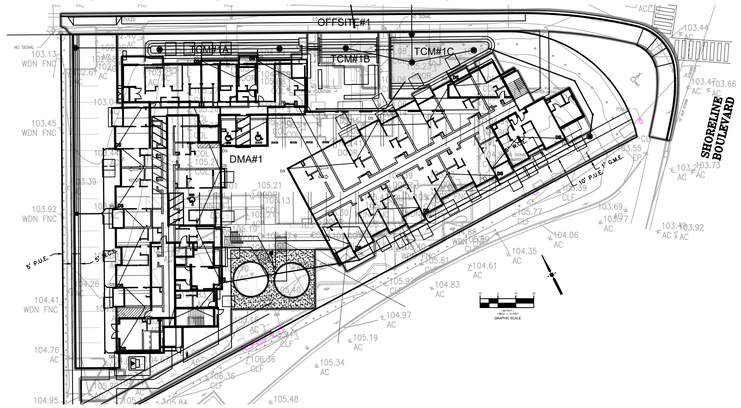
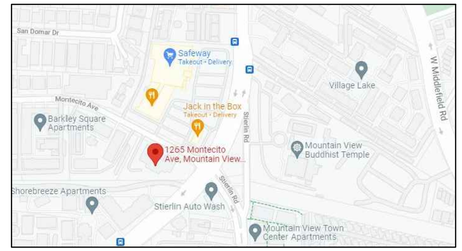
Appendix F

Stormwater Management Plan

STORM WATER MANAGEMENT PLAN
1265 MONTECITO AVENUE
APN: 150-26-004
MOUNTAIN VIEW, CA 94043
EXCAVATION PERMIT NO.XXXX-XXX



SITE PLAN



VICINITY MAP

a. Total Site Area: 1.04 acre	b. Total Site Area Disturbed: 1.04 acre (including clearing, grading, or excavating)				
Impervious Areas[1] (IA)	Pre-project (Existing) IA (ft^2)	Existing IA Retained As-is (ft^2) (x)	Existing IA Replaced with IA (ft^2) (y)	New IA Created (ft^2) (z)	Total Post-Project IA (ft^2) (x+y+z)
Roof	14,690	0	14,690	5,635	20,325
Surface Parking	16,335	0	0	0	0
Sidewalks, streets, etc.	2,135	0	2,135	8,160	10,295
c. Total Impervious Area	33,160	0	16,825	13,795	30,620
d. Total new and replaced impervious area			30,620		
Pervious Area (PA)	Pre-project (Existing) PA (ft^2)				Total Post-Project PA (ft^2)
Landscaping[2]	12,140				14,680
Pervious Paving	0				
Other (e.g. Green Roof)	0				
e. Total Pervious Area	12,140				14,680
f. Total Area (IA+PA)	45,300				45,300
g. Percent Replacement of IA in Redevelopment Projects (Total Existing IA Replaced with IA ÷ Total Existing IA) x 100% =					50.74 %

Stormwater Management Systems Cost Estimate

ITEM	UNIT	QUANTITY	UNIT COST	TOTAL
BIO-RETENTION SOIL MEDIA	CY	106	$30.00	$3,180.00
GRAVEL	CY	71	$30.00	$2,130.00
MAINTENANCE	PER YEAR	1	$1,000.00	$1,000.00
			TOTAL:	$6,310.00

SHEET INDEX:

CIVIL:
C1.0: STORM WATER MANAGEMENT PLAN TITLE SHEET
C2.0: STORM WATER MANAGEMENT PLAN

ORDER NO. : 0616016913

EXHIBIT A

The land referred to is situated in the County of Santa Clara, City of Mountain View, State of California, and is described as follows:

Lot 1, Block 4, as shown upon that certain Map entitled, "Tract No. 3523", Which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California, on June 20, 1963, in Book 162 of Maps, Pages 53, 54 and 55.

