RECORD ID: PDS2014-GPA-14-005; PDS2014-REZ-14-004; PDS2014-TM-5590; PDS2014-STP-14-019; PDS2014-MUP-15-004
Environmental Log No.: PDS2014-ER-14-14013

Major Stormwater Management Plan (Major SWMP) For *Lake Jennings Market Place*

Permit No. PDS2014-TM-5590

Revised February 2, 2015
Revised November 10, 2014
July 8, 2014

Prepared for:

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The selection, sizing, and preliminary design of stormwater treatment and other control measures in this plan have been prepared under the direction of the following Registered Civil Engineer and meet the requirements of Regional Water Quality Control Board Order R9-2007-0001 and subsequent amendments.

Stuart Peace, RCE 27232

2-2-15
Date

The Major Stormwater Management Plan (Major SWMP) must be completed in its entirety and accompany applications to the County for a permit or approval associated with certain types of development projects. To determine whether your project is required to submit a Major or Minor SWMP, please reference the County's Stormwater Intake Form for Development Projects.

Project Name:	Lake Jennings Market Place
Project Location/Address:	Lakeside, Ca.
Permit Number (Land Development Projects):	PDS2014-TM-5590
Work Authorization Number (**CIP only**):	
Applicant:	South Coast Development, LLC
Applicant's Address:	P.O. Box 1053 Solana Beach, Ca. 92075
Plan Prepared By (*Leave blank if same as applicant*):	Stuart Engineering
Preparer's Address:	7525 Metropolitan Drive, Suite 308 San Diego, Ca. 92108
Date:	February 2, 2015

The County of San Diego Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ordinance No. 9926) requires all applications for a permit or approval associated with a Land Disturbance Activity to be accompanied by a Storm Water Management Plan (SWMP) (section 67.806.b). The purpose of the SWMP is to describe how the project will minimize the short and long-term impacts on receiving water quality. Projects that meet the criteria for a priority development project are required to prepare a Major SWMP.

Since the SWMP is a living document, revisions may be necessary during various stages of approval by the County. Please provide the approval information requested below.

Project Stages	Does the SWMP need revisions?		If YES, Provide Revision Date	County Reviewer
	YES	NO		

Instructions for a Major SWMP can be downloaded at
http://www.sdcounty.ca.gov/dpw/watersheds/susmp/susmp.html

Completion of the following checklists and attachments will fulfill the requirements of a Major SWMP for the project listed above.

STEP 1

PRIORITY DEVELOPMENT PROJECT DETERMINATION

TABLE 1: IS THE PROJECT IN ANY OF THESE CATEGORIES?

Yes ❑	No ☒	A	Housing subdivisions of 10 or more dwelling units. Examples: single-family homes, multi-family homes, condominiums, and apartments.
Yes ☒	No ❑	B	Commercial—greater than one acre (total disturbed area). Any development other than heavy industry or residential. Examples: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.
Yes ❑	No ☒	C	Heavy industry—greater than one acre (total disturbed area). Examples: manufacturing plants, food processing plants, metal working facilities, printing plants, and fleet storage areas (bus, truck, etc.).
Yes ❑	No ☒	D	Automotive repair shops. A facility categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.
Yes ☒	No ❑	E	Restaurants. Any facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for structural treatment BMP and numeric sizing criteria requirements and hydromodification requirements.
Yes ❑	No ☒	F	Hillside development greater than 5,000 square feet. Any development that creates 5,000 square feet of impervious surface and is located in an area with known erosive soil conditions, where the development will grade on any natural slope that is twenty-five percent or greater.
Yes ☒	No ❑	G	Environmentally Sensitive Areas (ESAs). All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.
Yes ☒	No ❑	H	Parking lots 5,000 square feet or more or with 15 or more (paved) parking spaces and potentially exposed to urban runoff.
Yes ☒	No ❑	I	Street, roads, highways, and freeways. Any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.
Yes ☒	No ❑	J	Retail Gasoline Outlets (RGOs) that are: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.

To use the table, review each definition A through K. If any of the definitions match, the project is a Priority Development Project. Note some thresholds are defined by square

footage of impervious area created; others by the total area of the development. Please see special requirements for previously developed sites and project exemptions on page 6 of the County SUSMP.

STEP 2

PROJECT STORMWATER QUALITY DETERMINATION

Total Project Site Area 13.10 acres (Acres or ft^2)

Estimated amount of disturbed area: 10.40 acres (Acres or ft^2)
(If >1 acre, you must also provide a WDID number from the SWRCB) WDID: _____

Complete A through C and the calculations below to determine the amount of impervious surface on your project before and after construction.

A. Total size of project site: 13.10 acres (Acres or ft^2)

B. Total impervious area (including roof tops) before construction 1.25 acres. (Acres or ft^2)

C. Total impervious area (including roof tops) after construction 7.8 acres (Acres or ft^2)

Calculate percent impervious before construction: B/A = 9.5 %
Calculate percent impervious after construction: C/A = 59.5%

Please provide detailed descriptions regarding the following questions:

TABLE 2: PROJECT SPECIFIC STORMWATER ANALYSIS

1.	Please provide a brief description of the project.

Project Location:

The project is located in east San Diego County near the community of Lakeside in East San Diego County, south of Old Highway 80, and east of Lake Jennings Park Road (See Vicinity Map – Attachment A). The project site is mapped within the State Responsibility Area.

Project Description:

The proposed project is a commercial shopping center located on an existing vacated site. Work to be done including supporting infrastructure such as sewer, road improvements and utilities, the vacation of an existing paved road, and dedication of a biological open space easement on an approximately 13.10 acre site.

Commercial Shopping Center

The project proposes to construct a commercial shopping center with 76,100 square feet (sf) of building area. The project would include six structures, all of which will be located on individual lots. The development will include the following:

1. Market Building (Building A – 43,000 sf) located along the east side of the project site.
2. Financial Building with drive through (Building B – 4,500 sf) located on the northeast intersection of Olde Highway 80 and the proposed signalized project entrance on Olde Highway 80.
3. Restaurant with drive through (Building C – 3,500 sf) located on the northwest intersection of Olde Highway 80 and the proposed signalized project entrance on Olde Highway 80.
4. Restaurant-Retail Building (Building D – 9,600 sf) located along the southern boundary of the project's developed area.
5. Gas Station with convenience store and car wash (43,800 sf pad) at the intersection of Olde Highway 80 and Lake Jennings Park Road, and Commercial Building (Building E – 3,000 sf) located directly south of the gas station.
6. Restaurant-Retail Building (Building F – 12,500 sf) located along the southern boundary of the project's developed area. Building F shares a common wall with Building D.

Trail Component

The project will construct a multi-use trail suitable for pedestrians and equestrian users. The trail will be 10 feet wide and constructed of decomposed granite material. The trail segments adjacent to the two public streets are proposed as standard trail pathways per the Park Lands Dedication Ordinance (PLDO). The trail segment within the open space lot will run along the southern edge of the development area (immediately north of the proposed open space area) within a 20 foot wide trail easement and will include a 10 foot wide treadway.

Access

The project requires four access points; one from Ridge Hill Road located on the west side of the project, and three others located along Olde Highway 80; a right-in (only) approximately 200 feet east of the intersection of Olde Highway 80 and Lake Jennings Park Road, a full signalized project entry half way along the project frontage, and a second non-signalized project entry (right in – right out only) near the northeast corner of the property.

Walls and Signage

There will be a comprehensive coordinated sign program designed for the project. It includes a Freeway Pylon Display, Monument Center ID Displays, Monument Signage at the signalized entrance on Olde Highway 80, and a state required Gas Pricing Sign for the gas station, convenience store and car wash Pad.

Parking

The project proposes 389 parking spaces. The project parking is almost entirely located within the central portion of the site and will largely be out of the casual view of traffic on Lake Jennings Park Road and Olde Highway 80. The County of San Diego Zoning Ordinance requires a total of 389 parking spaces to be provided by the proposed project based on the size and uses proposed in the buildings. Therefore, the project meets the parking requirements of the County of San Diego Zoning Ordinance.

Landscaping Plan

A landscape plan has been prepared for the project. The landscape plan incorporates a variety of species that are intended to provide a visual buffer from Interstate 8 and be compatible with the riparian zone associated with Los Coches Creek. The plant palette reflects a selection of native plant material which can naturally be found in riparian zones of Southern California.

2.	Describe the current and proposed zoning and land use designation.

Existing Zoning: Residential RU-13

Proposed Zoning: Commercial C-36

3.	Describe the pre-project and post-project topography of the project. (Show on Plan)

Pre-project Topography:
The existing site's topography is characterized by a gently to moderately sloping terrain that descends in a south and southwesterly direction. There is a hill at the northwest corner of the site.

Post-project Topography:
The proposed site has flat building pads and parking lot with slopes of 1.5% to 3%. There are 2:1 slopes around the perimeter of the project site.

4.	Describe the soil classification, permeability, erodibility, and depth to groundwater for LID and Treatment BMP consideration. (Show on Plan) If infiltration BMPs are proposed, a Geotechnical Engineer must certify infiltration BMPs in Attachment E.

The project site is within Soil Group B and C of the County of San Diego Hydrology Manual dated June 2003.

The project site is underlain by Jurassic and Cretaceous aged metamorphic rock, Quaternary-age colluviums/alluvium, residual soils and man-placed fill materials per the geotechnical report entitled " Lake Jennings Marketplace, Lake Jennings Park Road and Olde Highway 80, San Diego County, California", prepared by Christian Wheeler Engineering and dated June 25, 2014. Groundwater was not encountered in any of the recent subsurface explorations performed by Christian Wheeler Engineering per the geotechnical report cited above. However, groundwater was encountered in some trenches and borings in the southern portion of the site at depths of about 13 to 18 feet below the existing ground per the Geotechnical Data prepared by Southern California Soil and Testing, Inc., dated January 4, 2006.

5.	Describe if contaminated or hazardous soils are within the project area. (Show on Plan)

Contaminated and hazardous soils were not encountered by the Geotechnical Engineer within the project area. If contaminated or hazardous soils will be encountered during construction, they will be disposed of appropriately.

6.	Describe the existing site drainage and natural hydrologic features. (Show on Plan).

The site currently has sparse vegetation with buildings at the north, east and west sides of the property. Pecan Park Lane traverses the northeasterly corner of the site. Surface runoff from the area generally sheet flows in a southwesterly direction and discharges to Los Coches Creek. The southerly portion of the property is located in the Los Coches Creek floodplain as shown on the Federal Emergency Management Agency (FEMA) as shown on Exhibit D of Preliminary Drainage Study) . The County of San Diego has determined the limits of the floodplain and established the floodway through this creek reach.

7.	Describe site features and conditions that constrain, or provide opportunities for stormwater control, such as LID features.

The proposed landscaped medians in the parking lot provide opportunities for treatment of storm water. Bio-retention basins will be built in the landscaped medians. Modular Wetland Systems will be installed to treat storm water in areas where opportunities to build bio-retention basin is constrained by space. Storage Pipes will be used and installed under the

drive aisles to manage hydromodification impacts.		
8.	Is this project within the environmentally sensitive areas as defined on the maps in Appendix A of the *County of San Diego Standard Urban Storm Water Mitigation Plan for Land Development and Public Improvement Projects?*	
Yes, this project is within the environmentally sensitive areas as defined on the maps in Appendix A of the County of San Diego Standard Urban Storm Water Mitigation Plan for Land Development and Public Improvement Projects.		~~No~~
9.	Is this an emergency project? If yes, please provide a description below.	
~~Yes~~		No, this is not an emergency project.

CHANNELS & DRAINAGES

Complete the following checklist to determine if the project includes work in channels.

TABLE 3: CHANNEL& DRAINAGE ANALYSIS

No.	CRITERIA	YES	NO	N/A	COMMENTS
1.	Will the project include work in channels?	X			If YES go to 2 If NO go to 13.
2.	Will the project increase velocity or volume of downstream flow?	X			If YES go to 6.
3.	Will the project discharge to unlined channels?				If YES go to. 6.
4.	Will the project increase potential sediment load of downstream flow?				If YES go to 6.
5.	Will the project encroach, cross, realign, or cause other hydraulic changes to a stream that may affect downstream channel stability?				If YES go to 8.
6.	Review channel lining materials and design for stream bank erosion.	X			Continue to 7.
7.	Consider channel erosion control measures within the project limits as well as downstream. Consider scour velocity.	X			Continue to 8.
8.	Include, where appropriate, energy dissipation devices at culverts.	X			Continue to 9.
9.	Ensure all transitions between culvert outlets/headwalls/wingwalls and channels are smooth to reduce turbulence and scour.	X			Continue to 10.
10.	Include, if appropriate, detention facilities to reduce peak discharges.	X			Continue to 11.

No.	CRITERIA	YES	NO	N/A	COMMENTS
11.	"Hardening" natural downstream areas to prevent erosion is not an acceptable technique for protecting channel slopes, unless pre-development conditions are determined to be so erosive that hardening would be required even in the absence of the proposed development.		X		Continue to 12.
12.	Provide other design principles that are comparable and equally effective.		X		Continue to 13.
13.	End				

TEMPORARY CONSTRUCTION BMPS

Please check the construction BMPs that may be implemented during construction of the project. The applicant will be responsible for the placement and maintenance of the BMPs incorporated into the final project design.

☒ Silt Fence

☒ Fiber Rolls

☒ Street Sweeping and Vacuuming

☒ Storm Drain Inlet Protection

☒ Stockpile Management

☒ Solid Waste Management

☒ Stabilized Construction Entrance/Exit

☐ Dewatering Operations

☒ Vehicle and Equipment Maintenance

☒ Desilting Basin

☐ Gravel Bag Berm

☒ Sandbag Barrier

☒ Material Delivery and Storage

☒ Spill Prevention and Control

☒ Concrete Waste Management

☒ Water Conservation Practices

☒ Paving and Grinding Operations

☒ Any minor slopes created incidental to construction and not subject to a major or minor grading permit shall be protected by covering with plastic or tarp prior to a rain event, and shall have vegetative cover reestablished within 180 days of completion of the slope and prior to final building approval.

EXCEPTIONAL THREAT TO WATER QUALITY DETERMINATION

Complete the checklist below to determine if a proposed project will pose an "exceptional threat to water quality," and therefore require Advanced Treatment Best Management Practices during the construction phase.

TABLE 4: EXCEPTIONAL THREAT TO WATER QUALITY DETERMINATION

No.	CRITERIA	YES	NO	INFORMATION
1.	Is all or part of the proposed project site within 200 feet of waters named on the Clean Water Act (CWA) Section 303(d) list of Water Quality Limited Segments as impaired for sedimentation and/or turbidity? Current 303d list may be obtained from the following site: http://www.waterboards.ca.gov/water_issues/programs/tmdl/2010state_ir_reports/category5_report.shtml		X	If YES, continue to 2. If NO, go to 5.
2.	Will the project disturb more than 5 acres, including all phases of the development?			If YES, continue to 3. If NO, go to 5.
3.	Will the project disturb slopes that are steeper than 4:1 (horizontal: vertical) with at least 10 feet of relief, and that drain toward the 303(d) listed receiving water for sedimentation and/or turbidity?			If YES, continue to 4. If NO, go to 5.
4.	Will the project disturb soils with a predominance of USDA-NRCS Erosion factors k_f greater than or equal to 0.4? http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm			If YES, continue to 6. If NO, go to 5.
5.	Project is not required to use Advanced Treatment BMPs.	X		Document for Project Files by referencing this checklist.
6.	Project poses an "exceptional threat to water quality" and is required to use Advanced Treatment BMPs.			Advanced Treatment BMPs must be consistent with WPO section 67.811(b)(20)(D) performance criteria

Exemption potentially available for projects that require advanced treatment: Project proponent may perform a Revised Universal Soil Loss Equation, Version 2 (RUSLE 2), Modified Universal Soil Loss Equation (MUSLE), or similar analysis that demonstrates (to the County official's satisfaction) that advanced treatment is not required.

STEP 3

HYDROMODIFICATION DETERMINATION

The following questions provide a guide to collecting information relevant to hydromodification management plan (HMP) issues. If the project is exempt from the HMP criteria, please provide the supporting documentation in Attachment H. Please reference the full descriptions of the HMP exemptions located in Figure 1-1 of the County SUSMP.

TABLE 5: HYDROMODIFICATION DETERMINATION

	QUESTIONS	YES	NO	Information
1.	Will the project reduce the pre-project impervious area and are the unmitigated post-project outflows (outflows without detention routing) to each outlet location less as compared to the pre-project condition?		NO	If NO, continue to 2. If YES, go to 7.
2.	Would the project site discharge runoff directly to an exempt receiving water, such as the Pacific Ocean, San Diego Bay, an exempt reservoir, or a tidally-influenced area?		NO	If NO, continue to 3. If YES, go to 7.
3.	Would the project site discharge to a stabilized conveyance system, which has the capacity for the ultimate $Q_{10,}$ and extends to the Pacific Ocean, San Diego Bay, a tidally-influenced area, an exempt river reach or reservoir?		NO	If NO, continue to 4. If YES, go to 7.
4.	Does the contributing watershed area to which the project discharges have an impervious area percentage greater than 70 percent?		NO	If NO, continue to 5. If YES, go to 7.
5.	Is this an urban infill project which discharges to an existing hardened or rehabilitated conveyance system that extends beyond the "domain of analysis," where the potential for cumulative impacts in the watershed are low, and the ultimate receiving channel has a "Low" susceptibility to erosion as defined in the SCCWRP channel assessment tool?		NO	If NO, continue to 6. If YES, go to 7.
6.	Project is required to manage hydromodification impacts.	YES		Reference Appendix G "Hydromodification Management Plan" of the County SUSMP.
7.	Project is not required to manage hydromodification impacts.			Hydromodification Exempt. Keep on file.

STEP 4

POLLUTANTS OF CONCERN DETERMINATION

WATERSHED

Please check the watershed(s) for the project.

☐ San Juan 901	☐ Santa Margarita 902	☐ San Luis Rey 903	☐ Carlsbad 904
☐ San Dieguito 905	☐ Penasquitos 906	☒ San Diego 907	☐ Sweetwater 909
☐ Otay 910	☐ Tijuana 911	☐ Whitewater 719*	☐ Clark 720*
☐ West Salton 721*	☐ Anza Borrego 722*	☐ Imperial 723*	

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

*Projects located fully within these watersheds require only a Minor SWMP.

HYDROLOGIC SUB-AREA NAME AND BASIN NUMBER(S)

Basin Number	Sub-Area Name
907.14	Coches HSA

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

RECEIVING WATERS that each project discharge point proposes to discharge to.

RECEIVING WATERS (river, lake, reservoir, etc.)	Hydrologic Unit Basin Number	Impairment(s) listed [303(d) listed waters or waters with established TMDLs]. List the impairments identified in **Table 7**.	Distance to Project
Los Coches Creek	907.14	Selenium	The southerly portion of the property is within the Los Coches Creek floodway.
San Diego River	907.00	Enterococcus, Fecal Coliform, Low Dissolved Oxygen, Manganese, Nitrogen, Phosphorus, Total Dissolved Solids and Toxicity	4 miles

http://www.waterboards.ca.gov/water_issues/programs/tmdl/docs/303dlists2006/epa/r9_06_303d_reqtmdls.pdf

GROUND WATERS

Ground Waters	Hydrologic Unit Basin Number	MUN	AGR	IND	PROC	GWR	FRESH
Coches HSA	907.14	●	●	●	○		

http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml

+ Excepted from Municipal ● Existing Beneficial Use ○ Potential Beneficial Use

PROJECT ANTICIPATED AND POTENTIAL POLLUTANTS

Using Table 6, identify pollutants that are anticipated to be generated from the proposed priority project categories. Pollutants associated with any hazardous material sites that have been remediated or are not threatened by the proposed project are not considered a pollutant of concern.

TABLE 6: ANTICIPATED AND POTENTIAL POLLUTANTS GENERATED BY LAND USE TYPE

	General Pollutant Categories								
PDP Categories	Sediments	Nutrients	Heavy Metals	Organic Compounds	Trash & Debris	Oxygen Demanding Substances	Oil & Grease	Bacteria & Viruses	Pesticides
Detached Residential Development	X	X			X	X	X	X	X
Attached Residential Development	X	X			X	P(1)	P(2)	P	X
Commercial Development 1 acre or greater	P(1)	P(1)		P(2)	X	P(5)	X	P(3)	P(5)
Heavy industry /industrial development	X		X	X	X	X	X		
Automotive Repair Shops			X	X(4)(5)	X		X		
Restaurants					X	X	X	X	
Hillside Development >5,000 ft²	X	X			X	X	X		X
Parking Lots	P(1)	P(1)	X		X	P(1)	X		P(1)
Retail Gasoline Outlets			X	X	X	X	X		
Streets, Highways &	X	P(1)	X	X(4)	X	P(5)	X		

X = anticipated
P = potential
(1) A potential pollutant if landscaping exists on-site.
(2) A potential pollutant if the project includes uncovered parking areas.
(3) A potential pollutant if land use involves food or animal waste products.
(4) Including petroleum hydrocarbons.
(5) Including solvents.

PROJECT POLLUTANTS OF CONCERN SUMMARY TABLE

Please summarize the identified project pollutants-of-concern by checking the appropriate boxes in the table below and list any surface water impairments identified. Pollutants anticipated to be generated by the project, which are also causing impairment of receiving waters, shall be considered the primary pollutants of concern. For projects where no primary pollutants of concern exist, those pollutants identified as anticipated shall be considered secondary pollutants of concern.

TABLE 7: PROJECT POLLUTANTS OF CONCERN

Pollutant Category	**Anticipated (X)**	**Potential (P)**	**Surface Water Impairments (determined by your receiving waters impairments on page 10)**
Sediments	**(X)**		
Nutrients	**(X)**		Nitrogen, Phosphorous
Heavy Metals	**(X)**		Selenium, Manganese
Organic Compounds	**(X)**		
Trash & Debris	**(X)**		
Oxygen Demanding Substances	**(X)**		Low dissolved oxygen
Oil **&** Grease	**(X)**		
Bacteria & Viruses	**(X)**		Enterococcus, Fecal Coliform
Pesticides	**(X)**		Toxicity

STEP 5

LID AND SITE DESIGN STRATEGIES

Each numbered item below is a Low Impact Development (LID) requirement of the WPO. Please check the box(s) under each number that best describes the LID BMP(s) and Site Design Strategies selected for this project. LID BMPs selected on this table will be typically represented as a self-retaining area, self-treating area, pervious pavement and greenroof, which, should be delineated in the Drainage Management Area map in Attachment C.

TABLE 8: LID AND SITE DESIGN

1. Conserve natural Areas, Soils, and Vegetation
☐ Preserve well draining soils (Type A or B)
☒ Preserve Significant Trees
☒ Preserve critical (or problematic) areas such as floodplains, steep slopes, wetlands, and areas with erosive or unstable soil conditions
☐ Other. Description:
2. Minimize Disturbance to Natural Drainages
☒ Set-back development envelope from drainages
☐ Restrict heavy construction equipment access to planned green/open space areas
☐ Other. Description:
3. Minimize and Disconnect Impervious Surfaces (see 5)
☐ Clustered Lot Design
☒ Items checked in 5
☐ Other. Description:
4. Minimize Soil Compaction
☒ Restrict heavy construction equipment access to planned green/open space areas
☐ Re-till soils compacted by construction vehicles/equipment
☒ Collect & re-use upper soil layers of development site containing organic materials
☒ Other. Description: To the extent allowable by the Geotechnical Engineer, soil compaction in landscaped areas will be minimized.
5. Drain Runoff from Impervious Surfaces to Pervious Areas
<u>LID Street & Road Design</u>
☒ Curb-cuts to landscaping/bio-retention areas
☐ Rural Swales
☐ Concave Median
☐ Cul-de-sac Landscaping Design
☐ Other. Description:

	LID Parking Lot Design
☐	Permeable Pavements
☒	Curb-cuts to landscaping/bio-retention areas
☒	Other. Description: Modular Wetland System
	LID Driveway, Sidewalk, Bike-path Design
☐	Permeable Pavements
☒	Pitch pavements toward landscaping
☐	Other. Description:
	LID Building Design
☐	Cisterns & Rain Barrels
☒	Downspout to swale or landscaping/bio-retention areas
☐	Vegetated Roofs
☒	Other. Description: Modular Wetland System
	LID Landscaping Design
☒	Soil Amendments
☒	Reuse of Native Soils
☒	Smart Irrigation Systems
☒	Street Trees
☐	Other. Description:
6.	Minimize erosion from slopes
☒	Disturb existing slopes only when necessary
☒	Minimize cut and fill areas to reduce slope lengths
☒	Incorporate retaining walls to reduce steepness of slopes or to shorten slopes
☐	Provide benches or terraces on high cut and fill slopes to reduce concentration of flows
☒	Rounding and shaping slopes to reduce concentrated flow
☒	Collect concentrated flows in stabilized drains and channels
☐	Other. Description:

STEP 6

SOURCE CONTROL

Please complete the checklist on the following pages to determine Source Control BMPs. Below is instruction on how to use the checklist. (Also see instructions on page 60 of the *SUSMP)*

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies and list in Table 9.

2. Review Column 2 and incorporate all of the corresponding applicable BMPs in your Source Control Exhibit in Attachment B.

3. Review Columns 3 and 4 and incorporate all of the corresponding applicable permanent controls and operational BMPs into Table 9.

4. Use the format in Table 9 below to summarize the project Source Control BMPs. Incorporate all identified Source Control BMPs in your Source Control Exhibit in Attachment B.

TABLE 9: PROJECT SOURCE CONTROL BMPS

Potential source of runoff pollutants	*Permanent source control BMPs*	*Operational source control BMPs*
On-site storm drain inlets	**Mark all inlets with the words "No Dumping! Flows to Ocean" or similar where feasible.**	**Maintain and periodically repaint or replace inlet markings.** **Provide stormwater pollution prevention information to new site owners, lessees, or operators.** **See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com** **Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."**
Interior floor drains	**Interior floor drains will be plumbed to sanitary sewer**	**Inspect and maintain drains to prevent blockages and overflow.**

	system.	
Landscape/ Outdoor Pesticide Use	**Final landscape plans will accomplish the following:** **Preserve existing native trees, shrubs, and ground cover to the maximum extent possible.** **Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.** **Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.** **Consider using pest-resistant plants, especially adjacent to hardscape.** **To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.**	**Maintain landscaping using minimum or no pesticides.** **See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com** **Provide IPM information to new owners, lessees and operators.**
Food service	**Cleaning areas will be located inside the building. Kitchen sinks will be provided and will be sized to accommodate large items to be cleaned.**	
Refuse areas	**Trash storage areas will be provided in close proximity to buildings.** **Signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.**	**Storage areas will be provided for each building. See Exhibit.** **Trash storage areas will be paved with an impervious surface designed to prevent run-on from adjoining areas and screened or walled to prevent off-site transport of trash.** **Trash containers will contain attached lids to prevent rainfall intrusion.** **Trash storage areas will be inspected daily. Litter will be picked up and spills cleaned immediately. Spill control**

		materials will be available on-site. **See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**
Loading Docks		**Move loaded and unloaded items indoors as soon as possible.** **See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**
Fuel Dispensing Areas		**The property owner shall dry sweep the fueling area routinely.** **See the Business Guide Sheet, "Automotive Service—Service Stations" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**
Miscellaneous Drain or Wash Water **1. Condensate drain line** **2. Rooftop equipment** **3. Roofing, gutters, and trim.**	**1. Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.** **2. Rooftop mounted equipment with potential to produce pollutants shall be roofed and/or have secondary containment.** **3. Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.**	
Plazas, sidewalks, and parking lots.		**Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing shall be**

		collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain.

Describe your specific Source Control BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting Source Control BMPs or substituting alternatives.

Information regarding source control pollutant prevention will be provided to each owner/tenant. The site will have covered trash receptacles that will be maintained to prevent rain water from entering and to prevent overflowing. Storm drain will be stenciled. The site will be permanently vegetated to prevent erosion. Sidewalks and parking lots will be swept regularly to prevent trash and debris from entering the storm drain.

IF THESE SOURCES WILL BE ON THE PROJECT SITE …	… THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 **Potential Sources of Runoff Pollutants – List in Table 9**	**2** **Permanent Controls—Show on Source Control Exhibit, Attachment B**	**3** **Permanent Controls—List in Table 9 and Narrative**	**4** **Operational BMPs—Include in Table 9 and Narrative**
☒ **A.** On-site storm drain inlets	☒ Locations of inlets.	☒ Mark all inlets with the words "No Dumping! Flows to Bay" or similar where feasible.	☒ Maintain and periodically repaint or replace inlet markings. ☒ Provide stormwater pollution prevention information to new site owners, lessees, or operators. ☒ See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com ☒ Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
☒ **B.** Interior floor drains and elevator shaft sump pumps		☒ State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	☒ Inspect and maintain drains to prevent blockages and overflow.
☐ **C.** Interior parking garages		☐ State that parking garage floor drains will be plumbed to the sanitary sewer.	☐ Inspect and maintain drains to prevent blockages and overflow.

IF THESE SOURCES WILL BE ON THE PROJECT SITE …	… THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 **Potential Sources of Runoff Pollutants – List in Table 9**	**2** **Permanent Controls—Show on Source Control Exhibit, Attachment B**	**3** **Permanent Controls—List in Table 9 and Narrative**	**4** **Operational BMPs—Include in Table 9 and Narrative**
❑ **D1.** Need for future indoor & structural pest control		❑ Note building design features that discourage entry of pests.	❑ Provide Integrated Pest Management information to owners, lessees, and operators.
☒ **D2.** Landscape/ Outdoor Pesticide Use Note: Should be consistent with project landscape plan (if applicable).	☒ Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained. ☒ Show self-retaining landscape areas, if any. ☒ Show stormwater treatment facilities.	State that final landscape plans will accomplish all of the following: ☒ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. ☒ Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. ☒ Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. ☒ Consider using pest-resistant plants, especially adjacent to hardscape. ☒ To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	☒ Maintain landscaping using minimum or no pesticides. ☒ See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com ☒ Provide IPM information to new owners, lessees and operators.

