UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105-3901

Revisions to 2022 Preliminary Designation

EPA solicited public comment on a preliminary designation from July 26, 2022 through October 24, 2022.[1] In addition to making editorial changes to the 2022 Preliminary Designation to improve readability, EPA has made revisions to clarify the scope of the designation as follows:

1. Inclusion of Appendix 4 providing the property use codes from the Los Angeles County Assessor's Office describing the sources subject to the Preliminary Designation.
2. Clarification and explanation that privately operated CII facilities (which may be located on publicly owned parcels) at the Ports of Long Beach and Los Angeles are subject to the designation. Privately operated CII facilities at airports are NOT included in the preliminary designation, however EPA is taking comment on whether to include such facilities.
3. Clarification that Pier 400 at the Port of Los Angeles is within the geographic area covered by the designation; added Appendix 3 – map of the watersheds subject to the preliminary designation.
4. Modification of the preliminary designation with respect to industrial facilities that submitted notices of non-applicability (NONAs) under the State's industrial general permit such that designation would be based on total facility acreage rather than acreage not covered by the industrial general permit.

[1] EPA will respond to comments on the 2022 Preliminary Designation, along with comments on this revision, if and when it finalizes any designation.

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105-3901

MEMORANDUM

SUBJECT: Request for Preliminary Designation of Certain Commercial, Industrial, and Institutional Stormwater Discharges in the Alamitos Bay/Los Cerritos Channel Watershed and the Dominguez Channel and Los Angeles/Long Beach Inner Harbor Watershed in Los Angeles County

FROM: Ellen Blake
Assistant Director, Surface Water Branch, Water Division

Laurie Kermish
Manager, Water Law Section, Office of Regional Counsel

THRU: Tomás Torres
Director, Water Division

Sylvia Quast
Regional Counsel, Office of Regional Counsel

TO: Martha Guzman, Regional Administrator

This memorandum recommends that you exercise your discretionary authority to preliminarily designate stormwater discharges from certain privately owned or operated commercial, industrial, and institutional (CII) sites in the Alamitos Bay/Los Cerritos Channel Watershed and the Dominguez Channel and Los Angeles/Long Beach Inner Harbor Watershed in Los Angeles County for National Pollutant Discharge Elimination System (NPDES) permitting.

Pursuant to section 402(p)(2)(E) and (6) of the Clean Water Act (CWA), and 40 C.F.R. § 122.26(a)(9)(i)(D), the EPA Regional Administrator may designate additional stormwater discharges as requiring NPDES permits where the Regional Administrator determines that "the discharge, or category of discharges within a geographic area, contributes to a violation of a water quality standard or is a significant contributor of pollutants to waters of the United States."[1]

For the reasons outlined below, the record indicates that stormwater discharges from the CII sources described below contribute to violations of water quality standards. We therefore recommend the preliminary designation of these stormwater discharges.

[1] This authority is commonly known as "residual designation" authority. Because the statute uses the term "violation" at CWA section 402(p)(2)(E), this memorandum uses that term and EPA understands it to mean an exceedance of water quality standards as evidenced, for example, in an impairment listing.

Basis for Preliminary Designation of Certain Currently Unpermitted Stormwater Discharges from Privately Owned or Operated Commercial, Industrial, and Institutional (CII) Sites in the Alamitos Bay/Los Cerritos Channel Watershed and the Dominguez Channel and Los Angeles/Long Beach Inner Harbor Watershed in Los Angeles County

Overview

On September 17, 2015, American Rivers, the Natural Resources Defense Council (NRDC), and the Los Angeles Waterkeeper (Petitioners) petitioned the Regional Administrator of EPA Region 9 to make "a determination that currently unpermitted stormwater discharges from privately owned commercial, industrial, and institutional (CII) sites are contributing to violations of water quality standards" in the Alamitos Bay/Los Cerritos Channel Watershed and the Dominguez Channel and Los Angeles/Long Beach Inner Harbor Watershed, and therefore require NPDES permits pursuant to section 402(p) of the CWA (the Petitions).[2]

On October 17, 2016, the Regional Administrator responded to the Petitions declining to designate the CII sites, concluding "that effective programs are already in place to address the water quality impairments in the watershed." EPA Region 9 Response to Petitions dated October 17, 2016 (2016 Response). The Petitioners challenged the Region's decision in 2017, and a U.S. District Court in 2018 found EPA's denial inconsistent with the CWA and remanded the decision to the Region for further action consistent with the Court's order. *Los Angeles Waterkeeper v. Pruitt*, 320 F. Supp.3d 1115 (C.D. CA 2018).

Pursuant to the District Court's instruction, EPA has reconsidered the 2015 Petitions and is preliminarily designating for NPDES permitting stormwater discharges in the above watersheds[3] from the following:

- Any privately owned and unpermitted CII parcel[4] with five or more acres of impervious surface,[5]

[2] Natural Resources Defense Council, American Rivers, and Los Angeles Waterkeeper. Petitions for a Determination That Stormwater Discharges from Commercial, Industrial and Institutional Sites Contribute to Water Quality Standards Violations in the Alamitos Bay/Los Cerritos Channel Watershed, Dominguez Channel and the Los Angeles/Long Beach Inner Harbor (Los Angeles County, California) and Require Clean Water Act Permits. September 17, 2015.

[3] The watersheds are shown in Appendix 3 and include Pier 400 at the Port of Los Angeles.

[4] For purposes of the designation, designated commercial, industrial, and institutional parcels are parcels with land use codes used by the Los Angeles County Assessor's Office of 1000 through 2900, 3000 through 3920, 6000 through 6910, 7000 through 7710, and 8100 through 8400. See Appendix 4 for additional information concerning land use codes.

[5] Impervious surface means surfaces that are impermeable to infiltration of precipitation (here, rainfall) into underlying soils/groundwater and includes rooftops, parking lots, sidewalks, and driveways.

- Any privately operated and unpermitted CII facility[6] at the Ports of Long Beach and Los Angeles that is five or more total acres, even if located on a publicly owned parcel,[7]
- Any unpermitted portion of a privately owned facility (or privately operated facility in the Ports of Long Beach and Los Angeles) for which the total facility acreage is five or more acres, and the facility is subject to NPDES permitting under 40 C.F.R. § 122.26(b)(14), including facilities that have submitted a no exposure certification[8] under California's Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ (NPDES permit No. CAS000001)[9] (Industrial Stormwater General Permit), and
- Any privately owned facility (or privately operated facility in the Ports of Long Beach and Los Angeles) for which the total facility acreage is five or more acres, and the facility has submitted a notice of non-applicability (NONA)[10] under the Industrial Stormwater General Permit due to containment of all stormwater associated with industrial activity. Only the portion (if any) of such facilities not covered by the NONA would be designated.

Statutory and Regulatory Background

In 1987, Congress amended section 402 of the CWA and established a phased approach to regulating discharges "composed entirely of stormwater," requiring some, but not all, point source discharges of stormwater to be regulated. Water Quality Act § 405, codified as CWA § 402(p). In the first phase, Congress required NPDES permits for discharges from municipal separate storm sewer systems (MS4s) serving a population greater than 100,000, and stormwater discharges associated with industrial activity. CWA § 402(p)(1), (2), 33 U.S.C. § 1342(p)(1), (2). In 1990, EPA promulgated permit application regulations for these discharges pursuant to § 402(p)(4), 33 U.S.C. § 1342(p)(4). 55 Fed. Reg. 47990 (Nov. 16, 1990) (Phase I rule). Additionally, the CWA authorizes EPA to designate for regulation by NPDES permits any stormwater discharge determined by EPA or an authorized state to contribute to a violation of water quality standards (WQSs) or to be a significant contributor of pollutants to waters of the United States.[11] CWA § 402(p)(2)(E), 33 U.S.C. § 1342(p)(2)(E).[12] The Phase I rule also included a provision allowing any person to petition EPA to require an NPDES permit for a

[6] For purposes of the designation of CII facilities at the Ports of Long Beach and Los Angeles, designated commercial, industrial and institutional facilities are facilities with land use codes used by the Los Angeles County Assessor's Office of 1000 through 2900, 3000 through 3920, 6000 through 6910, 7000 through 7710 and 8100 through 8900. See Appendix 4 for additional information concerning land use codes.
[7] EPA is proposing to designate stormwater discharges from all privately operated CII facilities with five or more acres total area at the Ports of Los Angeles and Long Beach. See page 10 for more information.
[8] As authorized at 40 C.F.R. § 122.26(g); see Industrial Stormwater General Permit, Appendix 2 for more information concerning no exposure certifications.
[9] EPA is proposing to designate stormwater discharges from the unpermitted portions of facilities subject to 40 C.F.R. § 122.26(b)(14), including no exposure and NONA, with five or more total acres given the high degree of imperviousness at such facilities. See page 11 for more information.
[10] See Industrial Stormwater General Permit at section XX.C for more information concerning requirements for facilities claiming that they do not discharge stormwater associated with industrial activity and the NONA process.
[11] Relevant to this Preliminary Designation, the State of California has been authorized by EPA to administer the NPDES permit program, including the issuance of NPDES stormwater permits, except on Indian Country lands.
[12] EPA codified this case-by-case authority to designate stormwater discharges for NPDES permits at 40 C.F.R. § 122.26(a)(1)(v). 54 Fed. Reg. 255 (Jan. 4, 1989). *See also* 55 Fed. Reg. 47990, 47993 (Nov. 16, 1990).

stormwater discharge that contributes to a violation of a WQS or is a significant contributor of pollutants to waters of the United States. 40 C.F.R. § 122.26(f)(2).

In the second phase, Congress required EPA, after conducting studies and reporting on the results to Congress, to issue regulations designating additional stormwater discharges to be regulated "to protect water quality." CWA § 402(p)(5), (6), 33 U.S.C. § 1342(p)(5), (6). Stormwater discharges designated for regulation under § 402(p)(6) were not necessarily required to be regulated through NPDES permits.[13] Rather, Congress required that EPA "establish a comprehensive program to regulate such designated sources." *Id.* In 1995, EPA completed studies and submitted a report to Congress describing additional stormwater discharges under consideration for regulation. Based on this report, EPA promulgated regulations in 1999 (Phase II rule) designating two additional categories of stormwater discharges for regulation, certain small MS4s[14] and small construction sites (1-5 acres) and requiring NPDES permit coverage for these discharges. 64 Fed. Reg. 68722 (Dec. 8, 1999).