APN: 150-26-004

STANDARD NOTES:

DESCRIPTION OF PROJECT:
THIS PROJECT INCLUDES A 5-STORY BUILDING WITH 4-STORIES OF RESIDENTIAL APARTMENTS ABOVE A ONE-STORY PARKING STRUCTURE WITH COMMON AREAS AND UTILITY SPACES ON THE GROUND FLOOR.

GEOTECHNICAL INVESTIGATION:
THE REVIEWER'S ATTENTION IS DIRECTED TO THE GEOTECHNICAL INVESTIGATION PREPARED BY _____. (ADDRESS). PHONE: ___-___-____.
TITLED: _____
DATED: _____
GROUND WATER: BETWEEN 7-8 FT BELOW SURFACE

GEOTECHNICAL INVESTIGATION IS NOT COMPLETE AT THIS TIME.

FLOOD ZONE
THIS PROPERTY SITS ENTIRELY WITHIN FEMA FLOOD ZONE X. THESE ARE DEFINED AS AREAS BEING OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM A 1% ANNUAL CHANCE FLOOD.

THIS PROPERTY IS IN ZONE AO OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06085C0039H, WHICH BEARS AN EFFECTIVE DATE OF 05/18/2009. A FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION.

STORMWATER TREATMENT SYSTEM
A MAINTENANCE AGREEMENT WITH THE CITY OF MOUNTAIN VIEW FOR THE STORMWATER TREATMENT SYSTEM SHALL BE RECORDED WITH THE COUNTY OF SANTA CLARA PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE.

AN AS-BUILT CERTIFICATION FOR THE PROJECT MUST BE SIGNED AND SUBMITTED TO THE CITY'S FIRE AND ENVIRONMENTAL PROTECTION DIVISION PRIOR TO ISSUANCE OF AN OCCUPANCY CERTIFICATE.

STORM DRAIN MANHOLES ON PRIVATE PROPERTY ARE TO BE MAINTAINED BY PROPERTY OWNER/MANAGEMENT. THE CITY OF MOUNTAIN VIEW HAS THE RIGHT TO ACCESS MANHOLES ON PRIVATE PROPERTY IF NEEDED.

HAUL ROUTE:
THE CONTRACTOR SHALL KEEP THE STREET AND WORK SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS PER SECTION 5-15 OF THE STANDARD PROVISIONS. THIS PROVISION REQUIRES PREVENTING SPILLAGE ON HAUL ROUTES, CLEANING UP SPILLAGE, SWEEPING ALL STREETS OF MUD, DIRT AND DEBRIS THAT ARE A RESULT OF THE CONTRACTOR'S WORK, AND KEEPING THE WORK SITE IN A CLEAN AND NEAT APPEARANCE. ANY SPILLAGE ON HAUL ROUTES SHALL BE IMMEDIATELY REMOVED AND CLEANED.

ENGINEER'S STATEMENT
THESE STORM WATER MANAGEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

REGISTERED PROFESSIONAL ENGINEER ROBERT V. HENRY No. 60443 Exp. 6/30/22 STATE OF CALIFORNIA CIVIL

NAME: ROBERT V. HENRY
TITLE: PRESIDENT, PE, QSD/QSP
COMPANY: CARROLL ENGINEERING, INC
PE NO 60443

DATE:

CERTIFICATION BY OWNER:
ALL STORM WATER MANAGEMENT CONSTRUCTION WILL BE DONE ACCORDING TO THIS STORM WATER MANAGEMENT PLAN.

NAME:
TITLE:
COMPANY:

DATE:

SITE DESIGN MEASURES:

1. CLUSTER STRUCTURES/PAVEMENT.
2.. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
3. PARKING:
   a. NOT PROVIDED IN EXCESS OF CODE.

