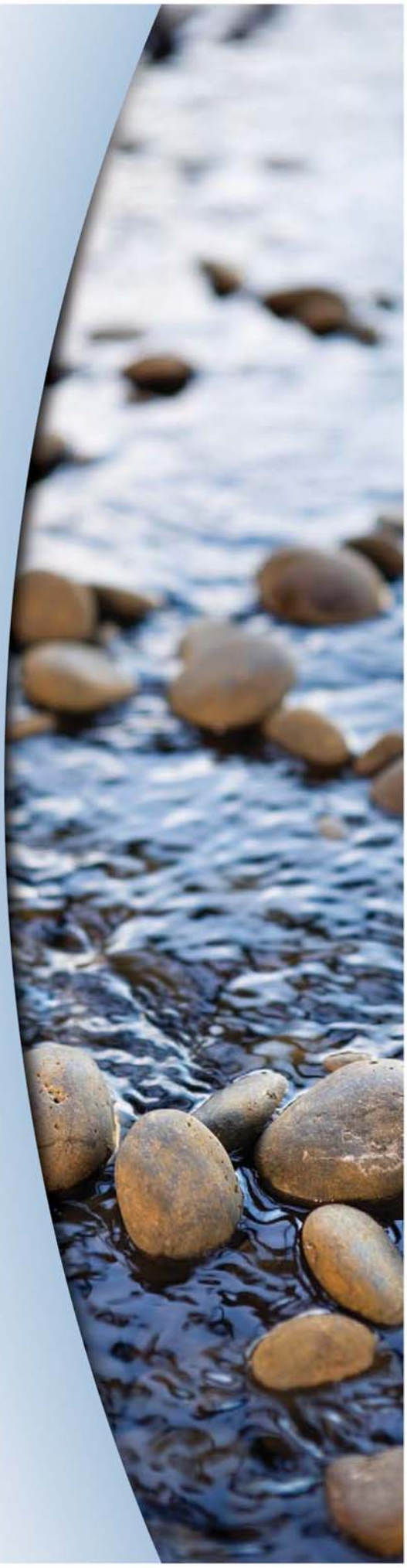
Technical Appendix I

Preliminary Water Quality Management Plan (WQMP) Balboa
Marina West Redevelopment Project
Fuscoe Engineering, Inc.
April 23, 2014



PRELIMINARY WATER QUALITY MANAGEMENT PLAN
(PWQMP)

BALBOA MARINA WEST

REDEVELOPMENT PROJECT

Newport Beach, California

Prepared For

IRVINE COMPANY
550 Newport Center Drive
Newport Beach, CA 92660
949.720.2000

Prepared By

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Date Prepared: April 23, 2014
Job Number: 1288-001-01

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PRELIMINARY
WATER QUALITY MANAGEMENT PLAN (PWQMP)

BALBOA MARINA WEST

151 & 201 East Coast Highway
City of Newport Beach, County of Orange

APN
050-451-03 & 050-451-60

Prepared for:

IRVINE COMPANY
550 Newport Center Drive
Newport Beach, CA 92660
949.720.2000

Prepared by:

FUSCOE ENGINEERING, INC.
16795 Von Karman, Suite 100
Irvine, CA 92618
949.474.1960

Date Prepared: April 23, 2014

PROJECT OWNER'S CERTIFICATION			
Permit/Application No.:	Pending	**Grading Permit No.:**	Pending
Tract/Parcel Map and Lot(s)No.:	N/A	**Building Permit No.:**	Pending
Address of Project Site and APN:	151 & 201 East Coast Highway, Newport Beach, CA 92660 050-451-03 & 050-451-60		

This Water Quality Management Plan (WQMP) has been prepared for IRVINE COMPANY by FUSCOE ENGINEERING, INC. The WQMP is intended to comply with the requirements of the County of Orange NPDES Stormwater Program requiring the preparation of the plan.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan , including the ongoing operation and maintenance of all best management practices (BMPs), and will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the current Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated Cities of Orange County within the Santa Ana Region. Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the WQMP. An appropriate number of approved and signed copies of this document shall be available on the subject site in perpetuity.

OWNER:	
Name:	
Title:	
Company:	
Address:	
Email:	
Telephone:	
Signature:	**Date:**

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- Sewer Spill
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SECTION I DISCRETIONARY PERMITS AND WATER QUALITY CONDITIONS

PROJECT INFORMATION			
Permit/Application No.:	Pending	**Tract/Parcel Map No.:**	N/A
Address of Project Site and APN:	201 East Coast Highway, Newport Beach, CA 92660 050-451-03 & 050-451-60		
WATER QUALITY CONDITIONS			
Discretionary Permit(s):	Pending – to be provided in Final WQMP		
Water Quality Conditions:	Pending – to be provided in Final WQMP upon issuance by the City of Newport Beach		
WATERSHED-BASED PLAN CONDITIONS			
Applicable conditions from watershed - based plans including WIHMPs and TMDLs:	Lower Newport Bay: ▪ Metals ▪ Nutrients ▪ Pathogens ▪ Pesticides ▪ Priority Organics ▪ Siltation		

SECTION II PROJECT DESCRIPTION

II.1 PROJECT DESCRIPTION

The proposed Balboa Marina West project site encompasses approximately 3.5 acres (landside) in the City of Newport Beach. The project site is bounded by East Coast Highway to the north, the Balboa Marina to the south and the Newport Bay Navigation Channel to the west. A Vicinity Map is included in Section VI.

Under existing conditions, the project site is developed with a paved parking lot, 1-story commercial building, a concrete seawall on the south side and private boat slips. Adjacent land uses include commercial restaurant uses to the east, the Balboa Marina to the south, and East Coast Highway to the north.

The proposed project will include the development of a new public transient dock area, an expansion to the existing private boat slips, and a land-side component with marine commercial development, including a restaurant. The table below summarizes the proposed project.

DESCRIPTION OF PROPOSED PROJECT	
WQMP Development Category:	8. All significant redevelopment projects, where significant redevelopment is defined as the addition or replacement of 5,000 or more square feet of impervious surface on an already developed site. Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the facility, or emergency redevelopment activity required to protect public health and safety. Since the proposed project includes the addition and replacement of more than 5,000 square feet of impervious surfaces on an already developed site, the project is considered a "Priority Project" in accordance with the Model WQMP and OC DAMP.
Project Area:	Landside = 3.43 ac Waterside = 0.87 ac
# of Dwelling Units:	N/A
SIC Code:	5812 Eating Places 4493 Marinas
Narrative Project Description:	The proposed redevelopment is generally divided into three areas. Area A (Public Transient and Private Dock Area) encompasses approximately 0.87 acre of water surface area, and will include the construction of 12 public transient boat slips, including the relocation of 4 existing public slips. Area B (Private Dock Expansion Area) will add 24 private boat slips as part of the existing Balboa Marina. As part of the improvements for Areas A and B, a riprap embankment will be reconstructed approximately 15 feet landward of the existing riprap embankment, along the western edge of the project.

DESCRIPTION OF PROPOSED PROJECT				
	Area C (Landside Development Area) will include up to a maximum of 19,400 square feet of marine commercial development, including a restaurant. This development includes approximately 3.5 acres of the existing parking lot immediately north of the existing Balboa Marina docks. The existing 1,200 square-foot structure will be demolished. The parking lot will be reconfigured to provide more efficient internal circulation and parking. A pedestrian walkway through the parking lot will provide access from the public dock to the landside development. Enhanced landscaping will be added throughout the parking lot.			
Project Area:	**Pervious Area**	**Pervious Area Percentage**	**Impervious Area**	**Impervious Area Percentage**
Pre-Project Conditions:	0.51 ac	15%	2.92 ac	85%
Post-Project Conditions:	0.86 ac	25%	2.57 ac	75%
Drainage Patterns/ Connections:	Under existing conditions, storm water runoff generally sheet flows south to an existing trench drain along the waterside perimeter of the site that ultimately outlets through the existing bulkhead into the harbor at two locations. Under proposed conditions, runoff will continue to flow in a southerly direction, and discharge at the two existing bulkhead outlet locations. New on-site area drains will be constructed to direct low-flow and first-flush runoff to the proposed BMPs prior to discharging off-site through the existing bulkhead outlets. BMPs are discussed in Section IV.			

PROJECT FEATURES	
Building Summary:	The "land-side" development (Area C) will include up to a maximum of 19,400 square feet of marine commercial development, including a restaurant.
Landscaped Areas:	Landscaping will be provided around the proposed restaurant building, within the reconfigured parking lot and around the perimeter of the site. Approximately 25% of the site will be landscaped.
Parking Facilities:	Parking will be provided within the reconfigured surface parking lot that will serve both the Balboa Marina and proposed restaurant development. Additional parking will be provided on the ground level of the proposed restaurant building. Further details on number of spaces proposed will be provided in the Final WQMP.

PROJECT FEATURES	
Other Project Features:	An appropriate number of trash enclosures will be located within the project site. Specific number and locations of the trash enclosures will be documented in the Final WQMP. Trash enclosures will either be located indoors or will be covered and walled on 3 sides to preclude rainfall and runoff (gate comprising the fourth side). Any food preparation areas associated with the proposed restaurant land uses will be handled indoors, and the eating area tables will be covered with a canopy and designed to preclude precipitation and runoff. Grease interceptors will be located in the sanitary sewer systems where applicable. Further details will be provided in the Final WQMP.
Outdoor Activities:	Outdoor areas throughout the site will be used for vehicle parking (in designated spaces), pedestrian access, and access to the boat slips. The open water portion of the site will include 12 public transient boat slips, including the relocation of 4 existing public slips. No outdoor storage of materials is anticipated.
Materials Stored:	Materials used and stored on-site will include those associated with marine commercial and restaurant land uses, such as normal cleaning supplies, maintenance materials, and restaurant supplies. Materials will be stored within the building.
Wastes Generated:	The project is not anticipated to generate any wastes other than landscape clippings, typical trash, debris and refuse from the tenants and visitors. Outdoor trash receptacles will be provided throughout the common areas of the site for the tenants and visitors to dispose of their refuse in a proper manner, and property maintenance will provide trash and waste material removal to maintain a trash-free property. All wastes shall be collected and properly disposed of off-site.

II.2 POTENTIAL STORM WATER POLLUTANTS

The table below, derived from Table 2 of the Countywide Model WQMP Technical Guidance Document (May 2011), summarizes the categories of land use or project features of concern and the general pollutant categories associated with them.

ANTICIPATED & POTENTIAL POLLUTANTS GENERATED BY LAND USE TYPE

Priority Project Categories and/or Project Features	General Pollutant Categories							
	Suspended Solid/ Sediments	Nutrients	Heavy Metals	Pathogens (Bacteria/ Virus)	Pesticides	Oil & Grease	Toxic Organic Compounds	Trash & Debris
Detached Residential Development	E	E	N	E	E	E	N	E
Attached Residential Development	E	E	N	E	E	E(2)	N	E
Commercial/Industrial Development	E(1)	E(1)	E(5)	E(3)	E(1)	E	E	E
Automotive Repair Shops	N	N	E	N	N	E	E	E
Restaurants	E(1)(2)	E(1)	E(2)	E	E(1)	E	N	E
Hillside Development >5,000 ft^2	E	E	N	E	E	E	N	E
Parking Lots	E	E(1)	E	E(4)	E(1)	E	E	E
Streets, Highways, & Freeways	E	E(1)	E	E(4)	E(1)	E	E	E
Retail Gasoline Outlets	N	N	E	N	N	E	E	E

Notes:

E = expected to be of concern N = not expected to be of concern

(1) Expected pollutant if landscaping exists on-site, otherwise not expected.
(2) Expected pollutant if the project includes uncovered parking areas, otherwise not expected.
(3) Expected pollutant if land use involves food or animal waste products, otherwise not expected.
(4) Bacterial indicators are routinely detected in pavement runoff.
(5) Expected if outdoor storage or metal roofs, otherwise not expected.

Source: County of Orange. (2011, May 19). Technical Guidance Document for the Preparation of Conceptual/ Preliminary and/or Project Water Quality Management Plans (WQMPs). Table 2.1.

Priority Project Categories and/or Features: Restaurants, Parking Lots

POLLUTANTS OF CONCERN		
Pollutant	E = Expected to be of concern N =Not Expected to be of concern	Additional Information and Comments
Suspended Solid/ Sediment	E	303(d) listed impairment / TMDL
Nutrients	E	303(d) listed impairment / TMDL
Heavy Metals	E	303(d) listed impairment / TMDL
Pathogens (Bacteria/Virus)	E	303(d) listed impairment / TMDL
Pesticides	E	303(d) listed impairment / TMDL
Oil & Grease	E	
Toxic Organic Compounds	E	
Trash & Debris	E	

II.3 HYDROLOGIC CONDITIONS OF CONCERN

The purpose of this section is to identify any hydrologic conditions of concern (HCOC) with respect to downstream flooding, erosion potential of natural channels downstream, impacts of increased flows on natural habitat, etc. As specified in Section 2.3.3 of the 2011 Model WQMP, projects must identify and mitigate any HCOCs. A HCOC is a combination of upland hydrologic conditions and stream biological and physical conditions that presents a condition of concern for physical and/or biological degradation of streams.

In the North Orange County permit area, HCOCs are considered to exist if any streams located downstream from the project are determined to be potentially susceptible to hydromodification impacts and either of the following conditions exists:

- Post-development runoff volume for the 2-yr, 24-hr storm exceeds the pre-development runoff volume for the 2-yr, 24-hr storm by more than 5 percent

or

- Time of concentration (Tc) of post-development runoff for the 2-yr, 24-hr storm event exceeds the time of concentration of the pre-development condition for the 2-yr, 24-hr storm event by more than 5 percent.

If these conditions do not exist or streams are not potentially susceptible to hydromodification impacts, an HCOC does not exist and hydromodification does not need to be considered further. In the North Orange County permit area, downstream channels are considered not susceptible to

hydromodification, and therefore do not have the potential for a HCOC, if all downstream conveyance channels that will receive runoff from the project are engineered, hardened, and regularly maintained to ensure design flow capacity, and no sensitive habitat areas will be affected.

Is the proposed project potentially susceptible to hydromodification impacts?

☐ **Yes** ☒ **No (show map)**

In accordance with updated Susceptibility Analysis, Newport Bay, Newport Coastal Streams exhibit within the 2011 TGD, the project lies in a location not subject to hydromodification impacts or HCOC's. A copy of TGD Figure XVI-3d is included in Appendix A.

II.4 POST DEVELOPMENT DRAINAGE CHARACTERISTICS

Under existing conditions, storm water runoff generally sheet flows south to an existing trench drain along the waterside perimeter of the site that ultimately outlets through the existing bulkhead into the harbor at two locations.

Under proposed conditions, runoff will continue to flow in a southerly direction, and discharge at the two existing bulkhead outlet locations. New on-site area drains will be constructed to direct low-flow and first-flush runoff to the proposed BMPs prior to discharging off-site through the existing bulkhead outlets. BMPs are discussed in Section IV.

II.5 PROPERTY OWNERSHIP/MANAGEMENT

PROPERTY OWNERSHIP/MANAGEMENT	
Public Streets:	Not Applicable
Private Streets:	Not Applicable
Landscaped Areas:	Irvine Company
Parks:	Not Applicable
Buildings:	Irvine Company
Structural BMPs:	Irvine Company

The Owner, Irvine Company shall assume all BMP maintenance and inspection responsibilities for the proposed project. Inspection and maintenance responsibilities are outlined in Section V of this report.

SECTION III SITE DESCRIPTION

III.1 PHYSICAL SETTING

Planning Area/ Community Name:	Balboa Marina West
Address:	151 & 201 East Coast Highway, Newport Beach, CA 92660
Project Area Description:	South of East Coast Highway, between the Coast Highway Bridge and Bayside Drive.
Land Use:	Marine Commercial
Zoning:	CM – Recreational Marine Commercial
Acreage:	Landside = 3.5 ac Waterside = 0.87 ac
Predominant Soil Type:	D
Impervious Conditions:	Existing Impervious: 85% (15% Pervious) Proposed Impervious: 75% (25% Pervious)

III.2 SITE CHARACTERISTICS

Precipitation Zone:	0.7 inches per TGD Figure XVI-1 (see Appendix A)
Topography:	The site is currently a paved parking lot with a concrete seawall on the south side and a descending slope toward the water on the west side.
Existing Drainage Patterns/ Connections:	Under existing conditions, storm water runoff generally sheet flows south to an existing trench drain along the waterside perimeter of the site that ultimately outlets through the existing bulkhead into the harbor at two locations.
Proposed Drainage Patterns/ Connections:	Under proposed conditions, runoff will continue to flow in a southerly direction, and discharge at the two existing bulkhead outlet locations. New on-site area drains will be constructed to direct low-flow and first-flush runoff to the proposed BMPs prior to discharging off-site through the existing bulkhead outlets. BMPs are discussed in Section IV.
Soil Type, Geology, and Infiltration Properties:	Subsurface soils on the project site consist mostly of fine to medium sands with variable silt content. These sands are typically medium dense to dense in the upper 20-25 feet, becoming very dense at greater depths.[1]

[1] Geotechnical Professionals Inc. Geotechnical Investigation Proposed Restaurant Balboa Marina, Newport Beach, California. Draft for Review.

Hydrogeologic (Groundwater) Conditions:	Groundwater was encountered on-site at depths of approximately 6.5 feet below ground surface. Due to the proximity of the site to open water, groundwater levels are expected to fluctuate with tide levels. During high tide events, the groundwater level could rise to elevation +6 feet (i.e., within 3 feet of proposed finished floor of the proposed structure at parking level during high tide).[2]
Geotechnical Conditions (relevant to infiltration):	The project will disturb less than 5 acres and the proposed commercial space (restaurant) will be less than 50,000 square feet, the project is considered a "small project" in accordance with the 2011 Model WQMP. Based on the regional maps included in the Model WQMP (Figure XVI-2b and XVI-2g), the project site is located in an area with Type D soils. Therefore, infiltration of runoff on-site is considered infeasible.
Off-Site Drainage:	The project site does not receive any off-site storm water flows onto the property.
Utility and Infrastructure Information:	Dry and wet utilities will be incorporated into the proposed project and will tie into existing facilities associated with the existing development.

III.3 WATERSHED DESCRIPTION

Receiving Waters:	Lower Newport Bay
303(d) Listed Impairments:	Per the 2010 List for Lower Newport Bay: ▪ Chlordane ▪ Copper ▪ DDT ▪ Indicator Bacteria ▪ Nutrients ▪ PCBs ▪ Pesticides ▪ Sediment Toxicity
Applicable TMDLs:	For Lower Newport Bay: ▪ Metals ▪ Nutrients ▪ Pathogens ▪ Pesticides ▪ Priority Organics ▪ Siltation
Pollutants of Concern for the Project:	Per Section II.2 ▪ Suspended Solids/Sediment ▪ Nutrients ▪ Heavy Metals ▪ Pathogens (Bacteria/Virus) ▪ Pesticides ▪ Oil & Grease ▪ Toxic Organic Compounds ▪ Trash & Debris
Hydrologic Conditions of Concern (HCOCs):	None. Refer to Section II.3 for details.

[2] Geotechnical Professionals Inc. Geotechnical Investigation Proposed Restaurant Balboa Marina, Newport Beach, California. Draft for Review.

Environmentally Sensitive and Special Biological Significant Areas:	The project is located adjacent to the Lower Newport Bay, an Environmentally Sensitive Area. Since the Lower Newport Bay is listed as impaired on the 303(d) list of impaired water bodies, it is designated as an Environmentally Sensitive Area (ESA) according to the OC DAMP.

SECTION IV BEST MANAGEMENT PRACTICES (BMPs)

IV.1 PROJECT PERFORMANCE CRITERIA

Is there an approved Watershed and Infiltration Hydromodification Management Plan (WIHMP) or equivalent for the project area that includes more stringent LID feasibility criteria or if there are opportunities identified for implementing LID on regional or sub-regional basis?

☐ Yes ☒ No

PROJECT PERFORMANCE CRITERIA	
Hydromodification Control Performance Criteria: (Model WQMP Section 7.II-2.4.2.2)	If a hydrologic condition of concern (HCOC) exists, priority projects shall implement onsite or regional hydromodification controls such that: ▪ Post-development runoff volume for the two-year frequency storm does not exceed that of the predevelopment condition by more than five percent, and ▪ Time of concentration of post-development runoff for the two-year storm event is not less than that for the predevelopment condition by more than five percent. Where the Project WQMP documents that excess runoff volume from the two-year runoff event cannot feasibly be retained and where in-stream controls cannot be used to otherwise mitigate HCOCs, the project shall implement on-site or regional hydromodification controls to: ▪ Retain the excess volume from the two-year runoff event to the MEP, and ▪ Implement on-site or regional hydromodification controls such that the post-development runoff two-year peak flow rate is no greater than 110 percent of the predevelopment runoff two-year peak flow rate.
LID Performance Criteria: (Model WQMP Section 7.II-2.4.3)	Infiltrate, harvest and use, evapotranspire, or biotreat/biofilter, the 85th percentile, 24-hour storm event (Design Capture Volume). LID BMPs must be designed to retain, on-site, (infiltrate, harvest and use, or evapotranspire) storm water runoff up to 80 percent average annual capture efficiency
Treatment Control BMP Performance Criteria: (Model WQMP Section 7.II-3.2.2)	If it is not feasible to meet LID performance criteria through retention and/or biotreatment provided on-site or at a sub-regional/regional scale, then treatment control BMPs shall be provided on-site or offsite prior to discharge to waters of the US. Sizing of treatment control BMP(s) shall be based on either the unmet volume after claiming applicable water quality credits, if appropriate.

PROJECT PERFORMANCE CRITERIA	
LID Design Storm Capture Volume:	Total Site (Landside Disturbed) = 3.5 acres (75% impervious) Simple Method DCV = 6,336.6 ft^3 *Refer to Section IV.2.2 for specific Drainage Manage Area (DMA) breakdown and Appendix A for detailed calculations (Worksheet B).*

IV.2 SITE DESIGN AND DRAINAGE PLAN

The following section describes the site design BMPs used in this project and the methods used to incorporate them. Careful consideration of site design is a critical first step in storm water pollution prevention from new developments and redevelopments.

IV.2.1 Site Design BMPs

Minimize Impervious Area

Impervious surfaces have been minimized by incorporating landscaped areas throughout the site, within the common areas, parking lot, around the perimeter of the building and the perimeter of the site.

Maximize Natural Infiltration Capacity

Infiltration is not recommended for the project site due to proximity to groundwater and presence of Type D soils. Refer to Section IV.3.2 for details.

Preserve Existing Drainage Patterns and Time of Concentration

Runoff from the site will continue to flow similar to existing conditions.

Disconnect Impervious Areas

Landscaping will be provided within the parking lot and around the perimeter of the site to disconnect impervious areas.

Protect Existing Vegetation and Sensitive Areas, and Revegetate Disturbed Areas

The project site is developed under existing conditions. All disturbed areas will either be paved or landscaped.

Xeriscape Landscaping

Xeriscape landscaping is not proposed for the project. However, native and/or drought tolerant landscaping will be incorporated into the site design consistent with City guidelines.

IV.2.2 Drainage Management Areas

In accordance with the MS4 permit and the 2011 Model WQMP, the project site has been divided into Drainage Management Areas (DMAs) to be utilized for defining drainage areas and sizing LID and other treatment control BMPs. DMAs have been delineated based on the proposed site grading patterns, drainage patterns, storm drain and catch basin locations.

The design capture volumes (DCV) and treatment flow rates (Q_{Design}) for each DMA are summarized in the table below. These have been derived utilizing the "Simple Method" in accordance with the TGD Section III.1.1. Actual BMP sizing requirements, including 80 percent capture design volumes, flow rates, depths, and other design details for the specific BMPs proposed are provided in Sections IV.3.4 and IV.3.7 below. Locations of DMAs and associated LID and treatment BMPs are identified on the exhibits in Section VI. Additional calculations and TGD Worksheets are provided in Appendix A.

DRAINAGE MANAGEMENT AREAS (DMAs)								
DMA/ Drainage Area ID[1]	BMP Type	Drainage Area (ac)	% Imp.	Design Storm Depth[2] (in)	Estimated Tc (min)	Rainfall Intensity[3] (in/hr)	Simple Method DCV[4] (ft^3)	Q_{Design} [5] (cfs)
A	Modular Wetland	1.838	60%	0.7	5	0.26	2,802.2	0.636
B	StormFilter	1.291	85%	0.7	5	0.26	2,583.3	0.287
C	Modular Wetland	0.252	85%	0.7	5	0.26	504.3	0.264
Total Site (Landside Area)		3.5	75%	0.7	5	0.26	6336.6	0.648

Notes:
1. Refer to exhibits in Section VI for locations of each DMA.
2. Per Figure XVI-1 of the Technical Guidance Document, dated May 19, 2011. See also Appendix A.
3. Per Figure III.4 of the Technical Guidance Document, dated May 19, 2011. See also Appendix A.
4. Per Section III.1.1 of the Technical Guidance Document.
5. Per Section III.3.3 and Worksheet D of the Technical Guidance Document.

