

CITY COUNCIL MEETING
NOVEMBER 4, 1987

APPEAL REGARDING
REQUIREMENT THAT
ALL STORM DRAINAGE
PASS THROUGH THE
CITY APPROVED SAND
AND OIL TRAPS PRIOR
TO ENTERING THE
CITY'S STORM DRAIN
SYSTEM

CC-53(b)
CC-176

Following introduction of the matter by City Manager Peterson, Public Works Director Ronsko gave the following staff report, presented diagrams of the subject area, and responded to questions regarding the matter.

At the City Council meeting of September 30, 1987, the Council received an appeal letter from Mr. Alegre's attorney. This letter is appealing the City's requirement for onsite storm drainage to pass through an oil and sand trap separator prior to discharging into the City's storm drain system.

Subdivision Map

A copy of the tentative parcel map submitted by Mr. Alegre's engineer to the Planning Commission for approval was presented for Council review. As part of this map submittal, Mr. Alegre was developing five new lots and changing the configuration of his existing parcel. Under the City Code Title 16, Subdivisions, Section 16.24.030, the subdivider is required to put in improvements conforming to City design standards and construction specifications. Under the Cluff Avenue Assessment District, all of the major offsite improvements including curb, gutter, sidewalk, street, water, sewer, storm drainage, including the storm drain lateral into Mr. Alegre's parcel for future use, were installed. Since the construction of the assessment district improvements, new City requirements have been required on industrial developments.

The Planning Commission approved the tentative map with the following conditions:

1. that the following items be accomplished prior to the recording of the Final Map:
 - a. dedication of public utility easements as requested by the various utility companies and the City of Lodi.
 - b. dedication of a corner cut-off on Parcel "A".
 - c. provision of a copy of Well Abandonment Permit from the county for any on-site wells abandoned during development or certification by the developer's engineer that none existed prior to conversion from agricultural and residential to industrial use;

- d. map to have standard note: "Requirements to be met at time of development or Building Permit"; and
 - e. all six lots to be graded to enable storm drainage to be collected on-site and transported to City system in conformance with present City standards; and
2. that the following items be accomplished at time of development or issuance of Building Permit;
- a. Parcel "D" and "E" to have special commercial driveways conforming to City Standard Plan No. 111;
 - b. payment of the appropriate fees in effect at that time;

Water service for Parcels "A" and "B"
Sewer service for Parcels "A" and "B"
Storm drainage service to all parcels not already serviced
 - c. all storm drainage to pass through City approved sand and oil trap and enter City Storm drain system in a City manhole or through the back of City catch basin; and
 - d.b On-site Fire Protection per Fire Department requirements.

Mr. Alegre is appealing only the conditions as they apply to his existing developed property and not as they apply to the new lots.

It should be noted that Mr. Alegre is now processing a revised tentative map which removes the existing parcel from the map. The new map will eliminate the oil and sand separator installation requirement on his existing parcel.

City's Responsibility to Protect Receiving Waters

At the time the City received approval for the Cluff Avenue Storm Drain Outfall into the Mokelumne River, the City agreed to control the discharges from the industrial areas.

Approvals from the Regional Water Quality Control Board and the Department of Fish and Game were presented for Council's review. Shown below are conditions of these approvals that apply to this subject.

Regional Water Quality Control Board

"No significant threat to water quality should result from this activity provided the City, through its land use permits or similar measures, strictly regulates industries served by the storm drain system to adhere to good housekeeping practices, minimize spills, prevent illegal discharges, etc., which would otherwise drain to the Mokelumne River.

Department of Fish and Game

- "2. All industrial waste discharge such as concrete washing, petroleum products, rubbish and others will not be allowed to enter storm drain to river.
 3. Sump to be installed in drain system to catch heavy solids and debris and to be checked and cleaned periodically.
 4. Discharge into river to conform to Water Quality Board Standards.
20. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete or washings thereof, oil or petroleum products or other organic or earthen material from any logging, construction, or associated activity of whatever nature shall be allowed to enter into or placed where it may be washed by rainfall or runoff into, waters of the State."

New City Requirements

In August of this year, changes in the requirements on industrial developments were made. A copy of these changes were presented for Council review. At the time that these requirements were implemented, copies of the requirements were sent to the local consulting engineers.