SOURCE CONTROL MEASURES:

1. INDUSTRIAL, OUTDOOR MATERIAL STORAGE, AND RECYCLING FACILITIES:
   a. STOCKPILE MATERIAL ON AN IMPERVIOUS SURFACE OR UNDER PERMANENT ROOF OR COVERING, AS APPROPRIATE
   b. DIRECT PONDED WATER TO THE SANITARY SEWER, ONSITE TREATMENT SYSTEM(S), OR TO OFFSITE DISPOSAL.
   c. INSTALL BERMS OR CURBING TO PREVENT RUNOFF FROM THE STORAGE/ PROCESSING AREAS
   d. SEGREGATE POLLUTANT GENERATING ACTIVITIES INTO A DISTINCT DRAINAGE MANAGEMENT AREA(S) AND PROVIDE TREATMENT.
2. BENEFICIAL LANDSCAPING.
3. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
4. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
5. STORM DRAIN LABELING.
6. OTHER: _____

1. THE STORM WATER MANAGEMENT MEASURES SHOWN HEREON ARE DESIGNED TO BE IN SUBSTANTIAL CONFORMANCE WITH MUNICIPAL REGIONAL STORM WATER PERMIT ORDER NO. R2-2015-0049 AND THE CONSTRUCTION GENERAL PERMIT, ORDER NO. 2009-0009-DWQ AS EFFECTIVE IN 2008.

2. IT IS THE OWNER'S RESPONSIBILITY TO ENSURE IMPROVEMENTS ARE CONSTRUCTED AND MAINTAINED PURSUANT TO THE AFOREMENTIONED ORDERS. OWNER SHALL IMPLEMENT MAINTENANCE MEASURES PURSUANT TO APPENDIX G OF THE C.3 HANDBOOK PUBLISHED BY SCVURPPP.

3. MORE THAN 50% OF THE SITE IS BEING COMPLETELY IMPROVED. AS SUCH, 100% OF IMPERVIOUS AREAS ARE SUBJECT TO C.3 REQUIREMENTS.

4. MITIGATION WAS DESIGNED TO BE ACHIEVED VIA FLOW BASED METHODS BASED UPON "C.3 STORMWATER HANDBOOK" PUBLISHED BY SCVURPPP AS EFFECTIVE IN 2016.

5. THE PROJECT DOES NOT CREATE AND/OR REPLACE MORE THAN ONE ACRE OF IMPERVIOUS AREA. AS SUCH, THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS AS SET FORTH IN THE MS4 PERMIT.

6. THE AREA OF DISTURBANCE IS LESS THAN ONE ACRE. AS SUCH, A DISCHARGE PERMIT FROM THE REGIONAL WATER QUALITY CONTROL BOARD IS NOT REQUIRED. HOWEVER, THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES (BMPs) AS SET FORTH IN THE CASQA CONSTRUCTION HANDBOOK.

7. STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BE A LICENSED PROFESSIONAL OR CONTRACTOR.

DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS, AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOILS WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BEIRETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AND UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2-3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2"-3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOILS AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

OPERATION AND MAINTENANCE INFORMATION:

I. **PROPERTY INFORMATION:**
   I.A. PROPERTY ADDRESS:
   1265 Montecito Avenue
   Mountain View, CA 94043
   I.B. PROPERTY OWNER:
   Charities Housing

II. **RESPONSIBLE PARTY FOR MAINTENANCE:**
   II.A. CONTACT:
   Kathy Robinson
   II.B. PHONE NUMBER OF CONTACT:
   408-550-8311
   II.C. EMAIL:
   krobinson@charitieshousing.org
   II.D. ADDRESS:
   1400 Parkmoor Avenue - Suite #190
   San Jose, CA 95126

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

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REGISTERED PROFESSIONAL ENGINEER ROBERT V. HENRY No. 60443 Exp. 6/30/22 STATE OF CALIFORNIA CIVIL

STORM WATER MANAGEMENT PLAN TITLE SHEET
Montecito Avenue
1265 Montecito Ave., Mountain View, CA 94083
Charities Housing

Project 19131

07.09.21	Planning Submittal
10.20.21	Planning Submittal

C1.0

CEI PROJECT NO. 2529

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