IF THESE SOURCES WILL BE ON THE PROJECT SITE …	… THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 **Potential Sources of Runoff Pollutants – List in Table 9**	**2** **Permanent Controls—Show on Source Control Exhibit, Attachment B**	**3** **Permanent Controls—List in Table 9 and Narrative**	**4** **Operational BMPs—Include in Table 9 and Narrative**
❑ **E.** Pools, spas, ponds, decorative fountains, and other water features.	❑ Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet.	❑ If the local municipality requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.	❑ See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
☒ **F.** Food service	☒ For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment. ☒ On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.	☒ Describe the location and features of the designated cleaning area. ☒ Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.	❑

IF THESE SOURCES WILL BE ON THE PROJECT SITE …	… THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 **Potential Sources of Runoff Pollutants – List in Table 9**	**2** **Permanent Controls—Show on Source Control Exhibit, Attachment B**	**3** **Permanent Controls—List in Table 9 and Narrative**	**4** **Operational BMPs—Include in Table 9 and Narrative**
☒ **G.** Refuse areas	☒ Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas. ☒ If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. ☐ Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.	☒ State how site refuse will be handled and provide supporting detail to what is shown on plans. ☒ State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	☒ State how the following will be implemented: Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
☐ **H.** Industrial processes.	☐ Show process area.	☐ If industrial processes are to be located on site, state: "All process activities to be performed indoors. No processes to drain to exterior or to storm drain system."	☐ See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

IF THESE SOURCES WILL BE ON THE PROJECT SITE …	… THEN YOUR STORMWATER CONTROL PLAN SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 **Potential Sources of Runoff Pollutants – List in Table 9**	**2** **Permanent Controls—Show on Source Control Exhibit, Attachment B**	**3** **Permanent Controls—List in Table 9 and Narrative**	**4** **Operational BMPs—Include in Table 9 and Narrative**
❑ **I.** Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)	❑ Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area. ❑ Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. ❑ Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.	❑ Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains. Where appropriate, reference documentation of compliance with the requirements of local Hazardous Materials Programs for: ▪ Hazardous Waste Generation ▪ Hazardous Materials Release Response and Inventory ▪ California Accidental Release (CalARP) ▪ Aboveground Storage Tank ▪ Uniform Fire Code Article 80 Section 103(b) & (c) 1991 ▪ Underground Storage Tank	❑ See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials " in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

❑ **J. Vehicle and Equipment Cleaning**	❑ **Show on drawings as appropriate:** **(1) Commercial/industrial facilities having vehicle /equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses.** **(2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use).** **(3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer.** **(4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed.**	❑ **If a car wash area is not provided, describe measures taken to discourage on-site car washing and explain how these will be enforced.**	**Describe operational measures to implement the following (if applicable):** ❑ **Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system.** ❑ **Car dealerships and similar may rinse cars with water only.** ❑ **See Fact Sheet SC-21, "Vehicle and Equipment Cleaning," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**

❑ **K. Vehicle/Equipment Repair and Maintenance**	❑ **Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater.** ❑ **Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas.** ❑ **Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.**	❑ **State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area.** ❑ **State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.** ❑ **State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.**	**In the SUSMP report, note that all of the following restrictions apply to use the site:** ❑ **No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains.** ❑ **No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.** ❑ **No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.**

☒ **L. Fuel Dispensing Areas**	☒ **Fueling areas[1] shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable.** ☒ **Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area[1].] The canopy [or cover] shall not drain onto the fueling area.**		☒ **The property owner shall dry sweep the fueling area routinely.** ☒ **See the Business Guide Sheet, "Automotive Service—Service Stations" in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com**

[1] **The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.**

☒ **M.** Loading Docks	☒ Show a preliminary design for the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas should be drained to the sanitary sewer where feasible. ☒ Direct connections to storm drains from depressed loading docks are prohibited. Loading dock areas draining directly to the sanitary sewer shall ☒ be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation. Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer.		☒ Move loaded and unloaded items indoors as soon as possible. ☒ See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
☒ **N.** Fire Sprinkler Test Water		☒ Provide a means to drain fire sprinkler test water to the sanitary sewer.	☒ See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com

O. Miscellaneous Drain or Wash Water ❑ **Boiler drain lines** ☒ **Condensate drain lines** ☒ **Rooftop equipment** ❑ **Drainage sumps** ☒ **Roofing, gutters, and trim.**		❑ **Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system.** ☒ **Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.** ☒ **Rooftop mounted equipment with potential to produce pollutants shall be roofed and/or have secondary containment.** ❑ **Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water.** ☒ **Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.**	
☒ **P. Plazas, sidewalks, and parking lots.**			☒ **Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing shall be collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain.**

STEP 7

LID AND TREATMENT CONTROL SELECTION

A treatment control BMP and/or LID IMP must be selected to treat the project pollutants of concern identified in Table 7 "Project Pollutants of Concern". A treatment control facility with a high or medium pollutant removal efficiency for the project's most significant pollutant of concern shall be selected. It is recommended to use the design procedure in Chapter 4 of the SUSMP to meet NPDES permit LID requirements, treatment requirements, and flow control requirements. If your project does not utilize this approach, the project will need to demonstrate compliance with LID, treatment and hydromodification flow control requirements. Review Chapter 2 "Selection of Stormwater Treatment Facilities" in the SUSMP to assist in determining the appropriate treatment facility for your project.

Will this project be utilizing the unified LID design procedure as described in Chapter 4 of the Local SUSMP? *(If yes, please document in Attachment D following the steps in Chapter 4 of the County SUSMP)*	
Yes, the project will be utilizing the unified LID design procedure as described in Chapter 4 of the Local SUSMP.	~~No~~
If this project is not utilizing the unified LID design procedure, please describe how the alternative treatment facilities will comply with applicable LID criteria, stormwater treatment criteria, and hydromodification management criteria.	

- Indicate the project pollutants of concern (POCs) from Table 7 in Column 2 below.

TABLE 10: GROUPING OF POTENTIAL POLLUTANTS of Concern (POCs) by fate during stormwater treatment

Pollutant	Check Project Specific POCs	Coarse Sediment and Trash	Pollutants that tend to associate with fine particles during treatment	Pollutants that tend to be dissolved following treatment
Sediment	☒	X	X	
Nutrients	☒		X	X
Heavy Metals	☒		X	
Organic Compounds	☒		X	
Trash & Debris	☒	X		
Oxygen Demanding	☒		X	
Bacteria	☒		X	
Oil & Grease	☒		X	
Pesticides	☒		X	

- Indicate the treatment facility(s) chosen for this project in the following table.

TABLE 11: GROUPS OF POLLUTANTS and relative effectiveness of treatment facilities

Pollutants of Concern	Bioretention Facilities (LID)	Settling Basins (Dry Ponds)	Wet Ponds and Constructed Wetlands	Infiltration Devices (LID)	Media Filters	Higher-rate biofilters	Higher-rate media filters	Trash Racks & Hydro-dynamic Devices	Vegetated Swales
Coarse Sediment and Trash	High	High	High	High	High	High	High	High	High
Pollutants that tend to associate with fine particles during treatment	High	High	High	High	High	Medium	Medium	Low	Medium
Pollutants that tend to be dissolved following treatment	Medium	Low	Medium	High	Low	Low	Low	Low	Low

- Please check the box(s) that best describes the Treatment Control BMP(s) and/or LID IMP selected for this project. Please check if the treatment facility is designed for water quality or hydromodification flow control. Check both boxes if the facility is designed for both water quality and hydromodification flow control.

TABLE 12: PROJECT TCBMPS - BMPs designed to treat stormwater (e.g., LID and hydromod) shall be considered TCBMPs.

TCBMP Type	Water Quality Treatment	Hydromodification Flow Control
Bioretention Facilites (LID)		
☒ Bioretention area	✓	✓
☐ Flow-through Planter		
☐ Cistern with Bioretention		
Basins		
☐ Extended/dry detention basin with grass/vegetated lining		
☐ Extended/dry detention basin with impervious lining		
☐ Underground vault		

☐ Cistern		
Infiltration Devices (LID)		
☐ Infiltration basin		
☐ Infiltration trench		
☐ Other_____		
Wet Ponds and Constructed Wetlands		
☐ Wet pond/basin (permanent pool)		
☐ Constructed wetland		
Vegetated Swales (LID[1])		
☐ Vegetated Swale		
Media Filters		
☐ Austin Sand Filter		
☐ Delaware Sand Filter		
☐ Multi-Chambered Treatment Train (MCTT)		
Higher-rate Biofilters		
☐ Tree-pit-style unit		
☒ Other Modular Wetland System	✓	
☒ Other Bio-Clean Media Filter (Public Right-of Way)	✓	
Higher-rate Media Filters		
☐ Vault-based filtration unit with replaceable cartridges		
☐ Other_____		
Hydrodynamic Separator Systems		
☐ Swirl Concentrator		
☐ Other_____		
Trash Racks		
☐ Catch Basin Insert		
☐ Catch Basin Insert w/ Hydrocarbon boom		
☐ Other_____		
Self-Retaining Areas (LID)		
☐ Permeable Pavements		
☐ Self-Retaining		
☐ Vegetated Roof		

[1] Must be designed per SUSMP "Vegetated Swales" design criteria for water quality treatment credit (p. 102-103).

For design guidelines and calculations refer to Chapter 4 "Low Impact Development Design Guide" in the SUSMP. Please show all calculations and design sheets for all treatment control BMPs proposed in Attachment D.

- Create a Construction Plan SWMP Checklist for your project.

Instructions on how to fill out table

1. Number and list each measure or BMP you have specified in your SWMP in Columns 1 and Maintenance Category in Column 3 of the table. Leave Column 2 blank.

2. When you submit construction plans, duplicate the table (by photocopy or electronically). Now fill in Column 2, identifying the plan sheets where the BMPs are shown. List all plan sheets on which the BMP appears. **This table must be shown on the front sheet of the grading and improvement plans.**

Treatment Control BMPs[1]			
Description / Type	Sheet	Maintenance Category	Revisions
Bio-retention Basins and Higher-rate Biofilters (Private-Modular Wetland Units)	PGP	Category 2	
Higher-rate Biofilters (Public-Bio-Clean Round R-GISB)	PGP	Category 4	
[1] BMPs designed to treat stormwater (e.g., LID and hydromod) shall be considered TCBMPs.			

*BMP's approved as part of Stormwater Management Plan (SWMP) dated xx/xx/xx on file with DPW. Any changes to the above BMP's will require SWMP revision and Plan Change approvals.

- Please describe why the chosen treatment control BMP(s) was selected for this project. For projects utilizing a low performing BMP, please provide a **feasibility analysis** that demonstrates utilization of a treatment control BMP with a high or medium removal efficiency ranking is infeasible.

Bio-retention Basin was chosen for 85% of the proposed development as treatment control BMP because of its medium to high efficiency in treating the anticipated pollutants as depicted in Table 10 of this report. It will treat storm water from the roofs and impervious driveways, parking lot and drive aisles. Limited use (in 15% of proposed development) of Modular Wetland System units which are higher rate biofilters BMPs were chosen in areas where the construction of bio-retention basin is not feasible. It has a low to high efficiency in treating the project specific pollutants.

Public right-of-way Treatment Control BMPs:

The project proposes the use of Bio-Clean Round R-GISB Media Filters treatment BMPs to treat pollutants coming from public asphalt concrete pavement and public sidewalks. The Bio-Clean Round R-GISB Media Filters will be maintained by the County of San Diego.

Please provide the sizing design calculations for each Drainage Management Area in Attachment D. Guidelines for design calculations are located in Chapter 4 of the County SUSMP. To assist in these calculations a BMP sizing calculator is available for use at the following location: http://www.projectcleanwater.org/html/wg_susmp.html

STEP 8

OPERATION AND MAINTENANCE

- Please check the box that best describes the maintenance mechanism(s) for this project. The recorded maintenance agreement shall be included in the Maintenance Plan for this project (Attachment F).

TABLE 13: PROJECT BMP CATEGORY

CATEGORY	SELECTED		BMP Description
	YES	NO	
First[1]		✓	Second Category: Higher Rate Biofilters (Modular Wetland System) and Bio-retention Basins Fourth Category: Higher Rate Biofilters (BIO-CLEAN Curb Inlet Media Filter)
Second[2]	✓		
Third[3]		✓	
Fourth[4]	✓		

Note:

1. A maintenance notification will be required.
2. A recorded maintenance agreement and access easement will be required.
3. The project will be required to establish or be included in a watershed specific Community Facility District (CFD) for long-term maintenance.
4. The developer would be required to dedicate the BMP (and the property on which it is located and any necessary access) to the County.

- Please list all individual Treatment Control BMPs (TCBMPs) incorporated into the project. Please attach the record plan sheets upon completion of project and amend the Major SWMP where appropriate. For each type of TCBMP provide an inspection sheet in Attachment F "Maintenance Plan". Replicate Table 14 in Attachment G once the TCBMP has been constructed.

TABLE 14: PROJECT SPECIFIC LID AND TCBMPS

Treatment Control BMPs (TCBMPs)[1,2] (List all from SWMP)		
Lot Number Or Location	**Description/Type**	**Sheet**
DMA 101	Bio-retention Basin IMP-1	PGP[3]
DMA 102	Bio-retention Basin IMP-2	PGP[3]
DMA 103	Bio-retention Basin IMP-3	PGP[3]
DMA 104	Bio-retention Basin IMP-4	PGP[3]
DMA 105	Bio-retention Basin IMP-5	PGP[3]
DMA 106	Bio-retention Basin IMP-6	PGP[3]
DMA 107	Bio-retention Basin IMP-7	PGP[3]
DMA 108	Modular Wetlands System IMP-8	PGP[3]
DMA 109	Bio-retention Basin IMP-9	PGP[3]
DMA 110	Bio-retention Basin IMP-10	PGP[3]
DMA 111	Bio-retention Basin IMP-11	PGP[3]
DMA 112	Bio-retention Basin IMP-12	PGP[3]
DMA 113	Modular Wetlands System IMP-13	PGP[3]
DMA 114	Modular Wetlands System IMP-14	PGP[3]
DMA 115	Modular Wetlands System IMP-15	PGP[3]
DMA 116	Bio-Clean Round R-GISB Media Filters IMP-16	PGP[3]
DMA 117	Bio-Clean Round R-GISB Media Filters IMP-17	PGP[3]
DMA 118	Bio-Clean Round R-GISB Media Filters IMP-18	PGP[3]
DMA 119	Bio-Clean Round R-GISB Media Filters IMP-19	PGP[3]
DMA 120	Bio-Clean Round R-GISB Media Filters IMP-20	PGP[3]

[1] All Priority Development Projects (PDPs) require a TCBMP.
[2] BMPs designed to treat stormwater (e.g. LID and hydromod) shall be considered TCBMPs.
[3] PGP – Preliminary Grading Plan (See Attachment C)

* For location of BMP's, see approved Record Plan dated _____, plan _____ sheet _____

- Responsible Party for the Construction Phase:

Identify the parties responsible for maintenance during the construction phase of the BMPs identified above and Source Controls specified in Attachment B.

The General Contractor (to be determined) will be responsible for maintenance during the construction phase of the BMPs identified above and Source Controls specified in Attachment B

Developer's Name: South Coast Development, LLC

Address: P.O. Box 1053

City: Solana Beach State: CA Zip: 92075

Email Address: _Keith@SCD2.com_

Phone Number: (858) 720-6675

Engineer of Work: Stuart Peace, Stuart Engineering

Engineer's Phone Number: (619) 296-1010

- Responsible Party for Ongoing Maintenance:

Identify the parties responsible for long-term maintenance of the BMPs identified above and Source Controls specified in Attachment B. Include the appropriate written agreement with the entities responsible for O&M in Attachment F. Please see Chapter 5 "Stormwater Facility Maintenance" of the County SUSMP for appropriate maintenance mechanisms.

Owner's Name: South Coast Development, LLC

Address: P.O. Box 1053

City: Solana Beach State: CA Zip: 92075

Email Address: _Keith@SCD2.com

Phone Number: (858) 720-6675

* Note: If a corporation or LLC, provide information for principal partner or Agent for Service of Process. If an HOA, provide information for the Board or property manager at time of project closeout.

- Funding Source:

Provide the funding source or sources for long-term operation and maintenance of each BMP identified above. Please see Chapter 5 "Stormwater Facility Maintenance" of the County SUSMP for the appropriate funding source options. By certifying the Major SWMP the applicant is certifying that the funding responsibilities have been addressed and will be transferred to future owners.

A common area maintenance agreement will be formed among the property owners for long-term operation and maintenance of each BMP for the project.

ATTACHMENTS

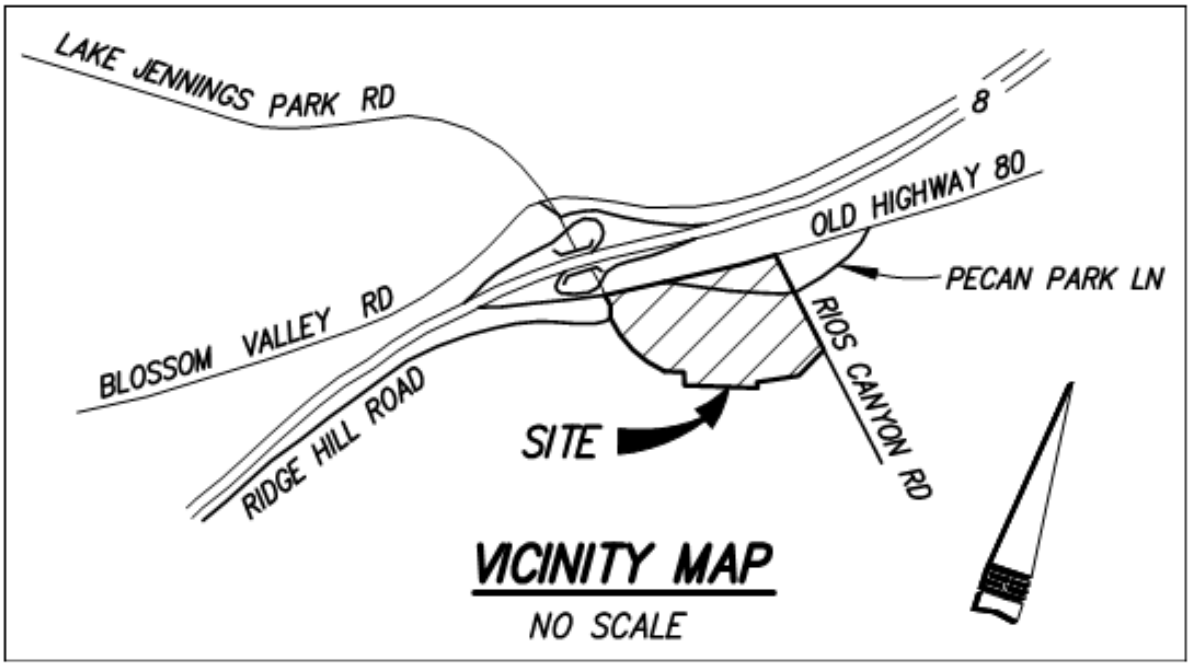
Please include the following attachments.

ATTACHMENT		COMPLETED	N/A
A	Project Location Map	Yes	
B	Source Control Exhibit	Yes	
C	Drainage Management Area (DMA)Exhibit	Yes	
D	BMP Sizing Design Calculations (Water Quality and Hydromodification) and TCBMP/IMP Design Details	Yes	
E	Geotechnical Certification Sheet	No	
F	Maintenance Plan	No	
G	Treatment Control BMP Certification (due at project completion)	No	
H	HMP Study	Yes	
I	Geomorphic Assessment	Yes	
J	HMP Exemption Documentation		✓
K	Addendum	No	

Note: Attachments B and C may be combined.

ATTACHMENT A

Project Location Map


LAKE JENNINGS PARK RD
8
OLD HIGHWAY 80
PECAN PARK LN
BLOSSOM VALLEY RD
RIOS CANYON RD
RIDGE HILL ROAD
SITE
VICINITY MAP
NO SCALE

ATTACHMENT B

Source Control Exhibits

Site Design & Landscape Planning SD-10

Design Objectives

- ☑ Maximize Infiltration
- ☑ Provide Retention
- ☑ Slow Runoff
- ☑ Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Each project site possesses unique topographic, hydrologic, and vegetative features, some of which are more suitable for development than others. Integrating and incorporating appropriate landscape planning methodologies into the project design is the most effective action that can be done to minimize surface and groundwater contamination from stormwater.

Approach

Landscape planning should couple consideration of land suitability for urban uses with consideration of community goals and projected growth. Project plan designs should conserve natural areas to the extent possible, maximize natural water storage and infiltration opportunities, and protect slopes and channels.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment.

Design Considerations

Design requirements for site design and landscapes planning should conform to applicable standards and specifications of agencies with jurisdiction and be consistent with applicable General Plan and Local Area Plan policies.

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Designing New Installations

Begin the development of a plan for the landscape unit with attention to the following general principles:

- Formulate the plan on the basis of clearly articulated community goals. Carefully identify conflicts and choices between retaining and protecting desired resources and community growth.
- Map and assess land suitability for urban uses. Include the following landscape features in the assessment: wooded land, open unwooded land, steep slopes, erosion-prone soils, foundation suitability, soil suitability for waste disposal, aquifers, aquifer recharge areas, wetlands, floodplains, surface waters, agricultural lands, and various categories of urban land use. When appropriate, the assessment can highlight outstanding local or regional resources that the community determines should be protected (e.g., a scenic area, recreational area, threatened species habitat, farmland, fish run). Mapping and assessment should recognize not only these resources but also additional areas needed for their sustenance.

Project plan designs should conserve natural areas to the extent possible, maximize natural water storage and infiltration opportunities, and protect slopes and channels.

Conserve Natural Areas during Landscape Planning

If applicable, the following items are required and must be implemented in the site layout during the subdivision design and approval process, consistent with applicable General Plan and Local Area Plan policies:

- Cluster development on least-sensitive portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at a site to the minimum amount needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.

Maximize Natural Water Storage and Infiltration Opportunities Within the Landscape Unit

- Promote the conservation of forest cover. Building on land that is already deforested affects basin hydrology to a lesser extent than converting forested land. Loss of forest cover reduces interception storage, detention in the organic forest floor layer, and water losses by evapotranspiration, resulting in large peak runoff increases and either their negative effects or the expense of countering them with structural solutions.
- Maintain natural storage reservoirs and drainage corridors, including depressions, areas of permeable soils, swales, and intermittent streams. Develop and implement policies and

regulations to discourage the clearing, filling, and channelization of these features. Utilize them in drainage networks in preference to pipes, culverts, and engineered ditches.

- Evaluating infiltration opportunities by referring to the stormwater management manual for the jurisdiction and pay particular attention to the selection criteria for avoiding groundwater contamination, poor soils, and hydrogeological conditions that cause these facilities to fail. If necessary, locate developments with large amounts of impervious surfaces or a potential to produce relatively contaminated runoff away from groundwater recharge areas.

Protection of Slopes and Channels during Landscape Design

- Convey runoff safely from the tops of slopes.
- Avoid disturbing steep or unstable slopes.
- Avoid disturbing natural channels.
- Stabilize disturbed slopes as quickly as possible.
- Vegetate slopes with native or drought tolerant vegetation.
- Control and treat flows in landscaping and/or other controls prior to reaching existing natural drainage systems.
- Stabilize temporary and permanent channel crossings as quickly as possible, and ensure that increases in run-off velocity and frequency caused by the project do not erode the channel.
- Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion. Energy dissipaters shall be installed in such a way as to minimize impacts to receiving waters.
- Line on-site conveyance channels where appropriate, to reduce erosion caused by increased flow velocity due to increases in tributary impervious area. The first choice for linings should be grass or some other vegetative surface, since these materials not only reduce runoff velocities, but also provide water quality benefits from filtration and infiltration. If velocities in the channel are high enough to erode grass or other vegetative linings, riprap, concrete, soil cement, or geo-grid stabilization are other alternatives.
- Consider other design principles that are comparable and equally effective.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define “redevelopment” in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of “ redevelopment” must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under “designing new installations” above should be followed.

Redevelopment may present significant opportunity to add features which had not previously been implemented. Examples include incorporation of depressions, areas of permeable soils, and swales in newly redeveloped areas. While some site constraints may exist due to the status of already existing infrastructure, opportunities should not be missed to maximize infiltration, slow runoff, reduce impervious areas, disconnect directly connected impervious areas.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Stormwater Management Manual for Western Washington, Washington State Department of Ecology, August 2001.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Roof Runoff Controls SD-11

Rain Garden

Design Objectives

- ☑ Maximize Infiltration
- ☑ Provide Retention
- ☑ Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- ☑ Contain Pollutants
- Collect and Convey

Description

Various roof runoff controls are available to address stormwater that drains off rooftops. The objective is to reduce the total volume and rate of runoff from individual lots, and retain the pollutants on site that may be picked up from roofing materials and atmospheric deposition. Roof runoff controls consist of directing the roof runoff away from paved areas and mitigating flow to the storm drain system through one of several general approaches: cisterns or rain barrels; dry wells or infiltration trenches; pop-up emitters, and foundation planting. The first three approaches require the roof runoff to be contained in a gutter and downspout system. Foundation planting provides a vegetated strip under the drip line of the roof.

Approach

Design of individual lots for single-family homes as well as lots for higher density residential and commercial structures should consider site design provisions for containing and infiltrating roof runoff or directing roof runoff to vegetative swales or buffer areas. Retained water can be reused for watering gardens, lawns, and trees. Benefits to the environment include reduced demand for potable water used for irrigation, improved stormwater quality, increased groundwater recharge, decreased runoff volume and peak flows, and decreased flooding potential.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment.

Design Considerations

Designing New Installations

Cisterns or Rain Barrels

One method of addressing roof runoff is to direct roof downspouts to cisterns or rain barrels. A cistern is an above ground storage vessel with either a manually operated valve or a permanently open outlet. Roof runoff is temporarily stored and then released for irrigation or infiltration between storms. The number of rain

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barrels needed is a function of the rooftop area. Some low impact developers recommend that every house have at least 2 rain barrels, with a minimum storage capacity of 1000 liters. Roof barrels serve several purposes including mitigating the first flush from the roof which has a high volume, amount of contaminants, and thermal load. Several types of rain barrels are commercially available. Consideration must be given to selecting rain barrels that are vector proof and childproof. In addition, some barrels are designed with a bypass valve that filters out grit and other contaminants and routes overflow to a soak-away pit or rain garden.

If the cistern has an operable valve, the valve can be closed to store stormwater for irrigation or infiltration between storms. This system requires continual monitoring by the resident or grounds crews, but provides greater flexibility in water storage and metering. If a cistern is provided with an operable valve and water is stored inside for long periods, the cistern must be covered to prevent mosquitoes from breeding.

A cistern system with a permanently open outlet can also provide for metering stormwater runoff. If the cistern outlet is significantly smaller than the size of the downspout inlet (say ¼ to ½ inch diameter), runoff will build up inside the cistern during storms, and will empty out slowly after peak intensities subside. This is a feasible way to mitigate the peak flow increases caused by rooftop impervious land coverage, especially for the frequent, small storms.

Dry wells and Infiltration Trenches

Roof downspouts can be directed to dry wells or infiltration trenches. A dry well is constructed by excavating a hole in the ground and filling it with an open graded aggregate, and allowing the water to fill the dry well and infiltrate after the storm event. An underground connection from the downspout conveys water into the dry well, allowing it to be stored in the voids. To minimize sedimentation from lateral soil movement, the sides and top of the stone storage matrix can be wrapped in a permeable filter fabric, though the bottom may remain open. A perforated observation pipe can be inserted vertically into the dry well to allow for inspection and maintenance.

In practice, dry wells receiving runoff from single roof downspouts have been successful over long periods because they contain very little sediment. They must be sized according to the amount of rooftop runoff received, but are typically 4 to 5 feet square, and 2 to 3 feet deep, with a minimum of 1-foot soil cover over the top (maximum depth of 10 feet).

To protect the foundation, dry wells must be set away from the building at least 10 feet. They must be installed in solids that accommodate infiltration. In poorly drained soils, dry wells have very limited feasibility.

Infiltration trenches function in a similar manner and would be particularly effective for larger roof areas. An infiltration trench is a long, narrow, rock-filled trench with no outlet that receives stormwater runoff. These are described under Treatment Controls.

Pop-up Drainage Emitter

Roof downspouts can be directed to an underground pipe that daylights some distance from the building foundation, releasing the roof runoff through a pop-up emitter. Similar to a pop-up irrigation head, the emitter only opens when there is flow from the roof. The emitter remains flush to the ground during dry periods, for ease of lawn or landscape maintenance.

Foundation Planting

Landscape planting can be provided around the base to allow increased opportunities for stormwater infiltration and protect the soil from erosion caused by concentrated sheet flow coming off the roof. Foundation plantings can reduce the physical impact of water on the soil and provide a subsurface matrix of roots that encourage infiltration. These plantings must be sturdy enough to tolerate the heavy runoff sheet flows, and periodic soil saturation.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Supplemental Information

Examples

- City of Ottawa's Water Links Surface –Water Quality Protection Program
- City of Toronto Downspout Disconnection Program
- City of Boston, MA, Rain Barrel Demonstration Program

Other Resources

Hager, Marty Catherine, Stormwater, "Low-Impact Development", January/February 2003. www.stormh2o.com

Low Impact Urban Design Tools, Low Impact Development Design Center, Beltsville, MD. www.lid-stormwater.net

Start at the Source, Bay Area Stormwater Management Agencies Association, 1999 Edition

Efficient Irrigation SD-12

Design Objectives

- ☑ Maximize Infiltration
- ☑ Provide Retention
- ☑ Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Irrigation water provided to landscaped areas may result in excess irrigation water being conveyed into stormwater drainage systems.

Approach

Project plan designs for development and redevelopment should include application methods of irrigation water that minimize runoff of excess irrigation water into the stormwater conveyance system.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment. (Detached residential single-family homes are typically excluded from this requirement.)

Design Considerations

Designing New Installations

The following methods to reduce excessive irrigation runoff should be considered, and incorporated and implemented where determined applicable and feasible by the Permittee:

- Employ rain-triggered shutoff devices to prevent irrigation after precipitation.
- Design irrigation systems to each landscape area's specific water requirements.
- Include design featuring flow reducers or shutoff valves triggered by a pressure drop to control water loss in the event of broken sprinkler heads or lines.
- Implement landscape plans consistent with County or City water conservation resolutions, which may include provision of water sensors, programmable irrigation times (for short cycles), etc.

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- Design timing and application methods of irrigation water to minimize the runoff of excess irrigation water into the storm water drainage system.
- Group plants with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. Choose plants with low irrigation requirements (for example, native or drought tolerant species). Consider design features such as:
  - Using mulches (such as wood chips or bar) in planter areas without ground cover to minimize sediment in runoff
  - Installing appropriate plant materials for the location, in accordance with amount of sunlight and climate, and use native plant materials where possible and/or as recommended by the landscape architect
  - Leaving a vegetative barrier along the property boundary and interior watercourses, to act as a pollutant filter, where appropriate and feasible
  - Choosing plants that minimize or eliminate the use of fertilizer or pesticides to sustain growth
- Employ other comparable, equally effective methods to reduce irrigation water runoff.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Storm Drain Signage SD-13

Design Objectives

- Maximize Infiltration
- Provide Retention
- Slow Runoff
- Minimize Impervious Land Coverage
- ☑ Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Waste materials dumped into storm drain inlets can have severe impacts on receiving and ground waters. Posting notices regarding discharge prohibitions at storm drain inlets can prevent waste dumping. Storm drain signs and stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets.

Approach

The stencil or affixed sign contains a brief statement that prohibits dumping of improper materials into the urban runoff conveyance system. Storm drain messages have become a popular method of alerting the public about the effects of and the prohibitions against waste disposal.

Suitable Applications

Stencils and signs alert the public to the destination of pollutants discharged to the storm drain. Signs are appropriate in residential, commercial, and industrial areas, as well as any other area where contributions or dumping to storm drains is likely.

Design Considerations

Storm drain message markers or placards are recommended at all storm drain inlets within the boundary of a development project. The marker should be placed in clear sight facing toward anyone approaching the inlet from either side. All storm drain inlet locations should be identified on the development site map.

Designing New Installations

The following methods should be considered for inclusion in the project design and show on project plans:

- Provide stenciling or labeling of all storm drain inlets and catch basins, constructed or modified, within the project area with prohibitive language. Examples include “NO DUMPING

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– DRAINS TO OCEAN" and/or other graphical icons to discourage illegal dumping.

- Post signs with prohibitive language and/or graphical icons, which prohibit illegal dumping at public access points along channels and creeks within the project area.

Note - Some local agencies have approved specific signage and/or storm drain message placards for use. Consult local agency stormwater staff to determine specific requirements for placard types and methods of application.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. If the project meets the definition of "redevelopment", then the requirements stated under " designing new installations" above should be included in all project design plans.

Additional Information

Maintenance Considerations

- Legibility of markers and signs should be maintained. If required by the agency with jurisdiction over the project, the owner/operator or homeowner's association should enter into a maintenance agreement with the agency or record a deed restriction upon the property title to maintain the legibility of placards or signs.

Placement

- Signage on top of curbs tends to weather and fade.

- Signage on face of curbs tends to be worn by contact with vehicle tires and sweeper brooms.

Supplemental Information

Examples

- Most MS4 programs have storm drain signage programs. Some MS4 programs will provide stencils, or arrange for volunteers to stencil storm drains as part of their outreach program.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Fueling Areas SD-30

Photo Credit: Geoff Brosseau

Design Objectives

- Maximize Infiltration
- Provide Retention
- Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- ☑ Contain Pollutants
- ☑ Collect and Convey

Description

Fueling areas have the potential to contribute oil and grease, solvents, car battery acid, coolant and gasoline to the stormwater conveyance system. Spills at vehicle and equipment fueling areas can be a significant source of pollution because fuels contain toxic materials and heavy metals that are not easily removed by stormwater treatment devices.

Approach

Project plans must be developed for cleaning near fuel dispensers, emergency spill cleanup, containment, and leak prevention.

Suitable Applications

Appropriate applications include commercial, industrial, and any other areas planned to have fuel dispensing equipment, including retail gasoline outlets, automotive repair shops, and major non-retail dispensing areas.

