

STORM WATER CONTROL PLAN

Wright's Corner

4370 Old Sonoma Hwy
Napa, California
APN: 047-110-017

OWNER: The Wright Corner, Inc.
Kerry Smith
4370 Old Sonoma Hwy
Napa, California 94559
(707) 812-5006

PREPARED BY:

NORCAL CIVIL ENGINEERING, INC.
P.O. Box 12155
Santa Rosa, California 95406
(707) 318-7099



January 16, 2023
Job No. 22039

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- Stormwater Control Plan dated January 16, 2023
- Hydrologic Soil Group Map
- Appendix A – Stormwater Pollutant Sources/Source Control Checklist

I. Project Data

Table 1. Project Data

Project Name/Number	Wrights Corner/22039
Application Submittal Date	
Project Location	4370 Old Sonoma Hwy, Napa
Name of Developer	Kerry Smith
Project Phase No.	Not Applicable
Project Type and Description	Use Permit for Inn, Tavern & Onsite Events
Project Watershed	Carneros Creek/Napa River
Total Project Site Are (acres)	1.66-AC
Total Area of Land Disturbed (acres)	0.535-AC
Total New Impervious Surface Area (sq. ft.)	14,685-SF
Total Replaced Surface Area	0-SF
Total Pre-Project Impervious Area	12,545-SF
Total Post-Project Impervious Area	18,170-SF
50% Rule [*]	Yes
Project Density	78%
Applicable Special Project Categories [Complete even if all treatment is LID]	N/A
Percent LID and non LID treatment	100%
HMP Compliance [†]	N/A

[*50% rule applies if: Total Replaced Impervious Surface Area > 0.5 x Pre-Project Impervious Area]

[IHPM applies if: (Total New Impervious Area + Total Replaced Impervious Surface Area) ≥ 1 acre]

