

Excerpt from: A Planner's Guide to Conditions of Approval And Mitigation Measures

WATER RESOURCES

Wat-1 Outdoor water use shall be limited through the measures listed below.

The following is a menu; select only those conditions that apply. Some of these measures may also be used as water conservation conditions without requiring a landscape and irrigation plan.

- a. Landscaping shall be with *[native and/or drought tolerant]* species.
- b. Drip irrigation or other water-conserving irrigation shall be installed.
- c. Plant material shall be grouped by water needs.
- d. Turf shall constitute less than 20% of the total landscaped area.
- e. No turf shall be allowed on slopes of over 4%.
- f. Extensive mulching (2" minimum) shall be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction.
- g. Soil moisture sensing devices shall be installed to prevent unnecessary irrigation.
- h. Permeable surfaces such as turf block or intermittent permeable surfaces such as french drains shall be used for all parking areas and driveways.
- i. The applicant shall plumb each lot for a grey water system. Each dwelling shall contain a grey water system plumbed to front and rear yard irrigation systems.
- j. The applicant shall contract with an agency that sells reclaimed water to provide water for all exterior landscaping. Non-reclaimed water shall not be used to water exterior landscape. The applicant shall renew the contract annually and send copies of the contract and all receipts for reclaimed water received to P&D staff. These documents shall be due on *[specify month]* of every year commencing *[specify starting point]*.
- k. Separate landscape meters shall be installed.

Plan Requirements: Prior to *[insert timing]*, a landscape and irrigation plan shall be submitted to P&D for review and approval. **Planner: For i.,**

show on building plans and require approval or plumbing permit. The applicant/owner shall enter into an agreement with the County to install required landscaping/irrigation and maintain required landscaping for the life of the project.

Timing: The applicant shall implement all aspects of the landscape and irrigation plan prior to occupancy clearance.

MONITORING: Permit Compliance shall conduct site visits to ensure installation and maintenance of landscape and irrigation . Any part of irrigation plan requiring a plumbing permit shown on building plans shall be inspected by Building Inspectors.

Wat-2

Indoor water use shall be limited through the following measures:
Planner: This is a menu; select only those conditions that apply:

- a. All hot water lines shall be insulated.
- b. Recirculating, point-of-use, or on-demand water heaters shall be installed.
- c. Water efficient clothes washers and dishwashers shall be installed.
- d. Self regenerating water softening shall be prohibited in all structures.
[Required in Laguna Sanitation District.]
- e. Lavatories and drinking fountains shall be equipped with self-closing valves

[Commercial only]

- f. Pool(s) shall have pool cover(s).

Plan Requirements: Prior to approval of Land Use Permits\Coastal Development Permits, indoor water-conserving measures shall be graphically depicted on building plans, subject to P&D review and approval. **Timing:** Indoor water-conserving measures shall be implemented prior to occupancy clearance.

MONITORING: P&D shall inspect for all requirements prior to occupancy clearance.

Wat-3

The existing facility shall be retrofitted with water conserving showerheads (2 gallons per minute) and toilets (1.6 gallons per flush). **Timing:** Prior to approval of Land Use Permits\Coastal Development Permits, the retrofitting shall be completed by the applicant.

MONITORING: Planning and Development shall inspect to confirm retrofitting prior to approval of Land Use Permits\Coastal Development Permits.

Wat-4 High water consumption businesses (defined by P&D), including *[specify types]*, shall be prohibited from operating on the subject property. **Plan Requirements and Timing:** Prior to approval of Land Use Permits\Coastal Development Permits, the applicant shall record a covenant agreeing to the prohibition with P&D for County Counsel review and approval to be included as a note on building plans, on lease agreements and in CC&R's.

MONITORING: P&D shall ensure no such businesses occupy building, by site inspection, prior to occupancy clearance and through any subsequent permitting for the site.

