

SUPPLEMENT A

TO THE RIVERSIDE COUNTY DRAINAGE AREA MANAGEMENT PLANS

NEW DEVELOPMENT GUIDELINES

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Their comments and assistance contributed substantially to the development of the present document.

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ATTACHMENT

Selection and Design of Stormwater Quality Controls
(under separate cover)

1.0 INTRODUCTION

This document is to be used by Riverside County NPDES Co-permittees county-wide as a supplement to the Drainage Area Management Plan(s) (DAMP). It was developed by the Construction and New Development Sub-committee, and approved by the NPDES Advisory Committee. Appendix G of the Orange County Drainage Area Management Plan, dated April 1993, served as a model for the development of this document.

The objective in preparing this Supplement “A” was to identify post construction source pollutant prevention and treatment measures that could be incorporated into development projects. This Supplement recommends which Best Management Practices (BMPs) should be required as standard practice. For projects with unique water quality issues additional applicable solutions may be required on a case by case basis.

The DAMP does not specify a minimum development size to be considered for BMP applications nor does it specify which land uses should receive the most attention. In general, BMPs are required on a wide variety of land uses, both residential and non-residential. BMPs should also be required on accessory uses of concern (such as outdoor material/equipment storage, vehicle/equipment fueling and service) and certain low intensity, but potentially high polluting uses (such as golf courses and plant nurseries).

2.0 BACKGROUND

In 1987 Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The EPA promulgated regulations in 1990 to enact the new law. In the regulations (and the preceding draft regulations), EPA listed the County of Riverside as a county that must obtain an NPDES permit.

The Regional Water Quality Control Boards (RWQCB) enforce the EPA regulations and the Clean Water Act in California. Each RWQCB in Riverside County has required the County, Cities, Riverside County Flood Control and Water Conservation District and Coachella Valley Water District (as applicable) to be included in the NPDES permits.

The NPDES permits require the permittees to control the discharge of pollutants to the Waters of the United States by the implementation of BMPs. These BMPs are listed in the Santa Ana and Santa Margarita Permits and DAMPs and in the ‘Proposed Management Programs’ section of the Eastern Riverside County NPDES Part 2 Application.

The members of the Santa Ana/Santa Margarita Advisory Committee recognized the sensitive issue of imposing development and construction BMPs on the building industry. They, therefore, formed the Construction and New Development Sub-Committee. The sub-committee included representatives from the co-permittees, development companies, Building Industry Association, Western States Petroleum Association, engineering companies and the Riverside County Coordinating Committee. The group developed this document with particular insight from and cooperation of the development industry. The BMPs proposed herein will meet the permit requirements while not imposing undue burden on those that are to implement the actions called for.

3.0 DEVELOPMENT PLANNING PROCESS

The Municipal Storm Water Permit states that stormwater quality management should be considered during a project's planning phase, implemented during construction, and ultimately maintained for the life of the project. As such, standard conditions of approval were developed to address land use areas of concern to minimize the amount of pollution entering the drainage system.

Each municipality should require the implementation of BMPs for redevelopment and specified new development. A redevelopment project is any project where major modifications to an existing site and/or structure requiring a permit is undertaken. Routine maintenance, interior remodeling, minor structural additions, reroofing, and maintenance of parking lots are intended to be exempt. A redevelopment project is not to be confused with the projects sponsored by a Redevelopment Agency of a jurisdiction. It is assumed that each jurisdiction will further define a "redevelopment project", utilizing its own permitting criteria.

Planning review procedures must be adopted and uniformly implemented by all the municipalities to ensure consistency. The typical process is outlined as follows:

1. The present municipal procedure for approval of grading, building, and similar permits will be modified to include incorporation of the BMPs listed in Tables 1 and 2, as applicable.
2. Municipalities will make this Supplement detailing implementation of BMPs available to development applicants through the permitting/land development process. Applicants will be informed at the earliest possible point of processing of these requirements.
3. Municipalities will develop implementation procedures for the new development BMP guidelines, including training and education for the employees that will implement this Supplement.
4. Implementing staff will notify applicant at the earliest possible opportunity if there is a known water quality problem which might affect the proposed development.

The municipal permitting/development review process will verify that plans contain all the applicable BMPs. Compliance is intended to be a matter of incorporating the measures specified in this Supplement or other acceptable standard into the plans and submittals currently required by each municipality, and the review process will effectively be a verification that these are included.