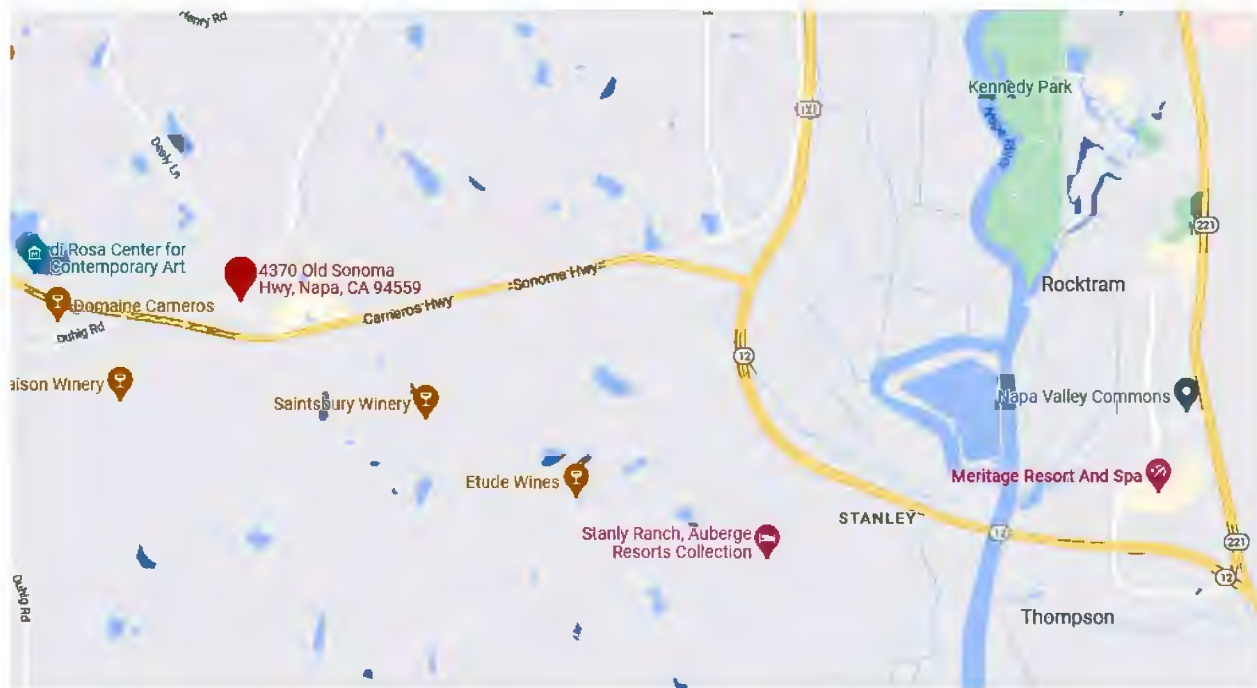
II. Setting

A. Project Location and Description

This project is located at 4370 Old Sonoma Hwy in Napa (APN 047-110-017), approximately 5-miles from central Napa. The parcel consists of existing residence, driveway, art gallery with associated parking, storage barn and surrounding open landscape. For this submittal, it is proposed to convert the existing storage barn to a dining building, construct cottages with parking areas for both the cottages and dining building.

This Stormwater Control Plan addresses all the proposed impervious improvements associated with the cottages and parking. Impervious areas proposed with the cottage construction include the surrounding walking paths and associated hardscape.

Vicinity Map:



B. Existing Site Features and Conditions

The parcel is 1.66-acres with soils in the immediate area of the project of Haire Loam (Hydrologic Soil Group D) as identified by the National Resources Conservation Service. Existing storm water runoff sheet flows off site primarily to the west with partial sheet flow southwest. There are existing stormdrain features noted in the vicinity of the proposed area of improvements which will remain.

C. Opportunities and Constraints for Stormwater Control

The project site consists of Hydrologic Soil Group D with poor infiltration rates. Since there are existing buildings, residence and paving and existing septic, areas for BASMAA features are limited. Areas, such as the leachfield reserve area, will be avoided. There are restrictions to the east of the project area with the proximity of the property line therefore, these areas will be avoided. Given the slope of the property, sheetflow runoff will be directed to the west across landscape within the parcel and ultimately percolating into the soil. Runoff which doesn't percolate will ultimately flow to Carneros Creek which flows approximately 250-ft downhill from the project site.

III. Low Impact Development Design Strategies

A. Optimization of Site Layout

1. Limitation of development envelope

The proposed dining building will be reusing the same building as the existing storage barn which will not impact the overall site. The proposed cottages are within the same vicinity of the existing residence. With the proximity to the eastern property lines, development envelope of the cottages is restricted.

2. Preservation of natural drainage features

There are existing stormdrain features in the immediate project area including an existing roadside swale along the southwestern property line at Sonoma Highway, which will remain. All stormwater discharges will percolate in bioretention features or across native soils with any concentrated flows being returned to sheet flow via riprap outlet.

3. Setbacks from creeks, wetlands, and riparian habitats

Caneros Creek flows approximately 250-ft downhill which does not require specific setbacks.

4. Minimization of imperviousness

All new proposed parking will use gravel instead of paving to allow for a better percolation rate.

5. Use of drainage as a design element

Treatment elements are incorporated into landscape features.

B. Use of Permeable Pavements

The driveway shall be constructed of gravel surfacing rather than paved. No other permeable pavements shall be used.

C. Dispersal of Runoff to Pervious Areas

Runoff from rooftops, concrete and other impervious features are directed to treatment via storm drains and sheet flow.

D. Feasibility Assessment of Harvesting and Use for Treatment and Flow-Control
Rainwater harvesting is not feasible due to lack of room for storage tanks and will not be provided.

1. Permeability of Site Soils

The site is of soil Type D with poor infiltration rates.

2. Potential Opportunities for Harvesting and Use

Runoff from the roof of the proposed buildings have potential for rainwater harvesting however suitable area for storage is not available.

E. Integrated Management Practices

This project will be using the natural contours for placement of proposed parking, buildings and treatment features to allow for an organic landscape.