These requirements had been contemplated for some time and were finally implemented after experiencing an increasing number of hazardous waste discharges into the storm drain system from all types of industrial uses and from having a major hazardous waste discharge into the Mokelumne River. Under the City's discharge requirements from the Regional Water Quality Control Board and the Department of Fish and Game on the Cluff Avenue Outfall into the Mokelumne River, together with the requirements under our agreement with Woodbridge Irrigation District, the City of Lodi has an obligation to control the discharges into all receiving waters.

Because of what the City was experiencing in illegal discharges, the City's obligation under existing agreements to control these discharges and EPA's Clean Water Act restrictions of storm drainage discharges, the changes in industrial development requirements were implemented on August 4, 1987.

Recent Developments

Since August 4, these requirements have been applied uniformly to all industrial tentative maps and building plans being processed by the City. Listed below is a recap of sand and oil traps required and installed to date:

Sand and oil traps required and installed	3
Sand and oil traps required but not yet installed	7

City's Authority

City Code Title 13, Public Services, Section 13.12.510, Monitoring Facilities, as shown below, clearly gives the Public Works Director (without Council approval) the authority to require a monitoring facility on an internal storm drainage system. This authority can be applied to any existing user where it is in the City's best interest to have such monitoring facility installed.

13.12.510 Monitoring facilities

- A. The public works director may require the user to construct and maintain, at the user's expense, monitoring facilities which meet all government safety regulations (OSHA) to allow inspection, sampling and flow measurement of the building sewer or internal storm drainage systems and may also require sampling or metering equipment to be provided, installed, operated and maintained at the user's expense.

Under the Subdivision Map Act, the City has the right to attach conditions to any tentative map that will mitigate the impacts caused by the development's use.

City Code Title 16, Subdivisions, requires the developer of a subdivision to put in improvements in conformance with the City standards.

Speaking on behalf of the appeal were:

- 1) Mr. Albert M. Ellis
Attorney-at-Law representing Mr. Frank Alegre, Sr.
Law Offices of Rishwain, Hakeem, Ellis and LeBeouf
2800 West March Lane, Suite 200
Stockton, California

2) Mr. Frank Alegre, Sr.
2000 Edgewood Drive
Lodi, California

Mr. Yosh Mataga, 1911 Edgewood Drive, Lodi, California, addressed the Council stating that he isn't against the requirement, but that he doesn't like being singled out. Mr. Mataga's comments were directed to requirements being imposed on his automobile agency located at 880 Beckman Road, Lodi.

There being no other persons in the audience wishing to address the Council on the matter, the public portion of the hearing was closed.

A very lengthy discussion followed with questions being directed to Staff and to those who had given testimony.

On motion of Council Member Hinchman, Olson second, Council denied Mr. Alegre's appeal.



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council

FROM: City Manager

MEETING DATE: November 4, 1987

AGENDA TITLE: Public Hearing to Consider Appeal of Mr. Frank Alegre Sr., 910 N. Cluff Avenue, Lodi, of the Planning Commission's Action Requiring All Storm Drainage to Pass Through the City-Approved Sand and Oil Traps Prior to Entering the City's Storm Drain System

RECOMMENDED ACTION: That the City Council hear the appeal of Mr. Alegre, together with the staff report, and take the appropriate action.

BACKGROUND INFORMATION: At the City Council meeting of September 30, 1987, the Council received the attached appeal letter from Mr. Alegre's attorney (see Exhibit A). This letter is appealing the City's requirement for onsite storm drainage to pass through an oil and sand trap separator prior to discharging into the City's storm drain system.

Subdivision Map

Attached as Exhibit B is a copy of the tentative parcel map submitted by Mr. Alegre's engineer to the Planning Commission for approval. As part of this map submittal, Mr. Alegre was developing five new lots and changing the configuration of his existing parcel. Under the City Code Title 16, Subdivisions, Section 16.24.030, the subdivider is required to put in improvements conforming to City design standards and construction specifications. Under the Cluff Avenue Assessment District, all of the major offsite improvements including curb, gutter, sidewalk, street, water, sewer, storm drainage, including the storm drain lateral into Mr. Alegre's parcel for future use were installed. Since the construction of the assessment district improvements, new City requirements have been required on industrial developments.

The Planning Commission approved the tentative map with the conditions shown in the letter from the City to Mr. Alegre's engineer attached as Exhibit C. Mr. Alegre is appealing only the conditions as they apply to his existing developed property and not as they apply to the new lots.

