
SEES CANDY SHOP	24155 LAGUNA HILLS MALL STE 1180	PKG'D FOOD MKT OR CONFECTIONARY 1-999 SQ FT	J	33.61213154	-117.7096199	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9497881227
SPASSOS FAMILY ITALIAN	25282 MCINTYRE STE A	RESTAURANT 61-100 PERSONS	J	33.62565315	-117.674642	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9494586500
WOODYS DINER	24321 AVENIDA DE LA CARLOTA STE H1	RESTAURANT 61-100 PERSONS	J	33.60938351	-117.7017495	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9494224545
BREAK OF DAWN	24321 AVENIDA DE LA CARLOTA NE17	RESTAURANT 61-100 PERSONS	J	33.60904149	-117.7009894	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9494224545
7-ELEVEN FOODS STORE #2172-13891D	25758 LA PAZ RD	SUPERMARKET UNDER 2000 SQ FT	L	33.59531135	-117.6814626	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5411	Grocery Stores	9495856655
HEALTHY N TASTY	25758 LA PAZ RD	SUPERMARKET UNDER 31 PERSONS	L	33.59444652	-117.6972024	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495510666
MISSION DONUTS	25616 ALICIA PKWY	RESTAURANT UNDER 31 PERSONS	J	33.59845154	-117.7008083	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	949588147
MERCADO CORONA	25351 ALICIA PKWY STE C	SUPERMARKET 2000-5999 SQ FT	J	33.59502048	-117.6967291	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495818365
MRS FIELDS COOKIES	24155 LAGUNA HILLS MALL STE 1320	RESTAURANT UNDER 31 PERSONS	J	33.61213154	-117.7096199	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495852993
BUJ RESTAURANT & BREWERY	24032 EL TORO RD	RESTAURANT 201+ PERSONS	J	33.61281753	-117.7118304	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495510666
LAGUNA HILLS HIGH SCHOOL	25401 PASEO DE VALENCIA	PUBLIC SCHOOL - LIMITED OPEN FOOD	J	33.59360474	-117.7006393	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9498303400
WETZELS PRETZELS	24155 LAGUNA HILLS MALL STE 1310	RESTAURANT UNDER 31 PERSONS	J	33.61213154	-117.7096199	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9497709789
WILLOWS DINING ROOM, THE	23871 WILLOWS DR OFC	RESTAURANT 151-200 PERSONS	J	33.61481526	-117.7394497	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	7011	Hotels and Motels	9495510666
COMFORT INN	23901 AVENIDA DE LA CARLOTA	HOTEL UNPACKAGED FOOD	J	33.61281384	-117.7206199	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495818365
RUBIOS FRESH MEXICAN GRILL #108	24155 LAGUNA HILLS MALL STE 1010	RESTAURANT 61-100 PERSONS	J	33.61213154	-117.7096199	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495818365
RUBYS DINER	24155 LAGUNA HILLS MALL STE 1636	RESTAURANT 151-200 PERSONS	J	33.61213154	-117.7096199	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	949587829
LAGUNA HILLS MALL TRAY WASH	24155 LAGUNA HILLS MALL STE 900	CENTRALIZED UTENSIL WASH FACILITY	J	33.61213154	-117.7096199	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495852993
BAJA FRESH MEXICAN GRILL	25654 MOULTON PKWY STE M	RESTAURANT 101-150 PERSONS	J	33.57744312	-117.7081003	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495510666
GENERAL NUTRITION CENTER #367	24155 LAGUNA HILLS MALL STE 1300	PKG'D FOOD MKT OR CONFECTIONARY 1-999 SQ FT	J	33.61213154	-117.7096199	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495854599
TRADER JOES #39	24321 AVENIDA DE LA CARLOTA	SUPERMARKET 6000-29999 SQ FT	J	33.60938351	-117.701491	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495510666
NEW YORK PIZZA FACTORY	27001 MOULTON PKWY STE A105	RESTAURANT UNDER 31 PERSONS	J	33.57125875	-117.700723	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9498319999
KARPO HANA	25260 LA PAZ RD STE A	RESTAURANT 31-60 PERSONS	J	33.59531273	-117.679708	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9497707746
CARLS JR #888	25601 ALICIA PKWY	RESTAURANT 31-60 PERSONS	J	33.60072009	-117.6916921	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495513043
MAW N PAW KETTLERCOOK	24861 ALICIA PKWY STE D	RESTAURANT UNDER 31 PERSONS	J	33.600955	-117.691615	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495893302
STARBUCKS COFFEE #5749	23080 ALICIA PKWY	RESTAURANT 31-60 PERSONS	J	33.59837041	-117.7008083	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9497881181
WOK & GRILL	24401 RIDGE ROUTE DR STE 102B	RESTAURANT 31-60 PERSONS	J	33.6210403	-117.7314953	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495574300
YOGURT LAND	25381 ALICIA PKWY STE A	RESTAURANT UNDER 31 PERSONS	J	33.59444652	-117.6972024	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495839945
JENNY CRAB WEIGHT LOSS CENTRE #157	26852 LA PAZ RD STE 28A/C2	PKG'D FOOD MKT OR CONFECTIONARY 1-999 SQ FT	L	33.59662983	-117.6776396	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5411	Grocery Stores	9493821152
COURTYARD BY MARRIOTT	21247 AVENIDA DE LA CARLOTA	RESTAURANT 61-100 PERSONS	J	33.62742422	-117.7206199	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	7011	Hotels and Motels	9495510666
MARSHALLS #113	24271 AVENIDA DE LA CARLOTA	PKG'D FOOD MKT OR CONFECTIONARY 1-999 SQ FT	J	33.6091336	-117.7023676	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495513043
LAGUNA HILLS LODGE	23932 PASEO DE VALENCIA	HOTEL UNPACKAGED FOOD	J	33.6143162	-117.7114353	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495302550
HILLS HOTEL, THE	25206 LA PAZ RD	RESTAURANT 61-100 PERSONS	J	33.5962123	-117.6792646	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	7011	Hotels and Motels	9495850000
LAKE HILLS HOTEL	25206 LA PAZ RD	RESTAURANT 61-100 PERSONS	J	33.5962123	-117.6792646	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	7011	Hotels and Motels	9495850000
CORNERSTONE CATERING	22981 TRITON WAY STE A	RESTAURANT UNDER 31 PERSONS	F	33.62815116	-117.7320248	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9499166900
BIG LOTS #4296	24841 ALICIA PKWY	PKG'D FOOD MKT OR CONFECTIONARY 1-999 SQ FT	J	33.60142928	-117.6914626	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5411	Grocery Stores	9495868890
LULLUS CAFE	24781 ALICIA PKWY STE E	RESTAURANT 31-60 PERSONS	J	33.6243593	-117.6911774	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495852222
BAJA FISH TACOS	23020 LAKE FOREST DR STE 120 &	RESTAURANT 61-100 PERSONS	F	33.62873712	-117.7246365	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495510666
M & M SUBWAY	25616 ALICIA PKWY	RESTAURANT UNDER 31 PERSONS	J	33.59897973	-117.7005808	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9494581566
QUINZOS	25258 CABOT RD	RESTAURANT UNDER 31 PERSONS	L	33.5944932	-117.6754053	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9495887700
LA RANA MEXICAN FOOD	27001 MOULTON PKWY STE 104A	RESTAURANT UNDER 31 PERSONS	J	33.57125875	-117.700723	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9496426899
G & M OIL #182	25172 CABOT RD	SUPERMARKET 2000-5999 SQ FT	J	33.59875492	-117.6916921	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9497708300
CHUCK E CHEESES PIZZA	26538 MOULTON PKWY STE H	RESTAURANT 201+ PERSONS	J	33.57768655	-117.7027074	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9498313500
ALICIA-LAGUNA	25491 ALICIA PKWY	PKG'D FOOD MKT OR CONFECTIONARY 1-999 SQ FT	J	33.59240172	-117.6988024	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9494520622
7-ELEVEN #2172-3327B	27001 MOULTON PKWY STE A120	SUPERMARKET UNDER 2000 SQ FT	J	33.57125875	-117.700723	nutrients, food materials, oxygen demanding substances, oil and grease, bacteria, pesticide Y	5812	Eating Places	9493825270
NATALE CAFE	23141 MOULTON PKWY	RESTAURANT UNDER 31 PERSONS	J	33.62644718	-117.705066				

	SIMON'S AUTO BODY	23501 Commerce Center Drive,		F	33.623696	-117.718777	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substances	Y	7532	Top & body repair & paint shops	(949) 951-5265
	REBEL OFF ROAD	23501 COMMERCE CENTER DRIVE		F							
	POWER COLLISION CENTER	23522 Commerce Center Drive,		F	33.623693	-117.719263	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substances	Y	7532	Top & body repair & paint shops	(949) 586-0400
	SERVICE KING COLLISION REPAIR	27772 Granite Way,		F	33.627292	-117.732414	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substances	Y	7532	Top & body repair & paint shops	
	GARY'S GLASS SERVICE	23011 Moulton Parkway		F	33.62861	-117.713303	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substances	Y	7532	Top & body repair & paint shops	9494728396
	SADDLEBACK COLLISION & GLASS	23501 Commerce Center Drive		F	33.623656	-117.719819	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substances	Y	7532	Top & body repair & paint shops	
	PACIFIC SCREEN WORKS	23601 RIDGE ROUTE DR SUITE A		F	33.621122	-117.722815	sediments, nutrients, metals, organics, toxicants, oil and grease, oxygen demanding substances	Y	2396	Automotive and apparel trimmings	9494620750
BUILDING MATERIALS RETAIL AND STORAGE FACILITIES											
	GLIDDEN COMPANY	23501 Avenida de la Carlota		F	33.621313	-117.71586	toxicants, oil and grease, oxygen demanding substances	Y	5231	Paint, Glass, and Wallpaper Stores	
	HYDROCAL	22732 GRANITE WAY		F	33.627384	-117.733177	toxicants, oil and grease, oxygen demanding substances	Y	5231	Paint, Glass, and Wallpaper Stores	9494550765
	PACIFIC CONCRETE IMAGES	23015 Del Lago		F	33.628177	-117.726263	toxicants, oil and grease, oxygen demanding substances	Y	5039	Construction materials, not elsewhere	9495810270
	DUNN-EDWARDS CORPORATION	23002 MOULTON PKWY		F	33.621313	-117.71586	toxicants, oil and grease, oxygen demanding substances	Y	5231	Paint, Glass, and Wallpaper Stores	
	SHERWIN-WILLIAMS PAINT STORE	25352 Cabot Road		L	33.5936326	-117.6768197	toxicants, oil and grease, oxygen demanding substances	Y	5231	Paint, Glass, and Wallpaper Stores	
	SURFACE CONCEPTS & GLASS	23562 COMMERCE CENTER DRIVE		F	33.6229885	-117.7200038	toxicants, oil and grease, oxygen demanding substances	Y	5039	Construction materials, not elsewhere classified	
	BIG D FLOOR COVERLING SUPPLIES	23015 DEL LAGO DRIVE		F			toxicants, oil and grease, oxygen demanding substances	Y			
PORTABLE SANITARY SERVICE FACILITIES											
PAINTING AND COATING											
	TROY'S PAINTING	23221 Peralta Drive - (949) 830-7773		F	33.625101	-117.725553	toxicants, oil and grease, oxygen demanding substances	Y	5231	Paint, Glass, and Wallpaper Stores	
ANIMAL FACILITIES SUCH AS PETTING ZOOS AND BOARDING AND TRAINING FACILITIES											
NURSERIES AND GREENHOUSES											
LANDSCAPE AND HARDSCAPE INSTALLATION											
	GREEN CARE LANDSCAPE	23151 Alcalde		F	33.622753	-117.725846	sediments, nutrients, organics, toxicants, oxygen demanding substances	Y	5261	Retail nurseries, garden and lawn	9493631575
POOL, LAKE AND FOUNTAIN CLEANING											
GOLF COURSES											
OTHER COMMERCIAL SITES/SOURCES THAT THE PERMITTEE DETERMINES MAY CONTRIBUTE A SIGNIFICANT POLLUTANT LOAD TO THE MS4											
	COCKSEY CORPORATION	23191 Peralta		F	33.625481	-117.725518	sediments, nutrients, metals, toxicants, oil and grease, oxygen demanding substances	Y	3999	Manufacturing industries, nec	7147688865
	LENSCRAFTERS	24155 LAGUNA HILLS MALL		J	33.610458	-117.707775	metals, organics, toxicants	Y	3080	Miscellaneous Plastics Products	9494580119
ANY COMMERCIAL SITES OR SOURCES THAT ARE TRIBUTARY TO AND WITHIN 500 FEET OF AN AREAS DEFINED BY THE OCEAN PLAN AS AN AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE											
		BASED ON 68 SITES (NOT INCL REST)									
	HIGH PRIORITY	6 SITES									TOTAL
	MEDIUM PRIORITY	14 SITES									
	LOW PRIORITY	48 SITES									

Exhibit A-9.II

Best Management Practice (BMP) Activity Factsheets



IC1. AIRPLANE MAINTENANCE AND REPAIR

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	
Oil & Grease	x
Organics & Toxicants	x
Pesticides	
Oxygen Demanding	x

MINIMUM BEST MANAGEMENT PRACTICES
NO AIRPLANE MAINTENANCE FACILITIES EXIST
WITHIN THE CITY OF LAGUNA HILLS.

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. 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. Only conduct maintenance or repair work in designated areas.**
 - Conduct maintenance and repair work in a designated area with spill containment.
 - Construct a berm or intercept trench at doorways to prevent stormwater runoff as well as the runoff of uncontaminated stormwater from adjacent areas.
- 2. Utilize dry cleanup methods (i.e. sweeping), try to avoid washing down work areas.**

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

- If work areas are washed and if discharge to the sanitary sewer is allowed treat water with an appropriate treatment device (e.g. clarifier) before discharging. DO NOT discharge wash water to sanitary sewer until contacting the local sewer authority to find out if pretreatment is required.
 - If discharge to the sanitary sewer is not permitted, pump water to a tank and dispose of properly.
- 3. Use drip pans and/or containers where needed. Keep a drip pan or container under the airplane when unclipping hoses, unscrewing filters, or conducting other maintenance and repair work that may result in fluids dripping or splattering onto the shop floor or ground.
- 4. Inspect airplanes for leaks.
 - Inspect incoming airplanes for leaks.
 - Inspect airplanes for leaks during regular maintenance; keep records.
- 5. Dispose of all waste products properly and recycle whenever possible.
 - Promptly transfer waste materials to the proper waste or recycling drums.
 - Store waste and/or recycling drums in designated areas with spill containment.
 - Separate hazardous and non-hazardous wastes, do not mix used oil and solvents and keep chlorinated solvents separate from non-chlorinated solvents.
 - Recycle greases, used oils, oil filters, antifreeze, cleaning solutions, batteries, and hydraulic and transmission fluids whenever possible.
- 6. Paint signs near outdoor drains and post signs at sinks to remind employees and others not to pour wastes down storm drains.
- 7. Clean storm drain inlet(s) on a regular schedule and after large storms.
- 8. Store idle equipment under cover.
- 9. Keep equipment clean and free of excessive oil and grease.
- 10. Completely drain oil filters before recycling/disposal.
- 11. Use non-toxic chemicals for maintenance when possible.
- 12. Minimize the use of solvents.