IV.3 LID BMP SELECTION AND PROJECT CONFORMANCE ANALYSIS

Low Impact Development (LID) BMPs are required in addition to site design measures and source controls to reduce pollutants in storm water discharges. LID BMPs are engineered facilities that are designed to retain or biotreat runoff on the project site. The 4th Term MS4 Storm Water Permit (Order R8-2009-0030) requires the evaluation and use of LID features using the following hierarchy of treatment: infiltration, evapotranspiration, harvest/reuse, and biotreatment. The following sections summarize the LID BMPs proposed for the project in accordance with the permit hierarchy and performance criteria outlined in Section IV.1.

IV.3.1 Hydrologic Source Controls (HSCs)

Hydrologic source controls (HSCs) can be considered to be a hybrid between site design practices and LID BMPs. HSCs are distinguished from site design BMPs in that they do not reduce the tributary area or reduce the imperviousness of a drainage area; rather they reduce the runoff volume that would result from a drainage area with a given imperviousness compared to what would result if HSCs were not used.

HYDROLOGIC SOURCE CONTROLS		
ID	**Name**	**Included?**
HSC-1	Localized on-lot infiltration	☐
HSC-2	Impervious area dispersion (e.g. roof top disconnection)	☐
HSC-3	Street trees (canopy interception)	☐
HSC-4	Residential rain barrels (not actively managed)	☐
HSC-5	Green roofs/Brown roofs	☐
HSC-6	Blue roofs	☐
HSC-7	Impervious area reduction (e.g. permeable pavers, site design)	☐

HSCs were not incorporated into the project's design at this stage in the project's development. Any HSC's will be accounted for during final design and the cumulative volume of the HSC's will be subtracted from the required treatment volume in the Final WQMP.

IV.3.2 Infiltration BMPs

Infiltration BMPs are LID BMPs that capture, store and infiltrate storm water runoff. These BMPs are engineered to store a specified volume of water and have no design surface discharge (underdrain or outlet structure) until this volume is exceeded. Examples of infiltration BMPs include infiltration trenches, bioretention without underdrains, drywells, permeable pavement, and underground infiltration galleries.

INFILTRATION		
ID	**Name**	**Included?**
INF-3 INF-4	Bioretention Without Underdrains	☐
	Rain Gardens	☐
	Porous Landscaping	☐

INFILTRATION		
ID	**Name**	**Included?**
	Infiltration Planters	☐
	Retention Swales	☐
INF-2	Infiltration Trenches	☐
INF-1	Infiltration Basins	☐
INF-5	Drywells	☐
INF-7	Subsurface Infiltration Galleries	☐
--	French Drains	☐
INF-6	Permeable Asphalt	☐
	Permeable Concrete	☐
	Permeable Concrete Pavers	☐
	Other:	☐

The 2011 Countywide Model WQMP allows the use of regional maps and other available site data in lieu of infiltration testing for "small projects" as defined in Table VII.2 of the Model WQMP's TGD. Via this method, areas of a project identified as having D soils or identified as having depth to first groundwater less than 5 feet are considered infeasible for information if available data confirm these determinations.

TABLE VII.2: DEFINITION OF PROJECT SITE CATEGORIES			
	Residential	**Commercial, Institutional**	**Industrial**
Small Project	Less than 10 acres and less than 30 DU	Less than 5 acres and less than 50,000 SF	Less than 2 acre and less than 20,000 SF
Large Project	Greater than 10 acres or greater than 30 DU	Greater than 5 acres or greater than 50,000 SF	Greater than 2 acre or greater than 20,000 SF

The project will disturb less than 5 acres and the proposed commercial space (restaurant) will be less than 50,000 square feet, the project is considered a "small project" in accordance with the 2011 Model WQMP. Based on the regional maps included in the Model WQMP (Figure XVI-2b and XVI-2g), the project site is located in an area with Type D soils. Therefore, infiltration of runoff on-site is considered infeasible.

IV.3.3 Evapotranspiration & Rainwater Harvesting BMPs

Evapotranspiration BMPs are a class of retention BMPs that discharges stored volume predominately to ET, though some infiltration may occur. ET includes both evaporation and transpiration, and ET BMPs may incorporate one or more of these processes. BMPs must be designed to achieve the maximum feasible ET, where required to demonstrate that the maximum amount of water has been retained on-site. Since ET is not the sole process in these BMPs, specific design and sizing criteria have not been developed for ET-based BMPs.

EVAPOTRANSPIRATION		
ID	**Name**	**Included?**
--	HSCs, *see Section IV.3.1*	☐
--	Surface-based infiltration BMPs	☐
--	Biotreatment BMPs, see *Section VI.3.4*	☒
	Other:	☐

Bioretention BMPs are proposed which utilize evapotranspiration as physical process for runoff volume reduction. Bioretention BMPs are described further in Section IV.3.4.

Harvest and use (aka. Rainwater Harvesting) BMPs are LID BMPs that capture and store storm water runoff for later use. These BMPs are engineered to store a specified volume of water and have no design surface discharge until this volume is exceeded. Harvest and use BMPs include both above-ground and below-ground cisterns. Examples of uses for harvested water include irrigation, toilet and urinal flushing, vehicle washing, evaporative cooling, industrial processes and other non-potable uses.

HARVEST & REUSE / RAINWATER HARVESTING		
ID	**Name**	**Included?**
HU-1	Above-ground cisterns and basins	☐
HU-2	Underground detention	☐
--	Other:	☐

In order to quantify harvested water demand for the common areas of the project, the Modified Estimated Applied Water Use (EAWU) method was used, consistent with Appendix X of the Model WQMP's Technical Guidance Document (TGD), dated May 19, 2011.

The Modified EAWU method is modified from the OC Irrigation Code (County Ordinance No. 09-010) to account for the wet season demand and storm events (assuming that no irrigation would be applied for approximately 30% of the days in the wet season).

The equation used to calculate the Modified EAWU is:

$$Modified\ EAWU = \frac{(ETo_{wet} \times K_L \times LA \times 0.015)}{IE}$$

Where:

$Modified\ EAWU$ = estimated daily average water use during wet season
ETo_{wet} = average reference ET from November through April (inches per month) per Table X.2 of the TGD
K_L = landscape coefficient (Table X.4 of the TGD)
LA = landscape area irrigated with harvested water (square feet)
IE = irrigation efficiency (assumed at 90%)

Note: In the equation, the coefficient (0.015) accounts for unit conversions and shut down of irrigation during and for three days following a significant precipitation event.

For a system to be considered "feasible", the system must be designed with a storage volume equal to the DCV from the tributary area and achieve more than 40% capture. The system must also be able to drawdown in 30 days to meet the 40% capture value. In addition, Table X.6 of the Technical Guidance Document sets forth the demand thresholds for minimum partial capture.

TABLE X.6: HARVESTED WATER DEMAND THRESHOLDS FOR MINIMUM PARTIAL CAPTURE

Design Capture Storm Depth, inches	Wet Season Demand Required for Minimum Partial Capture, gpd per impervious acre
0.60	490
0.65	530
0.70	570
0.75	610
0.80	650
0.85	690
0.90	730
0.95	770
1.00	810

The following table summarizes the estimated applied water use for the common area landscaping of the project. For the purposes of this Preliminary WQMP, a low-water use/conservation-type landscaping type was assumed for estimating water use for the project.

ESTIMATED APPLIED WATER USE (EAWU) FOR COMMON AREA LANDSCAPING									
Landscape Type	Total Area (ac)	% imp.	Impervious Tributary (ac)	Irrigated LS Area (ac)	ETo_{Wet} [1] (in/mo)	K_L [2]	Modified EAWU (gpd)	Modified EAWU per impervious acre (gpd/ac)	Minimum Capture Threshold [3] (gpd/ac)
Conservation	3.5	75%	2.63	0.88	2.75	0.35	611.8	232.9	570
Design Capture Volume (gal)				47,398	Drawdown (days)				77.5

Notes:

1 Per Table X.2 for Laguna Beach Region (similar climate type), Model WQMP Technical Guidance Document, dated May 19, 2011.
2 Per Table X.4 of the Model WQMP Technical Guidance Document, dated May 19, 2011.
3 Per Table X.6 of Model WQMP Technical Guidance Document, dated May 19, 2011.

As shown above, the project site does not have sufficient water demand during the wet season to support harvest and reuse. The project does not meet the minimum capture threshold of 570 gallons per day/acre with its Modified EAWU or estimated daily average water usage during the wet season. Therefore the DCV will not be fully utilized and emptied for the next storm event. Drawdown of the DCV is anticipated to take approximately 77.5 days by the landscape's water demand usage, which is greater than the maximum drawdown time of 30 days.

IV.3.4 Biotreatment BMPs

Biotreatment BMPs are a broad class of LID BMPs that reduce storm water volume to the maximum extent practicable, treat storm water using a suite of treatment mechanisms characteristic of biologically active systems, and discharge water to the downstream storm drain system or directly to receiving waters. Treatment mechanisms include media filtration (though biologically-active media), vegetative filtration (straining, sedimentation, interception, and stabilization of particles resulting from shallow flow through vegetation), general sorption processes (i.e., absorption, adsorption, ion-exchange, precipitation, surface complexation), biologically-mediated transformations, and other processes to address both suspended and dissolved constituents. Examples of biotreatment BMPs include bioretention with underdrains, vegetated swales, constructed wetlands, and proprietary biotreatment systems.

BIOTREATMENT		
ID	Name	Included?
BIO-1	Bioretention with underdrains	☐
	Storm Water planter boxes with underdrains	☐

BIOTREATMENT		
ID	**Name**	**Included?**
	Rain gardens with underdrains	☐
BIO-5	Constructed wetlands	☐
BIO-2	Vegetated swales	☐
BIO-3	Vegetated filter strips	☐
BIO-7	Proprietary vegetated biotreatment systems	☐
BIO-4	Wet extended detention basin	☐
BIO-6	Dry extended detention basins	☐
--	Other:	☐

Since both infiltration and harvest and reuse are considered infeasible, biotreatment BMPs will be utilized on-site for water quality treatment. Proprietary biotreatment units (Modular Wetland Systems) were selected for use on-site due to the limited amount of landscaping between the buildings and required setbacks. These systems were selected based on their ability to treat the project's pollutants of concerns to a medium or high effectiveness, in accordance with Table 4.2 of the Model WQMP Technical Guidance Document.

POLLUTANTS OF CONCERN AND PERFORMANCE RATINGS		
Pollutant of Concern [1]	**Treatment Effectiveness**	
	Bioretention System [2]	**Modular Wetlands Proprietary Bioretention Units** [3]
Oil & Grease	High	High
Trash & Debris	High	High
Oxygen Demanding Substances	N/A	N/A
Toxic Organic Compounds	Medium	N/A[4]
Primary Pollutant of Concern (303d listed impairments & TMDLs)		
Suspended Solids/Sediments	High	High
Nutrients	Low	Medium-High
Metals	High	High
Pathogens/Bacteria	Medium	Medium-High

POLLUTANTS OF CONCERN AND PERFORMANCE RATINGS		
Pollutant of Concern [1]	Treatment Effectiveness	
	Bioretention System [2]	Modular Wetlands Proprietary Bioretention Units [3]
Pesticides	N/A	N/A

Notes:
1 See Section II.2.
2 Per Table 4.2 of the Model WQMP's companion Technical Guidance Document dated May 19, 2011.
3 Based on Washington State University Technology Assessment Protocol – Ecology (TAPE) third-party independent field tests for a high-flow biotreatment system with raised under drain (Modular Wetland System-Linear). Refer to manufacturer documentation (attached) for specific removal efficiencies and source references.
4 Field and Lab Testing demonstrates 75-83% removal rates of Chemical Oxygen Demand (COD), a measure of the amount of organic pollutants commonly found in surface water. COD removals of this range would fall within the Medium-High effectiveness category.

Modular Wetlands by Modular Wetlands Systems, Inc. are proprietary biotreatment systems that utilize multi-stage treatment processes including screening media filtration, settling, and biofiltration. The pre-treatment chamber contains the first three stages of treatment, and includes a catch basin inlet filter to capture trash, debris, gross solids and sediments, a settling chamber for separating out larger solids, and a media filter cartridge for capturing fine TSS, metals, nutrients, and bacteria. Runoff then flows through the wetland chamber where treatment is achieved through a variety of physical, chemical, and biological processes. As storm water passes down through the planting soil, pollutants are filtered, adsorbed, biodegraded and sequestered by the soil and plants, functioning similar to bioretention systems. The discharge chamber at the end of the unit collects treated flows and discharges back into the storm drain system.

In accordance with the Model WQMP and TGD, the bioretention/biotreatment BMPs will be sized to treat runoff from the Design Capture Storm (85th percentile, 24-hour). Since Modular Wetlands are sized based on flow rate, they were sized utilizing the methodology for flow based BMPs (TGD Section III.1.2 and Worksheet D). Locations and tributary drainage areas are shown on the WQMP Exhibit included in Section VI. BMP details are also included in Section VI. Detailed calculations and associated TGD Worksheets are included in Appendix A. Operation and maintenance details are included in Section V and Appendix D (O&M Plan).

The Modular Wetlands will be located in the southern portion of the site near the reconfigured driveway entrance off East Coast Highway. The size of the unit has been increased to accommodate the small improvement area located near the intersection of East Coast Highway and Bayside Drive on an off-set basis.

MODULAR WETLAND UNIT DESIGN SUMMARY					
DMA / BMP ID[1][2]	BMP Name	Total Drainage Area (ac)	Q_{Design}[3] (cfs)	Sizes / Models[4]	Peak Treatment Flow Rate[5] (cfs)
A+C	Modular Wetland System	2.09	0.346	1 Unit MWS-L-8-12	0.346

Notes:

(1) See also Section IV.2.2.
(2) Refer to WQMP Exhibit in Section VI for locations of each drainage area and BMP.
(3) Detailed calculations and worksheets are included in Appendix A.
(4) Unit details and specifications are included in Section VI.
(5) Treatment capacities of each unit are based on wetland media design loading rate (controlled by downstream orifice) and perimeter surface area of wetland media provided. Individual unit sizing calculations provided by the manufacturer are included on each cut sheet/detail and the MWS Linear 2.0 HGL Flow Rate matrix included in Section VI.

IV.3.5 Hydromodification Control BMPs

Not applicable. Refer to Section II.3 for further information.

IV.3.6 Regional/Sub-Regional LID BMPs

Not applicable. LID BMPs will be utilized for water quality treatment on-site in accordance with the MS4 Permit hierarchy identified at the beginning of this Section.

IV.3.7 Treatment Control BMPs

Treatment control BMPs can only be considered if the project conformance analysis indicates that it is not feasible to retain the full design capture volume with LID BMPs.

TREATMENT CONTROL BMPs		
ID	Name	Included?
TRT-1	Sand Filters	☐
TRT-2	Cartridge Media Filter	☒
PRE-1	Hydrodynamic Separation Device	☐
PRE-2	Catch Basin Insert	☐
	Other:	☐

Runoff from the proposed building and southern portion of the parking lot will drain to a proposed StormFilter media filtration unit, to be located within the garage floor below the proposed building.

A StormFilter Unit is a pre-cast vault storm drain insert system that uses passive, siphon-activated media-filled cartridges that trap and adsorb particulates and pollutants. Runoff flows through the filter cartridges containing media and collects in the center of the cartridge for discharge, and flow separators trap floating debris and material. During a storm, runoff passes through the filtration media and starts filling the cartridge center tube. Air below the hood is purged through a one-way check valve as the water rises. When water reaches the top of the float, buoyant forces pull the float free and allow filtered water to drain. After storm, the water level in the structure starts to decline. A hanging water column remains under the cartridge hood until the water level reaches the scrubbing regulators. Air then rushes through the regulators releasing water and creating air bubbles that agitate the surface of the filter media, causing accumulated sediment to drop to the vault floor. Each standard size 18" cartridge can treat approximately 0.033 cfs of storm water runoff.

Media types include perlite, zeolite, granular activated carbon, CSF Leaf Media® and MetalRx™. Targeted pollutants include TSS, oil & grease, soluble metals, nutrients, organics, and trash and debris. StormFilters are effective at treating suspended solids (80%), phosphorous (62%), dissolved metals (40-60%), bacteria indicators (50-75%), as well as oils and grease and pollutants attached to sediments.

Similar to the Modular Wetland System, the StormFilter will be sized to treat runoff from the Design Capture Storm (85th percentile, 24-hour), using the methodology for flow based BMPs (TGD Section III.1.2 and Worksheet D). Locations and tributary drainage areas are shown on the WQMP Exhibit included in Section VI. BMP details are also included in Section VI. Detailed calculations and associated TGD Worksheets are included in Appendix A. Operation and maintenance details are included in Section V and Appendix D (O&M Plan).

STORMFILTER DESIGN SUMMARY					
DMA / BMP ID[1][2]	BMP Name	Total Drainage Area (ac)	Q_{Design}[3] (cfs)	Sizes / Models[4]	Peak Treatment Flow Rate (cfs)
B	StormFilter	1.291	0.264	StormFilter Vault 8'x6' (SF0806) with 8 18" cartridges	0.264

Notes:

(1) See also Section IV.2.2.
(2) Refer to WQMP Exhibit in Section VI for locations of each drainage area and BMP.
(3) Detailed calculations and worksheets are included in Appendix A.
(4) Unit details and specifications are included in Section VI.

IV.3.8 Non-Structural Source Control BMPs

The table below indicates all BMPs to be incorporated in the project. For those designated as not applicable (N/A), a brief explanation why is provided.

NON-STRUCTURAL SOURCE CONTROL BMPs				
ID	Name	Included?	Not Applicable?	If Not Applicable, Provide Brief Reason
N1	Education for Property Owners, Tenants and Occupants	☐	☒	Not a residential development
N2	Activity Restrictions	☒	☐	
N3	Common Area Landscape Management	☒	☐	
N4	BMP Maintenance	☒	☐	
N5	Title 22 CCR Compliance (How development will comply)	☐	☒	Non-industrial development.
N6	Local Water Quality Permit Compliance	☐	☒	The City of Newport Beach does not issue water quality permits.
N7	Spill Contingency Plan	☐	☒	Hazardous materials will not be stored on-site.
N8	Underground Storage Tank Compliance	☐	☒	No underground storage tanks are proposed.
N9	Hazardous Materials Disclosure Compliance	☐	☒	Hazardous materials will not be stored on-site.
N10	Uniform Fire Code Implementation	☐	☒	Hazardous materials will not be stored on-site.
N11	Common Area Litter Control	☒	☐	
N12	Employee Training	☒	☐	
N13	Housekeeping of Loading Docks	☒	☐	
N14	Common Area Catch Basin Inspection	☒	☐	
N15	Street Sweeping Private Streets and Parking Lots	☒	☐	
N16	Retail Gasoline Outlets	☐	☒	No retail gasoline outlets are proposed.

N2, Activity Restrictions

Irvine Company and the City of Newport Beach shall develop ongoing activity restrictions that include those that have the potential to create adverse impacts on water quality. Activities include, but are not limited to: handling and disposal of contaminants, fertilizer and pesticide application restrictions, litter control and pick-up, and vehicle or equipment repair and maintenance in non-designated areas, as well as any other activities that may potentially contribute to water pollution.

N3, Common Area Landscape Management

Management programs will be designed and implemented by the Owner to maintain all the common areas within the project site. These programs will cover how to reduce the potential pollutant sources of fertilizer and pesticide uses, utilization of water-efficient landscaping practices and proper disposal of landscape wastes by the owner/developer and/or contractors.

N4, BMP Maintenance

The Owner will be responsible for the implementation and maintenance of each applicable non-structural BMP, as well as scheduling inspections and maintenance of all applicable structural BMP facilities through its staff, landscape contractor, and/or any other necessary maintenance contractors. Details on BMP maintenance are provided in Section V of this WQMP, and the O&M Plan is included in Appendix D.

N11, Common Area Litter Control

The Owner will be responsible for performing trash pickup and sweeping of littered common areas on a weekly basis or whenever necessary. Responsibilities will also include noting improper disposal materials by the public and reporting such violations for investigation.

N12, Employee Training

All employees of the Owner and any contractors will require training to ensure that employees are aware of maintenance activities that may result in pollutants reaching the storm drain. Training will include, but not be limited to, spill cleanup procedures, proper waste disposal, housekeeping practices, etc.

N13, Housekeeping of Loading Docks

Housekeeping measures will be implemented by the Owner to keep the any loading/unloading and delivery areas clean and orderly condition. Includes sweeping, removal of trash & debris on a weekly basis, and use of dry methods for cleanup (e.g., sweeping).

N14, Common Area Catch Basin Inspection

All on-site catch basin inlets and drainage facilities shall be inspected and maintained by the Owner at least once a year, prior to the rainy season, no later than October 1st of each year.

N15, Street Sweeping Private Streets and Parking Lots

The Owner shall be responsible for sweeping all on-site drive aisles and parking areas within the project on a quarterly basis.

IV.3.9 Structural Source Control BMPs

The table below indicates all BMPs to be incorporated in the project. For those designated as not applicable (N/A), a brief explanation why is provided.

STRUCTURAL SOURCE CONTROL BMPs				
ID	Name	Included?	Not Applicable?	If Not Applicable, Provide Brief Reason
S1 SD-13	Provide storm drain system stenciling and signage	☒	☐	
S2 SD-34	Design and construct outdoor material storage areas to reduce pollution introduction	☐	☒	No outdoor material storage areas are proposed.
S3 SD-32	Design and construct trash and waste storage areas to reduce pollution introduction	☒	☐	
S4 SD-12	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	☒	☐	
S5	Protect slopes and channels and provide energy dissipation	☐	☒	No slopes or channels on-site.
S6 SD-31	Properly Design: Dock areas	☒	☐	
S7 SD-31	Properly Design: Maintenance bays	☐	☒	No maintenance bays are proposed.
S8 SD-33	Properly Design: Vehicle wash areas	☐	☒	No vehicle wash areas are proposed.
S9 SD-36	Properly Design: Outdoor processing areas	☐	☒	No outdoor processing areas are proposed.
S10	Properly Design: Equipment wash areas	☐	☒	No equipment wash areas are proposed.
S11 SD-30	Properly Design: Fueling areas	☐	☒	No fueling areas are proposed.
S12 SD-10	Properly Design: Hillside landscaping	☐	☒	Project is not located on a hillside.
S13	Properly Design: Wash water control for food preparation areas	☒	☐	
S14	Properly Design: Community car wash racks	☐	☒	No community car wash racks are proposed.

S1/SD-13, Provide storm drain system stenciling and signage

The phrase "NO DUMPING! DRAINS TO OCEAN", or an equally effective phrase approved by the City, will be stenciled on all major storm drain inlets within the project site to alert the public to the destination of pollutants discharged into storm water. Stencils shall be in place prior to release of certificate of occupancy. Stencils shall be inspected for legibility on an annual basis and re-stenciled as necessary.

S3/SD-32, Design and construct trash and waste storage areas to reduce pollution introduction

All trash and waste shall be stored in containers that have lids or tarps to minimize direct precipitation into the containers. The trash storage areas will be designed to City standards, and will be walled, roofed, have gates and proper drainage per City standards.

S4/SD-12, Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control

The Owner will be responsible for the installation and maintenance of all common landscape areas utilizing similar planting materials with similar water requirements to reduce excess irrigation runoff. The Owner will be responsible for implementing all efficient irrigation systems for common area landscaping including, but not limited to, provisions for water sensors and programmable irrigation cycles. This includes smart timers, rain sensors, and moisture shut-off valves. The irrigation systems shall be in conformance with water efficiency guidelines. Systems shall be tested twice per year, and water used during testing/flushing shall not be discharged to the storm drain system.

S6/SD-31, Properly Design: Dock areas

Runoff from the loading/delivery area will not discharge into the storm drain system. Housekeeping measures shall be implemented in accordance with BMP N13.

