



STORMWATER CONTROL PLAN APPLICATION AND COVERSHEET

Engineering Department City of Pismo Beach
760 Mattie Road, Pismo Beach CA 93408 • (805) 773-4656 • Fax (805) 773-4684

1) APPLICATION INFORMATION

Applicant Name: _____
Mailing Address: _____
Daytime Phone: _____
Email Address: _____

2) PROJECT INFORMATION

- PRELIMINARY** – Subdivision or Land Use Permit **FINAL** – Construction Permit

Permit Number: _____
Property APN: _____

For items # 3, 4, and 5 – Please refer to Chapter 3 of the SLO County LID Handbook

3) IMPERVIOUS SURFACE VALUES – Refer to the Glossary or Appendix C in the SLO County LID Handbook

Pre-Project (sqft)

Impervious Area: _____ Total Project Area: _____

Post-Project (sqft)

Total Impervious Area: _____ Pervious Area: _____

New Imp. Surface: _____ Removed Imp. Surface: _____

Replaced Imp. Surface: _____

Total Site Disturbance: _____

4) REVIEW FOR EXCEPTION – Refer to Figure 3-2 in the SLO County LID Handbook

- SWCP REQUIRED** – The project involves at least 2,500 square feet of impervious surface area.
- SWCP EXEMPT** – The project is exempt from a Stormwater Control Plan for the following reason:
- The project creates or replaces less than 2, 500 square feet of impervious area.
 - Previous land use approval. The project has received land use approval prior to March 6, 2014.
List project number: _____

5) PERFORMANCE REQUIREMENTS

- Exempt from SWCP**
- | | | | |
|--|------------------------------|------------------------------|-----------------------------|
| <input type="checkbox"/> #1 – Site Design | Performance Requirement Met? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> #2 - Water Quality Treatment | Performance Requirement Met? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> #3 – Runoff Retention | Performance Requirement Met? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |
| <input type="checkbox"/> #4 – Peak Management | Performance Requirement Met? | <input type="checkbox"/> YES | <input type="checkbox"/> NO |

Are structural stormwater control measures proposed? YES NO

6) DESIGN CRITERIA

EXEMPT from SWCP

Watershed Management Zone No.: _____ *Refer to Appendix A*

Applicable Rainfall Event (percentile): _____ *Refer to table 3-3 in the SLO County LID Handbook*

24-hour Rainfall Isohyetal Line (in): _____ *Refer to Appendix A, Figure 2 and/or 3.*

7) CERTIFICATION

- Exempt.** This project is exempt from submitting a SWCP.
- Full Compliance.** This project fully complies with all applicable Performance Requirements.
- Alternative Compliance.** This project is unable to fully comply with all applicable Performance Requirements. As such, the applicant is requesting to use methods of alternative compliances:

Reason for non-compliance:

Method for alternative compliances:

This SWCP was prepared by a Registered Civil Engineer: YES NO

Engineer Name: _____ License No. _____

I have completed this form accurately and declare that all statements here are true.

Preparer's signature _____ Date _____

Preparer's name (if other than the Engineer listed above) _____

STORMWATER SITE DESIGN ANALYSIS

Engineering Department City of Pismo Beach

File No. _____

SITE DESCRIPTION

- Is the project site located with the Business District? YES NO
- Was the project site previously developed? YES NO
- Is the project site surrounded on all sides by development? YES NO

SITE DESIGN

For each of the following, describe how this project has complied to the maximum extent practicable with the following site design and runoff reductions strategies (attach additional pages if necessary)

1. Limit disturbance of creeks and natural drainage features.
2. Minimize compaction of highly permeable soils.
3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.
4. Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural, undisturbed state.

Stormwater Control Plan (SWCP) Checklist

Report

- Stormwater Control Plan (SWCP) Application (**Pages 1 and 2 of this package**)
- Stormwater Site Design Analysis (**Page 3 of this package**)
- SWCP Completed according to SWCP Template (**Appendix G of the SLO County LID Handbook**)

Attachments

- Supporting Calculations
- Completed checklists (**Pages 5-11 of this package**) for SWCP and each applicable Performance Requirement or Alternative Compliance, as appropriate
- Site Stormwater Assessment Exhibit
 - Site map with (existing and proposed) topographic information
 - Delineation of sensitive areas, native vegetation and soils types. (Can be provided on multiple exhibits to supplement design strategy narrative)

For projects subject to Performance Requirements 2, 3 and/or 4:

- Drainage Management Area (DMA) Exhibit.
 - Uniquely identify each DMA and indicate if the DMA is self-retaining (zero discharge), self-treating, or draining to a treatment/flow control facility.
 - Include location of all infiltration, treatment, or flow-control facilities, their tributary area and basis for sizing (rational C, NRCS CN value, Tc, etc.)
 - Potential pollutant source areas (if applicable), including loading docks, food service areas, refuse areas, outdoor processes and storage, vehicle cleaning, repair or maintenance, fuel dispensing, equipment washing, etc.
 - Plan Set with Construction Details for drainage related items (as appropriate)
- Operation and Maintenance Documentation (if applicable) (**Appendix B, this package**)
 - Constructive Notification
 - EXHIBIT A – Post Construction Stormwater Management System Operations & Maintenance Plan
 - PART 1 – General Information and Specifications
 - PART 2 – Drawings & Photos
 - PART 3 – Certification and Approval
 - EXHIBIT B – Post Construction Stormwater Management System Operations & Maintenance Checklist

Performance Requirement 1: Site Design and Runoff Reduction SWCP Checklist			
DESIGN STRATEGY (SLO CO HANDBOOK LOCATION)		MEANS OF DEMONSTRATING COMPLIANCE	
1.	Limit disturbance of creeks and natural drainage features. (4.2.1)	Pre and post drainage feature map. Delineate natural drainage features on-site stormwater assessment exhibit and DMA exhibit, as applicable.	
2.	Minimize compaction of highly permeable soils. (4.2.2)	Site Stormwater Assessment Exhibit of soil types, overlay with development footprint	
3.	Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection. (4.2.3)	Site Stormwater Assessment Exhibit with native vegetation, overlay with development footprint	
4.	Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state. (4.2.4)	Site Stormwater Assessment Exhibit with delineated sensitive areas overlay with development footprint	
MINIMIZE STORMWATER RUNOFF BY IMPLEMENTING ONE OR MORE OF THE FOLLOWING DESIGN MEASURES:			
	MANDATORY SITE DESIGN MEASURES SELECT AT LEAST ONE, (CO. HANDBOOK LOCATION)	Selected	Reason, for not selecting
5.	a. Roof runoff directed into cisterns or rain barrels for reuse? (5.2.1)		
	b. Roof runoff directed into vegetated areas (safely away from building foundations and footings)? (5.2.2)		
	c. Runoff from sidewalks, walkways, and/or patios directed onto vegetated areas (safely away from the building foundations and footings)? (5.2.3)		
	d. Runoff from driveways and/or uncovered parking lots onto vegetated areas (safely away from the building foundations and footings)? (5.2.4)		
	e. Are bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios constructed with permeable surfaces? (5.2.5)		

This checklist must be included with every project application (except for projects deemed EXEMPT). See Figure 3-2 of Chapter 3, SLO County Handbook to determine if your project is considered exempt, or regulated.