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.
 - BMP 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>

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 the City of Laguna Hills Public Services at 949-707-2650



IC2. ANIMAL HANDLING AREAS

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	
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. 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.

MINIMUM BEST MANAGEMENT PRACTICES

Pollution Prevention/Good Housekeeping

- Use dry cleaning methods to clean animal handling areas regularly, a minimum of once per 24 hours.
- Properly collect and dispose of water when water is used for cleaning.
- Prevent animals from moving away from controlled areas where BMPs are in use (e.g. fencing, leashing, etc.)
- Clean storm drain inlet(s) on a regular schedule and after large storms.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Line waste pits or trenches with an impermeable layer, such as thick plastic sheeting. [bacteria]
- Install gutters that will divert roof runoff away from livestock areas. [bacteria]
- Remove pet or other animal feces by scooping, sweeping or wiping. If needed, direct any hose-down water to landscaped areas. [bacteria]
- Keep animal wastes from entering the MS4. [bacteria]

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

1. Use dry cleaning methods to clean animal handling areas regularly.
 - Sweeping animal handling areas is encouraged over other methods.
 - Properly dispose of droppings, uneaten food, and other potential contaminants.
2. If water is used for cleaning:
 - Do not discharge wash water to storm water drains or other receiving waters.
 - Block the storm drain and contain the runoff for proper disposal.
 - Wash water should be collected and pumped to the sanitary sewer, do not allow wash water to enter storm drains. DO NOT discharge wash water to sanitary sewer until contacting the local sewer authority to find out if pretreatment is required.
3. Keep animals in paved and covered areas, if feasible.
4. If keeping animals in covered areas is not feasible, cover the ground with vegetation or some other type of ground cover such as mulch.
5. Prevent animals from moving away from controlled areas where BMPs are in use (e.g. fencing, leashing, etc.).

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.
 - BMP 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

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 the **City of Laguna Hills Public Services at 949-707-2650.**



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	x
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 to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep artificial materials, household waste, metals, petroleum hydrocarbons, animal wastes, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]

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. 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

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

similarly effective device to collect the runoff and loose materials. Dispose of the collected runoff and solids properly.

- 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.
 - Block off the storm drain and collect the material(s) if dust, grit, wash water, or other pollutants may be discharged.
 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.
 - BMP 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 the **Laguna Hills Public Services at 949-707-2650.**



IC4. CARPET CLEANING

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:

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Discharge wash water to sink, toilet, or other drain connected to the sanitary sewer system.

Training

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

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

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. 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.

Discharge wash water to sink, toilet, or other drain connected to the sanitary sewer system.

- Never discharge wash water to a street, gutter, parking lot, or storm drain. Either:
 - empty the spent cleaning fluid tank into a utility sink or other indoor sewer connection at the service provider's home base
 - or
 - arrange with the customer to discharge into a toilet or utility sink on their premises.
- Check the local wastewater authority's requirements for discharge.

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

- Filter wash water before discharging to the sanitary sewer to avoid clogging pipes. Dispose of filtered material in the garbage, provided the carpet was not contaminated with hazardous materials.
- These guidelines apply even to cleaning products labeled “nontoxic” and “biodegradable.”

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.
 - BMP 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

Water Quality Guidelines for Carpet Cleaning Activities. Orange County Stormwater Program. Prepared by Watershed & Coastal Resources Division. January 2002. On-line:
http://www.ocwatersheds.com/PublicEducation/pe_brochures_carpet.asp

Orange County Stormwater Program. 2002. Water Quality Guidelines for Carpet Cleaning Activities. March.

For additional information contact the **Laguna Hills Public Services at 949-707-2650.**



IC5. CONCRETE AND ASPHALT PRODUCTION, APPLICATION, AND CUTTING

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	
Floatable Materials	
Metals	
Bacteria	
Oil & Grease	x
Organics & Toxicants	
Pesticides	
Oxygen Demanding	

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. 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 process water.

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Properly collect and dispose of process water.
- Protect production, pouring, and cutting areas from stormwater runoff and runoff.
- Sweep the production, pouring, and cutting areas regularly to collect loose materials.
- Pre-heat, transfer or load hot bituminous material away from storm drain inlets.
- Use drip pans or absorbent material to catch drips from paving equipment, including equipment that is not in use.
- Cover and seal nearby storm drain inlets (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc.
- To avoid runoff, use only as much water as necessary for dust control.

Training

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

Additional Controls for ESAs

- Keep artificial materials, construction wastes, metals, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4.

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

Discharge process water from production, pouring, equipment cleaning, and cutting activities to a sump, process water treatment or recycling system, or sanitary sewer system if allowed.

2. Protect production, pouring, and cutting areas from stormwater runoff and runoff. Construct a berm around the perimeter of the area to prevent the runoff of uncontaminated stormwater from adjacent areas as well as runoff of stormwater.
3. Sweep the production, pouring, and cutting areas regularly to collect loose materials.
 - DO NOT hose down area to a storm drain or conveyance ditch.
 - 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.
4. Pre-heat, transfer or load hot bituminous material away from storm drain inlets.
5. Use drip pans or absorbent material to catch drips from paving equipment, including equipment that is not in use. Dispose of collected material and absorbents properly.
6. Cover and seal nearby storm drain inlets (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc.
 - Clean covers regularly.
 - Leave covers in place until job is complete and clean any debris for proper disposal.
7. Conduct surface repair work during dry weather to prevent contamination from contacting stormwater runoff.
8. To avoid runoff, use only as much water as necessary for dust control.
9. Do not allow concrete and concrete pumping vehicles to discharge concrete, slurry, or rinse water into gutters, storm drains, or drainage ditches.

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.
 - BMP 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

Los Angeles County Stormwater Quality. Public Agency Activities Model Program. On-line:
http://ladpw.org/wmd/npdes/public_TC.cfm

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)

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.

For additional information contact the **Laguna Hills Public Services** at **949-707-2650**.



IC6. CONTAMINATED OR ERODIBLE SURFACES AREAS (For sites containing these characteristics.)

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	x
Organics & Toxicants	x
Pesticides	x
Oxygen Demanding	

MINIMUM BEST MANAGEMENT PRACTICES

Pollution Prevention/Good Housekeeping

- Protect contaminated or erodible surface areas from rainfall and wind dispersal.
- Protect materials from stormwater runoff and runoff.
- Conduct routine maintenance.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep contaminated soils and sediment from entering the MS4. [bacteria, nutrients]

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. 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. Protect contaminated or erodible surface areas from rainfall and wind dispersal through one or more of the following:
 - Preserve natural vegetation.
 - Re-plant or landscaping bare ground surfaces.

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

- Use chemical stabilization or geosynthetics to stabilize bare ground surfaces.
 - Remove contaminated soils.
 - Cover materials with a fixed roof or a temporary waterproof covering made of polyethylene, polypropylene or hypalon. Keep covers in place at all times when work is not occurring. If areas are so large that they cannot feasibly be covered and contained, implement erosion control practices at the perimeter of the area and at any catch basins to prevent dispersion of the stockpiled material.
 - Use of erosion control methods including sand bags, silt fences, berms, straw bales, or other devices that will keep sediment from eroding away.
2. Protect materials from stormwater runoff and runoff. Construct a berm around the perimeter of the area to prevent the runoff of uncontaminated stormwater from adjacent areas as well as runoff of stormwater from the material.
 3. Minimize pooling of water. Paved areas should be sloped in a manner that minimizes the pooling of water in the area. A minimum slope of 1.5 percent is recommended.
 4. Conduct routine maintenance. Sweep paved areas regularly to collect loose materials.
 - DO NOT hose down area to a storm drain or conveyance ditch.
 - Properly dispose of waste materials.
 5. For sites greater than one acre in size, prepare a Storm Water Pollution Prevention Plan (SWPPP) per San Diego Regional Board Order No. R9-2002-0001 and Santa Ana Regional Board Order No. R8-2002-0010.

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.
 - BMP 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 the **Laguna Hills Public Services** at **949-707-2650**.



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 to avoid runoff.
- Properly store and dispose of chemicals.
- Properly manage pesticide and herbicide use.
- Properly manage fertilizer use.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep green wastes and grass clippings out of the MS4. [bacteria]
- Keep dirt and soil amendments out of MS4. [bacteria, nutrients]
- Keep landscape chemicals and fertilizers out of MS4. [toxicity, nutrients]

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. 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.

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

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.
4. Properly manage irrigation to avoid 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.
 - Sweep pavement and sidewalk if chemicals are spilled on these surfaces before applying irrigation water.
 - 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.
 - BMP 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 the **Laguna Hills Public Services** at **949-707-2650**.



IC8. NURSERIES AND GREEN HOUSES

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	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. 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 manage irrigation and runoff.

- Utilize intermittent (pulse) irrigation or drip irrigation so the infiltration rate of the soil is not exceeded.

MINIMUM BEST MANAGEMENT PRACTICES

Pollution Prevention/Good Housekeeping

- Properly manage irrigation and runoff.
- Properly store and dispose of gardening wastes.
- Properly store and dispose of chemicals.
- Properly manage pesticide and herbicide use.
- Properly manage fertilizer use.
- Block the storm drain when hosing or steam / pressure washing outside dumpster areas, sidewalks, or common areas.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep green wastes and grass clippings out of the MS4. [bacteria]
- Keep dirt and soil amendments out of the MS4. [bacteria, nutrients]
- Keep landscape chemicals and fertilizers out of MS4. [toxicity, nutrients]

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

- Regularly inspect irrigation systems for leaks and to ensure that excessive runoff is not occurring.
 - Convert paved or bare soil areas to vegetation that will retard runoff (turf grasses or other comparable plant materials) wherever possible.
 - Group plants with similar water needs together to improve irrigation efficiency.
 - Establish plant buffer zones between production areas and ditches, creeks, ponds, lakes, or wetlands.
 - Install and use moisture sensors and automatic sprinklers for more accurate scheduling of irrigation.
 - Recycle runoff, blend with fresh water as necessary.
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. 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.
 4. 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 pest.
 - Do not mix, prepare, or spray pesticides within 100 feet of any well, stream, or pond.
 - Do not get rid of unused pesticides by washing them down drains.
 - Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques.
 - Sweep pavement and sidewalk if chemicals are spilled on these surfaces before applying irrigation water
 - 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.
 5. 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.

- Whenever feasible, spread out applications of controlled-release fertilizers and use split applications of soluble fertilizers over the growing season.
 - Work fertilizers into the soil rather than dumping or broadcasting them.
 - Sweep pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
 - Transition from the use of soluble fertilizers to controlled-release fertilizers. Use slow release fertilizers whenever possible to minimize leaching.
 - Reduce or eliminate routine leaching of crops.
6. Incorporate the following integrated pest management techniques where appropriate:
- 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.
3. Train and encourage maintenance crews 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.
 - BMP 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 the **City of Laguna Hills Public Services** at **949-707-2650**.



IC9. OUTDOOR DRAINAGE FROM INDOOR AREAS

(For sites where drainage of fluids or solids may escape from indoor areas.)

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

- Utilize dry cleanup methods such as sweeping for removal of litter and debris, or use of rags and absorbents for leaks and spills.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep green wastes and grass clippings out of MS4. [bacteria]
- Keep dirt and soil amendments out of MS4. [bacteria, nutrients]
- Keep landscape chemicals and fertilizers out of MS4. [toxicity, nutrients]

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. 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. Design operating areas to minimize stormwater exposure.

- Construct a berm or intercept trench at doorways.
- Install a collection system for pretreatment and sewer disposal under permit.

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

2. Utilize dry cleanup methods such as sweeping for removal of litter and debris, or use of rags and absorbents for leaks and spills. Properly dispose of collected wastes.
3. Use secondary containment or protective barriers for indoor liquid storage.
4. Install a fire sprinkler containment system for hazardous material storage.

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.
 - BMP 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. 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.

For additional information contact the City of Laguna Hills Public Service at 949-707-2650.



IC10. OUTDOOR LOADING/UNLOADING OF MATERIALS

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	
Oil & Grease	x
Organics & Toxicants	x
Pesticides	x
Oxygen Demanding	

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. 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.

MINIMUM BEST MANAGEMENT PRACTICES

Pollution Prevention/Good Housekeeping

- Park vehicles and conduct loading/unloading only in designated loading/unloading areas so that spills or leaks can be contained.
- Clean loading/unloading areas regularly to remove potential sources of pollutants.
- Reduce exposure of materials to rain.
- Use drip pans underneath hose and pipe connections and other leak-prone spots during liquid transfer operations, and when making and breaking connections.
- Inspect equipment regularly.
- If possible, conduct loading and unloading in dry weather.
- Remove any litter from outdoor areas.
- Block the storm drain when hosing or steam / pressure washing outside dumpster areas, sidewalks, and common areas.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep artificial materials, household waste, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]

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

1. Properly design loading/unloading areas to prevent storm water runoff, runoff of spills, etc.
 - Grade and/or berm the area to prevent runoff.
 - Position roof downspouts to direct stormwater away from the area.
 - Grade and/or berm the loading/unloading area to a drain that is connected to a dead-end.
 - The area where truck transfers take place should be paved. If the liquid is reactive with the asphalt, Portland cement should be used to pave the area.
 - Avoid placing loading/unloading areas near storm drains.
2. Park vehicles and conduct loading/unloading only in designated loading/unloading areas so that spills or leaks can be contained.
3. Clean loading/unloading areas regularly to remove potential sources of pollutants. This includes outside areas that are regularly covered by containers or other materials.
4. Reduce exposure of materials to rain.
 - Cover the loading/unloading areas.
 - If a cover is unfeasible, use overhangs, or seals or door skirts to enclose areas.
5. Use drip pans underneath hose and pipe connections and other leak-prone spots during liquid transfer operations, and when making and breaking connections.
6. Inspect equipment regularly
 - Designate a responsible party to check under delivery vehicles for leaking fluids, spilled materials, debris, or other foreign materials.
 - Check loading/unloading equipment regularly for leaks.
7. If possible, conduct loading and unloading in dry weather.