Wat-5 Reclaimed water shall be used for all dust suppression activities during grading and construction. **Plan Requirements and Timing:** This measure shall be included as a note on the grading plan. Prior to the commencement of earth movement, the applicant shall submit to Planning and Development an agreement/contract with a company providing reclaimed water stating that reclaimed water shall be supplied to the project site during all ground disturbances when dust suppression is required.

MONITORING: P&D staff shall inspect activities in the field to ensure non-potable water is being used in water trucks.

Wat-6 The project shall provide for on-site retention of storm water runoff, infiltration, and recharge where feasible. Feasibility shall be determined by the P&D Registered Geologist and Flood Control District engineer. Retention basin(s) shall be maintained for the life of the project by [*a Homeowners' Association or landowner for commercial/industrial sites.*] Recharge systems shall be developed in conjunction with the Flood Control District and P&D. **Plan Requirements:** A drainage plan showing the location and design parameters of the retention basin shall be submitted to P&D and Flood Control for review and approval. Installation and maintenance for five years shall be ensured through a performance security provided by the applicant. Long term maintenance requirements shall be specified in [*homeowner association CC&Rs or in a maintenance program submitted by the landowner of commercial/industrial sites.*] **Timing:** Retention and/or recharge basins shall be installed (landscaped and irrigated subject to P&D and Flood Control District approval) prior to occupancy clearance.

MONITORING: Planning and Development shall site inspect for installation and maintenance of landscaping. Flood Control sign off is

required on final grading/drainage plans, and Permit Compliance sign off is required for release of the performance security.

Wat-7 ***Planner: Goleta only for properties overlying the North Central Subbasin and not a party to the Wright judgment.*** In order for the proposed project to be found consistent with County water policies which require that adequate public and private services be available to serve the project, the applicant is required to petition the court and receive a determination that the applicant has the right to extract additional water from the north-central subbasin prior to the approval of [*Land Use/Coastal Development*] Permit

MONITORING: P&D shall review determination prior to approval of Land Use Permits\Coastal Development Permits.

Wat-8 ***Planner: For sites where disturbance involves one or more acres, the following will apply.*** The applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **Plan Requirements and Timing:** Prior to approval of Land Use Permits/Coastal Development Permits the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. A copy of the SWPPP must be maintained on the project site during grading and construction activities.

MONITORING P&D shall review the documentation prior to approval of Land Use Permits/Coastal Development Permits. P&D shall site inspect during construction for compliance with the SWPPP.

Planner: Use only for AHO or other qualified projects.

Wat-9 Prior to [*final map clearance/approval of [Land Use/Coastal Development] Permit*] the applicant shall provide a can and will serve letter from the [*specify water district*] indicating that adequate water is available to serve the project.

NOTE: The following conditions/measures address storm water quality from construction, new development, and redevelopment as required by the EPA's NPDES Phase II municipal storm water regulations. Some of these measures should be considered during the initial design phase of a project as they might require significant land area to implement. Consideration of these measures after the initial design phase could result in substantial redesign and project delay.

Wat-10 ***Planner: For all new development and redevelopment projects.*** To prevent illegal discharges to the storm drains, all on-site storm drain inlets, whether new or existing shall be labeled to advise the public that the storm

drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., “Don’t Dump – Drains to Ocean”). The information shall be provided in English and Spanish. **Plan Requirements and Timing:** Location of storm drain inlets shall be shown on site, building and grading plans prior to approval of grading and land use permits. Labels shall be installed prior to occupancy clearance. Standard labels are available from Public Works, Project Clean Water, or other label designs shall be shown on the plans and submitted to P&D for approval prior to approval of grading and land use permits.

MONITORING: Planning and Development shall site inspect prior to occupancy clearance.