Performance Requirement 2: Water Quality Treatment SWCP Checklist

Project Level Documentation, identify

- Project Net Impervious Area
- Certification that on-site water quality treatment measures have been met on-site, or if not achievable:
 - Documentation of the volume of runoff for which compliance cannot be achieved on site and the associated off-site compliance requirements
 - Statement of intent to comply with Water Quality Treatment Performance Requirement through Alternative Compliance

For each Drainage Management Area, provide:

- Unique DMA Number, area, and likely pollutant(s) of concern
- Water Quality Treatment Approach
N/A if self-treating, or,
Through the use of LID, Biofiltration or Non-retention Based Treatment System)
- Supporting calculations demonstrating compliance with Treatment Performance Requirement
- Plan sheet page and detail number (if appropriate) of Drainage Management Areas (DMA) Exhibit where construction details are provided for each DMA.

For DMAs using Low Impact Development Treatment Systems, provide:

- 85th percentile 24-hour storm event value, and basis of determination

For DMAs using Biofiltration Systems, provide:

- Statement indicating why an LID treatment system was not appropriate
- Surface loading rate approach, and basis of determination
(0.2 x per hour intensity, or 2 x 85th percentile hourly rainfall intensity)
- Calculations to demonstrate that the minimum surface reservoir volume is equal to the biofiltration treatment system surface area time a depth of 6-inches
- Construction detail (or reference to page on plans) which provides:
 - Minimum planting depth
 - Planting medium specifications. Either:
 - Specify 60 to 70% ASTM C33 sand, with 30-40% compost , or
 - Provide testing documentation demonstrating planting medium specified can minimally infiltrate at a rate of 5 inches per hour)
 - Plant selection consistent with Appendix L
 - Subsurface drainage/storage (gravel) layer with an area equal to the biofiltration treatment system surface area and having a minimum depth of 12 inches;
 - Underdrain with discharge elevation at top of gravel layer;
 - No compaction of soils beneath the biofiltration facility (ripping/loosening of soils required if compacted)
 - No liners or other barriers interfering with infiltration, except for situations where lateral infiltration is not technically feasible.

For DMAs using Non-Retention Based Treatment Systems, provide:

- Statement indicating why an LID, or Biofiltration treatment system was not appropriate
- Hydraulic Sizing Criteria used, and basis of determination
(Volume = to 85th percentile, 24-hour storm, or flow basis (2 x 85th percentile hourly rainfall intensity or 0.2 x inches per hour intensity)

Performance Requirement 3: Runoff Retention SWCP Checklist

SITE ASSESSMENT MEASURES: (see table 3.5 SLO Co Handbook)

Include an exhibit and narrative of the opportunities and constraints to implementing LID Stormwater Control measures based on the following items (as applicable):

<ul style="list-style-type: none"> <input type="checkbox"/> Site topography <input type="checkbox"/> Hydrologic features including contiguous natural areas, wetlands, watercourses, seeps, or springs <input type="checkbox"/> Depth to seasonal high groundwater <input type="checkbox"/> Locations of groundwater wells used for drinking water <input type="checkbox"/> Depth to an impervious layer such as bedrock <input type="checkbox"/> Presence of unique geology (e.g., karst) <input type="checkbox"/> Geotechnical hazards <input type="checkbox"/> Documented soil and/or groundwater contamination <input type="checkbox"/> Soil types and hydrologic soil groups <input type="checkbox"/> Vegetative cover/trees 	<ul style="list-style-type: none"> <input type="checkbox"/> Run-on characteristics (source and estimated runoff from offsite which discharges to the project area) <input type="checkbox"/> Existing drainage infrastructure for the site and nearby areas, including the location of municipal storm drains <input type="checkbox"/> Structures, including retaining walls <input type="checkbox"/> Utilities <input type="checkbox"/> Easements <input type="checkbox"/> Covenants <input type="checkbox"/> Zoning/Land Use <input type="checkbox"/> Setbacks <input type="checkbox"/> Open space requirements <input type="checkbox"/> Other pertinent overlay(s)
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SITE DESIGN MEASURES

Include in narrative, and provide supporting exhibits as necessary, to demonstrate that the project design has implemented the following design strategies (as applicable)

DESIGN STRATEGY		MEANS OF DEMONSTRATING COMPLIANCE
1.	Define the development envelope and protected areas, identifying areas that are most suitable for development and areas to be left undisturbed.	Site Stormwater Assessment Exhibit.
2.	Conserve natural areas, including existing trees, other vegetation, and soils	Site Stormwater Assessment Exhibit with native vegetation, overlain with development footprint
3.	Limit the overall impervious footprint of the project	Discussion regarding other building configurations considered (and ultimately rejected)
4.	Construct streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided that public safety or mobility uses are not compromised	Discussion on minimum allowable widths, and rationale for using larger values (if applicable) or confirmation that minimum values were used (where applicable).
5	Set back development from creeks, wetlands, and riparian habitats	Discussion on set-back dimensions chosen.
6	Conform the site layout along natural landforms	Within the Drainage Management Area (DMA) Exhibit, show Topo survey with existing and planned contours cut and fill lines. Discussion of grading approach.
7	Avoid excessive grading and disturbance of vegetation and soils	Exhibit with native vegetation, overlain with planned disturbed area limits.

Performance Requirement 3: Runoff Retention SWCP Checklist Continued

STORMWATER STRUCTURAL CONTROL MEASURE SIZING

For Overall project,

- Certification statement indicating that the selection, sizing, and design of Stormwater Control measures meets the applicable Water Quality Treatment and Runoff Retention Performance Requirements, or, if not achievable
 - Provide documentation of the volume of runoff for which compliance cannot be achieved on-site and the associated off-site compliance volume
 - Statement of intent to comply with Water Quality Treatment and Runoff Retention Performance Requirements through an Alternative Compliance Agreement
- Documentation demonstrating percentage of the project's Equivalent Impervious Surface Area dedicated to retention-based Stormwater Control Measures

For each DMA,

- Indicate sizing strategy used
 - Hydrologic analysis and sizing methods as outline in [Attachment C, SLO Co Handbook](#)
 - Locally/regionally calibrated continuous simulation model that results in equivalent optimization of on-site runoff retention volumes
 - Hydrologic analysis and sizing methods, equally effective in optimizing on-site retention volumes of the runoff generated by the rainfall events specified in [Table 3-3, SLO Co Handbook](#)
- Provide supporting calculations demonstrating compliance with Runoff Retention Performance Requirement
- Indicate if a ten percent adjustment (based on technical infeasibility) is included in design approach (see [Appendix D, SLO Co Handbook](#))
- Indicate if off-site mitigation is included in design approach (see [Appendix D, SLO Co Handbook](#))