The Phase II rule also carried forward regulatory authority for designating additional stormwater discharges for NPDES permit coverage (residual designation authority or RDA) to allow designation of a discharge or category of discharges within a geographic area if determined to contribute to a violation of a WQS or to significantly contribute pollutants to waters of the United States. 64 Fed. Reg. at 68781; 40 C.F.R. § 122.26(a)(9)(i)(D).[15] These residual designation provisions are based on the authority of both §§ 402(p)(2)(E) and 402(p)(6), recognizing the permitting authority's potential need to regulate individual unregulated stormwater discharges on a case-by-case basis, as well as the potential need to regulate stormwater discharges on a geographic categorical basis to address local concerns or to make progress in complying with WQSs. *See* 64 Fed. Reg. at 68781 The Ninth Circuit upheld this interpretation in *Environmental Defense Center v. EPA*, 344 F.3d at 876 ("EPA reasonably interpreted § 402(p)(6) as authorizing regional designation of sources and regional source categories, based on water quality standards including TMDLs."). Any discharge or category of discharges designated under the RDA regulation is subject to NPDES permitting. 40 C.F.R. § 122.26(a)(9)(ii), (iii).

History of the Petitions

[13] In *Environmental Defenses Center v. EPA*, 344 F.3d 832, 840 (9th Cir. 2003), the Ninth Circuit interpreted § 402(p)(6) and held that "EPA preserved authority to regulate other harmful stormwater discharges in the future." The Ninth Circuit also explained that permitting is a viable form of regulation, stating: "The fact that 'permitting' is not included on a statutory list of elements that the program 'may' include is not determinative, because the list is manifestly nonexclusive." *Id*. At 844.

[14] Regulated small MS4s are primarily separate storm sewer systems within urban areas with a population of at least 50,000 as defined by the Census Bureau based on the latest decennial census. 40 C.F.R. §122.32(a). This term also includes other publicly owned separate storm sewer systems similar to MS4s (e.g., military bases, large hospital or prison complexes, highways) and small MS4s outside "urbanized areas" based on criteria developed by the State; at minimum, municipal entities outside "urbanized areas" with a population greater than 10,000 should be considered for permitting. 40 C.F.R. §§ 122.26(b)(16); 40 C.F.R. § 123.35(b).

[15] The Phase II rule also allows for designating stormwater discharges for NPDES permit coverage if stormwater controls are needed for such discharges based on wasteload allocations in a TMDL. 40 C.F.R. § 122.26(a)(9)(i)(C). This basis for designating stormwater discharges was not raised in the Petitions.

1. Summary of the Petitions

The Petitions, incorporated by reference, state that: (1) portions of the Alamitos Bay/Los Cerritos Channel Watershed and the Dominguez Channel, its tributaries, and the Los Angeles/Long Beach Inner Harbor Watershed are impaired by copper, zinc, and/or other pollutants, (2) stormwater discharges from CII sites contain these pollutants, contributing to water quality impairments in the watersheds, and (3) existing programs are not adequately addressing the contributions from CII sites to impairments in the watersheds.

In support, the Petitioners cite EPA guidance and reports in which EPA has concluded that urban stormwater discharges are sources of pollutants. Petitioners also point to various reports and studies, including the National Stormwater Quality Database (NSQD), to illustrate typical pollutant loads in stormwater from different land uses, including CII sites. Finally, the Petitioners cite to Total Maximum Daily Loads (TMDLs) established by EPA and the State of California to describe the specific sources of pollutants leading to impairments in the watersheds. Specifically, each Petition states at page 2:

For the Dominguez Channel and Los Angeles/Long Beach Inner Harbor Petition:

- CII sites occupy 36.6% of the land area that flows into Dominguez Channel and the Los Angeles/Long Beach Inner Harbor.
- 71.1 % of this CII area is located within a half-mile of a receiving water.
- Modeled results indicate that, out of all urban stormwater sources, CII sites contribute at least 88% of zinc loadings and 84% of copper loadings in the watershed.
- CII sites likely cover 25.6% of the watershed with impervious surface.

For the Alamitos Bay/Los Cerritos Channel Watershed:

- CII sites occupy 30.6% of the land area that flows into Alamitos Bay/Los Cerritos watershed Dominguez Channel and the Los Angeles/Long Beach Inner Harbor.
- 93% of this CII area is located within a half-mile of a receiving water.
- Modeled results indicate that, out of all urban stormwater sources, CII sites contribute at least 30% of zinc loadings, 18% of copper loadings, and 26% of nitrogen loadings in the watershed.
- CII sites likely cover 21.4% of the watershed with impervious surface.

2. EPA's 2016 Petition Denial, Court Challenge, and Decision

As noted above, in its 2016 Response, EPA agreed that CII sources were contributing to water quality impairments in the watersheds but denied the Petitions because EPA concluded that other environmental programs, such as the existing municipal separate storm sewer system (MS4) NPDES permits, would adequately address water quality impairments in the watersheds. However, the U.S. District Court determined that consideration of such programs is not authorized by the CWA and directed EPA to reconsider the Petitions in a manner consistent with

the ruling.[16] The District Court observed that the CWA provides EPA with only two options when EPA has determined that discharges are contributing to water quality impairments – engage in NPDES permitting of the discharges or prohibit the discharges.[17]

EPA identified several factors to consider in exercising its individual and categorical residual designation authority in the preamble to its final 1990 Phase I Stormwater Rule. Under section 402(p)(2)(E), EPA described as relevant factors the available water quality and sampling data as well as "the location of the discharge with respect to waters of the United States; the size of the discharge, the quantity and nature of the pollutants reaching waters of the United States; and any other relevant factors." 55 Fed. Reg. 47990, 47993 (Nov. 16, 1990). As noted in early guidance with respect to designations under CWA § 402(p)(2)(E), State reports generated under CWA section 305(b) can be critical sources of information for making designation determinations.[18]

EPA discussed designation of additional categories of stormwater sources for regulation under the NPDES permit program, based on three factors in the preamble to the Phase II rule. 64 Fed. Reg. 68722, 68780 (December 8, 1999). EPA considered: 1) the likelihood for exposure of pollutants to precipitation at sources included in that category, 2) whether sufficient data were available on which to make a determination of potential adverse water quality impacts for the category of sources, and 3) whether such sources were adequately addressed by other environmental programs.[19] *Id.* EPA Region 9 considered these same three factors in its 2016 denial of the Petitions.

In the 2016 Response, EPA found factors (1) and (2) had been met, 2016 Response at pages 5-7, and argued that factor (3) had been satisfied and described existing programs that addressed the pollutants of concern in the watersheds at issue, id. at 7-15. As stated above, Petitioners challenged the Region's decision in U.S. District Court and prevailed. The Court found that it was improper for the Region to rely on the third factor because the relevant CWA text is unambiguous and does not allow for this consideration. *Los Angeles Waterkeeper v. Pruitt*, 320 F. Supp.3d 1115 (C.D. CA 2018). In light of *Los Angeles Waterkeeper v. Pruitt*, EPA is not using the third factor in reconsideration of these Petitions.

In sum, the factors used by the Region in reconsideration of the Petitions are:

1. Likelihood of exposure of pollutants to precipitation at sites in the categories identified in the Petitions; and

---

[16] *Los Angeles Waterkeeper v. Pruitt*, 320 F. Supp.3d 1115 (C.D. CA 2018).

[17] On October 17, 2018, the court issued a clarification and minute order remanding the matter to the Region, stating "The EPA is directed to reconsider Plaintiffs' petitions using the correct standards as set forth in the Court's Order on summary judgment." No. 2:17-CV-03454-SVW-KS, 2018 WL 6071084 (C.D. Cal. Oct. 17, 2018).

[18] *Designation of Stormwater Discharges for Immediate Permitting*, August 8, 1990, available at http://www.epa.gov/npdes/pubs/owm0220.pdf at 12.

[19] In a letter dated September 16, 2003, from EPA Assistant Administrator for Water to the Vermont Agency of Natural Resources (Mehan Letter), EPA elaborated on these factors. EPA stated that while it has not defined a threshold level of pollutant contribution that would trigger a finding that a source is contributing to a violation of a WQS or is a significant contributor of pollutants to waters of the U.S., "it would be reasonable to require permits for discharges that contribute more than de minimis amounts of pollutants identified as the cause of impairment to a water body." Mehan Letter at 2.

2. Sufficiency of available data to evaluate the contribution of stormwater discharges to water quality impairment from the targeted categories of sites, including:
    a. Data with respect to determining causes of impairment in receiving water quality, and
    b. Data available from establishment of TMDLs.

EPA has reconsidered the Petitions and the data submitted with the Petitions based on the factors discussed above. EPA also reviewed additional reports and data to aid in its evaluation of the Petitions. While not a factor in the preliminary designation, EPA also consulted both the California State Water Resources Control Board and the Los Angeles Regional Water Quality Control Board, since California is authorized to implement the NPDES program.

3. Analysis of the Petitions

a. Likelihood of exposure of pollutants to precipitation at sites in the categories identified in the Petitions

As described by Petitioners and in various studies, impervious surfaces are a source of pollutants. Impervious surfaces include rooftops, walkways, patios, driveways, and storage areas that prevent the land's natural ability to infiltrate stormwater. Pollutants from wear of automotive parts (e.g., tires and brake pads), spills and leaks of automotive fluids (e.g., motor oil and coolant), and airborne materials (e.g., atmospheric deposition and wind-transported pollutants) are deposited on impervious surfaces.[20] Because of the limited or nonexistent infiltration capacity of these surfaces, pollutants can build up and are not easily degraded, leaving them available to be picked up and discharged in stormwater during the next precipitation event. In the preamble of the Phase I rule, EPA noted that "large parking facilities, due to their impervious nature[,] may generate large amounts of runoff which may contain significant amounts of oil and grease and heavy metals which may have adverse impacts on receiving waters[,]" and stated that while it was not requiring regulation at this time, such sources could be designated if they were contributing to a violation of a WQS. 55 Fed. Reg. 47990, 48010 (November 16, 1990).

In the 2016 Response (incorporated by reference here), EPA demonstrated that CII sources have many areas (such as automobile parking lots) with substantial likelihood of exposure of pollutants such as copper and zinc (e.g., from tire and brake pad wear) to precipitation. For this re-evaluation, the record continues to indicate that CII sites have significant amounts of impervious surfaces that are exposed to a variety of pollutants, including metals such as copper and zinc, that can discharge during rain events. Further, as described below, Region 9 analyzed data regarding the acreage of impervious surfaces at CII sources. EPA estimates that there are approximately 20,000 CII facilities located in these two heavily urbanized watersheds.

[20] Tiefenthaler, L., Schiff, K., and Bay, S. 2001. *Characteristics of Parking Lot Runoff Produced by Simulated Rainfall*. Southern California Coastal Water Research Project Technical Report No. 340. *See also*, EPA, 2007, *Reducing Stormwater Costs through Low Impact Development (LID) Strategies and Practices*. EPA 841-F-07-006, Office of Water, Washington, D.C. *See also*, Van Metre, P. C., & Mahler, B. J. (2003). *The contribution of particles washed from rooftops to contaminant loading to urban streams*. Chemosphere, 52, 1727–1741.