It should be noted that Mr. Alegre is now processing a revised tentative map which removes the existing parcel from the map. The new map will eliminate the oil and sand separator installation requirement on his existing parcel.

APPROVED:


THOMAS A. PETERSON, City Manager

FILE NO.

City's Responsibility to Protect Receiving Waters

At the time the City received approval for the Cluff Avenue Storm Drain Outfall into the Mokelumne River, the City agreed to control the discharges from the industrial areas.

Approvals from the Regional Water Quality Control Board and the Department of Fish and Game are attached as Exhibits D and E. Shown below are conditions of these approvals that apply to this subject.

Regional Water Quality Control Board

"No significant threat to water quality should result from this activity provided the City, through its land use permits or similar measures, strictly regulates industries served by the storm drain system to adhere to good housekeeping practices, minimize spills, prevent illegal discharges, etc., which would otherwise drain to the Mokelumne River."

Department of Fish and Game

- "2. All industrial waste discharge such as concrete washing, petroleum products, rubbish and others will not be allowed to enter storm drain to river.
3. Sump to be installed in drain system to catch heavy solids and debris and to be checked and cleaned periodically.
4. Discharge into river to conform to Water Quality Board Standards.
20. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete or washings thereof, oil or petroleum products or other organic or earthen material from any logging, construction, or associated activity of whatever nature shall be allowed to enter into or placed where it may be washed by rainfall or runoff into, waters of the State."

New City Requirements

In August of this year, changes in the requirements on industrial developments were made. A copy of these changes is attached as Exhibit F. At the time that these requirements were implemented, copies of the requirements were sent to the local consulting engineers.

These requirements had been contemplated for some time and were finally implemented after experiencing an increasing number of hazardous waste discharges into the storm drain system from all types of industrial uses and from having a major hazardous waste discharge into the Mokelumne River. Under the City's discharge requirements from the Regional Water Quality Control Board and the Department of Fish and Game on the Cluff Avenue Outfall into the Mokelumne River, together with the requirements under our agreement with WID, the City of Lodi has an obligation to control the discharges into all receiving waters.

Because of what the City was experiencing in illegal discharges, the City's obligation under existing agreements to control these discharges and EPA's Clean Water Act restrictions of storm drainage discharges, the changes in industrial development requirements were implemented on August 4, 1987.

Recent Developments

Since August 4, these requirements have been applied uniformly to all industrial tentative maps and building plans being processed by the City. Listed below is a recap of sand and oil traps required and installed to date:

Sand and oil traps required and installed	3
Sand and oil traps required but not yet installed	7

City's Authority

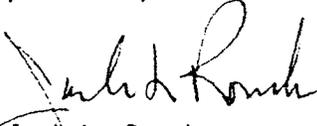
City Code Title 13, Public Services, Section 13.12.510, Monitoring Facilities, as shown below, clearly gives the Public Works Director (without Council approval) the authority to require a monitoring facility on an internal storm drainage system. This authority can be applied to any existing user where it is in the City's best interest to have such monitoring facility installed.

13.12.510 Monitoring facilities.

A. The public works director may require the user to construct and maintain, at the user's expense, monitoring facilities which meet all government safety regulations (OSHA) to allow inspection, sampling and flow measurement of the building sewer or internal storm drainage systems and may also require sampling or metering equipment to be provided, installed, operated and maintained at the user's expense.

Under the Subdivision Map Act, the City has the right to attach conditions to any tentative map that will mitigate the impacts caused by the development's use.

City Code Title 16, Subdivisions, requires the developer of a subdivision to put in improvements in conformance with the City standards.


Jack L. Ronsko
Public Works Director

JLR/ma
Attachments

Exhibit A

Law Offices of

RISHWAIN, HAKEEM, ELLIS & LEBEOUF

A Professional Corporation

2800 West March Lane
Suite 200
Stockton, California 95207
209 474 2800

RECEIVED
SEP 25 11 05 AM '87

ALICE M. REIMCHE
CITY CLERK
CITY OF LODI

September 25, 1987

Robert J. Rishwain
Michael D. Hakeem
Albert M. Ellis
David R. LeBeouf
Michael R. Norton
Renee M. Marengo
Teresa G. Richardson
Linda L. Lofthus
Jeffrey A. Silvia
Mark B. Rishwain
Donald F. Mull
Doris M. Powell, P.L.