Design Considerations

Design requirements for fueling areas are governed by Building and Fire Codes and by current local agency ordinances and zoning requirements. Design requirements described in this fact sheet are meant to enhance and be consistent with these code and ordinance requirements.

Designing New Installations

Covering

Fuel dispensing areas should provide an overhanging roof structure or canopy. The cover's minimum dimensions must be equal to or greater than the area within the grade break. The cover must not drain onto the fuel dispensing area and the downspouts must be routed to prevent drainage across the fueling area. The fueling area should drain to the project's treatment control BMP(s) prior to discharging to the stormwater conveyance system. Note - If fueling large equipment or vehicles that would prohibit the use of covers or roofs, the fueling island should be designed to sufficiently accommodate the larger vehicles and equipment and to prevent stormwater run-on and runoff. Grade to direct stormwater to a dead-end sump.

Surfacing

Fuel dispensing areas should be paved with Portland cement concrete (or equivalent smooth impervious surface). The use of asphalt concrete should be prohibited. Use asphalt sealant to protect asphalt paved areas surrounding the fueling area. This provision may be made to sites that have pre-existing asphalt surfaces.

The concrete fuel dispensing area should be extended a minimum of 6.5 ft from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 ft, whichever is less.

Grading/Contouring

Dispensing areas should have an appropriate slope to prevent ponding, and be separated from the rest of the site by a grade break that prevents run-on of urban runoff. (Slope is required to be 2 to 4% in some jurisdictions' stormwater management and mitigation plans.)

Fueling areas should be graded to drain toward a dead-end sump. Runoff from downspouts/roofs should be directed away from fueling areas. Do not locate storm drains in the immediate vicinity of the fueling area.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Additional Information

- In the case of an emergency, provide storm drain seals, such as isolation valves, drain plugs, or drain covers, to prevent spills or contaminated stormwater from entering the stormwater conveyance system.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Maintenance Bays & Docks SD-31

Design Objectives

- Maximize Infiltration
- Provide Retention
- Slow Runoff
- Minimize Impervious Land Coverage
- ☑ Prohibit Dumping of Improper Materials
- ☑ Contain Pollutants
- Collect and Convey

Description

Several measures can be taken to prevent operations at maintenance bays and loading docks from contributing a variety of toxic compounds, oil and grease, heavy metals, nutrients, suspended solids, and other pollutants to the stormwater conveyance system.

Approach

In designs for maintenance bays and loading docks, containment is encouraged. Preventative measures include overflow containment structures and dead-end sumps. However, in the case of loading docks from grocery stores and warehouse/distribution centers, engineered infiltration systems may be considered.

Suitable Applications

Appropriate applications include commercial and industrial areas planned for development or redevelopment.

Design Considerations

Design requirements for vehicle maintenance and repair are governed by Building and Fire Codes, and by current local agency ordinances, and zoning requirements. The design criteria described in this fact sheet are meant to enhance and be consistent with these code requirements.

Designing New Installations

Designs of maintenance bays should consider the following:

- Repair/maintenance bays and vehicle parts with fluids should be indoors; or designed to preclude urban run-on and runoff.
- Repair/maintenance floor areas should be paved with Portland cement concrete (or equivalent smooth impervious surface).

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- Repair/maintenance bays should be designed to capture all wash water leaks and spills. Provide impermeable berms, drop inlets, trench catch basins, or overflow containment structures around repair bays to prevent spilled materials and wash-down waters form entering the storm drain system. Connect drains to a sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required by local jurisdiction, obtain an Industrial Waste Discharge Permit.

- Other features may be comparable and equally effective.

The following designs of loading/unloading dock areas should be considered:

- Loading dock areas should be covered, or drainage should be designed to preclude urban run-on and runoff.

- Direct connections into storm drains from depressed loading docks (truck wells) are prohibited.

- Below-grade loading docks from grocery stores and warehouse/distribution centers of fresh food items should drain through water quality inlets, or to an engineered infiltration system, or an equally effective alternative. Pre-treatment may also be required.

- Other features may be comparable and equally effective.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Additional Information

Stormwater and non-stormwater will accumulate in containment areas and sumps with impervious surfaces. Contaminated accumulated water must be disposed of in accordance with applicable laws and cannot be discharged directly to the storm drain or sanitary sewer system without the appropriate permit.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Trash Storage Areas SD-32

Description

Trash storage areas are areas where a trash receptacle (s) are located for use as a repository for solid wastes. Stormwater runoff from areas where trash is stored or disposed of can be polluted. In addition, loose trash and debris can be easily transported by water or wind into nearby storm drain inlets, channels, and/or creeks. Waste handling operations that may be sources of stormwater pollution include dumpsters, litter control, and waste piles.

Approach

This fact sheet contains details on the specific measures required to prevent or reduce pollutants in stormwater runoff associated with trash storage and handling. Preventative measures including enclosures, containment structures, and impervious pavements to mitigate spills, should be used to reduce the likelihood of contamination.

Design Objectives

- Maximize Infiltration
- Provide Retention
- Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- ☑ Contain Pollutants
- Collect and Convey

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment. (Detached residential single-family homes are typically excluded from this requirement.)

Design Considerations

Design requirements for waste handling areas are governed by Building and Fire Codes, and by current local agency ordinances and zoning requirements. The design criteria described in this fact sheet are meant to enhance and be consistent with these code and ordinance requirements. Hazardous waste should be handled in accordance with legal requirements established in Title 22, California Code of Regulation.

Wastes from commercial and industrial sites are typically hauled by either public or commercial carriers that may have design or access requirements for waste storage areas. The design criteria in this fact sheet are recommendations and are not intended to be in conflict with requirements established by the waste hauler. The waste hauler should be contacted prior to the design of your site trash collection areas. Conflicts or issues should be discussed with the local agency.

Designing New Installations

Trash storage areas should be designed to consider the following structural or treatment control BMPs:

- Design trash container areas so that drainage from adjoining roofs and pavement is diverted around the area(s) to avoid run-on. This might include berming or grading the waste handling area to prevent run-on of stormwater.
- Make sure trash container areas are screened or walled to prevent off-site transport of trash.

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- Use lined bins or dumpsters to reduce leaking of liquid waste.
- Provide roofs, awnings, or attached lids on all trash containers to minimize direct precipitation and prevent rainfall from entering containers.
- Pave trash storage areas with an impervious surface to mitigate spills.
- Do not locate storm drains in immediate vicinity of the trash storage area.
- Post signs on all dumpsters informing users that hazardous materials are not to be disposed of therein.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Additional Information

Maintenance Considerations

The integrity of structural elements that are subject to damage (i.e., screens, covers, and signs) must be maintained by the owner/operator. Maintenance agreements between the local agency and the owner/operator may be required. Some agencies will require maintenance deed restrictions to be recorded of the property title. If required by the local agency, maintenance agreements or deed restrictions must be executed by the owner/operator before improvement plans are approved.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Outdoor Loading/Unloading SC-30

Description

The loading/unloading of materials usually takes place outside on docks or terminals; therefore, materials spilled, leaked, or lost during loading/unloading may collect in the soil or on other surfaces and have the potential to be carried away by wind, stormwater runoff or when the area is cleaned. Additionally, rainfall may wash pollutants from machinery used to unload or move materials. Implementation of the following protocols will prevent or reduce the discharge of pollutants to stormwater from outdoor loading/unloading of materials.

Approach

Reduce potential for pollutant discharge through source control pollution prevention and BMP implementation. Successful implementation depends on effective training of employees on applicable BMPs and general pollution prevention strategies and objectives.

General Pollution Prevention Protocols

- Park tank trucks or delivery vehicles in designated areas so that spills or leaks can be contained.
- Limit exposure of material to rainfall whenever possible.
- Prevent stormwater run-on.
- Check equipment regularly for leaks.

Good Housekeeping

- Develop an operations plan that describes procedures for loading and/or unloading.
- Conduct loading and unloading in dry weather if possible.

Objectives
■ *Cover*
■ *Contain*
■ *Educate*
■ *Reduce/Minimize*
■ *Product Substitution*

Targeted Constituents	
Sediment	✓
Nutrients	✓
Trash	
Metals	✓
Bacteria	
Oil and Grease	✓
Organics	✓

Minimum BMPs Covered	
Good Housekeeping	✓
Preventative Maintenance	
Spill and Leak Prevention and Response	✓
Material Handling & Waste Management	✓
Erosion and Sediment Controls	
Employee Training Program	✓
Quality Assurance Record Keeping	✓

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- Cover designated loading/unloading areas to reduce exposure of materials to rain.
- Consider placing a seal or door skirt between delivery vehicles and building to prevent exposure to rain.
- Design loading/unloading area to prevent stormwater run-on, which would include grading or berming the area, and position roof downspouts so they direct stormwater away from the loading/unloading areas.
- Have employees load and unload all materials and equipment in covered areas such as building overhangs at loading docks if feasible.
- Load/unload only at designated loading areas.
- Use drip pans underneath hose and pipe connections and other leak-prone spots during liquid transfer operations, and when making and breaking connections. Several drip pans should be stored in a covered location near the liquid transfer area so that they are always available, yet protected from precipitation when not in use. Drip pans can be made specifically for railroad tracks. Drip pans must be cleaned periodically, and drip collected materials must be disposed of properly.
- Pave loading areas with concrete instead of asphalt.
- Avoid placing storm drains inlets in the area.
- Grade and/or berm the loading/unloading area with drainage to sump; regularly remove materials accumulated in sump.

Spill Response and Prevention Procedures

- Keep your spill prevention and control plan up-to-date or have an emergency spill cleanup plan readily available, as applicable.
- Contain leaks during transfer.
- Store and maintain appropriate spill cleanup materials in a location that is readily accessible and known to all employees.
- Ensure that employees are familiar with the site's spill control plan and proper spill cleanup procedures.
- Use drip pans or comparable devices when transferring oils, solvents, and paints.

Material Handling and Waste Management

- Spot clean leaks and drips routinely to prevent runoff of spillage.
- Do not pour liquid wastes into floor drains, sinks, outdoor storm drain inlets, or other storm drains or sewer connections.

- Do not put used or leftover cleaning solutions, solvents, and automotive fluids in the storm drain or sanitary sewer.
- Collect leaking or dripping fluids in drip pans or containers. Fluids are easier to recycle if kept separate.
- Promptly transfer used fluids to the proper waste or recycling drums. Do not leave drip pans or other open containers lying around.
- Minimize the possibility of stormwater pollution from outside waste receptacles by doing at least one of the following:
  - ✓ Use only watertight waste receptacle(s) and keep the lid(s) closed.
  - ✓ Grade and pave the waste receptacle area to prevent run-on of stormwater.
  - ✓ Install a roof over the waste receptacle area.
  - ✓ Install a low containment berm around the waste receptacle area.
  - ✓ Use and maintain drip pans under waste receptacles.
- Post "no littering" signs.
- Perform work area clean-up and dry sweep after daily operations.

Employee Training Program

- Train employees (e.g., fork lift operators) and contractors on proper spill containment and cleanup.
- Have employees trained in spill containment and cleanup present during loading/unloading.
- Train employees in proper handling techniques during liquid transfers to avoid spills.
- Make sure forklift operators are properly trained on loading and unloading procedures.

Quality Assurance and Record Keeping

- Keep accurate maintenance logs that document activities performed, quantities of materials removed, and improvement actions.
- Keep accurate logs of spill response actions that document what was spilled, how it was cleaned up, and how the waste was disposed.
- Establish procedures to complete logs and file them in the central office.
- Keep accurate logs of daily clean-up operations.

Potential Limitations and Work-Arounds

Some facilities may have space constraints, limited staffing and time limitations that may preclude implementation of BMPs. Provided below are typical limitations and recommended "work-arounds."

- Space and time limitations may preclude all transfers from being performed indoors or under cover.
  - ✓ Designate specific areas for outdoor loading and unloading.
  - ✓ Require employees to understand and follow spill and leak prevention BMPs.
- It may not be possible to conduct transfers only during dry weather.
  - ✓ Limit materials and equipment rainfall exposure to all extents practicable.
  - ✓ Require employees to understand and follow spill and leak prevention BMPs.

Potential Capital Facility Costs and Operation & Maintenance Requirements

Facilities

Many facilities will already have indoor or covered areas where loading/unloading takes place and will require no additional capital expenditures.

If outdoor activities are required, construction of berms or other means to retain spills and leaks may require appropriate constructed systems for containment. These containment areas may require significant new capital investment.

Capital investments will likely be required at some sites if adequate cover and containment facilities do not exist and can vary significantly depending upon site conditions.

Maintenance

Most of the operations and maintenance activities associated with implementing this BMP are integrally linked to routine operations as previously described. Therefore additional O&M is not required.

- Conduct regular inspections and make repairs and improvements as necessary.
- Check loading and unloading equipment regularly for leaks.
- Conduct regular broom dry-sweeping of area. Do not wash with water.

Supplemental Information

Loading and Unloading of Liquids

- Loading or unloading of liquids should occur in the manufacturing building so that any spills that are not completely retained can be discharged to the sanitary sewer,

treatment plant, or treated in a manner consistent with local sewer authorities and permit requirements.

- For loading and unloading tank trucks to above and below ground storage tanks, the following procedures should be used:
  - ✓ The area where the transfer takes place should be paved. If the liquid is reactive with the asphalt, Portland cement should be used to pave the area.
  - ✓ The transfer area should be designed to prevent run-on of stormwater from adjacent areas. Sloping the pad and using a curb, like a speed bump, around the uphill side of the transfer area should reduce run-on.
  - ✓ The transfer area should be designed to prevent runoff of spilled liquids from the area. Sloping the area to a drain should prevent runoff. The drain should be connected to a dead-end sump or to the sanitary sewer. A positive control valve should be installed on the drain.
- For transfer from rail cars to storage tanks that must occur outside, use the following procedures:
  - ✓ Drip pans should be placed at locations where spillage may occur, such as hose connections, hose reels, and filler nozzles. Use drip pans when making and breaking connections.
  - ✓ Drip pan systems should be installed between the rails to collect spillage from tank cars.

References and Resources

Minnesota Pollution Control Agency, *Industrial Stormwater Best Management Practices Guidebook BMP 26 Fueling and Liquid Loading/Unloading Operations*. Available online at: http://www.pca.state.mn.us/index.php/view-document.html?gid=10557.

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Santa Clara Valley Urban Runoff Pollution Prevention Program. http://www.scvurppp-w2k.com/.

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Waste Handling & Disposal SC-34

Description

Improper storage and handling of solid wastes can allow toxic compounds, oils and greases, heavy metals, nutrients, suspended solids, and other pollutants to enter stormwater runoff. The discharge of pollutants to stormwater from waste handling and disposal can be prevented and reduced by tracking waste generation, storage, and disposal; reducing waste generation and disposal through source reduction, reuse, and recycling; and preventing run-on and runoff.

Approach

Reduce potential for pollutant discharge through source control pollution prevention and BMP implementation. Successful implementation depends on effective training of employees on applicable BMPs and general pollution prevention strategies and objectives.

General Pollution Prevention Protocols

- ☐ Accomplish reduction in the amount of waste generated using the following source controls:
  - ✓ Production planning and sequencing;
  - ✓ Process or equipment modification;
  - ✓ Raw material substitution or elimination;
  - ✓ Loss prevention and housekeeping;
  - ✓ Waste segregation and separation; and
  - ✓ Close loop recycling.
- ☐ Establish a material tracking system to increase awareness about material usage. This may reduce spills and minimize contamination, thus reducing the amount of waste produced.
- ☐ Recycle materials whenever possible.

Objectives
■ *Cover*
■ *Contain*
■ *Educate*
■ *Reduce/Minimize*
■ *Product Substitution*

Targeted Constituents	
Sediment	
Nutrients	
Trash	
Metals	✓
Bacteria	✓
Oil and Grease	✓
Organics	✓

Minimum BMPs Covered	
Good Housekeeping	✓
Preventative Maintenance	✓
Spill and Leak Prevention and Response	✓
Material Handling & Waste Management	✓
Erosion and Sediment Controls	
Employee Training Program	✓
Quality Assurance Record Keeping	✓

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- Use the entire product before disposing of the container.
- To the extent possible, store wastes under cover or indoors after ensuring all safety concerns such as fire hazard and ventilation are addressed.
- Provide containers for each waste stream at each work station. Allow time after shift to clean area.

Good Housekeeping

- Cover storage containers with leak proof lids or some other means. If waste is not in containers, cover all waste piles (plastic tarps are acceptable coverage) and prevent stormwater run-on and runoff with a berm. The waste containers or piles must be covered except when in use.
- Use drip pans or absorbent materials whenever grease containers are emptied by vacuum trucks or other means. Grease cannot be left on the ground. Collected grease must be properly disposed of as garbage.
- Dispose of rinse and wash water from cleaning waste containers into a sanitary sewer if allowed by the local sewer authority. Do not discharge wash water to the street or storm drain. Clean in a designated wash area that drains to a clarifier.
- Transfer waste from damaged containers into safe containers.
- Take special care when loading or unloading wastes to minimize losses. Loading systems can be used to minimize spills and fugitive emission losses such as dust or mist. Vacuum transfer systems can minimize waste loss.
- Keep the waste management area clean at all times by sweeping and cleaning up spills immediately.
- Use dry methods when possible (e.g., sweeping, use of absorbents) when cleaning around restaurant/food handling dumpster areas. If water must be used after sweeping/using absorbents, collect water and discharge through grease interceptor to the sewer.
- Stencil or demarcate storm drains on the facility's property with prohibitive message regarding waste disposal.
- Cover waste piles with temporary covering material such as reinforced tarpaulin, polyethylene, polyurethane, polypropylene or hypalon.
- If possible, move the activity indoor after ensuring all safety concerns such as fire hazard and ventilation are addressed.

Preventative Maintenance

- Prevent stormwater run-on from entering the waste management area by enclosing the area or building a berm around the area.
- Prevent waste materials from directly contacting rain.

- Cover waste piles with temporary covering material such as reinforced tarpaulin, polyethylene, polyurethane, polypropylene or hypalon.
- Cover the area with a permanent roof if feasible.
- Cover dumpsters to prevent rain from washing waste out of holes or cracks in the bottom of the dumpster.
- Check waste containers weekly for leaks and to ensure that lids are on tightly. Replace any that are leaking, corroded, or otherwise deteriorating.
- Sweep and clean the waste management area regularly. Use dry methods when possible (e.g., sweeping, vacuuming, use of absorbents) when cleaning around restaurant/food handling dumpster areas. If water must be used after sweeping/using absorbents, collect water and discharge through grease interceptor to the sewer.
- Inspect and replace faulty pumps or hoses regularly to minimize the potential of releases and spills.
- Repair leaking equipment including valves, lines, seals, or pumps promptly.

Spill Response and Prevention Procedures

- Keep your spill prevention and plan up-to-date.
- Have an emergency plan, equipment and trained personnel ready at all times to deal immediately with major spills.
- Collect all spilled liquids and properly dispose of them.
- Store and maintain appropriate spill cleanup materials in a location known to all near the designated wash area.
- Ensure that vehicles transporting waste have spill prevention equipment that can prevent spills during transport. Spill prevention equipment includes:
  - ✓ Vehicles equipped with baffles for liquid waste; and
  - ✓ Trucks with sealed gates and spill guards for solid waste.

Material Handling and Waste Management

Litter Control

- Post “No Littering” signs and enforce anti-litter laws.
- Provide a sufficient number of litter receptacles for the facility.
- Clean out and cover litter receptacles frequently to prevent spillage.

Waste Collection

- Keep waste collection areas clean.

- Inspect solid waste containers for structural damage regularly. Repair or replace damaged containers as necessary.
- Secure solid waste containers; containers must be closed tightly when not in use.
- Do not fill waste containers with washout water or any other liquid.
- Ensure that only appropriate solid wastes are added to the solid waste container. Certain wastes such as hazardous wastes, appliances, fluorescent lamps, pesticides, etc., may not be disposed of in solid waste containers (see chemical/ hazardous waste collection section below).
- Do not mix wastes; this can cause chemical reactions, make recycling impossible, and complicate disposal. Affix labels to all waste containers.

Chemical/Hazardous Wastes

- Select designated hazardous waste collection areas on-site.
- Store hazardous materials and wastes in covered containers and protect them from vandalism.
- Place hazardous waste containers in secondary containment.
- Make sure that hazardous waste is collected, removed, and disposed of only at authorized disposal areas.
- Hazardous waste cannot be reused or recycled; it must be disposed of by a licensed hazardous waste hauler.

Employee Training Program

- Educate employees about pollution prevention measures and goals.
- Train employees how to properly handle and dispose of waste using the source control BMPs described above.
- Train employees and subcontractors in proper hazardous waste management.
- Use a training log or similar method to document training.
- Ensure that employees are familiar with the site's spill control plan and/or proper spill cleanup procedures.

Quality Assurance and Record Keeping

- Keep accurate maintenance logs that document minimum BMP activities performed for waste handling and disposal, types and quantities of waste disposed of, and any improvement actions.
- Keep accurate logs of spill response actions that document what was spilled, how it was cleaned up, and how the waste was disposed.

- Establish procedures to complete logs and file them in the central office.

Potential Capital Facility Costs and Operation & Maintenance Requirements

Facilities

- Capital costs will vary substantially depending on the size of the facility and the types of waste handled. Significant capital costs may be associated with reducing wastes by modifying processes or implementing closed-loop recycling.
- Many facilities will already have indoor covered areas where waste materials will be stored and will require no additional capital expenditures for providing cover.
- If outdoor storage of wastes is required, construction of berms or other means to prevent stormwater run-on and runoff may require appropriate constructed systems for containment.
- Capital investments will likely be required at some sites if adequate cover and containment facilities do not exist and can vary significantly depending upon site conditions.

Maintenance

- Check waste containers weekly for leaks and to ensure that lids are on tightly. Replace any that are leaking, corroded, or otherwise deteriorating.
- Sweep and clean the waste management area regularly. Use dry methods when possible (e.g., sweeping, use of absorbents) when cleaning around restaurant/food handling dumpster areas. If water must be used after sweeping/using absorbents, collect water and discharge through grease interceptor to the sewer.
- Inspect and replace faulty pumps or hoses regularly to minimize the potential of releases and spills.
- Repair leaking equipment including valves, lines, seals, or pumps promptly.

References and Resources

Minnesota Pollution Control Agency, *Industrial Stormwater Best Management Practices Guidebook*. Available online at: http://www.pca.state.mn.us/index.php/view-document.html?gid=10557.

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Building & Grounds Maintenance SC-41

Description

Stormwater runoff from building and grounds maintenance activities can be contaminated with toxic hydrocarbons in solvents, fertilizers and pesticides, suspended solids, heavy metals, abnormal pH, and oils and greases. Utilizing the protocols in this fact sheet will prevent or reduce the discharge of pollutants to stormwater from building and grounds maintenance activities by washing and cleaning up with as little water as possible, following good landscape management practices, preventing and cleaning up spills immediately, keeping debris from entering the storm drains, and maintaining the stormwater collection system.

Approach

Reduce potential for pollutant discharge through source control pollution prevention and BMP implementation. Successful implementation depends on effective training of employees on applicable BMPs and general pollution prevention strategies and objectives.

General Pollution Prevention Protocols

- ☐ Switch to non-toxic chemicals for maintenance to the maximum extent possible.
- ☐ Choose cleaning agents that can be recycled.
- ☐ Encourage proper lawn management and landscaping, including use of native vegetation.
- ☐ Encourage use of Integrated Pest Management techniques for pest control.
- ☐ Encourage proper onsite recycling of yard trimmings.
- ☐ Recycle residual paints, solvents, lumber, and other material as much as possible.

Objectives
■ *Cover*
■ *Contain*
■ *Educate*
■ *Reduce/Minimize*
■ *Product Substitution*

Targeted Constituents	
Sediment	✓
Nutrients	✓
Trash	
Metals	✓
Bacteria	✓
Oil and Grease	
Organics	

Minimum BMPs Covered	
Good Housekeeping	✓
Preventative Maintenance	
Spill and Leak Prevention and Response	✓
Material Handling & Waste Management	✓
Erosion and Sediment Controls	
Employee Training Program	✓
Quality Assurance Record Keeping	✓

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- Clean work areas at the end of each work shift using dry cleaning methods such as sweeping and vacuuming.

Good Housekeeping

Pressure Washing of Buildings, Rooftops, and Other Large Objects

- In situations where soaps or detergents are used and the surrounding area is paved, pressure washers must use a water collection device that enables collection of wash water and associated solids. A sump pump, wet vacuum or similarly effective device must be used to collect the runoff and loose materials. The collected runoff and solids must be disposed of properly.

- If soaps or detergents are not used, and the surrounding area is paved, wash runoff does not have to be collected but must be screened. Pressure washers must use filter fabric or some other type of screen on the ground and/or in the catch basin to trap the particles in wash water runoff.

- If you are pressure washing on a grassed area (with or without soap), runoff must be dispersed as sheet flow as much as possible, rather than as a concentrated stream. The wash runoff must remain on the grass and not drain to pavement.

Landscaping Activities

- Dispose of grass clippings, leaves, sticks, or other collected vegetation as garbage, or by composting. Do not dispose of collected vegetation into waterways or storm drainage systems.

- Use mulch or other erosion control measures on exposed soils. See also SC-40, Contaminated and Erodible Areas, for more information.

Building Repair, Remodeling, and Construction

- Do not dump any toxic substance or liquid waste on the pavement, the ground, or toward a storm drain.

- Use ground or drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of collected material daily.

- Use a ground cloth or oversized tub for activities such as paint mixing and tool cleaning.

- Clean paintbrushes and tools covered with water-based paints in sinks connected to sanitary sewers or in portable containers that can be dumped into a sanitary sewer drain. Brushes and tools covered with non-water-based paints, finishes, or other materials must be cleaned in a manner that enables collection of used solvents (e.g., paint thinner, turpentine, etc.) for recycling or proper disposal.

- Use a storm drain cover, filter fabric, or similarly effective runoff control mechanism if dust, grit, wash water, or other pollutants may escape the work area and enter a catch basin. This is particularly necessary on rainy days. The containment device(s) must be in place at the beginning of the work day, and accumulated dirty runoff and

solids must be collected and disposed of before removing the containment device(s) at the end of the work day.

- If you need to de-water an excavation site, you may need to filter the water before discharging to a catch basin or off-site. If directed off-site, you should direct the water through hay bales and filter fabric or use other sediment filters or traps.
- Store toxic material under cover during precipitation events and when not in use. A cover would include tarps or other temporary cover material.

Mowing, Trimming, and Planting

- Dispose of leaves, sticks, or other collected vegetation as garbage, by composting or at a permitted landfill. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Use mulch or other erosion control measures when soils are exposed.
- Place temporarily stockpiled material away from watercourses and drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system.
- Consider an alternative approach when bailing out muddy water: do not put it in the storm drain; pour over landscaped areas.
- Use hand weeding where practical.

Fertilizer and Pesticide Management

- Do not use pesticides if rain is expected.
- Do not mix or prepare pesticides for application near storm drains.
- Use the minimum amount needed for the job.
- Calibrate fertilizer distributors to avoid excessive application.
- Employ techniques to minimize off-target application (e.g., spray drift) of pesticides, including consideration of alternative application techniques.
- Apply pesticides only when wind speeds are low.
- Fertilizers should be worked into the soil rather than dumped or broadcast onto the surface.
- Irrigate slowly to prevent runoff and then only as much as is needed.
- Clean pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.

Inspection

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring. Minimize excess watering and repair leaks in the irrigation system as soon as they are observed.

Building & Grounds Maintenance SC-41

Spill Response and Prevention Procedures

- Keep your Spill Prevention Control and Countermeasure (SPCC) Plan up-to-date.
- Place a stockpile of spill cleanup materials, such as brooms, dustpans, and vacuum sweepers (if desired) near the storage area where it will be readily accessible.
- Have employees trained in spill containment and cleanup present during the loading/unloading of dangerous wastes, liquid chemicals, or other materials.
- Familiarize employees with the Spill Prevention Control and Countermeasure Plan.
- Clean up spills immediately.

Material Handling and Waste Management

- Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.
- Use less toxic pesticides that will do the job when applicable. Avoid use of copper-based pesticides if possible.
- Dispose of empty pesticide containers according to the instructions on the container label.
- Use up the pesticides. Rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- Implement storage requirements for pesticide products with guidance from the local fire department and County Agricultural Commissioner. Provide secondary containment for pesticides.

Employee Training Program

- Educate and train employees on pesticide use and in pesticide application techniques to prevent pollution.
- Train employees and contractors in proper techniques for spill containment and cleanup.
- Be sure the frequency of training takes into account the complexity of the operations and the needs of individual staff.

Quality Assurance and Record Keeping

- Keep accurate logs that document maintenance activities performed and minimum BMP measures implemented.
- Keep accurate logs of spill response actions that document what was spilled, how it was cleaned up, and how the waste was disposed.
- Establish procedures to complete logs and file them in the central office.

Potential Capital Facility Costs and Operation & Maintenance Requirements

Facilities

- Additional capital costs are not anticipated for building and grounds maintenance. Implementation of the minimum BMPs described above should be conducted as part of regular site operations.

Maintenance

- Maintenance activities for the BMPs described above will be minimal, and no additional cost is anticipated.

Supplemental Information

Fire Sprinkler Line Flushing

Site fire sprinkler line flushing may be a source of non-stormwater runoff pollution. The water entering the system is usually potable water, though in some areas it may be non-potable reclaimed wastewater. There are subsequent factors that may drastically reduce the quality of the water in such systems. Black iron pipe is usually used since it is cheaper than potable piping, but it is subject to rusting and results in lower quality water. Initially, the black iron pipe has an oil coating to protect it from rusting between manufacture and installation; this will contaminate the water from the first flush but not from subsequent flushes. Nitrates, poly-phosphates and other corrosion inhibitors, as well as fire suppressants and antifreeze may be added to the sprinkler water system. Water generally remains in the sprinkler system a long time (typically a year) and between flushes may accumulate iron, manganese, lead, copper, nickel, and zinc. The water generally becomes anoxic and contains living and dead bacteria and breakdown products from chlorination. This may result in a significant BOD problem and the water often smells. Consequently dispose fire sprinkler line flush water into the sanitary sewer. Do not allow discharge to storm drain or infiltration due to potential high levels of pollutants in fire sprinkler line water.

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Drainage System Maintenance SC-44

Description

As a consequence of its function, the stormwater drainage facilities on site convey stormwater that may contain certain pollutants either to the offsite conveyance system that collects and transports urban runoff and stormwater, or directly to receiving waters. The protocols in this fact sheet are intended to reduce pollutants leaving the site to the offsite drainage infrastructure or to receiving waters through proper on-site conveyance system operation and maintenance. The targeted constituents will vary depending on site characteristics and operations.

Approach

Successful implementation depends on effective training of employees on applicable BMPs and general pollution prevention strategies and objectives.

General Pollution Prevention Protocols

- ☐ Maintain catch basins, stormwater inlets, and other stormwater conveyance structures on a regular basis to remove pollutants, reduce high pollutant concentrations during the first flush of storms, prevent clogging of the downstream conveyance system, restore catch basins' sediment trapping capacity, and ensure the system functions properly hydraulically to avoid flooding.
- ☐ Develop and follow a site specific drainage system maintenance plan that describes maintenance locations, methods, required equipment, water sources, sediment collection areas, disposal requirements, and any other pertinent information.

Good Housekeeping

Illicit Connections and Discharges

- ☐ Look for evidence of illegal discharges or illicit connections during routine maintenance of conveyance system and drainage structures:

Objectives
■ *Cover*
■ *Contain*
■ *Educate*
■ *Reduce/Minimize*

Targeted Constituents	
Sediment	✓
Nutrients	✓
Trash	✓
Metals	✓
Bacteria	✓
Oil and Grease	✓
Organics	✓

Minimum BMPs Covered	
Good Housekeeping	✓
Preventative Maintenance	✓
Spill and Leak Prevention and Response	✓
Material Handling & Waste Management	
Erosion and Sediment Controls	
Employee Training Program	✓
Quality Assurance Record Keeping	✓

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- ✓ Identify evidence of spills such as paints, discoloring, odors, etc.
- ✓ Record locations of apparent illegal discharges/illicit connections.
- ✓ Track flows back to potential discharges and conduct aboveground inspections. This can be done through visual inspection of upgradient manholes or alternate techniques including zinc chloride smoke testing, fluorometric dye testing, physical inspection testing, or television camera inspection.
- ✓ Eliminate the discharge once the origin of flow is established.