Wat-11

Planner: Use this measure separately if there will be grading but an erosion and sediment control plan is not being required. To prevent sediment from being tracked off of the construction site, stabilized entrances shall be installed. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** The stabilized entrances/exits shall be located and detailed on the grading and drainage plan. Dry cleaning methods shall be enumerated in the project specifications and included on grading and drainage plans. **Timing:** The plans shall be submitted to P&D for approval prior to approval of Land Use Permit/Coastal Development Permits. The stabilized entrances/exits shall be installed prior to initiation of grading and maintained for the duration of the grading period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.

MONITORING: P&D shall site inspect during construction.

Wat-12

Planner: this measure is appropriate for small, medium, or large subdivisions (5 or more lots) or commercial/industrial developments and as an alternative to underground or aboveground impermeable drainage channels, however sufficient land area must be set aside onsite to accommodate the system. This measure can be combined with Wat-13 and Wat-14 where appropriate. A permanent biofiltration system shall be constructed to treat storm water runoff from the site. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofilter system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants including [*Planner: list likely pollutants*]. Where

feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Invasive plants shall not be used.. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D. **Plan Requirements and Timing:** The applicant shall include the biofilter design, including the plant palette and the source of plant material, on the grading and drainage and landscape plans, and depict it graphically. The applicant shall submit a maintenance plan for the biofilter system to P&D for review and approval. A performance security will be required to ensure installation and long-term maintenance, including maintenance inspections at least once/year. Long-term maintenance and proof of inspections shall be the responsibility of the [HOA (for residential projects) or the landowner (for commercial/industrial projects).] Maintenance requirements shall be specified in the CC&Rs or in a maintenance program submitted by the landowner of the commercial/industrial site and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D, and Public Works, Water Resources Division staff, for review prior to approval of Land Use Permits/Coastal Development Permits. Biofilter maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year and retain proof of inspections.

MONITORING: Planning and Development shall site inspect for installation and periodically inspect for maintenance throughout a five-year performance period. Performance security release requires P&D approval. The [HOA (for residential projects) or the landowner (for commercial/industrial projects)] shall be responsible for maintenance inspections at least once/year for the life of the project. Proof of maintenance inspections shall be maintained and made available to County of Santa Barbara upon request.

Wat-13

Planner: This measure may be used for small projects where the drainage area is divided into smaller, individually treated units less than an acre, or projects such as small residential developments (4 or fewer lots), small commercial areas (with buildings or structures less than 5,000 square feet), and parking lots less than 25 stall. This measure can be combined with Wat-12 and Wat-14 where appropriate. To allow for infiltration and treatment, sheet flow runoff from the site shall be directed to a permanent vegetated buffer strip. A registered civil engineer or other qualified professional shall design the buffer strip. Only non-invasive perennial grass or other drought tolerant vegetation species shall be used. Vegetated buffer strips shall be designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method.

Plan Requirements and Timing: Buffer strip design, including the plant palette and the source of plant material, shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once/year. Long term maintenance shall be the responsibility of the [HOA (for residential projects) or the landowner (for commercial/industrial projects).] A maintenance program shall be specified in the CC&Rs or in a maintenance program submitted by the landowner for commercial/industrial sites and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division staff for review prior to approval of Land Use Permits/Coastal Development Permits. Buffer strip maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year and retain proof of inspections.

MONITORING: Planning and Development shall site inspect for installation of the swale and periodically thereafter to ensure long-term maintenance. The [HOA (for residential projects) or the landowner (for commercial/industrial projects)] shall be responsible for maintenance inspections at least once/year for the life of the project. Proof of maintenance inspections shall be maintained and made available to County of Santa Barbara upon request.