Alice M. Reimche
City Clerk
City of Lodi
221 W. Pine Street
Lodi, California 95240

HAND DELIVERED

Re: Tentative Parcel Map 87P010
Frank Alegre, Sr. - 910 N. Cluff Ave.
04-080-61 and 62

Dear Ms. Reimche:

Please view this correspondence as our notice of complaint filed with your office concerning the above-referenced action of the Lodi City Planning Commission at its meeting of Monday, September 14, 1987.

Specifically, the Planning Commission's action is requiring all storm drainage to pass through the City approved sand and oil traps prior to entering the City's storm drain system is the subject of my client's complaint. Based on the cost that my client would sustain as a result of implementing such procedures, as well as the fact that the above-referenced tentative parcel map does not substantially effect the property in question that would be burdened by the oil traps, my client and I both strongly feel that such procedures would require undue hardship and burden on the Alegre Trucking Company.

In addition to the economic burdens imposed on my client as a result of the Planning Commission's suggestions, my client and I are also quite concerned with the fact that no other existing business has been made to comply with these rather stringent criteria. Furthermore, according to the individuals that testified on behalf of the City before the Planning Commission, this procedure for the implementation of oil traps has been unilaterally created by City staff without the input or approval of the Council. In light of these issues, several of the Planning Commissioners at the September 14, 1987 hearing recommended that the Council study the necessity of oil traps, which are to be implemented on a City wide basis.

Alice M. Reimche
September 25, 1987
Page Two

Consequently, in light of the foregoing, I would request your placing this matter on the City Council agenda pursuant to Government Code Section 66451.3.

Should you have any questions, please do not hesitate to contact my office.

Very truly yours,

RISHWAIN, HAKEEM, ELLIS & LeBEOUF
A Professional Corporation

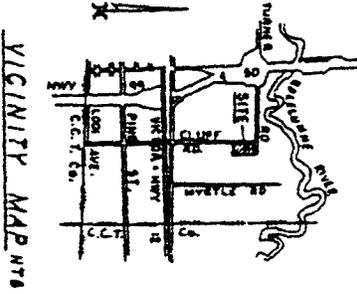
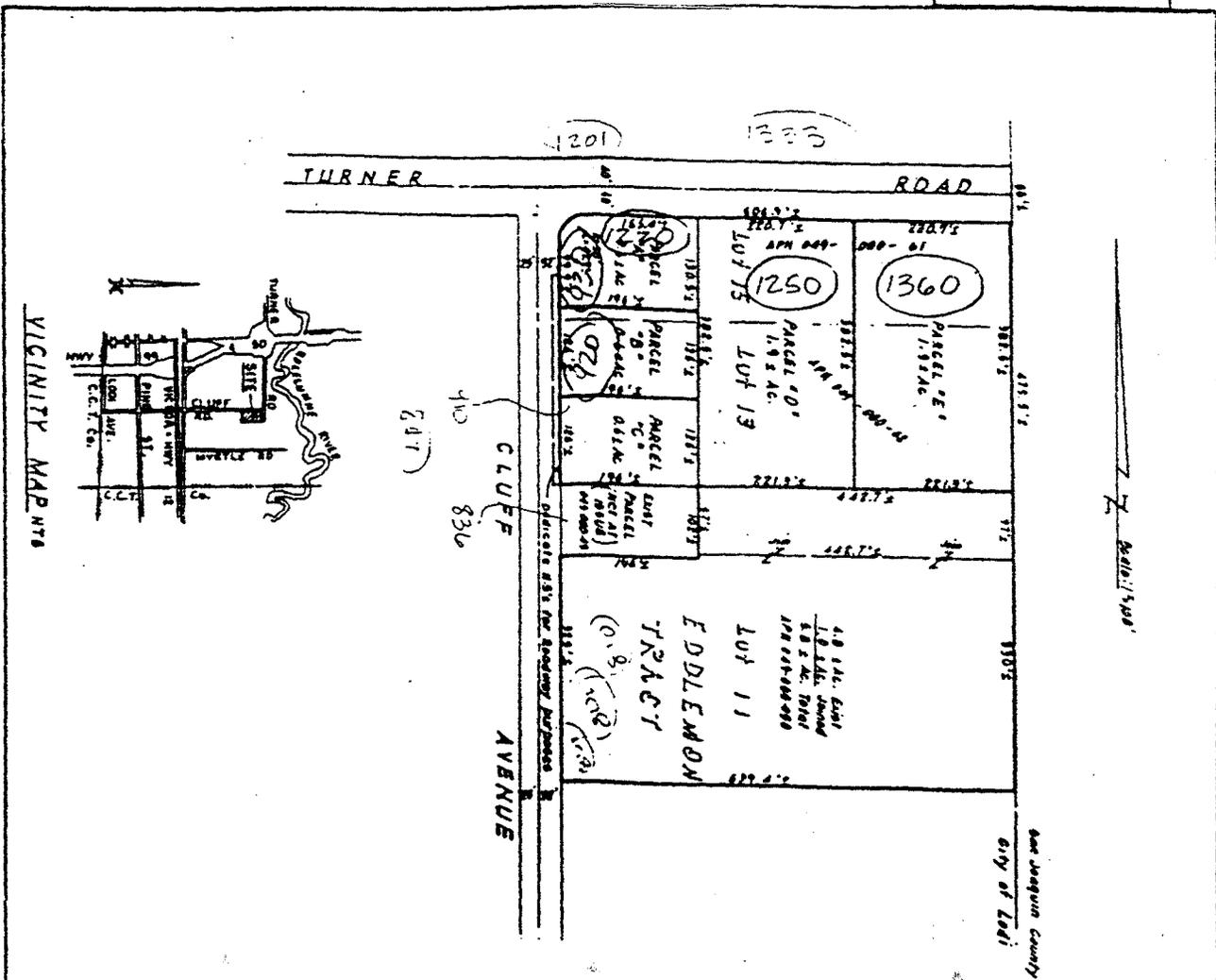
By: _____