- ☐ Stencil or demarcate storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as "Dump No Waste Drains to Stream" or similar stenciled next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.
- ☐ Refer to fact sheet SC-10 Non-Stormwater Discharges for additional information.

Illegal Dumping

- ☐ Inspect and clean up hot spots and other storm drainage areas regularly where illegal dumping and disposal occurs.
- ☐ Establish a system for tracking incidents. The system should be designed to identify the following:
  - ✓ Illegal dumping hot spots;
  - ✓ Types and quantities (in some cases) of wastes;
  - ✓ Patterns in time of occurrence (time of day/night, month, or year);
  - ✓ Mode of dumping (abandoned containers, "midnight dumping" from moving vehicles, direct dumping of materials, accidents/spills); and
  - ✓ Responsible parties.
- ☐ Post "No Dumping" signs in problem areas with a phone number for reporting dumping and disposal. Signs should also indicate fines and penalties for illegal dumping.
- ☐ Refer to fact sheet SC-10 Non-Stormwater Discharges for additional information.

Preventative Maintenance

Catch Basins/Inlet Structures

- ☐ Staff should regularly inspect facilities to ensure compliance with the following:
  - ✓ Immediate repair of any deterioration threatening structural integrity.
  - ✓ Cleaning before the sump is 40% full. Catch basins should be cleaned as frequently as needed to meet this standard.

- Clean catch basins, storm drain inlets, and other conveyance structures before the wet season to remove sediments and debris accumulated during the summer.
- Conduct inspections more frequently during the wet season for problem areas where sediment or trash accumulates more often. Prioritize storm drain inlets; clean and repair as needed.
- Keep accurate logs of the number of catch basins cleaned.
- Store wastes collected from cleaning activities of the drainage system in appropriate containers or temporary storage sites in a manner that prevents discharge to the storm drain.
- Dewater the wastes if necessary with outflow into the sanitary sewer if permitted. Water should be treated with an appropriate filtering device prior to discharge to the sanitary sewer. If discharge to the sanitary sewer is not allowed, water should be pumped or vacuumed to a tank and properly disposed. Do not dewater near a storm drain or stream.

Storm Drain Conveyance System

- Locate reaches of storm drain with deposit problems and develop a flushing schedule that keeps the pipe clear of excessive buildup.
- Collect and pump flushed effluent to the sanitary sewer for treatment whenever possible.

Pump Stations

- Clean all storm drain pump stations prior to the wet season to remove silt and trash.
- Do not allow discharge to reach the storm drain system when cleaning a storm drain pump station or other facility.
- Conduct routine maintenance at each pump station.
- Inspect, clean, and repair as necessary all outlet structures prior to the wet season.

Open Channel

- Modify storm channel characteristics to improve channel hydraulics, increase pollutant removals, and enhance channel/creek aesthetic and habitat value.
- Conduct channel modification/improvement in accordance with existing laws. Any person, government agency, or public utility proposing an activity that will change the natural state of any river, stream, or lake in California, must enter into a Steam or Lake Alteration Agreement with the Department of Fish and Wildlife. The developer-applicant should also contact local governments (city, county, special districts), other state agencies (SWRCB, RWQCB, Department of Forestry, Department of Water Resources), and Army Corps of Engineers and USFWS.

Spill Response and Prevention Procedures

- Keep your spill prevention control plan up-to-date.

- Investigate all reports of spills, leaks, and/or illegal dumping promptly.
- Place a stockpile of spill cleanup materials where it will be readily accessible or at a central location.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags) or dig up, remove, and properly dispose of contaminated soil.

Employee Training Program

- Educate employees about pollution prevention measures and goals.
- Train employees how to properly handle and dispose of waste using the source control BMPs described above.
- Train employees and subcontractors in proper hazardous waste management.
- Use a training log or similar method to document training.
- Ensure that employees are familiar with the site's spill control plan and/or proper spill cleanup procedures.
- Have staff involved in detection and removal of illicit connections trained in the following:
  - ✓ OSHA-required Health and Safety Training (29 CFR 1910.120) plus annual refresher training (as needed).
  - ✓ OSHA Confined Space Entry training (Cal-OSHA Confined Space, Title 8 and Federal OSHA 29 CFR 1910.146).
  - ✓ Procedural training (field screening, sampling, smoke/dye testing, TV inspection).

Quality Assurance and Record Keeping

- Keep accurate maintenance logs that document minimum BMP activities performed for drainage system maintenance, types and quantities of waste disposed of, and any improvement actions.
- Keep accurate logs of spill response actions that document what was spilled, how it was cleaned up, and how the waste was disposed.
- Keep accurate logs of illicit connections, illicit discharges, and illegal dumping into the storm drain system including how wastes were cleaned up and disposed.
- Establish procedures to complete logs and file them in the central office.

Potential Limitations and Work-Arounds

Provided below are typical limitations and recommended "work-arounds" for drainage system maintenance:

- Clean-up activities may create a slight disturbance for local aquatic species. Access to items and material on private property may be limited. Trade-offs may exist between channel hydraulics and water quality/riparian habitat. If storm channels or basins are recognized as wetlands, many activities, including maintenance, may be subject to regulation and permitting.

  - ✓ Perform all maintenance onsite and do not flush accumulated material downstream to private property or riparian habitats.

- Storm drain flushing is most effective in small diameter pipes (36-inch diameter pipe or less, depending on water supply and sediment collection capacity). Other considerations associated with storm drain flushing may include the availability of a water source, finding a downstream area to collect sediments, and liquid/sediment disposal.

  - ✓ Develop and follow a site specific drainage system maintenance plan that describes maintenance locations, methods, required equipment, water sources, sediment collection areas, disposal requirements, and any other pertinent information.

- Regulations may include adoption of substantial penalties for illegal dumping and disposal.

  - ✓ Do not dump illegal materials anywhere onsite.

  - ✓ Identify illicit connections, illicit discharge, and illegal dumping.

  - ✓ Cleanup spills immediately and properly dispose of wastes.

- Local municipal codes may include sections prohibiting discharge of soil, debris, refuse, hazardous wastes, and other pollutants into the sanitary sewer system.

  - ✓ Collect all materials and pollutants accumulated in drainage system and dispose of according to local regulations.

  - ✓ Install debris excluders in areas with a trash TMDL.

Potential Capital Facility Costs and Operation & Maintenance Requirements

Facilities

- Capital costs will vary substantially depending on the size of the facility and characteristics of the drainage system. Significant capital costs may be associated with purchasing water trucks, vacuum trucks, and any other necessary cleaning equipment or improving the drainage infrastructure to reduce the potential .

- Developing and implementing a site specific drainage system maintenance plan will require additional capital if a similar program is not already in place.

Maintenance

- Two-person teams may be required to clean catch basins with vactor trucks.
- Teams of at least two people plus administrative personnel are required to identify illicit discharges, depending on the complexity of the storm sewer system.
- Arrangements must be made for proper disposal of collected wastes.
- Technical staff are required to detect and investigate illegal dumping violations.
- Methods used for illicit connection detection (smoke testing, dye testing, visual inspection, and flow monitoring) can be costly and time-consuming. Site-specific factors, such as the level of impervious area, the density and ages of buildings, and type of land use will determine the level of investigation necessary.

Supplemental Information

Storm Drain Flushing

Flushing is a common maintenance activity used to improve pipe hydraulics and to remove pollutants in storm drainage systems. Flushing may be designed to hydraulically convey accumulated material to strategic locations, such as an open channel, another point where flushing will be initiated, or the sanitary sewer and the treatment facilities, thus preventing re-suspension and overflow of a portion of the solids during storm events. Flushing prevents "plug flow" discharges of concentrated pollutant loadings and sediments. Deposits can hinder the designed conveyance capacity of the storm drain system and potentially cause backwater conditions in severe cases of clogging.

Storm drain flushing usually takes place along segments of pipe with grades that are too flat to maintain adequate velocity to keep particles in suspension. An upstream manhole is selected to place an inflatable device that temporarily plugs the pipe. Further upstream, water is pumped into the line to create a flushing wave. When the upstream reach of pipe is sufficiently full to cause a flushing wave, the inflated device is rapidly deflated with the assistance of a vacuum pump, thereby releasing the backed up water and resulting in the cleaning of the storm drain segment.

To further reduce impacts of stormwater pollution, a second inflatable device placed well downstream may be used to recollect the water after the force of the flushing wave has dissipated. A pump may then be used to transfer the water and accumulated material to the sanitary sewer for treatment. In some cases, an interceptor structure may be more practical or required to recollect the flushed waters.

It has been found that cleansing efficiency of periodic flush waves is dependent upon flush volume, flush discharge rate, sewer slope, sewer length, sewer flow rate, sewer diameter, and population density. As a rule of thumb, the length of line to be flushed should not exceed 700 feet. At this maximum recommended length, the percent removal efficiency ranges between 65-75% for organics and 55-65% for dry weather grit/inorganic material. The percent removal efficiency drops rapidly beyond that. Water is commonly supplied by a water truck, but fire hydrants can also supply water. To make the best use of water, it is recommended that reclaimed water be used if allowed or that fire hydrant line flushing coincide with storm sewer flushing.

References and Resources

City of Seattle, Seattle Public Utilities Department of Planning and Development, 2009. *Stormwater Manual Vol. 1 Source Control Technical Requirements Manual*.

Knox County Tennessee *Stormwater Management Manual* Chapter 5 Drainage System Maintenance, 2008. Available online at: http://www.knoxcounty.org/stormwater/manual/Volume%201/knoxco_swmm_v1_chap5_jan2008.pdf.

US EPA. Storm Drain System Cleaning, 2012. Available online at: http://cfpub.epa.gov/npdes/stormwater/menuofbmps/index.cfm?action=browse&Rbutton=detail&bmp=102.

ATTACHMENT C

Drainage Management Area (DMA) Exhibit

Preliminary Grading Plan (PGP)

LAKE JENNINGS MARKETPLACE
WATER QUALITY TREATMENT AND STORAGE EXHIBIT

Bio-Retention Basin + Vault Treatment and Storage Calculations

IMP No.	DMA No.	Basin Area (acre)	Total Tributary Area to Unit (acre)	Sizing Factor $0.5Q_2$	Minimum Amount of Treatment Area Required (sq-ft)	Actual Treatment Area Provided (sq-ft)	Vault Sizing Factor $0.5Q_2$	Size Vault (cu- ft)
1	101	0.33	0.33	0.04	575	621	0.14	2012
2	102	1.55	1.55	0.04	2701	2770	0.14	9453
3	103	0.56	0.56	0.04	976	976	0.14	3415
4	104	0.35	0.35	0.04	610	680	0.14	2134
5	105	0.23	0.23	0.04	401	430	0.14	1403
6	106	0.21	0.21	0.04	366	543	0.14	1281
7	107	0.37	0.37	0.04	645	724	0.14	2256
9	109	1.83	1.83	0.04	3189	3618	0.14	11160
10	110	0.62	0.62	0.04	1080	1552	0.14	3781
11	111	0.54	0.54	0.04	941	1103	0.14	3293
							TOTAL	40188

Bio-Retention Basin + Hydromodification Calculations

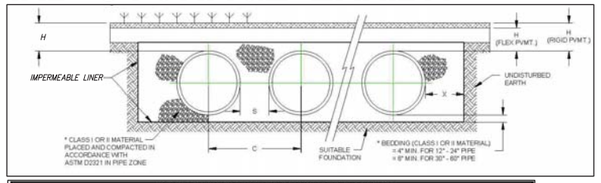
IMP No.	DMA No.	Basin Area (acre)	Total Tributary Area to Unit (acre)	Area Sizing Factor $0.5Q_2$	Minimum Amount of Treatment Area Required (sq-ft)	Actual Treatment Area Provided (sq-ft)	V1-Sizing Factor $0.5Q_2$	Volume V1	V2-Sizing Factor $0.5Q_2$	Volume V2
12	112	0.49	0.49	0.075	1601	1700	0.0625	1334	0.045	960

Modular Wetland Treatment Calculations

IMP No.	DMA No.	Basin Area (acre)	Total Tributary Area to Unit (acre)	Maximum Treatment Area Allowable (see Attachment D)
8 (L-4-8)	108	0.46	0.46	0.57
13 (L-4-4)	113	0.14	0.14	0.25
14 (L-4-8)	114	0.47	0.47	0.57
15 (L-4-15)	115	0.87	0.87	0.87

OVERALL VAULT SIZING

IMP No.	DMA No.	Basin Area (acre)	Vault Sizing Factor	Vault Size (cu-ft)
8	108	0.46	0.14	2805
13	113	0.14	0.14	854
14	114	0.47	0.14	2866
15	115	0.87	0.14	5306
IMP #1 through IMP #7, IMP #9 through IMP #11				40188
			TOTAL	52019



BIO CLEAN ROUND RGISB Media Filter (PUBLIC RIGHT-OF-WAY)

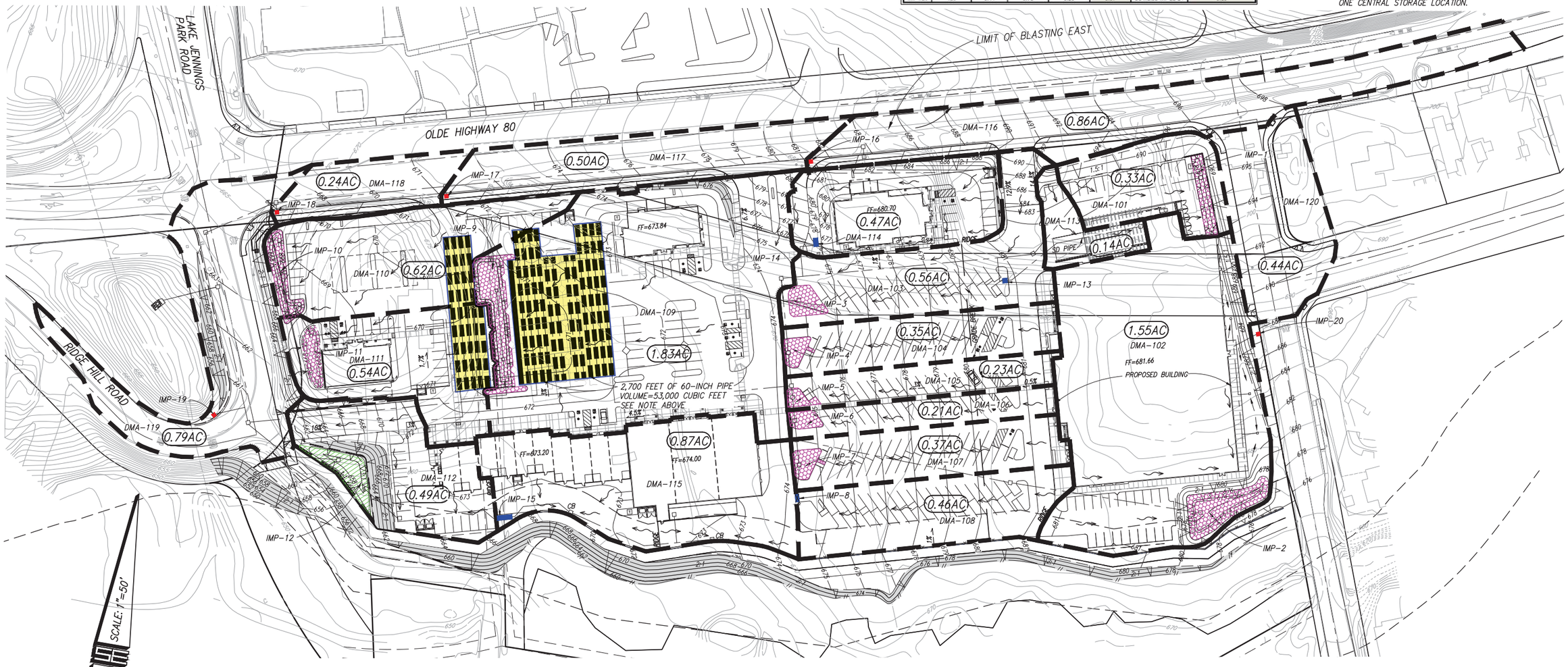
IMP No.	DMA No.	Basin Area (acre)	Runoff Coefficient "C"	Intensity- (inch/hour)	Required Treatment Flow "Q" (CFS)	BIO-CLEAN Curb Inlet Media Filter Model # (See Appendix D)	Maximum Treatment Flow Capacity of BIO-CLEAN Curb Inlet Media Filter (See Appendix D)
IMP #16	116	0.86	1	0.20	0.17	BC-RGISB-MF-22-24	0.19
IMP #17	117	0.50	1	0.20	0.10	BC-RGISB-MF-22-24	0.19
IMP #18	118	0.24	1	0.20	0.05	BC-RGISB-MF-22-24	0.19
IMP #19	119	0.79	1	0.20	0.16	BC-RGISB-MF-22-24	0.19
IMP #20	120	0.44	0.78	0.20	0.07	BC-RGISB-MF-22-24	0.19

LEGEND:

- BIO-RETENTION PLUS VAULT
- BIO-RETENTION PLUS HYDROMODIFICATION
- MODULAR WETLAND SYSTEM
- 60" STORAGE PIPE (SEE SECTION HEREON)
- BIO CLEAN ROUND R-GISB

100-YEAR STORM NOTE

THE 100-YEAR STORM VOLUME FOR THE PROPOSED SITE IS APPROXIMATELY 24,000 CUBIC FEET WHICH IS WITHIN THE CAPACITY OF THE PROPOSED STORAGE SYSTEM. IT IS INTENDED THAT THE STORAGE SYSTEM FOR THIS SITE WILL BE MULTI-PURPOSED AND WILL ADDRESS HYDROMODIFICATION AND 100-YEAR FLOW ATTENTION IN ONE CENTRAL STORAGE LOCATION.



RECORD ID: PDS2014-GPA-14-005; PDS2014-REZ-14-004; PDS2014-TM-5590; PDS2014-STP-14-019; PDS2014-MUP-15-004
Environmental Log No.: PDS2014-ER-14-14013

SEE FULL SIZE EXHIBIT IN POCKET OF THIS REPORT

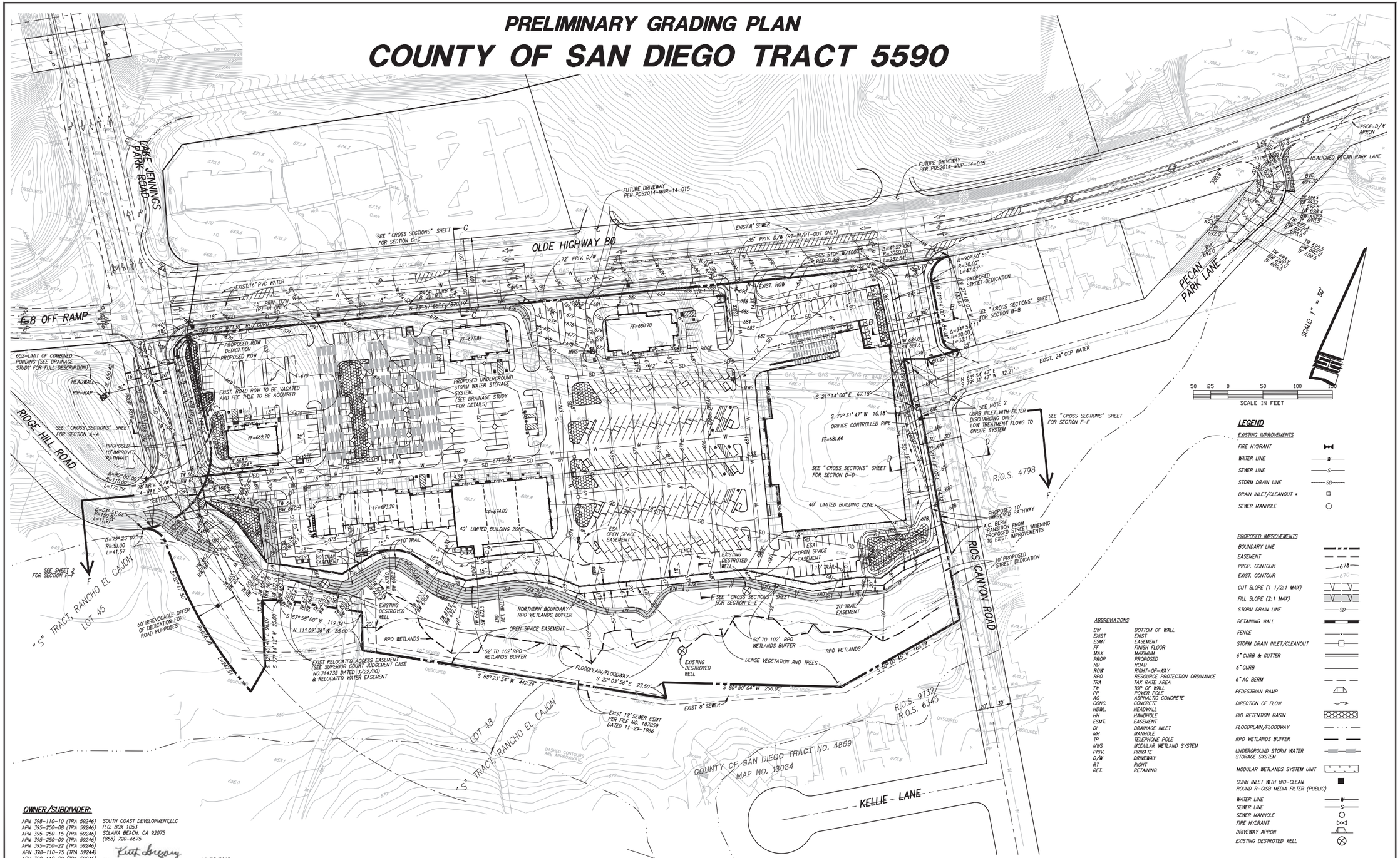
REVISED 01-30-15
REVISED 10-29-14

STUART ENGINEERING
7525 METROPOLITAN DRIVE STE. 308
SAN DIEGO, CA 92108 (619) 296-1010
FAX (619) 296-9276 SE@stuartengineering.com

DESIGNER:	NH
DRAWN:	AMJ
DATE:	3-12-14
JOB NO.:	921-13-06

PRELIMINARY GRADING PLAN

COUNTY OF SAN DIEGO TRACT 5590



LEGEND

EXISTING IMPROVEMENTS

- FIRE HYDRANT
- WATER LINE — W —
- SEWER LINE — S —
- STORM DRAIN LINE — SD —
- DRAIN INLET/CLEANOUT ▪
- SEWER MANHOLE ○

PROPOSED IMPROVEMENTS

- BOUNDARY LINE
- EASEMENT
- PROP. CONTOUR 678
- EXIST. CONTOUR 670
- CUT SLOPE (1 1/2:1 MAX)
- FILL SLOPE (2:1 MAX)
- STORM DRAIN LINE — SD —
- RETAINING WALL
- FENCE — x —
- STORM DRAIN INLET/CLEANOUT
- 6" CURB & GUTTER
- 6" CURB
- 6" AC BERM
- PEDESTRIAN RAMP
- DIRECTION OF FLOW
- BIO RETENTION BASIN
- FLOODPLAIN/FLOODWAY
- RPO WETLANDS BUFFER
- UNDERGROUND STORM WATER STORAGE SYSTEM
- MODULAR WETLANDS SYSTEM UNIT
- CURB INLET WITH BIO-CLEAN ROUND R-GISB MEDIA FILTER (PUBLIC)
- WATER LINE — W —
- SEWER LINE — S —
- SEWER MANHOLE ○
- FIRE HYDRANT
- DRIVEWAY APRON
- EXISTING DESTROYED WELL ⊗

ABBREVIATIONS

BW	BOTTOM OF WALL
EXIST	EXIST
ESMT	EASEMENT
FF	FINISH FLOOR
MAX	MAXIMUM
PROP	PROPOSED
RD	ROAD
ROW	RIGHT-OF-WAY
RPO	RESOURCE PROTECTION ORDINANCE
TRA	TAX RATE AREA
TW	TOP OF WALL
PP	POWER POLE
AC	ASPHALTIC CONCRETE
CONC.	CONCRETE
HDWL.	HEADWALL
HH	HANDHOLE
ESMT.	EASEMENT
DI	DRAINAGE INLET
MH	MANHOLE
TP	TELEPHONE POLE
MWS	MODULAR WETLAND SYSTEM
PRIV.	PRIVATE
D/W	DRIVEWAY
RT	RIGHT
RET.	RETAINING

OWNER/SUBDIVIDER:

APN 398-110-10 (TRA 59246)
APN 395-250-08 (TRA 59246)
APN 395-250-15 (TRA 59246)
APN 395-250-09 (TRA 59246)
APN 395-250-22 (TRA 59246)
APN 398-110-75 (TRA 59244)
APN 398-110-09 (TRA 59246)

SOUTH COAST DEVELOPMENT,LLC
P.O. BOX 1053
SOLANA BEACH, CA 92075
(858) 720-6675

BY: Keith Gregory 11/05/2015
KEITH GREGORY DATE

ENGINEER:

STUART ENGINEERING
7525 METROPOLITAN DRIVE, SUITE 308
SAN DIEGO, CA 92108
(619) 296-1010

REGISTERED PROFESSIONAL ENGINEER — STUART PEACE — No. 27232 — Exp. 3-31-17 — CIVIL — STATE OF CALIFORNIA

11/05/2015
STUART PEACE RCE 27232 DATE

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS: COUNTY OF SAN DIEGO CONTROL MONUMENT "ROS13702 PT#2580", A 1" IRON PIPE WITH BRASS DISC STAMPED "DIV HWYS" SET ALONG S'LY SIDE OF OLD HWY 80, +/- 150 FEET E'LY FROM INTERSECTION WITH RIDGE HILL ROAD, AS SHOWN ON ROS 13702.
ELEV = 678.14 MSL

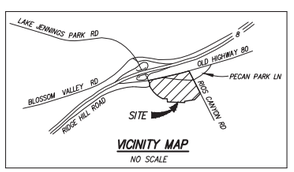
NOTES:

1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
2. AT ALL PATHWAY/TRAIL CROSSING OF CONCRETE SURFACES A STIFF BROOM FINISH SHALL BE USED.
3. PRIVATE IMPROVEMENTS WITHIN PATHWAY/TRAIL SHALL BE PROHIBITED.
4. ALL EXISTING STRUCTURES WITHIN PROJECT SITE SHALL BE REMOVED.

GRADING QUANTITIES

CUT	= 43,700	C.Y.
FILL	= 45,900	C.Y.
STORM WATER STORAGE	= 1,900	C.Y.
IMPORT	= 300	C.Y.

MAX. HEIGHT OF CUT SLOPE = 15 FEET @ 1.5:1 SLOPE MAX.
MAX. HEIGHT OF FILL SLOPE = 11 FEET @ 2:1 SLOPE MAX.



VICINITY MAP
NO SCALE

RECORD ID: PDS2014-GPA-14-005; PDS2014-REZ-14-004; PDS2014-TM-5590; PDS2014-STP-14-019; PDS2014-MUP-15-004
ENVIRONMENTAL LOG NO.: PDS2014-ER-14-14013

REV. 11-05-15	
REV. 10-14-15	
REV. 5-13-15	
REV. 11-14-14	
REV. 10-29-14	
REV. 7-9-14	

STUART ENGINEERING
7525 METROPOLITAN DRIVE STE. 308
SAN DIEGO, CA 92108 (619) 296-1010

DRAWN:	N.H.
DATE:	JR
	03-26-14
JOB NO.:	921-13-05

ATTACHMENT D

Sizing Design Calculations and TCBMP/LID Design Details

(Provide BMP Sizing Calculator results and/or continuous simulation modeling results, if applicable)

BIORETENTION

Lake Jennings Marketplace Bio-Retention & Hydromodification Summary

Treatment & Hydromodification Basis of Calculation :

San Diego BMP Sizing based on Table 7-1, Sizing Factors for Bio-retention Facilities and Table 7-3, Sizing Factors for Bio-retention Plus Vault Facilities of the Final Hydromodification Plan prepared by Brown and Caldwell dated March 2011.

Hydromodification Flow Control Threshold:

Under separate cover is a document entitled "Hydromodification Screening for the Lake Jennings Marketplace" dated July 3, 2014. That document reviewed the erosion susceptibility of the westerly drainage course that the overall Lake Jennings Marketplace discharge to. The SCCWRP analyses and critical stress calculator demonstrate that the project can be designed assuming a low susceptibility to erosion, i.e., $0.5Q_2$.

Basis of Analysis:

Per the attached Rainfall Station Map from the Hydromodification Management Plan prepared by Brown and Caldwell dated March 2011, the project site which has a mean annual precipitation value of approximately 15.75 inches lies in the Oceanside Rainfall Station.

For this conceptual analysis the project BMP (treatment) and Hydromodification (flow control) facilities have generally been assumed to be a bio-retention basin with underground vault. The project will mitigate the impacts of hydromodification and will comply with the hydromodification flow control requirements by detaining the lower flow threshold of $0.5Q_2$ in a series of parallel 60-inch storage pipes.

Summary of Results:

Using the Brown and Caldwell sizing factor, the following is a summary of the conceptual treatment and hydromodification basin and vault sizes:

OVERALL VAULT SIZING				
IMP No.	**DMA No.**	**Basin Area (acre)**	**Vault Sizing Factor**	**Vault Size (cu-ft)**
8	108	0.46	0.14	2805
13	113	0.14	0.14	854
14	114	0.47	0.14	2866
15	115	0.87	0.14	5306
IMP #1 through IMP #7, IMP #9 through IMP #11				40188
			TOTAL	52019

Regarding drawdown, the bio retention facilities will utilize a growing media mix which will have an infiltration rate of 0.5 inches/hour and have the ultimate requirement of fully discharging within 72 hours in order to mitigate any vector issue concerns.