S13, Properly Design: Wash water control for food preparation areas

All wash water from food prep areas will be controlled and proper staff training conducted by the site operator. Food preparation facilities shall meet all health and safety, building and safety and any other applicable regulations, codes requirements, including installation of a grease interceptor where required. Sinks shall be contained with sanitary sewer connections for disposal of wash waters containing kitchen and food wastes.

IV.4 ALTERNATIVE COMPLIANCE PLAN

IV.4.1 Water Quality Credits

Local jurisdictions may develop a water quality credit program that applies to certain types of development projects after they first evaluate the feasibility of meeting LID requirements on-site. If it is not feasible to meet the requirements for on-site LID, project proponents for specific project types can apply credits that would reduce project obligations for selecting and sizing other treatment BMPs or participating in other alternative programs.

WATER QUALITY CREDITS	
Credit	**Applicable?**
Redevelopment projects that reduce the overall impervious footprint of the project site.	☐
Brownfield redevelopment, meaning redevelopment, expansion, or reuse of real property which may be complicated by the presence or potential presence of hazardous substances, pollutants or contaminants, and which have the potential to contribute to adverse ground or surface water quality if not redeveloped.	☐
Higher density development projects which include two distinct categories (credits can only be taken for one category): those with more than seven units per acre of development (lower credit allowance); vertical density developments, for example, those with a Floor to Area Ratio (FAR) of 2 or those having more than 18 units per acre (greater credit allowance)	☐
Mixed use development, such as a combination of residential, commercial, industrial, office, institutional, or other land uses which incorporate design principles that can demonstrate environmental benefits that would not be realized through single use projects (e.g. reduced vehicle trip traffic with the potential to reduce sources of water or air pollution).	☐
Transit-oriented developments, such as a mixed use residential or commercial area designed to maximize access to public transportation; similar to above criterion, but where the development center is within one half mile of a mass transit center (e.g. bus, rail, light rail or commuter train station). Such projects would not be able to take credit for both categories, but may have greater credit assigned	☐
Redevelopment projects in an established historic district, historic preservation area, or similar significant city area including core City Center areas (to be defined through mapping).	☐
Developments with dedication of undeveloped portions to parks, preservation areas and other pervious uses.	☐
Developments in a city center area.	☐
Developments in historic districts or historic preservation areas.	☐
Live-work developments, a variety of developments designed to support residential and vocational needs together – similar to criteria to mixed use development; would not be able to take credit for both categories.	☐
In-fill projects, the conversion of empty lots and other underused spaces into more beneficially used spaces, such as residential or commercial areas.	☐

Not applicable. Water quality credits will not be applied for the project. LID BMPs will be utilized for water quality treatment on-site in accordance with the MS4 Permit hierarchy identified at the beginning of this Section.

IV.4.2 Alternative Compliance Plan Information

Not applicable. LID BMPs will be utilized for water quality treatment on-site in accordance with the MS4 Permit hierarchy identified at the beginning of this Section.

SECTION V INSPECTION/MAINTENANCE RESPONSIBILITY FOR BMPs

It has been determined that Irvine Company shall assume all BMP inspection and maintenance responsibilities for the Balboa Marina West project.

Contact Name:	Pending – to be provided in Final WQMP
Title:	
Company:	Irvine Company
Address:	550 Newport Center Drive, Newport Beach, CA 92660
Phone:	949.720.2000
Fax:	
Email:	

Should the maintenance responsibility be transferred at any time during the operational life of Balboa Marina West, such as when an HOA or POA is formed for a project, a formal notice of transfer shall be submitted to the City of Newport Beach at the time responsibility of the property subject to this WQMP is transferred. The transfer of responsibility shall be incorporated into this WQMP as an amendment.

Irvine Company shall verify BMP implementation and ongoing maintenance through inspection, self-certification, survey, or other equally effective measure. The certification shall verify that, at a minimum, the inspection and maintenance of all structural BMPs including inspection and performance of any required maintenance in the late summer / early fall, prior to the start of the rainy season. A form that may be used to record implementation, maintenance, and inspection of BMPs is included in Appendix D.

The City of Newport Beach may conduct verifications to assure that implementation and appropriate maintenance of structural and non-structural BMPs prescribed within this WQMP is taking place at the project site. Irvine Company shall retain operations, inspections and maintenance records of these BMPs and they will be made available to the City or County upon request. All records must be maintained for at least five (5) years after the recorded inspection date for the lifetime of the project.

Long-term funding for BMP maintenance will be provided by Irvine Company.

The Operations and Maintenance (O&M) Plan can be found in Appendix D.

BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX				
	BMP	Inspection/Maintenance Activities	Minimum Frequency	Responsible Party
BIOTREATMENT BMPs				
BIO-7	Proprietary Biotreatment: Modular Wetlands	The Modular Wetland units shall be maintained in accordance with manufacturer's specifications. The system shall be inspected at a minimum of once every six months, prior to the start of the rainy season (October 1) each year, and after major storm events. Typical maintenance includes removing trash & debris from the catch basin screening filter (by hand), removal of sediment and solids in the settlement chamber (vacuum truck), replacement of the BioMediaGREEN™ filter cartridge, and replacement of the BioMediaGREEN™ drain down filter (if equipped). In addition, plants within the wetland chamber will require trimming as needed in conjunction with routine landscape maintenance activities. No fertilizer shall be used in this chamber. Wetland chamber should be inspected during rain events to verify flow through the system. If little to no flow is observed from the lower valve or orifice plate, the wetland media may require replacement. If prior treatment stages are properly maintained, the life of the wetland media can be up to 20 years.	2x per year	Irvine Company

BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX				
	BMP	Inspection/Maintenance Activities	Minimum Frequency	Responsible Party
TREATMENT CONTROL BMPs				
TRT-2	Cartridge Media Filter: StormFilter	During the rainy season (October 1 to April 30), the unit should be inspected monthly or prior to a target storm, and annually in May, and cleaned out once per year at a minimum. More frequent inspections throughout the first year of installation are essential to determine the annual loading patterns and confirm suggested maintenance schedule. Cartridges should be replaced on an as-needed basis, at a minimum of once every two years. Manufacturer's specifications may recommend additional maintenance.	Annually	Irvine Company
NON-STRUCTURAL SOURCE CONTROL BMPs				
N2	Activity Restrictions	The Owner will prescribe activity restrictions to protect surface water quality, through lease terms or other equally effective measure, for the property. Restrictions include, but are not limited to, prohibiting vehicle maintenance or vehicle washing.	Ongoing	Irvine Company

BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX				
	BMP	Inspection/Maintenance Activities	Minimum Frequency	Responsible Party
N3	Common Area Landscape Management	Maintenance shall be consistent with City requirements. Fertilizer and/or pesticide usage shall be consistent with County Management Guidelines for Use of Fertilizers (OC DAMP Section 5.5) as well as local requirements. Maintenance includes mowing, weeding, and debris removal on a weekly basis. Trimming, replanting, and replacement of mulch shall be performed on an as-needed basis to prevent exposure of erodible surfaces. Trimmings, clippings, and other landscape wastes shall be properly disposed of in accordance with local regulations. Materials temporarily stockpiled during maintenance activities shall be placed away from water courses and storm drain inlets.	Monthly	Irvine Company
N4	BMP Maintenance	Maintenance of structural BMPs implemented at the project site shall be performed at the frequency prescribed in this WQMP (Appendix D). Records of inspections and BMP maintenance shall be kept by the Owner and shall be available for review upon request.	Ongoing	Irvine Company
N11	Common Area Litter Control	Litter patrol, violations investigations, reporting and other litter control activities shall be performed on a weekly basis and in conjunction with routine maintenance activities.	Weekly	Irvine Company
N12	Employee Training	Educate all new employees/ managers on storm water pollution prevention, particularly good housekeeping practices, prior to the start of the rainy season (October 1). Refresher courses shall be conducted on an as needed basis.	Annually	Irvine Company

BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX				
	BMP	**Inspection/Maintenance Activities**	**Minimum Frequency**	**Responsible Party**
N13	Housekeeping of Loading Docks	Sweep area routinely and before October 1 each year. Keep area clean of trash and debris at all times. Spills shall be cleaned up immediately using dry methods.	Weekly	Irvine Company
N14	Common Area Catch Basin Inspection	Catch basin inlets and other drainage facilities shall be inspected after each storm event and once per year. Inlets and other facilities shall be cleaned prior to the rainy season, by October 1 each year.	Annually	Irvine Company
N15	Street Sweeping Private Streets and Parking Lots	Drive aisles & parking areas must be swept at least quarterly (every 3 months), including prior to the start of the rainy season (October 1).	Quarterly	Irvine Company
STRUCTURAL SOURCE CONTROL BMPs				
S1 SD-13	Provide storm drain system stenciling and signage	Storm drain stencils shall be inspected for legibility, at minimum, once prior to the storm season, no later than October 1 each year. Those determined to be illegible will be re-stenciled as soon as possible.	Annually	Irvine Company
S3 SD-32	Design and construct trash and waste storage areas to reduce pollution introduction	Sweep trash area at least once per week and before October 1st each year. Maintain area clean of trash and debris at all times.	Weekly	Irvine Company

BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX				
	BMP	Inspection/Maintenance Activities	Minimum Frequency	Responsible Party
S4 SD-12	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	In conjunction with routine maintenance activities, verify that landscape design continues to function properly by adjusting properly to eliminate overspray to hardscape areas, and to verify that irrigation timing and cycle lengths are adjusted in accordance with water demands, given time of year, weather, and day or night time temperatures. System testing shall occur twice per year. Water from testing/flushing shall be collected and properly disposed to the sewer system and shall not discharge to the storm drain system.	2x per year	Irvine Company
S6 SD-31	Properly Design: Dock areas	Sweep area routinely and before October 1 each year. Keep area clean of trash and debris at all times. Spills shall be cleaned up immediately. See also BMP N13.	Weekly	Irvine Company
S13	Properly Design: Wash water control for food preparation areas	Inspection / maintenance shall occur at least once in the late summer / early fall, prior to the start of the rainy season. Maintenance includes using dry cleanup methods for cleaning (i.e., sweeping), keeping spill kits on-site and stocked, properly storing and hauling used oil and grease, and disposing wash water to sanitary sewer. Wash water shall not discharge to storm drain system. Mats shall be cleaned indoors or with dry cleaning methods only.	Annually	Irvine Company

Any waste generated from maintenance activities will be disposed of properly. Wash water and other waste from maintenance activities is not to be discharged or disposed of into the storm drain system. Clippings from landscape maintenance (i.e. prunings) will be collected and disposed of properly off-site, and will not be washed into the streets, local area drains/conveyances, or catch basin inlets.

SECTION VI SITE PLAN AND DRAINAGE PLAN

The exhibits provided in this section are to illustrate the post construction BMPs prescribed within this WQMP. Drainage flow information of the proposed project, such as general surface flow lines, concrete or other surface drainage conveyances, and storm drain facilities are also depicted. All structural source control and treatment control BMPs are shown as well.

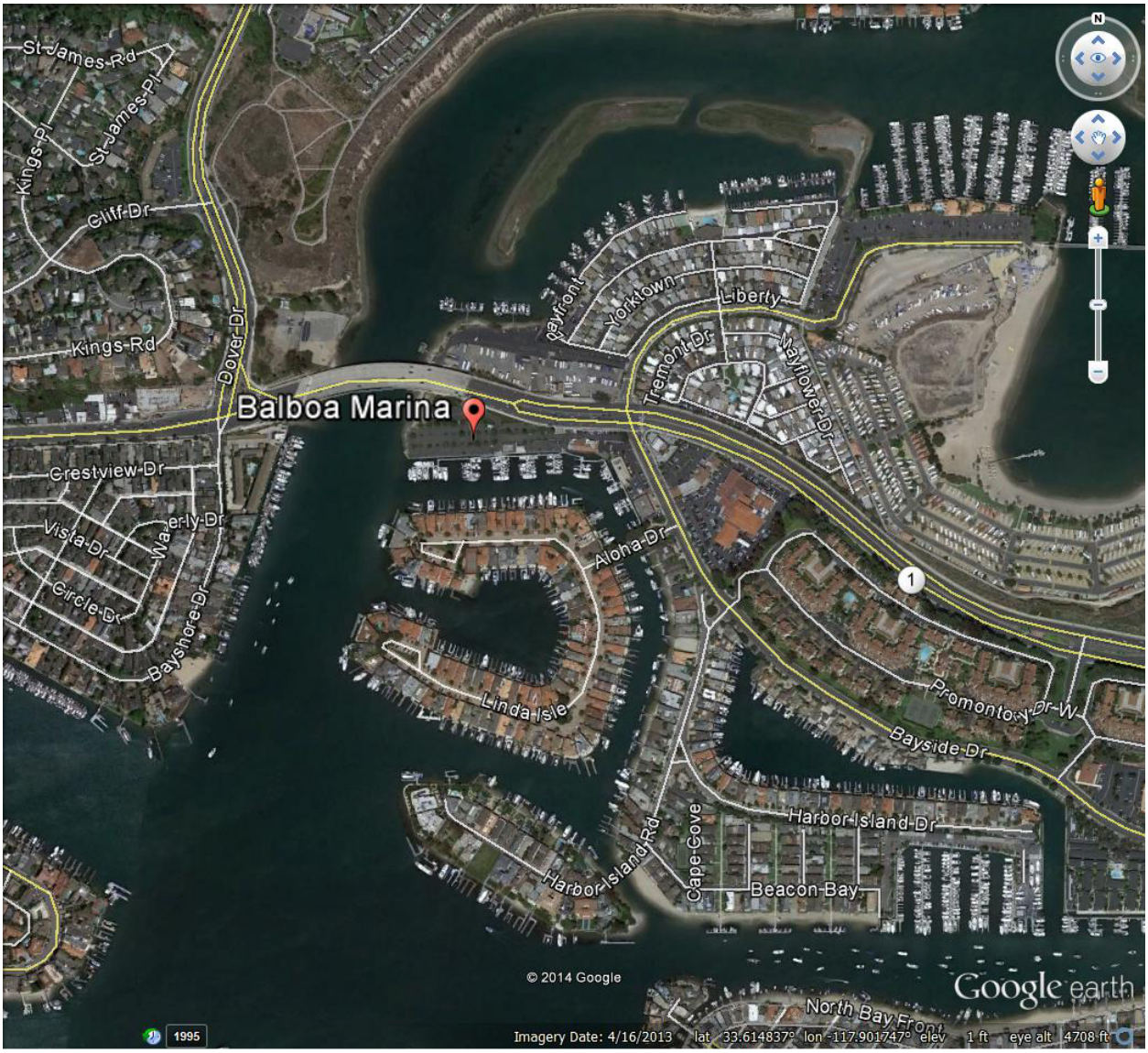
EXHIBITS

- Vicinity Map
- Conceptual Plan
- Preliminary WQMP Exhibit

BMP DETAILS & FACT SHEETS

- Proprietary Biotreatment (BIO-7)
- Modular Wetland Systems
- Cartridge Media Filters (TRT-2)
- StormFilter

VICINITY MAP



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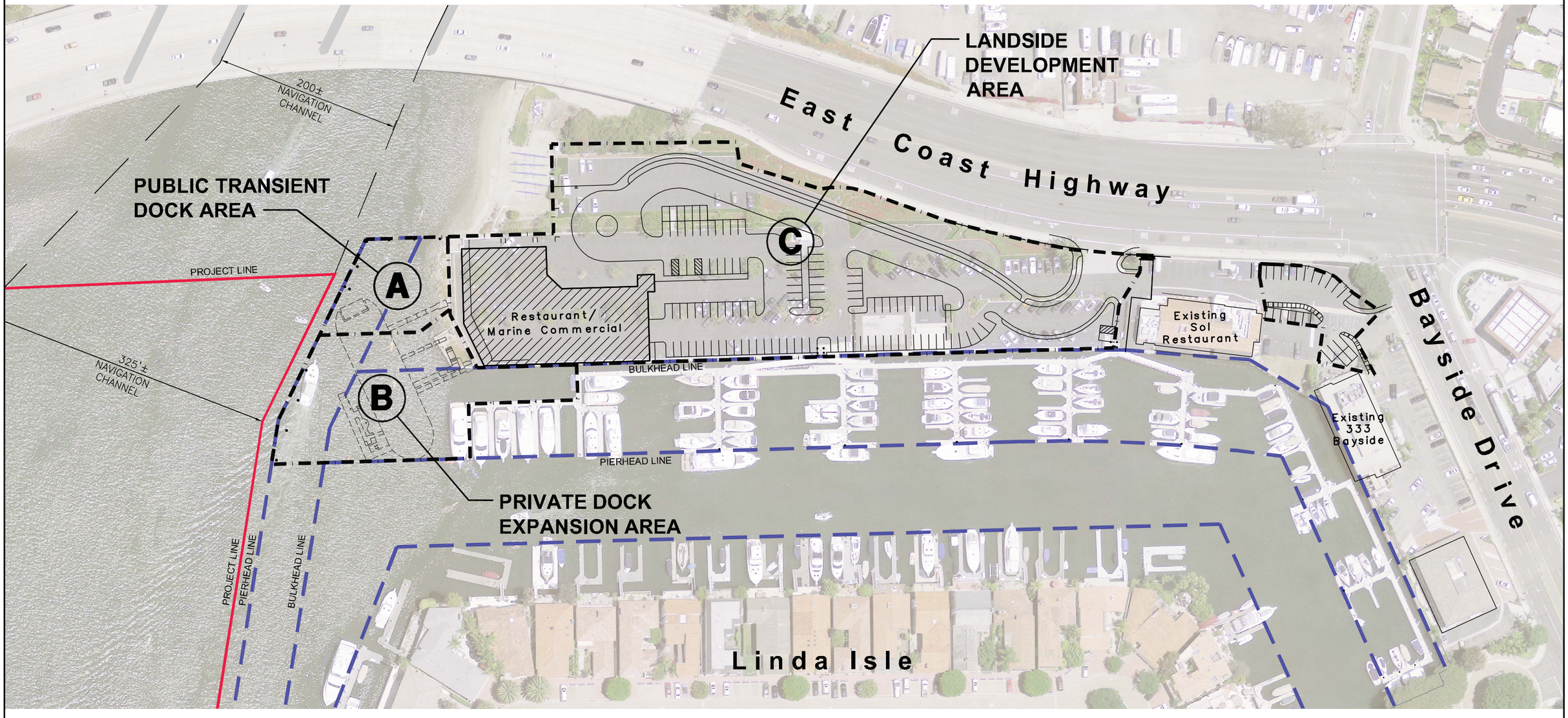


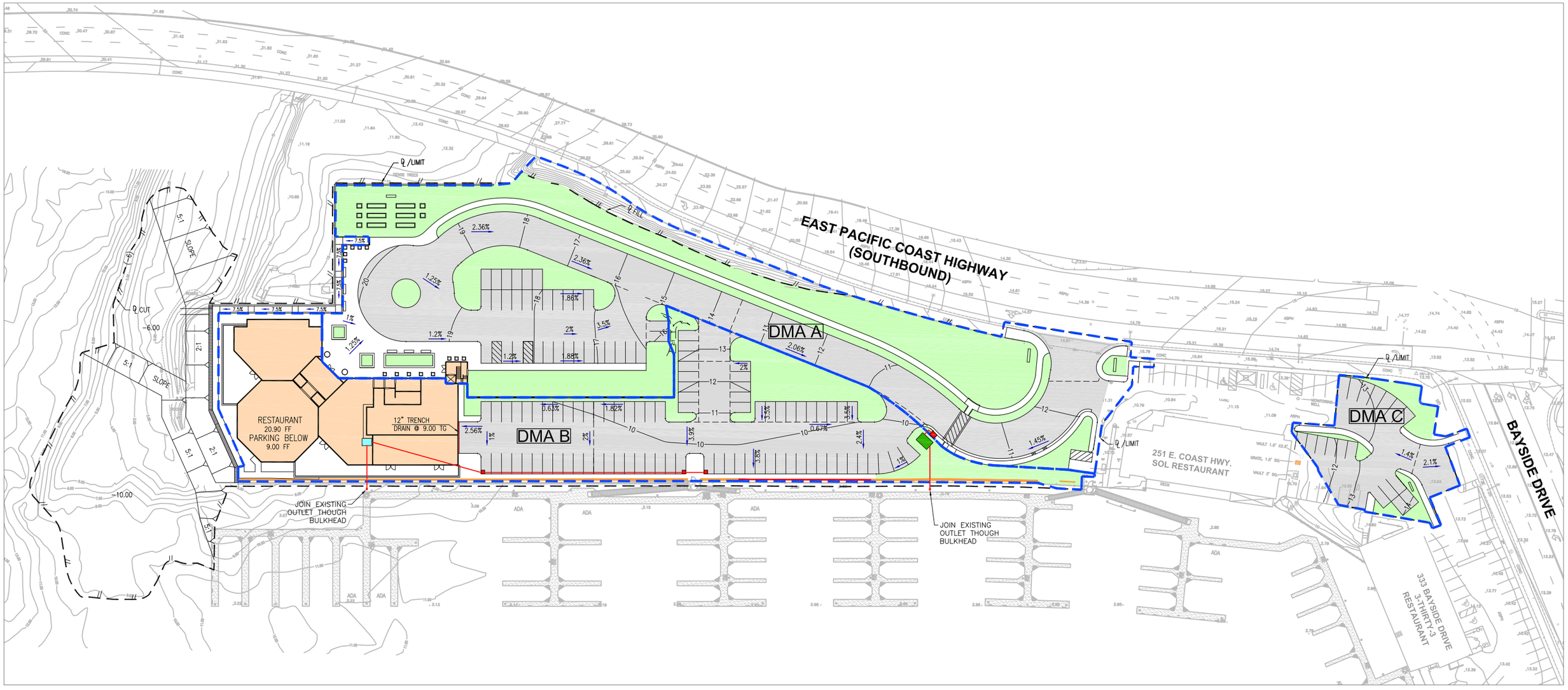
CITY OF NEWPORT BEACH / IRVINE COMPANY JOINT PROJECT

Exhibit 1

Public Transient Dock and Marina Expansion CONCEPTUAL PLAN

BALBOA MARINA WEST

11/14/2013



LEGEND

- DAYLIGHT LINE
- EXISTING STORM DRAIN / TRENCH DRAIN
- PROPOSED STORM DRAIN / TRENCH DRAIN
- BMP DRAINAGE AREA BOUNDARY
- PROPOSED COMMON AREA LANDSCAPING
- PROPOSED BUILDING
- STREET SWEEPING PRIVATE STREETS & PARKING LOTS
- CATCH BASIN STENCILING & MAINTENANCE
- DIRECTION OF FLOW
- PROPOSED MODULAR WETLAND UNIT
- PROPOSED STORMFILTER MEDIA FILTER UNIT

80’ 0’ 40’ 80’

SCALE: 1” = 80’

FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

N

Scale: 1" = 80'

Exhibit Date: 4/16/2014

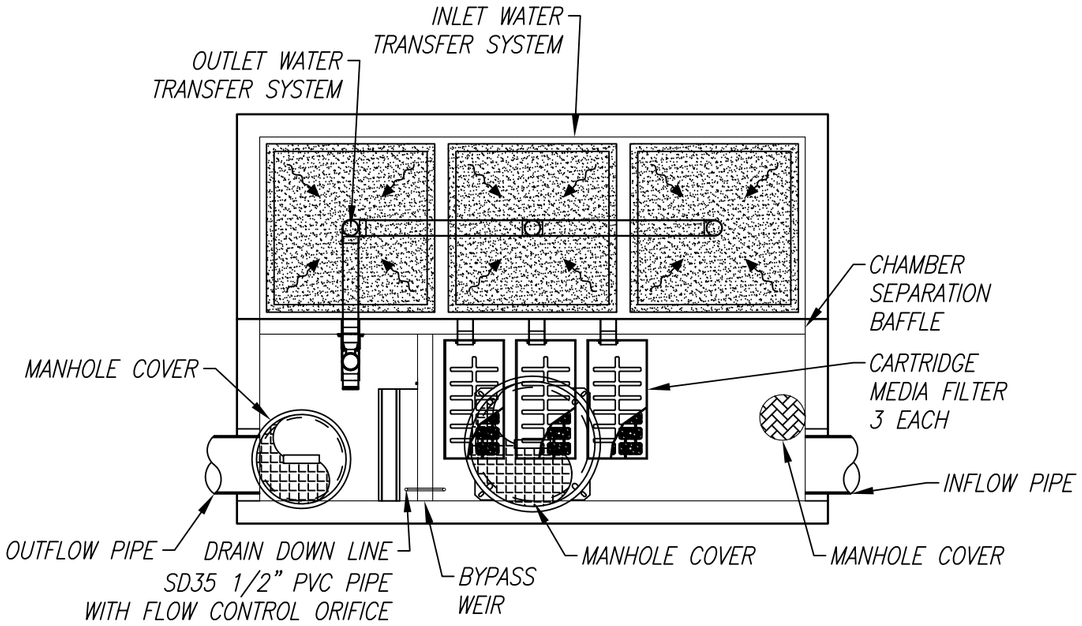
PRELIMINARY WQMP EXHIBIT

BALBOA MARINA WEST NEWPORT BEACH, CA

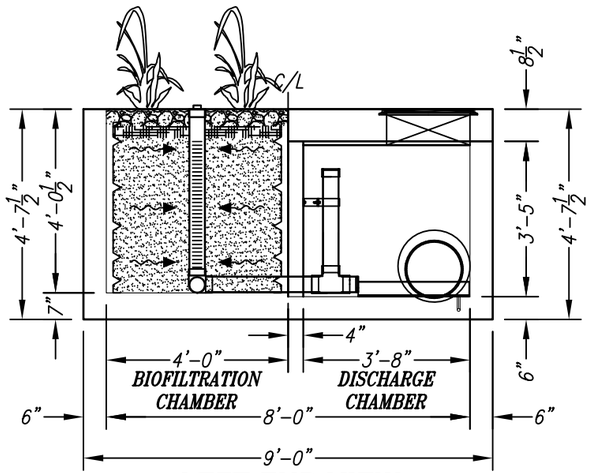
MODULAR WETLAND SYSTEMS LINEAR 2.0
VAULT TYPE

