



HOLIDAYS

Development Services downtown office shuts December 26-31

In addition to upcoming holidays, the Development Services Department's downtown office at 1222 First Ave. will be closed December 26-31.

Limited permit issuance and inspections will be available from 7 a.m. to 3:30 p.m. at the department's Inspection Services Division, 9601 Ridgehaven Ct., Suite 220, (858) 492-5070.

Inspections are scheduled through the Inspection Line Service at (858) 581-7111.

All city offices will be closed for legal holidays of Thanksgiving on Nov. 22, Christmas, Dec. 25 and New Year's on Jan. 1. All Development Services offices are closed Nov. 23. ☹

Sewer design guide available

The city's new Sewer Design Guide is now available.

It replaces sections of the city's Water Design Guide that applied to sewer system and is available at the Publications Counter, 1222 First Avenue. ☹

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Holidays

City of San Diego Offices
Will Be Closed

Monday, Nov. 12
Veterans Day Observed

Thursday, Nov. 22
Thanksgiving Day

Tuesday, Dec. 25
Christmas Day

Tuesday, January 1
New Year's Day

Legal Holidays

All Development Services
Department offices closed
Friday, Nov. 23.

Downtown Development
Services Offices Closed
Wednesday, Dec. 26 to
Monday, Dec. 31

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New Project Submittal Manual now in use

The City Council adopted the Land Development Manual Project Submittal Requirements on October 2, 2001.

The document, which is used for all project types, is available on our web site: <http://www.ci.san-diego.ca.us/development-services/industry/forms.shtml>

For more information, call (619) 446-5000. ☹

New storm water management, discharge ordinance now in effect

Consistent with federal Clean Water Act

By Karen Larson Henry, P.E., Deputy Director, City of San Diego

The City of San Diego enacted San Diego Municipal Code (SDMC) §43.03 entitled Storm Water Management and Discharge Control in 1993, commonly referred to as the City's storm water ordinance. This ordinance, in a nutshell, makes it unlawful for any person to discharge non-storm water into the City's storm water conveyance system. For contractors, this means that concrete slurry, stucco, sediments, paint, and other disposal of materials into the street gutter or storm drain are illegal discharges. The intent of the ordinance is to protect and enhance the water quality of our watercourses, water bodies, and wetlands in a manner consistent with the federal Clean Water Act. The storm water conveyance system collects storm water and urban runoff containing pollutants and discharges these flows untreated into the creeks, rivers, bays, and ocean.

For six years, the City maintained a policy to educate violators of the storm water ordinance as the first response for compliance. Education was used unless there was evidence that the pollutant was intentionally discharged or exceptionally dangerous to the environment. The City Council changed this policy in 1999 directing the Storm Water Pollution Prevention Program to implement the administrative civil penalties and citation process. Since June 2000, 387 citations and 41 civil penalties have been issued for storm water violations.

Earlier this year, a new Municipal Storm Water Permit for the San Diego region went into effect, which regulates the discharge of pollutants from storm drains. Although erosion control and water quality regulations were already in place, revisions to the code were necessary to maintain consistency with the current Permit. Accordingly, the City Council amended three sections of the code to comply with the permit:

- Chapter 14 Article 3 Division 3 @ Storm Water Management

STORMWATER Continues on Page 3

CONSTRUCTION SITE CONDITIONS

How to prepare for the rainy season

By Karen Larson Henry, P.E.,
Deputy Director, City of San Diego

In the old days, a rainy day merely meant a lost working day relative to the construction contract. Now, the entire rainy season requires contractors and builders to do much more in order to protect receiving waters from pollution originating from construction sites.