Performance Requirement 4: Peak Management SWCP Checklist

Project Level Documentation, identify

- Point source discharge locations
- Hydraulic Report demonstrating that post development storm water runoff peak flows discharged from the site do not exceed pre-project peak flows for the 2- through 10-year storm events)
- Certification that on-site water quality treatment measures have been met on-site, or if not achievable:
 - Documentation of the volume of runoff for which compliance cannot be achieved on site and the associated off-site compliance requirements
 - Statement of intent to comply with Water Quality Treatment Performance Requirement through Alternative Compliance

Performance Requirement 5: Special Circumstances SWCP Checklist

Project Level Documentation, identify

- Which types of Special Circumstances apply
- Which Watershed Management Zones (WMZ) the project is located in
- Identification if the project is located atop of a designated Groundwater Basin
- Proposed Performance Requirement modifications based on special circumstances
 - Peak Management
 - Runoff Retention

For **highly altered channels**,

- Vicinity map indicating channel location relative to project, and downstream receiving waters
- Narrative, and supporting calculations (as applicable) regarding anticipated impacts to downstream waters

For **intermediate flow control facilities**,

- Vicinity map indicating location of intermediate flow control facilities relative to project, and downstream receiving waters
- Quantification of pre-project tributary area to intermediate flow control facility performance
- Quantification of proposed post-project tributary area to intermediate flow control facility performance
- Summarize flow control performance data (pre and post) and include supporting performance information based on numeric, hydraulic modeling, including flow volumes, durations and velocities
- Narrative, and supporting calculations (as applicable) regarding anticipated impacts to downstream waters

The City must obtain approval from the Water Board prior to authorizing the use of a **Historic Lake and Wetlands Special Circumstance**. Your SWCP must include;

- Vicinity map delineating location of historic lake and/or wetlands relative to project
- Supporting technical information to substantiate the request
- Narrative, and supporting calculations (as applicable) regarding anticipated impacts to downstream waters
- Stamped submittal (by registered professional engineer, geologist, architect, and/or landscape architect)

Alternate (Off-Site) Compliance SWCP Checklist

The City will *only* consider alternative compliance for projects that:

- cannot retain the full runoff retention volume required, can demonstrate technical infeasibility for full retention AND are unable to dedicate 10% of the project's equivalent impervious surface area for retention purposes (see [Appendix D](#)).
- are within a Urban Sustainability Area (USA)
- are subject to a RWCQB approved Regional Stormwater Plan

Projects approved for alternative compliance must identify and secure rights to use an alternative site. Potential off-site compliance alternative projects might include green streets retrofits, off-site drainage features, riparian habitat restoration projects, etc. The off-site compliance alternative project must be located within the same watershed as the project.

It is recommended that discussions with City staff begin early in the development process regarding the acceptability of an off-site compliance alternative project.

Project Level Documentation, identify

- Indication of site conditions which are resulting in LID technical infeasibility
 - Depth to seasonable high groundwater limits infiltration and/or prevents construction of subgrade stormwater control measures
 - Depth to an impervious layer such as bedrock limits infiltration
 - Sites where soil types significantly limit infiltration
 - Sites where pollutant mobilization in the soil or groundwater is a documented concern
 - Space constraints (e.g., infill projects, some redevelopment projects, high density development)
 - Geotechnical hazards
 - Stormwater Control Measures located within 100 feet of a groundwater well used for drinking water
 - Incompatibility with surrounding drainage system (e.g., project drains to an existing stormwater collection system (road gutter for storm drain system whose elevation or location precludes connection to a properly functioning treatment or flow control facility)
- Indication of site conditions which are resulting in Bioretention technical infeasibility
 - Biofiltration is not compatible with surrounding drainage system
 - Location available for biofiltration facility is in an area with identified erosion or landslide hazards
 - Location available for biofiltration facility is on a slope equal to or in excess of 8 percent
 - Location available for biofiltration facility is within 50-feet from the projected top of the slope (using projected angle of repose) that is great than 20%
 - Areas where runoff potentially contains industrial wastes
 - Areas where there is a higher risk of concentrated spills (such as gas stations, truck stops)
- Site-specific hydrologic and/or design analysis conducted and endorsed by a registered professional engineer, geologist, architect, and/or landscape architect, demonstrating that compliance with the applicable numeric Post-Construction Stormwater Management requirements is technically infeasible.
- Schedule for completion of offsite project with milestone dates to identify funding, design, and construction of the off-site project(s)

Appendix A – Design Criteria Exhibits

1. Determine applicable watershed management zone. There are two options:

Google Earth Approach.

- a. Download Google Earth (<http://www.google.com/earth/explore/products/>) and the City of Pismo Beach WMZ file located on the City's Doing Business/ Permits webpage (<http://www.pismo-beach.org/>).
- b. Double click (or import if using Google Earth Pro).
- c. Enter site address, or lat/long information for project site.
- d. Double click on identified location.
- e. Record WMZ value and GWBASIN fields. For example, in the popup shown below, the project site would be in Watershed Management Zone 4, overlying the Santa Maria Groundwater Basin.

WMZ-4*	
WatershedManagementZones_v3:DrainsTo	Drains direct to ocean
WatershedManagementZones_v3:PLZ_TYPE	Quaternary sedimentary deposits; 0-10%
WatershedManagementZones_v3:GWBASIN	SANTA MARIA
WatershedManagementZones_v3:WMZ_TYPE	Nearshore or Rio River
WatershedManagementZones_v3:WMZ_VALUE	4*
WatershedManagementZones_v3:SqMeters	2.45597e+07

By Visual Inspection. See Figure 1A-1D. Watershed Management Zones where:

