



Town of Apple Valley Development Permit Application



The Town of Apple Valley encourages prospective applicants to attend a conference with the Development Advisory Board, prior to formal submittal of a permit application. The conference should take place prior to any substantial investment.

Listed below are the fees and materials that must be submitted with your application for a Development Permit. The project application will not be accepted for processing unless all requested information and materials have been submitted and determined to be complete and adequate. Upon initial review of the project, additional technical studies may be required prior to determining that the application is complete. **Project submittals which do not include these items will not be accepted for processing. All plans must be collated, stapled and folded to 8 1/2" x 11" notebook size.** Upon submittal, filing fees will be collected as listed below. Make checks payable to the Town of Apple Valley. Please feel free to contact the Planning Division at (760) 240-7000 Ext.7200 if you have any questions.

APPLICATION PROCESSING FEES:

| | <u>Initial Deposit</u> | <u>Actual Cost not to exceed</u> |
|--|------------------------|----------------------------------|
| <input type="checkbox"/> Major Projects | \$4,007 | Actual Cost |
| <input type="checkbox"/> Minor Projects, <i>Additions to existing or approved buildings, except residential, more than 50% of existing floor area or 2,500 square feet of new construction.</i> | \$1,497 | Actual Cost |
| <input type="checkbox"/> Review of new public school site | No charge | No charge |
| <input type="checkbox"/> Apple Valley Fire District review (check made payable to AVFP) | | |
| 0 to 4,999 sq. ft. | \$ 275 | |
| 5,000 to 10,000 sq. ft. | \$ 370 | |
| 10,001 to 25,000 sq. ft. | \$ 460 | |
| 25,001 to 50,000 | \$ 550 | |
| 50,001 to 75,000 | \$ 645 | |
| 75,001 to 100,000 | \$ 735 | |
| 100,000 + | \$ 830 | |
| Plus \$80 each additional 10,000 sq. ft. or portion thereof | | |

**A Conditional Use Permit is required for any new structures of 230,000 square feet or larger within any Commercial Zoning District or 750,000 square feet within the Industrial Zoning District.*

***Should processing time exhaust the initial deposit amount, the applicant will be required to deposit additional funds.**

GENERAL REQUIREMENTS

- _____ 1. Completed General Application form and filing fees.
- _____ 2. Complete Project Description and Environmental Information Form.
- _____ 3. Items on the attached "Property Owner's Mailing List" Form (Page 7)
- _____ 4. Completed Hazardous Waste Site Statement (Page 9)
- _____ 5. One (1) copy of a current:
 - a. Preliminary title report within thirty (30) days of filing the application that shows all recorded easements;
 - b. Assessor's parcel map; and
 - c. Grant Deeds for all involved properties.
- _____ 6. One (1) set of preliminary grading plans and preliminary hydrology study/drainage plans containing information on existing structures, contours, elevations; proposed grades, circulation and drainage improvements, including streets, drainage courses on the site and within 100 feet of the boundaries of the site, and one (1) water quality management plan (WQMP) as specified in the attached template.
- _____ 7. One (1) set of conceptual landscape plans containing information (the plan shall be consistent with all other required plans): (a) type, location, size, number and spacing of plant materials and (b) plant list which includes common and botanical names.
- _____ 8. Building elevations of all sides of all proposed structures, with dimensions (typicals may be used).
- _____ 9. One colored elevation and a materials rendering folded to 8½" X 11". A material board and a mounted, display quality elevation and/or rendering will be required for Planning Commission review.
- _____ 10. Photographs of project site and adjacent properties.
- _____ 11. One (1) floor plan drawn to scale and fully dimensioned.
- _____ 12. One (1) CD containing all submitted graphics in both .jpg and .pdf formats.
- _____ 13. Planning Commission review = **fifteen (15) full sets of plans collated into individual packets and folded to 8 ½" X 11" size and one reduced set (8 ½" X 11")**
Director review = **ten (10) full sets of plans collated into individual packets and folded to 8½" X 11" size and one reduced set (8 ½" X 11") that include the following:**

INCLUDE THE FOLLOWING INFORMATION ON YOUR PLANS:

SITE PLAN

- _____ 1. Project's current address, Assessor's parcel number, Applicant's name and phone number.

- _____ 2. *Site plan shall be accurately dimensioned, drawn to scale (preferably 1"=20', 1"=30', or 1"= 40' scale) and include, but not limited to:*
 - Scale, north arrow, and vicinity map.
 - Location of existing and proposed buildings.
 - Location and width of all easements and dedicated right-of-ways and offers of dedication.
 - Location and dimension and type of surfacing of all driveways, parking spaces and loading areas.
 - Footprint and overhangs of all existing and proposed structures on the site and within twenty-five (25) feet of the boundaries of the site.
 - Location of all building entrances and loading doors.
 - All setbacks and distances between buildings and/or structures.
 - Location of all trash enclosures, transformers and any equipment outside of building.
 - Location of all existing fire hydrants within 300 feet of project site.
 - Proposed phases (if any) of project and estimated timing of completion for each phase.
 - Location and heights of all walls or fences with details, materials, construction and height differentials from abutting property if fence/wall is located on a property line.
 - Identify septic location/relocation.

- _____ 3. Provide a legend on the site plan with a statistical inventory including:
 - Current Zoning;
 - Project area (ac/sf)
 - Structure sf
 - Percentage of site covered by buildings.
 - Parking circulation and landscaping sf and %
 - Useable floor area sf
 - Structure height
 - Construction materials.
 - Number of parking and loading spaces required and provided.
 - Total lot square footage;
 - Indicate the intended occupancy type of all buildings on your site and designate the type of construction (exterior walls and roof included). Identify buildings to be sprinklered and non-sprinklered.

- _____ 4. Correctly dimension all streets and alleyways from their centerline to curb, curb to sidewalk and sidewalk to property line. Show location of all driveways or streets opposite your project. Indicate all street names for those streets serving or abutting your property.

- _____ 5. Show existing fire hydrants within 300 feet of your project site. Indicate any proposed fire hydrants.

- _____ 6. Show proposed Fire Department vehicle access lane.

- _____7. Show and dimension all property lines and setbacks. Provide locations and dimensions of all existing and proposed easements and all property to be dedicated to the Town.
- _____8. Provide the distance to all buildings within 100 feet of your site. State the type of construction of those buildings, including length, height and roof construction. (This is necessary so the Fire Department can evaluate fire flow requirements.)
- _____9. Dimension all existing and proposed buildings. Specify all structures to be demolished or removed. Show location, height and construction type of exterior walls and fences.
- _____10. Indicate and fully dimension the location and size of all trash storage areas, landscape and open space areas. Parking layout must be fully dimensioned and tabulated for both on-site and off-site parking.
- _____11. On your site plan provide the location of all utility related equipment (including electrical transformer, meters, etc.).
- _____12. Location & heights of all walls or fences with details, materials, construction and height differentials from abutting property if fence/wall is located on a property line.
- _____13. Septic location\relocation.

FLOOR PLANS

- _____14. Fully dimensioned floor plan showing proposed use of all areas (examples: office, storage, conference, etc.)
- _____15. For ABC License submittals, the square footage of the displays and storage area for alcoholic beverages shall be on the floor plans. For restaurants, include a seating plan.
- _____16. For multi-family residential projects, include the unit type (number of bedrooms) and the unit mix.
- _____17. One copy of a water purveyor service letter.
- _____18. One reduced Site Plan (8 1/2" X 11")

COMMENTS

Be aware that, if determined by Town staff, additional reports, such as a traffic study, hydrology study or noise report, may be requested for inclusion with the Development Permit submittal.



Town of Apple Valley General Application



FOR TOWN USE ONLY

Date Submitted: _____ Case No.: _____ Received By: _____

*Planning Fee: _____ Other Fees: _____ Case Planner: _____

Please type or print legibly in ink

TYPE OF APPLICATION:

| | |
|----------------------------------|----------------------------|
| Conditional Use Permit _____ | Specific Plan _____ |
| Development Permit _____ | Temporary Use Permit _____ |
| Deviation Permit _____ | Tentative Parcel Map _____ |
| Modification or Amendments _____ | Tentative Tract Map _____ |
| General Plan Amendment _____ | Variance _____ |
| Special Use Permit _____ | Zone Change _____ |
| Other _____ | Site Plan Review _____ |

Case No. (Staff) _____

Project Address/Location Description _____

APPLICANT INFORMATION:

Property Owner _____ Telephone _____

Address _____ City _____ State _____ Zip _____

Applicant _____ Telephone _____

Address _____ City _____ State _____ Zip _____

Applicant's Representative _____ Telephone _____

(if different than Applicant)

Address _____ City _____ State _____ Zip _____

Email _____ Fax _____

PROJECT INFORMATION:

Related Projects _____
Assessor's Parcel No. (s) _____ Tract _____ Lot _____
Property Size: Gross Acres _____ Net Acres _____ Square Feet _____
Total Square Footage of Proposed Building(s) _____ No. Of Units _____
General Plan Designation _____ Zoning _____
Proposed Use of Land/Building(s) _____
Detailed Description of Project (**Required**) _____

OWNER'S AUTHORIZATION AND AFFIDAVIT:

I am/We are the legal owner(s) of said property and do hereby certify that all the foregoing information is true and correct and recognize that if any information proves to be false or incorrect the Town shall be released from any liability incurred and any permits or approvals may be null and void.

Printed Name(s) of Legal Owner(s) _____ Date _____
_____ Date _____
Signature(s) _____ Date _____
_____ Date _____

This will serve to notify you and verify that I am/we are the legal owner(s) of the property described in the project application and do hereby authorize the listed representative to file this and represent my/our interest in the application.

Signature _____

(A Letter of Authorization form may be submitted in lieu of the legal owner's signature.)

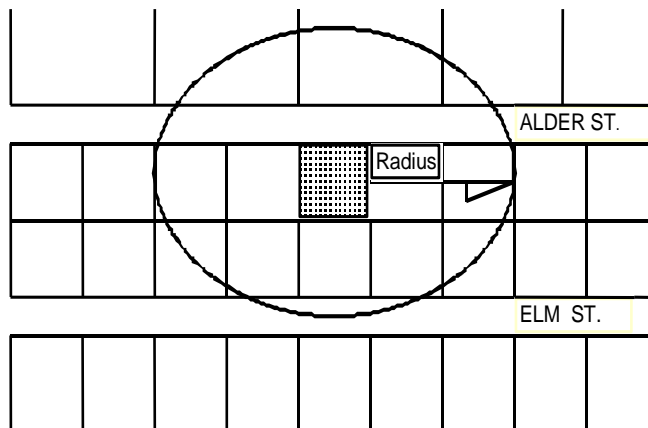
Signature of Representative _____ Date _____

PROPERTY OWNERS MAILING LIST

The surrounding property owner information must be obtained from the most current San Bernardino County Assessor's roll or shall be prepared and verified by a title company doing business in San Bernardino County. The County Assessor's office is located at 15900 Smoke Tree Street, Suite 221, Hesperia, CA. 92345.