A.M. Ellis

ALBERT M. ELLIS

AME/cdz

cc: Mr. Frank Alegre, Sr.



TENTATIVE PARCEL MAP

Being a portion of Lots 11, 12, 13, 14, 15, 16, 17, 18, and 19 of the EDDLEMONT TRACT a portion of the N 1/4 of Sec 6, T 5N, R 7E, M.D. S. M., City of Lodi, San Joaquin Co., Calif.

Prepared for & Owned by:
 Frank Alegre, Sr.
 641 S. Main St.
 Lodi, Calif. 93201
 Scale: 1"=100'
 July 1987

DESIGNED BY _____
 DRAWN BY _____
 APPROVED BY _____
 DATE _____

BAUMBACH & PIAZZA
 CIVIL ENGINEERS
 SURVEYORS
 802 W. 21st St. Lodi, Calif.
 93201

Prepared for:
 Frank Alegre, Sr.

SHEET 1 of 1
 JOB NO. 8760
 FILE NO.

CITY COUNCIL

EVELYN M. OLSON, Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
DAVID M. HINCHMAN
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER: (209) 333-6795

THOMAS A. PETERSON
City Manager

ALICE M. REIMCHE
City Clerk

RONALD M. STEIN
City Attorney

September 15, 1987

Mr. Terry Piazza
c/o Baumbach and Piazza, Consulting Engineers
323 West Elm Street
Lodi, CA 95240

RE: Tentative Parcel Map - 87 P 010
Frank Alegre, Sr. - 910 N. Cluff Avenue
049-080-61 and 62

At its meeting of Monday, September 14, 1987 the Lodi City Planning Commission conditionally approved your request on behalf of Frank Alegre, Sr. to divide 910 North Cluff Avenue (APN's 049-080-61 and 62) into five parts with Parcel "A" containing 0.6 acres; Parcel "B" containing 0.6 acres; Parcel "C" containing 0.6 acres; Parcel "D" containing 1.9 acres; and Parcel "E" containing 1.9 acres in an area zoned M-2, Heavy Industrial.

The Planning Commission's approval is subject to the following conditions:

1. that the following items be accomplished prior to the recording of the Final Map:
 - a. dedication of public utility easements as requested by the various utility companies and the City of Lodi;
 - b. dedication of a corner cut-off on Parcel "A";
 - c. provision of a copy of Well Abandonment Permit from the county for any on-site wells abandoned during development or certification by the developer's engineer that none existed prior to conversion from agricultural and residential to industrial use;
 - d. map to have standard note: "Requirements to be met at time of development or Building Permit"; and
 - e. all six lots to be graded to enable storm drainage to be collected on-site and transported to City system in conformance with present City standards; and

Mr. Terry Piazza
c/o Baumbach and Piazza
Consulting Engineers
September 15, 1987
Page 2