GENERAL CONDITIONS to be applied by municipalities:

For discretionary actions that include a precise plan of development:

1. Prior to issuance of building permits, the permit applicant shall include in its development plans for approval by County/City Official(s) water quality management controls by specifically identifying BMPs that will be used onsite to control predictable pollutant runoff.

The permit applicant shall identify the structural and non-structural measures specified in this Supplement or other equally effective standard detailing implementation of BMPs whenever they are applicable to the project (when the project has a loading dock, for example); the assignment of long-term maintenance responsibilities (specifying the developer, parcel owner, maintenance association, lessee, etc.); and shall reference the location(s) of structural BMPs.

For Subdivisions of Land:

2. Prior to recordation and if determined applicable by County/City Official(s), applicant shall identify and include in its plans those routine structural and non-structural BMPs outlined in this Supplement or other equally effective standard, for approval of County/City officials.

Both conditions 1 and 2 also functionally apply to public projects where the local jurisdiction technically chooses not to issue formal permits to itself or hired contractors, but nonetheless undertakes the work.

SPECIAL CONDITIONS:

When a building is being proposed for which no anticipated use is designated or when an unanticipated element of land use or occupancy is proposed after a basic building has already been completed, use of language similar to the following condition is recommended for inclusion in the conditions which must be satisfied prior to issuance of the appropriate permit:

Prior to issuance of certificates of use and occupancy or building permits for individual tenant improvements or construction permits for a tank or pipeline, uses shall be identified and, for specified uses (where the proposed improvements will store, generate or handle hazardous materials in quantities that will require permitting and inspection once operational), the applicant shall propose plans and measures for chemical management (including, but not limited to, storage, emergency response, employee training, spill contingencies and disposal) to the satisfaction of the County/City Building Official(s).

Chemical management plans shall be approved by the County/City and other appropriate agencies such as County/City Fire Department, the Health Services Agency's Department of Environmental Health, and sewerage and/or water agencies to ensure implementation of each agency's respective requirements. Approval by the appropriate agencies shall be furnished to the Building and Safety Department, prior to the issuance of any certificates of use and/or occupancy.

Certificates or permits may be ministerially withheld if features needed to properly manage chemicals cannot be incorporated into a previously completed building, center, or complex.

A list of specified uses and occupancies of concern should be developed by each jurisdiction according to their needs.

4.0 BMP SELECTION

The DAMP requires identification and implementation of BMPs for new development via regulatory and enforcement activities. This Supplement lists particular routine structural and non-structural BMPs that will be evaluated for application and intensity for these activities. Thus, some of the BMPs listed herein will become conditions of approval for new development and construction.

The measures identified in Tables 1 and 2 are to be deemed “standard practice” to be required on new developments, as specified. Two general terms used in this supplement are defined by example as follows:

Structural Controls: Physical facilities or controls which may include secondary containment, first flush diversion, detention/retention basins, infiltration trenches/basins, oil/grease separators, grass swales, and engineering and design modification of existing structures. These examples include both routine structural controls and special structural controls.

Non-structural Controls: In general, these would be activities or programs to educate the public on proper disposal of hazardous/toxic wastes, regulatory approaches, street sweeping and facility maintenance, detection and elimination of illicit connections and illegal dumping.

Each new development will be required to implement appropriate non-structural BMPs in keeping with the size and type of development, and potential for stormwater pollution, to minimize the introduction of pollutants onto the drainage system.

Each new development will also be required to implement appropriate “routine” structural BMPs in keeping with the size and type of development, and potential for stormwater pollution. “Routine” structural BMPs are economical, practicable, small scale measures which can be feasibly applied at the smallest unit of development.

A major concept of the County’s NPDES stormwater quality program, as set forth in the Riverside County DAMP, is a regional approach to stormwater quality planning and management on a watershed basis. Later, “special” structural BMPs may be installed to address any specific water quality problems identified in the watershed planning process. “Special” structural BMPs are engineered facilities designed to address specific water quality problems identified in the watershed planning process, runoff management plan, CEQA process, or similar watershed planning. There may be the need to revisit these requirements at an as yet unspecified date or frequency.

Efforts will be directed toward determining the effectiveness of structural BMPs before they are required. Those measures which demonstrate superior cost-effectiveness, considering right-of-way, construction, operation, maintenance, monitoring, and pollutant removal, may be adopted as special structural BMPs for application as indicated during the watershed planning studies.

4.1 Non-structural Measures

- N1. Education for Property Owners, Tenants and Occupants - Project conditions of approval for all new developments will require that the developer provide environmental awareness education materials on general good housekeeping practices that contribute

to protection of stormwater quality to all initial residents, occupants/tenants. Such materials will be provided to the developer through the co-permittees' County-wide education program. Different materials for residential, office commercial, retail commercial, vehicle-related commercial, and industrial uses will be involved.