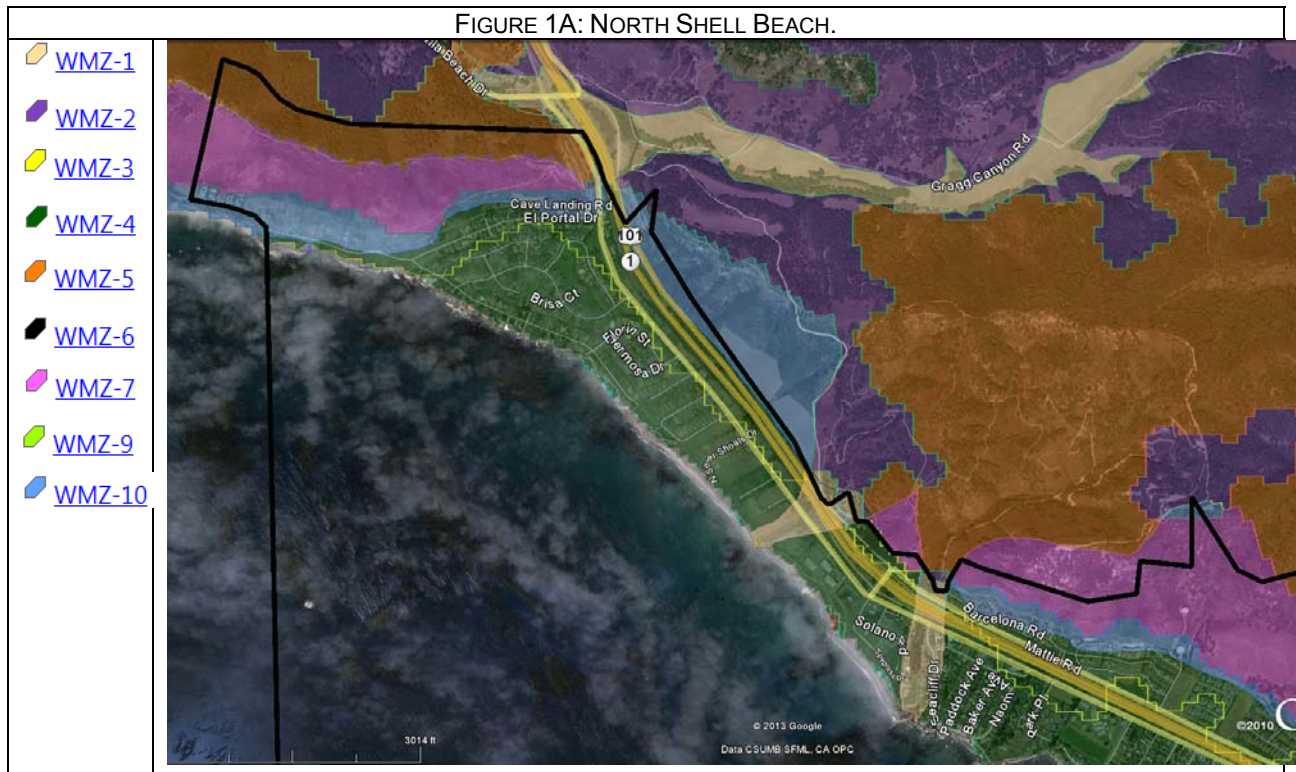


FIGURE 1B. SOUTH SHELL BEACH.



FIGURE 1C. CENTRAL.



FIGURE 1D. SOUTH

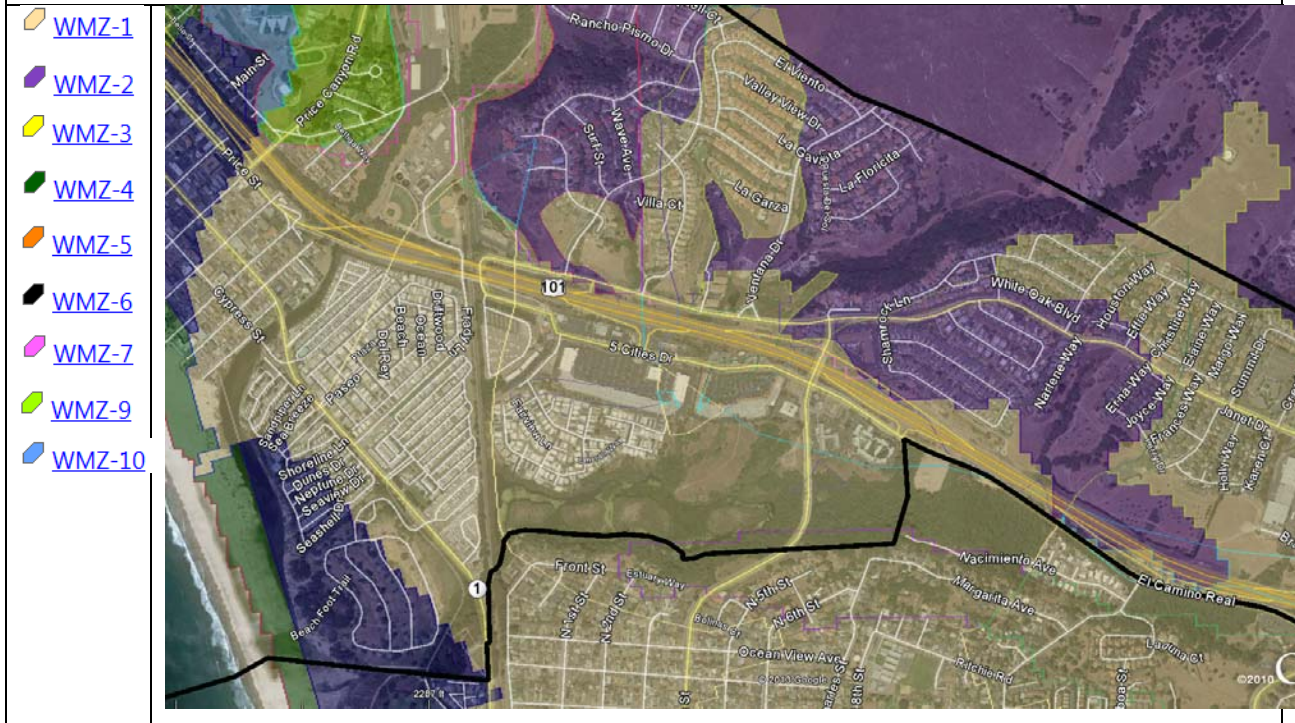
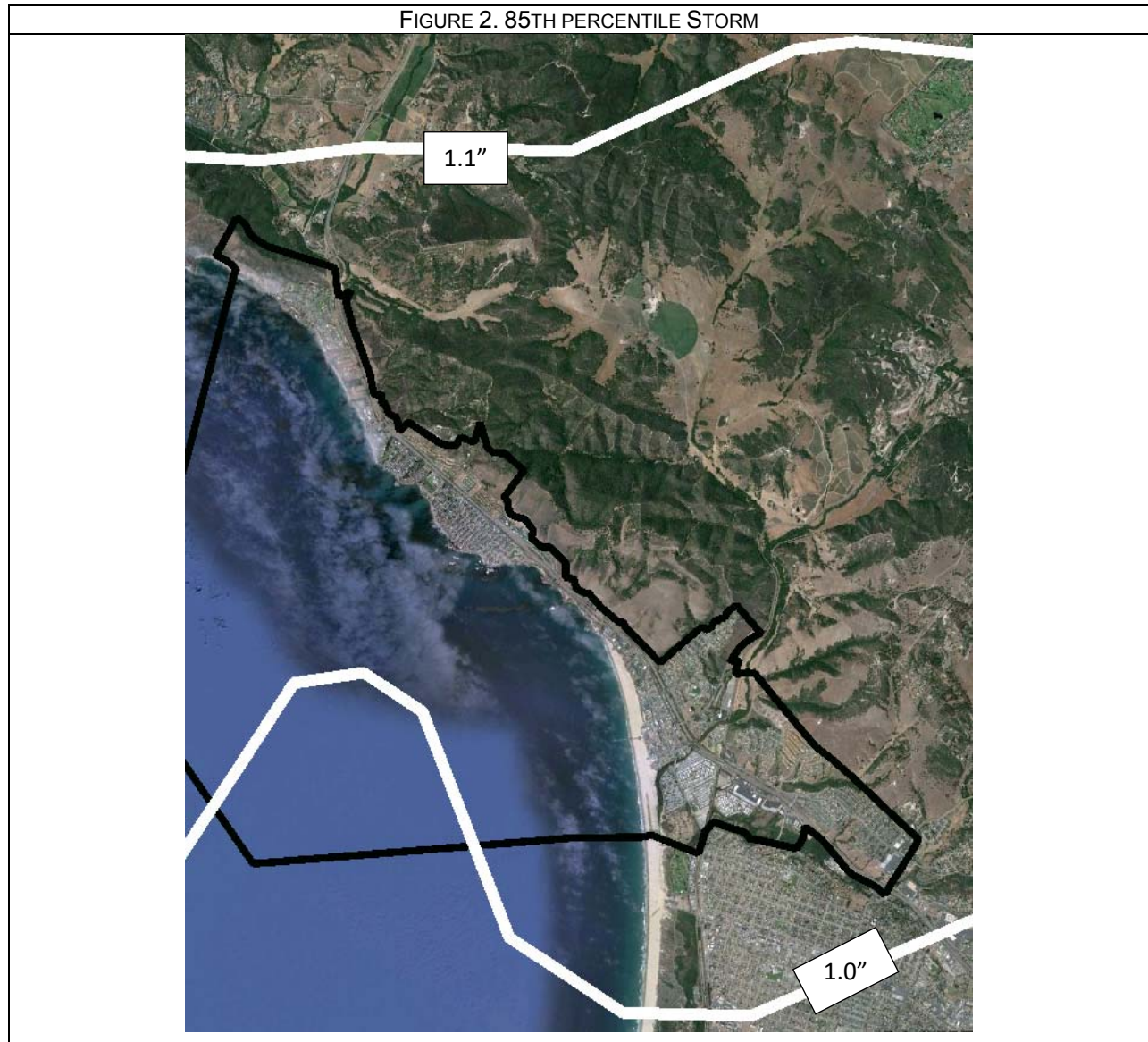