2. that the following items be accomplished at time of development or issuance of Building Permit;
 - a. Parcel "D" and "E" to have special commercial driveways conforming to City Standard Plan No. 111;
 - b. payment of the appropriate fees in effect at that time;

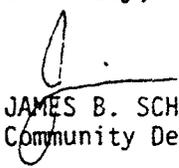
Water service for Parcels "A" and "B"
Sewer service for Parcels "A" and "B"
Storm drainage service to all parcels not already serviced.
 - c. all storm drainage to pass through City approved sand and oil trap and enter City Storm drain system in a City manhole or through the back of City catch basin; and
 - d.b On-site Fire Protection per Fire Department requirements.

Section 16.36.010 provides as follows:

"Any interested person adversely affected by any decision of the advisory agency (i.e. Planning Commission) may file a complaint with the City Clerk concerning such decision. Any such complaint shall be filed with the City Clerk within fifteen days after the action which is the subject of the complaint. The City Council may, in its discretion, reject the complaint, the complainant shall be notified of such action. If the matter is set for Public Hearing, the hearing shall be conducted and notice thereof given as provided by Government Code Section 66451.3.

If you, your client, or his agent wish to complain to the City Council, you, or they, must correspond with Alice M. Reimche, City Clerk. The correspondence must be received by her before 5:00 p.m., Tuesday, September 29, 1987.

Sincerely,


JAMES B. SCHROEDER
Community Development Director

cc: Frank Alegre, Sr.
Albert M. Ellis, Attorney at Law
City Clerk
Public Works Director,

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
CENTRAL VALLEY REGION

3231 S STREET
SACRAMENTO, CALIFORNIA 95816
Phone: (916) 445-0270



17 March 1980

Mr. Jack L. Ronsko,
Public Works Director
City of Lodi
221 West Pine Street
Lodi, California 95240

CITY OF LODI'S EAST AREA STORM DRAIN PROJECT

Thank you for submitting the request for certification of conformance with applicable water quality standards for the subject report. We have reviewed the project.

No significant threat to water quality should result from this activity provided the City, through its land use permits or similar measures, strictly regulates industries served by the storm drain system to adhere to good housekeeping practices, minimize spills, prevent illegal discharges, etc., which would otherwise drain to the Mokelumne River.

Therefore, we anticipate no further action by our agency on this project. Should further investigation reveal a potential water quality problem, we will proceed with formulation of waste discharge requirements.

FRANK MCDERMOTT
Area Engineer
Delta Watershed

FOM/ap

cc: Corps of Engineers
State of California Reclamation Board
Department of Fish & Game, Region II

RECEIVED

MAR 21 1980



CITY OF LODI
PUBLIC WORKS DEPARTMENT

AGREEMENT REGARDING PROPOSED STREAM OR LAKE ALTERATION

THIS AGREEMENT, entered into between the State of California, Department of Fish and Game, hereinafter called the Department, and City of Lodi of Lodi, State of California, hereinafter called the operator, is as follows:

WHEREAS, pursuant to Section 1601-1603 of California Fish and Game Code, the operator, on the 22nd day of March, 1980, notified the Department that he intends to substantially divert or obstruct the natural flow of, or substantially change the bed, channel, or bank of, or use material from the streambed of, the following water: Mokelumne River in the County of San Joaquin, State of California, S 31 T 4N R 7E

WHEREAS, the Department hereby certifies that an inspection of subject area was made on the 2nd day of May, 1980, by the following Department personnel: Ernest A. Nies, Fish and Game Warden and it was determined that an existing fish or game resource may be substantially adversely affected by such operations.

THEREFORE, the Department hereby proposes measures to protect fish and wildlife during the operator's work. The operator hereby agrees to accept the following recommendations as part of his work: Numbers 1, 2, 3, 5, 9, 10, 13, 15, 20, 21 from the list of recommendations on the back of this page and the following special recommendations:

1. All work in or near the stream or lake shall be confined to the period October 1, 1980 to September 1, 1981.
2. All industrial waste discharge such as concrete washing, petroleum products, rubbish and others will not be allowed to enter storm drain to river.
3. Sump to be installed in drain system to catch heavy solids and debris and to be checked and cleaned periodically.
4. Discharge into river to conform to Water Quality Board Standards.
5. Notify Department of any changes affecting plans.