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.
 - BMP IC17 discusses Spill Prevention and Control in detail.
3. Train employees on the proper techniques used during liquid transfers to avoid leaks and spills.
4. Train forklift operators on the proper loading and unloading procedures.
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.

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 the **City of Laguna Hills Public Services at 949-707-2650.**



IC11. OUTDOOR PROCESS EQUIPMENT OPERATIONS AND 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	
Floatable Materials	x
Metals	x
Bacteria	
Oil & Grease	x
Organics & Toxicants	x
Pesticides	
Oxygen Demanding	

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Conduct activities indoors and/or under covered areas, if feasible.
- Inspect equipment regularly.
- Remove litter from outdoor areas.
- Block the storm drain when hosing or steam / pressure washing outside dumpster areas, sidewalks, and common areas.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep artificial materials, household waste, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]

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. 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. Alter activities to prevent exposure of pollutants to stormwater.
 - Perform activities during dry periods.
 - Move activities indoors.
 - Replace toxic materials with benign materials.
2. Cover process equipment/area with a permanent roof.

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

3. Design process area to prevent stormwater runoff.
 - Grade and/or berm the area to prevent runoff.
 - Position roof downspouts to direct stormwater away from the area.
4. Design process area to contain spills.
 - Place equipment on an impervious surface, or install a drip pan under potential leak points.
 - Construct a berm around the process equipment to contain spills.
 - Install drains connected to the public sewer or the facility's process wastewater system within these contained areas. **DO NOT** discharge to a public sewer until contacting the local sewer authority to find out if pretreatment is required. If discharge to the sanitary sewer is not allowed, pump water to a tank and dispose of properly.
5. Inspect equipment regularly.
 - Conduct regular and frequent inspection of equipment for leaks, malfunctions, staining on and around equipment, and other evidence of leaks.
 - Develop a standard methodology for reporting inspection results.
 - Develop a procedure for taking action on items in the report, responding to leaks, cleaning up spills, and completing repairs to prevent future leaks.
6. If possible, eliminate or reduce the amount of hazardous materials and waste by substituting non-hazardous or less hazardous material:
 - Use non-caustic detergents instead of caustic cleaning for parts cleaning.
 - Use a water-based cleaning service and have tank cleaned. Use detergent-based or water-based cleaning systems in place of organic solvent degreasers.
 - Replace chlorinated organic solvents with non-chlorinated solvents. Non-chlorinated solvents like kerosene or mineral spirits are less toxic and less expensive to dispose of properly. Check list of active ingredients to see whether it contains chlorinated solvents.
 - Choose cleaning agents that can be recycled.
7. Recycled wastes whenever possible
 - Recycling is always preferable to disposal of unwanted materials.
 - Separate wastes for easier recycling. Keep hazardous and non-hazardous wastes separate, do not mix used oil and solvents, and keep chlorinated solvents separate from non-chlorinated solvents.
 - Label and track the recycling of waste material (e.g. used oil, spent solvents, batteries). Purchase recycled products to support the market for recycled materials.

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.
 - BMP 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.

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).

For additional information contact the **City of Laguna Hills Public Services** at **949-707-2650**.



IC12. OUTDOOR STORAGE OF RAW MATERIALS, PRODUCTS, AND CONTAINERS

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	
Oil & Grease	x
Organics & Toxicants	x
Pesticides	
Oxygen Demanding	

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. 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. Store materials indoors, if feasible.

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

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Store materials indoors, if feasible.
- Store materials on paved or impervious surfaces.
- Protect materials stored outside from rainfall and wind dispersal. Berm or cover around stored materials.
- Protect materials stored outside from stormwater runoff.
- Properly store and handle chemical materials.
- Keep outdoor storage containers in good condition.
- Conduct regular inspections of storage areas.
- If drums are stored in an area where unauthorized persons may gain access secure them in such a manner as to prevent accidental spillage, pilferage, or any unauthorized use.
- Block the storm drain when hosing or steam/pressure washing outside dumpster areas, sidewalks, and common areas.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep artificial materials, household waste, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. Toxicity

2. Store materials on paved or impervious surfaces.
3. Protect materials stored outside from rainfall and wind dispersal.
 - Cover materials with a fixed roof or a temporary waterproof covering made of polyethylene, polypropylene, or hypalon.
 - Keep covers in place at all times when work is not occurring. Berm around stored materials.
 - If areas are so large that they cannot feasibly be covered and contained, implement erosion control practices at the perimeter of the area and at any catch basins to prevent dispersion of the stockpiled material.
4. 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.
5. Minimize pooling of water. Slope paved areas to minimize the pooling of water on the site, particularly with materials that may leach pollutants into stormwater and/or groundwater, such as compost, logs, and wood chips. A minimum slope of 1.5 percent is recommended.
6. All materials stored outside should have a secondary containment system.
 - 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. If discharge to the sanitary sewer is not allowed, pump water to a tank and dispose of properly.
 - Pass accumulated stormwater in petroleum storage areas through an oil/water separator.
7. 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.
 - Liquid materials should be stored in UL approved double walled tanks or surrounded by a curb or dike to provide the volume to contain 10 percent of the volume of all the containers or 110 percent of the volume of the largest container, whichever is greater.
 - Keep chemicals in their original containers, if feasible, and keep them well labeled.
8. Keep outdoor storage containers in good condition.
 - Keep storage areas clean and dry.
 - Sweep and maintain routes to and from storage areas.
9. Conduct regular inspections of storage areas.
 - 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, tank walls, and piping system.
 - Look for corrosion, leaks, cracks, scratches, and other physical damage that may weaken tanks or container systems.
10. If drums are stored in an area where unauthorized persons may gain access secure them in such a manner as to prevent accidental spillage, pilferage, or any unauthorized use.

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.
 - BMP IC17 discusses Spill Prevention and Control in detail.
3. Train forklift operators on the proper loading and unloading procedures.
 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.

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).

For additional information contact the City of Laguna Hills Public Services at 949-707-2650.



IC13. OVERWATER ACTIVITIES

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	
Nutrients	
Floatable Materials	x
Metals	x
Bacteria	x
Oil & Grease	x
Organics & Toxicants	x
Pesticides	
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. 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. Move maintenance and repair activities on-shore if feasible.

- Perform paint and solvent mixing, fuel mixing, and similar handling of liquids on-shore, to avoid spillage directly to surface water bodies.

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

MINIMUM BEST MANAGEMENT PRACTICES

Pollution Prevention/Good Housekeeping

- Move maintenance and repair activities on-shore, if feasible.
- Use ground cloths and/or secondary containment when painting boats on land.
- Shelter any blasting and spray painting activities.
- Post signs to indicate proper use and disposal of residual paints, rags, used oil, and other engine fluids.
- Keep boat motors well-tuned to prevent fuel and lubricant leaks.
- Recycle used motor oil, diesel oil, and other fluids and parts whenever possible.
- Maintain a clean working environment.
- Properly dispose of bilge water, ballast water, and wastewater.

Training

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

Additional Controls for ESAs

- Keep artificial materials, construction wastes, metals, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]

- If minor hull surface maintenance (sanding and minor painting) is being completed, protect the water body below with secondary containment. Major hull resurfacing should occur on land.
- 2. Use ground cloths and/or secondary containment when painting boats on land.
- 3. Shelter any blasting and spray painting activities.
 - Hang wind-blocking tarps to prevent blasting dust and overspray from escaping.
 - Do not conduct these activities when wind conditions are such that containment is rendered ineffective.
- 4. Post signs to indicate proper use and disposal of residual paints, rags, used oil, and other engine fluids.
- 5. Boats with inboard engines should have oil absorption pads in bilge areas that are changed when no longer useful or at least once a year.
- 6. Keep boat motors well-tuned to prevent fuel and lubricant leaks.
- 7. Recycle used motor oil, diesel oil, and other fluids and parts whenever possible.
- 8. Maintain a clean working environment.
 - Utilize dry cleaning methods (e.g. sweeping). If washing is unavoidable, collect wash water for treatment and/or proper disposal.
 - Vacuum loose paint chips and paint dust to prevent paint and other chemical substances from entering waters.
 - Properly dispose of surface chips, used blasting sand, residual paints, and other materials. Use temporary storage containment that is not exposed to rain.
- 9. Properly dispose of bilge water, ballast water, and wastewater.
 - Collect bilge and ballast water that has an oily sheen for proper disposal.
 - Collect and properly dispose of wash water from washing painted boat hulls.
 - Pump bilge water into storage tanks on shore for analysis, treatment and proper disposal.
 - DO NOT discharge treated or untreated sewage from vessels to harbors.
 - Empty portable toilets into approved shore side waste handling facilities and MSDs should be discharged into approved pump out stations.
 - Use as fine a filter as is practical on the ballast water intake ports to eliminate as many organisms and as much particulate matter as possible.
 - Carry out physical or chemical sterilization or neutralization of ballast water in situ, and subsequent neutralization of the sterilant, if required, before discharge.
 - Dump estuarine or harbor ballast water at sea and take in fresh high salinity water to eliminate both pollutants and estuarine organisms.
- 10. Minimize impacts of cleaning products.
 - Clean parts without using solvents whenever possible.
 - Use nontoxic chemicals that do not harm humans or aquatic life.
 - Use phosphate-free and biodegradable detergents for hull washing.
 - Choose cleaning agents that can be recycled.

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.
 - BMP 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

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 the **City of Laguna Hills Public Services at 949-707-2650.**



IC14. PAINTING, FINISHING, AND COATINGS OF VEHICLES, BOATS, BUILDINGS, AND EQUIPMENT

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

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Use drop/ground cloths. Berm around the area.
- Shelter any blasting and spray painting activities.
- Maintain a clean working environment.
- Cover and seal nearby storm drain inlets.
- Properly clean, store, and dispose of painting, finishing, and coating materials.

Training

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

Additional Controls for ESAs

- Keep chemicals and wastes such as paints, stains, sealants, glues, limes, pesticides, fertilizers, herbicides, wood preservatives and solvents, asbestos fibers out of the MS4. [toxicity]

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. 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. Use drop/ground cloths.
 - Underneath outdoor painting, scraping, and sandblasting work.
 - Underneath outdoor mixing of paints, solvents, and tool cleaning.
2. Shelter any blasting and spray painting activities.

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

- Hang wind-blocking tarps to prevent sand blasting dust and overspray from escaping.
 - Do not conduct these activities when wind conditions are such that containment is ineffective.
 - Do not conduct these activities over open water.
3. Maintain a clean working environment.
 - Utilize dry cleaning methods (e.g. sweeping). If washing is unavoidable, collect wash water for treatment and/or proper disposal.
 - Vacuum loose paint chips and paint dust to prevent discharges
 - Properly dispose of surface chips, used blasting sand, residual paints, and other materials. Use temporary storage containment that is not exposed to rain.
 4. Cover and seal nearby storm drain inlets.
 - Cover and seal nearby storm drain inlets with waterproof material, mesh, or other runoff control device.
 - Leave covers in place until job is complete.
 - Clean covers daily and remove any debris for proper disposal.
 5. Properly clean, store, and dispose of painting, finishing, and coating materials.
 - Do not dispose of toxic substances or liquid wastes on the pavement, ground, or storm drain.
 - Cover materials with a temporary waterproof covering made of polyethylene, polypropylene or hypalon.
 - Clean paint brushes and tools covered with water-based paints in sinks connected to sanitary sewers or in portable containers that can be poured into a sanitary sewer drain.
 - Clean paint brushes and tools covered with non-water-based paints, finishes, or other materials such that used solvents (e.g., paint thinner, turpentine, etc.) can be collected for recycling or proper disposal.
 - Recycle paint, paint thinner, solvents, and other recyclable materials whenever possible.

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.
 - BMP 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 **the City of Laguna Hills Public Services at 949-707-2650.**



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

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. 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.

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- For parking lots, remove litter and sweep once per month or on a regular schedule.
- 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.
- Block the storm drain when hosing or steam / pressure washing outside dumpster areas, sidewalks, and common areas.
- Stencil storm drains to state "No Dumping Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep artificial materials, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]

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

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. DO NOT discharge wash water to sanitary sewer until contacting the local sewer authority to find out if pretreatment is required.
 - 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.
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.

- BMP 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 the **City of Laguna Hills Public Services at 949-707-2650.**



IC16. POOL AND FOUNTAIN CLEANING

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	x
Pesticides	x
Oxygen Demanding	x

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Prevent algae problems with regular cleaning, consistent adequate chlorine levels, and well-maintained water filtration and circulation systems.
- Discharge pool and fountain water properly. See instructions below.

Training

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

Additional Controls for ESAs

- Keep pool chemicals and chlorinated water out of the MSA (toxicity)

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. 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. Prevent algae problems with regular cleaning, consistent adequate chlorine levels, and well-maintained water filtration and circulation systems.
 - Do not use copper-based algaecides.
 - Control algae with chlorine or other alternatives, such as sodium bromide.
2. Manage pH and water hardness to minimize corrosion of copper pipes.

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

3. Discharge pool and fountain water properly. Consider hiring a professional pool-draining service to collect all pool water for off-site disposal. If this is not feasible, adhere to the following:
 - When draining pools or fountains, discharge to the sanitary sewer if possible.
 - If draining a pool to the sanitary sewer, prevent backflow by maintaining an "air gap" between the discharge line and the sewer line (do not seal the connection between the hose and sewer line). Be sure to call the local sewer authority for guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Keep discharge flows to the low levels. Higher flow rates may be prohibited by local ordinance.
 - If the pool or fountain does not have a sanitary sewer connection or if no sewer cleanout is accessible, the pool or fountain water may be discharged to the street gutter with prior notification to the City of Laguna Hills and by following the procedures below. Call the Water Quality Inspector at (949) 707-2665 for notification.
 - If water is dechlorinated with a neutralizing chemical or by allowing chlorine to dissipate for a few days (do not use the facility during this time), water may be discharged to the street gutter. Water must be tested prior to discharge to ensure that chlorine is not present. Use a pool test kit obtainable from your local pool supply store.
 - Provide drip pans or buckets beneath drain pipe connections to catch leaks. This will be especially pertinent if pool or spa water that has not been dechlorinated is pumped through piping to a discharge location.
4. Properly clean and/or dispose of filters.
 - Never clean a filter in the street or near a storm drain.
 - Rinse cartridge filters onto a dirt area, and work filter residue into soil.
 - Backwash diatomaceous earth filters onto dirt. Dispose of spent diatomaceous earth in the garbage. Diatomaceous earth cannot be discharged to surface waters, storm drainage systems, septic systems, or on the ground.
 - If there is not a suitable dirt area, discharge filter backwash or rinsewater to the sanitary sewer if permitted to do so by the local sewer agency.