FIGURE 1E. WATERSHED MANAGEMENT 3 LOCATIONS



2. Determine 85th percentile event

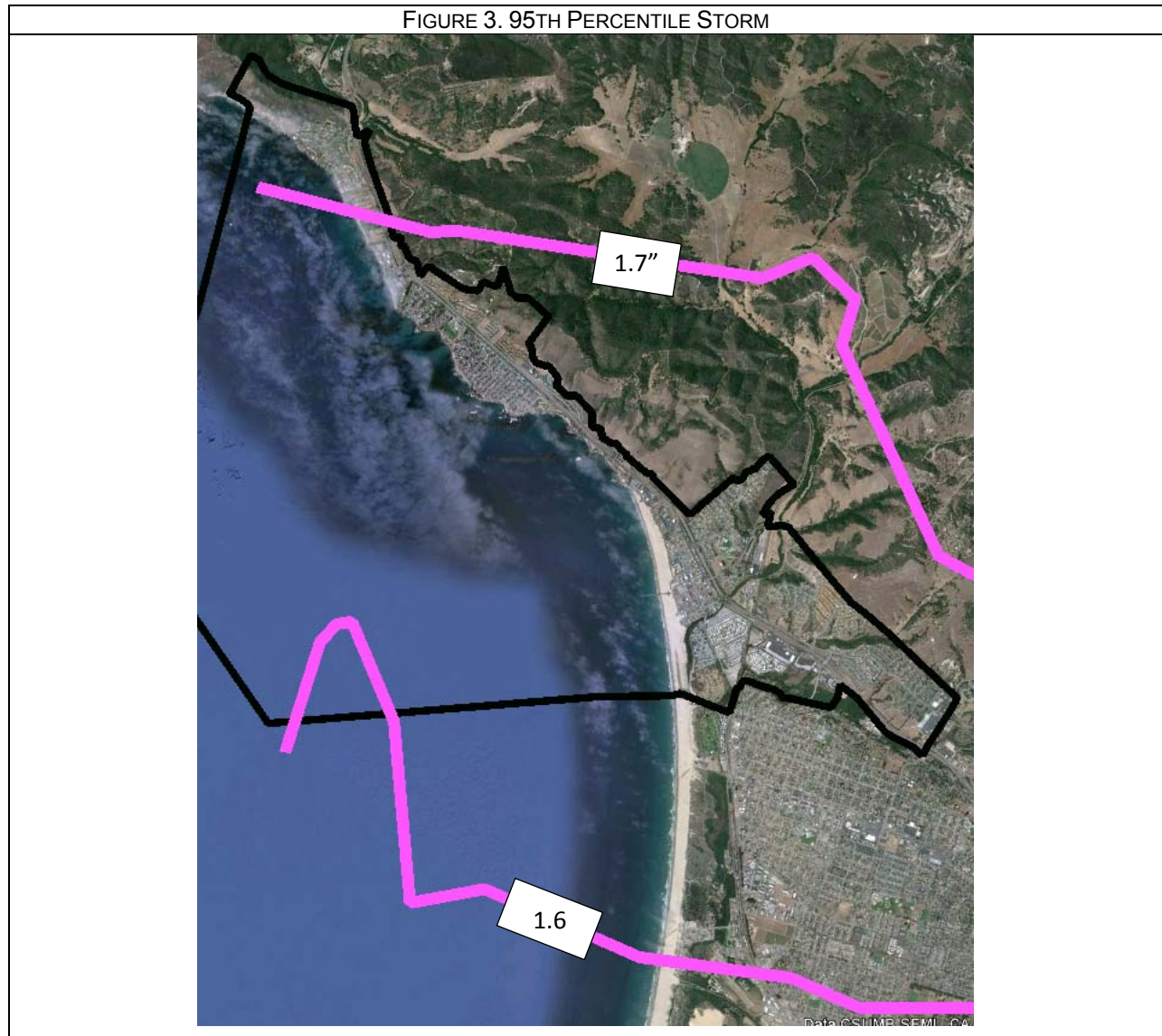
Identify approximate location of the project site, the depth of storm associated with the closer of the two isohyetal lines shown will be the depth to use in calculations which refer to the 85th percentile storm.



Not all projects will require the 85% storm event.

3. Determine 95th percentile event

Identify approximate location of the project site, the depth of storm associated with the closer of the two isohyetal lines shown will be the depth to use in calculations which refer to the 95th percentile storm.



Not all projects will require the 95% storm event.

Appendix B – Operation and Maintenance Documentation

Pursuant to City of Pismo Code, Title 13.28.160 “Maintenance”, all property owners with postconstruction storm water devices on their property shall enter into an agreement with the city, to be recorded, documenting the devices, the required maintenance plan and the responsibility by the property owners for maintenance and reporting.

This section includes:

- Constructive Notification
- EXHIBIT A – Post Construction Stormwater Management System Operations & Maintenance Plan
 - PART 1 – General Information and Specifications
 - PART 2 – Drawings & Photos
 - PART 3 – Certification and Approval
- EXHIBIT B – Post Construction Stormwater Management System Operations & Maintenance Checklist

All property owners with post-construction storm water devices on their property shall submit to the director annual inspection/maintenance reports to confirm continued compliance with Title 13.28.010 “Stormwater Quality Ordinance” of the City. Reports shall be signed and certified by the property owner or the authorized representative.

INSTRUCTIONS FOR RECORDING CONSTRUCTIVE NOTIFICATION

After determining a development is required to complete a Stormwater Control Plan (SWCP) with post construction Best Management Practices (BMPs), the applicant (land owner/developer) shall record a Constructive Notification for Private Stormwater Management System Operations and Maintenance with the San Luis Obispo County Clerk-Recorder's office. The constructive notification shall be recorded prior to occupancy.