IV. Documentation of Drainage Design

A. Descriptions of each Drainage Management Area and Tabulation & Sizing

Calculations

Treatment Area #1 will serve DMA-17 which consists of the proposed outdoor seating area extending from the existing storage barn. Although not required, DMA-19, which consists of the existing landscape area will be included also. The area for Treatment Area #1 is shown as 95-SF but only 65-SF is required.

Treatment Area #2 will serve DMA-2 through DMA-9 which consists of the proposed cottage roofs and the adjacent walkways. Although not required, DMA-19, which consists of the existing landscape area will be included also. The area for Treatment Area #2 is shown as 400-SF but only 179-SF is required.

Treatment Area #3 will serve DMA-1, DMA-10 through DMA-14 and DMA-16 which consists of proposed gravel parking spaces and the roof area for the bathroom/storage building. Although not required, DMA-20, which consists of the existing gravel driveway area will be included also. The area for Treatment Area #3 is shown as 540-SF but only 107-SF is required.

Treatment Area #4 will serve DMA-15 which consists of the trash enclosure. The area for Treatment Area #1 is shown as 62-Sf but only 1-SF is required.

This is summarized in the table on the following page.

V. Source Control Measures

See attached *Appendix A – Stormwater Pollutant Sources/Source Control Checklist*

VI. Stormwater Facility Maintenance

A. Ownership and Responsibility for Maintenance in Perpetuity

Prior to occupancy, the owner will enter a maintenance agreement with the County.

B. Summary of Maintenance Requirements for Each Stormwater Facility

See attached *Appendix A – Stormwater Pollutant Sources/Source Control Checklist*

VII. Construction Plan C.3 Checklist

See attached *Appendix A – Stormwater Pollutant Sources/Source Control Checklist*

VIII. Certifications

The selection, sizing and design of stormwater treatment and other control measures in this plan have been designed to meet BASMAA requirements.

Treatment Area #2 will serve DMA-2 through DMA-9 which consists of the proposed cottage roofs and the adjacent walkways. Although not required, DMA-19, which consists of the existing landscape area will be included also. The area for Treatment Area #2 is shown as 400-SF but only 179-SF is required.

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BIORETENTION TREATMENT AREAS

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	BIORETENTION AREAS		
					SIZING FACTOR	MINIMUM FACILITY AREA (SF)	BASMAA FACILITY #
DMA-1	5,570	Gravel	0.1	557	0.04	22	3
DMA-2	700	Roof	1.0	700	0.04	28	2
DMA-3	140	Concrete	1.0	140	0.04	6	2
DMA-4	700	Roof	1.0	700	0.04	28	2
DMA-5	140	Concrete	1.0	140	0.04	6	2
DMA-6	700	Roof	1.0	700	0.04	28	2
DMA-7	700	Roof	1.0	700	0.04	28	2
DMA-8	375	Concrete	1.0	375	0.04	15	2
DMA-9	700	Roof	1.0	700	0.04	28	2
DMA-10	200	Gravel	0.1	20	0.04	1	3
DMA-11	920	Gravel	0.1	92	0.04	4	3
DMA-12	400	Roof	1.0	400	0.04	16	3
DMA-13	880	Gravel	0.1	88	0.04	4	3
DMA-14	60	Roof	1.0	60	0.04	2	3
DMA-15	215	Gravel	0.1	22	0.04	1	4
DMA-16	815	Concrete	1.0	815	0.04	33	3
DMA-17	1,470	Concrete	1.0	1,470	0.04	59	1
DMA-18	1,545	Landscape	0.1	155	0.04	6	1
DMA-19	3,120	Landscape	0.1	312	0.04	12	2
DMA-20	6,380	Gravel	0.1	638	0.04	26	3
TOTAL	25,730			8,783		351	