The California Office of Environmental Health Hazard Assessment (OEHHA) has issued a guide providing information concerning the degree of imperviousness of CII sources, as well as other land use categories in California (hereinafter, OEHHA Surface Coefficients User Guide).[21] The guide notes that CII sources such as industrial sites, office parks, and retail areas, typically have impervious surfaces ranging from 70%-90% of the total site. OEHAA Surface Coefficients User Guide at 27. They estimate institutional sources such as schools and hospitals to have 50% impervious cover. *Id*. Natural and agricultural lands, on the other hand, may only have 2%-4% impervious cover. *Id*. As noted in the Petitions and in relevant literature, the high level of imperviousness at CII sites leads to increases in the volume of stormwater discharged from the sites as well as increased pollutant loadings from the sites.[22]

In sum, the record indicates that the CII sites at issue have significant amounts of impervious surfaces that contain large amounts of pollutants, such as zinc and copper, which are exposed to precipitation.

b. The record contains sufficient data to evaluate the contribution of stormwater discharges to water quality impairments from the targeted categories of sites.

Waterbodies in the Dominguez Channel watershed, including the Long Beach/Los Angeles Inner Harbor, are impaired for metals (zinc, copper, lead, cadmium, mercury, and chromium), indicator bacteria, toxic organics such as benzo(a)pyrene, phenanthrene, and PCBs, legacy pesticides such as DDT and dieldrin, toxicity, nutrients, and trash. Alamitos Bay/Los Cerritos Channel are impaired for metals (zinc, copper, and lead), ammonia, indicator bacteria, pH, chlordane, toxicity, and trash.[23] The Preliminary Designation addresses zinc and copper because they are the two main constituents of concern in the Petitions and the subject of impairment listings and subsequent TMDLs. See below for more information.

In the 2016 Response, EPA described in detail the available data showing that stormwater discharges from CII sites contribute to water quality impairments in the targeted receiving waters. The information EPA reviewed included data submitted with the Petitions, analyses found in the several relevant TMDL documents for waterbodies in the watersheds, and a special source analysis study conducted by Paradigm Environmental.[24] In particular, the 2016 Response noted documentation for the Dominguez Channel Toxics TMDL[25] that show that a substantial reduction of both zinc and copper in stormwater discharges (over 70% in the upper freshwater

[21] California Office of Environmental Health Hazard Assessment. 2008. Impervious Surface Coefficients, A Tool for Environmental Analysis and Management, July 2008.
[22] *See* National Research Council 2009. *Urban Stormwater Management in the United States*. Washington, DC: The National Academies Press. https://doi.org/10.17226/12465 and Arnold, C. L., & Gibbons, C. J. *Impervious Surface Coverage: The Emergence of a Key Environmental Indicator.* Journal of the American Planning Association. 1996, 62(2), pp. 243-258. *See also* EPA Report No. EPA 841-B-09-001. 2009. Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security Act, December 2009.
[23] See 2020/2022 California Integrated Report: https://www.waterboards.ca.gov/water_issues/programs/water_quality_asssessment/2020_2022_integrated_report.html.
[24] Paradigm Environmental, Analytical Support for Stormwater Source Analysis, April 24, 2015.
[25] California Regional Water Quality Control Board, Los Angeles Region. 2011. Dominguez Channel and Greater Los Angeles and Long Beach Harbor Waters Toxic Pollutants Total Maximum Daily Loads, May 5, 2011.

portion of the watershed) would be needed in order to meet the applicable WQSs. Documentation for the Los Cerritos Channel Metals TMDL[26] also show that a roughly 70% reduction for both zinc and copper in stormwater discharges would be needed to meet the applicable WQSs compliance in the Los Cerritos Channel Watershed.

The load reduction estimates for zinc and copper in the TMDL documentation noted above were for municipal runoff overall in which CII sources were included the larger category. However, the Petitions included loading data for various land use categories showing high pollutant loadings from sources such as commercial sites and somewhat lower loads for institutional sources. In 2015, to gather additional information on CII sources specifically, EPA Region 9 funded a stormwater source analysis study of the loadings of common pollutants (including zinc and copper) in stormwater discharges from CII sources in two Southern California watersheds, including the upper portion of the Dominguez Channel Watershed. This study found that reductions in zinc and copper discharges in stormwater would be needed from all three CII categories for the receiving waters to attain WQS. Although the study only covered the upper portion of the Dominguez Channel Watershed, land use information submitted by the Petitioners showed that land use in the larger Dominguez Channel and Los Angeles/Long Beach Inner Harbor Watershed, as well as the Alamitos Bay/Los Cerritos Channel Watershed, is similar to the land use in the area that was covered by the study. See Los Cerritos Channel RDA Petition Final, Appendix A Los Cerritos GIS Analysis and Dominguez Channel RDA Petition Final, Appendix A Dominguez Channel GIS Analysis. Accordingly, EPA reasonably extended the results of the study to the entire Dominguez Channel and Los Angeles/Long Beach Inner Harbor Watershed as well as the Alamitos Bay/Los Cerritos Channel Watershed to indicate that discharges from CII sources are contributing to exceedances of WQSs for zinc and copper in receiving waters within these watersheds.

In addition, to inform EPA's reconsideration of the Petitions, EPA conducted stormwater modeling in the watersheds to gather updated information concerning pollutant loads in stormwater discharges from different types and sizes of CII sources in the watersheds.[27] EPA used the Watershed Management Modeling System (WMMS) 2.0 model developed by the Los Angeles County Flood Control District, which uses the Los Angeles County Tax Assessor's parcel database.[28] EPA used the Tax Assessor's Property Use classification codes to "tag" the land use categories of all parcels within each watershed to estimate the number of parcels that would fall within the scope of a preliminary designation. The modeling considered the total land area of CII parcels as well as the estimated amount of impervious surface in a parcel; as noted above, a higher level of impervious surface generally leads to a higher pollutant load in stormwater discharges.

[26] U.S. Environmental Protection Agency, Region 9. 2010. Los Cerritos Channel Total Maximum Daily Loads for Metals, March 2010.

[27] Paradigm Environmental. 2021. Dominguez Channel and Los Cerritos Channel CII Metals Load Analysis, memorandum from Steve Carter and Eric Wineteer of Paradigm Environmental to EPA Region 9, February 16, 2021.

[28] The database contains parcel information, so the loading data is based on parcels, not facilities. Further, the WMMS model does not cover the harbor area in the Dominguez Channel Watershed for the Ports of Long Beach and Los Angeles. EPA contacted the Ports separately to obtain information concerning the specific facilities located at the Ports and used that information to generate new estimates of the loading from CII facilities at the Ports.

The modeling focused on zinc and copper, which are the two main constituents of concern in the Petitions and the subject of impairment listings and subsequent TMDLs.[29] The analysis summarized in Appendix 1 focused on zinc, which is one of the principal constituents of concern in the watersheds and the "limiting pollutant," meaning it is the pollutant requiring the greatest load reduction and that controls implemented to achieve zinc reductions will lead to other pollutant reductions via sediment or volume reductions (e.g., copper and bacteria).[30] Other constituents of concern in the watersheds include bacteria, metals other than copper and zinc such as lead, trash, PCBs, polycyclic aromatic hydrocarbons (PAHs), toxics, nutrients, and legacy pesticides such as DDT. As shown in Watershed Management Plans developed by municipalities, focusing on zinc is consistent with pollution reduction efforts occurring in the two watersheds.[31] The modeling results are summarized in Appendix 1 and pollutant loading data are provided for various sizes of CII parcels.[32] As shown in Appendix 1, there are roughly 20,000 CII sources in the watersheds, contributing 12,200 kg/yr of zinc loading. The preliminary designation would focuses on the largest sources within this group (those with five or more acres of impervious surface) that contribute an estimated zinc load of 4,700 kg/yr. EPA is preliminarily designating privately owned or operated facilities that are at least five acres in total area at the Ports of Los Angeles and Long Beach, given the high degree of imperviousness at the Ports. For example, the Port of Long Beach is "3,200 acres of mostly paved surfaces constructed on top of fill material where the ocean has been converted to land." *Adapting LID to a Port Environment*, Stormwater Report, Water Environment Federation, October 17, 2015 at 1. See also *Port of Long Beach and Port of Los Angeles, Water Resources Action Plan, Final Report* August 2009, where the Port of Long Beach is described as "largely impervious and highly industrialized" at 21.

c. Scope of Sites Preliminarily Designated

The preliminary designation generally focuses on stormwater discharges from privately owned parcels, as stormwater discharges from publicly owned parcels are already regulated under an MS4 permit (either the Regional Municipal Separate Sewer System NPDES Permit Order No R4-2021-0105 or NPDES General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems Order 2013-0001-DWQ NPDES NO. CAS000004, as amended by Order WQ 2015-0133-EXEC, Order WQ 2016-0069-EXEC, WQ Order 2017-XXXX-DWQ, Order WQ 2018-0001-EXEC, and Order WQ 2018-0007-EXEC). However, this preliminary designation includes privately operated facilities at the Ports of Long Beach and Los Angeles

[29] Dominguez Channel and Great Los Angeles and Long Beach Waters Toxic Pollutants TMDL (March 23, 2012), Los Cerritos Channel TMDL for Metals (March 2010).
[30] This is a common approach in these two watersheds. *See* City of Long Beach Near Shore Watershed Management Program: https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/watershed_management/Long_Beach/index.html
[31] See: https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/watershed_management/
[32] The loading data in Appendix 1 are a composite estimate that combines data from both the watersheds. The modeling results included loadings from parcels classified as "government" and "public education." Region 9 subtracted the loadings from the government and public education parcels to get an estimate of the loading from the privately owned CII parcels.

that are five acres or more, including those facilities that are subject to regulation under 40 C.F.R. § 122.26(b)(14). While land parcels at the Ports are often publicly owned, private operators control day-to-day operations and are better positioned to control the discharge of pollutants in stormwater from such parcels. The revised preliminary designation does not include privately owned or operated facilities at airports in these watersheds. In contrast to the Ports of Long Beach and Los Angeles, most impervious surfaces at the municipal airports, such as roadways and parking lots, are not controlled by private entities. Additionally, EPA estimates that the zinc loading from privately operated sources at the Ports is about 3,600 kg/yr while the loading from such sources at Airports is estimated to be less than 100 kg/yr.[33] If EPA receives information indicating that the amount of private control over impervious surfaces at an airport is different than EPA's current understanding, EPA may designate privately operated CII facilities at airports within the two watersheds.

The Petitions included a request to designate for permitting stormwater discharges from any non-industrial portions of an industrial facility even if stormwater discharges from the industrial portion of that facility are already required to be permitted. NPDES regulations at 40 C.F.R. § 122.26(b)(14) only require permitting of stormwater discharges from certain industrial activities at an industrial facility and exclude non-industrial portions (e.g., employee parking lots and administrative buildings). In addition, for facilities with standard industrial classification (SIC) codes in the transportation sector (40 C.F.R. § 122.26(b)(14)(viii)), only stormwater discharges from those portions of a facility that are involved in activities such as maintenance, fueling, cleaning, or deicing are required to be permitted as industrial stormwater.