Although sediment and erosion control measures are required year round, the greatest risk is during the rainy season. The rainy season is October 1 through April 30 of each year as defined by the State. All project sites will be scrutinized during this time of year and appropriate enforcement actions taken if a site is not adequately pro-

tected. In addition, a State General Construction Permit is required for sites with soil disturbances of 5 acres or more. This permit requires the applicant to develop and implement a Storm Water Pollution Prevention Plan (SWPPP, pronounced "swip") which specifies Best Management Practices (BMPs) that will prevent all construction pollutants from contacting storm water and with the intent of keeping all products of ero-

sion from moving offsite into receiving waters; eliminate and reduce non-storm water discharges; and inspect all BMPs. Additionally, the State General Construction Permit was amended (Resolution No. 2001-046) to require sampling and analysis of discharges.

Local jurisdictions in addition to the local Regional Water Quality Control Board will be looking for compliance with es-

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Runoff

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tablished minimum standards. The County of San Diego as part of their Project Clean Water lead a technical work group to develop a model construction activities program for the region (pursuant to the San Diego Municipal Storm Water Permit that was adopted on February 22, 2001) which provides guidance and recommended minimum standards for both the local agencies and the building industry.

As you prepare for the rainy season, the following five key areas should be considered:

Training: All personnel working on site should receive training and know how to incorporate Best Management Practices (BMPs) into their activities. Since sediment is the major pollutant of concern from construction sites, the training would include information on sediment and erosion control measures (e.g. what to use where and how to install it). Storage of materials is also a concern. Potential contaminants should be covered to eliminate contact with storm water. Concrete washout areas should be adequately sized, well marked, and used by the concrete trucks. Documentation of employee training, including subcontractors, must be included in the Storm Water Pollution Prevention Plan (SWPPP) onsite.

Over the past six months, EGCA worked with the City of San Diego's Storm Water Pollution Prevention Program to develop a comprehensive 2-day training seminar to address "everything a contractor needs to know". The seminar included an exercise to plan sediment and erosion

controls for a site as well as installation of those controls in the field. The course was offered three times and both private and public sector employees attended. There were presentations from the Regional Board staff, the City of San Diego, the County of San Diego and Caltrans to provide additional information related to regulatory expectations and enforcement. The course will be offered in the future if there is a demand. There is also training sponsored by other organizations available.

Planning: Thought should be given to how much area will be exposed during the rainy season. Implementation of sediment and erosion control measures for the active work areas will be required prior to each rainstorm. Erosion prevention by not grading an area is the most effective way to keep sediment on site during construction. When areas are disturbed, they need to be stabilized as soon as possible. Interim erosion control measures such as blankets and tackifiers must be used until revegetation is established.

Since almost all construction is done in phases, attention must be given to the sediment and erosion controls needed for each phase of work. Planning ahead of time is necessary to ensure that sediment and other pollutants are contained on site. Specifically, where the drainage areas are? Where the potential sources of pollution are located? What measures are in place to address the pollutants during each phase of construction?

The Storm Water Pollution Prevention Plan is where this planning is written down. The information contained in the SWPPP is intended to aide in managing pollution prevention on site.

SEMINAR REGISTRATION

Traffic Control Training Class

Cost: \$42 per person.

For information, call (619) 446-5284

Location:

City of San Diego
Development Services/Environmental Services
9601 Ridgehaven Ct., Suite 220

Please select a seminar

- January 16
 February 20

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Company

Address

City, State, ZIP Code

Daytime telephone number

Amount enclosed

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City Treasurer

and mail to:

Traffic Control Class

City of San Diego Development Services Department

Land Development Review

Traffic Control Section

1222 First Ave., MS-502

San Diego, CA 92101

Materials: The contractor should have adequate materials or supplies on site in order to protect exposed areas. It will do

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CITY OF SAN DIEGO

Permit Press

November-December 2001

Published by the
City of San Diego
Development Services Department

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Web sites: <http://www.sandiego.gov/development-services> <http://www.sandiego.gov/planning>

Runoff

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absolutely no good to merely have materials ordered when the rainstorm comes. Suppliers are very busy during the wet season and to ensure timely delivery of necessary materials, planning ahead is key. Get to know your various suppliers. Ask them about the various products available and what the lead times are for obtaining the desired materials. There are a number of different types of materials that can serve the same purpose. Be resourceful and consider all your options before making a purchase. Remember that measures need to be inspected after each rainstorm. New purchases may be required if the performance of existing BMPs was not good enough to keep sediment on site. Anticipate material purchases throughout the rainy season.