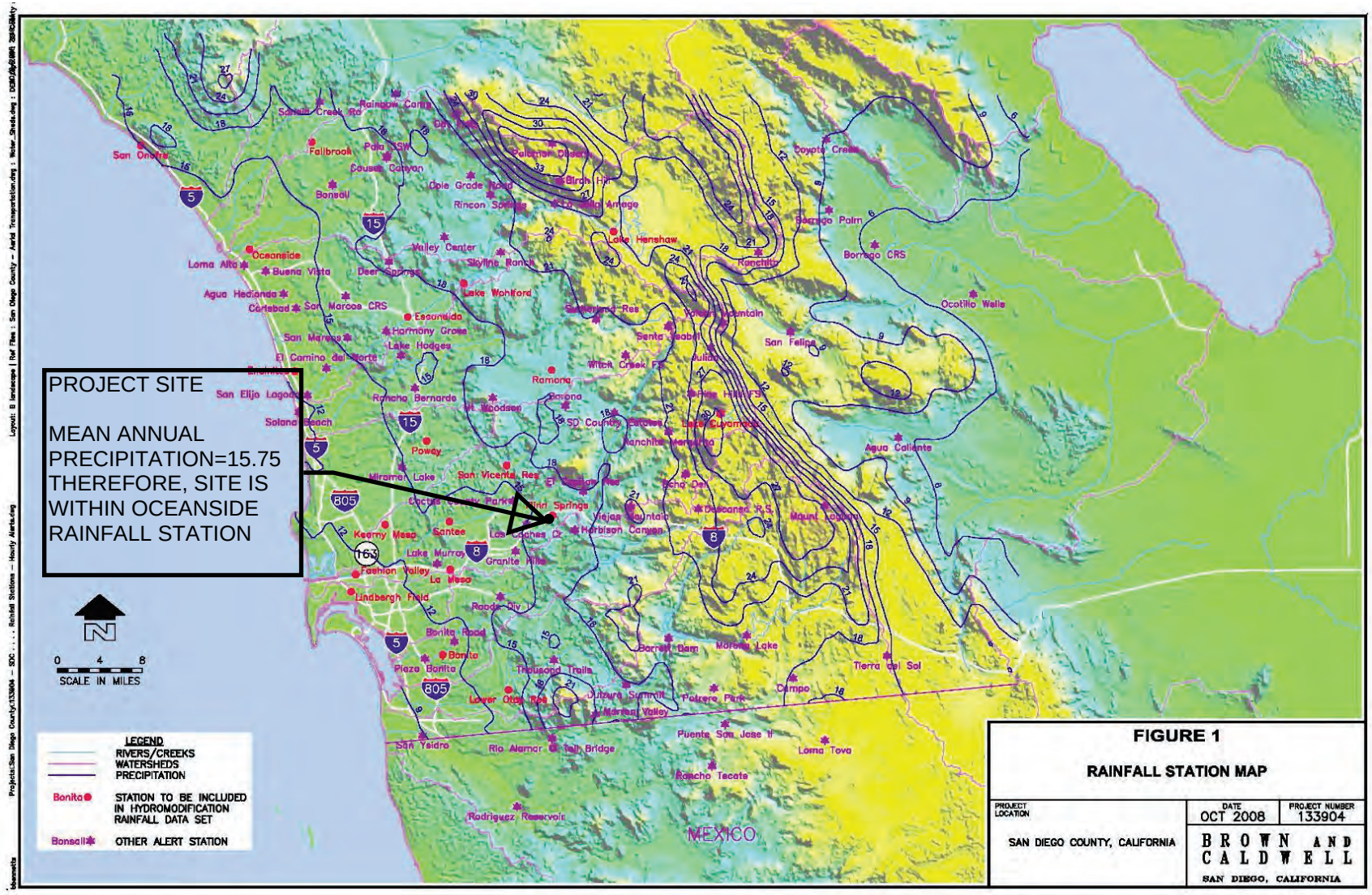


Figure 4-1. Rainfall Station Map

Table 7-5. Sizing Factors for Infiltration Facilities						
Lower Flow Threshold	Soil Group	Slope	Rain Gauge	A	V_1	V_2
0.1Q2	A	Steep	L Wohlford	0.040	0.1040	N/A
0.1Q2	B	Flat	L Wohlford	0.078	0.2015	N/A
0.1Q2	B	Moderate	L Wohlford	0.075	0.1950	N/A
0.1Q2	B	Steep	L Wohlford	0.065	0.1690	N/A
0.1Q2	C	Flat	L Wohlford	N/A	N/A	N/A
0.1Q2	C	Moderate	L Wohlford	N/A	N/A	N/A
0.1Q2	C	Steep	L Wohlford	N/A	N/A	N/A
0.1Q2	D	Flat	L Wohlford	N/A	N/A	N/A
0.1Q2	D	Moderate	L Wohlford	N/A	N/A	N/A
0.1Q2	D	Steep	L Wohlford	N/A	N/A	N/A

Q_2 = 2-year pre-project flow rate based upon partial duration analysis of long-term hourly rainfall records
Q_{10} = 10-year pre-project flow rate based upon partial duration analysis of long-term hourly rainfall records
A = Surface area sizing factor
V_1 = Infiltration volume sizing factor

Rainfall basin boundaries were determined based upon mean annual precipitation values as determined by the County of San Diego and specific precipitation totals at the three base rainfall stations (Lindbergh Field, Oceanside and Lake Wohlford). The final rainfall basin map is provided in the San Diego BMP Sizing Calculator.

Per the County's chief hydrologist Rand Allan, the 3 base rainfall stations have the following mean annual precipitation values for the time period of 1971-2001 (period of time depicted on the mean annual precipitation map created by the County of San Diego).

Lindbergh Field = 10.2 inches
Oceanside = 13.3 inches
Lake Wohlford = 20.0 inches

To determine the east-west boundary between Oceanside and Lake Wohlford, the average of the mean annual precipitation values between Oceanside and Lake Wohlford was determined:

(13.3 inches + 20.0 inches) / 2 = 16.7 inches

The 17 inch isopluvial line was used as the boundary – anything east of the 17 inch isopluvial line would be part of the Lake Wohlford basin.

To determine the east-west boundary between Oceanside and Lindbergh, the average of the mean annual precipitation values between Oceanside and Lindbergh was determined:

(13.3 inches + 10.2 inches) = 11.8 inches

The 12 inch isopluvial line was used as the boundary – anything west of the 12 inch isopluvial line would be part of the Lindbergh basin.

Sizing factors have been developed by the consultant team through the use of continuous simulation hydrologic modeling and these factors will be built into the San Diego LID/HMP Sizing Calculator to assist with HMP implementation. Sizing factors are ratios of the required mitigation size (in area or volume) as compared to the contributing developed area. The same concepts used to develop sizing factors in Contra Costa County are being used to develop sizing factors based on conditions in the San Diego area. Tables 7-1 through 7-5 detail sizing factors which have been determined to ensure compliance with peak flow and flow duration criteria as outlined in this HMP.

Table 7-1. Sizing Factors for Bioretention Facilities

Lower Flow Threshold	Soil Group	Slope	Rain Gauge	A	V_1	V_2
$0.5Q_2$	A	Flat	Lindbergh	0.060	0.0500	N/A
$0.5Q_2$	A	Moderate	Lindbergh	0.055	0.0458	N/A
$0.5Q_2$	A	Steep	Lindbergh	0.045	0.0375	N/A
$0.5Q_2$	B	Flat	Lindbergh	0.093	0.0771	N/A
$0.5Q_2$	B	Moderate	Lindbergh	0.085	0.0708	N/A
$0.5Q_2$	B	Steep	Lindbergh	0.065	0.0542	N/A
$0.5Q_2$	C	Flat	Lindbergh	0.100	0.0833	0.0600
$0.5Q_2$	C	Moderate	Lindbergh	0.100	0.0833	0.0600
$0.5Q_2$	C	Steep	Lindbergh	0.075	0.0625	0.0450
$0.5Q_2$	D	Flat	Lindbergh	0.080	0.0667	0.0480
$0.5Q_2$	D	Moderate	Lindbergh	0.080	0.0667	0.0480
$0.5Q_2$	D	Steep	Lindbergh	0.060	0.0500	0.0360
$0.5Q_2$	A	Flat	Oceanside	0.070	0.0583	N/A
$0.5Q_2$	A	Moderate	Oceanside	0.065	0.0542	N/A
$0.5Q_2$	A	Steep	Oceanside	0.060	0.0500	N/A
$0.5Q_2$	B	Flat	Oceanside	0.098	0.0813	N/A
$0.5Q_2$	B	Moderate	Oceanside	0.090	0.0750	N/A
$0.5Q_2$	B	Steep	Oceanside	0.075	0.0625	N/A
$0.5Q_2$	C	Flat	Oceanside	0.075	0.0625	0.0450
$0.5Q_2$	C	Moderate	Oceanside	0.075	0.0625	0.0450
$0.5Q_2$	C	Steep	Oceanside	0.060	0.0500	0.0360
$0.5Q_2$	D	Flat	Oceanside	0.065	0.0542	0.0390
$0.5Q_2$	D	Moderate	Oceanside	0.065	0.0542	0.0390
$0.5Q_2$	D	Steep	Oceanside	0.050	0.0417	0.0300
$0.5Q_2$	A	Flat	L Wohlford	0.050	0.0417	N/A
$0.5Q_2$	A	Moderate	L Wohlford	0.045	0.0375	N/A
$0.5Q_2$	A	Steep	L Wohlford	0.040	0.0333	N/A
$0.5Q_2$	B	Flat	L Wohlford	0.048	0.0396	N/A
$0.5Q_2$	B	Moderate	L Wohlford	0.045	0.0375	N/A
$0.5Q_2$	B	Steep	L Wohlford	0.040	0.0333	N/A

Line used for sizing IMP 1-7 & 9-12

Table 7-2. Sizing Factors for Bioretention Plus Cistern Facilities						
Lower Flow Threshold	Soil Group	Slope	Rain Gauge	A	V_1	V_2
$0.1Q_2$	B	Moderate	L Wohlford	0.020	0.4000	N/A
$0.1Q_2$	B	Steep	L Wohlford	0.020	0.3200	N/A
$0.1Q_2$	C	Flat	L Wohlford	0.020	0.3200	N/A
$0.1Q_2$	C	Moderate	L Wohlford	0.020	0.3200	N/A
$0.1Q_2$	C	Steep	L Wohlford	0.020	0.2200	N/A
$0.1Q_2$	D	Flat	L Wohlford	0.020	0.2400	N/A
$0.1Q_2$	D	Moderate	L Wohlford	0.020	0.2400	N/A
$0.1Q_2$	D	Steep	L Wohlford	0.020	0.1800	N/A

Q_2 = 2-year pre-project flow rate based upon partial duration analysis of long-term hourly rainfall records

Q_{10} = 10-year pre-project flow rate based upon partial duration analysis of long-term hourly rainfall records

A = Bioretention surface area sizing factor

V_1 = Cistern volume sizing factor

Table 7-3. Sizing Factors for Bioretention Plus Vault Facilities						
Lower Flow Threshold	Soil Group	Slope	Rain Gauge	A	V_1	V_2
$0.5Q_2$	A	Flat	Lindbergh	N/A	N/A	N/A
$0.5Q_2$	A	Moderate	Lindbergh	N/A	N/A	N/A
$0.5Q_2$	A	Steep	Lindbergh	N/A	N/A	N/A
$0.5Q_2$	B	Flat	Lindbergh	0.040	0.3600	N/A
$0.5Q_2$	B	Moderate	Lindbergh	0.040	0.2400	N/A
$0.5Q_2$	B	Steep	Lindbergh	0.040	0.1400	N/A
$0.5Q_2$	C	Flat	Lindbergh	0.040	0.1600	N/A
$0.5Q_2$	C	Moderate	Lindbergh	0.040	0.1600	N/A
$0.5Q_2$	C	Steep	Lindbergh	0.040	0.1200	N/A
$0.5Q_2$	D	Flat	Lindbergh	0.040	0.1400	N/A
$0.5Q_2$	D	Moderate	Lindbergh	0.040	0.1400	N/A
$0.5Q_2$	D	Steep	Lindbergh	0.040	0.1000	N/A
$0.5Q_2$	A	Flat	Oceanside	N/A	N/A	N/A
$0.5Q_2$	A	Moderate	Oceanside	N/A	N/A	N/A
$0.5Q_2$	A	Steep	Oceanside	N/A	N/A	N/A
$0.5Q_2$	B	Flat	Oceanside	0.040	0.2100	N/A
$0.5Q_2$	B	Moderate	Oceanside	0.040	0.1800	N/A
$0.5Q_2$	B	Steep	Oceanside	0.040	0.1400	N/A
$0.5Q_2$	C	Flat	Oceanside	0.040	0.1400	N/A
$0.5Q_2$	C	Moderate	Oceanside	0.040	0.1400	N/A
$0.5Q_2$	C	Steep	Oceanside	0.040	0.1200	N/A
$0.5Q_2$	D	Flat	Oceanside	0.040	0.1400	N/A

Line used for sizing IMPs 1 through 12

Bio-Retention Basin + Vault Treatment and Storage Calculations								
IMP No.	DMA No.	Basin Area (acre)	Total Tributary Area to Unit (acre)	Sizing Factor $0.5Q_2$	Minimum Amount of Treatment Area Required (sq-ft)	Actual Treatment Area Provided (sq-ft)	Vault Sizing Factor $0.5Q_2$	Size Vault (cu- ft)
1	101	0.33	0.33	0.04	575	621	0.14	2012
2	102	1.55	1.55	0.04	2701	2770	0.14	9453
3	103	0.56	0.56	0.04	976	976	0.14	3415
4	104	0.35	0.35	0.04	610	680	0.14	2134
5	105	0.23	0.23	0.04	401	430	0.14	1403
6	106	0.21	0.21	0.04	366	543	0.14	1281
7	107	0.37	0.37	0.04	645	724	0.14	2256
9	109	1.83	1.83	0.04	3189	3618	0.14	11160
10	110	0.62	0.62	0.04	1080	1552	0.14	3781
11	111	0.54	0.54	0.04	941	1103	0.14	3293
							TOTAL	40188

Bio-Retention Basin + Hydromodification Calculations										
IMP No.	**DMA No.**	**Basin Area (acre)**	**Total Tributary Area to Unit (acre)**	**Area Sizing Factor $0.5Q_2$**	**Minimum Amount of Treatment Area Required (sq-ft)**	**Actual Treatment Area Provided (sq-ft)**	**V1-Sizing Factor $0.5Q_2$**	**Volume V1**	**V2-Sizing Factor $0.5Q_2$**	**Volume V2**
112	12	0.49	0.49	0.075	1601	1700	0.0625	1334	0.045	960

Bioretention TC-32

Design Considerations

- Soil for Infiltration
- Tributary Area
- Slope
- Aesthetics
- Environmental Side-effects

Description

The bioretention best management practice (BMP) functions as a soil and plant-based filtration device that removes pollutants through a variety of physical, biological, and chemical treatment processes. These facilities normally consist of a grass buffer strip, sand bed, ponding area, organic layer or mulch layer, planting soil, and plants. The runoff's velocity is reduced by passing over or through buffer strip and subsequently distributed evenly along a ponding area. Exfiltration of the stored water in the bioretention area planting soil into the underlying soils occurs over a period of days.

Targeted Constituents

☑	Sediment	■
☑	Nutrients	▲
☑	Trash	■
☑	Metals	■
☑	Bacteria	■
☑	Oil and Grease	■
☑	Organics	■

Legend *(Removal Effectiveness)*

- ● Low
- ▲ Medium
- ■ High

California Experience

None documented. Bioretention has been used as a stormwater BMP since 1992. In addition to Prince George's County, MD and Alexandria, VA, bioretention has been used successfully at urban and suburban areas in Montgomery County, MD; Baltimore County, MD; Chesterfield County, VA; Prince William County, VA; Smith Mountain Lake State Park, VA; and Cary, NC.

Advantages

- Bioretention provides stormwater treatment that enhances the quality of downstream water bodies by temporarily storing runoff in the BMP and releasing it over a period of four days to the receiving water (EPA, 1999).
- The vegetation provides shade and wind breaks, absorbs noise, and improves an area's landscape.

Limitations

- The bioretention BMP is not recommended for areas with slopes greater than 20% or where mature tree removal would

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be required since clogging may result, particularly if the BMP receives runoff with high sediment loads (EPA, 1999).

- Bioretention is not a suitable BMP at locations where the water table is within 6 feet of the ground surface and where the surrounding soil stratum is unstable.
- By design, bioretention BMPs have the potential to create very attractive habitats for mosquitoes and other vectors because of highly organic, often heavily vegetated areas mixed with shallow water.
- In cold climates the soil may freeze, preventing runoff from infiltrating into the planting soil.

Design and Sizing Guidelines

- The bioretention area should be sized to capture the design storm runoff.
- In areas where the native soil permeability is less than 0.5 in/hr an underdrain should be provided.
- Recommended minimum dimensions are 15 feet by 40 feet, although the preferred width is 25 feet. Excavated depth should be 4 feet.
- Area should drain completely within 72 hours.
- Approximately 1 tree or shrub per 50 ft^2 of bioretention area should be included.
- Cover area with about 3 inches of mulch.

Construction/Inspection Considerations

Bioretention area should not be established until contributing watershed is stabilized.

Performance

Bioretention removes stormwater pollutants through physical and biological processes, including adsorption, filtration, plant uptake, microbial activity, decomposition, sedimentation and volatilization (EPA, 1999). Adsorption is the process whereby particulate pollutants attach to soil (e.g., clay) or vegetation surfaces. Adequate contact time between the surface and pollutant must be provided for in the design of the system for this removal process to occur. Thus, the infiltration rate of the soils must not exceed those specified in the design criteria or pollutant removal may decrease. Pollutants removed by adsorption include metals, phosphorus, and hydrocarbons. Filtration occurs as runoff passes through the bioretention area media, such as the sand bed, ground cover, and planting soil.

Common particulates removed from stormwater include particulate organic matter, phosphorus, and suspended solids. Biological processes that occur in wetlands result in pollutant uptake by plants and microorganisms in the soil. Plant growth is sustained by the uptake of nutrients from the soils, with woody plants locking up these nutrients through the seasons. Microbial activity within the soil also contributes to the removal of nitrogen and organic matter. Nitrogen is removed by nitrifying and denitrifying bacteria, while aerobic bacteria are responsible for the decomposition of the organic matter. Microbial processes require oxygen and can result in depleted oxygen levels if the bioretention area is not adequately

aerated. Sedimentation occurs in the swale or ponding area as the velocity slows and solids fall out of suspension.

The removal effectiveness of bioretention has been studied during field and laboratory studies conducted by the University of Maryland (Davis et al, 1998). During these experiments, synthetic stormwater runoff was pumped through several laboratory and field bioretention areas to simulate typical storm events in Prince George's County, MD. Removal rates for heavy metals and nutrients are shown in Table 1.

Table 1 Laboratory and Estimated Bioretention Davis et al. (1998); PGDER (1993)

Pollutant	Removal Rate
Total Phosphorus	70-83%
Metals (Cu, Zn, Pb)	93-98%
TKN	68-80%
Total Suspended Solids	90%
Organics	90%
Bacteria	90%

Results for both the laboratory and field experiments were similar for each of the pollutants analyzed. Doubling or halving the influent pollutant levels had little effect on the effluent pollutants concentrations (Davis et al, 1998).

The microbial activity and plant uptake occurring in the bioretention area will likely result in higher removal rates than those determined for infiltration BMPs.

Siting Criteria

Bioretention BMPs are generally used to treat stormwater from impervious surfaces at commercial, residential, and industrial areas (EPA, 1999). Implementation of bioretention for stormwater management is ideal for median strips, parking lot islands, and swales. Moreover, the runoff in these areas can be designed to either divert directly into the bioretention area or convey into the bioretention area by a curb and gutter collection system.

The best location for bioretention areas is upland from inlets that receive sheet flow from graded areas and at areas that will be excavated (EPA, 1999). In order to maximize treatment effectiveness, the site must be graded in such a way that minimizes erosive conditions as sheet flow is conveyed to the treatment area. Locations where a bioretention area can be readily incorporated into the site plan without further environmental damage are preferred. Furthermore, to effectively minimize sediment loading in the treatment area, bioretention only should be used in stabilized drainage areas.

Additional Design Guidelines

The layout of the bioretention area is determined after site constraints such as location of utilities, underlying soils, existing vegetation, and drainage are considered (EPA, 1999). Sites with loamy sand soils are especially appropriate for bioretention because the excavated soil can be backfilled and used as the planting soil, thus eliminating the cost of importing planting soil.

The use of bioretention may not be feasible given an unstable surrounding soil stratum, soils with clay content greater than 25 percent, a site with slopes greater than 20 percent, and/or a site with mature trees that would be removed during construction of the BMP.

Bioretention can be designed to be off-line or on-line of the existing drainage system (EPA, 1999). The drainage area for a bioretention area should be between 0.1 and 0.4 hectares (0.25 and 1.0 acres). Larger drainage areas may require multiple bioretention areas. Furthermore, the maximum drainage area for a bioretention area is determined by the expected rainfall intensity and runoff rate. Stabilized areas may erode when velocities are greater than 5 feet per second (1.5 meter per second). The designer should determine the potential for erosive conditions at the site.

The size of the bioretention area, which is a function of the drainage area and the runoff generated from the area is sized to capture the water quality volume.

The recommended minimum dimensions of the bioretention area are 15 feet (4.6 meters) wide by 40 feet (12.2 meters) long, where the minimum width allows enough space for a dense, randomly-distributed area of trees and shrubs to become established. Thus replicating a natural forest and creating a microclimate, thereby enabling the bioretention area to tolerate the effects of heat stress, acid rain, runoff pollutants, and insect and disease infestations which landscaped areas in urban settings typically are unable to tolerate. The preferred width is 25 feet (7.6 meters), with a length of twice the width. Essentially, any facilities wider than 20 feet (6.1 meters) should be twice as long as they are wide, which promotes the distribution of flow and decreases the chances of concentrated flow.

In order to provide adequate storage and prevent water from standing for excessive periods of time the ponding depth of the bioretention area should not exceed 6 inches (15 centimeters). Water should not be left to stand for more than 72 hours. A restriction on the type of plants that can be used may be necessary due to some plants' water intolerance. Furthermore, if water is left standing for longer than 72 hours mosquitoes and other insects may start to breed.

The appropriate planting soil should be backfilled into the excavated bioretention area. Planting soils should be sandy loam, loamy sand, or loam texture with a clay content ranging from 10 to 25 percent.

Generally the soil should have infiltration rates greater than 0.5 inches (1.25 centimeters) per hour, which is typical of sandy loams, loamy sands, or loams. The pH of the soil should range between 5.5 and 6.5, where pollutants such as organic nitrogen and phosphorus can be adsorbed by the soil and microbial activity can flourish. Additional requirements for the planting soil include a 1.5 to 3 percent organic content and a maximum 500 ppm concentration of soluble salts.

Soil tests should be performed for every 500 cubic yards (382 cubic meters) of planting soil, with the exception of pH and organic content tests, which are required only once per bioretention area (EPA, 1999). Planting soil should be 4 inches (10.1 centimeters) deeper than the bottom of the largest root ball and 4 feet (1.2 meters) altogether. This depth will provide adequate soil for the plants' root systems to become established, prevent plant damage due to severe wind, and provide adequate moisture capacity. Most sites will require excavation in order to obtain the recommended depth.

Planting soil depths of greater than 4 feet (1.2 meters) may require additional construction practices such as shoring measures (EPA, 1999). Planting soil should be placed in 18 inches or greater lifts and lightly compacted until the desired depth is reached. Since high canopy trees may be destroyed during maintenance the bioretention area should be vegetated to resemble a terrestrial forest community ecosystem that is dominated by understory trees. Three species each of both trees and shrubs are recommended to be planted at a rate of 2500 trees and shrubs per hectare (1000 per acre). For instance, a 15 foot (4.6 meter) by 40 foot (12.2 meter) bioretention area (600 square feet or 55.75 square meters) would require 14 trees and shrubs. The shrub-to-tree ratio should be 2:1 to 3:1.

Trees and shrubs should be planted when conditions are favorable. Vegetation should be watered at the end of each day for fourteen days following its planting. Plant species tolerant of pollutant loads and varying wet and dry conditions should be used in the bioretention area.

The designer should assess aesthetics, site layout, and maintenance requirements when selecting plant species. Adjacent non-native invasive species should be identified and the designer should take measures, such as providing a soil breach to eliminate the threat of these species invading the bioretention area. Regional landscaping manuals should be consulted to ensure that the planting of the bioretention area meets the landscaping requirements established by the local authorities. The designers should evaluate the best placement of vegetation within the bioretention area. Plants should be placed at irregular intervals to replicate a natural forest. Trees should be placed on the perimeter of the area to provide shade and shelter from the wind. Trees and shrubs can be sheltered from damaging flows if they are placed away from the path of the incoming runoff. In cold climates, species that are more tolerant to cold winds, such as evergreens, should be placed in windier areas of the site.

Following placement of the trees and shrubs, the ground cover and/or mulch should be established. Ground cover such as grasses or legumes can be planted at the beginning of the growing season. Mulch should be placed immediately after trees and shrubs are planted. Two to 3 inches (5 to 7.6 cm) of commercially-available fine shredded hardwood mulch or shredded hardwood chips should be applied to the bioretention area to protect from erosion.

Maintenance

The primary maintenance requirement for bioretention areas is that of inspection and repair or replacement of the treatment area's components. Generally, this involves nothing more than the routine periodic maintenance that is required of any landscaped area. Plants that are appropriate for the site, climatic, and watering conditions should be selected for use in the bioretention cell. Appropriately selected plants will aide in reducing fertilizer, pesticide, water, and overall maintenance requirements. Bioretention system components should blend over time through plant and root growth, organic decomposition, and the development of a natural

soil horizon. These biologic and physical processes over time will lengthen the facility's life span and reduce the need for extensive maintenance.

Routine maintenance should include a biannual health evaluation of the trees and shrubs and subsequent removal of any dead or diseased vegetation (EPA, 1999). Diseased vegetation should be treated as needed using preventative and low-toxic measures to the extent possible. BMPs have the potential to create very attractive habitats for mosquitoes and other vectors because of highly organic, often heavily vegetated areas mixed with shallow water. Routine inspections for areas of standing water within the BMP and corrective measures to restore proper infiltration rates are necessary to prevent creating mosquito and other vector habitat. In addition, bioretention BMPs are susceptible to invasion by aggressive plant species such as cattails, which increase the chances of water standing and subsequent vector production if not routinely maintained.

In order to maintain the treatment area's appearance it may be necessary to prune and weed. Furthermore, mulch replacement is suggested when erosion is evident or when the site begins to look unattractive. Specifically, the entire area may require mulch replacement every two to three years, although spot mulching may be sufficient when there are random void areas. Mulch replacement should be done prior to the start of the wet season.

New Jersey's Department of Environmental Protection states in their bioretention systems standards that accumulated sediment and debris removal (especially at the inflow point) will normally be the primary maintenance function. Other potential tasks include replacement of dead vegetation, soil pH regulation, erosion repair at inflow points, mulch replenishment, unclogging the underdrain, and repairing overflow structures. There is also the possibility that the cation exchange capacity of the soils in the cell will be significantly reduced over time. Depending on pollutant loads, soils may need to be replaced within 5-10 years of construction (LID, 2000).

Cost

Construction Cost

Construction cost estimates for a bioretention area are slightly greater than those for the required landscaping for a new development (EPA, 1999). A general rule of thumb (Coffman, 1999) is that residential bioretention areas average about $3 to $4 per square foot, depending on soil conditions and the density and types of plants used. Commercial, industrial and institutional site costs can range between $10 to $40 per square foot, based on the need for control structures, curbing, storm drains and underdrains.

Retrofitting a site typically costs more, averaging $6,500 per bioretention area. The higher costs are attributed to the demolition of existing concrete, asphalt, and existing structures and the replacement of fill material with planting soil. The costs of retrofitting a commercial site in Maryland, Kettering Development, with 15 bioretention areas were estimated at $111,600.

In any bioretention area design, the cost of plants varies substantially and can account for a significant portion of the expenditures. While these cost estimates are slightly greater than those of typical landscaping treatment (due to the increased number of plantings, additional soil excavation, backfill material, use of underdrains etc.), those landscaping expenses that would be required regardless of the bioretention installation should be subtracted when determining the net cost.

Perhaps of most importance, however, the cost savings compared to the use of traditional structural stormwater conveyance systems makes bioretention areas quite attractive financially. For example, the use of bioretention can decrease the cost required for constructing stormwater conveyance systems at a site. A medical office building in Maryland was able to reduce the amount of storm drain pipe that was needed from 800 to 230 feet - a cost savings of $24,000 (PGDER, 1993). And a new residential development spent a total of approximately $100,000 using bioretention cells on each lot instead of nearly $400,000 for the traditional stormwater ponds that were originally planned (Rappahanock,). Also, in residential areas, stormwater management controls become a part of each property owner's landscape, reducing the public burden to maintain large centralized facilities.

Maintenance Cost

The operation and maintenance costs for a bioretention facility will be comparable to those of typical landscaping required for a site. Costs beyond the normal landscaping fees will include the cost for testing the soils and may include costs for a sand bed and planting soil.

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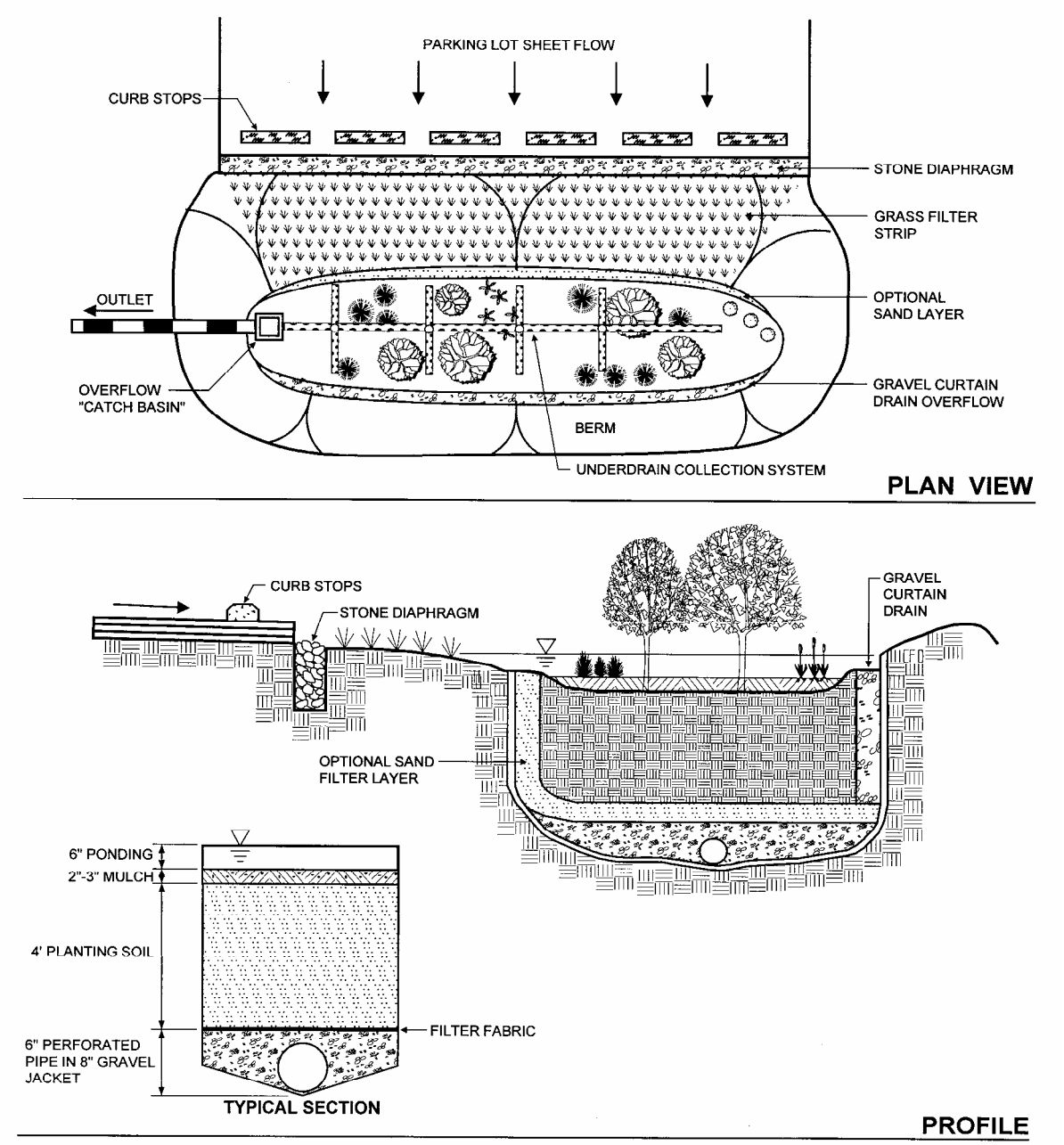


Schematic of a Bioretention Facility (MDE, 2000)

MODULAR WETLANDS SYSTEM

MWS Linear 2.0 Surface Loading Sizing Calculations CA

Model #	Size (I.D)	Wetland Chamber Length (ft)	Wetland Chamber Width (ft)	**Wetland Chamber Max HGL Height (ft)	Volume of Chamber (cu ft)	***Void Percentage of Media	Static Water Storage Volume (cu ft)	Static Water Storage Volume (gallons)	Peak Flow Rate (gpm)	Peak Flow Rate (cfs)	END PANELS			SIDE PANELS			Total Square Feet	*Media Surface Loading Rate (gpm/sq ft)	California Region Sizing (max impervious treatment area) (acres)
											Length	Height	S.F.	Length	Height	S.F.			
MWS-L-4-4	4' x 4'	1.50	3.70	3.40	18.9	0.48	9.1	**67.8**	22.8	**0.051**	3.7	3.4	12.58	1.5	3.4	5.1	22.78	**1.0**	0.25
MWS-L-3-6	6' x 3'	2.7	2.3	3.40	21.1	0.48	10.1	**75.8**	34.2	**0.076**	2.7	3.4	9.18	2.3	3.4	7.922	34.20	**1.0**	0.38
MWS-L-4-8	8' x 4'	3.70	3.70	3.40	46.5	0.48	22.3	**167.1**	52.0	**0.116**	3.7	3.4	12.58	3.7	3.4	12.58	50.32	**1.0**	0.57
MWS-L-4-13	13' x 4'	5.50	3.70	3.40	69.2	0.48	33.2	**248.4**	64.5	**0.144**	3.7	3.4	12.58	5.5	3.4	18.7	62.56	**1.0**	0.72
MWS-L-4-15	15' x 4'	7.50	3.70	3.40	94.4	0.48	45.3	**338.8**	78.5	**0.175**	3.7	3.4	12.58	7.5	3.4	25.5	76.16	**1.0**	0.87
MWS-L-4-17	17' x 4'	9.50	3.70	3.40	119.5	0.48	57.4	**429.1**	92.5	**0.206**	3.7	3.4	12.58	9.5	3.4	32.3	89.76	**1.0**	1.03
MWS-L-4-19	19' x 4'	11.50	3.70	3.40	144.7	0.48	69.4	**519.4**	106.0	**0.236**	3.7	3.4	12.58	11.5	3.4	39.1	103.36	**1.0**	1.18
MWS-L-4-21	21' x 4'	13.50	3.70	3.40	169.8	0.48	81.5	**609.8**	120.0	**0.267**	3.7	3.4	12.58	13.5	3.4	45.9	116.96	**1.0**	1.33
MWS-L-8-16	16' x 8"	8.33	8.00	3.40	226.6	0.48	108.8	**813.5**	207.3	**0.462**	3.7	3.4	12.58	3.7	3.4	12.58	201.28	**1.0**	2.3

Line used for sizing IMP 13

Line used for sizing IMP 14 and IMP 8

Line used for sizing IMP 15

** Not the physical height of the unit but the max HGL in the system at peak treatment flow rate

***Expanded Aggregate has a tested to have a interparticle porosity of .48

Use for sizing system based of required treatment flow rate

*TAPE approved loading rate is 1 gpm/sq ft surface area

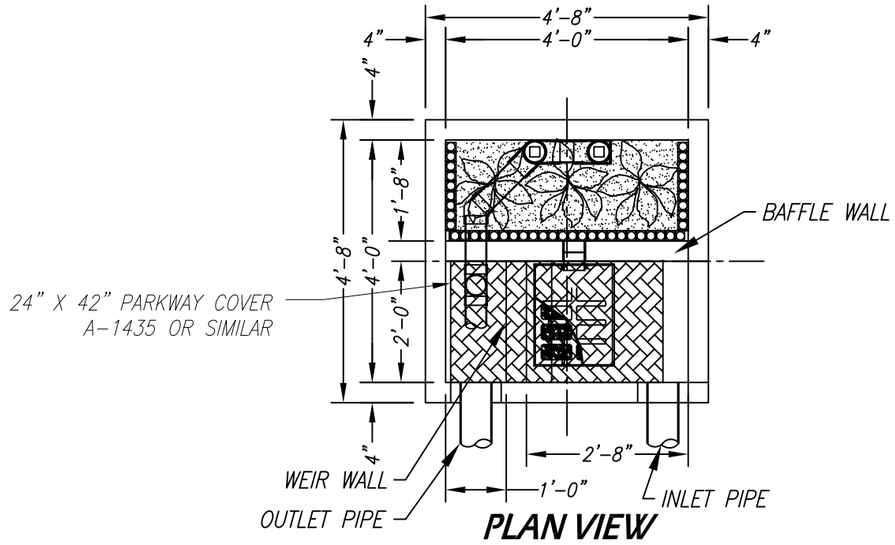
Based upon standard flow based sizing method recommended by regional board permits.