FLOW RATES
PEAK TREATMENT FLOW RATE = 0.35 CFS OR 155.49 GPM
PEAK BYPASS FLOW RATE = N/A
SPECIFICATIONS
INSTALL AT SURFACE
O.D. DIMENSIONS = 13' X 9' X 4.63'
RIM ELEVATION TO IE OUT: = 4.13'

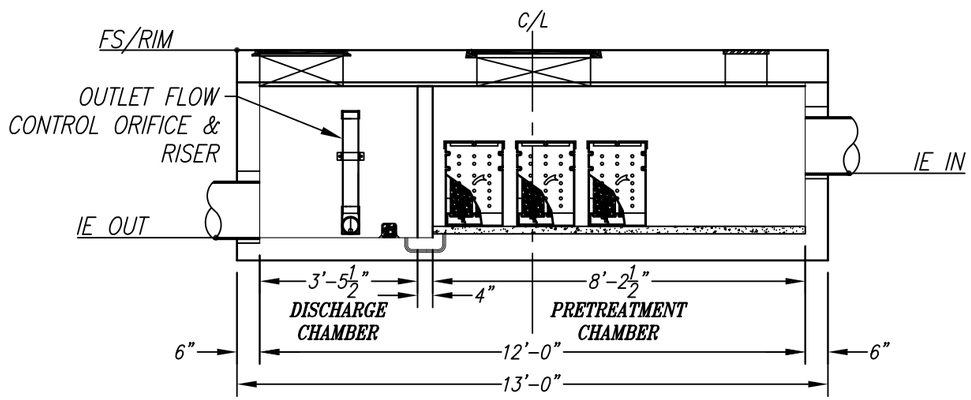
BIOFILTRATION CHAMBER SURFACE AREA CALCS
SIDES = 4
3.7' L x 3.4' H = 12.58 SF
12.58 SF X 4 SIDES = 50.32
CELLS = 3
50.32 X 3 CELLS = 150.96
TOTAL WETLAND MEDIA SURFACE AREA **= 150.96 SF**
WETLAND MEDIA LOADING RATE 155.49 GPM / 150.96 SF **= 1.03 GPM/SF**
PRETREATMENT FILTER SURFACE AREA CALCS
TOTAL PRETREATMENT SURFACE AREA **= 75 SF**
PRETREATMENT FILTER LOADING RATE 155.49 GPM / 75 SF **= 2.07 GPM/SF**



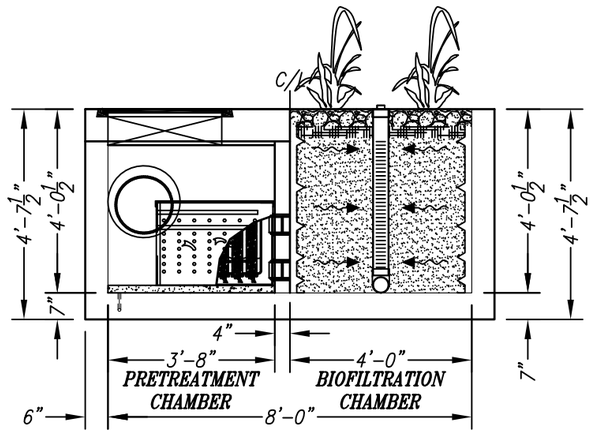
PLAN VIEW



LEFT END VIEW



ELEVATION VIEW



RIGHT END VIEW

LEGEND

- WETLAND MEDIA
- PLANT/ROOT MOISTURE RETENTION LAYER
- MANHOLE / ACCESS HATCH

INSTALLATION NOTES:

1. INSTALL UNIT ON LEVEL BED OF GRAVEL OF AT LEAST 6" IN DEPTH WITH 1' MINIMUM OVER EXCAVATION AROUND ENTIRE UNIT.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH fc=5,000 PSI.
3. REINFORCING: ASTM A-615, GRADE 60.
4. RATED FOR PARKWAY LOADING 300 PSF.
5. JOINT SEALANT: BUTYL RUBBER SS-S-00210

MODULAR WETLAND SYSTEMS INC.
P.O. BOX 869
OCEANSIDE, CA 92049
www.ModularWetlands.com

	NAME	DATE
DRAWN		
REVIEWED		
APPROVED		

COMMENTS:

TITLE: MWS LINEAR 2.0 VAULT TYPE

SIZE	DWG. NO.	REV
	MWS-L-8-12-UG-V	

SCALE NTS | UNITS = INCHES | SHEET 1 OF 2

BIO-7: Proprietary Biotreatment

Proprietary biotreatment devices are devices that are manufactured to mimic natural systems such as bioretention areas by incorporating plants, soil, and microbes engineered to provide treatment at higher flow rates or volumes and with smaller footprints than their natural counterparts. Incoming flows are typically filtered through a planting media (mulch, compost, soil, plants, microbes, etc.) and either infiltrated or collected by an underdrain and delivered to the storm water conveyance system. Tree box filters are an increasingly common type of proprietary biotreatment device that are installed at curb level and filled with a bioretention type soil. For low to moderate flows they operate similarly to bioretention systems and are bypassed during high flows. Tree box filters are highly adaptable solutions that can be used in all types of development and in all types of soils but are especially applicable to dense urban parking lots, street, and roadways.

Also known as:

- *Catch basin planter box*
- *Bioretention vault*
- *Tree box filter*

Proprietary biotreatment
Source: http://www.americastusa.com /index.php/filterra/

Feasibility Screening Considerations

- Proprietary biotreatment devices that are unlined may cause incidental infiltration. Therefore, an evaluation of site conditions should be conducted to evaluate whether the BMP should include an impermeable liner to avoid infiltration into the subsurface.

Opportunity Criteria

- Drainage areas of 0.25 to 1.0 acres.
- Land use may include commercial, residential, mixed use, institutional, and subdivisions. Proprietary biotreatment facilities may also be applied in parking lot islands, traffic circles, road shoulders, and road medians.
- Must not adversely affect the level of flood protection provided by the drainage system.

OC-Specific Design Criteria and Considerations

☐ Frequent maintenance and the use of screens and grates to keep trash out may decrease the likelihood of clogging and prevent obstruction and bypass of incoming flows.

☐ Consult proprietors for specific criteria concerning the design and performance.

☐ Proprietary biotreatment may include specific media to address pollutants of concern. However, for proprietary device to be considered a biotreatment device the media must be capable of supporting rigorous growth of vegetation.

☐ Proprietary systems must be acceptable to the reviewing agency. Reviewing agencies shall have the discretion to request performance information. Reviewing agencies shall have the discretion to deny the use of a proprietary BMP on the grounds of performance, maintenance considerations, or other relevant factors.

☐ In right of way areas, plant selection should not impair traffic lines of site. Local jurisdictions may also limit plant selection in keeping with landscaping themes.

Computing Sizing Criteria for Proprietary Biotreatment Device

- Proprietary biotreatment devices can be volume based or flow-based BMPs.
- Volume-based proprietary devices should be sized using the Simple Design Capture Volume Sizing Method described in **Appendix III.3.1** or the Capture Efficiency Method for Volume-Based, Constant Drawdown BMPs described in **Appendix III.3.2**.
- The required design flowrate for flow-based proprietary devices should be computed using the Capture Efficiency Method for Flow-based BMPs described in **Appendix III.3.3)**.

Additional References for Design Guidance

- Los Angeles Unified School District (LAUSD) Stormwater Technical Manual, Chapter 4: **http://www.laschools.org/employee/design/fs-studies-and-reports/download/white_paper_report_material/Storm_Water_Technical_Manual_2009-opt-red.pdf?version_id=76975850**
- Los Angeles County Stormwater BMP Design and Maintenance Manual, Chapter 9: **http://dpw.lacounty.gov/DES/design_manuals/StormwaterBMPDesignandMaintenance.pdf**
- Santa Barbara BMP Guidance Manual, Chapter 6: **http://www.santabarbaraca.gov/NR/rdonlyres/91D1FA75-C185-491E-A882-49EE17789DF8/0/Manual_071008_Final.pdf**

MWS-LINEAR 2.0 STORMWATER FILTRATION SYSTEM

NATURE AND TECHNOLOGY WORKING TOGETHER IN PERFECT HARMONY.

The need for a new stormwater treatment system is evident. Federal and state requirements on cities and industry to reduce stormwater runoff increase every year as our population explodes. The EPA is now reporting that stormwater runoff represents the nation's number one water quality problem, and is the reason why nearly half of our rivers and lakes are not even clean enough to support fishing or swimming. ***Nearly half.***

MODULAR WETLANDS

To combat this catastrophe, we turned to the expert in this field: **Nature.** By developing technology that imitates the processes found in nature, we've created the most advanced stormwater filtration system available. Years ahead of current EPA requirements, our clients understand that when they invest in our new technology, they are investing in the future. For all of us.

GRATE TYPE

CURB TYPE

MWS-LINEAR TESTED REMOVAL EFFICIENCIES

TSS	Nitrate	Copper	Zinc	Oils & Grease	Bacteria	Turbidity
82% - 98%	74%	>53% - 93%	79% - 81%	84% - 99%	60% - 89%	>90%

Washington State DOE Approved

SIZING

Model #	Dimensions (ft)	WetlandMedia Surface Area (sq ft)	Treatment Flow Rate (cfs)
MWS-L-3-6	3 x 6	34	0.076
MWS-L-4-8	4 x 8	50	0.116
MWS-L-4-13	4 x 13	63	0.144
MWS-L-4-15	4 x 15	76	0.175
MWS-L-4-17	4 x 17	90	0.206
MWS-L-4-19	4 x 19	103	0.236
MWS-L-4-21	4 x 21	117	0.267

VOLUME SIZING

The Modular Wetland System is the only biofilter that can be installed downstream of detention systems.

T 760.433.7640 E info@modularwetlands.com www.modularwetlands.com

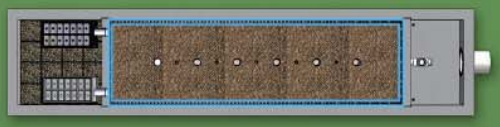
SYSTEM OPERATIONS

Pre-Filter Cartridge

35 sq ft surface area per cartridge ensures higher effectiveness and lower maintenance requirements.

This pre-filter eliminates maintenance in the Wetland Chamber.

TOP VIEW



Perimeter Wetland Chamber

Pre-filtered runoff entering the wetland chamber flows into a peripheral void area, maximizing the media surface area.

Over 2x to 3x more surface area than traditional downward flow bioretention systems.

INTERNAL HIGH FLOW BYPASS CONFIGURATION AVAILABLE

FEATURES

1. **PRE-TREATMENT CHAMBER**
   Captures incoming runoff and contains the first three stages of treatment.
2. **GRATE TYPE CATCH BASIN INLET**
   A standard 41" x 24" grate type traffic rated catch basin opening directs stormwater into the system.
3. **CATCH BASIN INSERT FILTER**
   Provides the first stage of treatment by capturing trash & litter, gross solids, and sediment.
4. **SETTLING CHAMBER**
   Provides the second stage of treatment by separating out larger suspended solids.
5. **PRE-FILTER CARTRIDGE**
   Provides the third stage of treatment by physically and chemically capturing fine TSS, metals, nutrients, and bacteria.
6. **WETLAND CHAMBER**
   Provides the final stage of treatment through a combination of physical, chemical and biological processes.
7. **DISCHARGE CHAMBER**
   Contains flow control, high flow bypass and optional drain down filter.
8. **MULTI-LEVEL FLOW CONTROL**
   Orifice plates and/or valves are used to control the flow through the treatment stages.

MODULAR WETLANDS

RAINFOREST ALLIANCE CERTIFIED

T 760.433.7640 E info@modularwetlands.com www.modularwetlands.com

MWS Linear 2.0 HGL Sizing Calculations

MWS MODEL SIZE	WETLAND PERMITER LENGTH	LOADING RATE GPM/SF	HGL HEIGHT																												
			SHALLOW MODELS																			STANDARD HEIGHT MODEL	HIGH CAPACITY MODELS								
			1.4	1.5	1.6	1.7	1.8	1.9	2.0	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3.0	3.1	3.2	3.3	3.4	3.5	3.6	3.65	3.70	3.75	3.80	3.85	3.90	3.95
MWS-L-4-4	6.50	1.0000	0.020	0.022	0.023	0.025	0.026	0.028	0.029	0.030	0.032	0.033	0.035	0.036	0.038	0.039	0.041	0.042	0.043	0.045	0.046	0.048	**0.049**	0.052	0.054	0.054	0.055	0.056	0.057	0.057	0.058	0.059
MWS-L-3-6	10.06	1.0000	0.031	0.034	0.036	0.038	0.040	0.043	0.045	0.047	0.049	0.052	0.054	0.056	0.058	0.061	0.063	0.065	0.067	0.069	0.072	0.074	**0.076**	0.078	0.081	0.082	0.085	0.087	0.088	0.089	0.090	0.091
MWS-L-4-8	14.80	1.0334	0.048	0.051	0.055	0.058	0.061	0.065	0.068	0.072	0.075	0.078	0.082	0.085	0.089	0.092	0.095	0.099	0.102	0.106	0.109	0.112	**0.116**	0.119	0.123	0.124	0.126	0.127	0.129	0.131	0.132	0.134
MWS-L-4-13	18.40	1.0310	0.059	0.063	0.068	0.072	0.076	0.080	0.085	0.089	0.093	0.097	0.101	0.106	0.110	0.114	0.118	0.123	0.127	0.131	0.135	0.139	**0.144**	0.148	0.152	0.154	0.156	0.158	0.160	0.163	0.165	0.167
MWS-L-4-15	22.40	1.0307	0.072	0.077	0.082	0.087	0.093	0.098	0.103	0.108	0.113	0.118	0.123	0.129	0.134	0.139	0.144	0.149	0.154	0.159	0.165	0.170	**0.175**	0.180	0.185	0.188	0.190	0.193	0.195	0.198	0.200	0.203
MWS-L-4-17	26.40	1.0305	0.085	0.091	0.097	0.103	0.109	0.115	0.121	0.127	0.133	0.139	0.145	0.152	0.158	0.164	0.170	0.176	0.182	0.188	0.194	0.200	**0.206**	0.212	0.218	0.221	0.224	0.227	0.230	0.233	0.236	0.239
MWS-L-4-19	30.40	1.0255	0.097	0.104	0.111	0.118	0.125	0.132	0.139	0.146	0.153	0.160	0.167	0.174	0.181	0.188	0.194	0.201	0.208	0.215	0.222	0.229	**0.236**	0.243	0.250	0.254	0.258	0.262	0.265	0.269	0.272	0.276
MWS-L-4-21	34.40	1.0260	0.110	0.118	0.126	0.134	0.142	0.149	0.157	0.165	0.173	0.181	0.189	0.197	0.204	0.212	0.220	0.228	0.236	0.244	0.252	0.260	**0.267**	0.275	0.283	0.287	0.292	0.296	0.300	0.304	0.308	0.312
MWS-L-8-12	44.40	1.0300	0.143	0.153	0.163	0.173	0.183	0.194	0.204	0.214	0.224	0.234	0.245	0.255	0.265	0.275	0.285	0.296	0.306	0.316	0.326	0.336	**0.346**	0.357	0.367	0.372	0.377	0.382	0.387	0.392	0.397	0.402
MWS-L-8-16	59.20	1.0300	0.190	0.204	0.217	0.231	0.245	0.258	0.272	0.285	0.299	0.312	0.326	0.340	0.353	0.367	0.380	0.394	0.408	0.421	0.435	0.448	**0.462**	0.476	0.489	0.496	0.503	0.509	0.516	0.523	0.530	0.537

Modular Wetland System - Linear® Plants for Hardy Zone 10

Common Name ***Latin Name***	**Light Exposure**	**Hardy Range**	**Height**	**Flower Color**
canna, canna tropicana, canna lilly *Canna X generalis*	full sun to partial shade	USDA Zones 8-11	2.5 to 8 feet	yellow, orange, red
Lily-of-the-Nile, African Lily, African Blue Lily *Agapanthus spp*	full sun to partial shade	USDA Zones 8-11	2 to 4 feet	blue
Vetiveria zizanioides (L.) Nash Vetiver Grass	full sun	USDA Zones 5-11	2 to 8 feet	green
giant wild rye *Leymus condensatus*	full sun	USDA Zones 3-11	4 to 8 feet	brown
society garlic, pink agapanthus *Tulbaghia violacea*	full sun to full shade	USDA Zones 7-10	1.5 to 3 feet	lavender
Gulf muhlygrass, mist grass, hairawn muhly *Muhlenbergia capillaris*	full sun to partial shade	USDA Zones 5-10	2 to 3 feet	pinkish purple
Lindheimer's muhlygrass, blue muhlygrass *Muhlenbergia lindheimeri*	full sun	USDA Zones 7-11	2 to 4 feet	purple to gray
horsetail, scouring rush, E. prealtum *Equisetum hyemale*	full sun to light shade	USDA Zones 3-11	2 to 4 feet	n/a
cattail, reed-mace *Typha latifolia*	full sun	USDA Zones 2-11	3 to 9 feet	brown
papyrus, Egyptian papyrus, bulrushes *Cyperus papyrus*	full sun to partial shade	USDA Zones 9-11	2 to 10 feet	white
lavender *Lavandula L.*	sun	USDA Zones 5-10	1 to 2 feet	purple

palm sedge *Carex phyllocephala*	full sun to full shade	USDA Zones 7-10	1 to 2 feet	green
lemongrass, oil grass *Cymbopogon citratus*	full sun to partial shade	USDA Zones 10-11	4 to 6 feet	n/a
umbrella sedge, umbrella plant *Cyperus involucratus*	full sun to partial shade	USDA Zones 8-11	2 to 6 feet	green/white
feather grass, Mexican needle grass *Nassella tenuissima*	full sun to partial shade	USDA Zones 7-11	2 to 3 feet	green/brown
sea oats, Chasmanthium paniculatum *Uniola paniculata*	full sun to partial shade	USDA Zones 6-10	3 to 6 feet	golden/brown
Cape lily, Powell's crinum lily *Crinum X powellii*	full sun to partial shade	USDA Zones 6-11	3 to 4 feet	white/pink
African iris, fortnight lily, morea iris *Dietes iridioides*	full sun to partial shade	USDA Zones 8-10	2 to 4 feet	white/purple
whirling butterflies, white gaura *Gaura lindheimeri*	full sun to partial shade	USDA Zones 5-10	2 to 4 feet	white/pink
daylily *Hemerocallis hybrids*	full sun to partial shade	USDA Zones 2-10	1 to 3.5 feet	various
Adam's needle, bear grass, weak-leaf yucca *Yucca filamentosa*	full sun	USDA Zones 5-10	3 to 5 feet	white
brome hummock sedge *carex bromoides*	full sun to partial shade	USDA Zones 2-10	1 ft	green

---

The Modular Wetland System - Linear® standard 22' long system will require 18 to 20 plants. Different size systems will require different plant quanitities; please contact us for detailed information.

The plants listed are tolerant to drought and have deep roots to allow for ehanced pollutant removal.

These plants are subject to availability in local areas. If you would like to use a different plant please contact us. We will work with you to ensure the chosen plants work with the projects current landscape theme.

The Modular Wetland System - Linear® should be irrigated like any other planter area. The plants in the system must receive adequate irrigation to ensure plant survival during periods of drier weather. As with all landscape areas the plants within the Modular Wetland System - Linear will require more frequent watering during the establishment period.

For more information please contact at: 760-433-7640 or email: info@modularwetlands.com

PERFORMANCE SUMMARY

MWS-LINEAR 2.0

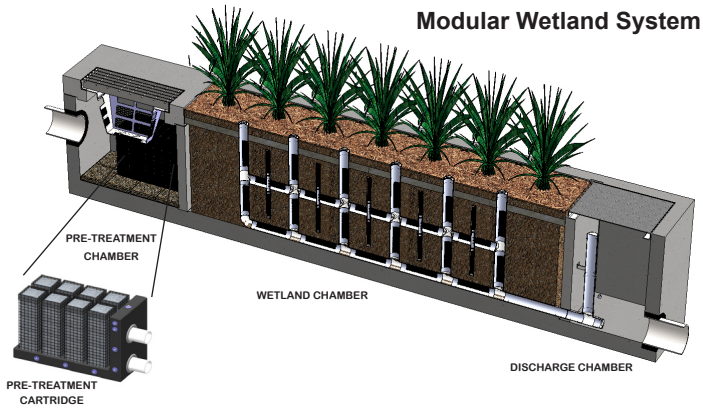
APPROVED BY: DEPARTMENT OF ECOLOGY State of Washington

Application: Stand Alone Stormwater Treatment Best Management Practice
Type of Treatment: High Flow Rate Media Filtration and Biofiltration (dual-stage)

DESCRIPTION

Modular Wetland System Linear 2.0 (MWS-L 2.0) is an advanced dual-stage high flow rate media and biofiltration system for the treatment of urban stormwater runoff. Superior pollutant removal efficiencies are achieved by treating runoff through a pre-treatment chamber containing a screening device for trash and larger debris, a separation chamber for larger TSS and a series of media filter cartridges for removal of fine TSS and other particulate pollutants. Pre-treated runoff is transferred to the biofiltration chamber which contains an engineered ion exchange media designed to support an abundant plant and microbe community that captures, absorbs, transforms and uptakes pollutants through an array of physical, chemical, and biological mechanisms.

MWS-L 2.0 is a self-contained treatment train that is supplied to the job site completely assembled and ready for use. Once installed, stormwater runoff drains directly from impervious surfaces through an built-in curb inlet, drop in, or via pipe from upstream inlets or downspouts. Treated runoff is discharged from the system through an orifice control riser to assure the proper amount of flow is treated. The treated water leaving the system is connected to the storm drain system, infiltration basins, or to be re-used on site for irrigation or other uses.



Modular Wetland System Linear 2.0 (MWS-L 2.0) has been independently tested in laboratory and field conditions since 2008.