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.
 - BMP IC17 discusses Spill Prevention and Control in detail.
3. Train maintenance personnel on the proper techniques for testing chlorine levels and applying neutralizing chemicals.
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

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. Public Agency Activities Model Program. On-line:
http://ladpw.org/wmd/npdes/public_TC.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 (Revised February 2002 by the California Coastal Commission).

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.

For additional information contact the City of Laguna Hills Public Services at 949-707-2650.



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. 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.

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

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Develop procedures to prevent/mitigate spills to storm drain systems.
- Post "No Dumping" signs with the City's Public Services Department telephone number, (949) 707-2650, 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.
- Block the storm drain when hosing or steam / pressure washing outside dumpster areas, sidewalks, and common areas.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep all spills from entering the MS4. [toxicity, nutrients]

Standardize reporting procedures, containment, storage, and disposal activities, documentation, and follow-up procedures.

2. Post "No Dumping" signs with the City's Public Services Department telephone number, (949) 707-2650 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 tanks, 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.
 - 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.
 - If the liquid is oil, gas, or other material that separates from and floats on water, install a spill control device (such as a tee section) in the catch basins that collect runoff from the storage tank area. The material should then be pumped out and disposed of properly.
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 the **City of Laguna Hills Public Services at 949-707-2650.**



IC18. VEHICLE AND EQUIPMENT FUELING

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

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Maintain clean fuel-dispensing areas.
- Utilize fueling safeguards.
- Conduct regular inspections of fueling equipment.
- Block the storm drain when hosing or steam / pressure washing outside dumpster areas, sidewalks, and common areas.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep petroleum hydrocarbons, chemicals, and fuels out of the MS4. [toxicity]

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. 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. Use properly maintained off-site fueling stations whenever possible. These businesses are better equipped to handle fueling and spills.
2. Maintain clean fuel-dispensing areas.
 - Use dry cleanup methods such as sweeping for removal of litter and debris, or use of rags and absorbents for leaks and spills.

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

- If cleaning by washing, place a temporary plug in the downstream storm drain and pump out the accumulated water. Properly dispose of the water. **DO NOT** discharge wash water to sanitary sewer until contacting the local sewer authority to find out if pretreatment is required.
3. Design fueling areas to minimize stormwater exposure.
 - Cover the fuel dispensing area such that the cover's minimum dimensions are equal to or greater than the area within the grade break or fuel dispensing area. Position roof downspouts to direct water away from fueling areas.
 - Pave fuel area with Portland cement concrete or equivalent smooth impervious surface. Grade with a 2 to 4 percent slope to prevent ponding.
 - Use secondary containment. Construct a berm around the perimeter of the material storage area to prevent the runoff of uncontaminated stormwater from adjacent areas as well as stormwater runoff.
 4. Minimize pooling of water.
 - Use a perimeter drain or slope pavement inward with drainage to sump. A minimum slope of 1.5 percent is recommended.
 - Install inlet catch basin equipped with a small sedimentation basin or grit chamber to remove large particles from stormwater in impervious areas.
 - During the wet season, release accumulated stormwater frequently.
 5. If conducting mobile fueling, designate mobile fueling areas and bring equipment to these areas.
 - Use secondary containment when conducting mobile fueling.
 - Cover storm drains in the vicinity during transfer.
 6. Utilize fueling safeguards.
 - Use overflow protection devices on tank systems to warn the operator to automatically shutdown transfer pumps when the tank reaches full capacity.
 - Install protective guards around tanks and piping to prevent vehicle or forklift damage.
 - Clearly tag or label all valves to reduce human error.
 - Place spill kits at fueling areas and/or on vehicles.
 - Install vapor recovery nozzles to help control drips as well as air pollution.
 - Eliminate or post hose bibs.
 - Fit fuel dispensing nozzles with "hold-open latches" (automatic shutoffs) except where prohibited by local fire departments.
 7. Conduct regular inspections of fueling equipment.
 - Check fueling equipment for external corrosion and structural failure.
 - Check for spills and overfills due to operator error.
 - Check for failure of piping system.
 - Check for leaks or spills during pumping of liquids or gases from truck or rail car to a storage facility or visa versa.
 - Visually inspect new tank or container installation for loose fittings, poor welding, and/or improper or poorly fitting gaskets.
 - Inspect tank foundations, connections, leaks, cracks, scratches, and other physical damage that may weaken the tank or container system.
 - Report leaking vehicles to fleet maintenance.
 - Periodically, have a qualified professional conduct integrity testing.
 8. Use secondary containment when transferring fuel from the tank truck to the fuel tank and cover storm drains in the vicinity during transfer.
 9. Fit underground storage tanks (USTs) with spill containment and overfill prevention systems meeting the requirements of Section 2635(b) of Title 23 of the California Code of Regulations.
 10. Equip USTs with spill and overfill protection.

11. Install required AQMD equipment and post a notice.
12. Post signs to remind employees and customers not to top off the fuel tank when filling and signs that ban customers and employees from changing engine oil or other fluids at that location.

Training

1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
2. Train employees on proper fueling and cleanup procedures.
3. 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.
 - BMP IC17 discusses Spill Prevention and Control in detail.
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).

For additional information contact the City of Laguna Hills Public Services at 949-707-2650.



IC19. VEHICLE AND EQUIPMENT MAINTENANCE AND REPAIR

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

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. 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.

- Only conduct maintenance or repair work in designated areas.
 - Conduct maintenance and repair work in a designated area with spill containment.

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Utilize dry cleanup methods such as sweeping try to avoid washing down work areas, otherwise berm around the wash down area.
- Use drip pans and/or containers where needed.
- Inspect vehicles and equipment for leaks.
- Dispose of all waste products properly and recycle whenever possible.
- Clean storm drain inlet(s) on a regular schedule and after large storms.
- Store idle equipment under cover.
- Keep equipment clean and free of excess oil and grease.
- Remove all fluids from retired, wrecked, or salvaged vehicles.
- Dispose of solvents per instructions on the container.
- Block the storm drain when hosing or steam / pressure washing outside dumpster areas, sidewalks, and common areas.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep artificial materials, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and

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

- Construct a berm or intercept trench at doorways to prevent the runoff of uncontaminated stormwater from adjacent areas as well as stormwater runoff.
- 2. Utilize dry cleanup methods such as sweeping, try to avoid washing down work areas.
 - If work areas are washed and if discharge to the sanitary sewer is allowed, berm the area to keep water contained, treat the water with an appropriate treatment device (e.g. clarifier) before discharging. DO NOT discharge wash water to sanitary sewer until contacting the local sewer authority to find out if pretreatment is required.
 - If discharge to the sanitary sewer is not permitted, berm the area to keep water contained, and pump water to a tank and dispose of properly.
- 3. Use drip pans and/or containers where needed. Keep a drip pan or container under equipment or vehicles when unclipping hoses, unscrewing filters, or conducting other maintenance and repair work that may result in fluids dripping or splattering onto the shop floor or ground.
- 4. Inspect vehicles and equipment for leaks.
 - Inspect incoming vehicles and equipment for leaks.
 - Inspect vehicles and equipment during regular maintenance; keep records.
- 5. Dispose of all waste products properly and recycle whenever possible.
 - Promptly transfer waste materials to the proper waste or recycling drums.
 - Store waste and/or recycling drums in designated areas with spill containment.
 - Separate hazardous and non-hazardous wastes, do not mix used oil and solvents and keep chlorinated solvents separate from non-chlorinated solvents.
 - Store cracked batteries in a non-leaking secondary container and dispose of properly at recycling or household hazardous waste facilities.
 - Recycle greases, used oils, oil filters, antifreeze, cleaning solutions, batteries, and hydraulic and transmission fluids whenever possible.
 - Label and track the recycling of waste material (e.g. used oil, spent solvents, batteries). Purchase recycled products to support the market for recycled materials.
 - Separate wastes for easier recycling. Keep hazardous and non-hazardous wastes separate, do not mix used oil and solvents, and keep chlorinated solvents separate from non-chlorinated solvents.
- 6. Paint signs near outdoor drains and post signs at sinks to remind employees and others not to pour wastes down drains.
- 7. Clean storm drain inlet(s) on a regular schedule and after large storms.
- 8. Store idle equipment under cover.
- 9. Keep equipment clean and free of excess oil and grease.
- 10. Completely drain oil filters before recycling/disposal.
- 11. Remove all fluids from retired, wrecked, or salvaged vehicles.
- 12. Dispose of solvents per instructions on the container.
- 13. Use non-toxic chemicals for maintenance when possible.
 - Use non-caustic detergents instead of caustic cleaning for parts cleaning.
 - Use a water-based cleaning service and have tank cleaned. Use detergent-based or water-based cleaning systems in place of organic solvent degreasers.
 - Replace chlorinated organic solvents with non-chlorinated solvents. Non-chlorinated solvents like kerosene or mineral spirits are less toxic and less expensive to dispose of properly. Check list of active ingredients to see whether it contains chlorinated solvents.
 - Choose cleaning agents that can be recycled.
- 14. Reduce or eliminate use of solvents when feasible

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.
 - BMP 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>

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 **the City of Laguna Hills Public Services at 949-707-2650.**



IC20. VEHICLE AND EQUIPMENT WASHING AND STEAM CLEANING

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	
Oil & Grease	x
Organics & Toxicants	
Pesticides	
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. 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. Use off-site commercial washing and/or steam cleaning businesses. These businesses are better equipped to handle and properly dispose of the wash waters.

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

MINIMUM BEST MANAGEMENT PRACTICES

Pollution Prevention/Good Housekeeping

- Consider using off-site commercial washing and/or steam cleaning businesses, if feasible.
- Use on-site commercial washing and/or steam cleaning businesses capable of disposing of wastewater off-site. Prevent wash water from reaching a storm drain inlet by berming the area.
- Designate an impervious indoor or outdoor area to be used solely for vehicle and equipment washing/steam cleaning.
- Clearly mark the vehicle and equipment washing/steam cleaning area.
- If the area is outdoors, cover the wash area when not in use to prevent contact with rainwater.
- Provide trash containers in wash area and empty on a regular basis.
- Use hoses with nozzles that automatically turn off when left unattended.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep artificial materials, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]

2. Use on-site commercial washing and/or steam cleaning businesses capable of disposing of wastewater off-site. Mobile cleaning businesses must use a leak proof cover device that will catch and contain all contaminated (i.e. chemical additives such as soaps, solvents, or degreasers are used) wastewater runoff for later disposal in a manner that complies with all city, county, state, and federal codes.

If washing must occur on-site:

3. Designate an impervious indoor or outdoor area to be used solely for vehicle and equipment washing/steam cleaning. Do not conduct oil changes and other engine maintenance in the designated washing area. Berm the area to prevent water from leaving the area and entering the storm drain system.
4. Clearly mark the vehicle and equipment washing/steam cleaning area.
5. Design wash area to properly collect and dispose of wash water and/or effluent generated. Install sumps or drain lines to collect wash water.
 - Construct a berm around the designated area and grade to collect wash water as well as to prevent storm water runoff.
 - Use portable containment (such as ground cover devices) and vacuum collection of wastewater.
 - Inspect and maintain equipment (such as ground cover devices) regularly to ensure proper and effective functioning.
6. If the area is outdoors, cover the wash area when not in use to prevent contact with rainwater.
7. Provide trash containers in wash area and empty on a regular basis.
8. Use hoses with nozzles that automatically turn off when left unattended.
9. Use biodegradable, phosphate-free detergents if possible.
10. Recycle waste materials, whenever possible
 - Recycling is always preferable to disposal of unwanted materials.
 - Separate wastes for easier recycling. Keep hazardous and non-hazardous wastes separate, do not mix used oil and solvents, and keep chlorinated solvents separate from non-chlorinated solvents.
 - Label and track the recycling of waste material (e.g. used oil, spent solvents, batteries).
 - Purchase recycled products to support the market for recycled materials.
12. If possible, eliminate or reduce the amount of hazardous materials and waste by substituting non-hazardous or less hazardous material:
 - Use non-caustic detergents instead of caustic cleaning for parts cleaning.
 - Use a water-based cleaning service and have tank cleaned. Use detergent-based or water-based cleaning systems in place of organic solvent degreasers.
 - Replace chlorinated organic solvents with non-chlorinated solvents. Non-chlorinated solvents like kerosene or mineral spirits are less toxic and less expensive to dispose of properly. Check list of active ingredients to see whether it contains chlorinated solvents.
 - Choose cleaning agents that can be recycled.

Training

1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
2. Train staff on the proper maintenance of the wash area.
3. 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.

- BMP IC17 discusses Spill Prevention and Control in detail.
- 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>

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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 the **City of Laguna Hills Public Services at 949-707-2650.**



IC21. WASTE HANDLING AND DISPOSAL

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. 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. Prevent waste materials from coming in direct contact with wind or rain.

- Cover the waste management area with a permanent roof.
- If this is not feasible, cover waste piles with temporary covering material such as reinforced tarpaulin, polyethylene, polyurethane, polypropylene, or hypalon.

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Prevent waste materials from coming in direct contact with wind or rain.
- Keep waste collection areas clean.
- Secure solid waste containers when not in use.
- Regularly inspect, repair, and/or replace waste containers.
- Use all of a product before disposing of the container.
- Label and store hazardous wastes according to hazardous waste regulations.
- Block the storm drain when hosing or steam / pressure washing outside dumpster areas, sidewalks, and common areas.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep artificial materials, metals, petroleum hydrocarbons, substances having unusual coloration, or turbidity, waste materials and wastewater out of the MS4. [toxicity]

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

- Cover dumpsters to prevent rain from washing out waste materials.
- 2. Design waste handling and disposal area to prevent stormwater runoff.
 - Enclose the waste handling and disposal area or build a berm around it.
 - Position roof downspouts to direct stormwater away from waste handling and disposal area.
- 3. Design waste handling and disposal area to contain spills.
 - Place dumpsters or other waste receptacles on an impervious surface.
 - Construct a berm around the area to contain spills.
 - Install drains connected to the public sewer or the facility's process wastewater system within these contained areas. **DO NOT** discharge to a public sewer until contacting the local sewer authority to find out if pretreatment is required.
- 4. Keep waste collection areas clean.
 - When cleaning around waste handling and disposal areas use dry methods when possible (e.g. sweeping, use of absorbents).
 - If water must be used, collect water and discharge to the sewer if permitted to do so. **DO NOT** discharge to a public sewer until contacting the local sewer authority to find out if pretreatment is required. If discharge to the sanitary sewer is not allowed, pump water to a tank and dispose of properly.
 - Post "No Littering" signs.
- 5. Secure solid waste containers when not in use.
- 6. Regularly inspect, repair, and/or replace waste containers.
- 7. Do not fill waste containers with washout water or any other liquid.
- 8. Use all of a product before disposing of the container.
- 9. Segregate wastes by type and label and date wastes.
 - Do not mix wastes; this can cause chemical reactions, make recycling impossible, and complicate disposal.
 - Ensure that only appropriate solid wastes are added to solid waste containers.
 - Certain wastes such as hazardous wastes, appliances, fluorescent lamps, pesticides, etc. may not be disposed of in solid waste containers.
- 10. Label and store hazardous wastes according to hazardous waste regulations.
 - Consult your local hazardous waste agency or Fire Department for details.
 - Obtain a hazardous waste generator license or permit if necessary.
- 11. Minimize waste.
 - Recycle materials whenever possible.
 - Modify processes or equipment to increase efficiency.
 - Identify and promote use of non-hazardous alternatives.
 - Reduction in the amount of waste generated can be accomplished using many different types of 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.