- Two (2) sets of adhesive labels containing the mailing address of the owner(s), applicant(s) and of all surrounding property owners, including vacant properties. Mailing labels must contain: Assessor's Parcel Number, property owners name, address and zip code.
 Site of 5 acres or less properties within a radius of 300 feet.
 Site of 5 - 20 acres properties within a radius of 500 feet.
 Site of 21 - 160 acres properties within a radius of 700 feet.
 Site of 161 acres or more properties within a radius of 1,300 feet.
 Mailing address should contain: Assessor's Parcel Number, property owners name, address and zip code.
- One (1) copy of the labels sheets.
- One (1) radius map showing the subject property and all surrounding properties. The appropriate radius shall be drawn from the exterior boundaries of the subject property as shown in the sample below. The scale of the radius map shall be large enough to clearly show all surrounding properties.

Sample Vicinity/Radius Map
(See above for required radius)



SURROUNDING PROPERTY OWNERS LIST CERTIFICATION

(To be submitted with application)

I, _____, certify that on _____ the attached property owners list was prepared by _____ pursuant to the requirements of the Town of Apple Valley. Said list is a complete compilation of the owner(s), applicant(s) and representative of the subject property and all owners or surrounding properties within a radius of _____ feet from the exterior boundaries of the subject property and is based on the latest equalized assessment rolls of the San Bernardino County Assessor's Office dated _____. I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect and erroneous information may be grounds for refection or denial of the development application.

Signed _____ Print Name _____ Date _____

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TOWN OF APPLE VALLEY MEMO

Date: July 12, 2007
TO: Applicants/Representatives
FROM: Lori Lamson, Assistant Director of Community Development
SUBJECT: **HAZARDOUS WASTE AND SUBSTANCE SITES**

Government Code Section 65962.5 requires each applicant for any development project to consult the State List of Hazardous Waste and Substance Sites. Based upon the list, the applicant/representative is required to submit a signed statement to the Town of Apple Valley indicating whether the project is located on a site which is included on the list before the Town accepts the application as complete. If the project is listed by the State as a hazardous waste or substance site, the applicant must fully describe on the "Environmental Information Form" the nature of the hazard and the potential environmental impact. The "Environmental Information Form" is a section within the Town of Apple Valley General Application packet. Attached is a standard statement for the applicant to sign.

The State list of Hazardous Waste and Substance Sites (which is annually updated) may be reviewed at the following web site address:

<https://dtsc.ca.gov/dtscs-cortese-list/>

Attachment: Hazardous Waste Site Statement

LL:df



HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Apple Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I have also been informed by the Town of Apple Valley that, as of the date of executing this Statement, the OPR has not yet compiled and distributed a list of hazardous waste sites as required by said Section 65962.5.

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: _____

Applicant/Representative printed name

Applicant/Representative signature

Dated: _____

Applicant/Representative printed name

Applicant/Representative signature



ENVIRONMENTAL INFORMATION FORM

(To be completed by applicant)

Date Submitted _____

General Information

- 1. Indicate type(s) of permit application for the project to which this form pertains:

- 2. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

- 3. Existing Zoning District: _____
- 4. Existing General Plan designation _____
- 5. Proposed use of site (Project for which this form is filed):

Project Description

- 6. Site size _____
- 7. Square footage _____
- 8. Number of floors of construction _____
- 9. Amount of off-street parking provided _____
- 10. Anticipated incremental development/phasing _____

- 11. Associated project _____
- 12. If residential, include the number of units, schedule of unit sizes and type of household size expected _____

- 13. If commercial, indicate the type, whether neighborhood, town or regionally oriented, square footage of sales area, and loading facilities _____

14. If industrial, indicate type, estimated employment per shift, and loading facilities

15. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project _____

16. If the project involves a Variance, Conditional Use or Zone Change application, state this and indicate clearly why the application is required _____

Are the following items applicable to the project or its effects? Discuss below all items checked "Yes." (attach additional sheets as necessary).

Environmental Impacts

| | Yes | No |
|--|--------------------------|--------------------------|
| 17. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours. | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Change in scenic vistas or views from existing residential areas or public lands or roads. | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. Change in pattern, scale or character of general area of project. | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. Significant amounts of solid waste or litter. | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. Change in dust, ash, smoke, fumes or odors in vicinity. | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. Changes in ocean, bay, lake, river, stream, lake, or ground water quality or quantity, or alteration of existing drainage patterns | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. Substantial change in existing noise or vibration levels in the vicinity | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. Substantial new light or glare. | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. Alterations in the location, distribution, density, or growth rate of the human population of the area. | <input type="checkbox"/> | <input type="checkbox"/> |
| 26. Impacts on existing housing or create a demand for additional housing. | <input type="checkbox"/> | <input type="checkbox"/> |

- | | <u>Yes</u> | <u>No</u> |
|---|--------------------------|--------------------------|
| 27. Site on filled land or on slope of 10 percent or more. | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). | <input type="checkbox"/> | <input type="checkbox"/> |
| 30. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.). | <input type="checkbox"/> | <input type="checkbox"/> |
| 31. Relationship to a larger project or series of projects, existing or future. | <input type="checkbox"/> | <input type="checkbox"/> |
| 32. Impacts upon the quality or quantity of existing recreational opportunities. | <input type="checkbox"/> | <input type="checkbox"/> |
| 33. Impacts to existing parking or transportation facilities, generate substantial additional vehicle movement or the need for additional parking or transportation facilities. | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

34. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures,. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
35. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment house, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date _____

Signature _____

For _____



Town of Apple Valley



Priority Project Water Quality Management Plan

For:

Insert Project Name

WHERE APPLICABLE, INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, LAND DEVELOPMENT FILE NO., CUP, SUP AND/OR APN (SPECIFY LOT NUMBERS IF SITE IS A PORTION OF A TRACT)

Prepared for:

Insert Owner/Developer Name

Insert Address

Insert City, State, ZIP

Insert Telephone

Prepared by:

Insert Consulting/Engineering Firm Name

Insert Address

Insert City, State, ZIP

Insert Telephone

Submittal Date: Insert Initial Submittal Date

Revision No. and Date: Insert No and Current Revision Date

Revision No. and Date: Insert No and Current Revision Date

Final Approval Date: _____

Project Owner's Certification

This Town of Apple Valley Water Quality Management Plan (WQMP) has been prepared for Insert Owner/Developer Name by Insert Consulting/Engineering Firm Name. The WQMP is intended to comply with the requirements of the Town of Apple Valley and the Phase II Small MS4 General Permit for the Mojave River Watershed. The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan and will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the Phase II Small MS4 Permit and the intent of the Town of Apple Valley's compliance efforts. Once the undersigned transfers its interest in the property, its successors in interest and the Town of Apple Valley shall be notified of the transfer. The new owner will be informed of its responsibility under this WQMP. A copy of the approved WQMP shall be available on the subject site in perpetuity.

"I certify under a penalty of law that the provisions (implementation, operation, maintenance, and funding) of the WQMP have been accepted and that the plan will be transferred to future successors."

| Project Data | | | |
|--|--|----------------------------|------|
| Permit/Application Number(s): | | Grading Permit Number(s): | |
| Tract/Parcel Map Number(s): | | Building Permit Number(s): | |
| CUP, SUP, and/or APN (Specify Lot Numbers if Portions of Tract): | | | |
| Owner's Signature | | | |
| Owner Name: | | | |
| Title | | | |
| Company | | | |
| Address | | | |
| Email | | | |
| Telephone # | | | |
| Signature | | | Date |

Preparer's Certification

| Project Data | | | |
|--|--|----------------------------|--|
| Permit/Application Number(s): | | Grading Permit Number(s): | |
| Tract/Parcel Map Number(s): | | Building Permit Number(s): | |
| CUP, SUP, and/or APN (Specify Lot Numbers if Portions of Tract): | | | |

"The selection, sizing and design of stormwater treatment and other stormwater quality and quantity control measures in this plan were prepared under my oversight and meet the requirements of State of California Water Resources Control Board Order No. 2013-0001-DWQ.

| | | |
|------------------|--|----------------|
| Engineer: | | PE Stamp Below |
| Title | | |
| Company | | |
| Address | | |
| Email | | |
| Telephone # | | |
| Signature | | |
| Date | | |

MOJAVE RIVER WATERSHED Water Quality Management Plan (WQMP)

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MOJAVE RIVER WATERSHED Water Quality Management Plan (WQMP)

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Insert Appendix Title if Applicable - Otherwise, please delete text

Insert Appendix Title if Applicable - Otherwise, please delete text

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Insert Appendix Title if Applicable - Otherwise, please delete text

Insert Appendix Title if Applicable - Otherwise, please delete text

Section I – Introduction

This WQMP template has been prepared specifically for the Phase II Small MS4 General Permit in the Mojave River Watershed. This location is within the jurisdiction of the Lahontan Regional Water Quality Control Board (LRWQCB) only. This document should not be confused with the WQMP template for the Santa Ana Phase I area of San Bernardino County.

WQMP preparers must refer to the MS4 Permit for the Mojave Watershed WQMP template and Technical Guidance (TGD) document found at: <http://cms.sbcounty.gov/dpw/Land/NPDES.aspx> to find pertinent arid region and Mojave River Watershed specific references and requirements.

Section 1 Discretionary Permit(s)

| Form 1-1 Project Information | | | | | |
|---|--|-----------------------------|--|------------|--|
| Project Name | | | | | |
| Project Owner Contact Name: | | | | | |
| Mailing Address: | | E-mail Address: | | Telephone: | |
| Permit/Application Number(s): | | Tract/Parcel Map Number(s): | | | |
| Additional Information/ Comments: | | | | | |
| Description of Project: | | | | | |
| Provide summary of Conceptual WQMP conditions (if previously submitted and approved). Attach complete copy. | | | | | |

Section 2 Project Description

2.1 Project Information

This section of the WQMP should provide the information listed below. The information provided for Conceptual/ Preliminary WQMP should give sufficient detail to identify the major proposed site design and LID BMPs and other anticipated water quality features that impact site planning. Final Project WQMP must specifically identify all BMP incorporated into the final site design and provide other detailed information as described herein.

The purpose of this information is to help determine the applicable development category, pollutants of concern, watershed description, and long-term maintenance responsibilities for the project, and any applicable water quality credits. This information will be used in conjunction with the information in Section 3, Site Description, to establish the performance criteria and to select the LID BMP or other BMP for the project or other alternative programs that the project will participate in, which are described in Section 4.

2.1.1 Project Sizing Categorization

If the Project is greater than 5,000 square feet, and not on the excluded list as found on Section 1.4 of the TGD, the Project is a Regulated Development Project.