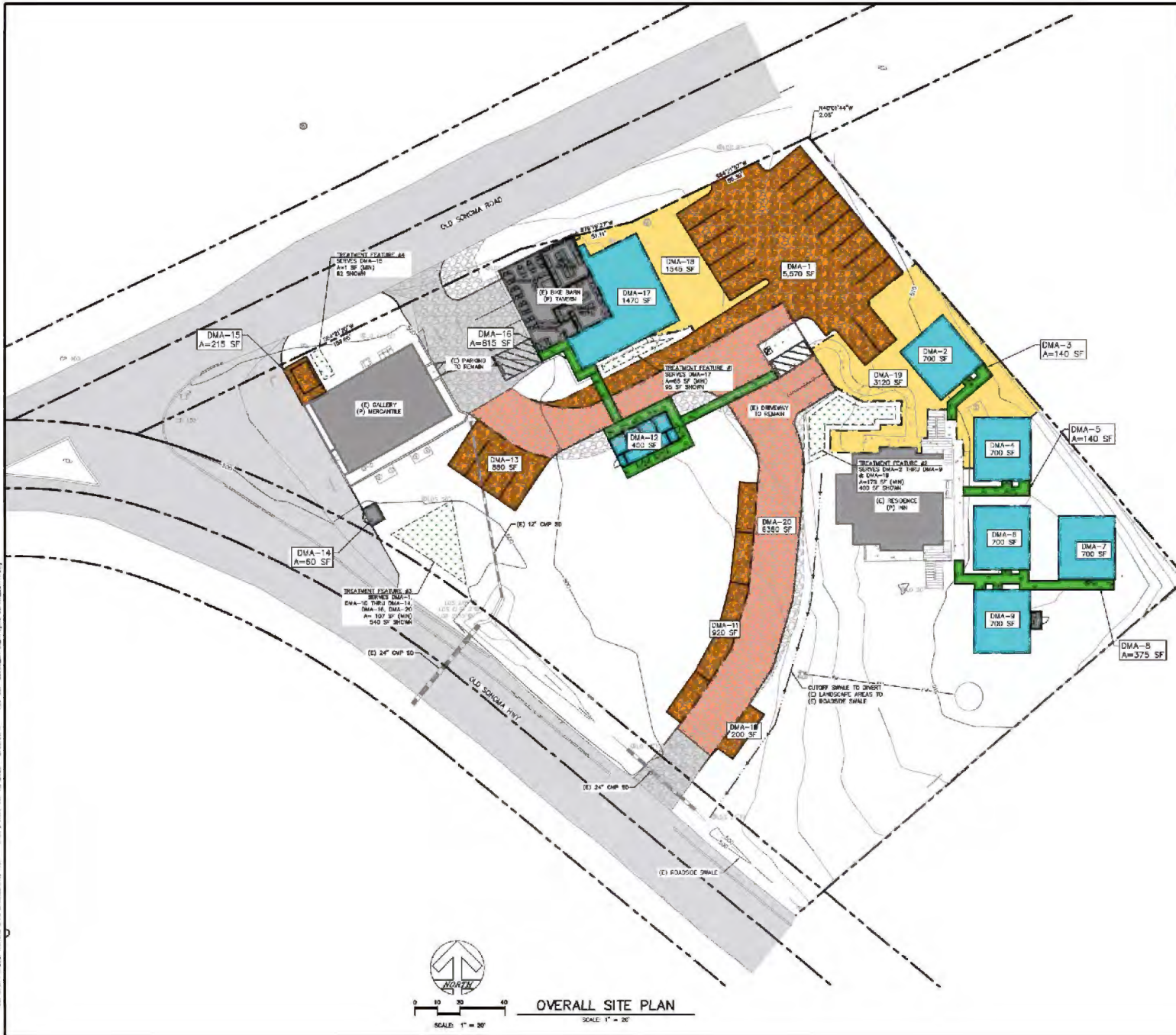
BASMAA FACILITY #	AREA (SF)	SERVES	AREA REQUIRED (SF)	REMAINING AREA (SF)
1	95	DMA-17, DMA-18	65	30
2	400	DMA-2-DMA-9, DMA-19	179	221
3	540	DMA-1, DMA-10-DMA-14, DMA-16, DMA-20	107	433
4	62	DMA-15	1	61
	1097	TOTAL	351	746