Training

1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
2. Train employees in proper waste handling and disposal.
3. 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.
 - BMP IC17 discusses Spill Prevention and Control in detail.
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.

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For additional information contact the **City of Laguna Hills Public Services at 949-707-2650.**



IC22. EATING AND DRINKING ESTABLIS MENTS

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	
Nutrients	x
Floatable Materials	x
Metals	
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. 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.

MINIMUM BEST MANAGEMENT PRACTICES

Pollution Prevention/Good Housekeeping

- Use dry cleaning methods instead of water
- Clean equipment (floor mats, grease filters, grills, garbage cans, etc.) indoors or in a covered outdoor wash area that is plumbed to the sanitary sewer or in an area that will contain the wash water.
- For food facilities, clean grease traps and Fats, Oils, and Grease (FOG) Interceptors according to the schedule established in the Plumbing Code or by the local sanitary sewer district.
- Recycle and/or properly dispose of grease and oil.
- Block the storm drain when hosing or steam/pressure washing outside dumpster areas, sidewalks, and common areas.
- Stencil storm drains to state "No Dumping – Drains to Ocean"

Training

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

Additional Controls for ESAs

- Keep all food, wash water, wastewater, chemicals, and other materials or liquids out of the MS4. [toxicity]

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

1. Practice good housekeeping.
 - Conduct regular sweeping or vacuuming of outdoor areas: Dry sweep pavement areas including "drive-thru" areas, parking lots, sidewalks, outdoor eating areas and dumpster storage areas frequently.
 - Keep outside areas free of trash & debris.
 - Do not hose out dumpsters or fill them with liquid waste.
 - Regularly inspect, repair, and/or replace dumpsters.
2. Clean equipment (floor mats, grease filters, grills, garbage cans, etc.) indoors or in a covered outdoor wash area that is plumbed to the sanitary sewer.
 - Clean equipment in a mop sink if possible (never in a food preparation sink). If there is no mop sink, dedicate an indoor cleaning area where a drain is plumbed to the sanitary sewer.
 - Dispose mop water from cleaning floors in a mop sink, toilet or other drain that is plumbed to the sanitary sewer.
 - Do not pour wash water outside or into a street, gutter, or storm drain.
 - Dispose of all wastewater containing oil and grease in a grease trap or interceptor.
3. Recycle and/or properly dispose of grease and oil. Collect and dispose of concentrated waste oil and grease and disposed of by a certified waste grease hauler. NEVER pour grease or oil into a sink, floor drain, storm drain or dumpster.
4. Block storm drain(s) when cleaning (hosing or steam/pressure washing) outside dumpster areas, sidewalks, and common areas with hot water, soap, or other cleaning agent. Collect water/waste and discharge to the sanitary sewer (with approval of the local sanitation district).

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.
 - BMP 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

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Orange County Stormwater Program. 2001. Water Quality Guidelines for Exterior Restaurant Cleaning Operations. Brochure. June.

Orange County Stormwater Program. Good Cleaning Practices Food & Restaurant Industry. Poster.
Courtesy of the City and County of LA.

For additional information contact the **City of Laguna Hills Public Services** at **949-707-2650**.



IC23. FIRE SPRINKLER TESTING/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.

Provided below are specific procedures associated with this activity. 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.

Best Management Practices

1. **Contain flows onsite** and/or direct the water flows to landscaped or green areas whenever possible and safe to do so without causing damage or erosion.
2. **Divert sprinkler system flows to the sewer**, when practicable and with the permission of the local sewer agency.
3. **Training**
 - a. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
 - b. Establish a regular training schedule, train all new employees, and conduct annual refresher training.
 - c. Use a training log or similar method to document training.

MINIMUM BEST MANAGEMENT PRACTICES

Pollution Prevention/Good Housekeeping

- Conduct activity on non-rainy days and for the shortest duration possible to minimize discharge volume.
- Inspect flow path and remove all debris and materials prior to testing or maintenance.

Training

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

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

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

¹ EPA " Preliminary Data Summary of Urban Stormwater Best Management Practices"
IC23 Fire Sprinkler Testing/Maintenance

References

California Storm Water Best Management Practice Handbooks. Industrial/Commercial Best Management Practice Handbook. Prepared by Camp Dresser& McKee, Larry Walker Associates for California Stormwater Quality Association. January 2003.

For additional information contact the City of Laguna Hills Public Services at 949-707-2650.



IC24. DISPOSAL OF WASTEWATER GENERATED BY MOBILE BUSINESSES & OUTDOOR ACTIVITIES

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 manner.¹ 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
Toxic Organic	x
Pesticides	x
Oxygen Demanding	x

MINIMUM BEST MANAGEMENT PRACTICES Pollution Prevention/Good Housekeeping

- Dispose of wastewater according to the instructions below. No wastewater shall be disposed of into the storm drain system.

Training

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

Purpose of this BMP:

Orange County cities and the County of Orange are mandated under NPDES Permits issued by the California Regional Water Quality Control Boards to prohibit the discharge of pollutants and non-storm water runoff into the storm drain system. Therefore, untreated wastewater (including wastewater from mobile detailing, pressure washing, steam cleaning, carpet cleaning, or similar activities) shall **not** be discharged to the storm drain system.

In an effort to help businesses comply with the NPDES Permit, the cities of Orange County, County of Orange, South Orange County Wastewater Authority, Orange County Sanitation District, and Irvine Ranch

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

Water District have developed the following best management practices (BMPs) for the proper disposal of wastewater generated by mobile business operations and outdoor activities.

If you have specific questions regarding any of the BMPs herein, please call your local sewerage agency or your City's NPDES Coordinator. The telephone numbers are listed at the end of this document.

1. General Best Management Practices (BMPs) and Preparation of Work Area

What should I do prior to conducting a job?

The BMPs presented below are intended to help you comply with local and state regulations that prohibit wastewater from entering the storm drain system. The following BMPs must be followed by all mobile businesses or outdoor activities of a fixed business that generate wastewater, regardless of the type of surface to be cleaned or cleaning operation to be performed:

- Evaluate the chemicals and compounds used for cleaning and reduce or eliminate the use of those that contain solvents, heavy metals, high levels of phosphates, or very high/very low pH that exceeds the local sewerage agency requirements.
- Walk through the area where the cleaning will occur prior to the start of the job and identify all area drains, yard drains, and catch basins where wastewater could potentially enter the storm drain system.
- Block/seal off identified drains or catch basins using sand bags, plugs, rubber mats, or temporary berms.
- Collect all trash and debris from the project area and place them in a trash bin for disposal.
- Sweep all surface areas prior to cleaning to minimize the amount of suspended solids, soil, and grit in wastewater.
- Identify the wastewater disposal option that will be used. Whether you are discharging to landscaping or the sanitary sewer, it is necessary that you meet all the requirements identified below.
- Conduct mobile washing in accordance with all operating instructions provided by the equipment supplier. Maintain equipment in good working order and routinely check and test all safety features.

What methods can be used to collect wastewater at a site?

There is no specific containment method that must be used for wastewater collection/diversion. However, the system must be adequately designed so that the wastewater does not flow into an on-site or off-site storm drain inlet. All mobile and existing businesses should use one of the following methods, regardless of the surface to be cleaned or the type of cleaning operation to be performed:

- Portable containment areas can be made from waterproof tarps, heavy-duty plastic, or rubber matting equipped with berms to prevent wastewater from running into storm drain inlets or discharge off-site. Materials that can be used for berms include sand bags or water-filled tubing. Whatever containment material is used, it must seal tightly to the ground so that no wastewater can pass under or over the berms.

- When power washing smaller pieces of equipment, containment devices to use may include portable vinyl swimming pools, plastic 55-gallon drums on casters, and flat metal or plastic containment pads.
- Depending on the volume of wastewater generated, it may be necessary to use a pump system, which may range in size from a wet-dry vacuum to a sump pump. A natural basin from which to pump can also be set up by establishing a slightly sloped containment area.
- Stationary or more permanent containment areas can be constructed with cement. Berms and pump systems may be used to contain wastewater and divert it to a holding tank.
- Commercial wastewater collection systems are also available for power washing. These systems can range from portable wash pits to self-contained water recycling systems. A list of companies selling this type of equipment can usually be found in the telephone book under "Pressure Washing Services and Equipment".
- Storm drain inlet covers can be made of an impermeable barrier such as a heavy-duty vinyl or plastic secured in place with materials such as concrete blocks, gravel bags, or sand bags. Storm drain inlet covers may also be available through commercial vendors.

Note: Blocking storm drain catch basin inlets in the public right-of-way (i.e. public street, or other publicly owned facility) is prohibited as a method of containment, unless expressly permitted by the municipality typically through an encroachment permit process. Wastewater should be contained on-site prior to entering the public right-of-way. Contact the local municipality for more information.

2. Wastewater Disposal Options

How can I dispose of my wastewater?

Wastewater is not allowed in the storm drain or street. However, the wastewater may be discharged to landscaping or the sanitary sewer, or it may be picked up and disposed of by a waste hauler. Please note that if you are unsure of the types of pollutants in the wastewater, laboratory analysis may be required to establish the proper disposal method.

Choose one of the three wastewater disposal options listed below based upon the following conditions:

Option 1: Discharge Wastewater to a Landscaped Area

The wastewater must meet the following requirements if discharging to landscaping:

- The pH must be between 6.5 and 8.5. This can be checked quickly and easily through the use of pH paper test strips.
- The wastewater may not contain:
 - Toxic materials.
 - Degreasers.
 - Pollutants that may create a fire or explosion hazard (e.g., gasoline, diesel).
 - Solid or viscous pollutants in amounts sufficient to cause obstruction or blockage of flow.
 - Petroleum oil, or other products of mineral oil origin.
 - Paint.

- In addition, wastewater from cleaning food-related vehicles or areas, vehicle exteriors or engines, and buildings with lead- or mercury-based paint should **not** be discharged to landscaping.
- Filter the wastewater if it contains debris, fibers, or other suspended solids.
- Ensure that the wastewater is fully contained within the landscaped area and will fully infiltrate into the ground prior to leaving the job site.

Option 2: Discharge Wastewater to the Sanitary Sewer

The wastewater must comply with the following conditions if disposed of into the sanitary sewer system:

- The wastewater temperature must be less than 140°F (60°C).
- The pH must be between 6.0 and 12.0. This can be checked quickly and easily through the use of pH paper test strips. Adjust the wastewater to a pH that is between 6.0 and 12.0. Dilution is not an effective or acceptable pretreatment.
- The wastewater quality must comply with the local sanitary sewer district's discharge limits and requirements. The wastewater should not contain large volumes or concentrations of:
 - Pollutants that may create a fire or explosion hazard (e.g., gasoline, diesel).
 - Solid or viscous pollutants in amounts sufficient to cause obstruction or blockage of flow.
 - Petroleum oil, non-biodegradable cutting oil, or other products of mineral oil origin.
 - Oil based paint.

Prior to surface washing, you must exercise any reasonable means to eliminate large volumes or concentrations of the above listed pollutants. Common methods to eliminate standing pools of pollutants include the placement of absorbent to adsorb the pollutant, dry-sweeping the absorbent, and disposing of the absorbent properly.

- No wastewater shall be discharged into any publicly owned sewer manholes without the sewer agency's written authorization.
- Filter the wastewater if it contains debris, fibers, or other suspended solids.
- If chemicals (e.g., solvents or acids) are used during the cleaning process, additional precautions may be needed. Contact your local sanitation district to learn if wastewater containing these chemicals requires pretreatment before discharge to the sanitary sewer or if it needs to be treated as hazardous waste.
- Ensure that the wastewater is released at a flow rate and/or concentration, which will not cause problems, pass through, or interference with the sewerage facilities. Generally, if you are using a privately owned cleanout, sink, toilet, or floor drain at a client's property, and the flow does not backup, the flow amount will not cause problems, pass through, or interference with the sewerage facilities.
- Utilize an approved discharge point such as:

- Privately owned cleanout (or sink, toilet or floor drain), oil/water separator, or below ground clarifier at the client's property where the wash water is generated;
 - Privately owned industrial sewer connection at the client's property where the wash water is generated;
 - Waste hauler station at sanitary sewer facility; and
 - Any other disposal points approved by the sanitary sewer facility.
- Maintain a logbook of all discharges.

Option 3: Dispose of Wastewater Using a Professional Hazardous Waste Hauler

Wastewater that can be characterized in any of the following ways must be disposed of using a hazardous waste hauler:

- Is corrosive (as indicated by a pH value of less than 5.5) or caustic (as indicated by a pH value of greater than 10.0).
- Contains a pollutant that may create a fire or explosion hazard (e.g., gasoline, diesel fuel).
- Contains solid or viscous pollutants in amounts sufficient to cause obstruction or blockage of flow.
- Contains petroleum oil, non-biodegradable cutting oil, or other products of mineral oil origin.
- Contains other potential hazardous wastes. Examples of other potential hazardous wastes include:
 - Wastewater generated from power washing old paint off a building. Paint chips need to be collected, evaluated, and disposed of properly. Paint chips cannot be left on the ground at the job site. Old paint stripped off commercial buildings may contain metals (e.g., lead, chromium, cadmium, and mercury), causing it to be a regulated hazardous waste.
 - Wastewater used in conjunction with certain solvents and degreasing agents, which may cause the wastewater to be classified as a listed or characteristic hazardous waste.