If the Project is creating and/or replacing greater than 2,500 square feet but less than 5,000 square feet of impervious surface area, then it is considered a Site Design Only project. This criterion is applicable to all development types including detached single-family homes that create and/or replace greater than 2,500 square feet of impervious area and are not part of a larger plan of development.

| Form 2.1-1 Description of Proposed Project | | | | | |
|--|--|---|--|--------------------|--|
| 1 Regulated Development Project Category (Select all that apply): | | | | | |
| <input type="checkbox"/> #1 New development involving the creation of 5,000 ft ² or more of impervious surface collectively over entire site | <input type="checkbox"/> #2 Significant re-development involving the addition or replacement of 5,000 ft ² or more of impervious surface on an already developed site | <input type="checkbox"/> #3 Road Project – any road, sidewalk, or bicycle lane project that creates greater than 5,000 square feet of contiguous impervious surface | <input type="checkbox"/> #4 LUPs – linear underground/overhead projects that has a discrete location with 5,000 sq. ft. or more new constructed impervious surface | | |
| <input type="checkbox"/> Site Design Only (Project Total Square Feet > 2,500 but < 5,000 sq.ft) <i>Will require source control Site Design LID BMPs and other LIP requirements. See section 4. (Please go to Forms 4.1-3 and 4.3-2)</i> | | | | | |
| 2 Project Area (ft ²): | | 3 Number of Dwelling Units: | | 4 SIC Code: | |
| 5 Is Project going to be phased? Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If yes, ensure that the WQMP evaluates each phase as a distinct DA, requiring LID BMPs to address runoff at time of completion.</i> | | | | | |

2.2 Property Ownership/Management

Describe the ownership/management of all portions of the project and site. State whether any infrastructure will transfer to public agencies (City, County, Caltrans, etc.) after project completion. State if a homeowners or property owners association will be formed and be responsible for the long-term maintenance of project stormwater facilities. Describe any lot-level stormwater features that will be the responsibility of individual property owners.

Form 2.2-1 Property Ownership/Management

Describe property ownership/management responsible for long-term maintenance of WQMP stormwater facilities:

2.3 Potential Stormwater Pollutants

Best Management Practices (BMP) measures for pollutant generating activities and sources shall be designed consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment (or an equivalent manual). Pollutant generating activities must be considered when determining the overall pollutants of concern for the Project as presented in Form 2.3-1.

Determine and describe expected stormwater pollutants of concern based on land uses and site activities (refer to Table 3-2 in the TGD for WQMP).

| Form 2.3-1 Pollutants of Concern | | | |
|---|--|----------------------------|-------------------------------------|
| Pollutant | Please check: E=Expected, N=Not Expected | | Additional Information and Comments |
| Pathogens (Bacterial / Virus) | E <input type="checkbox"/> | N <input type="checkbox"/> | |
| Nutrients - Phosphorous | E <input type="checkbox"/> | N <input type="checkbox"/> | |
| Nutrients - Nitrogen | E <input type="checkbox"/> | N <input type="checkbox"/> | |
| Noxious Aquatic Plants | E <input type="checkbox"/> | N <input type="checkbox"/> | |
| Sediment | E <input type="checkbox"/> | N <input type="checkbox"/> | |
| Metals | E <input type="checkbox"/> | N <input type="checkbox"/> | |
| Oil and Grease | E <input type="checkbox"/> | N <input type="checkbox"/> | |
| Trash/Debris | E <input type="checkbox"/> | N <input type="checkbox"/> | |
| Pesticides / Herbicides | E <input type="checkbox"/> | N <input type="checkbox"/> | |
| Organic Compounds | E <input type="checkbox"/> | N <input type="checkbox"/> | |
| Other: | E <input type="checkbox"/> | N <input type="checkbox"/> | |
| Other: | E <input type="checkbox"/> | N <input type="checkbox"/> | |
| Other: | E <input type="checkbox"/> | N <input type="checkbox"/> | |

Section 3 Site and Watershed Description

Describe the project site conditions that will facilitate the selection of BMP through an analysis of the physical conditions and limitations of the site and its receiving waters. Identify distinct drainage areas (DA) that collect flow from a portion of the site and describe how runoff from each DA (and sub-watershed Drainage Management Areas (DMAs)) is conveyed to the site outlet(s). Refer to Section 3.2 in the TGD for WQMP. The form below is provided as an example. Then complete Forms 3.2 and 3.3 for each DA on the project site. ***If the project has more than one drainage area for stormwater management, then complete additional versions of these forms for each DA / outlet. A map presenting the DMAs must be included as an appendix to the WQMP document.***

| Form 3-1 Site Location and Hydrologic Features | | | |
|---|---|-----------|----------------------|
| Site coordinates take GPS measurement at approximate center of site | Latitude | Longitude | Thomas Bros Map page |
| <p>¹ San Bernardino County climatic region: <input checked="" type="checkbox"/> Desert</p> | | | |
| <p>² Does the site have more than one drainage area (DA): Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If no, proceed to Form 3-2. If yes, then use this form to show a conceptual schematic describing DMAs and hydrologic feature connecting DMAs to the site outlet(s). An example is provided below that can be modified for proposed project or a drawing clearly showing DMA and flow routing may be attached</i></p> | | | |
| | | | |
| Conveyance | Briefly describe on-site drainage features to convey runoff that is not retained within a DMA | | |
| DA1 DMA C flows to DA1 DMA A | <i>Ex. Bioretention overflow to vegetated bioswale with 4' bottom width, 5:1 side slopes and bed slope of 0.01. Conveys runoff for 1000' through DMA 1 to existing catch basin on SE corner of property</i> | | |
| DA1 DMA A to Outlet 1 | | | |
| DA1 DMA B to Outlet 1 | | | |
| DA2 to Outlet 2 | | | |

| Form 3-2 Existing Hydrologic Characteristics for Drainage Area 1 | | | | |
|--|-------|-------|-------|-------|
| For Drainage Area 1's sub-watershed DMA, provide the following characteristics | DMA A | DMA B | DMA C | DMA D |
| 1 DMA drainage area (ft ²) | | | | |
| 2 Existing site impervious area (ft ²) | | | | |
| 3 Antecedent moisture condition <i>For desert areas, use http://www.sbcounty.gov/dpw/floodcontrol/pdf/20100412_map.pdf</i> | | | | |
| 4 Hydrologic soil group <i>Refer to County Hydrology Manual Addendum for Arid Regions – http://www.sbcounty.gov/dpw/floodcontrol/pdf/20100412_addendum.pdf</i> | | | | |
| 5 Longest flowpath length (ft) | | | | |
| 6 Longest flowpath slope (ft/ft) | | | | |
| 7 Current land cover type(s) <i>Select from Fig C-3 of Hydrology Manual</i> | | | | |
| 8 Pre-developed pervious area condition: <i>Based on the extent of wet season vegetated cover good >75%; Fair 50-75%; Poor <50% Attach photos of site to support rating</i> | | | | |

| Form 3-2 Existing Hydrologic Characteristics for Drainage Area 1 (use only as needed for additional DMA w/in DA 1) | | | | |
|---|-------|-------|-------|-------|
| For Drainage Area 1's sub-watershed DMA, provide the following characteristics | DMA E | DMA F | DMA G | DMA H |
| 1 DMA drainage area (ft ²) | | | | |
| 2 Existing site impervious area (ft ²) | | | | |
| 3 Antecedent moisture condition <i>For desert areas, use http://www.sbcounty.gov/dpw/floodcontrol/pdf/20100412_map.pdf</i> | | | | |
| 4 Hydrologic soil group <i>County Hydrology Manual Addendum for Arid Regions – http://www.sbcounty.gov/dpw/floodcontrol/pdf/20100412_addendum.pdf</i> | | | | |
| 5 Longest flowpath length (ft) | | | | |
| 6 Longest flowpath slope (ft/ft) | | | | |
| 7 Current land cover type(s) <i>Select from Fig C-3 of Hydrology Manual</i> | | | | |
| 8 Pre-developed pervious area condition: <i>Based on the extent of wet season vegetated cover good >75%; Fair 50-75%; Poor <50% Attach photos of site to support rating</i> | | | | |

| Form 3-3 Watershed Description for Drainage Area | |
|--|--|
| <p>Receiving waters</p> <p>Refer to CWRCB site:</p> <p>http://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2010.shtml</p> | |
| <p>Applicable TMDLs</p> <p>http://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2010.shtml</p> | |
| <p>303(d) listed impairments</p> <p>http://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2010.shtml</p> | |
| <p>Environmentally Sensitive Areas (ESA)</p> <p>Refer to Watershed Mapping Tool –</p> <p>http://sbcounty.permitrack.com/WAP</p> | |
| <p>Hydromodification Assessment</p> | <p><input type="checkbox"/> Yes Complete Hydromodification Assessment. Include Forms 4.2-2 through Form 4.2-5 and Hydromodification BMP Form 4.3-9 in submittal</p> <p><input type="checkbox"/> No</p> |

Section 4 Best Management Practices (BMP)

4.1 Source Control and Site Design BMPs

The information and data in this section are required for both Regulated Development and Site Design Only Projects. Source Control and Site Design BMPs are the basis of site-specific pollution management.

4.1.1 Source Control BMPs

Non-structural and structural source control BMPs are required to be incorporated into all new development and significant redevelopment projects. Form 4.1-1 and 4.1-2 are used to describe specific source control BMPs used in the WQMP or to explain why a certain BMP is not applicable. Table 7-3 of the TGD for WQMP provides a list of applicable source control BMP for projects with specific types of potential pollutant sources or activities. The source control BMP in this table must be implemented for projects with these specific types of potential pollutant sources or activities.

The preparers of this WQMP have reviewed the source control BMP requirements for new development and significant redevelopment projects. The preparers have also reviewed the specific BMP required for project as specified in Forms 4.1-1 and 4.1-2. All applicable non-structural and structural source control BMP shall be implemented in the project.

The identified list of source control BMPs correspond to the CASQA Stormwater BMP Handbook for New Development and Redevelopment.

| Form 4.1-1 Non-Structural Source Control BMPs | | | | |
|--|--|--------------------------|--------------------------|--|
| Identifier | Name | Check One | | Describe BMP Implementation OR, if not applicable, state reason |
| | | Included | Not Applicable | |
| N1 | Education of Property Owners, Tenants and Occupants on Stormwater BMPs | <input type="checkbox"/> | <input type="checkbox"/> | |
| N2 | Activity Restrictions | <input type="checkbox"/> | <input type="checkbox"/> | |
| N3 | Landscape Management BMPs | <input type="checkbox"/> | <input type="checkbox"/> | |
| N4 | BMP Maintenance | <input type="checkbox"/> | <input type="checkbox"/> | |
| N5 | Title 22 CCR Compliance (How development will comply) | <input type="checkbox"/> | <input type="checkbox"/> | |
| N6 | Local Water Quality Ordinances | <input type="checkbox"/> | <input type="checkbox"/> | |
| N7 | Spill Contingency Plan | <input type="checkbox"/> | <input type="checkbox"/> | |
| N8 | Underground Storage Tank Compliance | <input type="checkbox"/> | <input type="checkbox"/> | |
| N9 | Hazardous Materials Disclosure Compliance | <input type="checkbox"/> | <input type="checkbox"/> | |

| Form 4.1-1 Non-Structural Source Control BMPs | | | | |
|--|--|--------------------------|--------------------------|--|
| Identifier | Name | Check One | | Describe BMP Implementation OR, if not applicable, state reason |
| | | Included | Not Applicable | |
| N10 | Uniform Fire Code Implementation | <input type="checkbox"/> | <input type="checkbox"/> | |
| N11 | Litter/Debris Control Program | <input type="checkbox"/> | <input type="checkbox"/> | |
| N12 | Employee Training | <input type="checkbox"/> | <input type="checkbox"/> | |
| N13 | Housekeeping of Loading Docks | <input type="checkbox"/> | <input type="checkbox"/> | |
| N14 | Catch Basin Inspection Program | <input type="checkbox"/> | <input type="checkbox"/> | |
| N15 | Vacuum Sweeping of Private Streets and Parking Lots | <input type="checkbox"/> | <input type="checkbox"/> | |
| N16 | Other Non-structural Measures for Public Agency Projects | <input type="checkbox"/> | <input type="checkbox"/> | |
| N17 | Comply with all other applicable NPDES permits | <input type="checkbox"/> | <input type="checkbox"/> | |