RUN-OFF FACTORS

SURFACE	FACTOR
ROOFS AND PAVING	1.0
LANDSCAPE	0.1
PERVIOUS PAVERS	0.1
GRAVEL	0.1

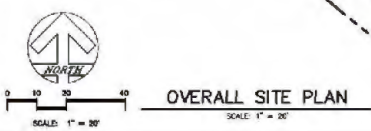
Table 4.1 Runoff Factors from BASMAA Post-Construction Manual, January 2019

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LEGEND

	APPROXIMATE PROPERTY LINE
	APPROXIMATE S.W. SIDEWALK
	EDGE OF PAVEMENT
	EDGE OF GRAVEL DRIVEWAY
	DRAINAGE COURSE FLOWLINE
	DISTURBED AREA
	5 FOOT INDEX
	1 FOOT INDEX
	CONTROL POINT
	WELL
	EXISTING/PROPOSED
	1/8" PROFILE PIT
	SET BACK
	EXISTING BUILDING TO REMAIN
	EXISTING PAVEMENT TO REMAIN
	EXISTING LANDSCAPE TO REMAIN
	EXISTING GRAVEL TO REMAIN
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED GRAVEL
	TREATMENT FEATURE



OVERALL SITE PLAN
SCALE: 1" = 20'

REVISION	DESCRIPTION	BY	DATE

THE WRIGHT CORNER, INC.
 4370-4372 & 4374 OLD SONOMA HWY - NAPA
 -CLIENT PHONE-
JANUARY 16, 2023

Project no: _____
 Project name: _____

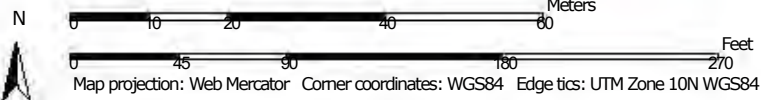
**USE PERMIT APPLICATION
 STORMWATER CONTROL PLAN (SCP)
 4370-4372 & 4374 OLD SONOMA HWY - NAPA
 APN 047-110-017**

SHEET
C1


Hydrologic Soil Group—Napa County, California



Map Scale: 1:962 if printed on A landscape (11" x 8.5") sheet.











MAP LEGEND









Area of Interest (AOI)
 Area of Interest (AOI)

Soils





Soil Rating Polygons

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available


Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available






Soil Rating Points

-  A
-  A/D
-  B
-  B/D


Water Features

-  Streams and Canals





Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

Soil Rating Legend

-  C
-  C/D
-  D
-  Not rated or not available

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Napa County, California
 Survey Area Data: Version 15, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 26, 2022—Apr 25, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
146	Haire loam, 2 to 9 percent slopes	D	2.0	100.0%
Totals for Area of Interest			2.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix A. Stormwater Pollutant Sources/Source Controls Checklist

How to use this worksheet (also see instructions on page 3-7 of the *BASMAA Post-Construction Manual*):

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies.
2. Review Column 2 and incorporate all of the corresponding Structural Source Control BMPs in your Stormwater Control Plan drawings.
3. Review Columns 3 and 4 and incorporate all of the corresponding applicable Structural Source Control BMPs and Operational Source Control BMPs in a table in your Stormwater Control Plan. Use the format shown in Table 3-1 on page 3-7 of the *BASMAA Post-Construction Manual*. Describe your specific BMPs in an accompanying narrative and explain any special conditions or situations that required omitting BMPs or substituting alternative BMPs.

IF THESE SOURCES WILL BE ON THE PROJECT SITE THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
<input type="checkbox"/> A. On-site storm drain inlets (unauthorized non-stormwater discharges and accidental spills or leaks)	<input checked="" type="checkbox"/> Locations of inlets.	<input type="checkbox"/> Mark all inlets with the words "No Dumping! Flows to Bay" or similar.	<input type="checkbox"/> Maintain and periodically repaint or replace inlet markings. <input type="checkbox"/> Provide stormwater pollution prevention information to new site owners, lessees, or operators. <input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-44, "Drainage System Maintenance," in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks <input type="checkbox"/> Include the following in lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
<input type="checkbox"/> B. Interior floor drains and elevator shaft sump pumps	<input type="checkbox"/> Show drains and pump locations	<input type="checkbox"/> State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	<input type="checkbox"/> Inspect and maintain drains to prevent blockages and overflow.
<input type="checkbox"/> C. Interior parking garages	<input type="checkbox"/> Show drain locations	<input type="checkbox"/> State that parking garage floor drains will be plumbed to the sanitary sewer.	<input type="checkbox"/> Inspect and maintain drains to prevent blockages and overflow.