You must comply with the following conditions if a hazardous waste hauler is used:

- Ensure that the waste hauler is certified by the appropriate sanitary sewer agency and the Orange County Health Care Agency, is Hazardous Waste DOT certified, and is complying with applicable discharge regulations, which may include obtaining necessary permits and conducting water quality monitoring requirements. Please contact the Orange County Health Care Agency and/or your local fire department for specific requirements.
- Identify the wastes involved and determine if a hazardous waste has been generated.
- Maintain a logbook of all discharges and hazardous waste manifests, if applicable.

For additional information contact

City of Laguna Hills Public Services at 949-707-2650.

South Orange County Wastewater Authority at 949-234-5400

Moulton Niguel Water District at 949-831-2500

El Toro Water District at 949-837-0660

Exhibit A-9.III

Industrial/Commercial Inspection Form



CITY OF LAGUNA HILLS - STORM WATER PROGRAM COMMERCIAL/INDUSTRIAL INSPECTION FORM

INSPECTOR: _____ INSPECTION DATE / TIME: _____ / _____
ADDRESS / LOCATION: _____
NAME OF COMMERCIAL FACILITY / CENTER: _____
NUMBER OF FACILITIES PER CENTER: _____
ADDRESS OF COMMERCIAL FACILITY: _____
TYPE OF FACILITY: _____
WEATHER CONDITION: _____ PHOTOGRAPHS: ☐ YES ☐ NO

TYPE OF ACTIVITY

	YES	NO	N/A	EXPLAIN:
Are there any outdoor activities resulting in a discharge to the street or nearby storm drain?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Are containers for waste and debris being utilized and are they adequate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Are the trash cans closed/trash enclosures covered?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Is there any visible litter that may be detrimental to water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Is there adequate containment for all hazardous materials and/or equipment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Is there a need for BMP's?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

OUTCOME OF INSPECTION

☐ No Action Required ☐ Verbal Warning ☐ Written Warning

☐ Refer to: _____

Follow up inspection required?: ☐ YES ☐ NO

Date of follow up inspection: _____

Follow up inspection performed by: _____

OUTCOME OF FOLLOW UP INSPECTION

☐ Notice of Non-Compliance ☐ Written Warning ☐ Other:

☐ Administrative Compliance Order ☐ Cease and Desist Order

COMMENTS: _____

Section A-10

LOCAL IMPLEMENTATION PLAN

City of Laguna Hills

Illegal Discharges / Illicit Connections

(ID/IC)

A-10.0 ILLEGAL DISCHARGES/ILLICIT CONNECTIONS COMPONENT

A-10.1 INTRODUCTION

Since illegal discharges and illicit connections (ID/ICs) are potential significant sources of pollutants for the municipal storm drain system, the City is implementing a comprehensive program for detecting, responding to, investigating and eliminating ID/ICs in an efficient and timely manner. Abating ID/IC directly supports both the principal requirements of the Fifth Term Permit and effectively addresses 2 of the HPWQCs identified in the WQIP, specifically, unnatural water balance in dry weather and pathogen health risk.

A-10.1.1 Program Overview

The ID/IC Program provides guidance for City staff when identifying, responding, mitigating and enforcing the ID/ICs for the protection of public health and the environment. In addition, it provides the framework and a process for conducting the following NPDES permit compliance activities for the Illicit Discharge Detection and Elimination (IDDE) Program:

- Program administration
- Detection of illegal discharges and illicit connections
- Responding to water pollution incidents and complaints
- Inspections/investigations
- Education/Enforcement
- Training

A-10.1.2 Program Commitments

The major program commitments and the subsections in which they are described in detail include:

- Investigation and abatement of ID/ICs (**A-10.2**);
- Education and Enforcement (**A-10.3**); and
- Training (**A-10.4**), and Outreach.

A-10.1.3 Regulatory Requirements

The program described in this section was developed pursuant to Provision E.2- IDDE and E.6- Enforcement Response Plans of the Fifth Term Permit, and **Section 10** of the DAMP.

Provision E.2 requires each Copermittee to implement a program to actively detect and eliminate discharges and improper disposal into the MS4, or otherwise require the discharger to apply for and obtain a separate NPDES permit. The City's ID/IC program confirms with the strategies in the WQIP and addresses non-stormwater discharges as illicit discharges unless the non-stormwater discharge is identified as a discharge authorized by a separate NPDES permit.

Provision E.6 requires that the City to implement an Enforcement Response Plan as part of its

LIP/JRMP. The Enforcement Response Plan describes the applicable approaches and options to enforce the City's legal authority pursuant to Provision E.1, as necessary, to achieve compliance with the requirements of the Fifth Term Permit.

A-10.2 ILLEGAL DISCHARGES/ILLCIT CONNECTIONS PROGRAM

A-10.2.1 Program Introduction

The ID/IC Program establishes a process through which illegal discharges and illicit connections to the MS4 are actively detected and eliminated. In order to be effective, the ID/IC Program has been integrated with the municipal, industrial, commercial, residential, and construction inspection programs so that if an illegal discharge or illicit connection is discovered during an inspection it can be properly addressed and eliminated. In addition, on behalf of the Permittees, the Principal Permittee implements the water quality monitoring programs, which can also assist in identifying illegal discharges and illicit connections. Illegal discharges and illicit connections that are discovered as a result of integrated efforts will be addressed pursuant to this Section.

A-10.2.2 Program Administration and Implementation

Assigning roles and responsibilities reduces the duplication of efforts and increases program efficiency and effectiveness.

Roles and Responsibilities

The key roles and assigned staff for the ID/IC Program include the following:

Authorized Inspectors

The Authorized Inspector(s) (AI) are assigned to investigate compliance with and detect incidences of violations of the Ordinance. The designated AI are:

Contact Name: Sal Quinones
Title: Public Works Supervisor
Telephone: (949) 707-2653
Address: 24035 El Toro Road, Laguna Hills, CA 92653

Contact Name: Doug Davidson
Title: Project Inspector
Telephone: (949) 707-2658
Address: 24035 El Toro Road, Laguna Hills, CA 92653

Spill Responder

The Spill Responder (SR) can be an AI or other authorized personnel responsible for coordinating with the fire department for the immediate response to any accidental spills, leak or prohibited discharge of pollutants requiring clean-up. The designated AR is:

Contact Name: Sal Quinones
Title: Public Works Supervisor
Telephone: (949) 707-2653
Address: 24035 El Toro Road, Laguna Hills, CA 92653

Enforcing Attorney

The Enforcing Attorney is the City Attorney acting as counsel for the Permittee, and their appointee. For purposes of criminal prosecution, only the District Attorney or designee should act as the Enforcing Attorney.

For a more detailed discussion regarding the primary roles and responsibilities, the City's Water Quality Ordinance (**Section A-4**), Enforcement Response Plan (**DAMP Section 7.0, Exhibit A4.1**), and/or the Model Investigative Guidance Manual (**DAMP Section 10, Exhibit 10.I**) should be referenced.

Although the City is responsible for responding to water pollution complaints and incidents within its jurisdiction. The City of Laguna Hills has available resources to implement the spill response and Ordinance enforcement portions of the stormwater program.

A-10.2.3 Detection and Elimination of Illegal Discharges

The City of has a number of programs that facilitate the proactive detection of sources of illegal discharges and illicit connections. These programs include the following:

- Municipal Activities (**DAMP Section A-5**) – field inspectors and facility managers assist in the identification of illegal discharges and illicit connections during their daily activities. For example, during the routine maintenance of a drainage facility, a field inspector will report any dumped materials and/or undocumented connections to the NPDES representative.
- Public Education (**DAMP Section 6**) – assists with the distribution of public education materials that provide phone numbers and encourage the reporting of spills.
- Construction Activities (**DAMP Section 8**) - assists with the identification of illegal discharges from construction sites.
- Existing Development Programs (**DAMP Section 9**) – assists with the identification of actual or threatened illegal discharges from industrial, commercial and residential areas.
- Water Quality Monitoring Program (**DAMP Section 11**) – assists with the identification of problem areas through the collection of water quality data.

- Active participation in the Orange County Hazardous Materials Strike Force.
- Encourage the public to report water pollution problems to the countywide 24-hour problem reporting hotline at 1-877-89SPILL or www.myocservices.ocgov.com.

A-10.2.4 Model Spill Response Procedures

In addition to the proactive detection and elimination of threatened or occurring discharges, a large portion of the City of ID/IC Program is responding to water pollution complaints and incidents.

While all spills to municipal storm drain system are important and responses are often the same, sewage spills have merited special regulatory attention as coordination with other public agencies as well as private owners is often involved; for this reason sewage spill response procedures are covered separately in **Section A-10.2.5**.

The response procedures consist of the following elements:

- Record Keeping
- Notifications and Response Requests
- Response
- Investigations
- Clean-Up
 - Trauma Scene Cleanup
 - Cleanup Costs
 - Follow-up
 - Decontamination
 - Waste Storage and Disposal
- Reporting
- Education and Enforcement
- Program Effectiveness Evaluation

The Investigative Guidance Manual (Manual) (**DAMP Exhibit 10-1**) was developed for the AI to specifically address the investigative portion of an ID/IC response. The Manual outlines the fundamental techniques that should be followed during investigations in order to collect legally defensible data. The Manual addresses record keeping, site entry, interviewing, photographs, sample collection, and report writing.

A-10.2.4.1 Record Keeping

To ensure that the necessary information from a complaint, notification, or response request is accurately documented throughout the entire process, the City of Laguna Hills uses a form similar to the County's Pollution Notification and Investigation Request (PNIR) form (**Exhibit A-10.I**)

This form collects information on the:

- Initial notification/response request;
- The location and specific details about the complaint or spill;
- Information about the alleged responsible party;
- The results of the investigation; and
- The actions that were taken as a result.

Documentation may also include photographs, the collection of samples, detailed notes on observations, witness interviews, discussions on decisions made and other information relevant to the investigation.

After the initial entry of the information on the PNIR or related form, the information is entered into a database so that the data can be analyzed and future enforcement activities focused on problematic responsible parties, either locations or constituents. In addition, the use of the database allows the city to quickly and accurately provide the information that is necessary for the annual progress reports.

A-10.2.4.2 Notifications and Response Requests

In order to have a successful ID/IC program, the City of needs to obtain information about potential or existing complaints and spills as soon as possible so that the problem can be mitigated as quickly as possible.

In order to facilitate the reporting of problems by the general public, the city advertises the County's 24 hour water pollution problem reporting hotline number (1-877-89-SPILL), the website reporting form (www.myocservices.ocgov.com) and the city reporting number (949) 707-2650 on all of the public education brochures and posters.

The County's 24-hour hotline number and web address are included in the h2oc.org website under report pollution.

The City also coordinates with internal staff and other agency and emergency response personnel so that they understand how to identify a problem and who to report it to.

A-10.2.4.3 Response

After receiving a notification of a water pollution problem or spill, the City of Laguna Hills either refers the problem to their internal AI and/or SR or to the OCFCD's AI and/or SR. Each complaint or spill is investigated as soon as possible and according to **DAMP Section 10** to ensure that valuable information is not lost and to minimize any potential human health and environmental impact.

The response typically consists of:

- On-Scene Assessment;
- Notifications; and

- Containment.

After conducting an on-scene assessment, several notifications may be necessary.

Notifications may include:

- Notification to Other Agencies – Notifications need to be made to any agencies or entities that may be affected by or have jurisdiction over the pollutant or discharge.
- Requesting Assistance – If it is determined that the incident requires a multi-agency response, it may be necessary to request additional assistance from the other agencies.

The Agency Notification Matrix is included in **Exhibit A-10.I**.

A-10.2.4.4 Investigations

The City of Laguna Hills's Inspector or Responder will try to determine why the incident occurred and whether the discharge or release was deliberate or accidental and if the incident is, a repeat occurrence and carefully document the investigation to ensure that accurate information is obtained and all evidentiary requirements are met. The types of equipment, supplies and forms that may be used in the field during the investigations are listed in **Exhibit A-10.I**.

The investigation may include collection of samples, photographic documentation, interviews and/or an incident report, per **DAMP Section 10.2.4.5**.

The *Investigative Guidance Manual* (Manual) (**DAMP Section 10, Exhibit 10.I**) was developed for the AI to specifically address the investigative portion of an ID/IC response. The Manual outlines the fundamental techniques that should be followed during investigations in order to collect legally defensible data. The Manual addresses record keeping, site entry, interviewing, photographs, sample collection, and report writing. Each City will submit a summary of the non-storm water discharges and illicit discharges and connections investigated and eliminated within its jurisdiction with each WQIP Annual Report under the Provision F.3.b.(3) of the Fifth Term Permit.

A-10.2.4.5 Clean Up

The main objective in the clean-up operation is to restore the impacted area back to its original state (to the maximum extent practicable) and prevent further environmental degradation in the surrounding area of the incident. It is important that the cleanup be completed in a timely and cost-effective manner.

During this phase of the response, the Inspector or Responder is generally overseeing and directing the cleanup, re-evaluates the resources necessary to perform the cleanup and ensures that they are being prepared and sent to the site. The general responsibilities are:

- Provide list of clean-up companies for the responsible party (RP) to contact (**Exhibit A-10.I**);
- Oversee clean-up – Provide clean-up directions and verify pollutant removal;

- Document clean-up company's activities (proper and safe procedures) to verify appropriate clean-up charges; and
- Document amount of waste or pollutant removed to verify disposal costs.

The AI may also deliver to the owner or occupant of any property, or any other Person who becomes subject to an Administrative Remedy such as a Notice of Non-compliance or Administrative Order, and Invoice for Costs. The Invoice for Costs is immediately due and payable to the City of Laguna Hills for the actual costs incurred by the City in responding to, overseeing the cleanup of and issuing and enforcing any notice or order.

A-10.2.4.5.1 Trauma Scene Clean Up

Trauma scene wastes (i.e. blood and human tissue) may be encountered at various incidents including crime and/or accident scenes. Since trauma scene wastes require the implementation of special procedures in addition to the general clean up procedures that are followed, the City implements the procedures that are outlined in **DAMP Section 10.2.4.6**.

A-10.2.4.6 Reporting

The ID/IC program has a number of reporting requirements. The requirements include:

- Proposition 65 Notification – Health and Safety Code 25180.7 provides that:

“Any designated government employee who obtains information in the course of his official duties revealing the illegal discharge or threatened illegal discharge of a hazardous waste within the geographical area of his jurisdiction, and who knows that such discharge or threatened discharge is likely to cause substantial injury to public health or safety, must, within 72 hours, disclose such information to the local health officer.”

The Proposition 65 Hotline telephone number in Orange County is (714) 433-6403; fax number is (714) 754-1768.

