PROJECTS UNDER CONSTRUCTION

URBAN RUNOFF REQUIREMENTS

ALL PROJECTS UNDER CONSTRUCTION IN THE CITY OF TORRANCE MUST FOLLOW SPECIFIC BEST MANAGEMENT PRACTICES, OR BMPS. BMPS INSURE THAT HAZARDOUS MATERIALS, POLLUTANTS AND OTHER ITEMS ARE CONTAINED ON SITE AND DO NOT GET WASHED OR DUMPED INTO THE STORM DRAIN SYSTEM. THE BMPS IN THE LIST BELOW ARE REQUIRED BY CITY CODE SECTION 411.1. BMPS MUST BE PUT INTO PRACTICE AT THE START OF ANY CONSTRUCTION ON PRIVATE PROPERTY OR IN THE PUBLIC RIGHT OF WAY THAT MAY IMPACT THE DRAINAGE SYSTEM. BMPS MUST BE FULLY IMPLEMENTED UNTIL ALL WORK THAT MAY IMPACT THE DRAINAGE SYSTEM HAS BEEN COMPLETED.

THE CONTRACTOR IS SOLELY RESPONSIBLE, AT ITS EXPENSE, TO PROVIDE ALL LABOR, TOOLS, MATERIALS, EQUIPMENT AND DEVICES NECESSARY TO IMPLEMENT ALL BMPS TO THE SATISFACTION OF THE ENGINEERING AND BUILDING DIRECTOR'S, AND IS NOT PERMITTED TO BEGIN CONSTRUCTION UNTIL SUCH ITEMS ARE IN PLACE.

BEST MANAGEMENT PRACTICES

(BMPS)

1. RUNOFF CONTAINING SEDIMENT, OIL, GREASE AND CONSTRUCTION WASTE FROM CONSTRUCTION SITES AND PARKING AREAS MUST NOT LEAVE THE SITE OR ENTER ANY ON-SITE STORM DRAIN.
2. ANY SEDIMENT OR OTHER MATERIALS WHICH ARE TRACKED OFF THE SITE MUST BE CLEANED AND REMOVED THE SAME DAY. WHERE DETERMINED TO BE NECESSARY BY THE DESIGNATED CITY REPRESENTATIVE, A TEMPORARY SEDIMENT BARRIER MUST BE INSTALLED.
3. DURING EMERGENCIES, A PLASTIC COVERING MAY BE USED TO PREVENT EROSION OF AN UNPROTECTED AREA, ALONG WITH DEVICES DESIGNED TO INTERCEPT AND SAFELY DIVERT RUNOFF.
4. EXCAVATED SOIL MUST BE PLACED ON-SITE IN A WAY THAT INSURES THAT THE SOIL WON'T BE WASHED INTO THE STREET OR ADJOINING PROPERTIES.
5. DURING THE RAINY SEASON OR IF CHANCE OF PRECIPITATION EXIST, SOIL PILES MUST BE COVERED UNTIL THE SOIL IS EITHER USED OR REMOVED.
6. WASHING OF CONSTRUCTION OR OTHER INDUSTRIAL VEHICLES IS NOT ALLOWED ADJACENT TO THE CONSTRUCTION SITE. RUNOFF FROM THE WASHING OF VEHICLES ON A CONSTRUCTION SITE IS NOT ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN.
7. DRAINAGE CONTROLS MUST BE USED AS NEEDED, DEPENDING ON THE EXTENT OF PROPOSED GRADING AND TOPOGRAPHY OF THE SITE.

PENALTIES FOR NON-COMPLIANCE

FAILURE TO IMPLEMENT BEST MANAGEMENT PRACTICES AT CONSTRUCTION SITES SHALL CONSTITUTE A MISDEMEANOR PUNISHABLE BY A FINE AS PER CITY ORDINANCE NO. 3452. EACH DAY THAT A VIOLATION OCCURS SHALL CONSTITUTE A SEPARATE OFFENSE. THE CITY IS ALSO AUTHORIZED TO ABATE VIOLATIONS BY MEANS OF A CIVIL ACTION. CONSTRUCTION SITES ARE SUBJECT TO STOPPAGE OF WORK FOR VIOLATION OF THESE REQUIREMENTS.

VIOLATION OF THESE PROVISIONS ALSO VIOLATE THE REGULATION OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES), CLEAN WATER SECTION 402 AND DIVISION 7 OF THE CALIFORNIA WATER CODE. THE VIOLATOR MAY BE SUBJECTED TO FINES AND/OR IMPRISONMENT AS PER STATE AND/OR FEDERAL STATUTES.