Oceanside Test Site

Portland Test Site

HEAVY METALS: Copper / Zinc

Description	Type	Avg. Influent (mg/L)	Avg. Effluent (mg/L)	Removal Efficiency	Notes
Waves Environmental - 1/4 Scale Lab Testing - 2007	Lab	.76 / .95	.06 / .19	92% / 80%	Majority Dissolved Fraction
City of Oceanside Boat Wash / Waves Environmental - 2008	Field	.04 / .24	< .02 / < .05	>50% / >79%	Effluent Concentrations Below Detectable Limits
Recycling Facility, Kileen, TX / CERL - 2011-2012	Field	.058 / .425	.032 / .061	44% / 86%	Test Unit 2
TAPE Field Testing / Portland, OR 2011/2012	Field	.017/ .120	.009 / .038	50% / 69%	Total Metals

TOTAL SUSPENDED SOLIDS:

Description	Type	Avg. Influent (mg/L)	Avg. Effluent (mg/L)	Removal Efficiency	Notes
Waves Environmental - 1/4 Scale Lab Testing - 2007	Lab	270	3	99%	Sil-co-sil 106 - 20 micron mean particle size
City of Oceanside Boat Wash / Waves Environmental - 2008	Field	45.67	8.24	82%	Mean Particle Size by Count < 8 Microns
Recycling Facility, Kileen, TX / CERL - 2011-2012	Field	676	39	94%	Test Unit 2
TAPE Field Testing / Portland, OR 2011/2012	Field	75.0	15.7	85%	Means particle size of 8 microns

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PERFORMANCE SUMMARY
MWS-LINEAR 2.0

PHOSPHORUS:

Description	Type	Avg. Influent (mg/L)	Avg. Effluent (mg/L)	Removal Efficiency	Notes
TAPE Field Testing / Portland, OR 2011/2012	Field	.227	.074	64%	TOTAL P
TAPE Field Testing / Portland, OR 2011/2012	Field	.093	.031	67%	ORTHO P

BACTERIA:

Description	Type	Avg. Influent (MPN)	Avg. Effluent (MPN)	Removal Efficiency	Notes
Waves Environmental - 1/4 Scale Lab Testing - 2007	Lab	1600 / 1600	535 / 637	67% / 60%	Fecal / E. Coli
City of Oceanside Boat Wash / Waves Environmental - 2008	Field	31666 / 6280	8667 / 1058	73% / 83%	Fecal / E. Coli

LEAD:

Description	Type	Avg. Influent (mg/L)	Avg. Effluent (mg/L)	Removal Efficiency	Notes
Waves Environmental - 1/4 Scale Lab Testing - 2007	Lab	.54	.10	82%	Total
Recycling Facility, Kileen, TX / CERL - 2011-2012	Field	.01 / .043	.004 / .014	60% / 68%	Both Test Units
TAPE Field Testing / Portland, OR 2011/2012	Field	.011	.003	70%	Total

NITROGEN:

Description	Type	Avg. Influent (mg/L)	Avg. Effluent (mg/L)	Removal Efficiency	Notes
City of Oceanside Boat Wash / Waves Environmental - 2008	Field	.85	.21	75%	NITRATE
TAPE Field Testing / Portland, OR 2011/2012	Field	1.40	0.77	45%	TKN

HYDROCARBONS:

Description	Type	Avg. Influent (mg/L)	Avg. Effluent (mg/L)	Removal Efficiency	Notes
Waves Environmental - 1/4 Scale Lab Testing - 2007	Lab	10	1.625	84%	Oils & Grease
City of Oceanside Boat Wash / Waves Environmental - 2008	Field	.83	0	100%	TPH Motor Oil
TAPE Field Testing / Portland, OR 2011/2012	Field	24.157	1.133	95%	Motor Oil

TURBIDITY:

Description	Type	Avg. Influent (NTU)	Avg. Effluent (NTU)	Removal Efficiency	Notes
Waves Environmental - 1/4 Scale Lab Testing - 2007	Lab	21	1.575	93%	Field Measurement
City of Oceanside Boat Wash / Waves Environmental - 2008	Field	21	6	71%	Field Measurement

COD:

Description	Type	Avg. Influent (mg/L)	Avg. Effluent (mg/L)	Removal Efficiency	Notes
Recycling Facility, Kileen, TX / CERL - 2011-2012	Field	516 / 1450	90 / 356	83% / 75%	Both Test Units

All removal efficiencies and concentrations rounded up for easy viewing. Please call us for more information, including full copies of the reports reference above.

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TAPE PERFORMANCE SUMMARY

MWS-LINEAR 2.0

APPROVED BY:

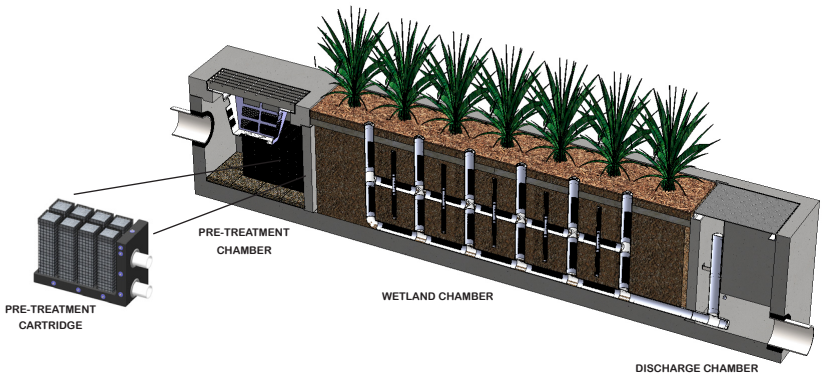
DEPARTMENT OF ECOLOGY
State of Washington

Application: Stand Alone Stormwater Treatment Best Management Practice
Type of Treatment: High Flow Rate Media Filtration and Biofiltration (dual-stage)

DESCRIPTION

Modular Wetland System Linear 2.0 (MWS-L 2.0) is an advanced dual-stage high flow rate media and biofiltration system for the treatment of urban stormwater runoff. Superior pollutant removal efficiencies are achieved by treating runoff through a pre-treatment chamber containing a screening device for trash and larger debris, a separation chamber for larger TSS and a series of media filter cartridges for removal of fine TSS and other particulate pollutants. Pre-treated runoff is transferred to the biofiltration chamber which contains an engineered ion exchange media designed to support an abundant plant and microbe community that captures, absorbs, transforms and uptakes pollutants through an array of physical, chemical, and biological mechanisms.

MWS-L 2.0 is a self-contained treatment train that is supplied to the job site completely assembled and ready for use. Once installed, stormwater runoff drains directly from impervious surfaces through an built-in curb inlet, drop in, or via pipe from upstream inlets or downspouts. Treated runoff is discharged from the system through an orifice control riser to assure the proper amount of flow is treated. The treated water leaving the system is connected to the storm drain system, infiltration basins, or to be re-used on site for irrigation or other uses.



TAPE PERFORMANCE

Modular Wetland System Linear 2.0 (MWS-L 2.0) completed its TAPE field testing in the spring of 2013. The Washington DOE has approved the system under the TAPE protocol. The MWS-Linear has met the performance benchmarks for the three major pollutant categories as defined by TAPE: Basic Treatment (TSS), Phosphorus and Enhanced (dissolved zinc and copper). It is the first system tested under the protocol to meet the benchmarks for all three categories.

Pollutant	Avg. Influent (mg/L)	Avg. Effluent (mg/L)	Removal Efficiency	Notes
Total Suspended Solids	75.0	15.7	85%	Summary of all data meeting TAPE parameters pertaining to this pollutant. Mean of 8 microns.
Total Phosphorus	0.227	0.074	64%	Summary of all data meeting TAPE parameters pertaining to this pollutant.
Ortho Phosphorus	0.093	0.031	67%	Summary of all data meeting TAPE parameters for total phosphorus.
Nitrogen	1.40	0.77	45%	Utilizing the Kjeldahl method (Total Kjeldahl nitrogen). Summary of all data during testing.
Dissolved Zinc	0.062	0.024	66%	Summary of all data meeting TAPE parameters pertaining to this pollutant.
Dissolved Copper	0.0086	0.0059	38%	Summary of all data meeting TAPE parameters pertaining to this pollutant.
Total Zinc	0.120	0.038	69%	Summary of all data during testing.
Total Copper	0.017	0.009	50%	Summary of all data during testing.
Motor Oil	24.157	1.133	95%	Summary of all data during testing.

NOTES:
1. The MWS-Linear was proven effective at infiltration rates of up to 121 in/hr.
2. A minimum of 10 aliquots were collected for each event.
3. Sampling was targeted to capture at least 75 percent of the hydrograph.

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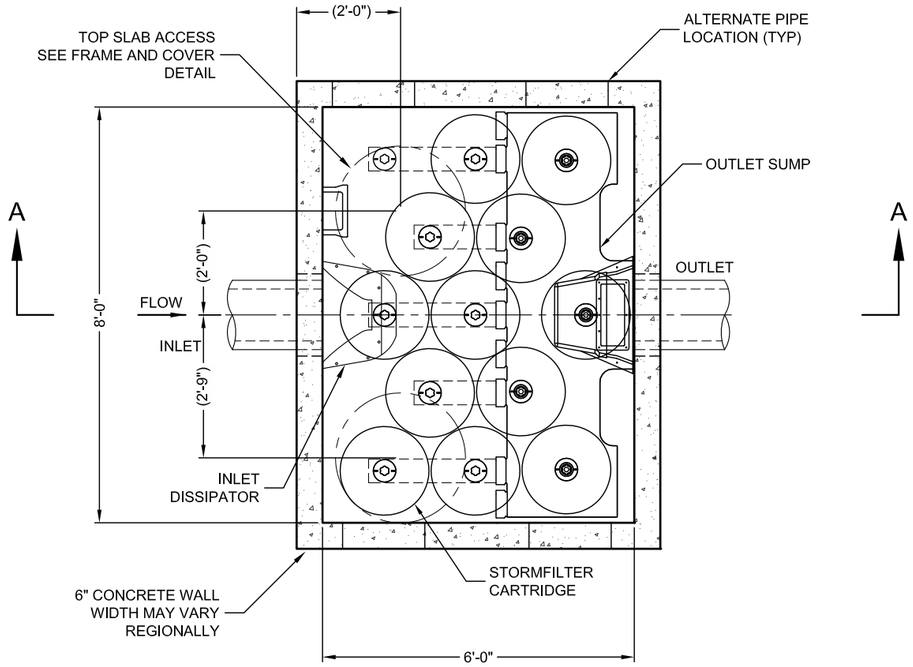
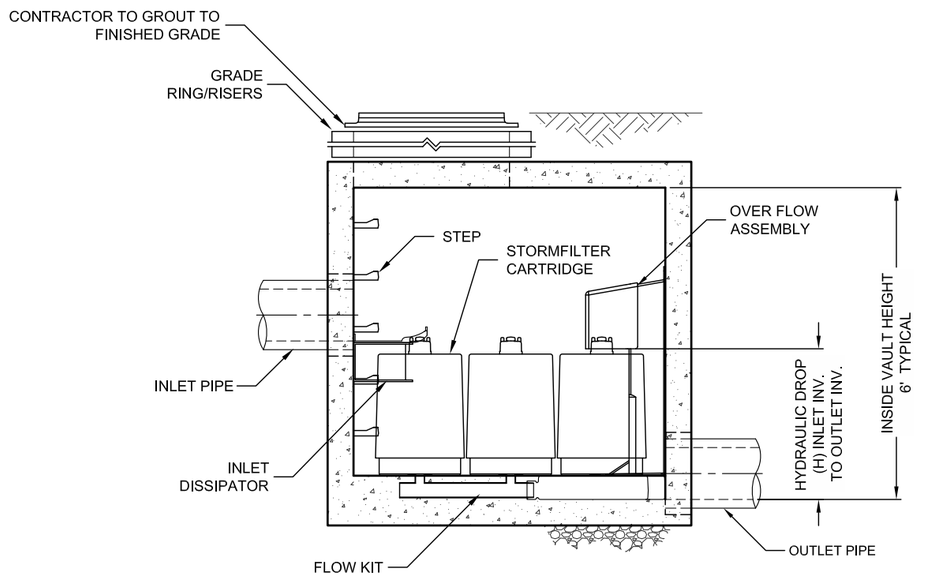


SECTION B-B

VAULT STYLE: OUTLET SUMP (NIB)



SECTION A-A

The Stormwater Management StormFilter®

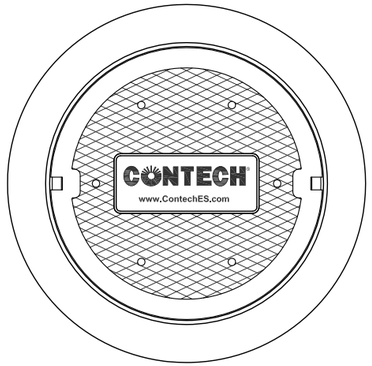
STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD VAULT STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (12). VAULT STYLE OPTIONS INCLUDE OUTLET BAY (7).

STORMFILTER 8X6 PEAK HYDRAULIC CAPACITY IS 1.8 CFS. IF THE SITE CONDITIONS EXCEED 1.8 CFS AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"		18"		LOW DROP	
RECOMMENDED HYDRAULIC DROP (H)	3.05'		2.3'		1.8'	
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²	2 gpm/ft²	1 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	22.5	11.25	15	7.5	10	5



FRAME AND COVER

(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED	*
CARTRIDGE FLOW RATE	*
MEDIA TYPE (CSF, PERLITE, ZPG, GAC, PHS)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*

UPSTREAM RIM ELEVATION	*
DOWNSTREAM RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET AASHTO M306 LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 39 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES

A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER VAULT (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL VAULT SECTIONS AND ASSEMBLE VAULT.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

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SF806 STORMFILTER STANDARD DETAIL

TRT-2: Cartridge Media Filter

Cartridge media filters (CMFs) are manufactured devices that consist of a series of modular filters packed with engineered media that can be contained in a catch basin, manhole, or vault that provide treatment through filtration and sedimentation. The manhole or vault may be divided into multiple chambers where the first chamber acts as a pre-settling basin for removal of coarse sediment while another chamber acts as the filter bay and houses the filter cartridges. A variety of media types are available from various manufacturers which can target pollutants of concern.

Also known as:

- *Manufactured Media Filters*

Cartridge Media Filter
Source: Contech Stormwater Solution, Inc.

Feasibility Screening Considerations

- Not applicable

Opportunity Criteria

- Intended for use when retention and biotreatment options are infeasible.
- Recommended for drainage area with limited available surface area or where surface BMPs would restrict uses.
- For drainage areas with significant areas of non-stabilized soil, permanent soil stablization must be achieved before before cartridge media filters are installed and put on line to minimize risk of clogging.
- Depending on the number of cartridges, maintenance events can have long durations. Care should be exercised in siting these facilities so that maintenance events will not significantly disrupt businesses or traffic.

OC-Specific Design Criteria and Considerations

☐ Cartridge media filter BMP vendors should be consulted regarding design and specifications.

☐ Filter media should be selected to target pollutants of concern. A combination of media may be appropriate to remove a variety of pollutants.

☐ If CMF are integrated with a vault for equalization, the system should be designed to completely drain the vault within 96 hours of storm event or otherwise protect against standing water and mosquito breeding concerns.

Computing Sizing Criteria for Cartridge Media Filters

The required design flowrate should be calculated based on the **Capture Efficiency Method for Flow-based BMPs** (See **Appendix III.3.3**).

Additional References for Design Guidance

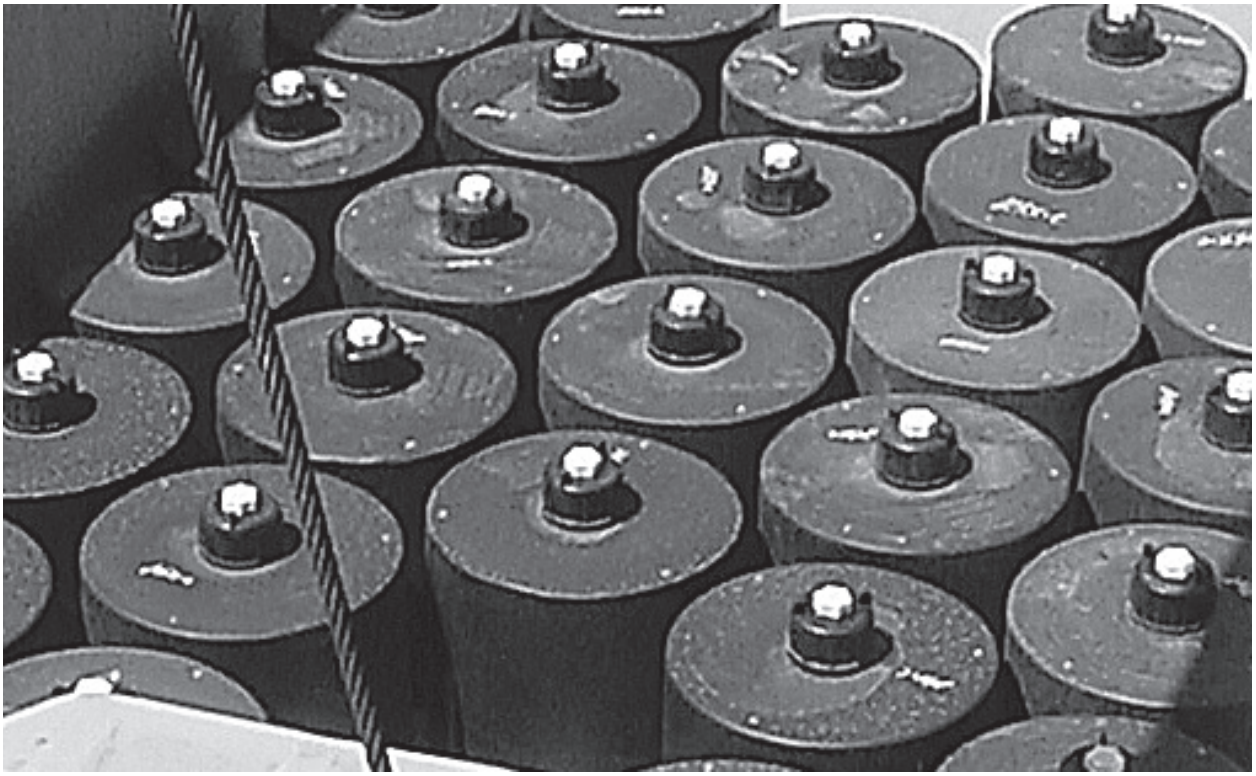
- Los Angeles County Stormwater BMP Design and Maintenance Manual, Chapter 9: **http://dpw.lacounty.gov/DES/design_manuals/StormwaterBMPDesignandMaintenance.pdf**

- SMC LID Manual: **http://www.lowimpactdevelopment.org/guest75/pub/All_Projects/SoCal_LID_Manual/SoCalLID_Manual_FINAL_040910.pdf**
- Western Washington Stormwater Management Manual, Volume V, Chapter 12: **http://www.ecy.wa.gov/pubs/0510033.pdf**

CONTECH®
CONSTRUCTION PRODUCTS INC.

StormFilter

Configuration Guide



The Stormwater Management
StormFilter®

The Stormwater Management StormFilter®

The Stormwater Management StormFilter® (StormFilter) is a passive, flow-through, stormwater filtration system. The system is comprised of one or more structures that house rechargeable, media-filled cartridges which trap particulates and adsorb materials such as dissolved metals, hydrocarbons, and nutrients in polluted runoff.

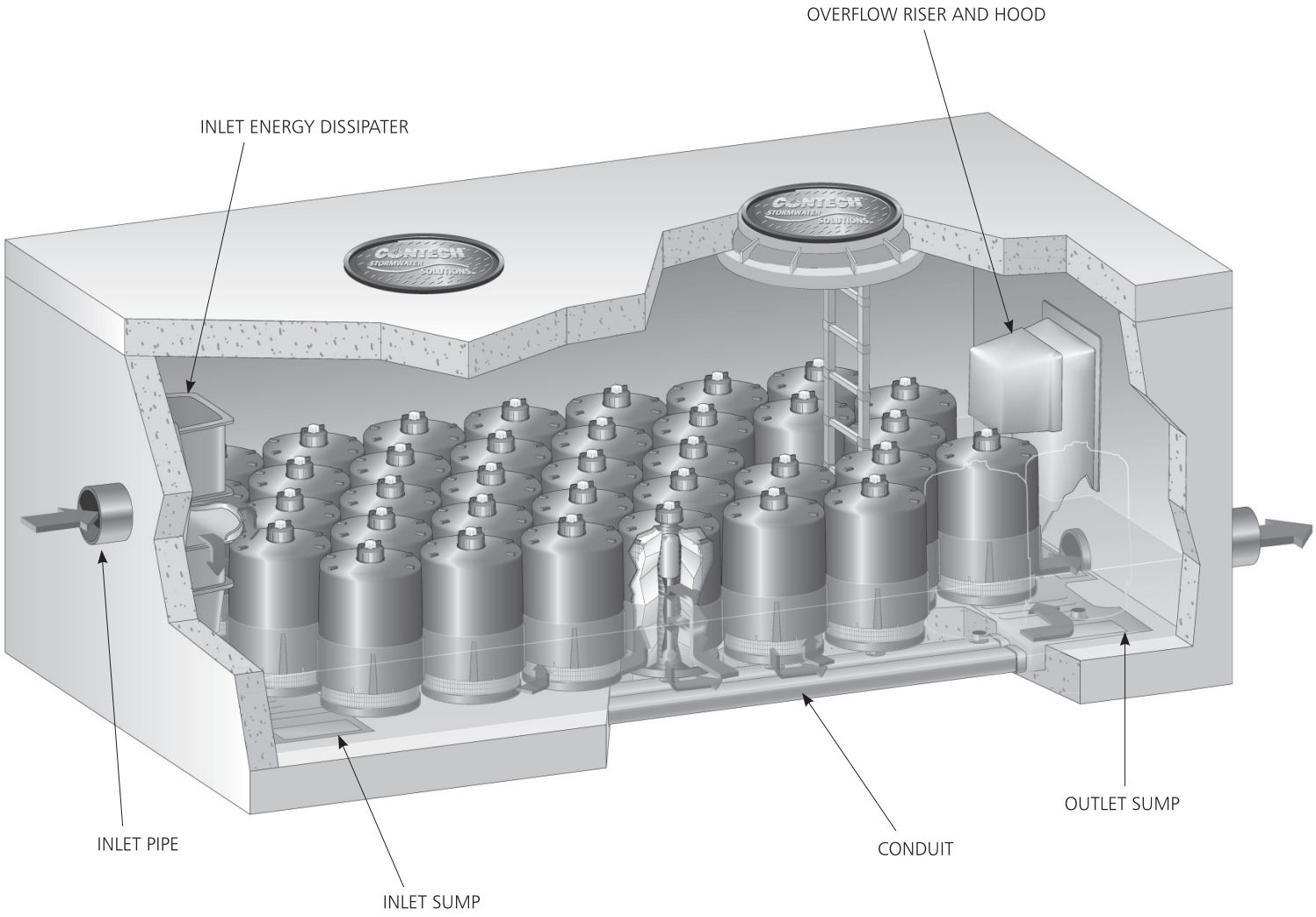
The StormFilter system comes in a variety of configurations and sizes to meet any site need. A variety of filter media is available and can be customized for each site to remove the desired pollutants.

Basic Design

The StormFilter is sized to treat the peak flow of a water quality design storm. The peak flow or WQv is determined from calculations based on the contributing watershed hydrology and from a design storm magnitude set by the local stormwater management agency. The StormFilter system is modular and each unit is designed with the number of cartridges required to meet the peak design flow rate, WQv or cap.

The flow rate through each filter cartridge is set to meet the jurisdictional performance requirements, allowing control over the amount of contact time between the influent and the filter media. The maximum flow rate through each cartridge can be adjusted, between 0.26 gpm/ft^2 and 2 gpm/ft^2 of surface area, using a calibrated restrictor disc at the base of each filter cartridge. Adjustments to the cartridge flow rate will affect the number of cartridges required to treat the peak flow or WQv.

Please contact your local CONTECH representative for site-specific design assistance.



Basic Operation

Priming System Function

The system is designed to siphon stormwater runoff through the StormFilter cartridge. Stormwater enters a StormFilter cartridge, percolates horizontally through the cartridge's filter media and collects in the center tube where the float valve is in a closed (downward) position.

As water passes through the filter media and into the cartridge's center tube, the air in the cartridge is displaced by the water and purged from beneath the filter hood through the one-way check valve located in the cap. Once the center tube is filled with water, there is enough buoyant force to open the float valve and allow the treated water in the center tube to flow into the under-drain manifold. This causes the check valve to close, initiating a siphon that draws polluted water throughout the full surface area and volume of the filter. Thus, the entire filter cartridge is used to filter water throughout the duration of the storm, regardless of the water surface elevation in the unit. This siphon continues until the water surface elevation drops to the elevation of the hood's scrubbing regulators, and the float returns to a closed position. Utilizing the hydraulic potential in the cartridge, the scrubbing regulators cause the filter surface to be clean of attached sediments thus extending the filter's operational life.