- N2. Activity Restrictions - If a property owners association (POA) or homeowners association (HOA) is formed, conditions, covenants, and restrictions shall include measures shown in Table No. 1 for the purpose of surface water quality protection.
- N3. Common Area Landscape Management - All pesticides shall be applied in strict accordance to pesticide application laws as stated in the State of California Agricultural Code. All pesticide applicators shall be certified by the State as a Qualified Applicator or be directly supervised by a Qualified Applicator. All fertilizers shall be applied at the rate stipulated by the manufacturer. Fertilizer Applicators shall be trained in the proper procedures of determining fertilizer rates and calibration of application equipment. Fertilizer shall be applied in such a manner as to avoid application onto hardscape surfaces. Annual soil tests are recommended to advise on which fertilizer elements are needed to avoid application of unnecessary elements, or over application. The local water agency or resource conservation district can assist with detailed information concerning this BMP.
- N4. Common Area Catch Basin Inspection - For developments with POAs/HOAs and privately maintained drainage systems, the association will be required to have privately owned catch basins inspected and, if necessary, cleaned prior to the storm season, no later than October 15th each year.
- N5. POA/HOA Common Area Litter Control - For developments with an association, the POA/HOA will be required to implement trash management and litter control procedures in the common areas aimed at reducing pollution of drainage water. The associations may contract with their landscape maintenance firms to provide this service during regularly scheduled maintenance, which should consist of litter patrol, emptying of trash receptacles in common areas, noting trash disposal violations by homeowners or businesses, and reporting the violations to the association for investigation.
- N6. Street Sweeping Private Streets and Parking Lots - For developments with POAs/HOAs, and privately owned streets and parking lots, the association will be required to have the streets and parking lots swept prior to the storm season, no later than October 15th each year.
- N7. Underground Storage Tank Compliance - Compliance with State regulations dealing with underground storage tanks will be enforced by the County Department of Environmental Health on behalf of the State.
- N8. Spill Contingency Plan - A spill contingency plan (Business Plan/Hazardous Materials Management Plan) shall be prepared by the owner/operator in accordance with Section 6.95 of the California Health and Safety Code. The Environmental Health Department or the Fire Department in the City of Riverside, Corona, or Banning shall be responsible for enforcement. Spills will be immediately cleaned up according to the Spill Contingency Plan.

- N9. Hazardous Materials Disclosure Compliance - Compliance with County/City ordinances shall be enforced by the Environmental Health Department or the Fire Department in the City of Riverside, Corona, or Banning.
- N10. Uniform Fire Code Implementation Plan - Compliance with Article 80 of the Uniform Fire Code enforced by fire protection agency will be required.
- N11. Title 22 CCR Compliance - Compliance with Title 22 of the California Code of Regulations and relevant sections of the California Health & Safety Code regarding hazardous waste management will be enforced by the County Department of Environmental Health on behalf of the State.
- N12. Housekeeping of Loading Docks - Loading docks for grocery, drug and discount stores, and warehouse type commercial and industrial buildings must be kept in a clean and orderly condition through a regular program of sweeping, litter control, and immediate cleanup of spills and broken containers. Polluted material or wash waters shall not be allowed to discharge into a storm drain.
- N13. Employee Training/Education Program (see N1) as it would apply to future employees of individual businesses - Based on information provided through the County-wide education program, developer either prepares manual(s) for initial purchasers of business sites or, for development that is constructed for an unspecified use, conveys commitment for this responsibility to POA or purchaser.
- N14. BMP Maintenance - The responsibility for implementation of each non-structural BMP and scheduled cleaning of all structural BMP controls shall be identified (owner, agency name, phone number, and address).