OVERVIEW OF PROCEDURE

I. Complete Constructive Notification and Exhibits

The applicant shall fill out the three (3) part constructive notification prior to submitting for review and approval. (See DETAILED INSTRUCTIONS below for filling out the Constructive Notification, EXHIBIT A and EXHIBIT B forms.)

II. Submit the Constructive Notification & Exhibits to the Engineering Department.

Upon completion of the draft constructive notification, the applicant shall submit a copy to the City for review and approval. The constructive notification shall be submitted to the following address (or submitted via email to the City contact person):

City of Pismo Beach, Engineering Department
760 Mattie Road
Pismo Beach CA 93449

III. Revise and Resubmit (if applicable)

The applicant shall make any necessary modifications to the constructive notification based on the City's review. The revised constructive notification shall then be resubmitted to the City.

IV. Notarize Constructive Notification

Following City approval (including City Representative signature on EXHIBIT A), the constructive notification shall be notarized. The applicant shall retain a notary public to notarize the constructive notification. The applicant shall sign the constructive notification and the notary shall complete and sign the constructive notification.

V. Record Constructive Notification

Following notarizing, the constructive notification (and Exhibits) shall be recorded with the County Clerk Recorders office located at:

County of San Luis Obispo Clerk-Recorder's Office
1055 Monterey Street Room D120
San Luis Obispo, CA 93408-3237

The Clerk-Recorder will keep the document for processing and mail the original back to the Engineering Division. The applicant may purchase a copy of the constructive notification. For additional information on recording documents and associated fees, visit the County Clerk- Recorder's website at <http://www.slocounty.ca.gov/clerk.htm>.

VI. Inspections

Annually, the current property owner (or representative) shall complete a self-inspection of the Project Stormwater Management System. EXHIBIT B of the recorded constructive notification shall be completed and submitted annually by October 15th to:

City of Pismo Beach, Engineering Department
760 Mattie Road
Pismo Beach CA 93449

For questions please contact the Engineering Department at (805) 773-4656.

DETAILED INSTRUCTIONS

CONSTRUCTIVE NOTIFICATION

NOTE: The Condition Compliance Monitoring Number (CCM#) will be provided by the Engineering Department during review. The CCM# shall then be used on all annual correspondence the City.

The following information shall be completed:

- Property Address
- Property APN
- Permit/Project #
- Property Legal Description

NOTE: The legal description is available in the property owner's title report.

See section IV above regarding Notarize Constructive Notification

EXHIBIT A - POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM OPERATIONS AND MAINTENANCE PLAN

PART 1A - GENERAL INFORMATION

- 1 **Property APN(s):** If the project has a shared Stormwater Management System (i.e. HOA), insert all the Property APNs served by the SYSTEM. Highlight the Property APN which contains the shared Structural Stormwater Control Measures (SCMs), such as a basin.
- 2 **Project Address(es):** where the Structural Stormwater Control Measures (SCMs) to be maintained are located.
- 3-6 Self-explanatory
- 7-8 **Designer and Company/Firm:** Insert name of the original designer of the stormwater management system. In the case that the Designer is no longer available or practicing, the Company/Firm to which the designer worked will be considered responsible to supply information regarding the SYSTEM.
- 9-11 Self-explanatory
- 12 **Estimated Annual Cost for Maintenance Once Established (Attach Cost Estimate Spreadsheet):** Designer to provide an estimate of annual cost to owner for services to inspect, maintain, and report on SYSTEM per instructions provide in this Exhibit. (Consider line item for inflation.)
- 13 **Other Pertinent Info:** For example, is the SYSTEM shared? Specifics of how will it be managed.

PART 1B - STRUCTURAL CONTROL MEASURE (SCM) DETAILS

General: Data provided on these sheets should match information provided in the Stormwater Control Plan (SWCP) or other plans approved by the City of Pismo Beach for the permitted project.

A Structural Control Measure (SMC) is defined by the RWQCB as: *Any structural facility designed and constructed to mitigate the adverse impacts of storm water and urban runoff pollution.*

Numbers for SCMs shall be assigned by the City of Pismo Beach officials at approval of the project SWCP or other plan.

- 1 **Purpose(s) of SCM (check all that apply):** See City of Pismo Beach Stormwater Management Requirements.
- 2 Self explanatory
- 3 **Description & Location of SCM (As necessary, refer to PART 2 – Drawings & Photos):** The most effective means to describe the location of SCMs on a project site is in reference to a Drawing. (See Part 2 explanation.) If there is a basin serving multiple properties on its own lot, note which properties (by APN) the SCM serves.
- 4 **Drainage Design Criteria:** Per approved SWCP or Drainage Plan.
- 5 **Design Details (as applicable):** Per approved SWCP or Drainage Plan. If it does not apply, write N/A.
- 6 Self-explanatory
- 7 **SCM Inspection & Maintenance Requirements:** These requirements will be based on the design life and considerations of the SCMs ability to meet requirements for water quality and/or flow control as set out by RWQCB and the City of Pismo Beach.

Short Term Requirements include those things that will be required within a reporting year, i.e. clearing of debris, sediment or other obstructions to inlets.

Long-Term Requirements would be those things done on multiple-year schedule (2-year, 5 year, 10 year) to ensure the continual proper functioning of the SCM. For example, for a filter strip or biofiltration swale, include a plan ensuring the vegetation is healthy and method for replacement of plants (planting plan). For basins (infiltration or detention), provide a schedule for vegetation management and sediment removal. The replacement of inlet grates or other devices that could rust or degrade should be considered in this area, along with the design life.

PART 2 - DRAWINGS AND PHOTOS

The official documents related to the approved design of the Project's Stormwater Control Measure(s) (signed by the Engineer of Record) are required as a part of the Plan. If changes are made to the design of the SCM during construction, Record Drawings must be submitted. Include dated photos of the completed SCM with pertinent notes (i.e. direction from which the photo was taken.)

Reduced size Site and Drainage Plans and/or Details Sheets shall be provided. Any relevant details shall be copied at the original scale on 8.5x11 (for example, on an exhibit) for inclusion in the Plan. Ensure any exhibits include all the listed components.

PART 3 - CERTIFICATION AND APPROVAL

Along with the Owner and Designer, the designer or a 3rd party professional engineer, geologist, architect or landscape architect is required to field verify the Stormwater Control Measure(s) per RWQCB Resolution No. R3-2013-0032 Attachment 1, Section D. Field Verification of Post-Construction Stormwater Control Measures. Prior to the submittal of this Plan, it is recommended that the field verifier signatory and City official signatory visit the site together to inspect the SCMs, discuss the proposed plan and any potential issues prior to submittal.

EXHIBIT B - POST CONSTRUCTION STORMWATER MANAGEMENT SYSTEM OPERATIONS AND MAINTENANCE CHECKLIST TEMPLATE

General: The initial purpose of Exhibit B is to produce a template checklist which will be used for inspections and submitted to the City annually by June 15th. The approved template will be included in the recorded document, so consideration of checklist items that meet the short and long term maintenance requirements of the SCM is important. Since each SYSTEM design is different, it is the responsibility of the designer/engineer to advise the owner in completing the checklist, which must be approved by the City prior to recordation.