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| Form 4.1-2 Structural Source Control BMPs | | | | |
|--|--|--------------------------|--------------------------|--|
| Identifier | Name | Check One | | Describe BMP Implementation OR, If not applicable, state reason |
| | | Included | Not Applicable | |
| S1 | Provide storm drain system stencilling and signage (CASQA New Development BMP Handbook SD-13) | <input type="checkbox"/> | <input type="checkbox"/> | |
| S2 | Design and construct outdoor material storage areas to reduce pollution introduction (CASQA New Development BMP Handbook SD-34) | <input type="checkbox"/> | <input type="checkbox"/> | |
| S3 | Design and construct trash and waste storage areas to reduce pollution introduction (CASQA New Development BMP Handbook SD-32) | <input type="checkbox"/> | <input type="checkbox"/> | |
| S4 | Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control (Statewide Model Landscape Ordinance; CASQA New Development BMP Handbook SD-12) | <input type="checkbox"/> | <input type="checkbox"/> | |
| S5 | Finish grade of landscaped areas at a minimum of 1-2 inches below top of curb, sidewalk, or pavement | <input type="checkbox"/> | <input type="checkbox"/> | |
| S6 | Protect slopes and channels and provide energy dissipation (CASQA New Development BMP Handbook SD-10) | <input type="checkbox"/> | <input type="checkbox"/> | |
| S7 | Covered dock areas (CASQA New Development BMP Handbook SD-31) | <input type="checkbox"/> | <input type="checkbox"/> | |
| S8 | Covered maintenance bays with spill containment plans (CASQA New Development BMP Handbook SD-31) | <input type="checkbox"/> | <input type="checkbox"/> | |
| S9 | Vehicle wash areas with spill containment plans (CASQA New Development BMP Handbook SD-33) | <input type="checkbox"/> | <input type="checkbox"/> | |
| S10 | Covered outdoor processing areas (CASQA New Development BMP Handbook SD-36) | <input type="checkbox"/> | <input type="checkbox"/> | |

| Form 4.1-2 Structural Source Control BMPs | | | | |
|--|--|--------------------------|--------------------------|--|
| Identifier | Name | Check One | | Describe BMP Implementation OR, If not applicable, state reason |
| | | Included | Not Applicable | |
| S11 | Equipment wash areas with spill containment plans (CASQA New Development BMP Handbook SD-33) | <input type="checkbox"/> | <input type="checkbox"/> | |
| S12 | Fueling areas (CASQA New Development BMP Handbook SD-30) | <input type="checkbox"/> | <input type="checkbox"/> | |
| S13 | Hillside landscaping (CASQA New Development BMP Handbook SD-10) | <input type="checkbox"/> | <input type="checkbox"/> | |
| S14 | Wash water control for food preparation areas | <input type="checkbox"/> | <input type="checkbox"/> | |
| S15 | Community car wash racks (CASQA New Development BMP Handbook SD-33) | <input type="checkbox"/> | <input type="checkbox"/> | |

4.1.2 Site Design BMPs

As part of the planning phase of a project, the site design practices associated with new LID requirements in the Phase II Small MS4 Permit must be considered. Site design BMPs can result in smaller DCV to be managed by both LID and hydromodification control BMPs by reducing runoff generation.

As is stated in the Permit, it is necessary to evaluate site conditions such as soil type(s), existing vegetation and flow paths will influence the overall site design.

Describe site design and drainage plan including:

- A narrative of site design practices utilized or rationale for not using practices
- A narrative of how site plan incorporates preventive site design practices
- Include an attached Site Plan layout which shows how preventative site design practices are included in WQMP

Refer to Section 5.2 of the TGD for WQMP for more details.

| Form 4.1-3 Site Design Practices Checklist |
|--|
| <p>Site Design Practices <i>If yes, explain how preventative site design practice is addressed in project site plan. If no, other LID BMPs must be selected to meet targets</i></p> |
| <p>Minimize impervious areas: Yes <input type="checkbox"/> No <input type="checkbox"/> Explanation:</p> |
| <p>Maximize natural infiltration capacity; Including improvement and maintenance of soil: Yes <input type="checkbox"/> No <input type="checkbox"/> Explanation:</p> |
| <p>Preserve existing drainage patterns and time of concentration: Yes <input type="checkbox"/> No <input type="checkbox"/> Explanation:</p> |
| <p>Disconnect impervious areas. Including rerouting of rooftop drainage pipes to drain stormwater to storage or infiltration BMPs instead of to storm drain: Yes <input type="checkbox"/> No <input type="checkbox"/> Explanation:</p> |
| <p>Use of Porous Pavement: Yes <input type="checkbox"/> No <input type="checkbox"/> Explanation:</p> |
| <p>Protect existing vegetation and sensitive areas: Yes <input type="checkbox"/> No <input type="checkbox"/> Explanation:</p> |
| <p>Re-vegetate disturbed areas. Including planting and preservation of drought tolerant vegetation: Yes <input type="checkbox"/> No <input type="checkbox"/> Explanation:</p> |

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| |
|--|
| Minimize unnecessary compaction in stormwater retention/infiltration basin/trench areas: Yes <input type="checkbox"/> No <input type="checkbox"/> Explanation: |
| Utilize naturalized/rock-lined drainage swales in place of underground piping or imperviously lined swales: Yes <input type="checkbox"/> No <input type="checkbox"/> Explanation: |
| Stake off areas that will be used for landscaping to minimize compaction during construction: Yes <input type="checkbox"/> No <input type="checkbox"/> Explanation: |
| Use of Rain Barrels and Cisterns, Including the use of on-site water collection systems: Yes <input type="checkbox"/> No <input type="checkbox"/> Explanation: |
| Stream Setbacks. Includes a specified distance from an adjacent stream: Yes <input type="checkbox"/> No <input type="checkbox"/> Explanation: |

It is noted that, in the Phase II Small MS4 Permit, site design elements for green roofs and vegetative swales are required. Due to the local climatology in the Mojave River Watershed, proactive measures are taken to maximize the amount of drought tolerant vegetation. It is not practical in this region to have green roofs or vegetative swales. As part of site design the project proponent should utilize locally recommended vegetation types for landscaping. Typical landscaping recommendations are found in following local references:

San Bernardino County Special Districts:

Guide to High Desert Landscaping -

<http://www.specialdistricts.org/Modules/ShowDocument.aspx?documentid=795>

Recommended High-Desert Plants -

<http://www.specialdistricts.org/modules/showdocument.aspx?documentid=553>

Mojave Water Agency:

Desert Ranch: <http://www.mojavewater.org/files/desertranchgardenprototype.pdf>

Summertree: <http://www.mojavewater.org/files/Summertree-Native-Plant-Brochure.pdf>

Thornless Garden: <http://www.mojavewater.org/files/thornlessgardenprototype.pdf>

Mediterranean Garden: <http://www.mojavewater.org/files/mediterraneangardenprototype.pdf>

Lush and Efficient Garden: <http://www.mojavewater.org/files/lushandefficientgardenprototype.pdf>

Alliance for Water Awareness and Conservation (AWAC) outdoor tips – <http://hdawac.org/save-outdoors.html>

4.2 Treatment BMPs

After implementation and design of both Source Control and Site Design BMPs, any remaining runoff from impervious DMAs must be directed to one or more on-site, treatment BMPs (LID or biotreatment) designed to infiltrate, evapotranspire, and/or bioretain the amount of runoff specified in Permit Section E.12.e (ii)(c) Numeric Sizing Criteria for Storm Water Retention and Treatment.

4.2.1 Project Specific Hydrology Characterization

The purpose of this section of the Project WQMP is to establish targets for post-development hydrology based on performance criteria specified in the Phase II Small MS4 Permit. These targets include runoff volume for water quality control (referred to as LID design capture volume), and runoff volume, time of concentration, and peak runoff for protection from hydromodification.

If the project has more than one outlet for stormwater runoff, then complete additional versions of these forms for each DA / outlet.

It is noted that in the Phase II Small MS4 Permit jurisdictions, the LID BMP Design Capture Volume criteria is based on the 2-year rain event. The hydromodification performance criterion is based on the 10-year rain event.

Methods applied in the following forms include:

- For LID BMP Design Capture Volume (DCV), San Bernardino County requires use of the P_6 method (Form 4.2-1) For pre- and post-development hydrologic calculation, San Bernardino County requires the use of the Rational Method (San Bernardino County Hydrology Manual Section D). Forms 4.2-2 through Form 4.2-5 calculate hydrologic variables including runoff volume, time of concentration, and peak runoff from the project site pre- and post-development using the Hydrology Manual Rational Method approach. For projects greater than 640 acres (1.0 mi²), the Rational Method and these forms should not be used. For such projects, the Unit Hydrograph Method (San Bernardino County Hydrology Manual Section E) shall be applied for hydrologic calculations for hydromodification performance criteria.

Refer to Section 4 in the TGD for WQMP for detailed guidance and instructions.

| Form 4.2-1 LID BMP Performance Criteria for Design Capture Volume (DA 1) | | |
|--|---|---|
| 1 Project area DA 1 (ft ²): | 2 Imperviousness after applying preventative site design practices (Imp%): | 3 Runoff Coefficient (Rc): <input type="text"/> $R_c = 0.858(\text{Imp}\%)^{0.3} - 0.78(\text{Imp}\%)^{0.2} + 0.774(\text{Imp}\%) + 0.04$ |
| 4 Determine 1-hour rainfall depth for a 2-year return period P _{2yr-1hr} (in): | | http://hdsc.nws.noaa.gov/hdsc/pfds/sa/sca_pfds.html |
| 5 Compute P ₆ , Mean 6-hr Precipitation (inches): <i>P₆ = Item 4 * C₁, where C₁ is a function of site climatic region specified in Form 3-1 Item 1 (Desert = 1.2371)</i> | | |
| 6 Drawdown Rate Use 48 hours as the default condition. Selection and use of the 24 hour drawdown time condition is subject to approval by the local jurisdiction. The necessary BMP footprint is a function of drawdown time. While shorter drawdown times reduce the performance criteria for LID BMP design capture volume, the depth of water that can be stored is also reduced. | | 24-hrs <input type="checkbox"/> 48-hrs <input type="checkbox"/> |
| 7 Compute design capture volume, DCV (ft ³): <i>DCV = 1/12 * [Item 1 * Item 3 * Item 5 * C₂], where C₂ is a function of drawdown rate (24-hr = 1.582; 48-hr = 1.963)</i> Compute separate DCV for each outlet from the project site per schematic drawn in Form 3-1 Item 2 | | |