Modular Wetland Treatment Calculations				
IMP No.	**DMA No.**	**Basin Area (acre)**	**Total Tributary Area to Unit (acre)**	**Maximum Treatment Area Allowable (see Attachment D)**
8 (L-4-8)	108	0.46	0.46	0.57
13 (L-4-4)	113	0.14	0.14	0.25
14 (L-4-8)	114	0.47	0.47	0.57
15 (L-4-15)	115	0.87	0.87	0.87

OVERALL VAULT SIZING				
IMP No.	**DMA No.**	**Basin Area (acre)**	**Vault Sizing Factor**	**Vault Size (cu-ft)**
8	108	0.46	0.14	2805
13	113	0.14	0.14	854
14	114	0.47	0.14	2866
15	115	0.87	0.14	5306
IMP #1 through IMP #7, IMP #9 through IMP #11				40188
			TOTAL	52019

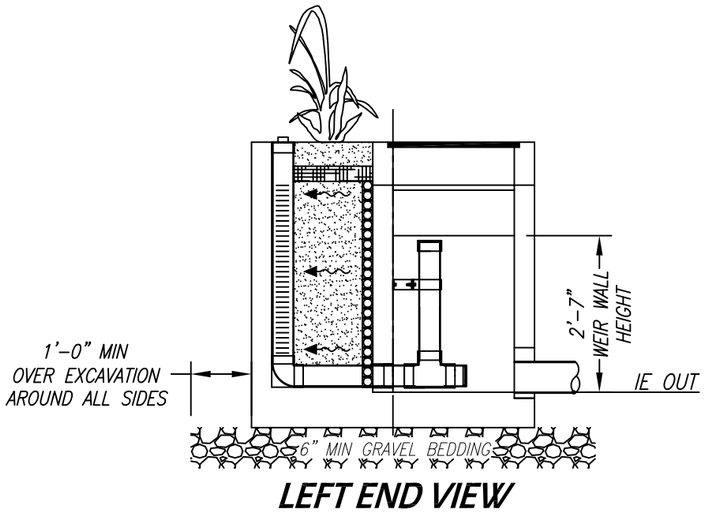
MODULAR WETLAND SYSTEMS - LINEAR 4-4 VAULT TYPE

FLOW RATES
PEAK TREATMENT FLOW RATE = 0.051 CFS OR 22.80 GPM
PEAK BYPASS FLOW RATE = OPTIONAL
SPECIFICATIONS
INSTALL AT SURFACE
O.D. DIMENSIONS = 4.7' X 4.7' X 4.7'
TOP OF CURB TO INVERT OUT = 4.13'
SEDIMENT STORAGE CAPACITY = 1000 LBS OR 23.5 CF

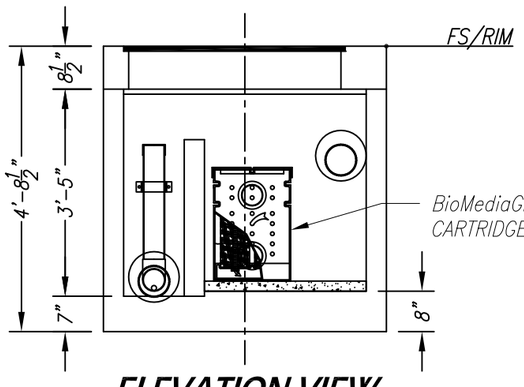


PLAN VIEW

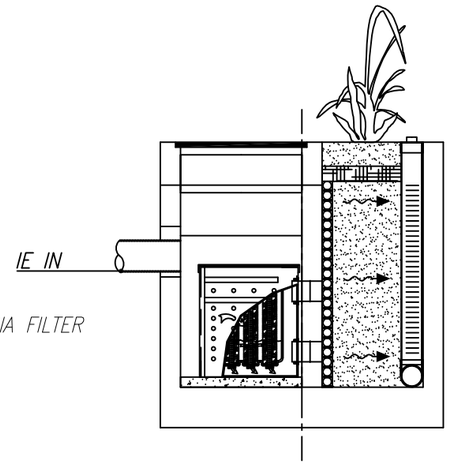
BIOFILTRATION CHAMBER SURFACE AREA CALCS
SIDES = 2
1.5' L x 3.4' H = 5.1 SF
SIDE SURFACE AREA = 10.2 SF
ENDS = 1
3.7' L x 3.4' H = 12.6 SF
END SURFACE AREA = 12.6 SF
TOTAL WETLAND MEDIA SURFACE AREA **= 22.80 SF**
WETLAND MEDIA LOADING RATE 22.80 GPM / 22.80 SF **= 1.00 GPM/SF**
PRETREATMENT FILTER SURFACE AREA CALCS
TOTAL PRETREATMENT SURFACE AREA **= 20 SF**
PRETREATMENT FILTER LOADING RATE 22.80 GPM / 20.00 SF **= 1.14 GPM/SF**



LEFT END VIEW



ELEVATION VIEW



RIGHT END VIEW

LEGEND

- WETLAND MEDIA
- PLANT/ROOT MOISTURE RETENTION LAYER
- MANHOLE / ACCESS HATCH

INSTALLATION NOTES:

1. INSTALL UNIT ON LEVEL BED OF GRAVEL OF AT LEAST 6" IN DEPTH WITH 1' MINIMUM OF OVER EXCAVATION AROUND ENTIRE MWS UNIT.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH fc=5,000 PSI.
3. REINFORCING: ASTM A-615, GRADE 60.
4. RATED FOR PARKWAY LOADING 300 PSF.
5. JOINT SEALANT: BUTYL RUBBER SS-S-00210

MODULAR WETLAND SYSTEMS INC.
P.O. BOX 869
OCEANSIDE, CA 92049
www.ModularWetlands.com

	NAME	DATE
DRAWN	John Hayden	1/25/13
EDITED		

COMMENTS:

TITLE: MWS LINEAR VAULT TYPE

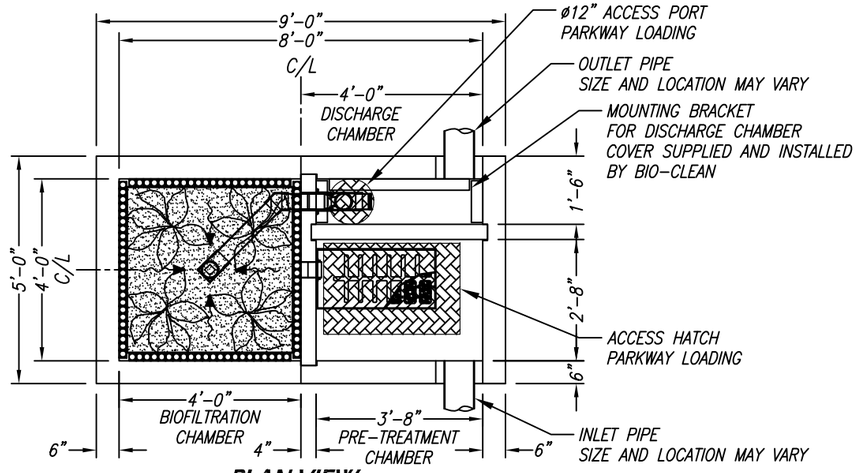
SIZE	DWG. NO.	REV
A	MWS-L-4-4-V	

SCALE 1:30 | UNITS = INCHES | SHEET 1 OF 1

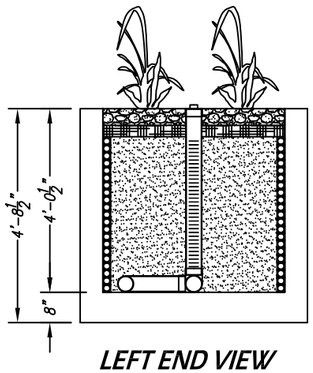
MODULAR WETLAND SYSTEMS - LINEAR 2.0
4-8 VAULT TYPE

FLOW RATES
PEAK TREATMENT FLOW RATE = .116 CFS OR 52.0 GPM
PEAK BYPASS FLOW RATE = OPTIONAL
SPECIFICATIONS
INSTALL AT SURFACE
O.D. DIMENSIONS = 9' X 5' X 4.7'
TOP OF VAULT TO INVERT OUT = 4.13'
SEDIMENT STORAGE CAPACITY = 1000 LBS OR 23.5 CF

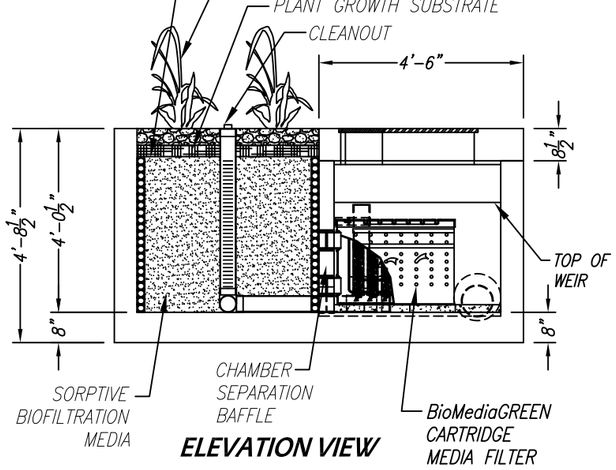
***NOTE:**
MWS UNIT CAN BE CONSTRUCTED WITH INLET ON EITHER SIDE. FOR INLET ON OPPOSITE SIDE ENTIRE UNIT WILL BE MIRRORED.



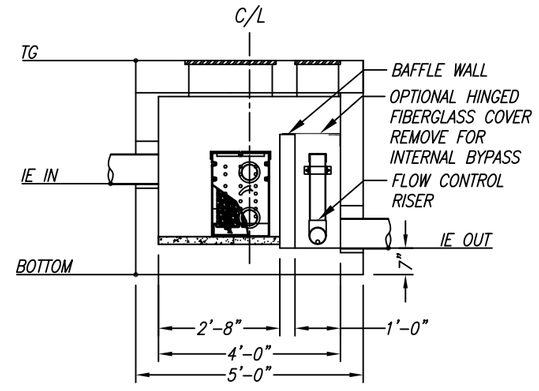
PLAN VIEW



LEFT END VIEW
BIOFILTRATION CHAMBER



ELEVATION VIEW



RIGHT END VIEW
PRETREATMENT/DISCHARGE CHAMBER

BIOFILTRATION CHAMBER SURFACE AREA CALCS
SIDES = 2
3.7' L x 3.4' H = 12.6 SF
SIDE SURFACE AREA = 25.2 SF
ENDS = 2
3.7' L x 3.4' H = 12.6 SF
END SURFACE AREA = 25.2 SF
TOTAL WETLAND MEDIA SURFACE AREA **= 50.4 SF**
WETLAND MEDIA LOADING RATE 52.0 GPM / 50.4 SF **= 1.03 GPM/SF**
PRETREATMENT FILTER SURFACE AREA CALCS
SIDES = 2
0.50' L x 1.67' H = 0.84 SF
SIDE SURFACE AREA = 1.68 SF
ENDS = 2
0.25' L x 1.67' H = 0.42 SF
END SURFACE AREA = 0.84 SF
TOTAL PRETREATMENT SURFACE AREA 2.52 SF x 14 FILTERS **= 35.28 SF**
PRETREATMENT FILTER LOADING RATE 52.0 GPM / 35.28 SF **= 1.47 GPM/SF**

LEGEND

- 2" DRAIN CELL PERIMETER INLET WATER TRANSFER SYSTEM
- WETLAND MEDIA
- PLANT/ROOT MOISTURE RETENTION LAYER
- MANHOLE / ACCESS HATCH

INSTALLATION NOTES:

1. INSTALL UNIT ON LEVEL BED OF GRAVEL OF AT LEAST 6" IN DEPTH.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH fc=5,000 PSI.
3. REINFORCING: ASTM A-615, GRADE 60.
4. RATED FOR PARKWAY LOADING 300 PSF.
5. JOINT SEALANT: BUTYL RUBBER SS-S-00210
6. PLANTING SUPPLIED AND INSTALLED BY CONTRACTOR PER MANUFACTURES RECOMMENDATIONS UNLESS OTHER WISE STATED ON CONTRACT.

MODULAR WETLAND SYSTEMS INC.
P.O. BOX 869
OCEANSIDE, CA 92049
www.ModularWetlands.com

	NAME	DATE
DRAWN	jrh	1/9/13
REVIEWED		

COMMENTS:

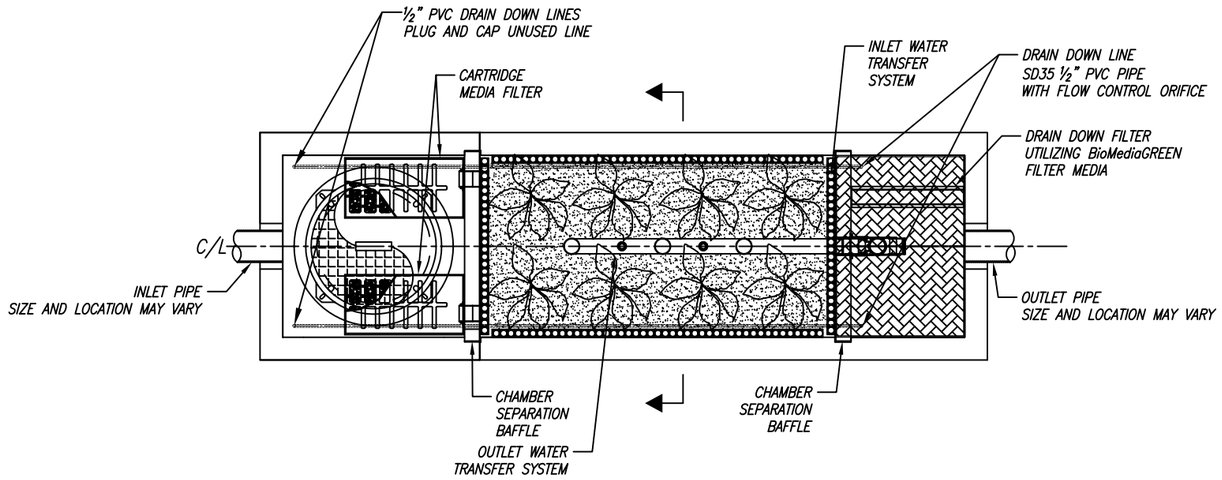
TITLE: MWS LINEAR 2.0 VAULT TYPE

SIZE	DWG. NO.	REV
	MWS-L-4-8-V	

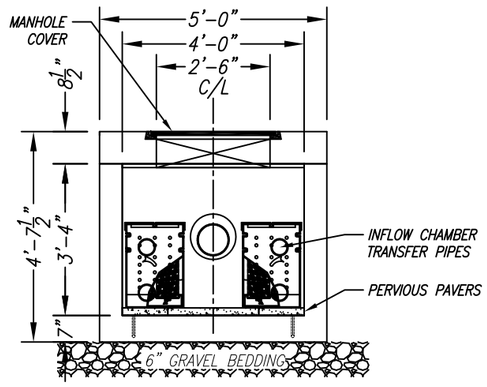
SCALE 1:40 | UNITS = INCHES | SHEET 1 OF 1

MODULAR WETLAND SYSTEMS - LINEAR 2.0
15' VAULT TYPE

FLOW RATES
PEAK TREATMENT FLOW RATE = .175 CFS OR 78.5 GPM
PEAK BYPASS FLOW RATE = N/A
SPECIFICATIONS
INSTALL AT SURFACE
O.D. DIMENSIONS = 16' X 5' X 4.7'
TOP OF VAULT TO INVERT OUT = 4.13'
SEDIMENT STORAGE CAPACITY = 1000 LBS OR 23.5 CF

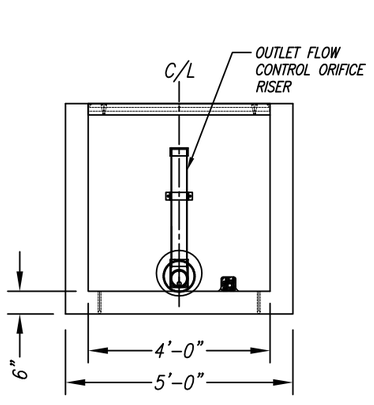


BIOFILTRATION CHAMBER SURFACE AREA CALCS
SIDES = 2
7.5' L x 3.4' H = 25.5 SF
SIDE SURFACE AREA = 51.0 SF
ENDS = 2
3.7' L x 3.4' H = 12.6 SF
END SURFACE AREA = 25.2 SF
TOTAL WETLAND MEDIA SURFACE AREA **= 76.2 SF**
WETLAND MEDIA LOADING RATE 78.5 GPM / 76.2 SF **= 1.0 GPM/SF**
PRETREATMENT FILTER SURFACE AREA CALCS
SIDES = 2
0.50' L x 1.67' H = 0.84 SF
SIDE SURFACE AREA = 1.68 SF
ENDS = 2
0.25' L x 1.67' H = 0.42 SF
END SURFACE AREA = 0.84 SF
TOTAL PRETREATMENT SURFACE AREA 2.52 SF x 28 FILTERS **= 70.56 SF**
PRETREATMENT FILTER LOADING RATE 78.5 GPM / 70.56 SF **= 1.11 GPM/SF**

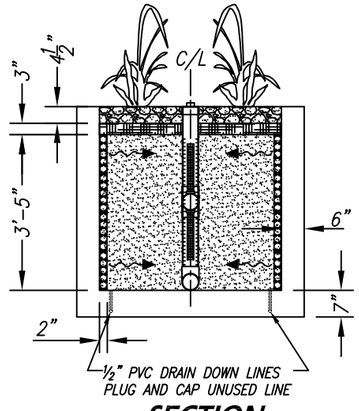


LEFT END VIEW
PRETREATMENT CHAMBER

ELEVATION VIEW



RIGHT END VIEW
DISCHARGE CHAMBER



SECTION
BIOFILTRATION CHAMBER

LEGEND

- 2" DRAIN CELL PERIMETER INLET WATER TRANSFER SYSTEM
- WETLAND MEDIA
- PLANT/ROOT MOISTURE RETENTION LAYER
- MANHOLE / ACCESS HATCH

INSTALLATION NOTES:

1. INSTALL UNIT ON LEVEL BED OF GRAVEL OF AT LEAST 6" IN DEPTH.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH fc=5,000 PSI.
3. REINFORCING: ASTM A-615, GRADE 60.
4. RATED FOR PARKWAY LOADING 300 PSF.
5. JOINT SEALANT: BUTYL RUBBER SS-S-00210

MODULAR WETLAND SYSTEMS INC.
P.O. BOX 869
OCEANSIDE, CA 92049
www.ModularWetlands.com

	NAME	DATE
DRAWN	Luis	1/25/13
EDITED		

COMMENTS:

TITLE: MWS LINEAR 2.0 VAULT TYPE

SIZE	DWG. NO.	REV
	MWS-L-4-15-V	

SCALE 1:40 | UNITS = INCHES | SHEET 1 OF 1

Bio-Clean Round R-GISB Media Filters

(Public right-of-way and maintained by the
County of San Diego)

BIO CLEAN ROUND RGISB Media Filter (PUBLIC RIGHT-OF WAY)							
IMP No.	**DMA No.**	**Basin Area (acre)**	**Runoff Coefficient "C"**	**Intensity- (inch/hour)**	**Required Treatment Flow "Q" (CFS)**	**BIO-CLEAN Curb Inlet Media Filter Model # (See Appendix D)**	**Maximum Treatment Flow Capacity of BIO-CLEAN Curb Inlet Media Filter (See Appendix D)**
IMP #16	116	0.86	1	0.20	0.17	BC-RGISB-MF-22-24	0.19
IMP #17	117	0.50	1	0.20	0.10	BC-RGISB-MF-22-24	0.19
IMP #18	118	0.24	1	0.20	0.05	BC-RGISB-MF-22-24	0.19
IMP #19	119	0.79	1	0.20	0.16	BC-RGISB-MF-22-24	0.19
IMP #20	120	0.44	0.78	0.20	0.07	BC-RGISB-MF-22-24	0.19

ROUND HIGH CAPACITY GISB MEDIA FILTER WITH EASY MAINTENANCE SHELF SYSTEM

FOR USE IN CURB INLETS

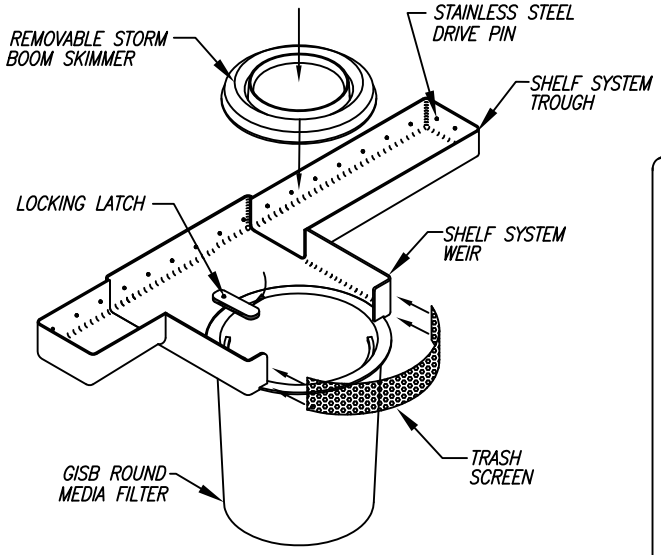


FIGURE 1:
DETAIL OF PARTS

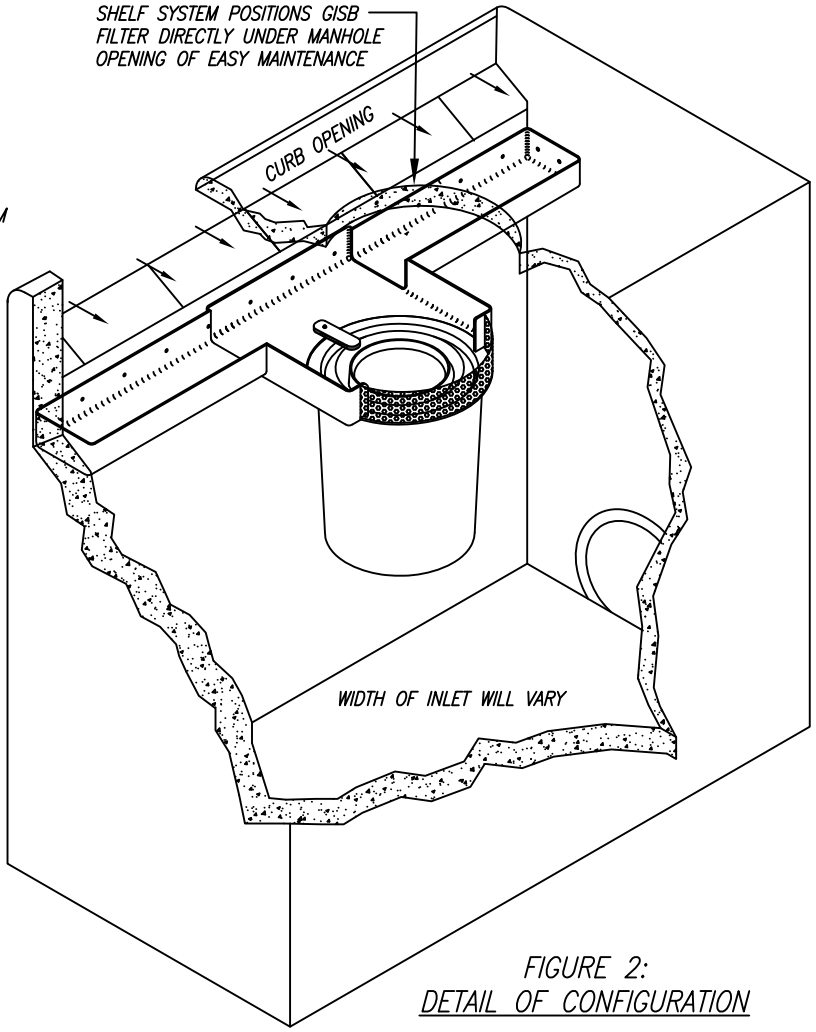


FIGURE 2:
DETAIL OF CONFIGURATION

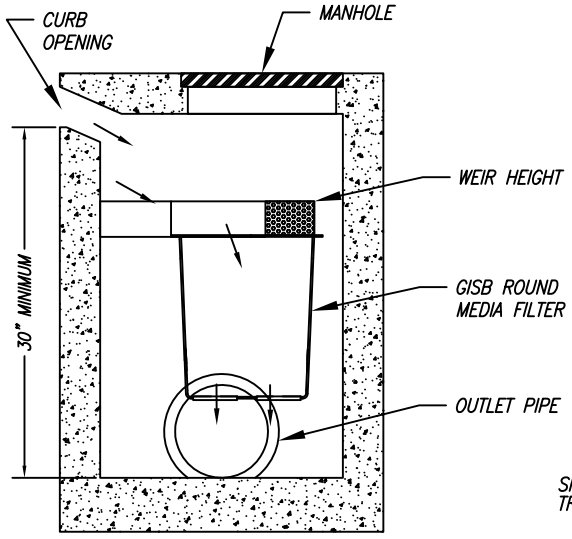


FIGURE 4:
DETAIL OF PROFILE

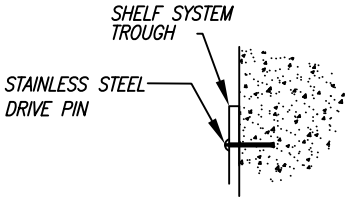


FIGURE 3:
DETAIL OF MOUNTING

NOTES:

1. SHELF SYSTEM PROVIDES FOR ENTIRE COVERAGE OF INLET OPENING SO TO DIVERT ALL FLOW TO BASKET.
2. SHELF SYSTEM MANUFACTURED FROM MARINE GRADE FIBERGLASS, GEL COATED FOR UV PROTECTION.
3. SHELF SYSTEM ATTACHED TO THE CATCH BASIN WITH NON-CORROSIVE HARDWARE.
4. FILTRATION BASKET STRUCTURE MANUFACTURED OF MARINE GRADE FIBERGLASS, GEL COATED FOR UV PROTECTION.
5. FILTRATION BASKET FINE SCREEN AND COARSE CONTAINMENT SCREEN MANUFACTURED FROM STAINLESS STEEL.
6. FILTRATION BASKET HOLDS BOOM OF ABSORBENT MEDIA TO CAPTURE HYDROCARBONS. BOOM IS EASILY REPLACED WITHOUT REMOVING MOUNTING HARDWARE.
7. FILTRATION BASKET LOCATION IS DIRECTLY UNDER MANHOLE FOR EASY MAINTENANCE.
8. LENGTH OF TROUGH CAN VARY FROM 2' TO 30'

DRAWING: GISB MEDIA FILTER SYSTEM		PATENTED	
TREATMENT FLOW RATE: 0.19 CFS		MODEL #: BC-RGISB-MF-22-24-HC	
WARRANTY: 5 YEAR MANUFACTURERS		PROJECT:	
BIO CLEAN ENVIRONMENTAL SERVICES, INC. PO BOX 869 OCEANSIDE, CA 92049 PHONE:760-433-7640 FAX:760-433-3176		REVISIONS:	DATE:
		REVISIONS:	DATE:
DATE:	SCALE: SF = 15	REVISIONS:	DATE:
DRAFTER: J.R.H.	UNITS = INCHES	REVISIONS:	DATE:

BIO CLEAN® ENVIRONMENTAL SERVICES, INC.