Wat-14

Planner: the following shall be used where possible to treat and infiltrate stormwater from impervious surfaces at commercial, residential, and industrial sites. Small drainages between 0.25 and 1.0 acres (larger drainages may require multiple bioretention areas). Bioretention is a soil and plant-based filtration device that removes pollutants through a combination of physical, biological, and chemical processes. The facility combines vegetation with a planting soil matrix of sand and organics. Runoff is distributed evenly through the ponding area for infiltration through the soil matrix. Underdrains may be required. To allow for infiltration and treatment, drainage shall be directed to a bioretention filter. A registered civil engineer or other qualified professional shall design the bioretention filter in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. **Plan Requirements and Timing:** Bioretention design, including the selected plant material, shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once/year. Long term maintenance shall be the responsibility of the [HOA (for

residential projects) or the landowner (for commercial/industrial projects).] A maintenance program shall be specified in the CC&Rs or in a maintenance program submitted by the landowner for commercial/industrial sites and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division staff, for review prior to approval of Land Use Permits/Coastal Development Permits. Bioretention maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year and retain proof of inspections.

MONITORING: Planning and Development shall site inspect for installation of the bioretention facility and periodically thereafter to ensure long-term maintenance. The [*HOA (for residential projects) or the landowner (for commercial/industrial projects)*] shall be responsible for maintenance inspections at least once/year for the life of the project. Proof of maintenance inspections shall be maintained and made available to County of Santa Barbara upon request.

Wat-15

Planner: To the maximum extent practicable, the following shall be used in parking areas (for overflow or low traffic areas), patios, sidewalks (consistent with ADA requirements) emergency roads, around buildings, driveways, etc. where soil conditions allow (NPDES Permit Requirement). This measure can be combined with Wat-16 and Wat-17 where appropriate. To reduce runoff from impervious areas and allow for infiltration, the applicant shall incorporate pervious materials or surfaces (e.g., porous pavement or unit pavers on sand) into the project design. **Plan Requirements and Timing:** Pervious surfaces shall be described and depicted graphically on the site, building, grading and landscape plans. The plans shall be submitted to P&D for review prior to approval of Land Use Permits/Coastal Development Permits.

MONITORING: P&D shall site inspect for installation.

Wat-16***Planner: The following measure can be used for single family dwellings and commercial/industrial development on permeable soils and can be used on larger projects in conjunction with other measures. Work with Building and Safety to ensure that building foundations are adequately protected from site drainage when using this measure.*** The applicant shall install a roof runoff collection and disposal system to infiltrate storm water runoff. Runoff shall be directed to either a subsurface infiltration trench, french drains, planter boxes, landscaped areas or connected to the site's irrigation system. An overflow or high flow bypass system will be provided. **Plan Requirements and Timing:** The roof runoff collection system shall be shown on grading, building and landscape plans. The

plans shall be submitted to P&D for review prior to approval of Land Use Permits/Coastal Development Permits. The system shall be installed prior to occupancy clearance.

MONITORING: P&D shall site inspect for installation of the system.

Wat-16

A Homeowners' Association or the landowner (for commercial/industrial projects) {*planner choose the appropriate*} shall be responsible for the long-term maintenance of the water quality conditions of approval {*planner list conditions here*}. **Plan Requirements and Timing:** The proposed maintenance responsibilities and schedule shall be included in the CC&Rs or in a maintenance program submitted by the landowner for commercial/industrial sites. The CC&Rs/maintenance program shall be submitted for review by P&D and Public Works, Water Resources Division staff, prior to approval of Land Use Permits/Coastal Development Permits. Annual records of the maintenance activities shall be maintained by the HOA/landowner and submitted to P&D upon request.

MONITORING: P&D shall review the maintenance records or site inspect, as needed. Costs shall be borne by the Homeowners Association.

Wat-17 ***Planner: The following measure can be used for single family dwellings where conditions allow.*** To reduce storm water runoff, one of the following driveway designs shall be used: paving only under wheels, flared driveway, or use of permeable surfaces for temporary or non-permanent parking areas. **Plan Requirements and Timing:** The driveway shall be shown on the site, grading, landscape and building plans. The plans shall be submitted to P&D for review prior to approval of Land Use Permits/Coastal Development Permits.

MONITORING: P&D shall site inspect to ensure installation.