| Form 4.2-2 Summary of Hydromodification Assessment (DA 1) | | | |
|---|---------------------------------------|---------------------------------------|---------------------------------------|
| Is the change in post- and pre- condition flows captured on-site? : Yes <input type="checkbox"/> No <input type="checkbox"/> If "Yes", then complete Hydromodification assessment of site hydrology for 10yr storm event using Forms 4.2-3 through 4.2-5 and insert results below (Forms 4.2-3 through 4.2-5 may be replaced by computer software analysis based on the San Bernardino County Hydrology Manual- Addendum 1) If "No," then proceed to Section 4.3 BMP Selection and Sizing | | | |
| Condition | Runoff Volume (ft ³) | Time of Concentration (min) | Peak Runoff (cfs) |
| Pre-developed | 1 <i>Form 4.2-3 Item 12</i> | 2 <i>Form 4.2-4 Item 13</i> | 3 <i>Form 4.2-5 Item 10</i> |
| Post-developed | 4 <i>Form 4.2-3 Item 13</i> | 5 <i>Form 4.2-4 Item 14</i> | 6 <i>Form 4.2-5 Item 14</i> |
| Difference | 7 <i>Item 4 – Item 1</i> | 8 <i>Item 2 – Item 5</i> | 9 <i>Item 6 – Item 3</i> |
| Difference (as % of pre-developed) | 10 % <i>Item 7 / Item 1</i> | 11 % <i>Item 8 / Item 2</i> | 12 % <i>Item 9 / Item 3</i> |

| Form 4.2-3 Hydromodification Assessment for Runoff Volume (DA 1) | | | | | | | | |
|---|---|-------|-------|-------|--|-------|-------|-------|
| Weighted Curve Number Determination for: Pre-developed DA | DMA A | DMA B | DMA C | DMA D | DMA E | DMA F | DMA G | DMA H |
| 1a Land Cover type | | | | | | | | |
| 2a Hydrologic Soil Group (HSG) | | | | | | | | |
| 3a DMA Area, ft ² <i>sum of areas of DMA should equal area of DA</i> | | | | | | | | |
| 4a Curve Number (CN) <i>use Items 1 and 2 to select the appropriate CN from Appendix C-2 of the TGD for WQMP</i> | | | | | | | | |
| Weighted Curve Number Determination for: Post-developed DA | DMA A | DMA B | DMA C | DMA D | DMA E | DMA F | DMA G | DMA H |
| 1b Land Cover type | | | | | | | | |
| 2b Hydrologic Soil Group (HSG) | | | | | | | | |
| 3b DMA Area, ft ² <i>sum of areas of DMA should equal area of DA</i> | | | | | | | | |
| 4b Curve Number (CN) <i>use Items 5 and 6 to select the appropriate CN from Appendix C-2 of the TGD for WQMP</i> | | | | | | | | |
| 5 Pre-Developed area-weighted CN: | 7 Pre-developed soil storage capacity, S (in): $S = (1000 / \text{Item 5}) - 10$ | | | | 9 Initial abstraction, I _a (in): $I_a = 0.2 * \text{Item 7}$ | | | |
| 6 Post-Developed area-weighted CN: | 8 Post-developed soil storage capacity, S (in): $S = (1000 / \text{Item 6}) - 10$ | | | | 10 Initial abstraction, I _a (in): $I_a = 0.2 * \text{Item 8}$ | | | |
| 11 Precipitation for 10 yr, 24 hr storm (in): Go to: http://hdsc.nws.noaa.gov/hdsc/pfds/sa/sca_pfds.html | | | | | | | | |
| 12 Pre-developed Volume (ft ³): $V_{pre} = (1 / 12) * (\text{Item sum of Item 3}) * [(\text{Item 11} - \text{Item 9})^2 / ((\text{Item 11} - \text{Item 9} + \text{Item 7}))]$ | | | | | | | | |
| 13 Post-developed Volume (ft ³): $V_{pre} = (1 / 12) * (\text{Item sum of Item 3}) * [(\text{Item 11} - \text{Item 10})^2 / ((\text{Item 11} - \text{Item 10} + \text{Item 8}))]$ | | | | | | | | |
| 14 Volume Reduction needed to meet hydromodification requirement, (ft ³): $V_{hydro} = (\text{Item 13} * 0.95) - \text{Item 12}$ | | | | | | | | |

Form 4.2-4 Hydromodification Assessment for Time of Concentration (DA 1)

Compute time of concentration for pre and post developed conditions for each DA (*For projects using the Hydrology Manual complete the form below*)

| Variables | Pre-developed DA1 <i>Use additional forms if there are more than 4 DMA</i> | | | | Post-developed DA1 <i>Use additional forms if there are more than 4 DMA</i> | | | |
|---|---|-------|-------|-------|--|-------|-------|-------|
| | DMA A | DMA B | DMA C | DMA D | DMA A | DMA B | DMA C | DMA D |
| 1 Length of flowpath (ft) <i>Use Form 3-2 Item 5 for pre-developed condition</i> | | | | | | | | |
| 2 Change in elevation (ft) | | | | | | | | |
| 3 Slope (ft/ft), $S_o = \text{Item 2} / \text{Item 1}$ | | | | | | | | |
| 4 Land cover | | | | | | | | |
| 5 Initial DMA Time of Concentration (min) <i>Appendix C-1 of the TGD for WQMP</i> | | | | | | | | |
| 6 Length of conveyance from DMA outlet to project site outlet (ft) <i>May be zero if DMA outlet is at project site outlet</i> | | | | | | | | |
| 7 Cross-sectional area of channel (ft ²) | | | | | | | | |
| 8 Wetted perimeter of channel (ft) | | | | | | | | |
| 9 Manning's roughness of channel (n) | | | | | | | | |
| 10 Channel flow velocity (ft/sec) $V_{fps} = (1.49 / \text{Item 9}) * (\text{Item 7}/\text{Item 8})^{0.67} * (\text{Item 3})^{0.5}$ | | | | | | | | |
| 11 Travel time to outlet (min) $T_t = \text{Item 6} / (\text{Item 10} * 60)$ | | | | | | | | |
| 12 Total time of concentration (min) $T_c = \text{Item 5} + \text{Item 11}$ | | | | | | | | |
| 13 Pre-developed time of concentration (min): | <i>Minimum of Item 12 pre-developed DMA</i> | | | | | | | |
| 14 Post-developed time of concentration (min): | <i>Minimum of Item 12 post-developed DMA</i> | | | | | | | |
| 15 Additional time of concentration needed to meet hydromodification requirement (min): | $T_{C-Hydro} = (\text{Item 13} * 0.95) - \text{Item 14}$ | | | | | | | |

Form 4.2-5 Hydromodification Assessment for Peak Runoff (DA 1)

| Compute peak runoff for pre- and post-developed conditions | | | | | | |
|---|---|-------|--|---|-------|-------|
| Variables | Pre-developed DA to Project Outlet <i>(Use additional forms if more than 3 DMA)</i> | | | Post-developed DA to Project Outlet <i>(Use additional forms if more than 3 DMA)</i> | | |
| | DMA A | DMA B | DMA C | DMA A | DMA B | DMA C |
| 1 Rainfall Intensity for storm duration equal to time of concentration <i>$I_{peak} = 10^{(LOG Form 4.2-1 Item 4 - 0.7 LOG Form 4.2-4 Item 5 / 60)}$</i> | | | | | | |
| 2 Drainage Area of each DMA (Acres) <i>For DMA with outlet at project site outlet, include upstream DMA (Using example schematic in Form 3-1, DMA A will include drainage from DMA C)</i> | | | | | | |
| 3 Ratio of pervious area to total area <i>For DMA with outlet at project site outlet, include upstream DMA (Using example schematic in Form 3-1, DMA A will include drainage from DMA C)</i> | | | | | | |
| 4 Pervious area infiltration rate (in/hr) <i>Use pervious area CN and antecedent moisture condition with Appendix C-3 of the TGD for WQMP</i> | | | | | | |
| 5 Maximum loss rate (in/hr) <i>$F_m = Item 3 * Item 4$ Use area-weighted F_m from DMA with outlet at project site outlet, include upstream DMA (Using example schematic in Form 3-1, DMA A will include drainage from DMA C)</i> | | | | | | |
| 6 Peak Flow from DMA (cfs) <i>$Q_p = Item 2 * 0.9 * (Item 1 - Item 5)$</i> | | | | | | |
| 7 Time of concentration adjustment factor for other DMA to site discharge point <i>Form 4.2-4 Item 12 DMA / Other DMA upstream of site discharge point (If ratio is greater than 1.0, then use maximum value of 1.0)</i> | DMA A | n/a | | n/a | | |
| | DMA B | | n/a | | n/a | |
| | DMA C | | | n/a | | n/a |
| 8 Pre-developed Q_p at T_c for DMA A: <i>$Q_p = Item 6_{DMAA} + [Item 6_{DMAB} * (Item 1_{DMAA} - Item 5_{DMAB}) / (Item 1_{DMAB} - Item 5_{DMAB}) * Item 7_{DMAA/2}] + [Item 6_{DMAC} * (Item 1_{DMAA} - Item 5_{DMAC}) / (Item 1_{DMAC} - Item 5_{DMAC}) * Item 7_{DMAA/3}]$</i> | 9 Pre-developed Q_p at T_c for DMA B: <i>$Q_p = Item 6_{DMAB} + [Item 6_{DMAA} * (Item 1_{DMAB} - Item 5_{DMAA}) / (Item 1_{DMAA} - Item 5_{DMAA}) * Item 7_{DMAB/1}] + [Item 6_{DMAC} * (Item 1_{DMAB} - Item 5_{DMAC}) / (Item 1_{DMAC} - Item 5_{DMAC}) * Item 7_{DMAB/3}]$</i> | | 10 Pre-developed Q_p at T_c for DMA C: <i>$Q_p = Item 6_{DMAC} + [Item 6_{DMAA} * (Item 1_{DMAC} - Item 5_{DMAA}) / (Item 1_{DMAA} - Item 5_{DMAA}) * Item 7_{DMAC/1}] + [Item 6_{DMAB} * (Item 1_{DMAC} - Item 5_{DMAB}) / (Item 1_{DMAB} - Item 5_{DMAB}) * Item 7_{DMAC/2}]$</i> | | | |
| 10 Peak runoff from pre-developed condition confluence analysis (cfs): <i>Maximum of Item 8, 9, and 10 (including additional forms as needed)</i> | | | | | | |
| 11 Post-developed Q_p at T_c for DMA A: <i>Same as Item 8 for post-developed values</i> | 12 Post-developed Q_p at T_c for DMA B: <i>Same as Item 9 for post-developed values</i> | | 13 Post-developed Q_p at T_c for DMA C: <i>Same as Item 10 for post-developed values</i> | | | |
| 14 Peak runoff from post-developed condition confluence analysis (cfs): <i>Maximum of Item 11, 12, and 13 (including additional forms as needed)</i> | | | | | | |
| 15 Peak runoff reduction needed to meet Hydromodification Requirement (cfs): <i>$Q_{p-hydro} = (Item 14 * 0.95) - Item 10$</i> | | | | | | |

4.3 BMP Selection and Sizing

Complete the following forms for each project site DA to document that the proposed treatment (LID/Bioretenention) BMPs conform to the project DCV developed to meet performance criteria specified in the Phase II Small MS4 Permit (WQMP Template Section 4.2). For the LID DCV, the forms are ordered according to hierarchy of BMP selection as required by the Phase II Small MS4 Permit (see Section 5.3 in the TGD for WQMP). The forms compute the following for on-site LID BMP:

- Site Design BMPs (Form 4.3-2)
- Retention and Infiltration BMPs (Form 4.3-3) or
- Biotreatment BMPs (Form 4.3-4).