There are approximately 190 industrial facilities (as defined by 40 C.F.R. § 122.26(b)(14)) over five total acres in the two watersheds that have submitted a notice of intent for coverage under the industrial general permit, a no exposure certification, or a notice of non-applicability. Examples of these facilities include light and heavy industry, warehouses, trucking, scrap material handlers, and marine terminal operations. While some facilities may have moved industrial activities under cover to eliminate exposure to stormwater or collect and contain stormwater discharges associated with industrial activity, these facilities also have large areas of impervious surfaces, such as parking lots or rooftops. Such industrial sites are approximately 80% to 90% impervious, consisting of industrial areas, parking lots, interior roadways, and roofed buildings, much of which is not currently subject to NPDES permitting.[34] As discussed above, discharges from impervious areas contain pollutants of concern (pollutants impairing receiving waters) such as zinc and copper. As such, it is reasonable to think that stormwater discharges from the unpermitted portions of such facilities contribute to exceedances of WQS. Given the high amount of impervious cover at such facilities, EPA is reasonably including larger facilities within this category – those with a total acreage of five or more acres – in the preliminary designation which contribute an estimated zinc load of approximately 6,300 kg/yr.

In sum, after considering the additional data gathered for this re-evaluation, plus the original data EPA had at the time of its initial response to the Petitions, the record indicates that sufficient data are available to show that the CII sites at issue contribute to water quality standards violations, i.e., impairments, to waterbodies in the watersheds.

---

[33] RDA Pollutant Loading Comparison (Ports Versus Airports), EPA Region 9.
[34] See FN 21.

4. Preliminary Designation

Given the above discussion and information in the record, there is a high likelihood of exposure of pollutants of concern at CII sites to stormwater and sufficient data to demonstrate that discharges from such sites contribute to existing water quality impairments, i.e., water quality standards violations, in the watersheds. Therefore, Region 9 is preliminarily designating certain CII sites for NPDES permitting. In recognition of the large number and varying sizes of CII sources in the watersheds, Region 9 thinks that a phased approach is appropriate, focusing initially on the largest sources while also ensuring reasonable progress in addressing the water quality impairments in the watersheds. With this overall goal in mind, Region 9 is preliminarily designating stormwater discharges in the Alamitos Bay/Los Cerritos Channel Watershed and the Dominguez Channel and Los Angeles/Long Beach Inner Harbor Watershed in Los Angeles County from the following:

- Any privately owned and unpermitted CII parcel[35] with five or more acres of impervious surface,[36]
- Any privately operated and unpermitted CII facility[37] at the Ports of Long Beach and Los Angeles that is five or more acres total area, even if located on a publicly owned parcel,[38]
- Any unpermitted portion of a privately owned facility (or privately operated facility in the Ports of Long Beach and Los Angeles) for which the total facility acreage is five or more acres, and the facility is subject to NPDES permitting under 40 C.F.R. § 122.26(b)(14), including facilities that have submitted a no exposure certification[39] under California's Statewide General Permit for Stormwater Discharges Associated with Industrial Activities, Order 2014-0057-DWQ (NPDES permit No. CAS000001)[40] (Industrial Stormwater General Permit), and
- Any privately owned facility (or privately operated facility in the Ports of Long Beach and Los Angeles) for which the total facility acreage is five or more acres, and the facility

[35] For purposes of the designation of CII parcels, designated commercial, industrial, and institutional parcels are parcels with land use codes used by the Los Angeles County Assessor's Office of 1000 through 2900, 3000 through 3920, and 6000 through 6910, 7000 through 7710 and 8100 through 8400. See Appendix 4 for additional information concerning land use codes.

[36] Impervious surface means surfaces that are impermeable to infiltration of precipitation (here, rainfall) into underlying soils/groundwater and includes rooftops, parking lots, sidewalks, and driveways.

[37] For purposes of the designation of CII facilities at the Ports of Long Beach and Los Angeles, designated commercial, industrial and institutional facilities are facilities with land use codes used by the Los Angeles County Assessor's Office of 1000 through 2900, 3000 through 3920, 6000 through 6910, 7000 through 7710 and 8100 through 8900. See Appendix 4 for additional information concerning land use codes.

[38] EPA is proposing to designate stormwater discharges from all privately operated CII facilities with five or more acres total area at the Ports of Los Angeles and Long Beach. See page 10 for more information.

[39] As authorized at 40 C.F.R. § 122.26(g); see Industrial Stormwater General Permit, Appendix 2 for more information concerning no exposure certifications.

[40] EPA is proposing to designate stormwater discharges from the unpermitted portions of facilities subject to 40 C.F.R. § 122.26(b)(14), including no exposure and NONA, with five or more total acres given the high degree of imperviousness at such facilities. See page 11 for more information.

has submitted a notice of non-applicability (NONA)[41] under the Industrial Stormwater General Permit due to containment of all stormwater associated with industrial activity. Only the portion (if any) of such facilities not covered by the NONA would be designated.

EPA estimates the sources that would be included in the preliminary designation are responsible for approximately 32% (11,000 kg/yr) of the total zinc load (34,300 kg/yr) from all sources to waterbodies in the watersheds (see Appendix 1). The modeling estimates that zinc load reductions of 80.9% and 85.4% would be needed, respectively, in the Alamitos Bay/Los Cerritos Channel Watershed and the Dominguez Channel and Los Angeles/Long Beach Inner Harbor Watershed to meet applicable water quality standards. Across both watersheds, EPA estimates a total zinc load reduction of 9,300 kg/yr would result from the designation given the numbers of CII sources and load reduction percentages in each watershed. Given that the preliminary designation would address a significant fraction of the total load, it would also make a meaningful contribution to the total needed reduction. EPA estimates that approximately 700 parcels would be included in this preliminary designation, which is a manageable first step in addressing the contribution from CII sources to the impairments. The initial designation should also provide EPA with additional insights concerning CII sources that may inform future decisions.

Designation Procedure and Permit Issuance Next Steps

EPA is providing public notice and taking comment on this preliminary designation. California is simultaneously providing public notice and taking comment on a draft NPDES general permit that would authorize stormwater discharges from the designated sources.

Region 9 intends to continue to evaluate sites not currently proposed for designation (such as those below the size thresholds noted above) to evaluate impacts to water quality and whether designation of additional sites would be appropriate in the future.

[41] See Industrial Stormwater General Permit at section XX.C for more information concerning requirements for facilities claiming that they do not discharge stormwater associated with industrial activity and the NONA process.

Authorizing Signature

Based on the analysis set forth in this memorandum, it is my preliminary determination that stormwater discharges from the CII facilities described above in the Alamitos Bay/Los Cerritos Channel Watershed and the Dominguez Channel and Los Angeles/Long Beach Inner Harbor Watershed in Los Angeles County contribute to violations of water quality standards. I am therefore exercising my discretionary authority to issue a preliminary designation of these discharges for NPDES permitting pursuant to CWA §§ 402(p)(2)(E) and (6) and 40 C.F.R. §§ 122.26(a)(1)(v) and 122.26(a)(9)(i)(D).

_____ _____

Date Martha Guzman, Regional Administrator

Appendix 1 – Estimated Zinc Loads Addressed from Designation and Permitting of Certain CII Sources in Alamitos Bay/Los Cerritos Channel and Dominguez Channel and Los Angeles/Long Beach Inner Harbor Watersheds in Los Angeles County (Composite for Both Watersheds)

A. Zinc Loads from currently unpermitted CII parcels

Parcel Size – Acres of Impervious Surface	**Approximate # of Parcels**	**Zinc Load (kg/yr)**
>10	135	2,700
>5	450	4,700
>1	3,100	9,200
All parcels	20,000	12,200

Preliminary Designation: CII parcels with five or more acres of impervious surface.

B. Zinc Loads from unpermitted portions of facilities required to be regulated pursuant to 40 C.F.R. § 122.26(b)(14) with five or more acres total area

IGP Facility Category	**Approximate Number of Facilities**	**Zinc Load (kg/yr)**
Unpermitted portions of IGP permitted facilities	160	5,100
No exposure certifications	30	1,200
Notices of non-applicability (containment of all industrial stormwater)	2	16.5
Total IGP	≈190	≈6,300

C. Total Zinc Load from Sources Preliminarily Designated

Combining the zinc loads from sections A and B above leads to the following estimate for the zinc load from sources preliminarily designated. Total load is 11,000 kg/yr (6,300 kg/yr plus 4,700 kg/yr); total number of sources is approximately 640 (450 plus 190)

D. Approximate Zinc Load Reductions Addressed by Preliminary Designation

Total zinc load discharged in the watersheds - 34,300 kg/yr
Load addressed by designation (11,000 kg/yr) as percentage of total load - 32%

Based on a needed load reduction of 80.9% for sources in the Alamitos Bay/Los Cerritos Channel Watershed and 85.4% for sources in the Dominguez Channel and Los Angeles/Long Beach Inner Harbor Watershed, preliminarily designated CII sources across both watersheds would need to reduce zinc loading by approximately 9,300 kg/yr.

Appendix 2 – Municipalities in the Two Watersheds

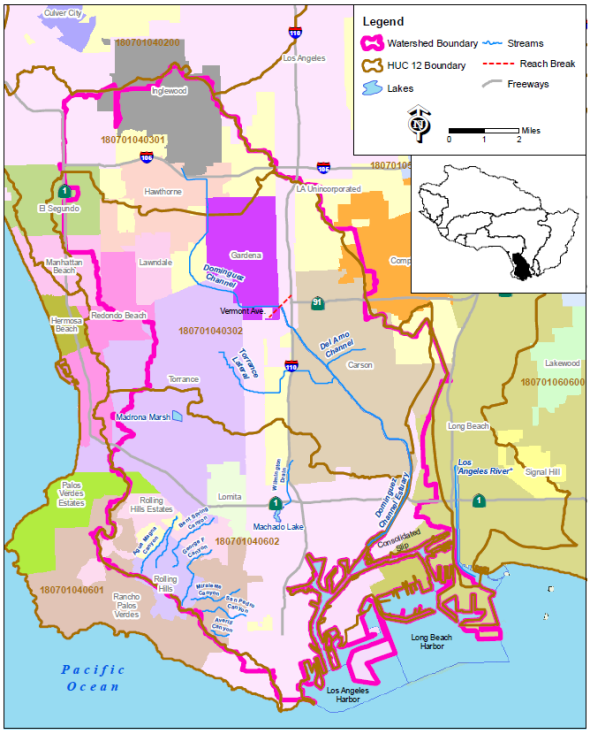
A. Municipalities in the Alamitos Bay/Los Cerritos Channel Watershed