Wat-18 To prevent storm water contamination during roadwork or pavement construction, concrete, asphalt, and seal coat shall be applied during dry weather. Storm drains and manholes within the construction area shall be covered when paving or applying seal coat, slurry, fog seal, etc. **Plan Requirements and Timing:** These requirements shall be specified on the grading and building plans submitted to P&D prior to approval of Land Use Permits/Coastal Development Permits.

MONITORING: P&D shall site inspect, as needed during construction.

Wat-19 ***Planner: This measure must be applied to new or redeveloped fueling stations (NPDES Permit Requirement).*** The fuel dispensing area shall extend 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus 1 foot, whichever is less. The fuel dispensing areas shall be paved with Portland cement concrete (or

equivalent smooth impervious surface), with a 2% to 4% slope to prevent ponding, and shall be separated from the rest of the site by a grade break that prevents run-on of storm water. The paving around the fuel dispensing area may exceed the minimum dimensions of the "fuel dispensing area" stated above. **Plan Requirements and Timing:** These requirements shall be specified on the grading and building plans submitted to P&D. The plans shall be reviewed and detailed prior to approval of Land Use Permits/Coastal Development Permits.

MONITORING: P&D shall site inspect prior to occupancy clearance.

Wat-20 ***Planner:*** *Use this measure on parking lots associated with shopping centers or large commercial or industrial developments (with buildings or structures totaling 5,000 square feet or more).* A parking lot cleaning program shall be developed and implemented. The program shall include the following elements: removal of litter; spot cleaning of oil, fuel, and other automotive leaks; vacuum sweeping on a [*Specify weekly, monthly, quarterly, or semi-annual*] basis; inspection and cleaning of storm drain inlets and catch basins before November 1 and in January of each year; and posting of signs prohibiting littering, oil changing, and other automotive repairs. Debris removed from the catch basins shall be analyzed and disposed of accordingly. **Plan Requirements and Timing:** The cleaning program shall be submitted to P&D for review prior to approval of Land Use Permits/Coastal Development Permits. The location of the signs and the requirement for storm drain cleaning shall be included on the site and building plans submitted to P&D. The plans shall be reviewed prior to approval of Land Use Permits/Coastal Development Permits.

MONITORING: P&D shall site inspect prior to occupancy clearance and shall respond to complaints. The landowner shall maintain annual records of the storm drain cleaning and make them available for review by P&D on request.

Wat-21 ***Planner:*** *Use this measure for parking areas with 5-25 spaces. Parking areas greater than 25 spaces shall be conditioned by Public Works for treatment of runoff from the design storm event (NPDES Permit Requirement).* The parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and

shall maintain annual maintenance records. The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once/year. Long term maintenance shall be the responsibility of the [*HOA (for residential projects) or the landowner (for commercial/industrial projects).*] A maintenance program shall be specified in the CC&Rs or in a maintenance program submitted by the landowner for commercial/industrial sites and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division staff, for review prior to approval of Land Use Permits/Coastal Development Permits. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year and retain proof of inspections. **Plan Requirements and Timing:** The location and type of BMP shall be shown on the site, building and grading plans [*select plans as appropriate based on type of BMP*]. The plans and maintenance program shall be submitted to P&D for approval prior to land use clearance.

MONITORING: P&D shall site inspect for installation prior to occupancy clearance. The landowner shall make annual maintenance records available for review by P&D upon request.

Wat-22

Planner: *Use this measure for any project identified as having a significant storm water quality impact and, if appropriate, identify and include the minimum BMPs to be implemented (see above measures).* A combination of structural and non-structural Best Management Practices (BMPs) from the California Stormwater BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods, shall be installed to effectively prevent the entry of pollutants from the project site into the storm drain system after development. **Plan Requirements:** The applicant/owner shall submit and implement a Storm Water Quality Management Plan (SWQMP). The SWQMP shall include the following elements: identification of potential pollutant sources that may affect the quality of the storm water discharges; the proposed design and placement of structural and non-structural BMPs to address identified pollutants; a proposed inspection and maintenance program; and a method for ensuring maintenance of all BMPs over the life of the project. The approved measures shall also be shown on site, building and grading plans. Records of maintenance shall be maintained by the HOA for residential developments or landowners for commercial/industrial developments. **Timing:** Prior to approval of Land Use Permits/Coastal Development Permits, the SWQMP shall be submitted to P&D and Public Works