Proper Installation: There are many more BMPs seen at construction sites these days but many are not installed correctly. BMPs that are just “for show” will lead to problems down the road. BMPs must be installed properly to be effective. Proper installation requires knowledge and planning (i.e. adequate time). For example, it takes more time to install a silt

fence properly than it does to install it incorrectly. Digging the trench to bury 6-inches of material even requires different equipment. Proper installation is critical.

Remember, one BMP doesn't fit all situations. For example, a silt fence (or other sediment control) at the toe of a very large slope will not adequately do the job. Erosion controls (e.g. blankets, tackifiers) are to be used in conjunction with sediment controls. Slope areas must be stabilized and treated or covered to prevent erosion until vegetation is established.

Record Keeping: In storm water, the three things that will protect you from problems with the Regional Board are documentation, documentation, and documentation. The State permit requires that a pre-storm and post-storm inspection be made of the existing BMPs. Documentation of the inspections is required to be a part of the SWPPP. Take some time and become familiar with the State construction permit and what specifically it requires. If the site is less than 5 acres, record keeping is still a good idea. Most local jurisdictions require sediment and erosion control plans before a grading permit is issued. Documentation that demonstrates compliance with those ap-

proved plans and shows the BMPs to be effective is invaluable. A site inspection may come a few days after a rainstorm so what the inspector sees is what you have documented. This can weigh in your favor if evidence of the BMPs working as designed exists or be disastrous if no documentation is provided.

In closing, sediment and erosion control is not rocket science but it does cost money and require forethought. Planning ahead will ensure that project construction is executed without unexpected costs or delays. Well-planned BMPs cost less than BMPs that are implemented in a crisis situation so get ready before the rain is forecasted and be prepared.

More information about the State Construction Activity General Permit can be found at the State Water Resource Control Board website:

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

The model construction activities program for the San Diego region can be found on the County's Project Clean Water website:

http://www.co.san-diego.ca.us/cnty/cntydepts/landuse/env_health/pcw/pcw_wg.html

Stormwater

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and Discharge Control

- Chapter 14 Article 2 Division 1 @ Grading Regulations
- Chapter 14 Article 2 Division 2 @ Drainage Regulations

The new storm water ordinance (SDMC §43.03) takes effect on October 10, 2001. The Grading and Drainage Regulations, which also include water quality, will not be effective until they are reviewed and approved by the Coastal Commission. Coastal Commission approval is anticipated later this year.

The code revisions range from minor edits (such as making “storm water” into two words and changing “siltation” to “sedimentation”) to revising entire sections. The sections of the storm water ordinance were reorganized into a more logical sequence and the sections pertaining to development were relocated into the Land Development Code (grading and drainage regulations). New terminology used in the permit and wording to clearly state that property owners are required to implement and maintain storm water Best Management Practices throughout

the life of a project are included. In addition, the enforcement remedies section increases the maximum civil penalties or fines to \$10,000 per day per violation (from \$2500).

It is important to note that specific non-storm water discharges are allowable with the caveat that they are not a significant source of pollutants into or from the storm water conveyance system. These allowable discharges specified in the SDMC §43.0305 are as follows:

- Water line flushing and other discharges from potable or raw water supply sources,
- Landscape irrigation and lawn watering
- Rising ground waters or springs
- Uncontaminated pumped groundwater not subject to any applicable NPDES permit
- Passive foundation and footing drains
- Water from crawl space pumps,
- Air conditioning condensation,
- Non-commercial and residential washing of vehicles,
- Flows from riparian habitats and wetlands

- Dechlorinated swimming pool discharges

- Flows from fire fighting

The City of San Diego is committed to clean beaches and bays. Everyone who lives and works in San Diego can be part of the solution to protect or enhance the local water quality. You can make a difference by being aware of illegal discharges and if you see one, report it. The City of San Diego's storm water hotline is (619) 533-3793. Reports of illegal discharges can also be made to the regional hotline 1-888-THINK-BLUE.