4.2 Routine Structural BMPs

- S1. Control of Impervious Runoff - Impervious areas shall be graded and constructed so as to drain to a filtration BMP, such as a landscaped area or equally effective alternative wherever practicable and as recommended by the engineer of record. Direct drainage from impervious areas to the street or a storm drain facility is discouraged and should be avoided. For example, parking lot catch basins could be placed in landscaped areas with allowances for minor ponding.
- S2. Common Area Efficient Irrigation - All sites shall employ multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydrozones. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydrozones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas which have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets and driveways.
- S3. Common Area Runoff-minimizing Landscape Design - Group plants with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration, where practical. Examples could include the following:
- a. Use mulches in planter areas without ground cover to avoid sedimentation runoff.
 - b. Set irrigation times to avoid runoff. This will involve splitting nightly irrigations into several short cycles if slope and soil conditions warrant.
 - c. Use only enough water to provide for adequate plant health and growth.
 - d. Use the water budget mode to make global/weather related scheduling changes.
 - e. Use CIMIS data for global changes so they will accurately reflect weather changes.
 - f. Install appropriate plant materials for the location, in accordance with sunset climate zones.
 - g. Install plants with low water requirements and consider the use of native plant material where possible and recommended by the landscape architect.
- S4. Community Car Wash Racks - In high density multi-family developments (apartments, stacked flats) larger than 100 units where car washing is allowed, and development having a common parking area, a designated car wash area which does not drain directly to a storm drain shall be provided for common usage. An example of such an area would be joint use of an open space or visitor parking area. Wash waters from this area may be directed to the sanitary sewer (with prior approval of the sewer agency), to an engineered infiltration, or equally effective alternative.

- S5. Wash Water Controls for Food Preparation Areas - Food establishments (per State Health and Safety Code 27520) shall have contained areas, floor sink(s) and/or mop sink(s) with sanitary sewer connections for cleaning of kitchen floor mats and for disposal of wash waters containing kitchen and food wastes, if located outside. The contained area shall also be covered to prevent entry of stormwater.
- S6. Trash Container (dumpster) Areas - Trash container (dumpster) areas shall have drainage from adjoining roofs and pavements diverted around the area(s), and:
- a. Dumpsters shall be leak proof and have attached workable covers.
 - b. Trash container areas are to be screened or walled to prevent offsite transport of trash.
- S7. Self-contained Areas for Vehicle Washing/Steam Cleaning/ Maintenance/Repair/ Material Processing - Self-contained areas are required for washing/steam cleaning, wet material processing, and maintenance activities, specifically:
- a. For businesses where washing of vehicles without steam cleaning occurs, provide wash racks constructed in accordance with local sewerage agency guidelines or other acceptable standard and with the prior approval of the sewerage agency (Note: Discharge monitoring may be required by the sewerage agency).
 - b. Where steam cleaning occurs, provide wash racks as in S7.a., or structurally contain (with a cover to restrict the entry of stormwater during rain events) runoff from such areas onsite for commercial waste removal.
 - c. Where wet material processing occurs (e.g., electroplating), secondary containment structures shall be provided to hold spills resulting from accidents, leaking tanks or equipment, or any other unplanned releases (Note: If these are plumbed to the sanitary sewer, the structures and plumbing shall be in accordance with State and local spill containment and reporting requirements and have the prior approval of the sewerage agency). Also see N10.
 - d. Where vehicle repair/maintenance occurs, impermeable berms, drop inlets, trench catch basins, or overflow containment structures shall be provided around repair bays to prevent spilled materials and wash-down waters from entering the storm drain system.
- S8. Outdoor Storage - Where a plan of development proposes or building plans incorporate outdoor containers of oils, fuels, solvents, coolants, wastes, and other chemicals, the areas where these materials are to be used or stored must be protected by secondary containment structures such as a berm, dike, or curb (see N10). For commercial outdoor vehicle and equipment salvage yards, and commercial outdoor recycling, the entire storage area shall drain through water quality inlets (see SP1).

- S9. Motor Fuel Concrete Dispensing Areas - Areas used for fuel dispensing shall be paved with concrete (use of asphalt prohibited). Concrete surfacing must extend a minimum of 8' from the face side of each pump receptacle and 4' from the nose of the pump island. In addition, the fuel dispensing area shall be graded and constructed so as to prevent drainage flow through the concrete fueling area.
- S10. Motor Fuel Dispensing Area Canopy - All motor fuel concrete dispensing areas are to have a canopy structure. Canopy roof downspouts are to be routed to prevent drainage across the concrete fueling area.
- S11. Energy Dissipators - Energy dissipators such as riprap, are to be installed at the outlets of new storm drains which enter unlined channels in accordance with applicable agency specifications.
- S12. Catch Basin Stenciling - Phrase "No Dumping - Only Rain in the Drain" or equally effective phrase as approved by the County/City NPDES Advisory Committee is to be stenciled on catch basins to alert the public as to the destination of pollutants discharged into stormwater.
- S13. Diversion of Below Grade Loading Dock Drainage - Below grade loading docks for grocery stores and warehouse/distribution centers of fresh food items will drain through water quality inlets (see SP1), or to an engineered infiltration system, or an equally effective alternative.
- S14. Inlet Trash Racks - Where appropriate to reduce intake and transport through the storm drain system of large floatable debris, trash racks shall be provided where drainage from open areas enters storm drains (Caltrans Standard Plan D96 and D98-C, or equivalent).