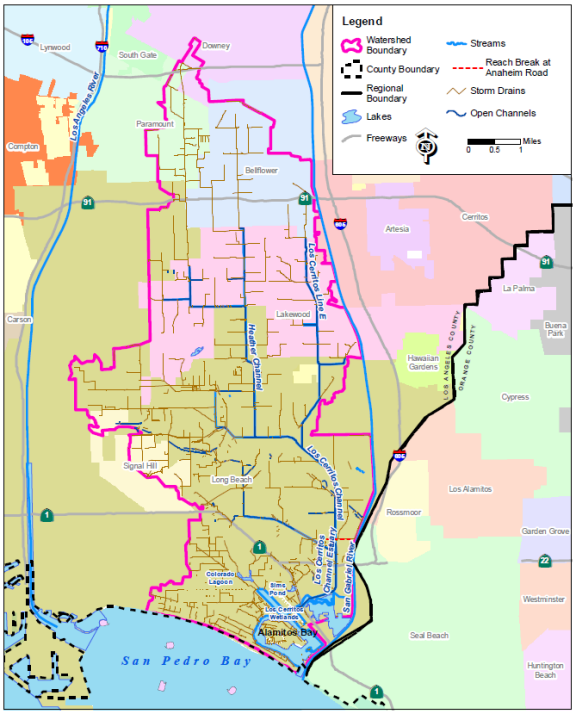
Bellflower
Cerritos
Downey
Lakewood
Long Beach
Los Angeles (County of)
Los Angeles County Flood Control District
Paramount
Signal Hill

B. Municipalities in the Dominguez Channel and Los Angeles/Long Beach Inner Harbor Watershed

Carson
Compton
El Segundo
Gardena
Hawthorne
Inglewood
Lawndale
Lomita
Long Beach
Los Angeles (City of)
Los Angeles (County of)
Los Angeles County Flood Control District
Manhattan Beach
Palos Verdes Estates
Rancho Palos Verdes
Redondo Beach
Rolling Hills
Rolling Hills Estates
Torrance

Appendix 3 - Outlines of the Two Watersheds Covered by the Preliminary Designation: Dominguez Channel and Los Angeles/Long Beach Inner Harbor Watershed, and Alamitos Bay/Los Cerritos Channel Watershed.





Note that Pier 400 in the Port of Los Angeles is within the Geographic Area of the Preliminary Designation.

Appendix 4 – Los Angeles County Assessor Property Use Classification (i.e., Land Use) Codes Used in Selecting CII Sources Subject to the Preliminary Designation

EPA is preliminarily designating the commercial, industrial and institutional facilities described in this Preliminary Designation Memo with Los Angeles County Assessor Property Use Classification Codes: 1000 through 2900, 3000 through 3920, 6000 through 6910, 7000 through 7710, and 8100 through 8900. Example facilities included in the Property Use Classification Codes include, but are not limited to: shopping centers, auto dealerships, hotels/motels, distribution centers, warehouses, office complexes, supermarkets, parking lots, racetracks, stadiums, greenhouses, cargo terminals, refineries, manufacturers, trucking terminals, power plants, railyards, scrap and waste material facilities, private schools, churches, hospitals, nursing homes, and cemeteries.

PROPERTY USE AND BUILDING DESIGN TYPE CLASSIFICATIONS

The property use classification and building design type classification codes provide a systematic, concise method of identifying a property's predominant use and the design of improvements. See the Property Use Classification Chart (pages 9 through 12) and the Building Design Classification Chart (pages 15 through 17) for the list of these categories and corresponding codes.

Summary of Contents

1. CLASSIFICATION SYSTEM

1.1 The property use code and building design type classifications are four character alphanumeric codes. The purposes of the property use code and building design type classification are as follows:

A. Classify property by code to describe the existing use (or anticipated use if vacant).

B. Classify the type of occupancy (purpose) for which the building was designed.

C. Provide a compatibility check of the actual use of the property with the building design type and with the permitted zoning of the property.

D. Provide units of comparison among properties for the appraiser to reference for the sales comparison approach.

E. Provide parameters that may be used to identify properties with specified use codes or building design types.

F. Serve other administrative purposes.

1.2 Vacant parcels require only a property use classification, as described in Section 2.1D.

1.3 Improved parcels require both a property use code classification and a building design type classification.

1.4 The classification of improvements into design type categories is primarily based on the appraiser's judgment. Beyond the building design type categories, no guidelines for delineating corresponding building characteristics exist.

2. PROPERTY USE CLASSIFICATION

2.1 General Instructions: The following general instructions should be used to classify property.

A. Only one property use code classification will be used for each parcel.

B. The property use code classification describes the actual current use of an improved property, regardless of the zoning. For example, when the land is zoned for commercial use, but the property is used for single family residential (SFR) purposes, code the property "0100" to describe the SFR use.

C. When a property has a mixed use, code the parcel to identify the primary or predominant use.

D. Code vacant parcels, within a given zone, with the property use code classification for the most likely use of the property if it were to be developed. To indicate that a parcel is vacant, the *fourth* character of the use code classification is "V." Typically, the use code is indicated by the zoning. For example, the property use code for a vacant R-1 zoned property is "010V." However, some *exceptions* exist. For example:

(1) A vacant parcel is zoned C-1, but the typical use of improved properties within this zone is SFR. Code the parcel "010V" if a transition to commercial use is unanticipated.

(2) A vacant parcel is zoned R-4, but the typical use of improved properties within this zone is double or duplex. The area is improving and recently developed properties have been improved with three (3) units. Code the parcel "030V."

E. Do not apply the "0200" use code to a SFR property with a guest house. Code the parcel "0108."

F. When special use properties are not listed in the Property Use Classification Chart, use a code in the "8000" series. See page 8 for examples in this code category.

G. Code government-owned properties by the actual use. Use the "8800" property use classification series, for government owned properties ("900" parcel number series) only when the property is:

(1) Not in use, or

(2) In use, but cannot be coded by any other property use classification.

2.2 The first two characters of the property use code are the most significant.

A. The *first* character describes the general use classification. For example, "0" describes residential, "1" and "2" describe commercial, "3" describes industrial, "4" describes irrigated farm, "5" describes a dry farm, "6" describes recreational, "7" describes institutional, etc.

B. The *second* character describes the type of property within the general classification. For example, "1100" describes a commercial store, "3100" describes light manufacturing.

2.3 The *third* and *fourth* characters of the property use classification code provide additional descriptions of the use of the property. Some of the common usages of the *third* and *fourth* characters include the following:

A. To define the use of the property within the general classification. For example, in use code category “13 Department Store,” the *third* character can be used to classify the property use in greater detail (i.e., “1 Discount department store,” “2 Building supplies,” “3 Home furnishings,” etc.).

B. To describe vacant parcels and vacant parcels with other improvements.

C. To identify the existence of significant other improvements on the property.

D. To define the size of the main improvement.

E. To indicate the number of stories of the main improvement.

F. To describe individually parceled living units and commonly owned residential projects without individual parcels.

G. To identify properties that are “lifted” improvements.

H. To identify properties that are subject to a Mills Act contract.

I. To signify the presence of a wireless communication tower.

2.4 The following provides additional explanations of certain unique *third* and *fourth* character use code designations. For descriptions of all other *third* and *fourth* character designations, see the Property Use Classification Chart, pages 9 through 12.

A. For *vacant* parcels, the *third* character is "0" and the *fourth* character is "V."

B. For *improved residential* parcels (property use codes 0100 through 0900), the *third* and *fourth* characters are typically "0," except in cases where another designator more specifically describes the property's use.

(1) Property Use Code *Third* Character – 0100 Through 0900 Series.

(a) "1" in 0100 series indicates "high-value" improvements, i.e., costs are not found in the *LAC 531 Residential Cost Manual* ("X" cost factor).

(b) "T" in 0100 through 0900 series describes properties with a wireless communication tower.

(c) In 0100 series (Condominiums & ADUs only) "D" = Detached, "A" = Attachhed, "H" = High rise 5 stories or more, and "2" = Townhouse format.

(d) "5" in 0500 series (apartments) indicates 5 stories or more. For example, 0550 = 5 story apartment.

(e) For Manufactured Home, (0700 series), the *third* character must be either "0" for SFR or "1" for multiple residence.

(f) For Manufactured Home Park, (0900 series) "1" indicates Own-your-own lot.

(2) Property Use Code *Fourth* Character – 0100 Residential Series

(a) (2) - **Estate Guesthouse**- Kit. & Ba. over 1,200 sq. feet.

(6) - **ADU**- Accessory Dwelling Unit
Attached or Detached with Kit. & Bath. May or may not have direct internal access to main res.

(7) - **JADU** - Junior Dwelling Unit
Attached and within existing SFR. Kitchen but no bath required, can share within main residence. Less than 500 square feet. Internal access to main residence.

(8) - **Guest House** - Lacks Kit or Bath, detached. Does not meet legal requirements for ADU.

NOTE: See Real Property Handbook memo 5210-03-0 "Accessory Dwelling Units", for detailed descriptions and procedures for identifying and categorizing ADUs-JADUs- and Guesthouses.

(b) "9" in 0100 through 0500 series indicates "other improvements only." The parcel does *not* have a main residential improvement.

(c) "X" in 0100 through 0500 series indicates a vacant parcel that has improvement value due to existing nonstructural other improvements (e.g., fences, block walls, light fixtures, spur track, paving that is not used for parking, service station canopies, etc.). This designator is used for Measure B purposes.

(d) The following characters indicate individually parceled living units in the 0100 series (SFRs). These characters have priority over *fourth* character designations "1" through "9."

C	=	**Condominium** (air space subdivision)
D	=	Planned residential development (land subdivision with cluster type development)
E	=	**Condominium Conversion**
F	=	**Cooperative**
G	=	**Mills Act** property (Designated historical property with a Mills Act contract, see *Real Property Handbook Memo* 5217-1.)
H	=	**Own-Your-Own**
L	=	**Lifted Improvements** (The Lift Desk Section enters this character.)
M	=	**Modular**
U	=	Vacant parcel that is under **UAIZ** contract.
X	=	Vacant parcel that has imp. value due to existing non-structural other imps.

(e) The following characters are used to describe commonly owned residential projects *without* individual unit parceling. These characters are used in the 0500 series:

A	=	Cooperative
B	=	Own-your-own
C	=	Condominium
G	=	Mills Act property
L	=	Lifted Improvements (The Lift Desk Section enters this character.)
M	=	Modular

C. Improved commercial, industrial, recreational, or institutional parcels (1000 through 8900 series):

(1) Property Use Code *Third* Character – 1000 Through 8000 Series

(a) The third character may be "0," or another designator that more specifically describes the nature of the use.

(b) "**T**" in 1000 through 8000 series describes properties with a **wireless communication tower**.

(2) Property Use Code *Fourth* Character – 1000 through 8000 Series

(a) "**L**" indicates "**lifted**" improvements. The Lift Section enters this character. For example: 250L = lifted service station improvements.

(b) "**G**" indicates a **Mills Act property**.