IF THESE SOURCES WILL BE ON THE PROJECT SITE THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
<ul style="list-style-type: none"> <input type="checkbox"/> D1. Need for future indoor & structural pest control 		<ul style="list-style-type: none"> <input type="checkbox"/> Note building design features that discourage entry of pests. 	<ul style="list-style-type: none"> <input type="checkbox"/> Provide Integrated Pest Management information to owners, lessees, and operators.
<ul style="list-style-type: none"> <input type="checkbox"/> D2. Landscape/ Outdoor Pesticide Use/Building and Grounds Maintenance 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained. <input type="checkbox"/> Show self-retaining landscape areas, if any. <input checked="" type="checkbox"/> Show bioretention facilities. (See instructions in Chapter 4.) 	<p>State that final landscape plans will accomplish all of the following.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. <input type="checkbox"/> Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. <input type="checkbox"/> Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. <input type="checkbox"/> Consider using pest-resistant plants, especially adjacent to hardscape. <input type="checkbox"/> To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. 	<ul style="list-style-type: none"> <input type="checkbox"/> Maintain landscaping using minimum or no pesticides. <input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks <input type="checkbox"/> Provide IPM information to new owners, lessees and operators.
<ul style="list-style-type: none"> <input type="checkbox"/> E. Pools, spas, ponds, decorative fountains, and other water features. 	<ul style="list-style-type: none"> <input type="checkbox"/> Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet. 	<ul style="list-style-type: none"> <input type="checkbox"/> If the local municipality requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements. 	<ul style="list-style-type: none"> <input type="checkbox"/> See applicable operational BMPs in Fact Sheet SC-72, "Fountain and Pool Maintenance," in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks <input type="checkbox"/> The sanitary sewer operator must be notified and a clean out identified when pools are to be drained to the sanitary sewer.

IF THESE SOURCES WILL BE ON THE PROJECT SITE THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
<input type="checkbox"/> F. Food service	<input type="checkbox"/> For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment. <input type="checkbox"/> On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.	<input type="checkbox"/> Describe the location and features of the designated cleaning area. <input type="checkbox"/> Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.	<input type="checkbox"/> State maintenance schedule for grease interceptor
G. Refuse areas	<input type="checkbox"/> Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas. <input type="checkbox"/> If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. <input type="checkbox"/> Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.	<input type="checkbox"/> State how site refuse will be handled and provide supporting detail to what is shown on plans. <input type="checkbox"/> State that signs will be posted on or near dumpsters with the words "Do not dump hazardous materials here" or similar.	State how the following will be implemented: <ul style="list-style-type: none"> <input type="checkbox"/> Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks
<input type="checkbox"/> H. Industrial processes.	<input type="checkbox"/> Show process area.	<input type="checkbox"/> If industrial processes are to be located on site, state: "All process activities to be performed indoors. No processes to drain to exterior or to storm drain system."	<input type="checkbox"/> See Fact Sheet SC-10, "Non-Stormwater Discharges" in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks

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<input type="checkbox"/> I. Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)	<input type="checkbox"/> Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area. <input type="checkbox"/> Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. <input type="checkbox"/> Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.	<input type="checkbox"/> Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains. <input type="checkbox"/> Where appropriate, reference documentation of compliance with the requirements of programs for: <ul style="list-style-type: none"> ▪ Hazardous Waste Generation ▪ Hazardous Materials Release Response and Inventory ▪ California Accidental Release (CalARP) ▪ Aboveground Storage Tank ▪ Uniform Fire Code Article 80 Section 103(b) & (c) 1991 ▪ Underground Storage Tank 	<input type="checkbox"/> See the Fact Sheets SC-31, "Outdoor Liquid Container Storage" and SC-33, "Outdoor Storage of Raw Materials" in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks