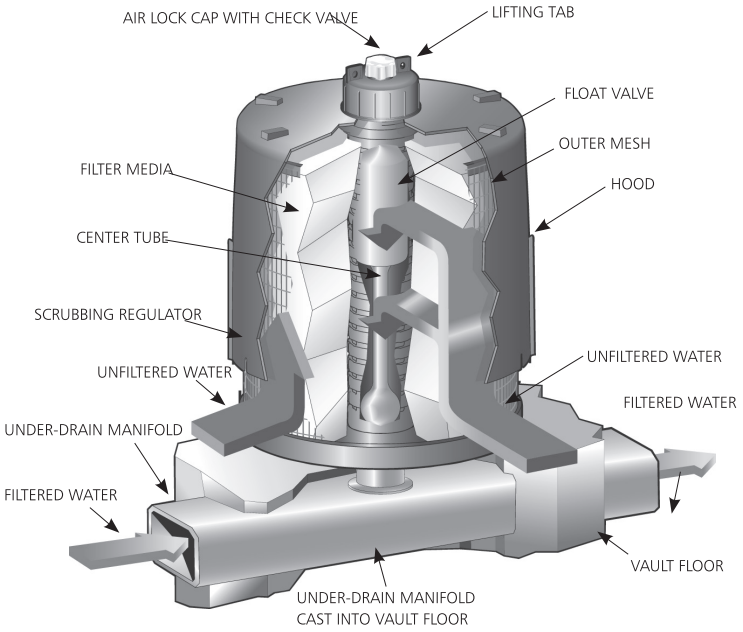
Flow and Valve Control

The filtration rate through a typical StormFilter cartridge can be adjusted so that it has a maximum flow rate of 2 gpm/ft^2 at the design driving head. The flow rate is individually controlled for each cartridge by a restrictor disc located at the connection point between the cartridge and the under-drain manifold. Consisting of a simple orifice disc of a specific diameter, the flow rate through the cartridges can be adjusted to a level that coincides with your treatment requirements by using a disc with the appropriate orifice diameter.

A reduction in flow rate affects the performance of the StormFilter system with regards to both sediment and soluble pollutants. For solids, Stokes' Law predicts the movement of sediment in a fluid and it has been proven that a reduction in the flow velocity through the system will facilitate increased settling and capture of sediments. In addition, some media types have the ability to remove soluble pollutants through chemical processes, like ion exchange. A reduction in the flow velocity through the StormFilter cartridge will increase the contact time between the stormwater and the media, thereby increasing the removal efficiency by increasing the time for a chemical process to take place.

Media type can be changed, but flow rate adjustment requires engineering consultation to ensure hydraulic demands are satisfied.

Through routine maintenance, a media filtration system can adjust the media type to target or update the system to treating specific pollutants, new TMDLs, or changing pollutants of concern. The media change out can provide a long-term solution to changing regulatory requirements.



StormFilter Configurations

The StormFilter technology can be configured to meet your unique site requirements.

Downstream Treatment Configurations

Conventional stormwater treatment involves collecting, conveying and treating stormwater runoff with an end of pipe treatment system before discharging off-site. StormFilter configurations suitable for these applications are listed below and can be engineered to treat a wide range of flows.

Vault/Manhole

The Vault/Manhole consists of one or more precast concrete structures ranging from 48" manholes to 8' x 24' vaults. The largest unit treats water quality design flows up to 3.75 cfs, and can be placed in series or in parallel to treat higher flows if needed.

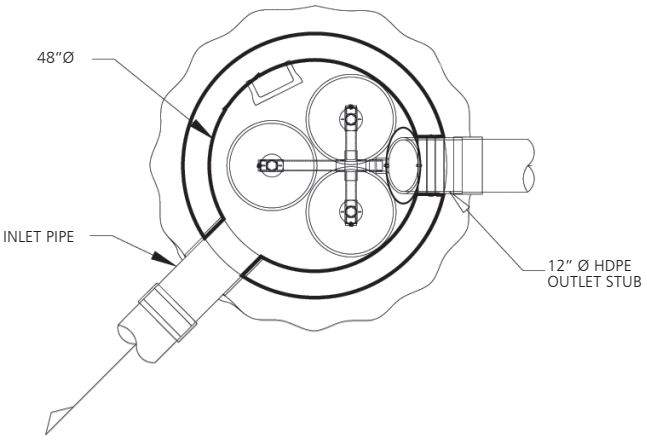
A Vault/Manhole configuration can be installed online or offline from storm system, where the unit has internal overflow bypass. These systems can also be installed offline, where high flows are bypassed around the treatment system and there is no internal overflow. However, if detention, pretreatment, or bypassing is required, it can be installed offline of the storm system.

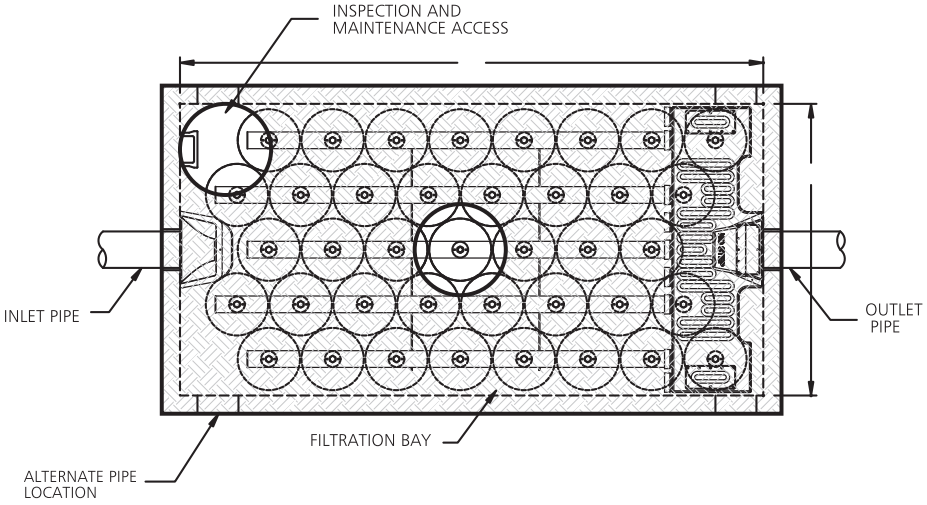
Basic Operation

Vault/Manhole systems are housed in either a vault or manhole. Stormwater first enters the structure through the inlet pipe where it is directed through the energy dissipator. This gently spreads the flow to minimize re-suspension of previously captured pollutants.

Once in the filtration area, the stormwater begins to pond and percolate horizontally through the media contained in the filter cartridges. After passing through the media, treated water that has collected in the cartridge center tube is directed into the outlet sump by an under-drain manifold. The treated water in the outlet sump is then discharged through the outlet pipe.

Precast StormFilter systems have an internal bypass capability from 1.0 cfs to 2.0 cfs, depending upon the size of the system. If peaks flows to the system exceed 2.0 cfs, an offline high flow bypass is needed.





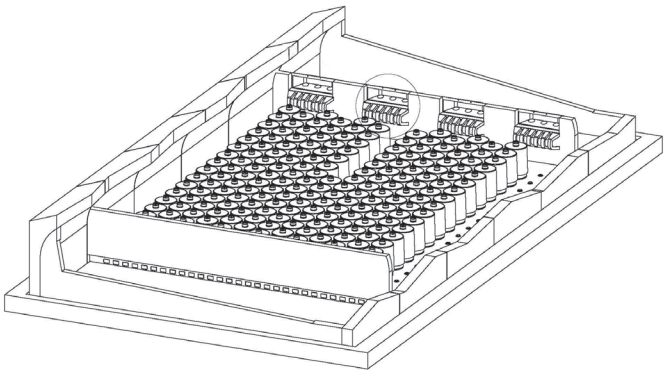
Vault/Manhole StormFilter

High Flow StormFilter

High Flow StormFilter systems can be designed within a variety of structures to meet local requirements and streamline installation. These systems are designed for large sites and large flows. Too big for standard precast structures, they are usually built from precast components that are assembled on site. The High Flow StormFilter is available in several configurations: CON/SPAN®, Panel Vaults, Box Culverts, or Cast-In-Place.

Basic Operation

The High Flow StormFilter design has the same basic configuration and components as the Precast StormFilter but operates on a larger scale.



High Flow StormFilter

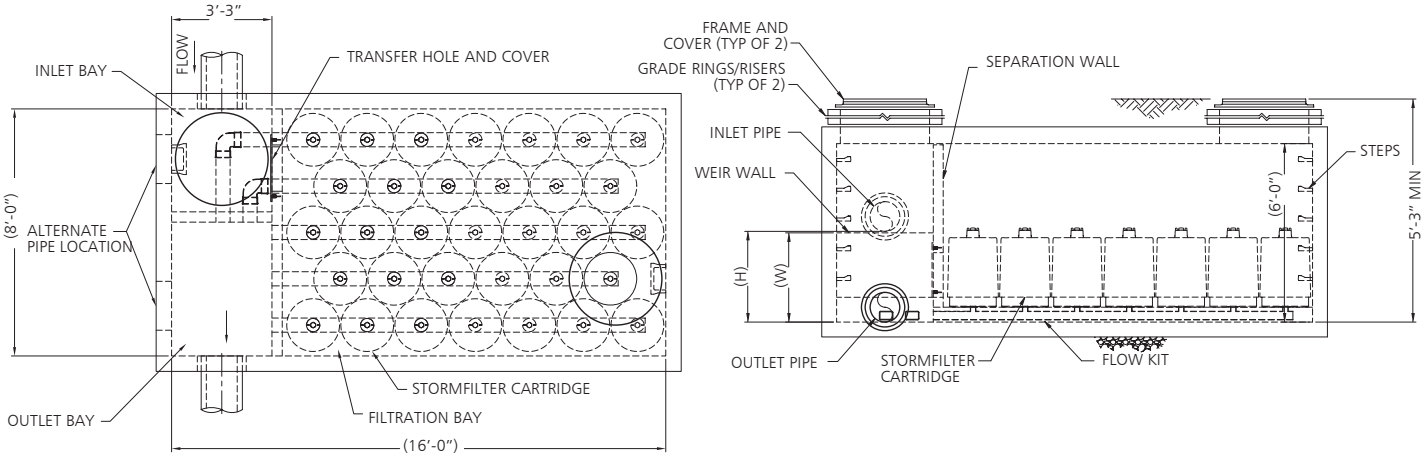
Peak Diversion StormFilter

The Peak Diversion StormFilter includes a treatment chamber and offline by-pass capability in one precast vault. Sizes range from 8'x11" to 8'x24" in most areas. Larger units can treat up to 2.5 cfs depending on cartridge height and the approved flow rate of regulatory jurisdiction. The integrated off-line bypass eliminates upstream flow splitters, downstream junction structures, and additional piping to save space and reduce the overall foot print. This lowers materials and installation cost while reducing potential conflicts with right of way (ROW) boundaries and utilities.

Basic Operation

Stormwater enters the structure through one or two inlet pipes into the inlet bay and low flows are directed to the filtration bay through a transfer opening. Once in the filtration area, the stormwater begins to pond and percolate horizontally through the media contained in the filter cartridges. After passing through the media, treated water that has collected in the cartridge center tube is directed into the outlet bay by an under-drain manifold. The treated water in the outlet sump is then discharged through the outlet pipe.

During large storm events greater than the treatment capacity, peak flows are diverted across the overflow weir directly to the outlet. Even during high flows the cartridges are still operating and water is entering the filtration bay from the inlet bay. This continuous flow into the filter bay helps ensure pollutants can not be washed out during high flow events.



Peak Diversion StormFilter

Volume StormFilter

The Volume StormFilter is designed to meet volume-based regulations where a specific water quality volume (WQv) must be captured and treated. In addition to the treatment, the structure can be sized to capture all or a portion of the WQv.

Restrictor discs inside each cartridge can be used to control the discharge rate from the system. The size of the disc is calibrated to provide the design filtration rate at a live storage depth. Because of these discs (and the airlock cap with a one way vent) water can be impounded above the cartridges in the treatment bay.

Structures range in size from a 48" manhole to CON/SPAN sections with a 24' x 10' cross section built to length. In many cases smaller structures are combined with outboard storage, such as pipe, to provide the WQv storage.

The Volume StormFilter can be designed with or without an internal bypass. If peak flows to the system exceed the internal bypass, or external bypass. If peak flows to the system exceed the internal bypass, or external bypass is required, a high flow bypass is needed. The system can also be installed online or offline and uses a traffic-bearing lid.

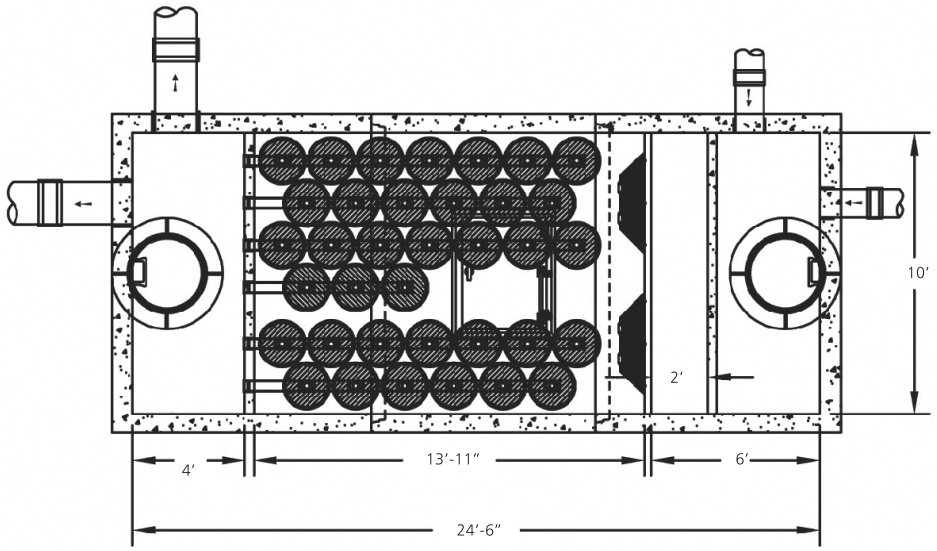
Basic Operation

The Volume StormFilter is typically configured in one of two ways.

A three bay system that incorporates internal storage for the WQv and includes: the storage bay, the filtration bay, and the outlet bay. Water first enters the storage bay (a portion of which includes dead storage) which facilitates pretreatment (gravity separation) and storage of the WQv. The stormwater is then directed into the filtration bay for full treatment and additional storage. The storage bay can be designed with a baffle to trap floatables, oils, and surface scum. Cartridges in the filtration bay treat the stormwater and control the discharge rate. Once in the filtration bay, the stormwater percolates horizontally through the media contained in the filter cartridges. After passing through the cartridge, treated water is directed to the outlet bay by an under-drain manifold where it is discharged through an outlet pipe.

A two bay, precast vault bases system similar to the Vault StormFilter where pretreatment and live storage are provided upstream.

Providing WQv storage in an outboard storage facility such as storage pipe provides the versatility to meet most footprint and elevation requirements.



Volume StormFilter

Upstream Treatment Configurations

Low Impact Design (LID) involves managing runoff close to the source using small, decentralized system. The following suite of StormFilter configurations are easily incorporated on sites where LID site design is recommended. These low-cost, lowdrop, point-of-entry systems also work well when you have a compact drainage area.

CatchBasin StormFilter

The CatchBasin StormFilter (CBSF) consists of a multi-chamber steel, concrete, or plastic catch basin unit that contains up to four StormFilter cartridges. The steel CBSF is offered both as a standard and as a deep unit.

The CBSF is installed flush with the finished grade and is applicable for small drainage areas from roadways and parking lots, and retrofit applications. It can also be fitted with an inlet pipe for roof leaders or similar applications.

The CBSF unit treats water quality design flows up to 0.20 cfs, coupled with an internal weir overflow capacity of 1.0 cfs for the standard steel and concrete units and 1.8 cfs for the deep steel units. Non-traffic rated plastic CBSF units have an internal weir overflow capacity of 0.5 cfs.

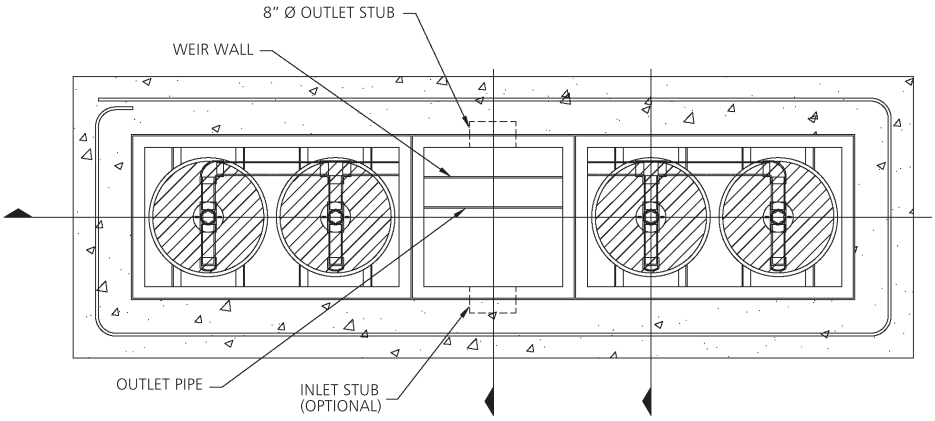
Basic Operation

The CBSF acts as the primary receiver of runoff, similar to a standard, grated catch basin. The steel and concrete CBSF units each have an H-20 rated, traffic-bearing lid that allows the filter to be installed in parking lots and take up no land area. Plastic CBSF units can be used in landscaped areas and for other non-traffic bearing applications.

The CBSF consists of a sumped inlet chamber and cartridge chamber(s). Runoff enters the sumped inlet chamber either by sheet flow from a paved surface or from an inlet pipe discharging directly to the unit. The inlet chamber's internal baffle traps debris and floating oil, and houses an overflow weir. Heavier solids settle into the deep sump, while lighter solids and soluble pollutants are directed under the baffle and into the cartridge chamber through a port between the baffle and the overflow weir. Once in the cartridge chamber, polluted water ponds and percolates horizontally through the media in the filter cartridges. Treated water collects in the cartridge's center tube from where it is directed by an under-drain manifold to the outlet pipe on the downstream side of the overflow weir and discharged.

When flows into the CBSF exceed the water quality design value, excess water spills over the overflow weir, bypassing the cartridge bay, and discharges to the outlet pipe.

The CBSF is particularly useful where small flows are being treated or for sites that are flat and have little available hydraulic head to spare. The unit is ideal for applications in which standard catch basins are to be used. Both water quality and catchment issues can be resolved with the use of the CBSF.



CatchBasin StormFilter

Curb Inlet StormFilter

The Curb Inlet StormFilter consists of a precast concrete vault ranging from 6'x8' to 8'x16' in size. These units can treat water quality design flows up to 1.2 cfs. The system is installed online and includes an internal offline overflow bypass around the filtration chamber. The internal bypass capability is based on depth of the structure. The standard bypass capacity is 15 cfs but is larger for deeper units. A traffic-bearing lid is placed underneath the median or sidewalk adjacent to the roadway.

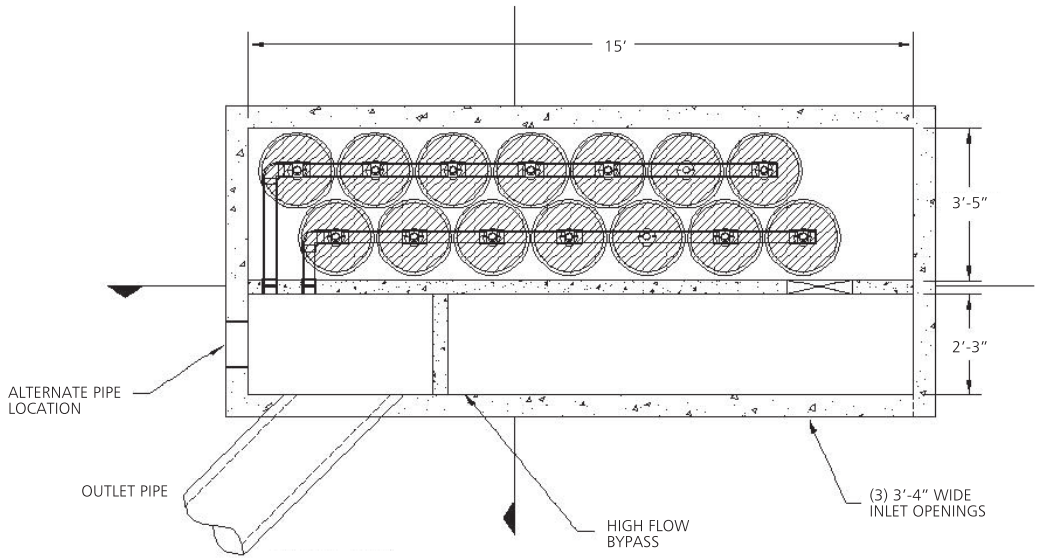
Basic Operation

The Curb Inlet StormFilter is composed of three bays: the inlet bay, the filtration bay, and the outlet bay. Stormwater enters the inlet bay through the curb inlet opening. The design flow is directed through a transfer opening to the filtration bay for full treatment.

Once in the filtration bay, the stormwater percolates horizontally through the media in the filter cartridges to the center tube. Treated water in the cartridge center tube is directed into the outlet bay by an under-drain manifold and discharged through the outlet pipe. Outlet pipes can be placed parallel, perpendicular, or up to 45° to the roadway. Overflow is directed over a weir wall between the inlet bay and the outlet bay, bypassing the filtration bay leaving accumulated pollutants undisturbed.

Curb Inlet Openings

Every Curb Inlet StormFilter is designed to meet local regulations governing the geometry of the curb inlet. This can be accomplished in two ways. One way is with an integrated face plate – the vault lid includes the face plate which is tied into the curb. Another way is with a cast-in-place face plate – the entire face plate is constructed by the contractor pouring the curb. Curb inlet openings can be 4', 7', or 10' in length.



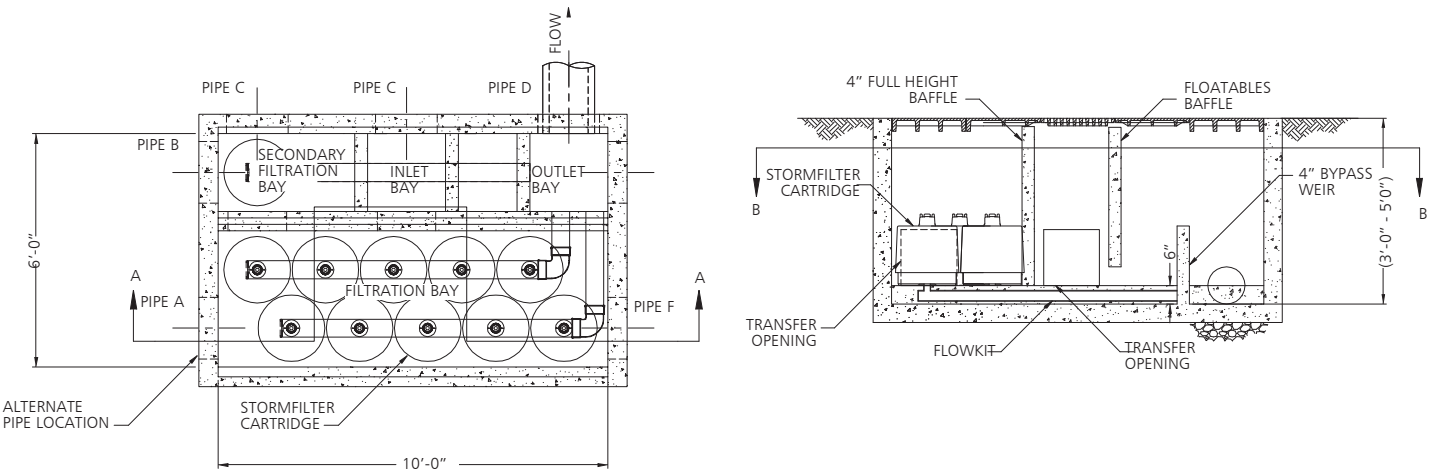
Curb Inlet StormFilter

Linear Grate StormFilter

The Linear Grate StormFilter is a precast vault that acts as the primary receiver of runoff, similar to a standard grated catch basin. The unit has H-20 rated traffic bearing lids that allow the filter to be installed under parking lots. The system consists of an inlet bay, filtration bay, and an outlet bay. Providing treatment as it enters the conveyance system reduces the overall head loss because the vertical drop from the finished grade into the conveyance system is also used to provide hydraulic pressure on the filter cartridges.

Basic Operation

Runoff enters the inlet bay by sheet flow from a paved surface or from an inlet pipe discharging directly to the unit. The inlet bay's internal baffle traps debris and floating oil and denser pollutants are directed into the filtration bay. Once in the cartridge chamber, polluted water ponds and percolates through a radial media filter cartridge. Treated water collects in the cartridge's center tube where it is directed by an underdrain manifold to the outlet pipe on the downstream side of the overflow weir. When flow rates exceed the water quality design value, excess water spills across the overflow weir, bypassing the cartridge bay and proceed directly to the outlet pipe. The integrated offline bypass ensures pollutants captured in the filtration bay are not washed downstream during peak flow events.