(c) "**X**" indicates a vacant parcel that has improvement value due to existing nonstructural other improvements (e.g., fences, block walls, light fixtures, spur track, paving that is not used for parking, service station canopies, etc.). This designator is used to identify improvements that are not taxable for **Measure B purposes.***

(d) When the main structure of the property has two or more stories, use the following characters (with the exception of lifts, Mills Act properties, "X" coded Measure B properties, or Government-Owned 8800 series properties):

Characters		*Number of Stories*
0	=	One story
2 through 5	=	2 through 5
6	=	6 through 13
7	=	14 through 20
8	=	over 20 stories

(e) "**9**" indicates "**other improvements only**." This property use designation indicates a parcel without a main improvement.

D. Improved properties with *both* commercial and residential use are coded "1210" if each use is represented by a significant improvement value. Otherwise, code only the primary use. Do not code a parcel "1210" if commercial use is combined with hotels, motels, or rooming houses.

* **NOTE:** Measure B, approved by Los Angeles Country voters in November 2002, enacts a tax based on the square footage of improvements on a parcel. This tax will fund emergency services and bioterrorism preparedness.

PROPERTY USE CLASSIFICATION EXAMPLES

The following examples may be used as additional guidelines for determining the property use classification.

RESIDENTIAL SERIES – (see page 9)

010V	-	A vacant residential zoned lot.
0101	-	An SFR with pool.
0102	-	An estate SFR with **luxury guest house** (includes kit. & ba.) over 1,200 sqft.
0103	-	An SFR with pool and misc. improvement (spa,cabana, tennis court, etc.)
0106	-	An SFR with **Accessory Dwelling Unit** (ADU).
0107	-	An SFR with a **Junior Accessory Dwelling Unit** (JADU).
0108	-	An SFR with a detached **guest house** lacking either a kitchen
010G	-	or a bath. An SFR with Mills Act contract.
0551	-	A five story apartment with pool.
070P	-	A single manufactured home with no permanent foundation.
0910	-	A manufactured home park with own-your-own lot.

COMMERCIAL SERIES – (see page 9)

100V	-	A vacant commercial zoned lot.
10TV	-	A vacant commercial zoned lot with a wireless communication tower.
100X	-	A vacant commercial zoned lot with improvement value due to existing non-structural other improvements.
1010	-	A miscellaneous commercial use that does not fit into other categories.
1100	-	A typical commercial store property.
1210	-	A commercial-residential combination if both uses are represented by a significant improvement value. The improvements may consist of several buildings.
1500	-	A neighborhood and community shopping centers.
1600	-	Regional shopping centers. The center must be under common ownership and have community parking.
2400	-	Radio and television repair, refrigeration service, paint shops, electric repair, or laundries only.
2500	-	A service station, full service.
2510	-	A service station, self service.
2520	-	A service station with car wash.
2530	-	A “card-lock” service station. These are unmanned, automated fueling stations used primarily to service fleet vehicles.
2600	-	An auto body repair shop.

PROPERTY USE CLASSIFICATION EXAMPLES

INDUSTRIAL SERIES – (see page 10)

300V - A vacant industrial zoned lot.

3010 - A miscellaneous industrial use that does not fit into other categories.

3100 - A light manufacturing, small equipment manufacturing, small machine shop, instrument manufacturing, or printing plant. Does not include smaller general purpose industrial storage buildings.

3300 - Warehouses (including smaller, general purpose storage buildings), distribution terminals, public storage and mini-warehousing. A third character is used to denote size or special purpose.

INSTITUTIONAL SERIES – (see page 11)

7000 - A children's day care center.

7100 - All church uses. This includes rectories, convents, and Sunday schools. The building record is coded according to the design type of the building.

7200 - Private and parochial schools. (For public schools use an "8800" property use classification and "7200" building design type if building records exist.)

7300 - Colleges and universities (private).

7400 - A hospital.

7410 - A convalescent hospital, nursing home, or related institution, which provides essentially medical or recuperative services.

7500 - Homes for aged and others. Includes most institutions which provide essentially residential services, such as orphanages, resthomes, or retirement homes.

7600 - Senior day care centers: Adult care facility - social and recreational services.

7610 - Senior day care centers: Adult day services - skilled care services offered.

MISCELLANEOUS SERIES – (see pages 11 through 12)

8010 - Miscellaneous privately owned properties that do not fall into any other classification. Examples include privately owned fire stations, reservoirs, or airports.

8800–8899 - Miscellaneous Government-Owned properties (unless BOE assessed) that do not fall into any other classification.

PROPERTY USE CLASSIFICATION CHART

0000 RESIDENTIAL

00 (OPEN)

010V VACANT LAND

01 SINGLE

3rd Character
0 Open
1 High value residence (DX cost classification)
S Small Lot Development
T Wireless communication tower

CONDOMINIUM ONLY/ OR ADU TO DESIGNATE ATTACHED OR DETACHED (A or D)*

3rd Character
0 Open
A Attached*
D Detached*
H High rise 5 stories or more
2 Townhouse format

4th Character
1 Pool
2 **Estate Guesthouse** (**over 1,200** square feet Kit. & Bath
3 Pool and Misc.
4 Therapy pool (spa)
5 Tennis court
6 **ADU**- Accessory Dwelling Unit (**Less than 1,200 sqft** Kit & Bath)
7 **JADU** -Junior Accessory Dwelling Unit. **Attached** to Main Res. (No bath)
8 Detached Guest House (No Kit **or** No Bath)
9 Other improvements only
C Condominium
D Planned Unit Development (PUD)
E Condo conversion
F Cooperative CO-OP
G Mills Act property
H Own-Your-Own OYO
L Lift (entered by lift desk only.)
M Modular
U Vacant parcel that is under UAIZ contract.
X Vacant parcel that has Imp. value due to existing non-structural other imps.

02 DOUBLE, DUPLEX OR TWO UNITS
03 THREE UNITS (ANY COMBINATION)
04 FOUR UNITS (ANY COMBINATION)
05 FIVE OR MORE APARTMENTS OR UNITS OR COOPERATIVE OR OWN-YOUR-OWN PROJECTS NOT SEPARATELY PARCELED.

3rd Character
0 4 stories or less
5 5 stories or more
T Wireless communication tower

4th Character
1 Pool
3 Pools and misc.
9 Other improvements only
A Cooperative
B Own-your-own
C Condominium
G Mills Act property
L Lift (entered by lift desk only.)
M Modular
V Vacant
X Vacant parcel that has improvement value due to existing non-structural other imps.

06 (OPEN)

07 MANUFACTURED HOMES

3rd Character
0 Single residence
1 Multiple residence

4th Character
0 Assessed by RP (Permanent foundation)
P Assessed by PP (No permanent foundation)

08 ROOMING/BOARDING HOUSE

09 MANUFACTURED HOME PARK

3rd Character
0 None
1 Own-your-own lot
T Wireless communication tower

4th Character
1 Pool

1000 3COMMERCIAL

100V VACANT LAND

10 COMMERCIAL

3rd Character
0 Open
1 Miscellaneous commercial
2 Artist in residence

11 STORE

3rd Character
1 Free standing drug store

4th Character
C Condominium

12 STORE COMBINATION (WITH OFFICE OR RESIDENTIAL)

3rd Character
0 Store & office combination
1 Store & residential combination

13 DEPARTMENT STORE

3rd Character
1 Discount department store (Target, etc.)
2 Building supplies (Home Depot, etc.)
3 Home furnishings (Ethan Allen, etc.)
4 Retail-warehouse combo. (Levitz, etc.)
5 Warehouse store (Costco, etc.)

14 SUPERMARKET

3rd Character
0 Supermarket - 12,000 sf or more
1 Supermarket - 6,000 sf through 11,999 sf
2 Small food store - less than 6,000 sf

15 SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)

16 SHOPPING CENTER (REGIONAL)

17 OFFICE BUILDING

3rd Character
1 Loft-type buildings
2 Office and residential

4th Character
C Condominium

18 HOTEL AND MOTEL

3rd Character
0 Hotel - under 50 rooms
1 Hotel - 50 rooms and over
2 Motel - under 50 rooms
3 Motel - 50 rooms and over
4 Motel/hotel and apartment combinations - under 50 units
5 Motel/hotel and apartment combinations - 50 units +

19 PROFESSIONAL BUILDING

3rd Character
1 Medical dental building
2 Veterinary hospital, clinic
3 Out patient surgery center
4 Medical lab

4th Character
C Condominium

2000 3COMMERCIAL

20 (OPEN)

200V VACANT LAND

21 RESTAURANT, COCKTAIL LOUNGE

3rd Character
0 Restaurant, cocktail lounge, tavern
1 Fast food-walk up
2 Fast food-auto oriented

22 WHOLESALE AND MANUFACTURING OUTLET

23 BANK, SAVINGS & LOAN

24 SERVICE SHOP

RADIO & TELEVISION REPAIR
REFRIGERATION SERVICE
PAINT SHOP
ELECTRIC REPAIR LAUNDRY

25 SERVICE STATION

3rd Character
0 Full service
1 Self service
2 W/ Car wash
3 Card lock (See note)

4th Character
0 No add'l services
1 Convenience store
2 Fast food
3 Service bay
4 Conv. store, fast food,
5 Conv.store, service bay
6 Conv. store, fast food, & service bay

Note: Card lock fuel stations are unmanned, automated fueling stations.

26 AUTO, RECREATION EQUIPMENT, CONSTRUCTION EQUIPMENT SALES & SERVICE

3rd Character
0 Auto body repair shop
1 Used car sales
2 New car sales and service
3 Car wash only
4 Car wash only, self-service type
5 Recreation equipment sales & service (campers, motor homes & boats)
6 Farm and construction equipment sales & service
7 Auto service centers (no gasoline)

27 PARKING LOT (COMMERCIAL USE PROPERTY)

3rd Character
0 Lots-patron or employee
1 Lots-commercial parking
2 Parking structures-patron or employee
3 Parking structures-commercial parking

28 ANIMAL KENNEL

29 NURSERY OR GREENHOUSE

---

3 **For the third and fourth characters.**

THIRD CHARACTER **T** Describes properties with wireless communication tower.

FOURTH CHARACTER

For improved properties, the 4th character describes the number of stories in the main structure (with the exception of lifts, condominiums or Mills Act.) (See Section 2.4C.)

0 One story
2-5 To indicate the # of stories from 2 through 5
6 To indicate 6 through 13 stories
7 To indicate 14 through 20 stories
8 To indicate over 20 stories
9 Other improvements only

C Condominium
L Lift (entered by Lift Desk Section ONLY)
G Mills Act property
S Subterranean parking

U Vacant parcel that is under UAIZ contract.

X Vacant parcel that has improvement value due to existing non-structural other improvements (e.g. fences, block walls, light fixtures, spur track, paving that is not used for parking, service station canopies, etc.).
This is used for Measure B purposes.