- Regional Board Notifications – If a spill, leak or illegal dumping is determined to pose a threat to human or environmental health the City will provide oral notification to the Regional Board by phone or e-mail within 24 hours of the discovery followed by a written report within 5 days.

A-10.2.5 Model Sewage Spill Response Procedures

While all spills to the municipal storm drain system are important and responses are often the same, sewage spills have merited special regulatory attention as coordination with other public agencies as well as private owners is often involved.

The City coordinates all spills with the Water Agencies.

While the protocols used in responding to any type of spill are essentially the same, the specific differences for sewage spills are described within this section.

The primary response procedures for sewage spills are the same as for other types of spills and consist of the following elements:

- Record Keeping;
- Notifications and Response Requests;
- Response;
- Investigations;
- Clean-Up; and
- Reporting.

The current City Ordinance requires that private sewer laterals and septic systems be designed and operated in accordance with industry standards. The Ordinance also requires the proper maintenance of these facilities in order to minimize possible spills, breakages, and failures. As outlined in the Pathogen Health Risk HPWQC within the WQIIP, the City will enforce these requirements if a spill from private property or source is, or cannot be, effectively remedied by the owner or other responsible party.

A-10.2.5.1 Record Keeping

To ensure that the necessary information is collected, the City of Laguna Hills uses forms similar to the County's Pollution PNIR form (**Exhibit A-10.I**).

In addition to the information that is collected on the PNIR form, the following pieces of information are collected when documenting a sewage spill:

- Information regarding whether a sewage spill entered a storm drain (i.e. where sewage is observed running into a drain, or directly to a receiving water, creek, channel, etc. or there is residual evidence thereof), including the location and name of the receiving water;
- Determination of spill start and stop time; and
- A determination of spill volume

A-10.2.5.2 Response

Although there are instances where the municipal storm drain and sanitary sewage collection systems are under the same public agency (City) ownership, there are also many situations where the jurisdictions are not the same. Responding to overflows that reach the municipal storm drain system is, in these instances, a joint or shared responsibility of both (stormwater and wastewater) Permittees.

El Toro and Moulton Niguel Water Districts currently have jurisdiction within the City of Laguna Hills's service area and is responsible for preventive and corrective sewer maintenance programs. This program consists of procedures and methodologies provided for the operation, maintenance, repair and replacement of sewer mains, manholes, and pump stations. The

program provides for routine monitoring, inspection, cleaning, and related maintenance of all components of the municipal sanitary sewer system in order to reduce the potential of sanitary sewer overflows (SSOs) and structural failures.

Regardless of where the spill originates, if the spill has entered or may enter the storm drain system the Permittees respond to assist with the cleanup and remediation of the area.

If not already completed upon arriving on scene, the discharge or release of sewage should be discontinued and contained as close to the originating site as possible after the initial assessment has been completed. This is critical in preventing further contamination or degradation downstream and will ultimately result in an easier and less expensive cleanup effort.

The order of preference for the containment is:

- On-site at the point of origination;
- In the curb/gutter or street;
- In the catch basin;
- In the storm drain system; and
- In the channels/streams.

A-10.2.5.3 Clean Up

The main objective in the clean-up operation is to restore the impacted area back to its original state (to the maximum extent practicable) and prevent further environmental degradation in the surrounding area of the incident. During this phase of the response, the Inspector or Responder is generally oversees and directs the cleanup and re-evaluates the resources necessary to perform the cleanup and ensure that they are being prepared and sent to the site.

The City of Laguna Hills will ensure that the general clean-up responsibilities outlined in **DAMP Section 10.2.5.4** are followed by the Inspector or Responder overseeing the cleanup.

A-10.2.5.4 Reporting

Sewage spill reporting to various regulatory agencies has parallel and overlapping requirements. However, reporting spills to one regulatory agency will not necessarily satisfy the requirements of the other. Therefore, the City of reports to the following agencies:

Storm Drain Discharges

- Regional Board Notifications – If a spill, leak or illegal dumping is determined to pose a threat to human or environmental health the Permittees report this information to the Regional Boards by phone or e-mail within 24 hours of the discovery followed by a written report within 5 days. (See Section A-10.5.6 above)

Sewage Discharger Notifications

- Orange County Health Care Agency (HCA) - California Health and Safety Code Section 5411.5 requires that all sewage spills be immediately reported to the HCA 24-hours a day. During standard work hours (M-F, 8:00 a.m. to 5:00 p.m.) sewage spills that may impact beaches or the ocean should be called in by phone directly to Regulatory Health Services, Environmental Health, Ocean Water Protection Program staff personnel at (714) 433-6000. After hours reports for emergency spills can be phoned in through the County Communications number (714) 628-7008.
- State Office of Emergency Services (OES) - California Water Code Section 13271 and the CCR Section 2250 require that the State OES be notified immediately of all sewage spills of 1,000 gallons or more from public sewer systems by telephone (800) 852-7550.
- Santa Ana Regional Board - Order No. 2002-0014 requires that sewage dischargers immediately report all SSOs entering a storm drain, drainage channel, or surface water body to the Board by telephone, voice mail, e-mail, or FAX. Completed SSO Report Forms, or equivalent, for each and every overflow event must be submitted within five days of the initial notice. Full reports for each SSO occurrence including photos and mitigation measures must be submitted electronically to the RWQCB at the end of each month. Submittal of SSO Summary Reports and certification statements are also required 30 days following the spill report period.
- San Diego Regional Board - Order No. 96-50 requires that sewage dischargers report spills of at least 1,000 gallons, or to surface waters (all, of any volume), within 24-hours by FAX or telephone. In all instances the discharger must fax a SSO Report Form to the Board within five days of the spill. The completed SSO Form must also be faxed to the Department of Health Services (DHS). A quarterly report of all sanitary sewer spills, including those not meeting the criteria stated above, must be submitted electronically to the Regional Board.

A-10.2.5.5 Sewage Spill Response Planning

The City of Laguna Hills also participates in the Countywide Area Spill Control (CASC) Program as described **DAMP Section 10.2.5.6**.

A-10.2.6 Illicit Connection Investigations

As part of the municipal stormwater program, the City of Laguna Hills detects and eliminates illicit connections within its municipal storm drain system.

Any illicit connection identified by the City of Laguna Hills during routine inspections is investigated. Appropriate actions are then taken to approve undocumented connections by permit procedure and/or pursue removal of those connections that are determined to be illicit connections and not permissible.

If evidence of an illegal discharge is detected and the source does not appear to be evident, a source investigation may be conducted as described in **Section A-10.2.7** and **DAMP Section 10.2.7** to determine if the discharge is being conveyed through an illicit connection.

A-10.2.7 Source Investigations

Source investigations may be conducted when an ID/IC is detected or suspected, and the source is not readily identifiable. The purpose of the investigation is to locate the source so that measures to eliminate the ID/IC can be implemented. Source investigations will be initiated when appropriate information suggests evidence of an ID/IC, including:

- Reports made by City staff, government agencies, or the general public
- Triggers established by the data from the water quality monitoring program
- Professional judgment of water quality monitoring personnel

In order to facilitate the determination of when source investigation studies are warranted, the Dry Weather Monitoring Program (**DAMP Section 10.0**) includes a set of criteria that will trigger focused ID/IC studies by the City when the monitoring data indicate the presence of a problem.

When data from the routine Dry Weather Monitoring Program exceeds these criteria, this triggers a consideration that follow-up investigations are necessary. With this trigger, the County Dry Weather Monitoring Program will have identified a storm drain that exceeded the criteria, and the City will be notified that a follow-up ID/IC investigation may be necessary. For extreme conditions that represent a clear and immediate risk to human health or receiving water quality then the appropriate Inspector will be notified immediately. This situation may require a hazardous materials response.

In instances, where the monitored site is near a jurisdictional boundary and the upstream drainage network for the site extends into a neighboring jurisdiction(s), all appropriate jurisdictions will be notified.

A-10.2.7.1 Tracking a Pollutant Upstream

Once the City AI is notified of the potential problem and it is determined that a source investigation is warranted, the approach used for tracking a pollutant source upstream or identifying an illicit connection will primarily involve the steps as outlined in the **DAMP Section 10.2.7** including:

- Step One - Initial Screening
- Step Two - Source Evaluations and Inspections
- Step Three - Monitoring
- Step Four - Document, Notify and Report

A-10.2.7.2 Documentation

Thorough and accurate documentation will be maintained by the AI throughout the investigation process to ensure that an accurate record is maintained and legal/evidentiary requirements are met. Documentation is also intended to ensure that the required regulatory reporting is completed, enforcement and cost recovery actions can be justified, repeat offenders and other areas of concern can be identified, program improvements can be made, and program effectiveness assessments can be prepared.

Investigative documentation includes:

Initial notification or investigation/response request
The location and specific details about the complaint
Information about the alleged responsible party
The results of the investigation
The actions that were taken as a result

Additional documentation may include interviews, photographs, samples, observation notes, and other information relevant to the investigation.

A-10.2.7.3 Elimination of ID/ICs

Depending on the type of ID/IC detected, the City will eliminate any discharge or connection by means of appropriate legal procedures. ID/ICs will be eliminated by contacting the appropriate supervisor who oversees the activities resulting in the discharge and notifying the individual of necessary actions.

In the event that the City determines that the individual responsible for the ID/IC is incapable of performing the actions by the compliance date, or if the individual chooses not to perform the activities, the City may conduct the necessary measures, and charge the resulting costs to the individual.

Follow-up will be conducted to ensure that abatement activities have been successfully and adequately implemented. A summary of the Non-stormwater discharges and illicit discharges and connections investigated and eliminated must be included in the WQIP Annual Report as required by Provision F.3.b.(3) for the Fifth Term Permit.

A-10.3 Education and Enforcement

A-10.3.1 Introduction

Enforcement activities within the City of Laguna Hills are undertaken according to the adopted Water Quality Ordinance and accompanying Enforcement Response Plan (**DAMP Exhibit 4.I**). Water pollution cases may be handled administratively or in more serious instances, be prepared for prosecution.

The City of Laguna Hills has formally designated the staff responsible for carrying out the enforcement services according to the Enforcement Response Plan and updates these designations every year as a part of Program Effectiveness Assessment.

The City of Laguna Hills generally utilizes four types of remedies including:

- Educational letters;

- Administrative Remedies - Notices of Noncompliance, Administrative Compliance Orders, Cease and Desist Orders;
- Criminal Remedies – Misdemeanors, Infractions, Issuance of Citations; and
- Other civil or criminal remedies as appropriate

A-10.3.2 Choosing the Type of Enforcement

The Enforcement Response Plan provides a framework to the City for selecting the type of enforcement that should be pursued. Some of the factors that influence this decision include the duration and significance of the violation of threat, the cooperativeness and willingness of the responsible party to remedy the conditions, whether the incident is isolated or re-occurring and whether the violation or threat will affect or harm human health or the environment.

In order to be consistent countywide, the City of Laguna Hills staff will use the Enforcement Response Plan (**Exhibit A-4.1**) to assist them in determining which type of enforcement action should be used for any given incident.

Although the discussion below provides some guidelines on the use of various enforcement tools, the Enforcement Response Plan is the primary document for the enforcement procedures and processes and is consulted when enforcement options are being considered or appeals of enforcement remedies are initiated.

A-10.3.2.1 Educational Letters

Although the AI primarily rely on the administrative remedies as discussed below, there are still a few occasions when the City uses enforcement letters.

These situations may occur when:

- An authorized inspector believes that the water pollution complaint may be valid, but does not have evidence to substantiate it; and/or
- A second party, or resident, hires a contractor who causes an incident. In this case, the contractor should receive the administrative remedy and the resident should receive an educational letter.

Examples of educational materials that are distributed include the following:

- | | |
|--|--|
| <input type="checkbox"/> Carpet Cleaners | <input type="checkbox"/> Mobile Car Wash |
| <input type="checkbox"/> Restaurant Cleaning | <input type="checkbox"/> Pool Maintenance |
| <input type="checkbox"/> Automotive Service Center | <input type="checkbox"/> Waste Oil Collection |
| <input type="checkbox"/> Gas Station | <input type="checkbox"/> Pest Control Products |
| <input type="checkbox"/> Horse and Livestock | <input type="checkbox"/> Permitted Lot and Pool Drains |
| <input type="checkbox"/> Dog Waste | <input type="checkbox"/> Car Wash Fundraisers |

A-10.3.2.2 Administrative Remedies

The City of Laguna Hills generally utilizes four types of administrative remedies (**Exhibit A-10.II**) including:

- Notices of Non-compliance – This is the least onerous enforcement tool and constitutes a basic request that the RP rectify the condition causing or threatening to cause non-compliance with the Ordinance.

The Notice of Non-compliance may be issued when one or more of the following circumstances exist:

- The violation or threat is not significant and has been short in duration
- The RP is cooperative and has indicated a willingness to remedy the conditions
- The violation or threat is an isolated incident
- The violation or threat does not affect and will not harm human health or the environment

Prior to the issuance of an Administrative Compliance Order or a Cease and Desist Order to a RP, the City will first issue a Notice of Non-compliance, which states the act or acts constituting the violation and directs that the violation be corrected.

The Notice of Non-compliance should provide the RP with a reasonable time to correct the violation before further proceedings are brought against the RP. However, a Notice of Non-compliance should not be the first enforcement method used if egregious or unusual circumstances indicate that a stronger enforcement method is appropriate.

- Administrative Compliance Orders – This is an appropriate enforcement tool in the following circumstances:
 - An actual condition of Non-compliance exists, but the condition cannot be remedied within a relatively short period of time
 - The owner of the property or facility operator has indicated willingness to come into compliance by meeting milestones established in a reasonable schedule
 - The violation does not pose an immediate threat to human health or the environment
- Cease and Desist Orders – This is appropriate when the immediate action of the RP is necessary to stop an existing discharge, which is occurring in violation of the Ordinance. The cease and desist order may also be appropriately issued as a first step in ordering the removal of nuisance conditions, which threaten to cause an unauthorized discharge of pollutants if exposed to rain or surface water runoff.

The cease and desist order may be issued when one or more of the following circumstances exist:

- The violation or threat is immediate in nature and may require an emergency spill response or immediate nuisance abatement if left unattended;
 - The violation or threat exhibits a potential situation that may harm human health or the environment;
 - The AI's contacts with the property owner or facility operator indicate that further authority of the City may need to be demonstrated before remedial action is forthcoming; and,
 - The AI's prior Notices of Non-compliance have not obtained a favorable response.
- Other Administrative Procedures or Civil Actions
 - Where the City has issued a local permit, the AI may elect to initiate administrative proceedings to suspend, revoke or modify the permit if the permit terms are violated or if changed conditions occur.
 - In consultation with the Enforcing Attorney, the AI may also consider the use of an injunction or other civil enforcement proceedings

A-10.3.2.3 Criminal Remedies

Criminal enforcement is appropriate when evidence indicates that the responsible party has acted willfully with intent to cause, allow continuing, or concealing a discharge in violation of the Ordinance.