WWW.BIOCLEANENVIRONMENTAL.COM

MODEL # BC-RGISB-MF-22-24-HC
ROUND HIGH CAPACITY MEDIA FILTER

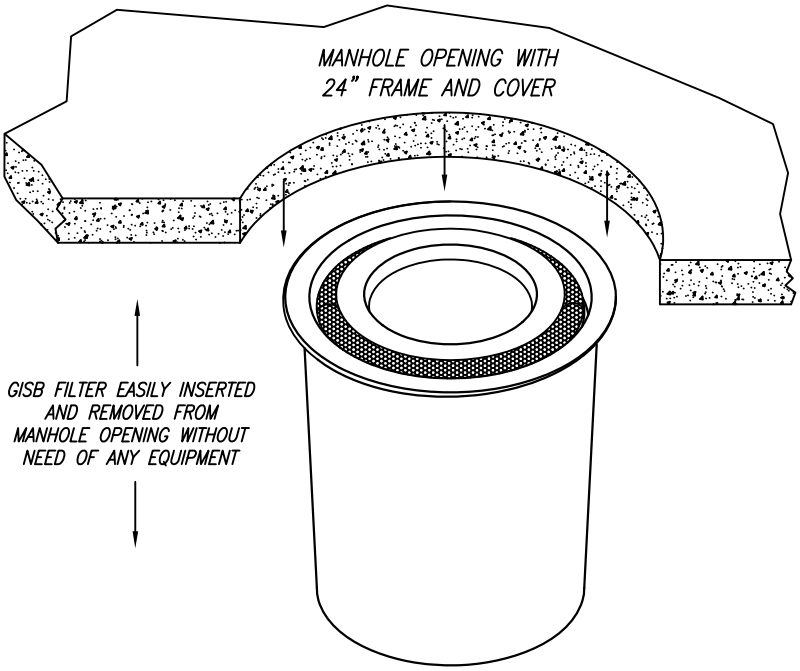


FIGURE 1:
DETAIL OF INSTALLATION

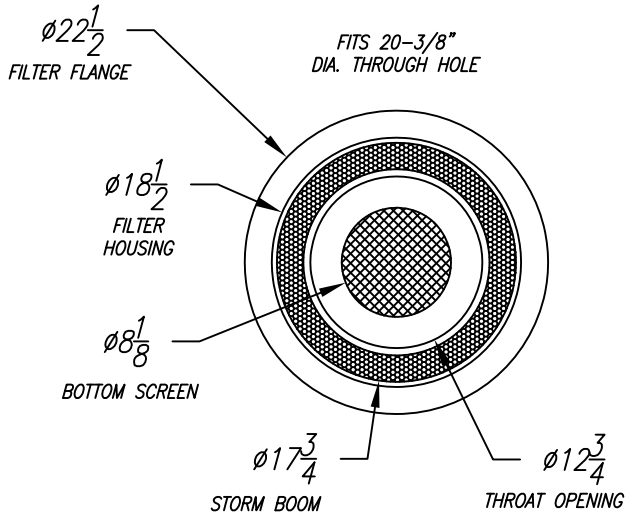


FIGURE 2:
DETAIL OF DIAMETERS

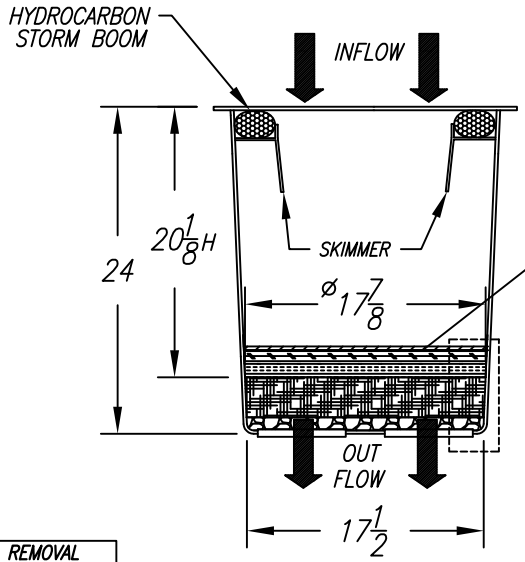


FIGURE 3:
DETAIL OF PARTS

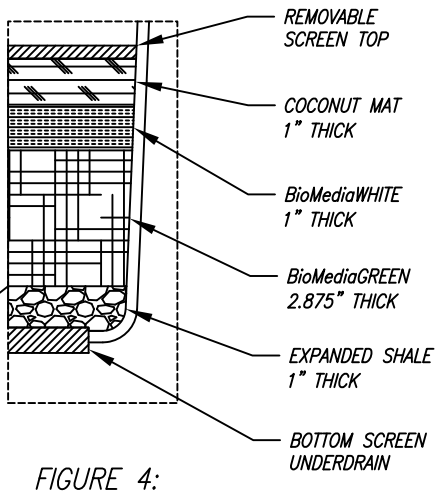


FIGURE 4:
DETAIL OF MEDIA PACK

BioMediaGREEN REMOVAL EFFICIENCIES	
TOTAL SUSPENDED SOLIDS "SIL-CO-SIL 106"	85%
TOTAL PHOSPHORUS	69%
ORTHO PHOSOPHORUS	41%
DISSOLVED COPPER	79%
DISSOLVED LEAD	98%
DISSOLVED ZINC	78%
FECAL COLIFORM BACTERIA	68%
TPH	99%

FLOW RATES – GISB MEDIA FILTER

*MEDIA PACK TREATMENT FLOW RATE				.19 CFS
SURFACE AREA	MAX HEAD	BMG MEDIA THICKNESS	HYDRAULIC CONDUCTIVITY	
$\pi * .76^2 = 1.76$ SF	20.125 IN	2.875 IN	363 M/D	
**TRASH SCREEN TREATMENT FLOW RATE				.88 CFS
SURFACE AREA	MAX HEAD	OPEN AREA	ORIFICE SHAPES	
2.17*0.36 = .78 SF	4.5 IN	49%	ROUND	

BMG DENOTES BioMediaGREEN

*FILTER FLOW RATE CALCULATED USING A HYDRAULIC-CONDUCTIVITY FLOW CALCULATOR (DARCIAN FLOW). HYDRAULIC CONDUCTIVITY OF BioMediaGREEN VERIFIED IN LABORATORY EVALUATION. VARIABLES LISTED ABOVE

**SCREEN FLOW RATE CALCULATED USING THE FOLLOWING EQUATION

$Q = SO * c_d * A \sqrt{2 * g * h}$ $\quad c_d =$ COFFICIENT of DISCHARGE $= .67$

DRAWING: GISB MEDIA FILTER DETAILS		PATENTED		SEE PAGE 1 FOR NOTES
TREATMENT FLOW RATE: 0.19 CFS		MODEL #: BC-RGISB-MF-22-24-HC		
WARRANTY: 5 YEAR MANUFACTURERS		PROJECT:		
BIO CLEAN ENVIRONMENTAL SERVICES, INC. PO BOX 869 OCEANSIDE, CA 92049 PHONE:760-433-7640 FAX:760-433-3176		REVISIONS:	DATE:	BIO CLEAN® ENVIRONMENTAL SERVICES, INC. WWW.BIOCLEANENVIRONMENTAL.COM
		REVISIONS:	DATE:	
DATE:	SCALE: SF = 15	REVISIONS:	DATE:	
DRAFTER: J.R.H.	UNITS = INCHES	REVISIONS:	DATE:	PAGE 2

DOUBLE ROUND HIGH CAPACITY GISB MEDIA FILTER WITH EASY MAINTENANCE SHELF SYSTEM

FOR USE IN CURB INLETS

SIZED FOR CITY OF TUSTIN MODIFIED INLET TYPE OL

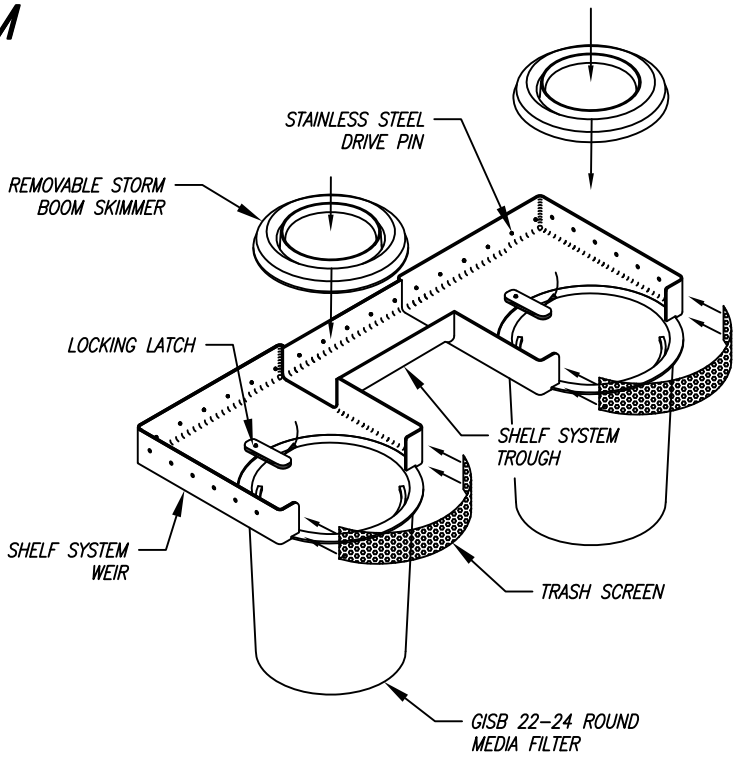


FIGURE 1:
DETAIL OF PARTS

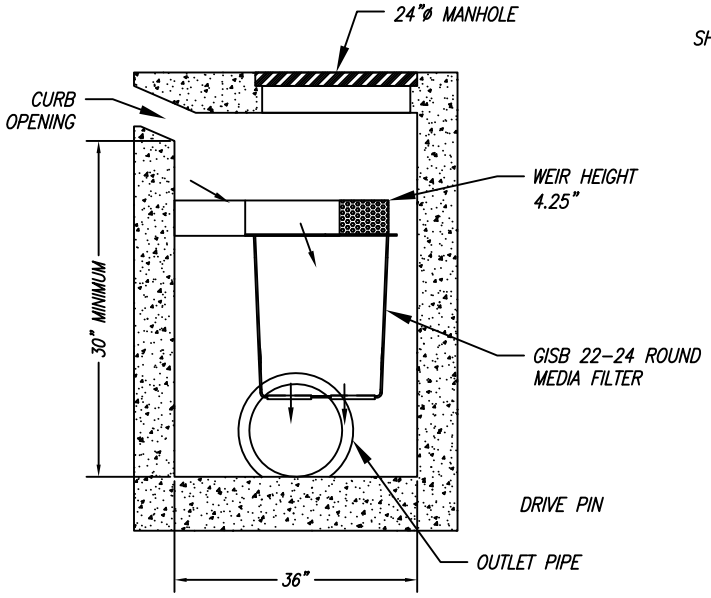


FIGURE 4:
DETAIL OF PROFILE

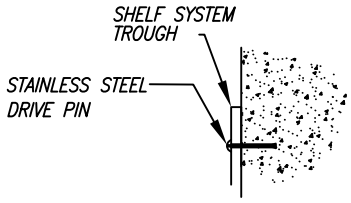


FIGURE 3:
DETAIL OF MOUNTING

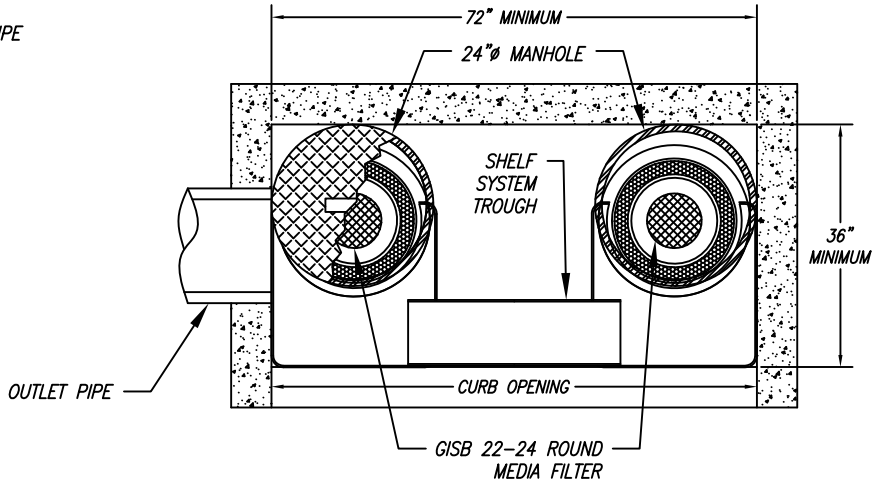


FIGURE 2:
DETAIL OF CONFIGURATION

DRAWING: DOUBLE GISB MEDIA FILTER SYSTEM		PATENTED	SEE PAGE 1 FOR NOTES
TREATMENT FLOW RATE: 0.38 CFS		MODEL #: BC-RGISB-MF-22-24-HC	
WARRANTY: 5 YEAR MANUFACTURERS		PROJECT:	
BIO CLEAN ENVIRONMENTAL SERVICES, INC. PO BOX 869 OCEANSIDE, CA 92049 PHONE:760-433-7640 FAX:760-433-3176		REVISIONS:	DATE:
		REVISIONS:	DATE:
DATE:	SCALE: SF = 15	REVISIONS:	DATE:
DRAFTER: J.R.H.	UNITS = INCHES	REVISIONS:	DATE:

BIO CLEAN® ENVIRONMENTAL SERVICES, INC.
WWW.BIOCLEANENVIRONMENTAL.COM

ROUND HIGH CAPACITY GISB MEDIA FILTER WITH EASY MAINTENANCE SHELF SYSTEM

FOR USE IN CURB INLETS WITH WINGS

SIZED FOR CITY OF TUSTIN STANDARD INLET TYPE OL

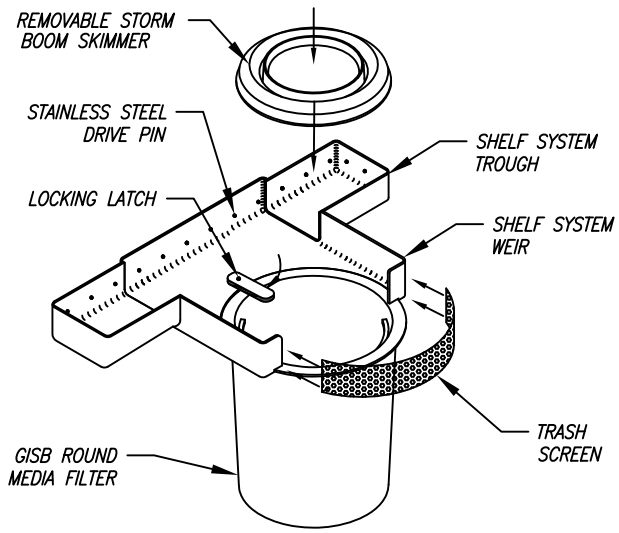


FIGURE 1:
DETAIL OF PARTS

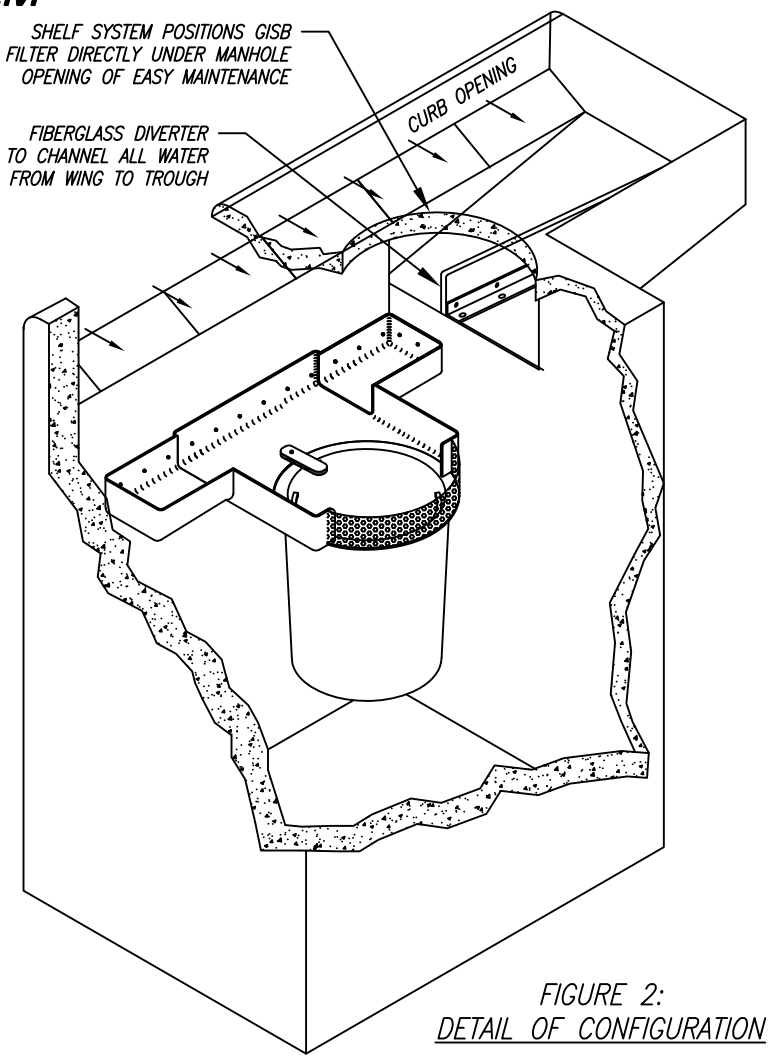


FIGURE 2:
DETAIL OF CONFIGURATION

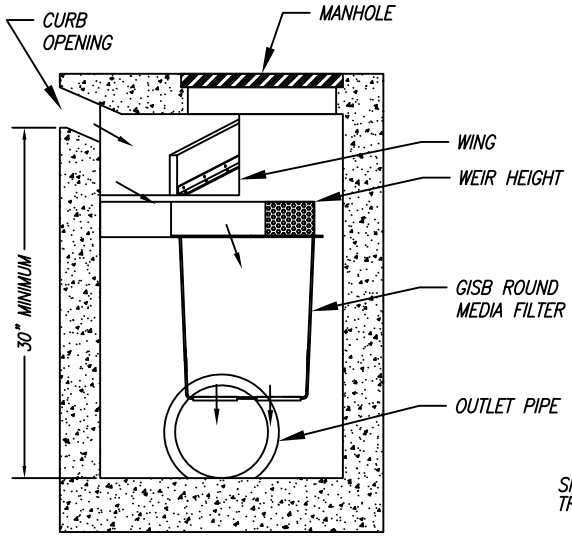


FIGURE 4:
DETAIL OF PROFILE

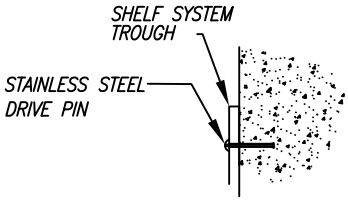


FIGURE 3:
DETAIL OF MOUNTING

NOTES:

1. SHELF SYSTEM PROVIDES FOR ENTIRE COVERAGE OF INLET OPENING SO TO DIVERT ALL FLOW TO BASKET.
2. SHELF SYSTEM MANUFACTURED FROM MARINE GRADE FIBERGLASS, GEL COATED FOR UV PROTECTION.
3. SHELF SYSTEM ATTACHED TO THE CATCH BASIN WITH NON-CORROSIVE HARDWARE.
4. FILTRATION BASKET STRUCTURE MANUFACTURED OF MARINE GRADE FIBERGLASS, GEL COATED FOR UV PROTECTION.
5. FILTRATION BASKET FINE SCREEN AND COARSE CONTAINMENT SCREEN MANUFACTURED FROM STAINLESS STEEL.
6. FILTRATION BASKET HOLDS BOOM OF ABSORBENT MEDIA TO CAPTURE HYDROCARBONS. BOOM IS EASILY REPLACED WITHOUT REMOVING MOUNTING HARDWARE.
7. FILTRATION BASKET LOCATION IS DIRECTLY UNDER MANHOLE FOR EASY MAINTENANCE.
8. LENGTH OF TROUGH CAN VARY FROM 2' TO 30'

DRAWING: GISB MEDIA FILTER SYSTEM		PATENTED	
TREATMENT FLOW RATE: 0.19 CFS		MODEL #: BC-RGISB-MF-22-24-HC	
WARRANTY: 5 YEAR MANUFACTURERS		PROJECT:	
BIO CLEAN ENVIRONMENTAL SERVICES, INC. PO BOX 869 OCEANSIDE, CA 92049 PHONE:760-433-7640 FAX:760-433-3176		REVISIONS:	DATE:
		REVISIONS:	DATE:
DATE:	SCALE: SF = 15	REVISIONS:	DATE:
DRAFTER: J.R.H.	UNITS = INCHES	REVISIONS:	DATE:

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ATTACHMENT E

(N/A – Soil infiltration not proposed)

Geotechnical Certification Sheet

(if applicable)

The design of stormwater treatment and other control measures proposed in this plan requiring specific soil infiltration characteristics and/or geological conditions has been reviewed and approved by a registered Civil Engineer, Geotechnical Engineer, or Geologist in the State of California.

N/A	N/A
Name and registration #	Date

ATTACHMENT F

(To be completed at Construction Documents)

Maintenance Plan

(Use Chapter 5 of the SUSMP as guidance in developing your Maintenance Plan)

The following is a general outline to create your project specific Maintenance Plan. A Maintenance Plan is a living document and field conditions may require modifications to the Maintenance Plan.

I. Inspection, Maintenance Log and Self-Verification Forms (Examples are provided in Appendix F of the San Diego County SUSMP)

II. Updates, Revisions and Errata

III. Introduction

A. Narrative overview describing the site; drainage areas, routing, and discharge points; and treatment facilities.

IV. Responsibility for Maintenance

A. General

(1) Name and contact information for responsible individual(s).

(2) Organization chart or charts showing organization of the maintenance function and location within the overall organization.

(3) Insert a copy of the recorded maintenance agreement.

(4) Maintenance Funding

(1) Sources of funds for maintenance

(2) Budget category or line item

(3) Description of procedure and process for ensuring adequate funding for maintenance

B. Staff Training Program

C. Records

D. Safety

V. Summary of Drainage Areas and Stormwater Facilities

A. Drainage Areas

(1) Drawings showing pervious and impervious areas (copied or adapted from initial SWMP).

(2) Designation and description of each drainage area and how flow is routed to the corresponding facility.

B. Treatment and Flow-Control Facilities

(1) Drawings showing location and type of each facility

(2) General description of each facility (Consider a table if more than two facilities)

(1) Area drained and routing of discharge.

(2) Facility type and size

VI. Facility Documentation

A. "As-built" drawings of each facility (design drawings in the draft Plan)

B. Manufacturer's data, manuals, and maintenance requirements for pumps, mechanical or electrical equipment, and proprietary facilities (include a "placeholder" in the draft plan for information not yet available).

C. Specific operation and maintenance concerns and troubleshooting

VII. Maintenance Schedule or Matrix

A. Maintenance Schedule for each facility with specific requirements for:

(1) Routine inspection and maintenance

(2) Annual inspection and maintenance

(3) Inspection and maintenance after major storms

B. Service Agreement Information

Assemble and make copies of your maintenance plan. One copy must be submitted to the County, and at least one copy kept on-site. Here are some suggestions for formatting the maintenance plan:

- Format plans to 8½" x 11" to facilitate duplication, filing, and handling.
- Include the revision date in the footer on each page.
- Scan graphics and incorporate with text into a single electronic file. Keep the electronic file backed-up so that copies of the maintenance plan can be made if the hard copy is lost or damaged.

BIORETENTION MAINTENANCE

Bio-Retention Basins, Landscape Areas, and Slopes:

The property owner will be responsible for maintaining the property so that the BMPs provided can function effectively. This will include oversight of any contractor hired, e.g. a landscape maintenance company.

The operational and maintenance needs of Landscape Areas and Slopes are:

- Vegetation management to maintain adequate hydraulic functioning and to limit habitat for disease-carrying animals.
- Trash, debris, grass trimmings, tree pruning, and leaf collection.
- Removal of standing water, which may contribute to the development of aquatic plant communities or mosquito breeding areas.
- Removal of graffiti.
- Erosion and structural maintenance to prevent the loss of soil and maintain the performance of the Slopes.

The Slopes will be inspected and inspection visits will be completely documented:

- Once a year at minimum
- After extended periods of wet weather.

Aesthetic maintenance is important for public acceptance of new facilities. Functional maintenance of slopes is important for performance and safety reasons. Both forms of maintenance will be combined into an overall Storm Water Management System Maintenance.

The following activities will be included in the aesthetic maintenance program:

- Grass Trimming. Trimming of grass will be done around fences, at the inlets and outlet structures, and sampling structures.
- Weed Control. Weeds will be removed through mechanical means. Herbicide will not be used because these chemicals may impact the water quality monitoring.

Functional maintenance has two components which consist of preventative maintenance and corrective maintenance

Preventative Maintenance activities to be instituted for Landscape Areas are:

- Grass Mowing. Vegetation is designed to be kept short to limit the development of faunal habitats.
- Trash and Debris. During each inspection and maintenance visit to the site, debris and trash removal will be conducted to reduce the potential for inlet and outlet

structures and other components from becoming clogged and inoperable during storm events.

- Sediment Removal. Sediment accumulation, as part of the operation and maintenance program in landscape areas will be monitored. Standing water must be removed if it contributes to the development of aquatic plant communities or mosquito breeding areas.
- Mechanical and Electronic Components. Regularly scheduled maintenance will be performed on fences, gates, locks, and sampling and monitoring equipment in accordance with the manufacturers' recommendations.
- Fertilization and Irrigation. The irrigation system and fertilization (if necessary) will be professionally designed and maintained.
- Elimination of Mosquito Breeding Habitats. The most effective mosquito control program is one that eliminates potential breeding habitats.

Corrective maintenance is required on an emergency or non-routine basis to correct problems and to restore the intended operation and safe function of landscape areas and slopes. Corrective maintenance activities include:

- Removal of Debris and Sediment. Sediment, debris, and trash, which prevent vegetative growth, will be removed and properly disposed. Temporary arrangements will be made for handling the sediments until a permanent arrangement is made. Vegetation will be reestablished after sediment removal.
- Structural Repairs. Once deemed necessary, repairs to structural components of a Slope will be done within 10 working days. Qualified individuals (i.e., the designers and contractors) will conduct repairs where structural damage has occurred.
- Erosion Repair. Where a reseeding program has been ineffective, or where other factors have created erosive conditions (i.e., pedestrian traffic, concentrated flow, etc.), corrective steps will be taken to prevent loss of soil and any subsequent danger to the performance of a slope. There are a number of corrective actions that can be taken. These include erosion control blankets, riprap, sodding, or reduced flow through the area. Designers or contractors will be consulted to address erosion problems if the solution is not evident.
- Elimination of Animal Burrows. Animal burrows will be filled and steps taken to remove the animals if burrowing problems continue to occur (filling and compacting). If the problem persists, vector control specialists will be consulted regarding removal steps. This consulting is necessary as the threat of rabies in some areas may necessitate the animals being destroyed rather than relocated. If the BMP performance is affected, abatement will begin. Otherwise, abatement will be performed annually in September.
- General Facility Maintenance. In addition to the above elements of corrective maintenance, general corrective maintenance will address the overall facility and its associated components. If corrective maintenance is being done to one component, other components will be inspected to see if maintenance is needed.

Hazardous Waste

Suspected hazardous wastes will be analyzed to determine disposal options. Hazardous wastes generated onsite will be handled and disposed of according to applicable local, state, and federal regulations. A solid or liquid waste is considered a hazardous waste if it exceeds the criteria listed in the CCR, Title 22, Article 11.

Erosion Control

The property owner shall ensure that temporary erosion control BMPs are maintained such that full performance is achieved. The erosion control shall be monitored on a weekly basis and prior to any rain events and fix/replace as needed..

Inlet Signage

Signs/markers shall be installed and maintained on each grated inlet. Any stenciling shall be inspected at the beginning and end of each rainy season and repaired or replaced, as needed.

MODULAR WETLANDS SYSTEM MAINTENANCE

BIO-CLEAN ROUND R-GISB MEDIA FILTERS MAINTENANCE

MAINTENANCE

MWS – Linear

Hybrid Stormwater Filtration System

Modular Wetland Systems, Inc.
P.O. Box 869
Oceanside, CA 92049

www.modularwetlands.com
P 760-433-7640
F 760-433-3179

MAINTENANCE

Maintenance Summary –

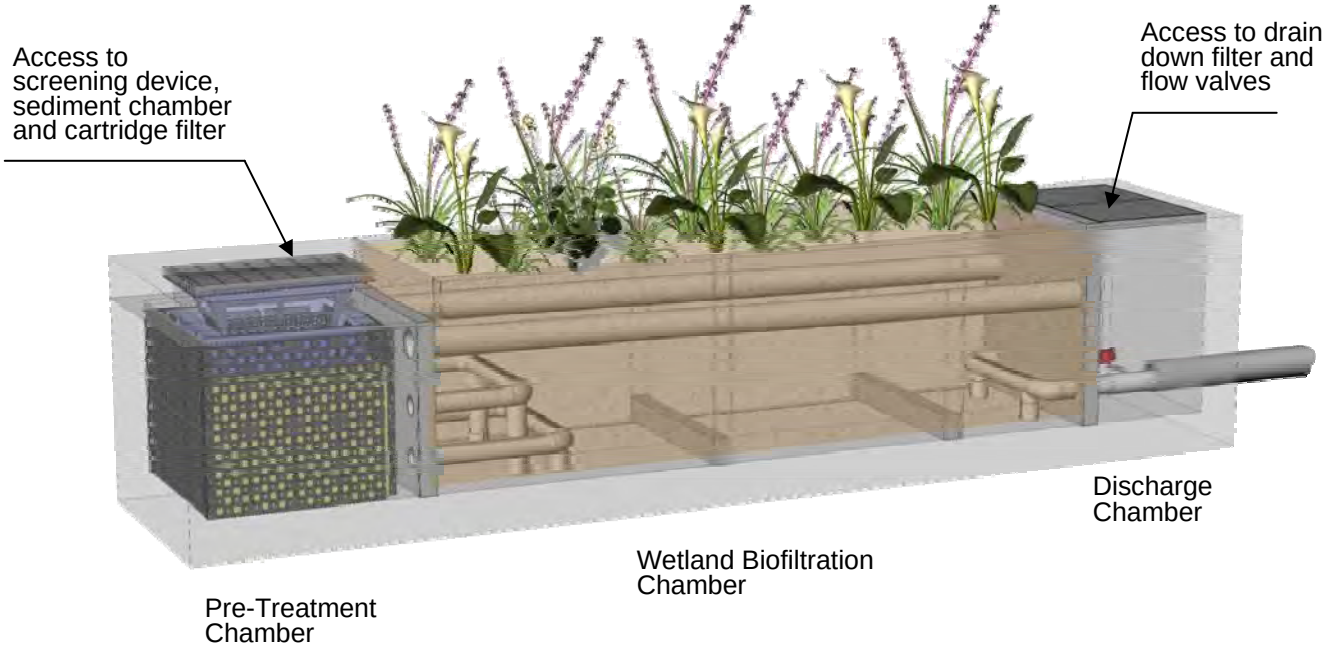
- **<u>Clean Bio Clean® Catch Basin Filter</u> – average maintenance interval is 3 to 6 months.**
  - **(*15 minute service time*).**
- **<u>Clean Separation (sediment) Chamber</u> – average maintenance interval is 6 to 18 months.**
  - **(*30 minute service time*).**
- **<u>Replace Cartridge Filter Media (BioMediaGREEN™)</u> – average maintenance interval 6 – 12 months.**
  - **(*45 minute service time*).**
- **<u>Replace Drain Down Filter Media (BioMediaGREEN™)</u> – average maintenance interval is 6 to 12 months.**
  - **(*5 minute service time*).**
- **<u>Trim Vegetations</u> – average maintenance interval is 3 to 6 months.**
  - **(*15 minute service time*).**
- **<u>Evaluate Wetland Media Flow Hydraulic Conductivity</u> – average inspection interval is once per year.**
  - ***(5 minute inspection time).***
- **<u>Wetland Media Replacement</u> – average maintenance interval is 5 to 20 years.**
  - **(*6 hours*).**

For more information on maintenance procedures, to order replacement media or find an authorized service company please contact:

Modular Wetland Systems, Inc
2972 San Luis Rey Road
Oceanside, CA 92058

Phone: 760-433-7640
Fax: 760-433-3176
Email: info@modularwetlands.com

System Diagram –



Maintenance Overview –

A. Every installed MWS – Linear unit is to be maintained by the Supplier, or a Supplier approved contractor. The cost of this service varies among providers.

B. The MWS – Linear is a multi-stage self-contained treatment train for stormwater treatment. Each stage protects subsequent stages from clogging. Stages include: screening, separation, cartridge media filtration, and biofiltration. The biofiltration stage contains various types of vegetation which will require annual evaluation and trimming.