PROPERTY USE CLASSIFICATION CHART

3000 [4] INDUSTRIAL

300V VACANT LAND

30 INDUSTRIAL

3rd Character

0 Open
1 Miscellaneous industrial
2 Artist-in-residence

4th Character

C Condominium

31 LIGHT MANUFACTURING

SMALL EQUIPMENT MANUFACTURING
SMALL MACHINE SHOP
INSTRUMENT MANUFACTURING
PRINTING PLANT

32 HEAVY MANUFACTURING

3rd Character

0 None
1 Aircraft or missile
2 Auto assembly plant
3 Electrical products
4 Cold storage plant
5 Electronic manufacturing
6 Glass or paint & vanish plant
7 Grain mill
8 Metal products manufacturing
9 Movie, television, radio industry
B Plastic products (major)
C Port & harbor facility
D Research & development lab
E Rubber products
F Wood, paper, or fiber plant
G Lease

33 WAREHOUSING, DISTRIBUTION, STORAGE

3rd Character

0 Warehousing, distribution, under 10,000 sf
1 Warehousing, distribution, 10,000 to 24,999 sf
2 Warehousing, distribution, 25,000 to 50,000 sf
3 Warehousing, distribution, over 50,000 sf
4 Public storage (Bekins, Lyons)
5 Public storage - mini warehouse

4th Character

C Condominium

34 FOOD PROCESSING PLANT

3rd Character

0 Meat
1 Beverage
2 Other

35 MOTION PICTURE, RADIO AND TELEVISION INDUSTRY

3rd Character

0 Studio
1 Transmission facility
2 Microwave relay tower

36 LUMBER YARD

37 MINERAL PROCESSING

3rd Character

1 Cement, rock & gravel plant
2 Petroleum refinery, chemical plant

38 PARKING LOT (INDUSTRIAL USE PROPERTY)

39 OPEN STORAGE

3rd Character

1 Trucking company, terminal
2 Contractor storage yard

4000 [4] IRRIGATED FARM

40 (OPEN)

4010 PRIVATE RURAL PUMPING PLAN

T

41 FRUITS & NUTS

42 VINEYARD

43 VINE & BUSH FRUITS

44 TRUCK CROPS

45 FIELD CROPS

46 PASTURE

47 DAIRY

48 POULTRY, ETC.

49 FEED LOT

5000 [4] DRY FARM

50 (OPEN)

51 FRUITS & NUTS

52 VINEYARD

53 FIELD CROPS

54 PASTURE

55 TIMBER - PINE

56 TIMBER - FIR

57 TIMBER- REDWOOD

58 DESERT

59 WASTE

[4] For the third and fourth characters.

THIRD CHARACTER

T Describes properties with wireless communication tower.

FOURTH CHARACTER

For improved properties, the 4th character describes the number of stories in the main structure (with the exception of lifts, condominiums, or Mills Act) (See section 2.4C)

0 One story
2-5 To indicate the # of stories from 2 through 5
6 To indicate 6 through 13 stories
7 To indicate 14 through 20 stories
8 To indicate over 20 stories
9 Other improvements only
C Condominium
L Lift (Entered by Lift Desk Section Only)
G Mills Act property
S Subterranean parking
U Vacant parcel that is under UAIZ contract.
X Vacant parcel that has improvement value due to existing non-structural other improvements (e.g., fences block walls, light fixtures, spur track, paving that is not used for parking, service station canopies, etc.)

This is used for Measure B purposes.

PROPERTY USE CLASSIFICATION CHART

6000 [5] RECREATIONAL

60 (OPEN)

61 THEATER

3rd Character

0 Movie - indoor
1 Movie - drive-in
2 Legitimate (stage) theater

62 WATER RECREATION

3rd Character

1 Fee owned boat slip

63 BOWLING ALLEY

64 CLUB, LODGE HALL, FRATERNAL ORGANIZATION

65 ATHLETIC AND AMUSEMENT FACILITY

3rd Character

0 Auditorium, stadium, amphitheater
1 Amusement facility
2 Commercial swimming pools, school
3 Gymnasium, health spa
4 Dance hall
5 Tennis court, club, pro shop

66 GOLF COURSE

3rd Character

1 Non profit
2 Three par
3 Miniature

67 RACE TRACK

3rd Character

1 Horse stable - private

68 CAMP

3rd Character

1 Trailer and camper park (overnight)

69 SKATING RINK

3rd Character

0 Ice
1 Roller

7000 [5] INSTITUIONAL

70 CHILDREN'S DAY CARE CENTER

71 CHURCH

3rd Character

1 Church parking lot

72 SCHOOL (PRIVATE)

73 COLLEGE, UNIVERSITY (PRIVATE)

74 HOSPITAL

3rd Character

1 Convalescent hospital, nursing home

75 HOMES FOR AGED & OTHERS

76 SENIOR DAY CARE CENTER

3rd Character

0 Adult care facility - social and recreational services

1 Adult day services - skilled care services offered

77 CEMETERY, MAUSOLEUM, MORTUARY

3rd Character

0 Cemetery, mausoleum
1 Mortuary, funeral home

78 (OPEN)

79 (OPEN)

8000 [5] MISCELLANEOUS

80 PRIVATELY OWNED

3rd Character

1 Misc. privately owned properties that do not fall into any other classification. (e.g. fire stations, reservoirs, or airports.)

81 UTILITY COMMERCIAL & MUTUAL: PUMPING PLANT STATE ASSESSED PROPERTY

82 MINING

83 PETROLEUM & GAS

84 PIPELINE, CANAL

85 RIGHTS OF WAY

86 WATER RIGHTS

87 RIVERS & LAKES

8800 GOVERNMENT OWNED PROPERTY ("900" Parcels)

8800 OPEN

880V VACANT LAND

8810 Rights of way, general

8811 Street, road, highway

8812 Future street, alley, etc.

8813 Power transmission lines

8814 Sewers, utilities

8820 Government services, general

8821 City hall, administration center

---

[5] **For the third and fourth characters.**

THIRD CHARACTER

T Describes properties with wireless communication tower.

FOURTH CHARACTER

For improved properties, the 4th character describes the number of stories in the main structure (with the exception of lifts, condominiums or Mills Act.) (See Section 2.4C.)

0 One story
2-5 To indicate the # of stories from 2 through 5
6 To indicate 6 through 13 stories
7 To indicate 14 through 20 stories
8 To indicate over 20 stories
9 Other improvements only
L Lift (Entered by Lift Desk Only)
G **Mills Act property**
U Vacant parcel that is under UAIZ contract.
X Vacant parcel that has improvement value due to existing non-structural other improvements (e.g., fence block walls, light fixtures, spur track, paving that is not used for parking, service station canopies, etc.). This is used for Measure B purposes.

PROPERTY USE CLASSIFICATION CHART

8800 GOVERNMENT OWNED PROPERTY ("900" Parcels)	8800 GOVERNMENT OWNED PROPERTY (CONT.) ("900" Parcels)	8800 GOVERNMENT OWNED PROPERTY (CONT.) ("900" Parcels)
8822 Auxiliary and regional center	8850 Water related facilities, general	8899 Government property and possessory interest not classified in any of above
8823 Police and fire station	8851 Small boat marina	
8824 Utilities office, (power, water, etc.)	8852 Boat slip	8900 Dump site
8825 Welfare and social services	8853 Boat mooring	
8826 Postal facility	8854 Pier, wharf	
8827 Library	8855 Flood control drainage	
8828 Court building, jail	8856 Irrigation - related	
8829 Military post	8857 Dam	
8830 Public school, general	8858 Reservoir, tank underground storage	
8831 College	8859 Watershed	
8832 High school	8860 Transportation, general	
8833 Elementary school	8861 Harbor & related	
8834 School administration center	8862 Airport, general	
8835 School service center	8863 Airport, t-hanger	
8840 Recreation, general	8864 Airport, tie-down	
8841 Public park	8865 Airport, fixed - base operator	
8842 Art center, museum	8866 Rapid transit, bus, etc.	
8843 Public swimming pool	8870 Concession on public property	
8844 Sports stadium	8871 Food concession	
8845 Beach	8872 Souvenir shop	
8846 Horse stable	8873 Parking lot lease	
8847 Amusement ride	8874 Office space lease	
8848 Ball field (Little League, etc.)	8890 Community redevelopment	
8849 Youth facility (Scouts, etc.)	8891 Public housing	

3. BUILDING DESIGN TYPE CLASSIFICATION

3.1 General Instructions: The following general instructions should be used to classify improvements.

A. The purpose of the building design type classification is to identify the type of occupancy for which the building is designed.

B. The building design type classification describes the **original purpose** for which the improvement was intended, provided that the building has not been extensively remodeled. For example, when an old theater is used as a warehouse but has *not* been remodeled, use the *theater* building design type. When an improvement has been extensively remodeled, use the building design type that describes its **current design**.

C. A building design type classification is required for every subpart.

3.2 The first two characters of the building design type, generally, will be the same as the first two characters of the property use code.

A. The **first** character describes the general design classification. For example, “0” describes residential, “1” and “2” describe commercial, “3” describes industrial, “4” describes irrigated farm, “5” describes a dry farm, etc.

B. The ***second*** character further defines the type of improvement within the general classification. For example, “1100” describes commercial store, “3100” describes light manufacturing.

3.3 The **third and fourth** characters of the building design type further describe the building or describe component parts of the building and auxiliary structures. (Refer to Building Design Type Classification Chart, pages 15 through 17.)

A. When the design type code requires no additional description, the *third* and *fourth* characters will be zeros. For example, 6400 = a lodge hall.

B. For series 0100 through 8000, the *fourth* character “X” indicates a subpart which is a non-structural other improvement (e.g., fences, block walls, light fixtures, spur track, paving that is not used for parking, service station canopies, etc.).

C. Building Design *Type Fourth* Character - 0100 Series

(1) “1” indicates a pool. For example, 0101 = SFR with pool.

(2) "2" indicates *miscellaneous* other improvements, such as a recreation building, guesthouse, cabana, workshop, tennis court, etc. For example, 0102 = SFR with guest house. Do *not* use this character to describe covered patios (attached or detached) or other minor improvements that contribute little to the improvement value.