If the operator's work changes from that stated in the notification specified above, this agreement is no longer valid and a new notification shall be submitted to the Department of Fish and Game. Failure to comply with the provisions of this agreement and with other pertinent Code Sections, including but not limited to Fish and Game Code Sections 5650, 5652 and 5948, may result in prosecution.

Nothing in this agreement authorizes the operator to trespass on any land or property, nor does it relieve the operator of responsibility for compliance with applicable federal, state, or local laws or ordinances.

This agreement becomes effective on 6/6/80 and terminates 9/1/81

Operator Henry H. Flores

Ernest A. Nies
Department Representative

Title City Manager

Title Fish and Game Warden

Organization City of Lodi

Department of Fish and Game, State of California

Date June 26, 1980

Date 6/6/80

RECOMMENDATIONS

1. Disturbance or removal of vegetation shall not exceed the minimum necessary to complete operations. The disturbed portions of any stream channel or lake margin within the high water mark of the stream or lake shall be restored to as near their original condition as possible.
2. Restoration shall include the revegetation of stripped or exposed areas.
3. Rock, riprap, or other erosion protection shall be placed in areas where vegetation cannot reasonably be expected to become reestablished.
4. Installation of bridges, culverts, or other structures shall be such that water flow is not impaired and upstream or downstream passage of fish is assured at all times. Bottoms of temporary culverts shall be placed at or below stream channel grade. Bottoms of permanent culverts shall be placed below stream channel grade.
5. Plans for design of concrete sills and other features that could potentially impede fish migrations must be approved by Department engineers.
6. When any dam (any artificial obstruction) is being constructed, maintained, or placed in operation, sufficient water shall at all times be allowed to pass downstream to maintain fishlife below the dam.
7. An adequate fish passage facility must be incorporated into any barrier that obstructs fish passage.
8. Any dam (any artificial obstruction) constructed shall only be built from material such as clean washed gravel which will cause little or no siltation.
9. Equipment shall not be operated in the stream channels of flowing live streams except as may be necessary to construct crossings or barriers and fills at channel changes.
10. When work in a flowing stream is unavoidable, the entire streamflow shall be diverted around the work area by a barrier, temporary culvert, and/or a new channel capable of permitting upstream and downstream fish movement. Construction of the barrier and/or the new channel shall normally begin in the downstream area and continue in an upstream direction, and the flow shall be diverted only when construction of the diversion is completed. Channel bank or barrier construction shall be adequate to prevent seepage into or from the work area. Channel banks or barriers shall not be made of earth or other substances subject to erosion unless first enclosed by sheet piling, rock riprap, or other protective material. The enclosure and the supportive material shall be removed when the work is completed and the removal shall normally proceed from downstream in an upstream direction.
11. Temporary fills shall be constructed of nonerodible materials and shall be removed immediately upon work completion.
12. Equipment shall not be operated in the lake or its margin except during excavation and as may be necessary to construct barriers or fills. If work in the lake is unavoidable, a curtain enclosure to prevent siltation of the lake beyond the immediate working area shall be installed. The enclosure and any supportive material shall be removed when the work is completed.
13. Silt settling basins shall be located away from the stream or lake to prevent discolored, silt-bearing water from reaching the stream or lake.
14. Preparation shall be made so that runoff from steep, erodible surfaces will be diverted into stable areas with little erosion potential. Frequent water checks shall be placed on dirt roads, cat tracks, or other work trails to control erosion.
15. Wash water containing mud or silt from aggregate washing or other operations shall not be allowed to enter a lake or flowing streams.
16. A silt catchment basin shall be constructed across the stream immediately below the project site. This catchment basin shall be constructed of gravel which is free from mud or silt. Upon completion of the project and after all flowing water in the area is clear of turbidity, the gravel along with the trapped sediment shall be removed from the stream.
17. If operations require moving of equipment across a flowing stream, such operations shall be conducted without substantially increasing stream turbidity. For repeated crossings, the operator shall install a bridge, culvert, or rock-fill crossing.
18. If a stream channel has been altered during the operations, its low flow channel shall be returned as nearly as possible to its natural state without creating a possible future bank erosion problem, or a flat wide channel or sluice-like area. If a lake margin has been altered, it shall be returned as nearly as possible to its natural state without creating a future bank erosion problem. The gradient of the streambed or lake margin shall be as nearly as possible the same gradient as existed prior to disturbance.
19. Structures and associated materials not designed to withstand high seasonal flows shall be removed to areas above the high water mark before such flows occur.
20. No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete or washings thereof, oil or petroleum products or other organic or earthen material from any logging, construction, or associated activity of whatever nature shall be allowed to enter into or placed where it may be washed by rainfall or runoff into, waters of the State. When operations are completed, any excess materials or debris shall be removed from the work area. No rubbish shall be deposited within 150 feet of the high water mark of any stream or lake.
21. The operator will notify the Department of Fish and Game of the date of completion of operations at least five days prior to such completion.