4.3 Special Structural BMPs

- SP1. Water Quality Inlets - Water Quality Inlets designed to remove free phase liquid petroleum compounds, grease, floatable debris and settleable solids can be used in the following applications: Nos. S7, S8, and S13.

5.0 EDUCATIONAL PROGRAM FOR DEVELOPERS AND CONTRACTORS

The following defines the required educational program for developers and contractors in response to Appendix E of the Riverside County DAMP:

This DAMP Supplement "A" with its attachments will contain the legal, administrative, and technical information needed to acquaint developers and contractors with the NPDES program. Riverside County developers and contractors have been implementing erosion control plans for many years and are familiar with that portion of the program. New requirements resulting from the NPDES Permit and the DAMP are contained herein.

It is, therefore, recommended that the Building Industry Association and the Associated General Contractors be asked to use their newsletters to alert their members of the information contained in this Supplement. The Supplement text will be made available by the County and Cities as part of the development review process.

**TABLE 1
APPROPRIATE NONSTRUCTURAL BMPs**

Appropriate Nonstructural BMPs	Residential	Industrial	Retail/Office Center	Restuarants Warehouse/Grocery	Fuel Dispensing	Vehicle Repair / Maintenance
Homeowner/Tenant Education (N1)	X	X	X			
Activity Restrictions (N2)	X	X	X	X		X
Common Area Landscape Management (N3)	X	X	X			
Catch Basin Inspection (N4)	X	X	X	X	X	X
Common Area Litter Control (N5)	X	X	X	X	X	X
Private Street/Lot Sweeping (N6)	X	X	X			
Underground Storage Tank Compliance (N7)		X		X	X	
Spill Contingency Plan (N8)		X			X	X
Haz-Mat Disclosure Compliance (N9)		X			X	X
Uniform Fire Code Implementation (N10)		X			X	X
Title 22 CCR Compliance (N11)		X			X	X
Housekeeping of Loading Docks (N12)		X		X		
Employee Training (N13)		X	X	X	X	X
BMP Maintenance (N14)	X	X	X	X	X	X

**TABLE 2
ROUTINE STRUCTURAL BMPs**

Routine Structural BMPs	Residential	Industrial	Retail/Office Center	Restuarants Warehouse/Grocery	Fuel Dispensing	Vehicle Repair / Maintenance
Control of Impervious Runoff (S1)	X	X	X	X	X	
Common Area Efficient Irrigation (S2)	X	X	X	X	X	X
Common Area Runoff-Minimizing Landscape (S3)	X	X	X	X	X	X
Community Car Wash Racks (S4)	X					
Wash Water Controls For Food Preparation Areas (S5)				X		
Trash Container (Dumpster) Areas (S6)	X	X	X	X	X	X
Self-Contained Areas for Washing/ Steam Cleaning/Repair/Mat. Processing *(S7)		X				X
Outdoor Storage *(S8)		X				
Motor Fuel Concrete Dispensing Area (S9)					X	
Motor Fuel Dispensing Area Canopy (S10)					X	
Energy Dissipators (S11)	X	X	X			
Catch Basin Stenciling (S12)	X	X	X			
Diversion of Loading Dock Drainage *(S13)				X		
Inlet Trash Racks (S14)	X	X	X			

*NOTE: Special structural BMPs such as water quality inlets may be required for individual projects, such as equipment salvage yards, that may have unique storm water runoff issues. Please refer to the Supplement text for additional information.

SANTA ANA WATERSHED NPDES PERMITTEES

City of Beaumont
City of Calimesa
City of Canyon Lakes
City of Corona
City of Hemet
City of Lake Elsinore
City of Moreno Valley
City of Norco
City of Perris
City of Riverside
County of Riverside
City of San Jacinto
Riverside County Flood Control and Water Conservation District*

SANTA MARGARITA WATERSHED NPDES PERMITTEES

City of Murrieta
City of Temecula
County of Riverside
Riverside County Flood Control and Water Conservation District*

WHITewater WATERSHED NPDES PERMITTEES

City of Banning
Cathedral City
City of Coachella
City of Desert Hot Springs
City of Indian Wells
City of Indio
City of La Quinta
City of Palm Desert
City of Palm Springs
City of Rancho Mirage
Coachella Valley Water District*
County of Riverside*
Riverside County Flood Control and Water Conservation District*

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