1. <u>Clean Bio Clean® Catch Basin Filter</u> – Screening is provided by well proven catch basin filter. The filter has a trash and sediment capacity of 2 (curb type) and 4 (grate type) cubic feet. The filter removes gross solids, including litter, and sediments greater than 200 microns. This procedure is easily done by hand or with a small industrial vacuum device. This filter is located directly under the manhole or grate access cover.

2. <u>Clean Separation (sediment) Chamber</u> – separation occurs in the pre-treatment chamber located directly under the curb or grated inlet. This chamber has a capacity of approximately 21 cubic feet for trash, debris and sediments. This chamber targets TSS, and particulate metals and nutrients. This procedure can be performed with a standard vacuum truck. This chamber is located directly under the manhole or grate access cover.

3. <u>Replace Cartridge Filter Media (BioMediaGREEN™)</u> – Primary filtration is provided by a horizontal flow cartridge filter utilizing BioMediaGREEN blocks. Each cartridge has a media surface area of 35 square feet. The large surface area will insure long term operation without clogging. The cartridge filter with BioMediaGREEN targets fine TSS, metals, nutrients, hydrocarbons, turbidity and bacteria. Media life depends on local loading conditions and can easily be replaced and disposed of without any equipment. The filters are located in the pre-treatment chamber. Entry into chamber required to replace BioMediaGREEN blocks. Each cartridge contain 14 pieces of 20" tall BioMediaGREEN.

4. <u>Replace Drain Down Filter Media (BioMediaGREEN™)</u> – A drain down filter, similar in function to the perimeter filter is located in the discharge chamber. This filter allows standing water to be drained and filtered out of the separation chamber. This addresses any vector issues, by eliminating all standing water within this system. Replacement of media takes approximately 5 minutes and is performed without any equipment.

5. <u>Trim Vegetations</u> – The system utilizes multiple plants in the biofiltration chamber to provide enhanced treatment for dissolved pollutants including nutrients and metals. The vegetation will need to be maintained (trimmed) as needed. This can be done as part of the project normal landscape maintenance. **NO FERTILIZER SHALL BE USED IN THIS CHAMBER.**

<u>6. Evaluate Wetland Media Flow Hydraulic Conductivity</u> – The systems flow can be assessed from the discharge chamber. This should be done during a rain event. By viewing into the discharge chamber the flow out of the system can be observed. If little to know flow is observed from the lower valve or orifice plate this is a sign of potential wetland media (biofiltration) maintenance needs.

<u>7. Wetland Media Replacement</u> – biofiltration is provided by an advance horizontal flow vegetated wetland. This natural filter contains a mix of sorptive media that supports abundant plant life. This biofilter targets the finest TSS, dissolved nutrients, dissolved metals, organics, pesticides, oxygen demanding substances and bacteria. This filter provides the final polishing step of treatment. If prior treatment stages are properly maintained, the life of this media can be up to 20 years. Replacement of the media is simple. Removal of spent media can be done with a shovel of a vacuum truck.

C. The MWS – Linear catch basin filter, separation chamber, cartridge filter media and wetland media are designed to allow for the use of vacuum removal of captured pollutants and spent filter media by centrifugal compressor vacuum units without causing damage to the filter or during normal cleaning and maintenance. Filter and chambers can be cleaned from finish surface through standard manhole or grate access.

Maintenance Procedures –

1. <u>Clean Bio Clean® Catch Basin Filter</u> – Modular Wetland Systems, Inc. recommends the **catch basin filter** be inspected and cleaned a minimum of once every six months and replacement of hydrocarbon booms once a year. The procedure is easily done with the use of any standard vacuum truck. *This procedure takes approximately 15 minutes.*

1. Remove grate or manhole to gain access to catch basin filter insert. Remove the deflector shield (grate type only) with the hydrocarbon boom attached. Where possible the maintenance should be performed from the ground surface. Note: entry into an underground stormwater vault such as an inlet vault requires certification in confined space training.
2. Remove all trash, debris, organics, and sediments collected by the inlet filter insert. Removal of the trash and debris can be done manually or with the use of a vacuum truck. The hose of the vacuum truck will not damage the screen of the filter.
3. Evaluation of the hydrocarbon boom shall be performed at each cleaning. If the boom is filled with hydrocarbons and oils it should be replaced. Attach new boom to basket with plastic ties through pre-drilled holes in basket. Place the deflector shield (grate type only) back into the filter.
4. Transport all debris, trash, organics and sediments to approved facility for disposal in accordance with local and state requirements.
5. The hydrocarbon boom may be classified as hazardous material and will have to be picked up and disposed of as hazardous waste. Hazardous material can only be handled by a certified hazardous waste trained person (minimum 24-hour hazwoper).

2. <u>Clean Separation (sediment) Chamber</u> – Modular Wetland Systems, Inc. recommends the **separation chamber** be inspected and cleaned a minimum of once a year. The procedure is easily done with the use of any standard vacuum truck. *This procedure takes approximately 30 minutes.*

1. Remove grate or manhole to gain access to the catch basin filter.
2. Remove catch basin filter. Where possible the maintenance should be performed from the ground surface. Note: entry into an underground stormwater vault such as an inlet vault requires certification in confined space training.
3. With a pressure washer spray down pollutants accumulated on walls and cartridge filters.
4. Vacuum out separation chamber and remove all accumulated debris and sediments.
5. Replace catch basin filter, replace grate or manhole cover.
6. Transport all debris, trash, organics and sediments to approved facility for disposal in accordance with local and state requirements.

3. <u>Replace Cartridge Filter Media (BioMediaGREEN™)</u> – Modular Wetland Systems, Inc. recommends the **cartridge filters** media be inspected and cleaned a minimum of once a year. The procedure will require prior maintenance of separation chamber. *Replacement of media takes approximately 45 minutes.*

1. Remove grate or manhole to gain access to the catch basin filter.
2. Remove catch basin filter. Where possible the maintenance should be performed from the ground surface. Note: entry into an underground stormwater vault such as an inlet vault requires certification in confined space training.
3. Enter separation chamber.
4. Unscrew the two ½" diameter bolts holding the lid on each cartridge filter and remove lid and place outside of unit.
5. Remove each of the 14 BioMediaGREEN filter blocks in each cartridge and remove from chamber for disposal.
6. Spray down the outside and inside of the cartridge filter to remove any accumulated sediments.
7. Replace with new BioMediaGREEN filter blocks insuring the blocks are properly lined up and seated in the bottom.
8. Replace the lid and tighten down bolts.
9. Replace catch basin filter, replace grate or manhole cover.
10. Transport all debris, trash, organics, spent media and sediments to approved facility for disposal in accordance with local and state requirements.

4. <u>Replace Drain Down Filter Media (BioMediaGREEN™)</u> – Modular Wetland Systems, Inc. recommends the **drain down filter** be inspected and maintained a minimum of once a year. *Replacement of media takes approximately 5 minutes.*

1. Open hatch of discharge chamber
2. Enter chamber, unlatch drain down filter cover.
3. Remove BioMediaGREEN filter block
4. Replace with new block, replace and latch cover.
5. Exit chamber, close and lock down the hatch.
6. Transport spent media to approved facility for disposal in accordance with local and state requirements.

5. <u>Trim Vegetations</u> – Modular Wetland Systems, Inc. recommends the plants/vegetation be inspected and maintained a minimum of once a year. It is also recommended that the plants receive the same care as other landscaped areas. **Note: No fertilizer is to be used on this area.** *Trimming of vegetation takes approximately 15 minutes.*

<u>6. Evaluate Wetland Media Flow Hydraulic Conductivity</u> – Modular Wetland Systems, Inc. recommends system flow be inspected and observed a minimum of once a year. This needs to be done during a rain event. *Inspection and Observation takes approximately 5 minutes.*

1. Open hatch of discharge chamber
2. Observe the level of flow from the bottom valve or orifice plate.
3. If flow is steady and high the system is operating normally.

4. If little or no flow is observed exiting the valve possible maintenance to the biofiltration wetland chamber may be needed. Contact Modular Wetlands for further assistance.
5. Exit chamber, close and lock down the hatch.

7. Wetland Media Replacement – Modular Wetland Systems, Inc. recommends the wetland media be replaced a minimum of one every 20 years. *Inspection takes approximately 15 minutes. Replacement of rock media takes approximately 6 hours and requires a vacuum truck.*

1. Remove plants from the wetland chamber.
2. Use a vacuum truck or shovel to remove all wetland media.
3. Spray down the walls and floor of the chamber and vacuum out any accumulated pollutants.
4. Spray down perforated piping and netting of flow matrix and the inflow and outflow end to remove any accumulated pollutants.
5. Vacuum out any standing water from the media removal and insure the chamber is cleaning.
6. Use a small backhoe to fill chamber with new media. Call Modular Wetland Systems, Inc. for media delivery information.
7. Install BioMediaGREEN filter blocks across over the entire filter bed. Fill with media until 9” from top. The install filter blocks which are 3” thick. Fill the top 6” inches with wetland media.
8. Plant new vegetation in the same configuration and quantity as old vegetation. Dig down until the BioMediaGREEN is exposed. Cut out a small circle of the BioMediaGREEN. Remove plant from container including soil ball and place in the whole cut out of the BioMediaGREEN. Cover up with wetland media.
9. Spray down the plants and media with water to saturate.
10. Continue supplemental irrigation (spray or drip) for at lest 90 days.

7. Other Maintenance Notes –

1. Following maintenance and/or inspection, the maintenance operator shall prepare a maintenance/inspection record. The record shall include any maintenance activities performed, amount and description of debris collected, and condition of the system and its various filter mechanism. .
2. The owner shall retain the maintenance/inspection record for a minimum of five years from the date of maintenance. These records shall be made available to the governing municipality for inspection upon request at any time.
3. Any person performing maintenance activities must have completed a minimum of OSHA 24-hour hazardous waste worker (hazwoper) training.
4. Remove access manhole lid or grate to gain access to filter screens and sediment chambers. Where possible the maintenance should be performed from the ground surface. Note: entry into an underground stormwater vault such as an inlet vault requires certification in confined space training.
5. Transport all debris, trash, organics and sediments to approved facility for disposal in accordance with local and state requirements.
6. The hydrocarbon boom is classified as hazardous material and will have to be picked up and disposed of as hazardous waste. Hazardous material can only be handled by a certified hazardous waste trained person (minimum 24-hour hazwoper).

Maintenance Sequence –

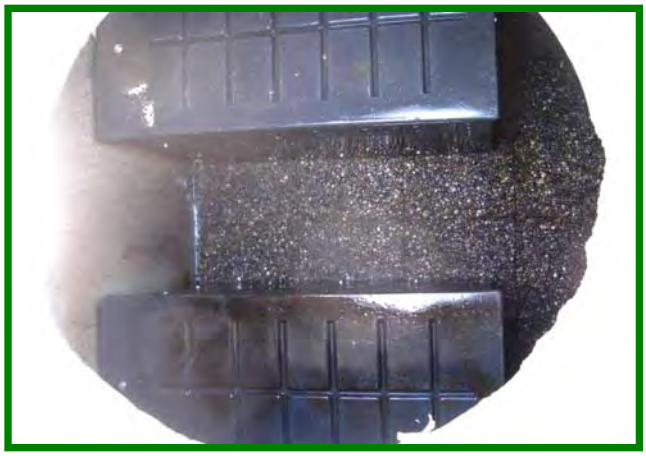
Access Pre-Treatment Chamber by Removing Manhole or Grate Cover

Assess Pollutant Loading in Catch Basin Filter and Sediment Chamber

Vacuum Catch Basin Filter

Remove Catch Basin Filter

Vacuum out the Sediment Chamber



Enter Chamber Remove Lids of Cartridge Filters

Remove Spent BioMediaGREEN Filter Blocks

Spray Down and Clean Cartridge Filter Housing

Replace with New BioMediaGREEN Filter Blocks and Replace Lid, then Catch Basin Filter and Replace Manhole or Grate

Open Discharge Chamber Lid to Asses Wetland Media Flow Rate and Replace Drain Down Filter Near Bottom

Evaluate Vegetation and Trim if Needed. Maintenance Complete.

Please Contact Modular Wetland Systems, Inc. for More Information:

760-433-7640

info@modularwetlands.com

BIO-CLEAN ROUND R-GISB MEDIA FILTERS MAINTENANCE

Round Curb Inlet Filter (R-GISB)

PROVEN STORMWATER TREATMENT TECHNOLOGY

BIO CLEAN ENVIRONMENTAL SERVICES, INC.

Overview

The Bio Clean Round Curb Inlet Filter (R-GISB) is a favorite amongst cities and municipalities nationwide. Many agencies have chosen this system as their standard due to its quick cleaning time and large storage capacity.

Its patented 'Shelf System' allows cleaning to be done in less than 15 minutes, and its larger storage capacity of 3.85 cubic feet allows for maximized cleaning intervals and minimized attention required by maintenance crews.

The modularized design of the 'Shelf System' for curb inlets makes it adaptable to any size or type catch basin.

Its multi-stage filtration screens allow this device to meet "full trash capture" requirements by removing 100% of trash & debris 5 mm and greater. Made of marine grade fiberglass and high grade stainless steel these filters come in standard and custom designs.

This filtration system addresses a wide array of pollutants including trash & debris, sediments, TSS, nutrients, metals, and hydrocarbons.

Includes the Patented 'Shelf System'

Higher Storage Capacity & 15 Minute Service Time

Advantages

- 8 Year Warranty
- Works in Any Size Catch Basin
- No Nets or Geofabrics
- 15+ Year User Life
- Meets **LEED** Requirements
- Patented Shelf System
- Fiberglass Construction

Performance

- 74%-86% Removal of TSS
- 54% Removal of Oils & Grease
- 57%-71% Removal of Phosphorus
- 56%-60% Removal of Nitrogen

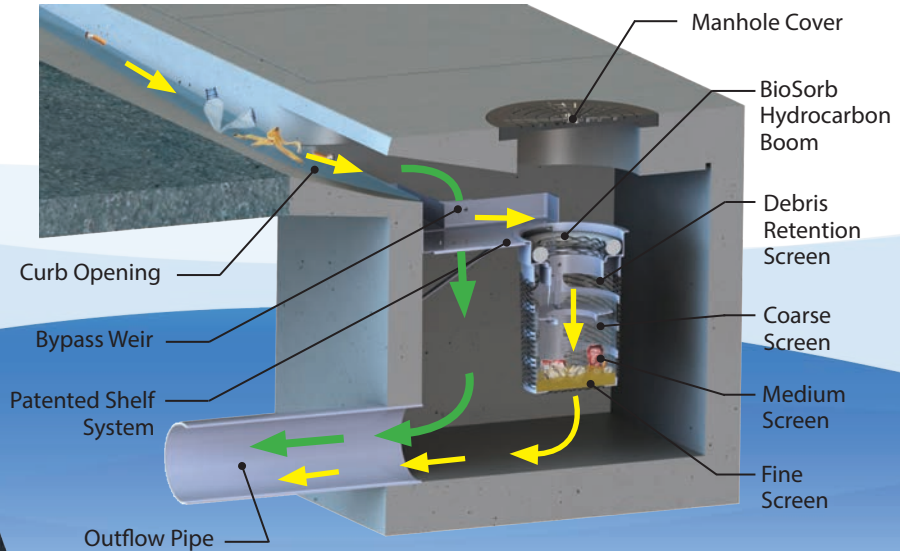
Specifications

Model #	Treatment Flow (CFS)	Bypass Flow (CFS)
BC-RGISB-22-24	2.4	Unlimited

Operation

Bypass Flow Path

Treatment Flow Path



www.BioCleanEnvironmental.com

Round Curb Inlet Filter (R-GISB)

PROVEN STORMWATER TREATMENT TECHNOLOGY

Media Filter

The Bio Clean Round Curb Inlet Media Filter (RGISB-MF) is an advanced level filtration device designed with a multi-layered media filter for increased removal efficiencies.

Performance

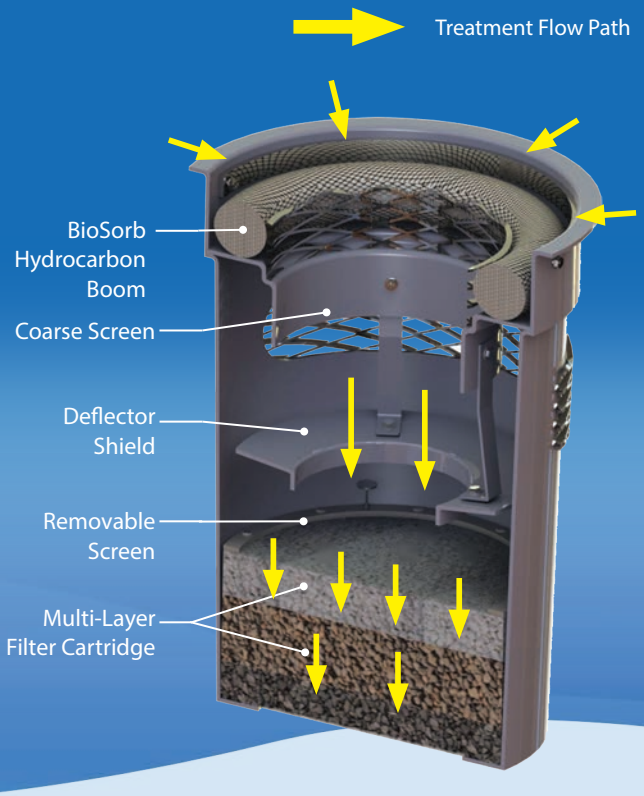
- 85% Removal of Fine TSS
- 69% Removal of Dissolved Phosphorus
- 95% Removal of Copper
- 87% Removal of Lead
- 95% Removal of Zinc
- 90% to 95% Removal of Oils & Grease
- 68% Removal of Fecal Coliform (bacteria)

Specifications

Model #	Media Treatment Flow (CFS)	Screen Treatment Flow (CFS)	Bypass Flow (CFS)
BC-RGISB-MF-22-24	0.12	2	Unlimited

Higher Flow Rate Models Available

Operation

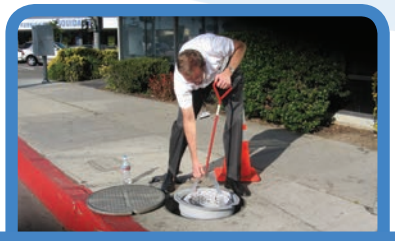


Installation & Maintenance

- Cleaned Without Catch Basin Entry ✓
- Cleaned Easily With Vac Truck ✓
- 15 Minute Service Time ✓

Application

- Parking Lots
- Roadways



Easily Removed without Entry into Basin

Always Positioned Under Manhole Opening

Approvals

City and County of Honolulu

County of San Diego

County of Orange

Meets Full Capture Requirements

2972 San Luis Rey Rd
Oceanside, CA 92058
p 760.433.7640 f 760.433.3176
www.BioCleanEnvironmental.com

BIO CLEAN

ATTACHMENT G

(To be completed at Construction Documents)

Treatment Control BMP Certification for DPW Permitted Land Development Projects

After TCBMP construction, complete a TCBMP Certification form to verify with County staff that all constructed TCBMPs on the record plans match the approved TCBMPs in the most current SWMP. TCBMP Certification must be completed and verified for permit closure.

ATTACHMENT G

(To be completed at Construction Documents)

Treatment Control BMP Certification for DPW Permitted Land Development Projects

After TCBMP construction, complete a TCBMP Certification form to verify with County staff that all constructed TCBMPs on the record plans match the approved TCBMPs in the most current SWMP. TCBMP Certification must be completed and verified for permit closure.

ATTACHMENT H

HMP Study

(See Attachment D)

ATTACHMENT I

Geomorphic Assessment

(Contact County staff immediately if you are planning to conduct a Geomorphic Assessment. A Geomorphic Assessment must be performed if the project is using a "Medium" low flow threshold of $0.3Q_2$ or a "High" low flow threshold of $0.5Q_2$.)

(See "Hydromodification Screening for Lake Jennings Marketplace" under separate cover prepared by Chang Consultants.)

ATTACHMENT J

HMP Exemption Documentation

N/A

ATTACHMENT K

Addendum

LAKE JENNINGS MARKETPLACE
WATER QUALITY TREATMENT AND STORAGE EXHIBIT

Bio-Retention Basin + Vault Treatment and Storage Calculations

IMP No.	DMA No.	Basin Area (acre)	Total Tributary Area to Unit (acre)	Sizing Factor $0.5Q_2$	Minimum Amount of Treatment Area Required (sq-ft)	Actual Treatment Area Provided (sq-ft)	Vault Sizing Factor $0.5Q_2$	Size Vault (cu- ft)
1	101	0.33	0.33	0.04	575	621	0.14	2012
2	102	1.55	1.55	0.04	2701	2770	0.14	9453
3	103	0.56	0.56	0.04	976	976	0.14	3415
4	104	0.35	0.35	0.04	610	680	0.14	2134
5	105	0.23	0.23	0.04	401	430	0.14	1403
6	106	0.21	0.21	0.04	366	543	0.14	1281
7	107	0.37	0.37	0.04	645	724	0.14	2256
9	109	1.83	1.83	0.04	3189	3618	0.14	11160
10	110	0.62	0.62	0.04	1080	1552	0.14	3781
11	111	0.54	0.54	0.04	941	1103	0.14	3293
							TOTAL	40188

Bio-Retention Basin + Hydromodification Calculations

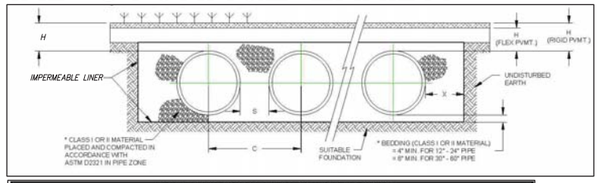
IMP No.	DMA No.	Basin Area (acre)	Total Tributary Area to Unit (acre)	Area Sizing Factor $0.5Q_2$	Minimum Amount of Treatment Area Required (sq-ft)	Actual Treatment Area Provided (sq-ft)	V1-Sizing Factor $0.5Q_2$	Volume V1	V2-Sizing Factor $0.5Q_2$	Volume V2
12	112	0.49	0.49	0.075	1601	1700	0.0625	1334	0.045	960

Modular Wetland Treatment Calculations

IMP No.	DMA No.	Basin Area (acre)	Total Tributary Area to Unit (acre)	Maximum Treatment Area Allowable (see Attachment D)
8 (L-4-8)	108	0.46	0.46	0.57
13 (L-4-4)	113	0.14	0.14	0.25
14 (L-4-8)	114	0.47	0.47	0.57
15 (L-4-15)	115	0.87	0.87	0.87

OVERALL VAULT SIZING

IMP No.	DMA No.	Basin Area (acre)	Vault Sizing Factor	Vault Size (cu-ft)
8	108	0.46	0.14	2805
13	113	0.14	0.14	854
14	114	0.47	0.14	2866
15	115	0.87	0.14	5306
IMP #1 through IMP #7, IMP #9 through IMP #11				40188
			TOTAL	52019



BIO CLEAN ROUND RGISB Media Filter (PUBLIC RIGHT-OF-WAY)

IMP No.	DMA No.	Basin Area (acre)	Runoff Coefficient "C"	Intensity- (inch/hour)	Required Treatment Flow "Q" (CFS)	BIO-CLEAN Curb Inlet Media Filter Model # (See Appendix D)	Maximum Treatment Flow Capacity of BIO-CLEAN Curb Inlet Media Filter (See Appendix D)
IMP #16	116	0.86	1	0.20	0.17	BC-RGISB-MF-22-24	0.19
IMP #17	117	0.50	1	0.20	0.10	BC-RGISB-MF-22-24	0.19
IMP #18	118	0.24	1	0.20	0.05	BC-RGISB-MF-22-24	0.19
IMP #19	119	0.79	1	0.20	0.16	BC-RGISB-MF-22-24	0.19
IMP #20	120	0.44	0.78	0.20	0.07	BC-RGISB-MF-22-24	0.19

LEGEND:

BIO-RETENTION PLUS VAULT

BIO-RETENTION PLUS HYDROMODIFICATION

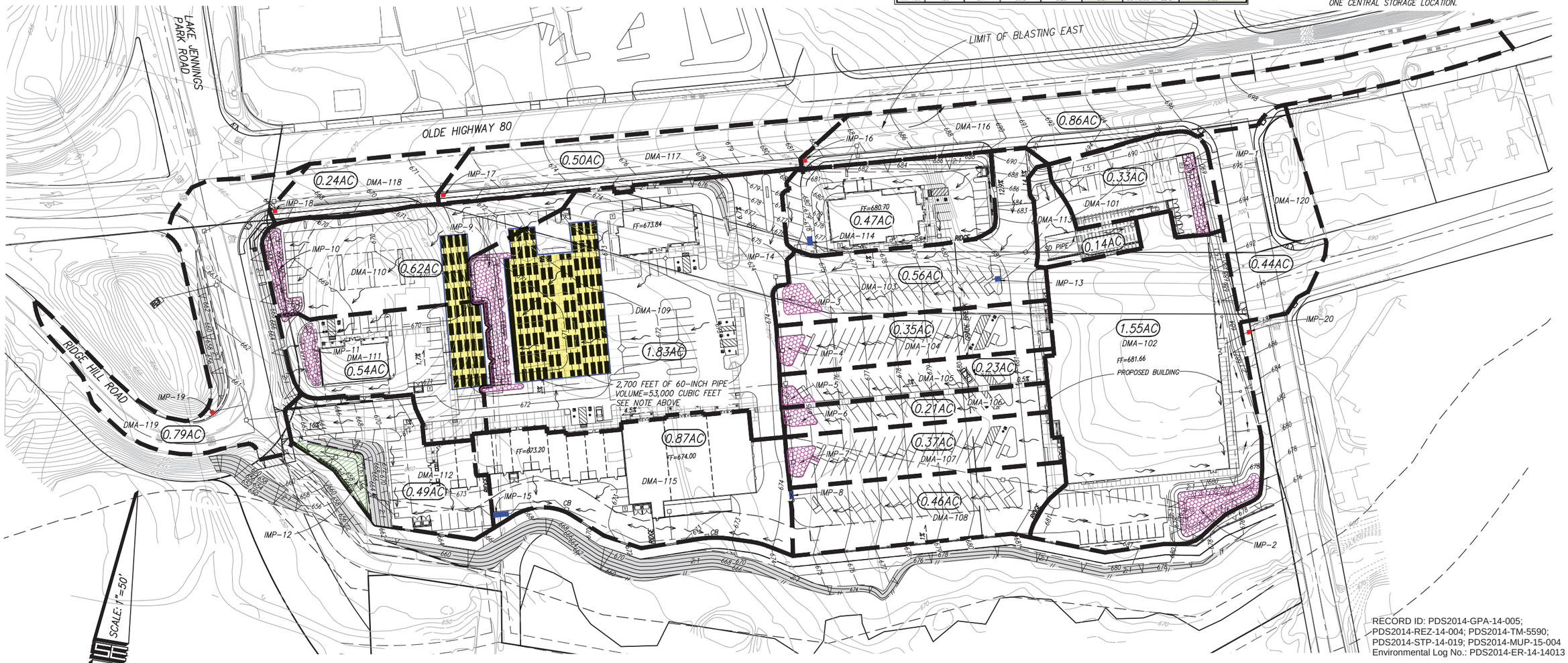
MODULAR WETLAND SYSTEM

60" STORAGE PIPE (SEE SECTION HEREON)

BIO CLEAN ROUND R-GISB

100-YEAR STORM NOTE

THE 100-YEAR STORM VOLUME FOR THE PROPOSED SITE IS APPROXIMATELY 24,000 CUBIC FEET WHICH IS WITHIN THE CAPACITY OF THE PROPOSED STORAGE SYSTEM. IT IS INTENDED THAT THE STORAGE SYSTEM FOR THIS SITE WILL BE MULTI-PURPOSED AND WILL ADDRESS HYDROMODIFICATION AND 100-YEAR FLOW ATTENTION IN ONE CENTRAL STORAGE LOCATION.



RECORD ID: PDS2014-GPA-14-005; PDS2014-REZ-14-004; PDS2014-TM-5590; PDS2014-STP-14-019; PDS2014-MUP-15-004
Environmental Log No.: PDS2014-ER-14-14013

SEE FULL SIZE EXHIBIT IN POCKET OF THIS REPORT

REVISED 01-30-15
REVISED 10-29-14

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DESIGNER:	NH
DRAWN:	AMJ
DATE:	3-12-14
JOB NO.:	921-13-06

LAKE JENNINGS MARKETPLACE
WATER QUALITY TREATMENT AND STORAGE EXHIBIT

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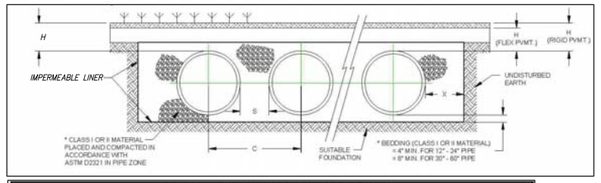

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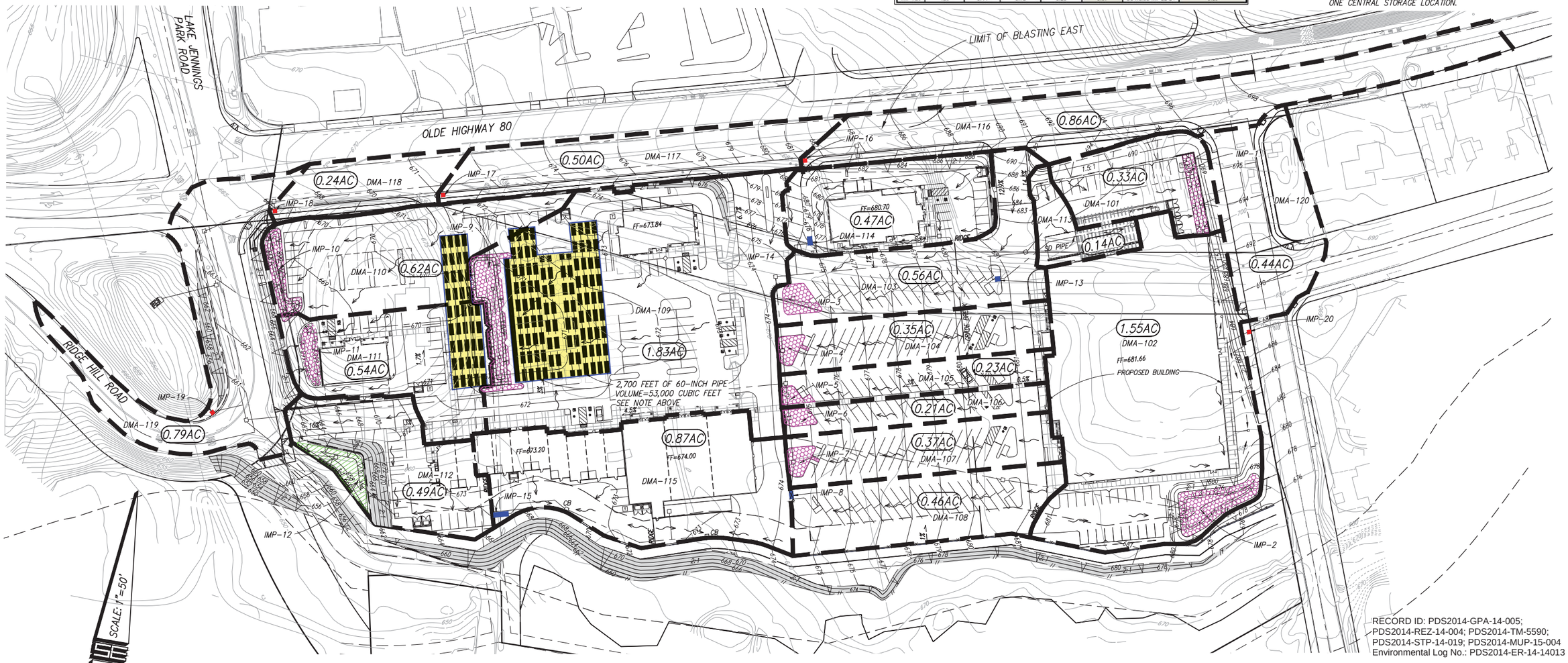

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