IF THESE SOURCES WILL BE ON THE PROJECT SITE THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
<input type="checkbox"/> J. Vehicle and Equipment Cleaning	<input type="checkbox"/> Show on drawings as appropriate: <ul style="list-style-type: none"> (1) Commercial/industrial facilities having vehicle/ equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses. (2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use). (3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer. (4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed. 	<input type="checkbox"/> If a car wash area is not provided, describe measures taken to discourage on-site car washing and explain how these will be enforced.	Describe operational measures to implement the following (if applicable): <ul style="list-style-type: none"> <input type="checkbox"/> Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system. <input type="checkbox"/> Car dealerships and similar may rinse cars with water only. <input type="checkbox"/> See Fact Sheet SC-21, "Vehicle and Equipment Cleaning," in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks

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<input type="checkbox"/> K. Vehicle/Equipment Repair and Maintenance	<input type="checkbox"/> Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater. <input type="checkbox"/> Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas. <input type="checkbox"/> Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.	<input type="checkbox"/> State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area. <input type="checkbox"/> State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements. <input type="checkbox"/> State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.	<p>In the Stormwater Control Plan, note that all of the following restrictions apply to use the site:</p> <input type="checkbox"/> No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains. <input type="checkbox"/> No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately. <input type="checkbox"/> No person shall leave unattended parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.
<input type="checkbox"/> L. Fuel Dispensing Areas	<input type="checkbox"/> Fueling areas shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable. <input type="checkbox"/> Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area ¹ .] The canopy [or cover] shall not drain onto the fueling area.		<input type="checkbox"/> The property owner shall dry sweep the fueling area routinely. <input type="checkbox"/> See the Business Guide Sheet, "Automotive Service—Service Stations" in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks

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<input type="checkbox"/> M. Loading Docks	<input type="checkbox"/> Show the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas shall be drained to the sanitary sewer, or diverted and collected in a tank for ultimate discharge to the sanitary sewer. <input type="checkbox"/> Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation. <input type="checkbox"/> Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer.		<input type="checkbox"/> Move loaded and unloaded items indoors as soon as possible. <input type="checkbox"/> See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks
<input type="checkbox"/> N. Fire Sprinkler Test Water		<input type="checkbox"/> Provide a means to drain fire sprinkler test water to the sanitary sewer.	<input type="checkbox"/> See the note in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks

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<ul style="list-style-type: none"> <input type="checkbox"/> O. Miscellaneous Drain or Wash Water or Other Sources <input type="checkbox"/> Boiler drain lines <input type="checkbox"/> Condensate drain lines <input type="checkbox"/> Rooftop equipment <input type="checkbox"/> Drainage sumps <input type="checkbox"/> Roofing, gutters, and trim. <input type="checkbox"/> Other sources 	<ul style="list-style-type: none"> <input type="checkbox"/> Show drain lines and drainage sumps 	<ul style="list-style-type: none"> <input type="checkbox"/> Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. <input type="checkbox"/> Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system. <input type="checkbox"/> Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. <input type="checkbox"/> Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. <input type="checkbox"/> Include controls for other sources as specified by local reviewer. 	<p>If architectural copper is used, implement the following BMPs for management of rinsewater during installation:</p> <ul style="list-style-type: none"> <input type="checkbox"/> If possible, purchase copper materials that have been pre-patinated at the factory. <input type="checkbox"/> If patination is done on-site, prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site. <input type="checkbox"/> Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. <p>Implement the following BMPs during routine maintenance:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site.
<ul style="list-style-type: none"> <input type="checkbox"/> P. Plazas, sidewalks, and parking lots. 	<ul style="list-style-type: none"> <input type="checkbox"/> Show extent of permeable paving materials 		<ul style="list-style-type: none"> <input type="checkbox"/> Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.