The Permittees generally utilize three types of criminal remedies

- Issuance of Citation - Where criminal enforcement is indicated, the AI may cause issuance of a citation to the responsible party. The citation shall include:
 - The name and address of the violator
 - The provisions of the Ordinance violated
 - The time and place of required appearance before a magistrate

The responsible party must sign the citation thereby promising to appear. If the cited party refuses to sign the citation, the AI may cause the arrest of the discharger, or may refer the matter to the Enforcing Attorney for issuance of a warrant for arrest.

- **Infractions** - At the discretion of the Enforcing Attorney, misdemeanor acts may be treated as infractions. Factors that the EA may use in determining whether the misdemeanor is more appropriately treated as an infraction may include:
 - The duration of the violation or threatened violation
 - The compliance history of the person, business or entity
 - The effort made to comply with an established compliance schedule
 - The existence of prior enforcement actions
 - The actual harm to human health or the environment from the violation

An infraction is punishable by a fine of not more than \$100 for a first violation, \$200 for a second violation, and a fine not exceeding \$500 for each additional violation occurring within one year.

- **Misdemeanors** - Criminal enforcement is appropriate when evidence of non-compliance indicates that the violator of the Ordinance has acted willfully with intent to cause, allow continuing or concealing a discharge in violation of the Ordinance. Included in **Exhibit A-10.II** is the case template that the City of Laguna Hills uses when developing a case against a responsible party.

A-10.3.2.4 Administrative Hearings

The ordinance provides for appeals of the AI decisions to a designated Hearing Officer. The final decisions of Hearing Officers are appeal able to the court with proper jurisdiction under statutory review procedures. For further information on the administrative hearing process, see the Enforcement Consistency Guide.

A-10.4 Training

For an effective stormwater program to be efficiently implemented, its staff must have sufficient knowledge, experience, and skills. The Principal Permittee will coordinate, develop and present a number of different training modules in accordance with the *The Orange County Stormwater Program Training Program Framework: Core Competencies*. The City will support this effort by requiring the appropriate employees to attend training sessions, and conduct applicable train-the-trainer sessions, if necessary.

A-10.4.1 Training Records

The City of Laguna Hills maintains records of training provided to staff.

Section A-11

LOCAL IMPLEMENTATION PLAN

City of Laguna Hills

Water Quality Monitoring

A-11.0 WATER QUALITY MONITORING

The Water Quality Monitoring **Section A-11.0** describes the monitoring and follow-up activity implemented by or on behalf of the City in compliance with the requirements of:

- Monitoring and Reporting Program of the Santa Ana Regional Water Quality Control Board Municipal NPDES Stormwater permit, Order No. R8-2009-0030 as amended by R8-2010-0062, NPDES No. CAS618030, (termed *Fourth Term Permit*); and
- Permit Directive C (Non-Stormwater Action Levels), Directive D (Stormwater Action Levels), Directive F.4.d/e (Illicit Discharge Screening and Investigation), Directive G.7 as applicable (Aliso Creek WRMP), Directive I as applicable (TMDLs), Directive J as applicable (Effectiveness Assessment), and Attachment E (Receiving Waters and MS4 Discharge Monitoring) of the San Diego Regional Water Quality Control Board Municipal NPDES Stormwater permit, Order No. R9-2015-0001 and R9-2015-0100, NPDES Permit No. CAS0109266 (termed *Fifth Term Permit*).

Water quality monitoring may also be conducted or supported by the City in conjunction with BMP evaluations or other special studies.

A-11.1 Monitoring and Follow-up Activity Carried Out by the Principal Permittee

Through the annual cost-share agreement described in **Section A-2.0**, the City participates financially to support the implementation of the following required monitoring programs by the County of Orange as Principal Permittee:

Santa Ana and San Diego Regions:

- **Mass emissions/loads monitoring:** Currently the Principal Permittee monitors 11 mass emissions stations to estimate the total mass emissions (range of urban contaminants and loads) from the MS4; assess trends in mass emissions over time; and to determine if the MS4 is contributing to exceedances of water quality objectives or beneficial uses, by comparing results to the California Toxics Rule (CTR), Basin Plan, Ocean Plan and/or other relevant standards. Samples are collected from the first storm event and two more storm events during the rainy season. A minimum of three dry-weather samples are also collected.
- **Bioassessment:** Using a “triad” of indicators (bioassessment, chemistry, toxicity), the Permittees currently monitor 12 stations in cooperation with the Southern California Coastal Water Research Project (SCCWRP) in efforts to evaluate the biological index approach for Southern California and to design a research project for developing an Index of Biological Integrity (IBI) for the region.

Santa Ana Region

- **Reconnaissance:** Using measurements of key pollutants, reconnaissance monitoring identifies potential illegal discharges and illicit connections, based on comparison with historical data and available estimates of background levels.
- **Estuary/wetlands monitoring:** Currently the Principal Permittee monitors 20 sites in Upper Newport estuary, Talbert Marsh, and Bolsa Chica wetlands areas to determine the effects of storm water and non-storm water runoff associated with increased urbanization on these systems. These monitoring locations include representative areas surrounding channel outfalls and areas away from channel outfalls to enable the determination of storm water and non-storm water effects on sediment chemistry, toxicity, benthic communities, nutrient status, and spatial extent of sediment fate within the estuarine environment.
- **Bacteriological/pathogen monitoring:** This monitoring element uses measurements of a suite of bacterial indicators to identify spatial and temporal patterns of elevated level in order to prioritize problem areas. The permittees currently monitor 9 representative areas along the Orange County coastline and six inland water bodies/channels, for total coliform, fecal coliform, and enterococcus in order to determine the impacts of storm water and non-storm water runoff on loss of beneficial uses to receiving waters.
- **Water Column Toxicity Monitoring:** The current monitoring program analyzes for toxicity to freshwater and marine species on mass emissions samples to determine the impacts of storm water and non-storm water runoff on toxicity of receiving waters.
- **Sediment:** The Principal Permittee monitors sediment toxicity at seven stations in Newport Bay and seven stations along Huntington Harbour/Talbert Marsh areas.
- **TMDL/303(d) Listed Waterbody Monitoring:** The Permittees participate in the Regional Monitoring Program for the San Diego Creek Nutrient and Toxics TMDLs, and evaluate the impacts of runoff on all impairments within the Newport Bay watershed and other 303(d) listed waterbodies.

San Diego Region

- **Coastal storm drains outfall monitoring:** Using a suite of pathogen indicator bacteria at high priority drain outfalls, track compliance with regulatory standards and any improvements due to BMP implementation.
- **Coastal receiving water monitoring:** Using measure of runoff plume characteristics and extent, as well as measures of a suite of physical, chemical, and biological indicators, improve understanding of the impacts of runoff plumes on nearshore ecosystems.
- **Dry Weather Nonstormwater Action Levels (NALs):** Dry-weather MS4 discharges are sampled during summer and winter dry weather at one or more representative major

outfalls to the City's receiving waters. Effluent flow rate is estimated and effluent samples are analyzed for the 16 constituents for which NALs are listed in Directive C, and for the 16 additional constituents listed in Attachment E - Table 1 of the Order. If one or more NALs are exceeded, receiving water samples are collected upstream and downstream of the discharge, and data are provided to the City for appropriate follow-up and reporting, as required under Directive C (refer to **Section A-11.2** below). For Laguna Hills, the initial designated NAL monitoring stations are LHJ05P01, LHL04TBN1. These stations may be replaced by other sites in the City if they do not exceed a NAL for 3 years. This program replaces and refocuses the Dry Weather Monitoring Program previously implemented under the Third Term Permit.

- **Stormwater Action Levels (SALs):** Wet-weather MS4 discharges are sampled as composites during storms at one or more major outfalls to the City's receiving waters, with sites selected regionally to achieve representation of all Watershed Management Areas. Samples are analyzed for constituents listed in Directive D of the Order. If the likely and expected cause of the SAL exceedance is not determined to be non-anthropogenic, data are provided to the City for follow-up and reporting, as required under Directive D (refer to **Section A-11.2** below). Stations may be replaced by another location if it does not exceed a SAL for 3 years. This is a new program under the Fourth Term Permit.
- **Regional Monitoring and Special Studies:** Regional Bacteria Monitoring, Stormwater Monitoring Coalition Regional Monitoring, Sediment Toxicity Study, and Trash and Litter Impairment Investigation, as required under the Permit in Attachment E.II.A.5 and E.II.D. These monitoring efforts are new under the Fourth Term Permit.
- **Aliso Creek 13325 Directive Monitoring Program:** Discharges from a selected high-priority drain and sites in the receiving waters are monitored for status and trends in fecal indicator bacteria concentrations, on a focused basis during the warmest dry weather months each year. Data are provided to the City to assist in assessing its management practices (see **Section A-11.2** below). In Laguna Hills, the designated Aliso High Priority Drain is the J05 outfall in Aliso Creek

For the Mass Emissions Monitoring, Bioassessment and receiving waters monitoring programs described above, associated follow-up special investigations to determine the extent and causes of MS4 discharge contributions to key identified impacts are generally conducted by the County, with City financial or logistic support as needed, as described in the Monitoring and Reporting Program. Follow-up investigation findings are used to inform the prioritization and implementation of City and/or County management actions to reduce/eliminate sources.

A-11.2 Monitoring and Follow-up Activity by the City

The following monitoring and follow-up activities are carried out by the City, with technical assistance from the County as needed:

- **Follow-up Investigations and Enforcement for the Illicit Connection/Illegal Discharge Program:** As described under **Section A-10**, the City may conduct water quality

sampling as a component of follow-up investigations and/or enforcement actions to help determine the source(s) of significant pollution identified via hotline reports and dry weather monitoring programs.

- **BMP Effectiveness Evaluation:** As described in **Section A-3.3**, the City may conduct and/or cooperate with water quality sampling to verify whether Best Management Practices proposed or implemented in response to the IC/ID Program or other programs are effective in reducing the constituent(s) of concern at a specific problem location, at MS4 outfalls, in receiving waters, or at research site(s); or whether another iteration of BMPs should be considered to make progress toward attaining water quality objectives. The City may also conduct water quality sampling to verify the effectiveness of its Municipal, Existing Development, and Construction BMP programs.
- **NAL Exceedances:** When notified by the County of exceedances of one or more NALs at its monitoring stations, the City investigates and attempts to identify the source(s) of the exceedances in a timely manner, in accordance with Directive C.2/C.3 and using the protocols described in Section 3.6.4 of the County's Receiving Water and MS4 Monitoring Plan dated October 1, 2010. The investigations may be prioritized, if necessary due to resource constraints. All investigations include work to determine whether the MS4 discharge exceedance(s) impacted the receiving waters. Depending on the source of the exceedance, the City takes the following actions after investigating, as shown in Exhibit 11.2:
 - 1) If the source is non-anthropogenic, documentation is forwarded to the San Diego Regional Water Quality Control Board within 14 days of the finding.
 - 2) If the source is an exempted category of discharge, a determination is made as to whether it is an isolated circumstance or a wider problem justifying a new categorical prohibition. Findings, including any additional steps to be taken, are reported in the subsequent Annual LIP PEA Report.
 - 3) If the source is not reasonably identifiable, the pollutant is given high priority for focused sampling and potential programmatic updates in the subsequent Annual Jurisdictional Work Plan submitted with the Annual LIP PEA Report.
 - 4) If the source is identified as an illicit discharge or connection, appropriate actions or enforcement measures are taken to eliminate the discharge and to submit documentation to the San Diego Regional Water Quality Control Board within 14 days of the identification. If the discharge is not eliminated within 14 days, an action plan is submitted instead.
 - 5) If the source is identified as subject to an existing separate NPDES permit, findings are submitted to the San Diego Regional Water Quality Control Board within 3 business days.
- **SAL Exceedances:** When notified by the County that exceedances of one or more SALs are greater than acceptable thresholds at its monitoring stations, the City adjusts its subsequent annual Jurisdictional Work Plan to augment its stormwater controls and management measures in an iterative manner to reduce discharges of the problem pollutant(s), unless it is demonstrated that the likely and expected cause of the SAL exceedance is not anthropogenic in nature. The magnitude, frequency, and number of

constituents exceeding the SALs, as well as receiving water quality data, are taken into consideration.

- **Aliso Creek 13325 Directive:** The City utilizes the Aliso Directive data evaluations conducted by the County to help guide and assess its implementation of structural and nonstructural management practices to reduce discharges of fecal indicator bacteria/pathogens in the High Priority Drain J04 subdrainage area. Additional BMPs are considered, evaluated and implemented as found to be appropriate and effective.

All water quality analyses for the City-run sampling and monitoring programs will be collected and analyzed by professional staff and a commercial laboratory. Monitoring data accumulated under the above programs will be evaluated and reported by the City.

A-11.3 Reporting

Data from the Monitoring and Reporting Program conducted by the Principal Permittee on behalf of the Permittee Cities are assessed by quantitative evaluation of data and analyses of short- and long-term trends as appropriate, and are reported to the appropriate Regional Water Quality Control Board by the Principal Permittee.

NAL Reporting: Investigative priorities, progress, findings and actions plans developed by the City in response to NAL exceedances are reported under different formats and schedules depending on the source of the exceedance, as described under **Section A-11.2**. For any annual reporting period in which a NAL exceedance is documented, a NAL Report is also submitted in the subsequent Annual LIP PEA Report, describing whether the MS4 discharge exceedance(s) impacted the receiving waters.

SAL Reporting: When SALs exceed acceptable thresholds at its monitoring stations, and the likely source is not determined to be non-anthropogenic, the City adjusts its subsequent Annual Jurisdictional Work Plan (see **Section A-3.0**) and submits it with the Annual LIP PEA Report, to describe the iterative augmentation to be pursued for stormwater controls and management measures to address the problem constituent(s).

Aliso 13325 Reporting: The City develops, certifies and submits an annual Aliso Creek High Priority Drain report by March 1 addressing the preceding calendar year, describing and assessing the City's bacteria source reduction program for the high-priority drainage area. The report describes the causes of impairment; structural and non-structural BMPs previously implemented, implemented during the reporting year, or planned to be implemented; their capital and maintenance costs; date implemented; expectations or observations of effectiveness; and any conclusions regarding potential applicability to the rest of the watershed. Quarterly reporting is also conducted in conjunction with quarterly meetings of the Aliso Creek Watershed Co-permittees.