The San Diego Municipal Code can be accessed from the City of San Diego Website. <http://clerkdoc.sannet.gov/Website/mc/mc.html>

A copy of the current storm water ordinance can also be obtained by contacting the Storm Water Pollution Prevention Program at (619) 525-8647.

Copies of the proposed Grading and Drainage Regulations, which have been submitted to the Coastal Commission for consideration, can be obtained from Senior Civil Engineer, Cal Chong in the Development Services Department at (619) 557-7979.



THE CITY OF SAN DIEGO

Permit Press
City of San Diego Development Services Department
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San Diego, CA 92101-4154

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<http://www.sandiego.gov/development-services/industry.shtml>

HOW TO REACH US

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 Engineering Services (619) 446-5460
 Fire Plan Check (619) 446-5440
 After Hours/Weekend Building
 Inspections (858) 492-5070

Services by FAX

For printouts of plan clearances. You will be faxed the printout or mailed a copy.
 PlanFinder Touchtone Line (858) 581-7171
 PermitFax Line (619) 236-7687

Service Telephone Numbers

Address Coordinator (619) 446-5411
 Code Enforcement (619) 236-5500
 Community Plans (619) 235-5200
 Demolition/Removal/Relocation; Grading; Electrical, Mechanical, Plumbing, Gas Permits; Preliminary Review; Public Improvements; Tenant Improvements; Transportation; Wet Taps; Water & Sewer, Zoning (619) 446-5000

Development & Permit Information, Submittal Appointments (619) 446-5300
 Electrical Plan Check (619) 446-5300
 Engineering Information (619) 446-5460
 Engineering Project Close-Out, Time Extension, Bond Release (619) 446-5363
 Facilities Financing (619) 533-5950
 Fire Prevention New Construction Plan Check, Hazardous Materials Plan Check, Subdivision Review (619) 446-5440
 Hazardous Materials Inspections (619) 533-4477
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 Plumbing/Mechanical Plan Check (619) 446-5300
 Police Department Crime Prevention Through Design (619) 533-5757
 Publications (619) 446-5100
 Records (619) 446-5200

San Diego Regional Permit Assistance Center: CAL-EPA, Caltrans, Air Resources Control Board, Regional Water Quality, County Environmental Health Services, Air Pollution Control, (619) 236-5938
 Seismic/Geologic Hazards (619) 446-5460
 Sign Permits (619) 446-5300
 Structural Plan Check (619) 446-5300
 Traffic Control Plan Check (619) 446-5150
 Transportation Planning (619) 235-5231

Schedule In Advance Services

New Construction, Relocation, Removal, Demolition Inspections (858) 581-7111
 Engineering Field Inspections (619) 627-3200

Service Locations

Development Services Center, 1222 First Ave. Development Services (Building Development Review, Information & Application Services, Land Development Review, Support Services).
Stadium/Kearny Mesa area, 9601 Ridgehaven Ct., Suite 220

Development Services Inspection Services: Selected permit issuance, reinspection fee payment (checks only), 7 a.m. to 4 p.m., office open to 5. Construction, sign, demolition inspectors.

City Administration Building, 202 C St. Planning Department (Long Range Planning, Multiple Species Conservation Program, Transportation Planning, Facilities Financing)
Executive Complex, 1010 Second Ave. Engineering and Capital Projects Dept., Traffic Engineering.
Civic Center Plaza, 1200 Third Ave. Neighborhood Code Compliance

Community Service Centers are located in many neighborhoods, including Clairemont, Market Street, Mid-City, Navajo, Otay Mesa/Nestor, Peninsula, Rancho Bernardo and San Ysidro. Call City Information at (619) 236-5555 for the nearest location and operating hours.