Please note that the selected BMPs may also be used as dual purpose for on-site, hydromodification mitigation and management.

At the end of each form, additional fields facilitate the determination of the extent of mitigation provided by the specific BMP category, allowing for use of the next category of BMP in the hierarchy, if necessary.

The first step in the analysis, using Section 5.3.2 of the TGD for WQMP, is to complete Forms 4.3-1 and 4.3-3) to determine if retention and infiltration BMPs are infeasible for the project. For each feasibility criterion in Form 4.3-1, if the answer is “Yes,” provide all study findings that includes relevant calculations, maps, data sources, etc. used to make the determination of infeasibility.

Next, complete Form 4.3-2 to determine the feasibility of applicable Site Design BMPs, and, if their implementation is feasible, the extent of mitigation of the DCV.

If no site constraints exist that would limit the type of BMP to be implemented in a DA, evaluate the use of combinations of LID BMPs, including all applicable Site Design BMPs to maximize on-site retention of the DCV. If no combination of BMP can mitigate the entire DCV, implement the single BMP type, or combination of BMP types, that maximizes on-site retention of the DCV within the minimum effective area.

If the combinations of site design, retention and/or infiltration BMPs is unable to mitigate the entire DCV, then the remainder of the volume-based performance criteria that cannot be achieved with site design, retention and/or infiltration BMPs must be managed through biotreatment BMPs. If biotreatment BMPs are used, then they must be sized to provide equivalent effectiveness based on Template Section 4.3.4.

4.3.1 Exceptions to Requirements for Bioretention Facilities

Contingent on a demonstration that use of bioretention or a facility of equivalent effectiveness is infeasible, other types of biotreatment or media filters (such as tree-box-type biofilters or in-vault media filters) may be used for the following categories of Regulated Projects:

- 1) Projects creating or replacing an acre or less of impervious area, and located in a designated pedestrian-oriented commercial district (i.e., smart growth projects), and having at least 85% of the entire project site covered by permanent structures;
- 2) Facilities receiving runoff solely from existing (pre-project) impervious areas; and
- 3) Historic sites, structures or landscapes that cannot alter their original configuration in order to maintain their historic integrity.

| Form 4.3-1 Infiltration BMP Feasibility (DA 1) | |
|--|--|
| Feasibility Criterion – Complete evaluation for each DA on the Project Site | |
| <p>¹ Would infiltration BMP pose significant risk for groundwater related concerns? <i>Refer to Section 5.3.2.1 of the TGD for WQMP</i></p> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| If Yes, Provide basis: (attach) | |
| <p>² Would installation of infiltration BMP significantly increase the risk of geotechnical hazards? (Yes, if the answer to any of the following questions is yes, as established by a geotechnical expert):</p> <ul style="list-style-type: none"> • The location is less than 50 feet away from slopes steeper than 15 percent • The location is less than ten feet from building foundations or an alternative setback. • A study certified by a geotechnical professional or an available watershed study determines that stormwater infiltration would result in significantly increased risks of geotechnical hazards. | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| If Yes, Provide basis: (attach) | |
| <p>³ Would infiltration of runoff on a Project site violate downstream water rights?</p> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| If Yes, Provide basis: (attach) | |
| <p>⁴ Is proposed infiltration facility located on hydrologic soil group (HSG) D soils or does the site geotechnical investigation indicate presence of soil characteristics, which support categorization as D soils?</p> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| If Yes, Provide basis: (attach) | |
| <p>⁵ Is the design infiltration rate, after accounting for safety factor of 2.0, below proposed facility less than 0.3 in/hr (accounting for soil amendments)?</p> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| If Yes, Provide basis: (attach) | |
| <p>⁶ Would on-site infiltration or reduction of runoff over pre-developed conditions be partially or fully inconsistent with watershed management strategies as defined in the WAP, or impair beneficial uses? <i>See Section 3.5 of the TGD for WQMP and WAP</i></p> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| If Yes, Provide basis: (attach) | |
| <p>⁷ Any answer from Item 1 through Item 3 is “Yes”: <i>If yes, infiltration of any volume is not feasible onsite. Proceed to Form 4.3-4, Selection and Evaluation of Biotreatment BMP BMP. If no, then proceed to Item 8 below.</i></p> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| <p>⁸ Any answer from Item 4 through Item 6 is “Yes”: <i>If yes, infiltration is permissible but is not required to be considered. Proceed to Form 4.3-2, Site Design BMP. If no, then proceed to Item 9, below.</i></p> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| <p>⁹ All answers to Item 1 through Item 6 are “No”: <i>Infiltration of the full DCV is potentially feasible, LID infiltration BMP must be designed to infiltrate the full DCV to the MEP. Proceed to Form 4.3-2, Site Design BMPs.</i></p> | |

4.3.2 Site Design BMP

Section E.12.e. of the Small Phase II MS4 Permit emphasizes the use of LID preventative measures; and the use of Site Design BMPs reduces the portion of the DCV that must be addressed in downstream BMPs. Therefore, all applicable Site Design shall be provided except where they are mutually exclusive with each

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other, or with other BMPs. Mutual exclusivity may result from overlapping BMP footprints such that either would be potentially feasible by itself, but both could not be implemented. Please note that while there are no numeric standards regarding the use of Site Design BMPs. If a project cannot feasibly meet BMP sizing requirements or cannot fully address hydromodification, feasibility of all applicable Site Design BMPs must be part of demonstrating that the BMP system has been designed to retain the maximum feasible portion of the DCV. Complete Form 4.3-2 to identify and calculate estimated retention volume from implementing site design BMP. Refer to Section 5.4 in the TGD for more detailed guidance.

| Form 4.3-2 Site Design BMPs (DA 1) | | | |
|--|-----------------------|--|--|
| 1 Implementation of Impervious Area Dispersion BMP (i.e. routing runoff from impervious to pervious areas), excluding impervious areas planned for routing to on-lot infiltration BMP: Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If yes, complete Items 2-5; If no, proceed to Item 6</i> | DA DMA BMP Type | DA DMA BMP Type | DA DMA BMP Type <i>(Use additional forms for more BMPs)</i> |
| 2 Total impervious area draining to pervious area (ft ²) | | | |
| 3 Ratio of pervious area receiving runoff to impervious area | | | |
| 4 Retention volume achieved from impervious area dispersion (ft ³) $V = \text{Item 2} * \text{Item 3} * (0.5/12)$, assuming retention of 0.5 inches of runoff | | | |
| 5 Sum of retention volume achieved from impervious area dispersion (ft ³): | | $V_{\text{retention}} = \text{Sum of Item 4 for all BMPs}$ | |
| 6 Implementation of Localized On-lot Infiltration BMPs (e.g. on-lot rain gardens): Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If yes, complete Items 7-13 for aggregate of all on-lot infiltration BMP in each DA; If no, proceed to Item 14</i> | DA DMA BMP Type | DA DMA BMP Type | DA DMA BMP Type <i>(Use additional forms for more BMPs)</i> |
| 7 Ponding surface area (ft ²) | | | |
| 8 Ponding depth (ft) (min. 0.5 ft.) | | | |
| 9 Surface area of amended soil/gravel (ft ²) | | | |
| 10 Average depth of amended soil/gravel (ft) (min. 1 ft.) | | | |
| 11 Average porosity of amended soil/gravel | | | |
| 12 Retention volume achieved from on-lot infiltration (ft ³) $V_{\text{retention}} = (\text{Item 7} * \text{Item 8}) + (\text{Item 9} * \text{Item 10} * \text{Item 11})$ | | | |

| Form 4.3-2 cont. Site Design BMPs (DA 1) | | | |
|---|-----------------------|---|--|
| 13 Runoff volume retention from on-lot infiltration (ft ³): | | $V_{\text{retention}} = \text{Sum of Item 12 for all BMPs}$ | |
| 14 Implementation of Street Trees: Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If yes, complete Items 14-18. If no, proceed to Item 19</i> | DA DMA BMP Type | DA DMA BMP Type | DA DMA BMP Type <i>(Use additional forms for more BMPs)</i> |
| 15 Number of Street Trees | | | |
| 16 Average canopy cover over impervious area (ft ²) | | | |
| 17 Runoff volume retention from street trees (ft ³) $V_{\text{retention}} = \text{Item 15} * \text{Item 16} * (0.05/12)$ assume runoff retention of 0.05 inches | | | |
| 18 Runoff volume retention from street tree BMPs (ft ³): | | $V_{\text{retention}} = \text{Sum of Item 17 for all BMPs}$ | |
| 19 Total Retention Volume from Site Design BMPs: | | $\text{Sum of Items 5, 13 and 18}$ | |

4.3.3 Infiltration BMPs

Use Form 4.3-3 to compute on-site retention of runoff from proposed retention and infiltration BMPs. Volume retention estimates are sensitive to the percolation rate used, which determines the amount of runoff that can be infiltrated within the specified drawdown time. The infiltration safety factor reduces field measured percolation to account for potential inaccuracy associated with field measurements, declining BMP performance over time, and compaction during construction. Appendix C of the TGD for WQMP provides guidance on estimating an appropriate safety factor to use in Form 4.3-3.

If site constraints limit the use of BMPs to a single type and implementation of retention and infiltration BMPs mitigate no more than 40% of the DCV, then they are considered infeasible and the Project Proponent may evaluate the effectiveness of BMPs lower in the LID hierarchy of use (Section 5.5 of the TGD for WQMP)

If implementation of infiltrations BMPs is feasible as determined using Form 4.3-1, then LID infiltration BMPs shall be implemented to the MEP (section 4.1 of the TGD for WQMP).

4.3.3.1 Allowed Variations for Special Site Conditions

The bioretention system design parameters of this Section may be adjusted for the following special site conditions:

- 1) Facilities located within 10 feet of structures or other potential geotechnical hazards established by the geotechnical expert for the project may incorporate an impervious cutoff wall between the bioretention facility and the structure or other geotechnical hazard.
- 2) Facilities with documented high concentrations of pollutants in underlying soil or groundwater, facilities located where infiltration could contribute to a geotechnical hazard, and facilities located on elevated plazas or other structures may incorporate an impervious liner and may locate the underdrain discharge at the bottom of the subsurface drainage/storage layer (this configuration is commonly known as a “flow-through planter”).
- 3) Facilities located in areas of high groundwater, highly infiltrative soils or where connection of underdrain to a surface drain or to a subsurface storm drain are infeasible, may omit the underdrain.
- 4) Facilities serving high-risk areas such as fueling stations, truck stops, auto repairs, and heavy industrial sites may be required to provide additional treatment to address pollutants of concern unless these high-risk areas are isolated from storm water runoff or bioretention areas with little chance of spill migration.