For this reason, the template can change in content to meet the particular SCM's maintenance needs. Two examples are included for a Biofiltration Area/Swale and Catch Basin(s).

Suggestions for Inspection Timing: Note that the official rainy season in California is October 15th – April 15th, so annual inspections of SYSTEMS would logically occur before October 15th to beat the possibility of a storm coming before any required maintenance is undertaken. Monthly inspections could be scheduled along with planned landscaping maintenance of the overall site, so the removal of vegetation debris or sediment could be done simultaneously. If the Project is a HOA-run development or similar, it will be beneficial to consider the project Operations & Maintenance schedule and add the SYSTEM maintenance therein.

Inspectors: It is required for a licensed Civil Engineer or Qualified SWPPP Practitioner (QSP) to sign off on the checklist annually. However, this does not prevent the signatory from delegating inspection responsibly to trained maintenance staff. All inspectors must be listed, and initialed to designate who did each inspection. However, the responsibility for certifying that the information provided is true & correct rests on the signatory.

Corrective Action/ Required Maintenance: Inspectors shall estimate how long it will take to rectify the situation in discussion with the owner, and re-inspect promptly. Any issues that are not addressed shall be recorded.

RECORDING REQUESTED BY:

WHEN RECORDED, PLEASE RETURN TO
City of Pismo Beach, Engineering Department
760 Mattie Road
Pismo Beach CA 93449
Ph: (805) 773-4656

NOTICE OF ADDITIONAL INFORMATION

CCM# _____ (for office use—staff to provide)

Property Address: _____
(Street No. & Street Name, City, State, Zip)

Property APN: _____ Permit/Project#: _____

Property Legal Description:

Owner of the aforesaid property does here by give

CONSTRUCTIVE NOTIFICATION

**For Private Stormwater Management System
Operations and Maintenance**

The Applicant (Individual, Married Person, a HOA, A for Profit, or non-Profit Corporation), herein after referred to as **“OWNER”** of the real property referenced above, hereby required by existing City codes and regulations to utilize “on-site stormwater management systems (i.e. structural and/or non-structural) to minimize runoff and pollutants in runoff and to provide permanent storm drainage to control, manage, retain, treat, infiltrate and dispose of” (1) “on-site storm drainage for the Project” and (2) “ancillary street and site drainage from the adjoining street and sites” as stipulated in the approved project plans and contained within the required Stormwater Management System Operations & Maintenance Plan.

The Owner is solely responsible for the **Private Stormwater Management System**, hereinafter referred to as **“SYSTEM”** and attached as Exhibit “A”. The Owner agrees to the following conditions in compliance with all local, state, federal laws and regulations:

1. **MAINTENANCE:** OWNER shall maintain, monitor, inspect, clean and repair the SYSTEM as required in Exhibit “A” – Post Construction Stormwater Management System Operations & Maintenance Plan.
2. **DOCUMENT & REPORT:** OWNER shall document all maintenance, monitoring, inspections, cleanings and repairs made to the SYSTEM in the annual report submitted to the City by October 15th of each year in the form as approved by the City as detailed in Exhibit “B” – Post Construction Stormwater Management System Operations & Maintenance Checklist.
3. **COUNTY RIGHTS & AUTHORITY:** Pursuant to City of Pismo Beach Code Title 13.28.220, the City has the right and authority to inspect the SYSTEM to determine compliance with this constructive notification (i.e. maintenance, monitoring, inspections, cleanings, repairs, documentation and reporting) which may result in enforcement activities and/or abatement if necessary pursuant to existing and future laws and regulations.
4. **FAILURE TO MAINTAIN, MONITOR, INSPECT, CLEAN, REPAIR AND REPORT SYSTEM:** Failure to maintain, monitor, inspect, clean, repair, or document and report as required herein shall constitute a public nuisance. The County may remedy such public nuisance through any of the applicable procedures as set forth in the City of Pismo Beach Code, and/or may pursue any other legal or equitable remedies to abate such public nuisance.

5. **INDEMNIFICATION:** Owner further agrees to defend, indemnify, protect and hold the City and its agents, officers and employees harmless from and against any and all claims asserted or liability established for damages or injuries to any person or property, including to Owner's tenants, guests, invitees, agents or employees, which arise from or are connected with or caused or claimed by the acts or omissions of Owner, and its agents, employees or contractors, in performing the obligations specified herein, and all expenses of investigating and defending against same; provided, however, that Owner's duty to indemnify and hold harmless all not include any claims or liability arising from the established sole negligence or willful misconduct of the City, its agents, officers or employees.
6. **BINDING ON FUTURE OWNERS:** This covenant shall run with the land and shall be binding upon the undersigned owners, their heirs, executors, administrators, assigns and successors in interest.

OWNER(S) OF RECORD:

(Owner's Signature)

(Owner's Signature)

(Owner Print Name & Title)

(Owner Print Name & Title)

State of California
County of San Luis Obispo

On _____, 20____, before me, _____
_____ and _____

_____, personally appeared before _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____(Seal), Notary Public

City of Pismo Beach

**For Private Stormwater Management System Operations and Maintenance
EXHIBIT A – Post Construction Stormwater Management System Operations & Maintenance Plan**

The ‘Stormwater Management System Operations & Maintenance Plan’ is to be filled out by landowner/designer and attached to the Constructive Notification for Private Stormwater Management System Operations and Maintenance upon recording. **NOTE: EXHIBIT B – ‘Post Construction Stormwater Management System Operations & Maintenance Checklist’ template is to be attached to the Constructive Notification. The approved and recorded template shall be filled out by the owner and submitted to the City by October 15th of each year.**

PART 1A – General Information

General Information		
1	Property APN(s):	
2	Project Address(es):	
3	Owner:	
4	Address:	
5	Phone:	
6	Email:	
Stormwater Management System Information		
7	Designer:	<input type="checkbox"/> CE <input type="checkbox"/> QSP <input type="checkbox"/> QSD <input type="checkbox"/> Other
8	Company/Firm:	
9	Address:	
10	Phone:	
11	Email:	
12	Estimated Annual Cost for Maintenance Once Established*:	
13	Other Pertinent Info:	