MEMORANDUM, City of Lodi, Public Works Department

TO: Engineering Personnel
FROM: Public Works Director
DATE: August 4, 1987
SUBJECT: Modification to Storm Drainage Design Criteria for Industrial
Uses and Industrial Zoning

Effective immediately, the following changes apply to all new m.p. submittals and any onsite plans and building plans currently being processed.

For industrial zoning and existing industrial uses, the following requirements shall apply:

1. All storm drainage on industrial parcels shall be picked up in an onsite drainage system. Refer to Item #6 for possible exceptions.
2. The onsite drainage system shall be tied to the City's storm drain system, either at the back of a City catch basin or at a storm drain manhole on the City's system.
3. A "sand and oil trap" conforming to City of Lodi Standard Plan 205 shall be constructed on new storm drain discharge lines. The City may also require a sand and oil trap on existing storm drain discharge lines or through-the-curb drains.
4. All sand and oil traps shall be readily accessible and on the street side of all fences and gates and not in the sidewalk area.
5. No storm drainage will be allowed to flow over the curb, gutter, and sidewalk into the street. Roof drainage may be tied directly to a "through-the-curb drain" per Standard Plan 129. Exceptions are driveway approaches and landscaped areas adjacent to sidewalks.
6. With approval from the Public Works Director, smaller industrial parcels may be allowed to drain through the curb face. This approval shall depend upon existing street conditions, the location of City storm drain facilities, and the size and use of the parcel. Onsite drainage must still flow through a sand and oil trap.


Jack L. Ronsko
Public Works Director

JLR/ma

cc: Street Superintendent
Water/Wastewater Superintendent

PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE LODI CITY COUNCIL OF THE CITY OF LODI TO CONSIDER THE APPEAL OF MR. FRANK ALEGRE, SR., 910 NORTH CLUFF AVENUE, LODI, OF THE LODI PLANNING COMMISSION'S ACTION REQUIRING ALL STORM DRAINAGE TO PASS THROUGH THE CITY APPROVED SAND AND OIL TRAPS PRIOR TO ENTERING THE CITY'S STORM DRAIN SYSTEM.

NOTICE IS HEREBY GIVEN that on the 4th day of November, 1987, at the hour of 7:30 p.m. or as soon thereafter as the matter may be heard, the Lodi City Council will conduct a public hearing in the chambers of the Lodi City Council at 221 West Pine Street, Lodi, California, to consider the appeal of Mr. Frank Alegre, Sr., 910 North Cluff Avenue, Lodi, of the Lodi Planning Commission's action requiring all storm drainage to pass through the City approved sand and oil traps prior to entering the City's storm drain system.

Information regarding this item may be obtained in the office of the City Clerk at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views either for or against the above proposal. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, Lodi, at, or prior to, the public hearing.

Date: October 14, 1987

BY ORDER OF THE LODI CITY COUNCIL

Alice M. Reimche
Alice M. Reimche
City Clerk

CITY COUNCIL

EVELYN M. OLSON, Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
DAVID M. HINCHMAN
JAMES W. PINKERTON, Jr.
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
RONALD M. STEIN
City Attorney

November 6, 1987

Mr. Albert M. Ellis
Attorney-at-Law
Rishwain, Hakeem, Ellis and LeBeouf
2800 West March Lane, Suite 200
Stockton, CA 95207

Dear Mr. Ellis:

This letter will confirm that the Lodi City Council, following a public hearing on the matter, denied the appeal of your client, Mr. Frank Alegre, Sr., 910 North Cluff Avenue, Lodi, of the Planning Commission's action requiring all storm drainage to pass through the City approved sand and oil traps prior to entering the City's storm drain system.

Should you have any questions regarding this matter, please do not hesitate to call this office.

Very truly yours,

Alice M. Reimche
Alice M. Reimche
City Clerk

AMR:jj