Form 4.3-3 Infiltration LID BMP - including underground BMPs (DA 1)

| | | | |
|---|--------------------|--------------------|---|
| 1 Remaining LID DCV not met by site design BMP (ft ³): $V_{unmet} = \text{Form 4.2-1 Item 7} - \text{Form 4.3-2 Item 19}$ | | | |
| BMP Type <i>Use columns to the right to compute runoff volume retention from proposed infiltration BMP (select BMP from Table 5-4 in TGD for WQMP) - Use additional forms for more BMPs</i> | DA DMA BMP Type | DA DMA BMP Type | DA DMA BMP Type <i>(Use additional forms for more BMPs)</i> |
| 2 Infiltration rate of underlying soils (in/hr) <i>See Section 5.4.2 and Appendix D of the TGD for WQMP for minimum requirements for assessment methods</i> | | | |
| 3 Infiltration safety factor <i>See TGD Section 5.4.2 and Appendix D</i> | | | |
| 4 Design percolation rate (in/hr) $P_{design} = \text{Item 2} / \text{Item 3}$ | | | |
| 5 Ponded water drawdown time (hr) <i>Copy Item 6 in Form 4.2-1</i> | | | |
| 6 Maximum ponding depth (ft) <i>BMP specific, see Table 5-4 of the TGD for WQMP for BMP design details</i> | | | |
| 7 Ponding Depth (ft) $d_{BMP} = \text{Minimum of } (1/12 * \text{Item 4} * \text{Item 5}) \text{ or Item 6}$ | | | |
| 8 Infiltrating surface area, SA_{BMP} (ft ²) <i>the lesser of the area needed for infiltration of full DCV or minimum space requirements from Table 5.7 of the TGD for WQMP</i> | | | |
| 9 Amended soil depth, d_{media} (ft) <i>Only included in certain BMP types, see Table 5-4 in the TGD for WQMP for reference to BMP design details</i> | | | |
| 10 Amended soil porosity | | | |
| 11 Gravel depth, d_{media} (ft) <i>Only included in certain BMP types, see Table 5-4 of the TGD for WQMP for BMP design details</i> | | | |
| 12 Gravel porosity | | | |
| 13 Duration of storm as basin is filling (hrs) <i>Typical ~ 3hrs</i> | | | |
| 14 Above Ground Retention Volume (ft ³) $V_{retention} = \text{Item 8} * [\text{Item 7} + (\text{Item 9} * \text{Item 10}) + (\text{Item 11} * \text{Item 12}) + (\text{Item 13} * (\text{Item 4} / 12))]$ | | | |
| 15 Underground Retention Volume (ft ³) <i>Volume determined using manufacturer's specifications and calculations</i> | | | |
| 16 Total Retention Volume from LID Infiltration BMPs: $(\text{Sum of Items 14 and 15 for all infiltration BMP included in plan})$ | | | |
| 17 Fraction of DCV achieved with infiltration BMP: $\% \text{ Retention\%} = \text{Item 16} / \text{Form 4.2-1 Item 7}$ | | | |
| 18 Is full LID DCV retained onsite with combination of hydrologic source control and LID retention/infiltration BMPs? Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If yes, demonstrate conformance using Form 4.3-10; If no, then reduce Item 3, Factor of Safety to 2.0 and increase Item 8, Infiltrating Surface Area, such that the portion of the site area used for retention and infiltration BMPs equals or exceeds the minimum effective area thresholds (Table 5-7 of the TGD for WQMP) for the applicable category of development and repeat all above calculations.</i> | | | |

4.3.4 Biotreatment BMP

Biotreatment BMPs may be considered if the full LID DCV cannot be met by maximizing retention and infiltration. A key consideration when using biotreatment BMP is the effectiveness of the proposed BMP in addressing the pollutants of concern for the project (see Table 5-5 of the TGD for WQMP).

Use Form 4.3-4 to summarize the potential for volume based and/or flow based biotreatment options to biotreat the remaining unmet LID DCV. Biotreatment computations are included as follows:

- Use Form 4.3-5 to compute biotreatment in small volume based biotreatment BMP (e.g. bioretention w/underdrains);
- Use Form 4.3-6 to compute biotreatment in large volume based biotreatment BMP (e.g. constructed wetlands);
- Use Form 4.3-7 to compute sizing criteria for flow-based biotreatment BMP (e.g. bioswales)

| Form 4.3-4 Selection and Evaluation of Biotreatment BMP (DA 1) | | |
|--|---|--|
| <p>1 Remaining LID DCV not met by site design , or infiltration, BMP for potential biotreatment (ft³): <i>Form 4.2-1 Item 7 - Form 4.3-2 Item 19 – Form 4.3-3 Item 16</i></p> | <p>List pollutants of concern <i>Copy from Form 2.3-1.</i></p> | |
| <p>2 Biotreatment BMP Selected <i>(Select biotreatment BMP(s) necessary to ensure all pollutants of concern are addressed through Unit Operations and Processes, described in Table 5-5 of the TGD for WQMP)</i></p> | <p style="text-align: center;">Volume-based biotreatment <i>Use Forms 4.3-5 and 4.3-6 to compute treated volume</i></p> <p><input type="checkbox"/> Bioretention with underdrain <input type="checkbox"/> Planter box with underdrain <input type="checkbox"/> Constructed wetlands <input type="checkbox"/> Wet extended detention <input type="checkbox"/> Dry extended detention</p> | <p style="text-align: center;">Flow-based biotreatment <i>Use Form 4.3-7 to compute treated flow</i></p> <p><input type="checkbox"/> Vegetated swale <input type="checkbox"/> Vegetated filter strip <input type="checkbox"/> Proprietary biotreatment</p> |
| <p>3 Volume biotreated in volume based biotreatment BMP (ft³): <i>Form 4.3-5 Item 15 + Form 4.3-6 Item 13</i></p> | <p>4 Compute remaining LID DCV with implementation of volume based biotreatment BMP (ft³): <i>Item 1 – Item 3</i></p> | <p>5 Remaining fraction of LID DCV for sizing flow based biotreatment BMP: <i>% Item 4 / Item 1</i></p> |
| <p>6 Flow-based biotreatment BMP capacity provided (cfs): <i>Use Figure 5-2 of the TGD for WQMP to determine flow capacity required to provide biotreatment of remaining percentage of unmet LID DCV (Item 5), for the project’s precipitation zone (Form 3-1 Item 1)</i></p> | | |
| <p>7 Metrics for MEP determination:</p> <ul style="list-style-type: none"> • Provided a WQMP with the portion of site area used for suite of LID BMP equal to minimum thresholds in Table 5-7 of the TGD for WQMP for the proposed category of development: <input type="checkbox"/> <i>If maximized on-site retention BMPs is feasible for partial capture, then LID BMP implementation must be optimized to retain and infiltrate the maximum portion of the DCV possible within the prescribed minimum effective area. The remaining portion of the DCV shall then be mitigated using biotreatment BMP.</i> | | |

| Form 4.3-5 Volume Based Biotreatment (DA 1) – Bioretention and Planter Boxes with Underdrains | | | |
|--|-----------------------|-----------------------|--|
| Biotreatment BMP Type <i>(Bioretention w/underdrain, planter box w/underdrain, other comparable BMP)</i> | DA DMA BMP Type | DA DMA BMP Type | DA DMA BMP Type <i>(Use additional forms for more BMPs)</i> |
| 1 Pollutants addressed with BMP <i>List all pollutant of concern that will be effectively reduced through specific Unit Operations and Processes described in Table 5-5 of the TGD for WQMP</i> | | | |
| 2 Amended soil infiltration rate <i>Typical ~ 5.0</i> | | | |
| 3 Amended soil infiltration safety factor <i>Typical ~ 2.0</i> | | | |
| 4 Amended soil design percolation rate (in/hr) $P_{design} = \text{Item 2} / \text{Item 3}$ | | | |
| 5 Ponded water drawdown time (hr) <i>Copy Item 6 from Form 4.2-1</i> | | | |
| 6 Maximum ponding depth (ft) <i>see Table 5-6 of the TGD for WQMP for reference to BMP design details</i> | | | |
| 7 Ponding Depth (ft) $d_{BMP} = \text{Minimum of } (1/12 * \text{Item 4} * \text{Item 5}) \text{ or Item 6}$ | | | |
| 8 Amended soil surface area (ft ²) | | | |
| 9 Amended soil depth (ft) <i>see Table 5-6 of the TGD for WQMP for reference to BMP design details</i> | | | |
| 10 Amended soil porosity, <i>n</i> | | | |
| 11 Gravel depth (ft) <i>see Table 5-6 of the TGD for WQMP for reference to BMP design details</i> | | | |
| 12 Gravel porosity, <i>n</i> | | | |
| 13 Duration of storm as basin is filling (hrs) <i>Typical ~ 3hrs</i> | | | |
| 14 Biotreated Volume (ft ³) $V_{biotreated} = \text{Item 8} * [(\text{Item 7}/2) + (\text{Item 9} * \text{Item 10}) + (\text{Item 11} * \text{Item 12}) + (\text{Item 13} * (\text{Item 4} / 12))]$ | | | |
| 15 Total biotreated volume from bioretention and/or planter box with underdrains BMP: <i>Sum of Item 14 for all volume-based BMPs included in this form</i> | | | |

Form 4.3-6 Volume Based Biotreatment (DA 1) – Constructed Wetlands and Extended Detention

| Biotreatment BMP Type <i>Constructed wetlands, extended wet detention, extended dry detention, or other comparable proprietary BMP. If BMP includes multiple modules (e.g. forebay and main basin), provide separate estimates for storage and pollutants treated in each module.</i> | DA DMA BMP Type | | DA DMA BMP Type <i>(Use additional forms for more BMPs)</i> | |
|---|-----------------------|-------|--|-------|
| | Forebay | Basin | Forebay | Basin |
| 1 Pollutants addressed with BMP forebay and basin <i>List all pollutant of concern that will be effectively reduced through specific Unit Operations and Processes described in Table 5-5 of the TGD for WQMP</i> | | | | |
| 2 Bottom width (ft) | | | | |
| 3 Bottom length (ft) | | | | |
| 4 Bottom area (ft ²) <i>A_{bottom} = Item 2 * Item 3</i> | | | | |
| 5 Side slope (ft/ft) | | | | |
| 6 Depth of storage (ft) | | | | |
| 7 Water surface area (ft ²) <i>A_{surface} = (Item 2 + (2 * Item 5 * Item 6)) * (Item 3 + (2 * Item 5 * Item 6))</i> | | | | |
| 8 Storage volume (ft ³) <i>For BMP with a forebay, ensure fraction of total storage is within ranges specified in BMP specific fact sheets, see Table 5-6 of the TGD for WQMP for reference to BMP design details</i> <i>V = Item 6 / 3 * [Item 4 + Item 7 + (Item 4 * Item 7)^{0.5}]</i> | | | | |
| 9 Drawdown Time (hrs) <i>Copy Item 6 from Form 2.1</i> | | | | |
| 10 Outflow rate (cfs) <i>Q_{BMP} = (Item 8_{forebay} + Item 8_{basin}) / (Item 9 * 3600)</i> | | | | |
| 11 Duration of design storm event (hrs) | | | | |
| 12 Biotreated Volume (ft ³) <i>V_{biotreated} = (Item 8_{forebay} + Item 8_{basin}) + (Item 10 * Item 11 * 3600)</i> | | | | |
| 13 Total biotreated volume from constructed wetlands, extended dry detention, or extended wet detention : <i>(Sum of Item 12 for all BMP included in plan)</i> | | | | |