*Attach Cost Estimate Spreadsheet

PART 1B: STRUCTURAL CONTROL MEASURE (SCM) DETAILS

SCM#: _____

1. Purpose(s) of SCM (check all that apply):	<input type="checkbox"/> Water Treatment	<input type="checkbox"/> Runoff Retention	<input type="checkbox"/> Peak Management
2. Type(s) of SCM Installed:	<input type="checkbox"/> Retention/Infiltration Basin, Trench, or Swale	<input type="checkbox"/> Biofiltration Swale	<input type="checkbox"/> Water Quality Unit
	<input type="checkbox"/> Subsurface Basin	<input type="checkbox"/> Catch Basin	<input type="checkbox"/> Proprietary Devices
	<input type="checkbox"/> Detention Basin	<input type="checkbox"/> Filter Strip(s)	<input type="checkbox"/> Other: _____
3. Description & Location of SCM (As necessary, refer to PART 2 – Drawings & Photos):	<input type="checkbox"/> Onsite <input type="checkbox"/> Offsite Description:		
4. Drainage Design Criteria:	Design Storm Flow (cfs):		
	Design Storm Capacity (ft ³):		
5. Design Details (As applicable):	Length (ft):		Surface Area (ft ²):
	Width (ft):		Capacity/Volume (ft ³):
	Depth (ft):		Vegetation Height (in):
	Slope (ft/ft):		Design Life (yrs):
6. SCM Product Specifications (attach applicable specification sheets):	Product Name:		
	Manufacturer/Model Number:		
	Number Installed:		
	Product Life:		
7. SCM Inspection & Maintenance Requirements:	Date of installation:		
	Short Term Required Maintenance (describe or attach plan):		
	Long Term Required Maintenance (describe or attach plan):		

Include additional pages for multiple SCMs as necessary.

Page ___ of ___

PART 2 – Drawings & Photos

In addition to the location description, provide a copy of record drawings* showing each Structural Control Measure. Provide a plan view showing SCM location(s) relative to the parcel property lines. Include any details of the SCM and any additional sheets, reduced site plans or dated post construction photos to clearly define the limits of the SCM(s).

Ensure the drawings include the following:

- | | |
|--|--|
| <input type="checkbox"/> North Arrow | <input type="checkbox"/> Surface Area |
| <input type="checkbox"/> Scale or Dimensions | <input type="checkbox"/> Cross Section(s) |
| <input type="checkbox"/> Length/Width | <input type="checkbox"/> Unique Number for Each Structural Control Measure (SCM) as assigned by the County |
| <input type="checkbox"/> Volume Depth | |
| <input type="checkbox"/> Slopes | |

*Record Drawings are those approved by the Engineer of Record and City of Pismo Beach which include any revisions to the design during construction/installation.

PART 3 – Certification and Approval

I certify the information provided in EXHIBIT A – Post Construction Stormwater Management System Operations & Maintenance Plan and EXHIBIT B – Post Construction Stormwater Management System Operations & Maintenance Checklist to be true and correct.

_____	_____	_____
Owner (Print Name)	Signature	Date

_____	_____	_____
Designer (Print Name)	Signature	Date

The Post Construction Stormwater Management System has been reviewed, field verified and approved by (professional engineer, geologist, architect or landscape architect) :

_____	_____	_____	_____
Verifier (Print Name)	License No.	Signature	Date

The ‘Post Construction Stormwater Management System Operations & Maintenance Plan’ and ‘Post Construction Stormwater Management System Operations & Maintenance Checklist’ has been reviewed and approved by:

_____	_____	_____
City Representative (Print Name, Title)	Signature	Date

EXAMPLE TEMPLATE

City of Pismo Beach

For Private Stormwater Management System Operations and Maintenance

EXHIBIT B – Post Construction Stormwater Management System Operations & Maintenance Checklist

The following TEMPLATE shall be tailored to the Project SCMs and submitted with EXHIBIT A – Post Construction Stormwater Management System Operations & Maintenance Plan for approval. Remove all unnecessary text or instructions such as 'EXAMPLE' prior to submission. Contact the City for electronic forms.

Completed forms shall be submitted annually by October 15th to:

City of Pismo Beach / Engineering Department
 760 Mattie Road
 Pismo Beach CA 93449
 Ph: (805) 773-4656

General Information			
Property APN(s):			
Project Address(es):			
Owner:			
Address:			
Phone:		Email:	
Report Year:			
Inspector(s) (First & Last Name, Initials):			
Date of Inspection(s):			
SCM Number(s) Inspected:			

I certify the provided information to be true and correct and that the Structural Stormwater Control Measures (SCMs) on my property have been maintained, monitored, inspected, cleaned and repaired as required in EXHIBIT A – Post Construction Stormwater Management System Operations & Maintenance Plan.

Owner	Inspecting Party Representative <input type="checkbox"/> Licensed Civil Engineer or <input type="checkbox"/> QSP No. _____
Printed Name	Printed Name
Signature	Signature
Date	Date

During this reporting period (check all that apply):

- Completed inspections as required in EXHIBIT A – Post Construction Stormwater Management System Operations & Maintenance Plan
- Completed required short and long term maintenance as required in EXHIBIT A
- Completed corrective action(s) per the inspection (if applicable)
- Updated the EXHIBIT A - Post Construction Stormwater Management System O&M Plan to reflect revised site conditions. (Attach any updates.)
- No spills or system upsets occurred on site.
- Cleaned all spills promptly and reported the spill as required. *

*For all site spills, list spill date, content, volume and resolution:

Date	Content	Volume	Resolution	Inspector's Initials

EXAMPLE 1: Biofiltration Areas /Swales
 Inspection and Maintenance Checklist

Inspected by (Print Name, Initials): <i>If multiple, list all.</i>		Report Year:	
Areas Inspected: <i>(see SCM location map in Post Construction Stormwater Management System Operations & Maintenance Plan)</i>		<i>If corrective action is required AND a re-inspection is warranted, indicate Re-check date:</i>	

Inspection frequency key: A = Annually on _____ (*Specify Date, i.e. October 15th*) of each year, M = Monthly, S = after major storm events

Inspection Items	Inspection Frequency	Date Inspected	Inspectors Initials	Maintenance Needed? (Yes/No)	Comments/Description
Is there standing water longer than 1 week after a storm event?	S				
Evidence of erosion?	S				
Vegetation appropriate and healthy?	A				
Area free of debris?	M				
Inlets free of obstructions?	M				
Is there obviously trapped sediment in need of removal (covers vegetation or greater than 3-inches at any spot)?	A				

Inspector comments: (*Use additional sheets or back of this sheet if more room is necessary, include Inspector's initials.*)

Overall condition of facility: Acceptable Unacceptable

Corrective Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

EXAMPLE 2: Catch Basin(s)
Inspection and Maintenance Checklist

Inspected by (Print Name, Initials): <i>If multiple, list all.</i>		Report Year:	
Areas Inspected: <i>(see SCM location map in Post Construction Stormwater Management System Operations & Maintenance Plan)</i>		<i>If corrective action is required AND a re-inspection is warranted, indicate Re-check date:</i>	

Inspection frequency key: A = Annually on _____ (*Specify Date, i.e. October 15th*) of each year, M = Monthly, S = after major storm events

Inspection Items	Inspection Frequency	Date Inspected	Inspector's Initials	Maintenance Needed? (Yes/No)	Comments/Description
Inlets free of obstructions?	A				
Basins free of obstructions, debris (vegetation)?	A				
Drainage area & slopes leading to catch basin free of sediment & debris?	A				
Is there obviously trapped sediment in need of removal (greater than 3 inches)?	A				

Inspector comments: *(Use additional sheets or back of this sheet if more room is necessary, include Inspector's initials.)*

Overall condition of facility: Acceptable Unacceptable

Corrective Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____