(This page is left blank intentionally)

BUILDING DESIGN TYPE CLASSIFICATION CHART

0000 6RESIDENTIAL

00 (OPEN)

01 SINGLE

3rd Character
0 None or unknown
1 Floor or wall heat
2 Central heat (any type)
3 Central refrigeration & heat
4 Central solar heat

4th Character
0 None
1 Pool
2 Miscellaneous
3 Pool and miscellaneous
4 Therapy pool (spa)
5 Pool with solar heating

02 DOUBLE, DUPLEX OR TWO UNITS
03 THREE UNITS (ANY COMBINATION)
04 FOUR UNITS (ANY COMBINATION)
05 FIVE OR MORE APARTMENTS OR UNITS; FOUR STORIES AND LESS

3rd Character
0 None
1 Kitchen built-ins
2 Refrigerated A/C
3 Kitchen built-ins + A/C

4th Character
0 None
1 Pool
2 Miscellaneous

0550 MULTI-STORY APARTMENT (5 STORIES & OVER)

4th Character
0 None
1 Pool
2 Miscellaneous

06 MODULAR HOME

3rd Character
0 None or unknown
1 Floor or wall heat
2 Central heat
3 Central refrigeration & heat
4 Central solar heat

4th Character
0 None
1 Pool
2 Miscellaneous
3 Pool and miscellaneous
4 Therapy pool (spa)
5 Pool with solar heating

07 MANUFACTURED HOME

3rd Character
S Single-wide
D Double-wide
Q Quad-wide
L Licensed by DMV
T Triple-wide

4th Character
0 None
4 Therapy pool (spa)
E With Expando
M Miscellaneous (carport,garage, porch,patio or storage)
T With tag-a-long
Y With other type of

08 ROOMING HOUSE

09 MANUFACTURED HOME PARK

3rd Character
0 None

4th Character
0 None
1 Pool
2 Recreation building
3 Pool & rec. building

1000 6COMMERCIAL

10 (OPEN)

1010 MISCELLANEOUS COMMERCIAL

11 STORE

3rd Character
0 None

4th Character
0 None
1 Air conditioned

12 STORE & OFFICE
(W OR W/O RESIDENTIAL COMBINATION)

3rd Character
0 None
1 Residential Combination

4th Character
0 None
1 Air conditioned

13 DEPARTMENT STORE

14 SUPERMARKET
(8,000 SF OR MORE)

3rd Character
0 None

4th Character
0 None
1 Air conditioned

15 SHOPPING CENTER
(NEIGHBORHOOD, COMMUNITY)

16 SHOPPING CENTER (REGIONAL)

17 OFFICE BUILDING

18 HOTEL & MOTEL

3rd Character
0 None
1 Hotel
2 Motel

4th Character
0 None
1 Pool

19 PROFESSIONAL BUILDING

3rd Character
0 None

4th Character
0 None
1 Air conditioned

2000 6COMMERCIAL

20 (OPEN)

21 RESTAURANT, COCKTAIL LOUNGE, DRIVE- IN, COFFEE SHOP, ETC.

3rd Character
0 None

4th Character
0 None
1 Air conditioned

22 WHOLESALE AND MANUFACTURING OUTLET

23 BANK, SAVINGS & LOAN

3rd Character
0 None
1 Bank
2 Savings & loan
3 Insurance co.
4 Mortgage co.

4th Character
0 None
1 Air conditioned

24 SERVICE SHOP
RADIO & TELEVISION REPAIR
REFRIGERATION SERVICE
PAINT SHOP
ELECTRIC REPAIR LAUNDRY

3rd Character
0 None

4th Character
0 None
1 Air conditioned

25 SERVICE STATION

3rd Character
0 None
1 Equipment only

4th Character
0 None
1 Paving only

26 AUTO, RECREATION EQUIPMENT, CONSTRUCTION EQUIPMENT SALES & SERVICE

2610 MULTI-STORY PARKING STRUCTURE

27 PARKING LOT
(COMMERCIAL OR PATRON)

2710 PARKING - GARAGE STRUCTURE

2720 SUBTERRANEAN PARKING STRUCTURE

28 ANIMAL KENNEL

29 NURSERY & GREENHOUSE

3rd Character
0 None

4th Character
0 None
1 Air conditioned

6 FOURTH CHARACTER

X To indicate a subpart which is a non-structural other improvement (e.g., fences, block walls, light fixtures, spur track, paving that is not used for parking, service station canopies, etc.).

This is for Measure B purposes.

BUILDING DESIGN TYPE CLASSIFICATION CHART

3000[7] INDUSTRIAL	4000 [7] IRRIGATED FARM	5000 [7] DRY FARM
30 (OPEN)	40 (OPEN)	50 (OPEN)
3010 MISCELLANEOUS INDUSTRIAL	4010 PRIVATE RURAL PUMPING PLANT	
31 LIGHT MANUFACTURING SMALL EQUIPMENT MANUFACTURING SMALL MACHINE SHOP INSTRUMENT MANUFACTURING PRINTING PLANT	41 FRUIT & NUT TREES	52 VINEYARD IMPROVEMENTS
	42 VINEYARD IMPROVEMENTS	53 FIELD CROP IMPROVEMENTS
	43 (OPEN)	54 PASTURE IMPROVEMENTS
	44 TRUCK CROP IMPROVEMENTS	55 TIMBER-PINE
32 HEAVY INDUSTRIAL	45 FIELD CROP IMPROVEMENTS	56 TIMBER-FIR
33 WAREHOUSING, DISTRIBUTION, STORAGE	46 PASTURE IMPROVEMENTS	57 TIMBER-REDWOOD
34 FOOD PROCESSING PLANT	47 DAIRY IMPROVEMENTS	
	48 POULTRY IMPROVEMENTS	
35 MOTION PICTURE, RADIO AND TELEVISION INDUSTRY	49 FEED LOT IMPROVEMENTS	
36 LUMBER YARD		
37 MINERAL PROCESSING		
38 PARKING LOTS (INDUSTRIAL USE PROPERTY)		
39 OPEN STORAGE		

[7] FOURTH CHARACTER

X To indicate a subpart which is a non-structural other improvement (e.g., fences, block walls, light fixtures, spur track, paving that is not used for parking, service station canopies, etc.).

This is for Measure B purposes.

BUILDING DESIGN TYPE CLASSIFICATION CHART

6000 9 RECREATIONAL	7000 9 INSTITUTIONAL	8000 9 MISCELLANEOUS
60 (OPEN)	70 (OPEN)	80 (OPEN)
6010 (OPEN)	71 CHURCH *3rd Character* 1 Convents 2 Rectories	81 UTILITY (COMMERCIAL & MUTUAL PUMPING PLANT STATE ASSESSED PROPERTY
61 THEATER *3rd Character* 0 Movie indoor 1 Movie drive-In	72 SCHOOL	82 MINING PROPERTY
62 WATER RECREATION *3rd Character* 1 Fee owned boat slip	73 COLLEGE	83 PETROLEUM & GAS
63 BOWLING CENTER	74 HOSPITAL	84 PIPELINE, CANAL
64 CLUB, LODGE HALL, FRATERNAL ORGANIZATION	75 HOME FOR AGED & OTHERS	85 (OPEN)
65 ATHLETIC AND AMUSEMENT FACILITY	76 SENIOR DAY CARE CENTER	86 (OPEN)
66 GOLF COURSE	77 CEMETERY, MAUSOLEUM, MORTUARY *3rd Character* 0 Cemetery Misc. - taxable Measure B 1 Mortuaries - taxable Measure B 2 Mausoleum, columbarium, crypt, niche, vault - not taxable for Measure B. 3 Administrative/retail - office, chapel,auditorium, bungalow, flowershop, retorts - taxable Measure B other retail - taxable Measure B 4 Crematorium, prep rooms, slumber rooms, retorts - taxable Measure B 5 Manufacturing - machine shop, large manufacturing building, large utility building, large maintenance building, large ware-house building, restroom building - taxable Measure B *4th Character* X Minor bldg/RCN other - small shed, pumping gas tanks, pumps, gardens, pools, yard lights, stripes, bumpers, edging, etc. - not taxable for Measure B	87 (OPEN)
67 RACE TRACK IMPROVEMENTS		88 HIGHWAY & STREET; GOVERNMENT OWNED PROPERTY ("900" SERIES PARCELS) *3rd Character* 0 in use 1 In use, but not otherwise codeable
68 CAMP IMPROVEMENTS		
69 SKATING RINK		
	78 (OPEN)	
	79 (OPEN)	

9 FOURTH CHARACTER

X To indicate a subpart which is a non-structural other improvement (e.g., fences, block walls, light fixtures, spur track, paving that is not used for parking, service station canopies, etc.). This is for Measure B purposes.

Note: The 4th digit in "7700" series indicates - Minor building/RCN other - other shed, pumping plant, greenhouse, gas tanks, pumps, gardens, pools, yard lights, stripes, bumpers, edging, not taxable for Measure B.

(This page is left blank intentionally)

COMMON RESIDENTIAL DESIGN/USE COMBINATION EXAMPLES

The following is a list of common residential building combinations, the building design types, and property use codes that describe them. The Property Use Code and Building Design Type Chart can be found on pages 9 through 12 and pages 15 through 17, respectively.

Building Description	Building Design Type	Property Use Code
Single family residence, wall heat with pool.	0111	0101
Single family residence, central a/c & heat with tennis court.	0132	0105
Single family residence, central heat with pool.	0121	0101
Single family residence, central heat, pool, with Mills Act contract.	0121	010G
High value single family residence, central refrigeration with guest house (Kit & Bath over 1,200 sqft)	0132	0112
High value single family residence, central a/c & heat with pool and tennis court.	0133	0113
2 single family residence, both with floor furnaces.	0110 0110	0200
Duplex with kitchen built-ins and refrigerated air conditioning.	0230	0200
1 duplex and 1 triplex with pool.	0200 0301	0501
Store and 6 unit apartment.	1100 0500	1210
Cooperative apartments. (5 story)	0550	055A

The following example is comprised of a 25-unit condominium — technically, a 25-lot air space subdivision. [2]Three buildings (15 units, 6 units, and 4 units) are on the property All have refrigerated air conditioning. Each condominium has an individual parcel number. Each unit in the respective building should be coded as follows:

Building Description	Building Design Type	Property Use Code
Building #1 = 15 units (3 story)	0130	010C
Building #2 = 6 units (2 story)	0130	010C
Building #3 = 4 Units (1 story)	0130	010C

[2] Condominiums are cost as SFRs; therefore, a single family design type will be used.

COMMON OTHER DESIGN/USE COMBINATION EXAMPLES

Building Description	Building Design Type	Property Use Code
Manufactured Home Park.	0900	0900
Manufactured Home Park with pool.	0901	0901
Manufactured Home, Double Wide, with Expando.	07DE	070P
Medical - Dental Building. (2 story - air conditioned)	1901	1912
Restaurant. (1 story - air conditioned)	2101	2100
Service Station. (full service type convenience store)	2500	2501
Service Station Equipment Lift. (self service type - 1 story)	2510	251L (Entered only by Lift Desk.)
Church. (1 story)	7100	7100
Church – Rectory. (1 story)	7120	7100
Single Residence, used as children's day care center. (central heat - no major alteration)	0120	7000
Hospital. (2 story)	7400	7402[3]
Convalescent Hospital. (1 story)	7400	7410[3]
Retirement Home. (3 story)	7500	7503[3]

[3] The 4th character describes the number of stories in the main structure (with the exception of lifts, Mills Act properties, "X" coded Measure B properties, or Government-Owned 8800 series properties). See Section 2.4C.