Linear Grate StormFilter

Grated Inlet Openings

The number of inlet grates and the size of the inlet bay are designed to capture the peak flow rates from the drainage area. The remaining area is devoted to the filtration bay and the outlet bay which are covered with removable plates for access during maintenance. The entire inlet bay, filtration bay, and outlet bay can be opened at one time allowing full access. In many cases, due to the shallow nature of the design, confined space entry is not required for maintenance.

Linear StormFilter

The Linear StormFilter consists of one or two precast concrete channels that are 10′ or 20′ in length and 2′ 9″ in width.

The Linear StormFilter is installed flush with the finished grade, functioning similar to a catch basin or trench drain. The top of the unit has either covers or doors for easy access. The Linear StormFilter is typically installed online like the precast StormFilter.

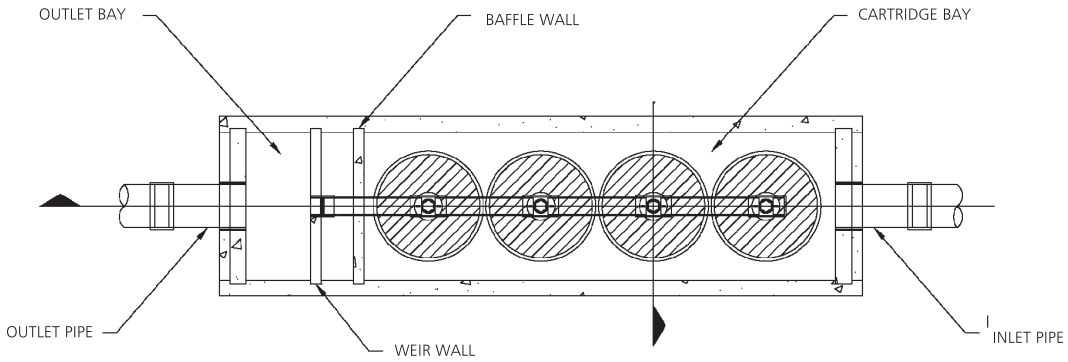
The Linear StormFilter unit treats water quality design flows up to 0.27 cfs.

Basic Operation

The Linear StormFilter can be installed either as the primary receiver of runoff, similar to a grated catch basin, or with an inlet stub and doors to receive runoff collected upstream.

The system is equipped with an internal overflow weir to ensure that there is no local flooding for storm events in excess of the design treatment flow. Maintenance costs for the unit are typically less because there are no confined space entry requirements, and access is quick and easy.

The Linear StormFilter is particularly useful where small flows are being treated or where the site is very flat and there is little available hydraulic head to spare.



Linear StormFilter

Infiltration Configuration

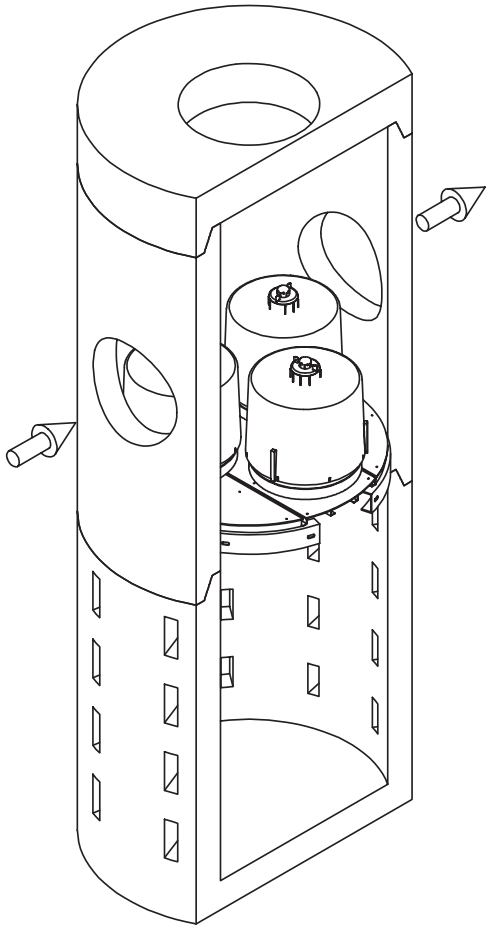
Dry Well StormFilter

The Dry Well StormFilter provides treatment, infiltration and groundwater protection in a single structure. The system is designed to treat conveyed flow or sheet flow from small drainages. Multiple units can be installed to treat any size site. Because it provides treatment and infiltration in a single unit, the total number of structures and the amount of pipe required for the stormwater system are reduced.

The Dry Well StormFilter system is available in 48", 60" and 72-" pre-cast manhole top sections that are designed to be stacked on top of dry well infiltration risers. The StormFilter portion of the unit arrives fully assembled and ready to install, including an integrated concrete deck for the StormFilter cartridges. The system can also be retrofitted into existing 48" manhole dry wells.

Basic Operation

Stormwater enters the dry well unit through one or more entry pipes or channels at its top. It then percolates through the media in the StormFilter cartridge to the center tube. Treated water in the cartridge center tube is discharged to the infiltration section below, and then infiltrates into the surrounding soils through a number of small exit openings at the sides and bottom.



DryWell StormFilter

Roof Runoff Treatment Configuration

Downspout StormFilter

The Downspout StormFilter is an aboveground configuration that can be easily integrated into existing gutter systems to eliminate pollution from rooftop runoff. It typically occupies 2.5' x 5' footprint, and can fit most downspout configurations and sizes. Each unit holds two StormFilter cartridges, and single- and dual-stage options are available. It treats up to 14,000 square feet of rooftop area per dual-cartridge system.

StormFilter Cartridges

There are three cartridge heights available for StormFilter systems: 27", 18", and Low Drop. The most economical is the 27" tall cartridge. It can treat the highest flow rate per cartridge, which creates the smallest system with the lowest installed cost. The 27" cartridge requires 3.05' of driving head to operate. For sites with less driving head available, the 18" cartridge is the next best option. Lower flow rates per cartridge increase the footprint of the overall system but only 2.3' of driving head is required. For sites with very limited drop, the Low Drop cartridge only requires 1.8" of driving head.

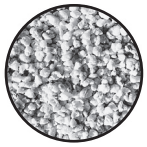
Cartridge Flow Rates

Cartridge Type	Hydraulic Drop	Treatment Capacity (gpm)	
		1 gpm/ft2	2 gpm/ft2
StormFilter 27"	3.05'	11.25	22.5
StormFilter 18"	2.30'	7.5	15
StormFilter Low Drop	1.80'	5	10

StormFilter Media

The removal of site-specific pollutants can be maximized with the variety of filtration media available. In many cases, different media types can be combined so as to target a wide spectrum of pollutants. This ability to combine and use various media types allows the system to be easily adjusted to meet ever-changing site conditions and increasingly stringent regulatory requirements.

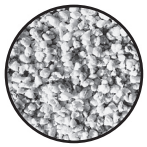
PhosphoSorb™



PhosphoSorb, a lightweight media comprised of Perlite (a heat-expanded volcanic rock) and activated alumina, removes total phosphorus (TP) by absorbing dissolved-P and filtering particulate-P simultaneously. The Perlite provides the capability to remove suspended solids while the activated alumina absorbs soluble phosphorus absorption.

PhosphoSorb is composed of a slightly finer gradation than the field proven ZPG™ (Zeolite, Perlite, Granular Activated Carbon) media and will provide equivalent - or even better - removal of suspended solids. Initial field tests have indicated an increase in the TSS removal efficiency up to 10% over the field-proven ZPG media. The StormFilter with ZPG media has already received a General Use Level Designation for basic treatment in the State of Washington.

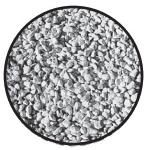
Perlite



Perlite is a natural, volcanic ash, similar in composition to glass and similar in appearance to pumice. To use perlite as a filter medium, it must first go through a heating process to yield a lightweight, multicellular, expanded form. This expanded form has a coarse texture, very low-density, high surface area, and stable, inert chemistry, all of which make perlite an excellent physical filtration medium.

Perlite has proven to be our media of choice for sediment and oil removal. The multicellular nature of expanded perlite is the key to its excellent ability to trap sediments and adsorb oil. The coarse texture of the expanded perlite creates a bed of material with a very high porosity, which allows perlite to have the highest sediment and oil storage capacity of all of the available media options.

Zeolite



The term zeolite defines a family of both natural and synthetic, hydrous aluminosilicate materials with a highly porous mineral matrix that holds light, alkali metal cations (ideally sodium ions).

Zeolite has the ability to use a cation exchange reaction that removes other cations such as zinc, copper, lead, and ammonia from water. In the cation exchange reaction, the light metal cations in the zeolite matrix are displaced by the heavier metal cations, such as copper, in the water.

The zeolite used in our system is clinoptilolite, which has a cation exchange capacity (CEC) of approximately 100 to 220 meq/100 g. Clinoptilolite has inert characteristics that make it an excellent metals removal media option when CSF media cannot be used. It can be combined with other media such as GAC and perlite when metals are not of exclusive concern.

CSF® Leaf Media

CSF Leaf Media is a patented filtration media composed of composted deciduous leaves originating from the City of Portland, Oregon. CONTECH Stormwater Solutions purchases the mature, stable, deciduous leaf compost and then processes it into an odorless, pelletized compost product with physical and chemical characteristics desirable for stormwater filtration.

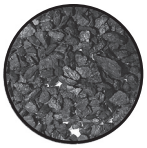
The patented compost process creates a material with excellent flow-through characteristics and stability in water. Not only do CSF Leaf Media consist of 100% recycled, all natural materials, but it also provides good removal of sediments and excellent removal of a wide range of toxic contaminants.

CSF Leaf Media provides the multitude of beneficial water treatment properties typical of soil in a form that is compatible with the compact, modular, media-based design of the StormFilter system. In addition to the physical filtration provided by the granular nature of the CSF Leaf Media, the complex chemistry of the compost also provides chemical filtration as well.

Sediment and total nutrients are removed through physical filtration. Oil, complexed metals, and anthropogenic organic contaminants such as herbicides and pesticides are removed through adsorption, the physical partitioning of organic compounds, such as pesticides, to carbon-rich materials, such as the compost.

Soluble metals are removed by cation exchange, as well as by complexation of metal ions to the organic chelating agents present in compost. CSF Leaf Media is an excellent, cost-effective, all-purpose media that epitomizes the potential value of recycled materials.

GAC



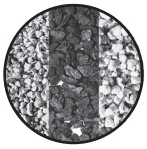
GAC (Granular Activated Carbon) is a widely accepted water filtration media used for the removal of organic compounds. It consists of pure carbon (originating from coal or charcoal) whose micro-porous structure has been enhanced through steam or acid “activation.”

The high carbon content and porous nature of GAC accounts for its excellent ability to remove organic compounds through adsorption. Since adsorption is the physical partitioning of organic compounds to high carbon surfaces, the “activation” of the carbon (which creates GAC) endows it with an enormous surface area upon which adsorption can take place.

In situations where anthropogenic organic contaminants are of exclusive concern, GAC media provide the highest level of stormwater treatment compared to other available media options. However, because it is not very often the case that anthropogenic organic contaminants are of exclusive concern, GAC is usually combined with another media such as perlite or zeolite for the treatment of additional contaminants.

Combination of GAC with perlite constitutes the most cost-effective configuration, as the effectiveness of GAC is drastically reduced if it is coated with high concentrations of heavy oil or sediment, which can restrict access via surface pores to the interior of the GAC granules.

ZPG™ (Zeolite, Perlite, GAC blend)



This proprietary blend of zeolite, perlite, and granular activated carbon media is used to provide an alternative for CSF media for installations where leaf media cannot be used.

Laboratory and Field Testing

The StormFilter system is designed to meet the most stringent regulatory requirements. The field-proven performance of the StormFilter has led to hundreds of regulatory agency approvals nationwide as a standalone BMP.

The Stormwater Management StormFilter® is the first manufactured BMP to receive stand-alone approval through field testing and satisfying the total suspended solids treatment requirements in Washington and New Jersey.

Log on to www.contechstormwater.com/stormfilter to view the following reports in full.

Field Monitoring Reports

Field Proven Performance of the StormFilter using the Technology Assessment Protocol - Ecology (TAPE) and Technology Acceptance Reciprocity Partnership (TARP) Tier II Protocol

1. Washington
   a. Washington State Department of Ecology General Use Level Designation for Basic Treatment
   b. Technical Evaluator Engineering Report (TEER). Gary Minton, Ph.D., P.E.
2. New Jersey
   a. New Jersey State Department of Environmental Protection Final Certification
   b. New Jersey Corporation for Advanced Technology (NJCAT) Field Verification Report

Laboratory Reports

Total Suspended Solids (TSS) Removal Using Different Particle Size Distributions with the Stormwater Management StormFilter.

Influences on TSS removal efficiency

Influence of analytical method, data summarization method, and particle size on total suspended solids (TSS) removal efficiency of the StormFilter

StormFilter removal efficiency with coarse/fine perlite media

Evaluation of the removal of silt loam TSS using coarse/fine perlite at 28 L/min (7.5 gpm).

StormFilter removal efficiency with ZPG media

Evaluation of the removal of SIL-CO-SIL 106 using ZPG media at 28 L/min (7.5 gpm)

StormFilter removal efficiency with coarse perlite

Evaluation of the removal of sandy loam TSS using coarse perlite at 57 L/min (15 gpm)

Support

- Drawings and specifications are available at contechstormwater.com.
- Site-specific design support is available from CONTECH Stormwater Design Engineers.

CONTECH Construction Products Inc. provides site solutions for the civil engineering industry. CONTECH's portfolio includes bridges, drainage, sanitary sewer, stormwater and earth stabilization products. For information on other CONTECH division offerings, visit contech-cpi.com or call 800.338.1122

The product(s) described may be protected by one or more of the following US patents: 5,322,629; 5,624,576; 5,707,527; 5,759,415; 5,788,848; 5,985,157; 6,027,639; 6,350,374; 6,406,218; 6,641,720; 6,511,595; 6,649,048; 6,991,114; 6,998,038; 7,186,058; 7,296,692; 7,297,266; related foreign patents or other patents pending.

CONTECH CONSTRUCTION PRODUCTS INC.

RECYCLED PAPER

Stormwater Management StormFilter®
Interior Installation

A Look Inside...

For almost two decades, the Stormwater Management StormFilter® has helped meet stringent stormwater requirements by removing the most challenging target pollutants – including fine solids, soluble heavy metals, oil and total nutrients using a variety of sustainable media. While traditionally installed underground, an increasing number of installations are taking place within building interiors as stand-alone units or as catch basins. Interior installation of the StormFilter offers a number of advantages:

1. Fast installation - "plug and play" prefabricated filtration units can be installed in minutes
2. Construction flexibility – vaults can be precast or internals can be added to cast-in-place vaults
3. Configuration variety – including steel grated catch basin, precast manhole and precast vaults
4. No structural slab interference – as no sump below the outlet is needed
5. Expandable – can be designed with additional cartridge ports to accommodate building expansion
6. Waterproof – structure waterproofing and watertight connections are available
7. Removable – systems can be designed to be removable

StormFilter is the most widely accepted filter on the market

Performance verified by the WA DOE and NJ DEP

Catch Basin StormFilter

Next Steps...

Find additional information at **www.ContechES.com/**stormfilter. Includes product information, field and laboratory test results, approvals, brochures, design guides, standard details and specifications, and more.

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WASHINGTON STATE DEPARTMENT OF ECOLOGY

January 2005
(Updated December 2007)

GENERAL USE LEVEL DESIGNATION FOR BASIC (TSS) TREATMENT

For

CONTECH Stormwater Solutions Inc.
Stormwater Management StormFilter®

Ecology's Decision:

Based on the CONTECH Stormwater Solution Inc. (CONTECH) application submissions and recommendations by the Technical Review Committee (TRC), Ecology hereby issues a General Use Level Designation (GULD) for the Stormwater Management StormFilter®:

- **As a basic stormwater treatment practice for total suspended solids (TSS) removal,**
- **Using ZPG™ media (zeolite/perlite/granular activated carbon), with the size distribution described below,**
- **Sized at a hydraulic loading rate of 1 gpm/ft^2 of media surface area, per Table 1, and**
- **Internal bypassing needs to be consistent with the design guidelines in CONTECH's current product design manual.**

Table 1. StormFilter Design Flow Rates per Cartridge

Effective Cartridge Height (inches)	12	18	27
Cartridge Flow Rate (gpm/cartridge)	5	7.5	11.3

This designation has no expiration date, but it may be amended or revoked by Ecology, and is subject to the conditions specified below.

Ecology's Conditions of Use:

The StormFilter shall be designed, installed, and maintained to comply with these conditions:

1. **StormFilter systems containing ZPG (zeolite/perlite/granular activated carbon) media are approved for basic treatment at the hydraulic loading rate of 1 gpm/ft^2 of media surface area, per Table 1, at the 15-minute water quality design flow rate (as specified in Ecology's most recent Stormwater Manual), as**

calculated using the latest version of the Western Washington Hydrology Model or other Ecology-approved continuous runoff model (e.g. MGS Flood). Note that if single event methods are used to estimate runoff flowrates, Figures 9.6a and 9.6b in Volume V of the 2005 Stormwater Management Manual for Western Washington should be used to adjust the peak single event flow rate for calculation purposes. This is done by dividing the peak 10 minute flow rate predicted by the single event method by the ratio indicated in Figure 9.6a for on-line designs, or Figure 9.6b for off-line designs. The 6-month, 24-hour rainfall amount for the project site must be known to identify the appropriate ratio. The adjusted flow rate is then divided by the approved cartridge flow rate (Table 1) to compute the number of cartridges necessary. Note: This method is not applicable for Eastern Washington.

2. **For StormFilter systems to be located downstream of a stormwater detention facility, the StormFilter size shall be calculated using both the flow-based and mass-based methods as described in the CONTECH *Product Design Manual Version 4.1 (April 2006)*, or most current version, and the designer shall select the result yielding the larger number of cartridges.**

3. **StormFilter systems shall be installed in such a manner that flows exceeding the water quality treatment rate are bypassed or will not resuspend captured sediments. StormFilter systems shall be designed in accordance with the performance goals in Ecology's most recent Stormwater Manual and CONTECH's *Product Design Manual Version 4.1 (April 2006)*, or most current version, unless otherwise specified. The design, pretreatment, land use application, and maintenance criteria in CONTECH's Design Manual must be closely followed.**

4. **Pretreatment of TSS and oil and grease may be necessary, and shall be provided in accordance with the most current versions of the CONTECH's *Product Design Manual (April 2006)* or the applicable Ecology Stormwater Manual, and using the performance criteria and pretreatment practices provided on Ecology's "Evaluation of Emerging Stormwater Treatment Technologies" website.**

5. **StormFilter systems are typically designed to be maintained on an annual basis, which shall serve as the default maintenance frequency. Maintenance includes removing accumulated sediment from the vault, and replacing spent cartridges with recharged cartridges.**

   In lieu of annual maintenance, inspections can be used to determine a site-specific maintenance schedule and/or requirements. When inspections are performed, the following findings shall serve as maintenance triggers:
   - **a) Accumulated vault sediment depths exceed an average of 2 inches, or**
   - **b) Accumulated sediment depths on the tops of the cartridges exceed an average of 0.5 inches, or**
   - **c) Standing water remains in the vault between rain events.**

Note: If excessive floatables (trash and debris) are present, perform a minor maintenance consisting of gross solids removal, not cartridge replacement.

6. **CONTECH shall maintain readily available those reports listed under "Application Documents" (above) as public, as well as the documentation submitted with its previous conditional use designation application. CONTECH shall provide links to this information from its corporate website, and make this information available upon request, at no cost and in a timely manner.**

7. **ZPG™ media used shall conform with the following specifications:**

   Each cartridge contains a total of approximately 2.6 cubic feet of media. The ZPG™ cartridge consists of an outer layer of perlite that is approximately 1.3 cubic feet in volume and an inner layer, consisting of a mixture of 90% zeolite and 10% granular activated carbon, which is approximately 1.3 cubic feet in volume.

   Perlite Media: Perlite media shall be made of natural siliceous volcanic rock free of any debris or foreign matter. The expanded perlite shall have a bulk density ranging from 6.5 to 8.5 lbs per cubic foot and particle sizes ranging from 0.09" (#8 mesh) to 0.38" (3/8" mesh).

   Zeolite Media: Zeolite media shall be made of naturally occurring clinoptilolite. The zeolite media shall have a bulk density ranging from 44 to 50 lbs per cubic foot and particle sizes ranging from 0.13" (#6 mesh) to 0.19" (#4 mesh). Additionally, the cation exchange capacity (CEC) of zeolite shall range from approximately 1.0 to 2.2 meq/g.

   Granular Activated Carbon: Granular activated carbon (GAC) shall be made of lignite coal that has been steam-activated. The GAC media shall have a bulk density ranging from 28 to 31 lbs per cubic foot and particle sizes ranging from a 0.09" (#8 mesh) to 0.19" (#4 mesh).

Applicant: CONTECH Stormwater Solutions Inc., Manufacturer and Vendor

Applicant's Address: 11835 NE Glenn Widing Dr.
Portland, OR 97220

Application Documents:

The applicant's master report, titled, "The Stormwater Management StormFilter Basic Treatment Application for General Use Level Designation in Washington", Stormwater Management, Inc., November 1, 2004, includes the following reports:

- (Public) "Evaluation of the Stormwater Management StormFilter Treatment System: Data Validation Report and Summary of the Technical Evaluation Engineering

Report (TEER) by Stormwater Management Inc., October 29, 2004" Ecology's technology assessment protocol requires the applicant to hire an independent consultant to complete the following work:

1. Complete the data validation report.
2. Prepare a TEER summary, including a testing summary and conclusions compared with the supplier's performance claims.
3. Provide a recommendation of the appropriate technology use level.
4. Recommend relevant information to be posted on Ecology's website.
5. Provide additional testing recommendations, if needed."

This report, authored by Dr. Gary Minton, Ph. D., P.E., Resource Planning Associates, satisfies the Ecology requirement.

- (Public) "Performance of the Stormwater Management StormFilter Relative to the Washington State Department of Ecology Performance Goals for Basic Treatment," is a summary of StormFilter performance that strictly adheres to the criteria listed in the Guidance for Evaluating Emerging Stormwater Treatment Technologies, Technology Assessment Protocol – Ecology (TAPE).
- "Heritage Marketplace Field Evaluation: Stormwater Management StormFilter with ZPG Media," is a report showing all of the information collected at Site A as stated in the SMI Quality Assurance Project Plan (QAPP). This document contains detailed information regarding each storm event collected at this site, and it provided a detailed overview of the data and project.
- "Lake Stevens Field Evaluation: Stormwater Management StormFilter with ZPG Media," is a report that corresponds to Site E as stated in the SMI QAPP. This document contains detailed information regarding each storm collected at this site, and includes a detailed overview of the data and project.
- (Public) "Evaluation of the Stormwater Management StormFilter for the removal of SIL-CO-SIL 106, a standardized silica product: ZPG at 7.5 GPM" is a report that describes laboratory testing at full design flow.
- "Factors Other Than Treatment Performance."
- "State of Washington Installations."

Above-listed documents noted as "public" are available by contacting CONTECH.

Applicant's Use Level Request:

That Ecology grant a General Use Level Designation for Basic Treatment for the StormFilter using ZPG™ media (zeolite/perlite/granular activated carbon) at a hydraulic loading rate of 1 gpm/ft^2 of media surface area in accordance with Ecology's 2005 Stormwater Manuals.

Applicant's Performance Claim:

The combined data from the two field sites reported in this TEER (Heritage Marketplace and Lake Stevens) indicate that the performance of a StormFilter system configured for inline bypass with ZPG media and a hydraulic loading rate of 1 gpm/ft^2 of media surface area meets Ecology performance goals for Basic Treatment.

Technical Review Committee Recommendations:

The TRC, based on the weight of the evidence and using its best professional judgment, finds that:

- StormFilter, using ZPG media and operating at no more than a hydraulic loading rate of 1 gpm/ft^2 of media surface area, is expected to provide effective stormwater treatment achieving Ecology's Basic Treatment TSS removal performance goals, as demonstrated by field and laboratory testing performed in accordance with the protocol; and, StormFilter® is deemed satisfactory with respect to factors other than treatment performance (e.g., maintenance; see the protocol's Appendix B for complete list).

