

Current Stormwater Quality Control Requirements

Information for Developers, Builders and Project Applicants
(Updated October 2013)



Stormwater Controls

Stormwater runoff from urbanized areas is a major source of pollution to local creeks and San Francisco Bay. To comply with the Municipal Regional Stormwater Permit (MRP), issued by the Regional Water Quality Control Board in 2009, local agencies in San Mateo County require development projects to incorporate appropriate stormwater controls. These may include the following:

1. **Site Design Measures** are permanent features that reduce water quality impacts by:
 - Reducing impervious surfaces
 - Directing runoff from impervious surfaces to vegetated areas
2. **Source Controls** prevent potential pollutant sources from contacting rainfall and stormwater. Examples include:
 - Roofed trash enclosures
 - Pest-resistant landscaping
 - Sanitary sewer drains for vehicle wash areas
3. **Stormwater Treatment Measures** are engineered systems that remove pollutants from stormwater before it reaches a storm drain, creek, or the Bay. The treatment measures selected must be Low Impact Development (LID) techniques (see box at right) except for certain types of projects.
4. **Hydromodification Management (HM)** reduces erosive flows in creeks that can occur when amounts of impervious surface on a project site are increased.
5. **Construction Site Controls** required during the construction phase of project include:
 - Control of erosion on slopes and/or areas of exposed soil.
 - Keeping sediment on site using perimeter barriers and storm drain inlet protection.
 - Proper management of construction materials, chemicals, and wastes on site.



Pervious Pavers in South San Francisco

Low Impact Development (LID) techniques reduce stormwater runoff and mimic a site's predevelopment hydrology. LID treatment options include infiltration, evapotranspiration, and rainwater harvesting and use, and where these are infeasible, biotreatment may be used.

Projects disturbing one acre or more must comply with the State Construction General Permit. For more information on the Construction General Permit, visit www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml

Determining Project Requirements

To determine if Stormwater Control Requirements apply to your project and identify appropriate controls, municipality staff will ask you to fill out either:



- **The Stormwater Checklist for Small Projects** for single family homes, projects that create and/or replace between 2,500 and 10,000 sq. ft. of impervious surface, and "special land use projects" (see page 2) that create and/or replace between 2,500 and 5,000 sq. ft. of impervious surface.
- **The C.3 Regulated Projects Checklist** for projects that create and/or replace 10,000 sq. ft. or more of impervious surface, and "special land use projects" (see page 2) that create and/or replace 5,000 sq. ft. or more of impervious surface.

Notes: Contact the Brisbane Planning Department for current forms and requirements for projects that create and/or replace more than 2500 sq ft of impervious surface. 07/2012 BOS-514

- **LID Requirements/Stormwater Treatment Measures** apply to:
 - Projects that create and/or replace 10,000 square feet or more of impervious surface, and
 - “Special Land Use Category” projects that create and/or replace 5,000 square feet or more of impervious surface.

Special Land Use Categories are

- Uncovered parking areas (stand-alone or part of another use)
- Restaurants
- Auto service facilities¹
- Retail gasoline outlets

If the stormwater treatment requirements apply, you will need to fill out the feasibility screening portion of the C.3 Regulated Projects Checklist to determine whether it is feasible to treat the water quality volume of runoff with infiltration, evapotranspiration, or rainwater harvesting and use.



Bioretention system in Daly City

Where infiltration, evapotranspiration, and rainwater harvesting and use are infeasible, stormwater may be directed to an on-site **biotreatment system**, such as a bioretention area or flow-through planter. Biotreatment systems contain a specified biotreatment soil and have a surface area that is approximately 4% of the contributing impervious area. Biotreatment systems should be designed to maximize infiltration into native soil wherever possible. Vault-based treatment systems may not be used as stand-alone treatment, except for limited use of media filters in certain high density and transit-oriented projects.

- **Hydromodification Management (HM) requirements** apply if a project creates and/or replaces 1 acre or more of impervious surface, increases impervious surface over pre-project conditions AND is located in a susceptible area.

New Requirements for Small and Single Family Home Projects (Effective December 1, 2012) apply to:

- Projects that create and/or replace at least 2,500 square feet, but less than 10,000 square feet, of impervious surface
- Stand-alone single family home projects that create and/or replace 2,500 square feet or more of impervious surface

These projects must incorporate one of the following site design measures:

1. Direct roof runoff into cisterns or rain barrels.
2. Direct roof runoff into vegetated areas.
3. Direct runoff from (sidewalks, walkways, and/or patios onto vegetated areas.
4. Direct runoff from driveways/uncovered parking lots onto vegetated areas.
5. Construct sidewalks, walkways, and/or patios with permeable surfaces.
6. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces

No treatment measures are required for these projects.

For More Information:

- Contact the San Mateo Countywide Water Pollution Prevention Program at www.flowstobay.org (For the New Development webpage, click on “Businesses”, then “New Development”. For a list of local contacts for new development, click “local permitting agency”.)
- The Stormwater Checklist for Small Projects, the C.3 Checklist for Regulated Projects, the C.3 Technical Guidance Manual, and other guidance documents are provided on the New Development webpage.



Bioretention system in Burlingame

¹Auto service facilities include those described by the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539.

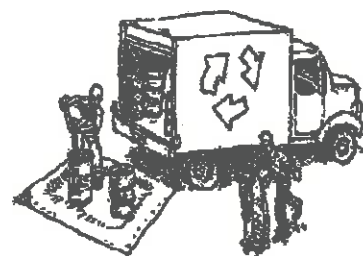


SAN MATEO COUNTYWIDE
**Water Pollution
 Prevention Program**
 Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

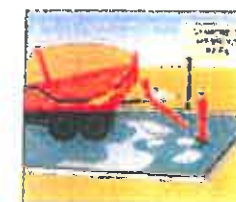


- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain pollutants may be liable for fines of up to \$10,000 per day!