| Form 4.3-7 Flow Based Biotreatment (DA 1) | | | |
|---|-----------------------|-----------------------|--|
| Biotreatment BMP Type <i>Vegetated swale, vegetated filter strip, or other comparable proprietary BMP</i> | DA DMA BMP Type | DA DMA BMP Type | DA DMA BMP Type <i>(Use additional forms for more BMPs)</i> |
| 1 Pollutants addressed with BMP <i>List all pollutant of concern that will be effectively reduced through specific Unit Operations and Processes described in TGD Table 5-5</i> | | | |
| 2 Flow depth for water quality treatment (ft) <i>BMP specific, see Table 5-6 of the TGD for WQMP for reference to BMP design details</i> | | | |
| 3 Bed slope (ft/ft) <i>BMP specific, see Table 5-6 of the TGD for WQMP for reference to BMP design details</i> | | | |
| 4 Manning's roughness coefficient | | | |
| 5 Bottom width (ft) <i>$b_w = (\text{Form 4.3-5 Item 6} * \text{Item 4}) / (1.49 * \text{Item 2}^{1.67} * \text{Item 3}^{0.5})$</i> | | | |
| 6 Side Slope (ft/ft) <i>BMP specific, see Table 5-6 of the TGD for WQMP for reference to BMP design details</i> | | | |
| 7 Cross sectional area (ft ²) <i>$A = (\text{Item 5} * \text{Item 2}) + (\text{Item 6} * \text{Item 2}^2)$</i> | | | |
| 8 Water quality flow velocity (ft/sec) <i>$V = \text{Form 4.3-5 Item 6} / \text{Item 7}$</i> | | | |
| 9 Hydraulic residence time (min) <i>Pollutant specific, see Table 5-6 of the TGD for WQMP for reference to BMP design details</i> | | | |
| 10 Length of flow based BMP (ft) <i>$L = \text{Item 8} * \text{Item 9} * 60$</i> | | | |
| 11 Water surface area at water quality flow depth (ft ²) <i>$SA_{top} = (\text{Item 5} + (2 * \text{Item 2} * \text{Item 6})) * \text{Item 10}$</i> | | | |

4.3.5 Conformance Summary

Complete Form 4.3-8 to demonstrate how on-site LID DCV is met with proposed site design, infiltration, and/or biotreatment BMP. The bottom line of the form is used to describe the basis for infeasibility determination for on-site LID BMP to achieve full LID DCV, and provides methods for computing remaining volume to be addressed in an alternative compliance plan. If the project has more than one outlet, then complete additional versions of this form for each outlet.

| Form 4.3-8 Conformance Summary and Alternative Compliance Volume Estimate (DA 1) | |
|--|---|
| 1 | Total LID DCV for the Project DA-1 (ft ³): <i>Copy Item 7 in Form 4.2-1</i> |
| 2 | On-site retention with site design BMP (ft ³): <i>Copy Item 18 in Form 4.3-2</i> |
| 3 | On-site retention with LID infiltration BMP (ft ³): <i>Copy Item 16 in Form 4.3-3</i> |
| 4 | On-site biotreatment with volume based biotreatment BMP (ft ³): <i>Copy Item 3 in Form 4.3-4</i> |
| 5 | Flow capacity provided by flow based biotreatment BMP (cfs): <i>Copy Item 6 in Form 4.3-4</i> |
| 6 LID BMP performance criteria are achieved if answer to any of the following is "Yes": | |
| <ul style="list-style-type: none"> • Full retention of LID DCV with site design or infiltration BMP: Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If yes, sum of Items 2, 3, and 4 is greater than Item 1</i> • Combination of on-site retention BMPs for a portion of the LID DCV and volume-based biotreatment BMP that address all pollutants of concern for the remaining LID DCV: Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If yes, a) sum of Items 2, 3, 4, and 5 is greater than Item 1, and Items 2, 3 and 4 are maximized; or b) Item 6 is greater than Form 4.3-5 Item 6 and Items 2, 3 and 4 are maximized</i> ▪ On-site retention and infiltration is determined to be infeasible; therefore biotreatment BMP provides biotreatment for all pollutants of concern for full LID DCV: Yes <input type="checkbox"/> No <input type="checkbox"/> <i>If yes, Form 4.3-1 Items 7 and 8 were both checked yes</i> | |
| 7 If the LID DCV is not achieved by any of these means, then the project may be allowed to develop an alternative compliance plan. Check box that describes the scenario which caused the need for alternative compliance: | |
| <ul style="list-style-type: none"> • Combination of Site Design, retention and infiltration, , and biotreatment BMPs provide less than full LID DCV capture: <input type="checkbox"/> <i>Checked yes if Form 4.3-4 Item 7 is checked yes, Form 4.3-4 Item 6 is zero, and sum of Items 2, 3, 4, and 5 is less than Item 1. If so, apply water quality credits and calculate volume for alternative compliance, $V_{alt} = (Item\ 1 - Item\ 2 - Item\ 3 - Item\ 4 - Item\ 5) * (100 - Form\ 2.4-1\ Item\ 2)\%$</i> • Facilities, or a combination of facilities, of a different design than in Section E.12.e.(ii)(f) may be permitted if all of the following Phase II Small MS4 General Permit 2013-0001-DWQ 55 February 5, 2013 measures of equivalent effectiveness are demonstrated: <ul style="list-style-type: none"> 1) Equal or greater amount of runoff infiltrated or evapotranspired; <input type="checkbox"/> 2) Equal or lower pollutant concentrations in runoff that is discharged after biotreatment; <input type="checkbox"/> 3) Equal or greater protection against shock loadings and spills; <input type="checkbox"/> 4) Equal or greater accessibility and ease of inspection and maintenance. <input type="checkbox"/> | |

4.3.6 Hydromodification Control BMP

Use Form 4.3-9 to compute the remaining runoff volume retention, after Site Design BMPs are implemented, needed to address hydromodification, and the increase in time of concentration and decrease in peak runoff necessary to meet targets for protection of waterbodies with a potential hydromodification. Describe the proposed hydromodification treatment control BMP. Section 5.6 of the TGD for WQMP provides additional details on selection and evaluation of hydromodification control BMP.

| Form 4.3-9 Hydromodification Control BMPs (DA 1) | |
|---|--|
| <p>1 Volume reduction needed for hydromodification performance criteria (ft³):</p> <p><i>(Form 4.2-2 Item 4 * 0.95) – Form 4.2-2 Item 1</i></p> | <p>2 On-site retention with site design and infiltration, BMP (ft³): <i>Sum of Form 4.3-8 Items 2, 3, and 4. Evaluate option to increase implementation of on-site retention in Forms 4.3-2, 4.3-3, and 4.3-4 in excess of LID DCV toward achieving hydromodification volume reduction</i></p> |
| <p>3 Remaining volume for hydromodification volume capture (ft³): <i>Item 1 – Item 2</i></p> | <p>4 Volume capture provided by incorporating additional on-site BMPs (ft³):</p> |
| <p>5 Is Form 4.2-2 Item 11 less than or equal to 5%: Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p><i>If yes, hydromodification performance criteria is achieved. If no, select one or more mitigation options below:</i></p> <ul style="list-style-type: none"> • Demonstrate increase in time of concentration achieved by proposed LID site design, LID BMP, and additional on-site BMP <input type="checkbox"/> • Increase time of concentration by preserving pre-developed flow path and/or increase travel time by reducing slope and increasing cross-sectional area and roughness for proposed on-site conveyance facilities <input type="checkbox"/> | |
| <p>6 Form 4.2-2 Item 12 less than or equal to 5%: Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p><i>If yes, hydromodification performance criteria is achieved. If no, select one or more mitigation options below:</i></p> <ul style="list-style-type: none"> • Demonstrate reduction in peak runoff achieved by proposed LID site design, LID BMPs, and additional on-site retention BMPs <input type="checkbox"/> | |

4.4 Alternative Compliance Plan (if applicable)

Describe an alternative compliance plan (if applicable) for projects not fully able to infiltrate, or biotreat the DCV via on-site LID practices. A project proponent must develop an alternative compliance plan to address the remainder of the LID DCV. Depending on project type some projects may qualify for water quality credits that can be applied to reduce the DCV that must be treated prior to development of an alternative compliance plan (see Form 2.4-1, Water Quality Credits). Form 4.3-9 Item 8 includes instructions on how to apply water quality credits when computing the DCV that must be met through alternative compliance.

Alternative Designs — Facilities, or a combination of facilities, of a different design than in Permit Section E.12.e.(ii)(f) may be permitted if all of the following measures of equivalent effectiveness are demonstrated:

- 1) Equal or greater amount of runoff infiltrated or evapotranspired;
- 2) Equal or lower pollutant concentrations in runoff that is discharged after biotreatment;
- 3) Equal or greater protection against shock loadings and spills;
- 4) Equal or greater accessibility and ease of inspection and maintenance.

The Project Proponent will need to obtain written approval for an alternative design from the Lahontan Regional Water Board Executive Officer (see Section 6 of the TGD for WQMP).

Section 5 Inspection and Maintenance Responsibility for Post Construction BMP

All BMPs included as part of the project WQMP are required to be maintained through regular scheduled inspection and maintenance (refer to Section 8, Post Construction BMP Requirements, in the TGD for WQMP). Fully complete Form 5-1 summarizing all BMP included in the WQMP. Attach additional forms as needed. The WQMP shall also include a detailed Operation and Maintenance Plan for all BMP and a Maintenance Agreement. The Maintenance Agreement must also be attached to the WQMP.

Note that at time of Project construction completion, the Maintenance Covenant must be completed, signed, notarized and submitted to the Town’s Engineering Department

| Form 5-1 BMP Inspection and Maintenance (use additional forms as necessary) | | | |
|--|----------------------|--|------------------------------------|
| BMP | Responsible Party(s) | Inspection/ Maintenance Activities Required | Minimum Frequency of Activities |
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Section 6 WQMP Attachments

6.1. Site Plan and Drainage Plan

Include a site plan and drainage plan sheet set containing the following minimum information:

- Project location
- Site boundary
- Land uses and land covers, as applicable
- Suitability/feasibility constraints
- Structural Source Control BMP locations
- Site Design Hydrologic Source Control BMP locations
- LID BMP details
- Drainage delineations and flow information
- Drainage connections

6.2 Electronic Data Submittal

Minimum requirements include submittal of PDF exhibits in addition to hard copies. Format must not require specialized software to open. If the local jurisdiction requires specialized electronic document formats (as described in their local Local Implementation Plan), this section will describe the contents (e.g., layering, nomenclature, geo-referencing, etc.) of these documents so that they may be interpreted efficiently and accurately.

6.3 Post Construction

Attach all O&M Plans and Maintenance Covenant for BMP to the WQMP. See following page for Maintenance Covenant Template

6.4 Other Supporting Documentation

- BMP Educational Materials
- Activity Restriction-C, C&R's & Lease Agreements