Department, Water Resources Division. All measures specified in the plan shall be constructed and operational prior to occupancy clearance. Maintenance records shall be submitted to P&D on an annual basis prior to the start of the rainy season and for five years thereafter. After the fifth year the records shall be maintained by the landowner or HOA and be made available to P&D or Public Works on request.

MONITORING: P&D and Public Works, Water Resources Division shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

Wat-23

Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the grading plans submitted to P&D for review prior to approval of Land Use Permits/Coastal Development Permits.

MONITORING P&D shall site inspect prior to the commencement of, and as needed during all, grading and construction activities.

Wat-24

Planner: This measure must be applied where there is storage of outdoor materials (NPDES Permit Requirement). An outdoor material storage area refers to storage areas or facilities solely for the storage of materials. Improper storage of materials out of doors may provide an opportunity for toxic compounds, oil and grease, heavy metals, nutrients, suspended solids, and other pollutants to enter the storm water conveyance system. Where proposed project plans include outdoor material storage areas that could contribute pollutants to the storm water conveyance system, the following measures are required:

1) Materials with the potential to contaminate storm water must either be (a) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system; or (b) protected by a secondary containment structure such as berm, dike, or curb and covered with a roof or awning.

2) The storage area must be paved and sufficiently impervious to contain leaks and spill or otherwise be designed to prevent discharge of leaks or spills into the storm water conveyance system.

MONITORING: P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

Wat-25

Planner: This measure must be applied where there is a trash storage area (NPDES Permit Requirement). A trash storage area is an area where a trash receptacle(s) or dumpsters are located. Loose trash and debris can be transported by forces of water or wind into storm water conveyance system. All trash container areas must meet the following requirements:

- 1) Trash container areas must divert drainage from adjoining paved areas.
- 2) Trash container areas must be protected and regularly maintained to prevent off-site transport of trash.

MONITORING: P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

Wat-26

Planner: This measure must be applied for all automotive repair shops and maintenance bays (NPDES Permit Requirement). All automotive repair shops and maintenance bays shall meet the following requirements:

- 1) Repair/maintenance bays must be indoors or designed in such a way that doesn't allow storm water run-on or contact with storm water runoff.
- 2) Design a repair/maintenance bay drainage system to capture all wash-water, leaks and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required by local Sanitary District, obtain an Industrial Waste Discharge Permit.

MONITORING: P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

Wat-27

Planner: This measure must be applied for all commercial vehicle/equipment wash areas (NPDES Permit Requirement). All vehicle/equipment washing/steam cleaning areas must be self-contained and/or covered, equipped with a clarifier or other pretreatment facility, and properly connected to a sanitary sewer or other appropriately permitted disposal facility.

MONITORING: P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

Wat-28

Planner: This measure must be applied for all restaurants and commercial food handling facilities (NPDES Permit Requirement). All outdoor equipment/accessory washing/steam cleaning must provide an

area for the washing/steam cleaning of equipment and accessories. The area must be self contained, equipped with a grease trap, and properly connected to a sanitary sewer. If the wash area is located outdoors, it must be covered, paved, have secondary containment, and be connected to the sanitary sewer or other appropriately permitted disposal facility.

MONITORING: P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

Wat-29

Planner: This measure must be applied for all loading/unloading dock areas including commercial and automotive repair shops (NPDES Permit Requirement). The following design criteria are required for all loading/unloading dock areas:

- 1) Cover loading dock areas or design drainage to minimize run-on and runoff of storm water.
- 2) Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.

MONITORING: P&D shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the approved plan and periodically thereafter to ensure proper maintenance.