Findings of Fact:

- Influent TSS concentrations and particle size distributions were generally within the range of what would be considered "typical" for western Washington (silt to silt loam).
- Thirty-two (32) storm events were sampled at two sites for storms from April 2003 to March 2004, of which twenty-two (22) were deemed "qualified" and were therefore included in the data analysis set.
- Statistical analysis of these 22 storm events verifies the data set's adequacy.
- Analyzing all 22 qualifying events, the average influent and effluent concentrations and aggregate pollutant load reduction are 114 mg/L, 25 mg/L, and 82%, respectively.
- Analyzing all 22 qualifying events based on the *estimated average* flow rate during the event (versus the *measured peak* flow rate), and more heavily weighting those events near the design rate (versus events either far above or well below the design rate) does not significantly affect the reported results.
- For the 7 qualifying events with influent TSS concentrations greater than 100 mg/L, the average influent and effluent concentrations and aggregate pollutant load reduction are 241 mg/L, 34 mg/L, and 89%, respectively. If the 2 of 7 events that exceed the maximum 300 mg/L specified in Ecology's guidelines are excluded, the average influent and effluent concentrations and aggregate pollutant load reduction are 158 mg/L, 35 mg/L, and 78%, respectively.
- For the 15 qualifying events with influent TSS concentrations less than 100 mg/L, the average influent and effluent concentrations and aggregate pollutant load reduction are 55 mg/L, 20 mg/L, and 61%, respectively. If the 6 of 15 events that fall below the minimum 33 mg/L TSS specified in Ecology's guidelines are excluded, the average influent and effluent concentrations and aggregate pollutant load reduction are 78 mg/L, 26 mg/L, and 67%, respectively.

- For the 8 qualifying events with peak discharge exceeding design flow (ranging from 120 to 257% of the design rate), results ranged from 52% to 96% TSS removal, with an average of 72%.
- Due to the characteristics of the hydrographs, generally the field results reflect flows below (ranging between 20 and 60 percent of) the tested facilities' design rate. During these sub-design flow rate periods, some of the cartridges operate at or near their *individual* full design flow rate (generally between 4 and 7.5 GPM for an 18" cartridge effective height) because their float valves have opened. Float valves remain closed on the remaining cartridges, which operate at their base "trickle" rate of 1 to 1.5 GPM.
- Laboratory testing using U.S. Silica's Sil-Co-Sil 106 fine silica product showed an average 87% TSS removal for testing at 7.5 GPM per cartridge (100% design flow rate).
- Other relevant testing at I-5 Lake Union, Greenville Yards (New Jersey), and Ski Run Marina (Lake Tahoe) facilities shows consistent TSS removals in the 75 to 85% range. *Note that I-5 Lake Union was operated at 50%, 100%, and 125% of design flow*.
- SMI's application included a satisfactory "Factors other than treatment performance" discussion.

  Note: Ecology's 80% TSS removal goal applies to 100 mg/l and greater influent TSS. Below 100 mg/L influent TSS, the goal is 20 mg/L effluent TSS.

Technology Description:

The Stormwater Management StormFilter® (StormFilter), a flow-through stormwater filtration system, improves the quality of stormwater runoff from the urban environment by removing pollutants. The StormFilter is used to treat runoff from a wide variety of sites including, but not limited to: retail and commercial development, residential streets, urban roadways, freeways, and industrial sites such as shipyards, foundries, etc.

Operation:

The StormFilter is typically comprised of a vault that houses rechargeable, media-filled, filter cartridges. Various media may be used, but this designation covers only the zeolite-perlite-granulated activated carbon (ZPG™) medium. Stormwater from storm drains is percolated through these media-filled cartridges, which trap particulates and may remove pollutants such as dissolved metals, nutrients, and hydrocarbons. During the filtering process, the StormFilter system also removes surface scum and floating oil and grease. Once filtered through the media, the treated stormwater is directed to a collection pipe or discharged to an open channel drainage way.

A bypass schematic for flow rates exceeding the water quality design flow rate is shown on page 7.

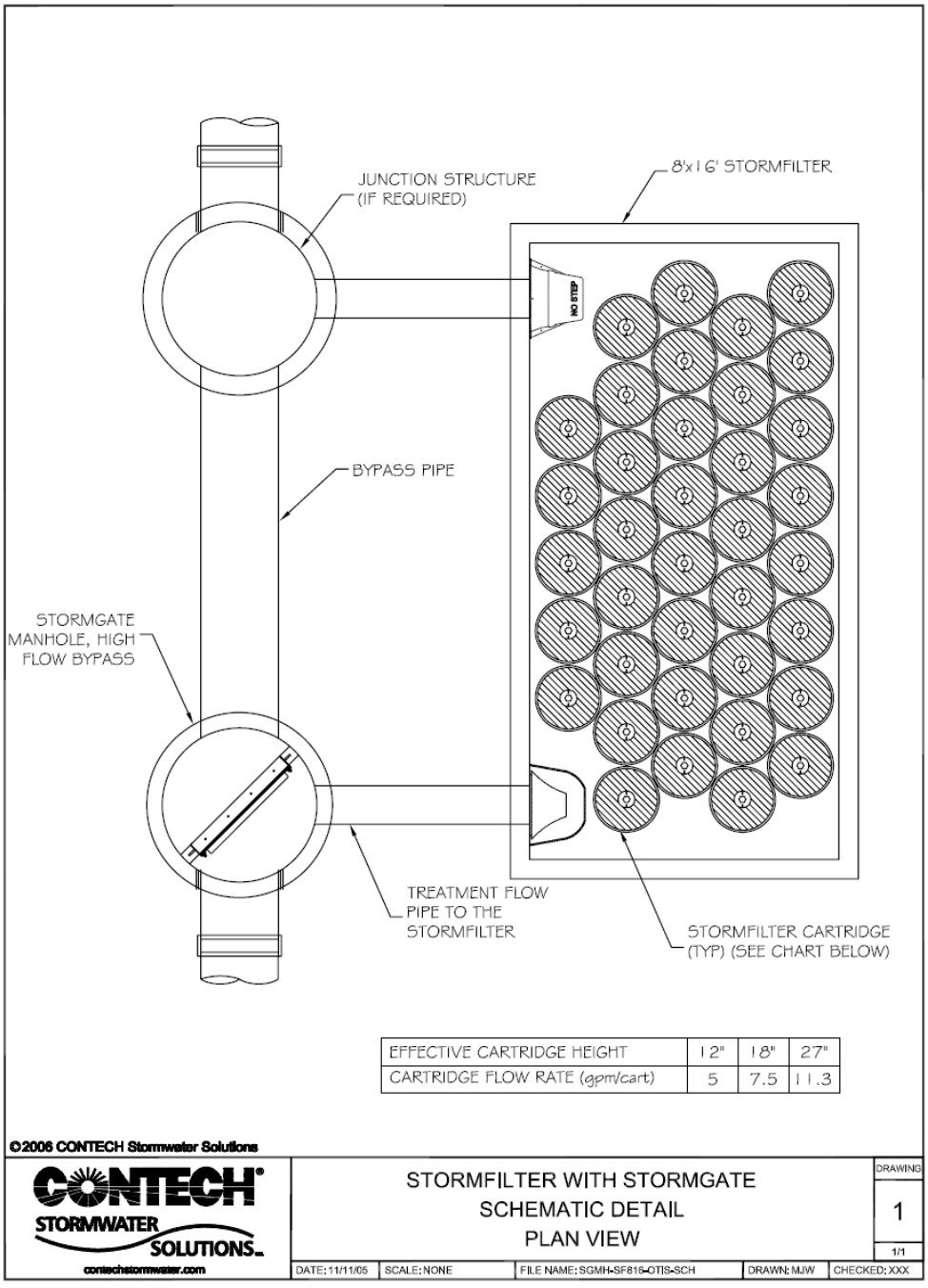


Figure 1. Stormwater Management StormFilter Configuration with Bypass

StormFilter Configurations:

The StormFilter is offered in multiple configurations: precast, high flow, catch basin, curb inlet, linear, volume, corrugated metal pipe, dry-well, and CON/Span form. Most configurations use pre-manufactured units to ease the design and installation process. Systems may be either uncovered or covered underground units.

The typical precast StormFilter unit is composed of three sections: the energy dissipater, the filtration bay, and the outlet sump. As Stormwater enters the inlet of the StormFilter vault through the inlet pipe, stormwater is directed through the energy dissipater into the filtration bay where treatment will take place. Once in the filtration bay, the stormwater begins to pond and percolate horizontally through the media contained in the StormFilter cartridges. After passing through the media, the treated water in each cartridge collects in the cartridge's center tube from where it is directed into the outlet sump by a High Flow Conduit under-drain manifold. The treated water in the outlet sump is then discharged through the single outlet pipe to a collection pipe or to an open channel drainage way. In some applications where heavy grit loads are anticipated, pretreatment by settling may be necessary.

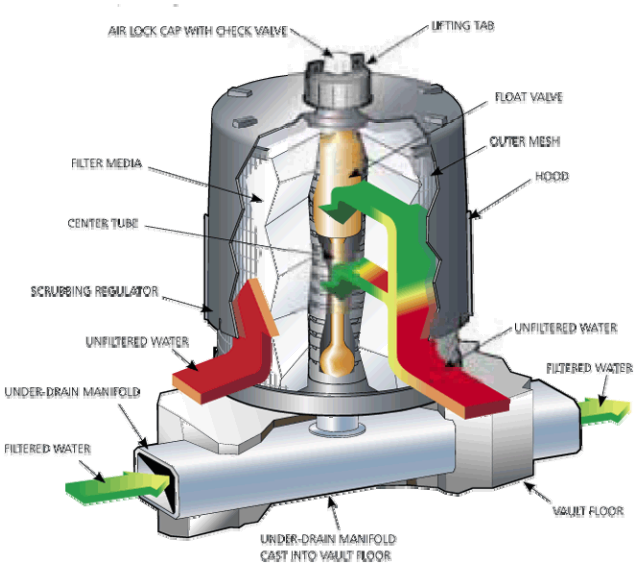


Figure 2. The StormFilter Cartridge

Cartridge Operation:

As the water level in the filtration bay begins to rise, stormwater enters the StormFilter cartridge. Stormwater in the cartridge percolates horizontally through the filter media and passes into the cartridge's center tube, where the float in the cartridge is in a closed (downward) position. As the water level in the filtration bay continues to rise, more water passes through the filter media and into the cartridge's center tube. The air in the cartridge is displaced by the water and purged from beneath the filter hood through the one-way check valve located in the cap. Once the center tube is filled with water there is enough buoyant force on the float to open the float valve and allow the treated water to flow into the underdrain manifold. As the treated water drains, it tries to pull in air behind it. This causes the check valve to close, initiating a siphon that draws polluted water throughout the full surface area and volume of the filter. Thus, the entire filter cartridge is used to filter water throughout the duration of the storm, regardless of the water surface elevation in the filtration bay. This continues until the water surface elevation drops to the elevation of the scrubbing regulators. At this point, the siphon begins to break and air is quickly drawn beneath the hood through the scrubbing regulators, causing energetic

bubbling between the inner surface of the hood and the outer surface of the filter. This bubbling agitates and cleans the surface of the filter, releasing accumulated sediments on the surface, flushing them from beneath the hood, and allowing them to settle to the vault floor.

Adjustable cartridge flow rate:

Inherent to the design of the StormFilter is the ability to control the individual cartridge flow rate with an orifice-control disc placed at the base of the cartridge. Depending on the treatment requirements and on the pollutant characteristics of the influent stream as specified in the CONTECH *Product Design Manual*, the flow rate may be adjusted through the filter cartridges. By decreasing the flow rate through the filter cartridges, the influent contact time with the media is increased and the water velocity through the system is decreased, thus increasing both the level of treatment and the solids removal efficiencies of the filters, respectively (de Ridder, 2002).

Recommended research and development:

Ecology encourages CONTECH to pursue continuous improvements to the StormFilter. To that end, the following actions are recommended:

- Determine, through laboratory testing, the relationship between accumulated solids and flow rate through the cartridge containing the ZPG™ media. **Completed 11/05.**
- Determine the system's capabilities to meet Ecology's enhanced, phosphorus, and oil treatment goals.
- Develop easy-to-implement methods of determining that a StormFilter facility requires maintenance (cleaning and filter replacement).

Contact Information:

Applicant Contact: Sean Darcy, darcys@contech-cpi.com
(800) 548-4667

Applicant Web link: www.contechstormwater.com

Ecology web link: http://www.ecy.wa.gov/programs/wq/stormwater/newtech/index.html

Ecology Contact: Mieke Hoppin
Water Quality Program
(360) 407-6435
mhop461@ecy.wa.gov

Technical Review Committee: Dave Tucker, P.E.
Kitsap County
(360) 337-7292
dtucker@co.kitsap.wa.us

SECTION VII EDUCATIONAL MATERIALS

The educational materials included in this WQMP are provided to inform people involved in future uses, activities, or ownership of the site about the potential pitfalls associated with careless storm water management. "The Ocean Begins at Your Front Door" provides users with information about storm water that is/will be generated on site, what happens when water enters a storm drain, and its ultimate fate, discharging into the ocean. Also included are activities guidelines to educate anyone who is or will be associated with activities that have a potential to impact storm water runoff quality, and provide a menu of BMPs to effectively reduce the generation of storm water runoff pollutants from a variety of activities. The educational materials that may be used for the proposed project are included in Appendix C of this WQMP and are listed below.

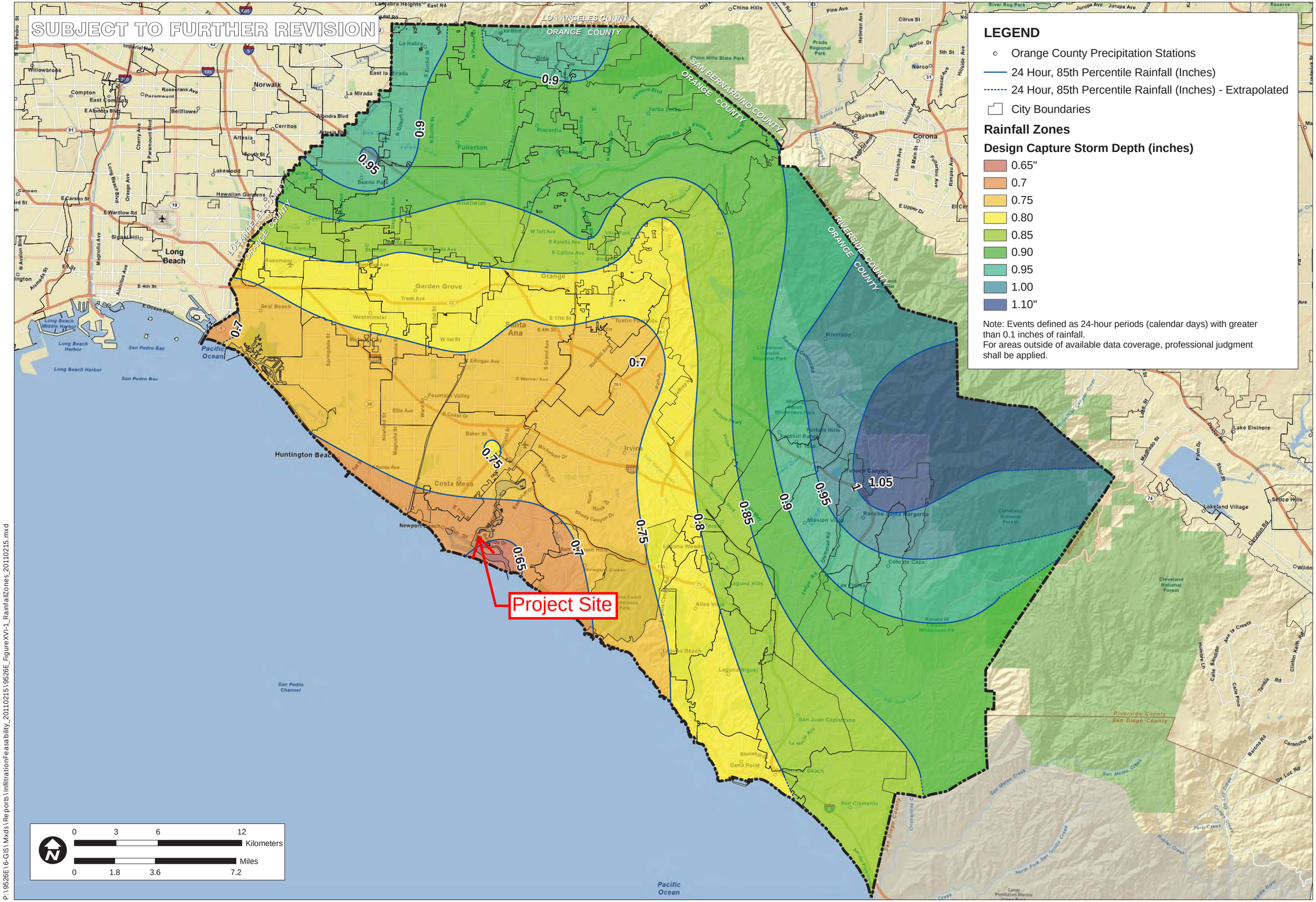
EDUCATION MATERIALS			
Residential Materials (http://www.ocwatersheds.com)	**Check If Attached**	**Business Materials (http://www.ocwatersheds.com)**	**Check If Attached**
The Ocean Begins at Your Front Door	☒	Tips for the Automotive Industry	☐
Tips for Car Wash Fund-raisers	☐	Tips for Using Concrete and Mortar	☐
Tips for the Home Mechanic	☐	Tips for the Food Service Industry	☒
Homeowners Guide for Sustainable Water Use	☐	Proper Maintenance Practices for Your Business	☒
Household Tips	☐	**Other Materials (http://www.ocwatersheds.com) (http://www.cabmphandbooks.com)**	**Check If Attached**
Proper Disposal of Household Hazardous Waste	☐		
Recycle at Your Local Used Oil Collection Center (North County)	☐	DF-1 Drainage System Operation & Maintenance	☒
Recycle at Your Local Used Oil Collection Center (Central County)	☒	IC-7 Landscape Maintenance	☒
Recycle at Your Local Used Oil Collection Center (South County)	☐	IC-22 Eating & Drinking Establishments	☒
Tips for Maintaining Septic Tank Systems	☐	SC-11 Spill Prevention, Control, Cleanup	☒
Responsible Pest Control	☒	SC-34 Waste Handling & Disposal	☒
Sewer Spill	☒	SC-41 Building & Grounds Maintenance	☒
Tips for the Home Improvement Projects	☐	SC-43 Parking/Storage Area Maintenance	☒
Tips for Horse Care	☐	SD-10 Site Design & Landscape Planning	☒
Tips for Landscaping and Gardening	☒	SD-11 Roof Runoff Controls	☐
Tips for Pet Care	☐	SD-12 Efficient Irrigation	☐
Tips for Pool Maintenance	☐	SD-13 Storm Drain Signage	☒
Tips for Residential Pool, Landscape and Hardscape Drains	☐	SD-31 Maintenance Bays & Docs	☐
Tips for Projects Using Paint	☐	SD-32 Trash Storage Areas	☒
Tips for Protecting Your Watershed	☐	Other:	☐
Other: Children's Brochure	☐	Other:	☐

APPENDICES

APPENDIX A

SUPPORTING CALCULATIONS

SUBJECT TO FURTHER REVISION



LEGEND

- Orange County Precipitation Stations
- 24 Hour, 85th Percentile Rainfall (Inches)
- 24 Hour, 85th Percentile Rainfall (Inches) - Extrapolated
- City Boundaries

Rainfall Zones

Design Capture Storm Depth (inches)

- 0.65"
- 0.7
- 0.75
- 0.80
- 0.85
- 0.90
- 0.95
- 1.00
- 1.10"

Note: Events defined as 24-hour periods (calendar days) with greater than 0.1 inches of rainfall.
For areas outside of available data coverage, professional judgment shall be applied.

TITLE: RAINFALL ZONES

JOB: ORANGE COUNTY TECHNICAL GUIDANCE DOCUMENT — ORANGE CO., CA

SCALE	1" = 1.8 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	04/22/10
JOB NO.	9526-E

PACE Advanced Water Engineering

FIGURE XVI-1

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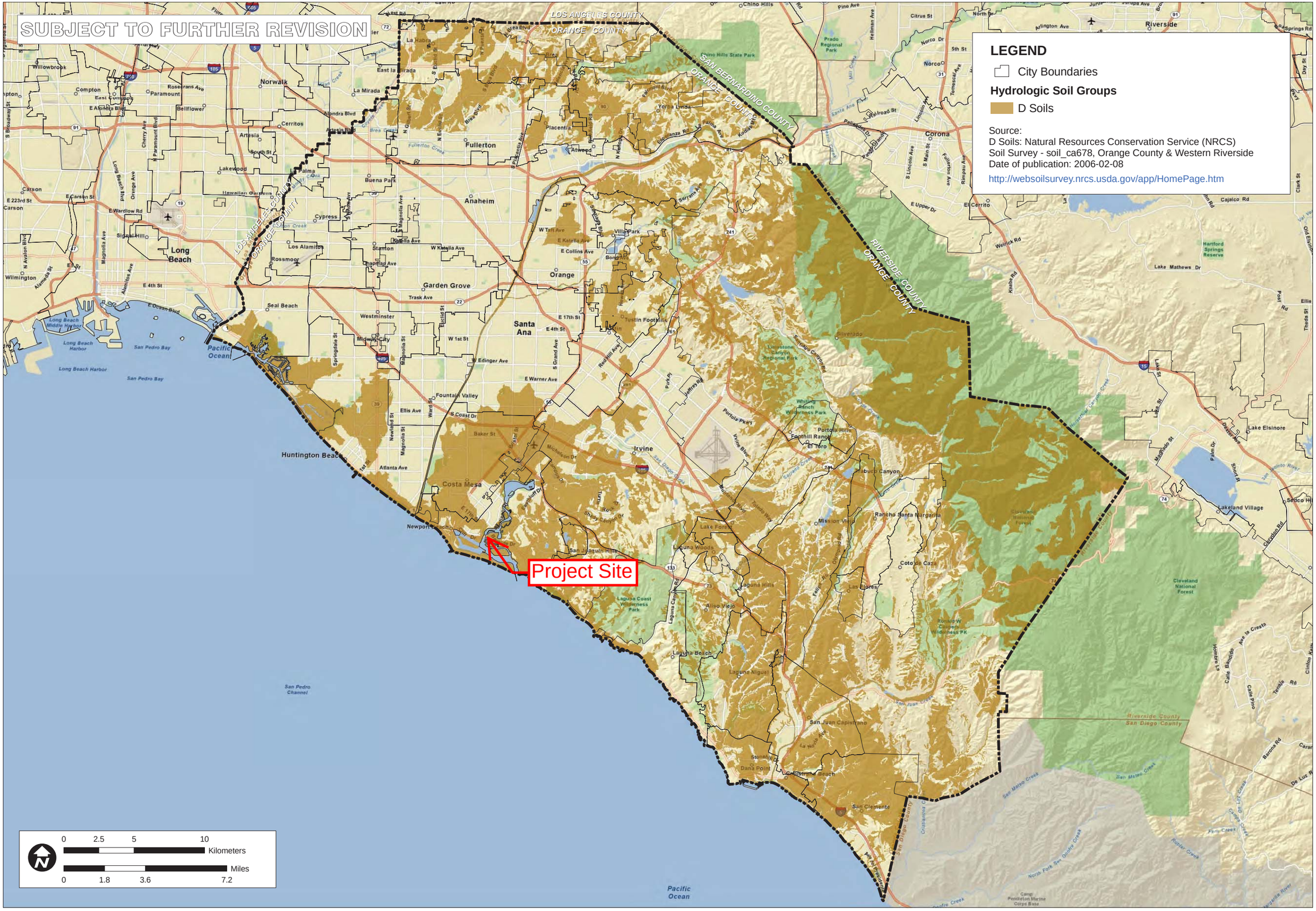
SUBJECT TO FURTHER REVISION



LEGEND

City Boundaries

Hydrologic Soil Groups

D Soils

Source:
D Soils: Natural Resources Conservation Service (NRCS)
Soil Survey - soil_ca678, Orange County & Western Riverside
Date of publication: 2006-02-08
http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm

TITLE: HYDROLOGIC SOIL GROUP
TYPE D NRCS SOIL SURVEY

ORANGE COUNTY
INFILTRATION STUDY

JOB: ORANGE CO. CA

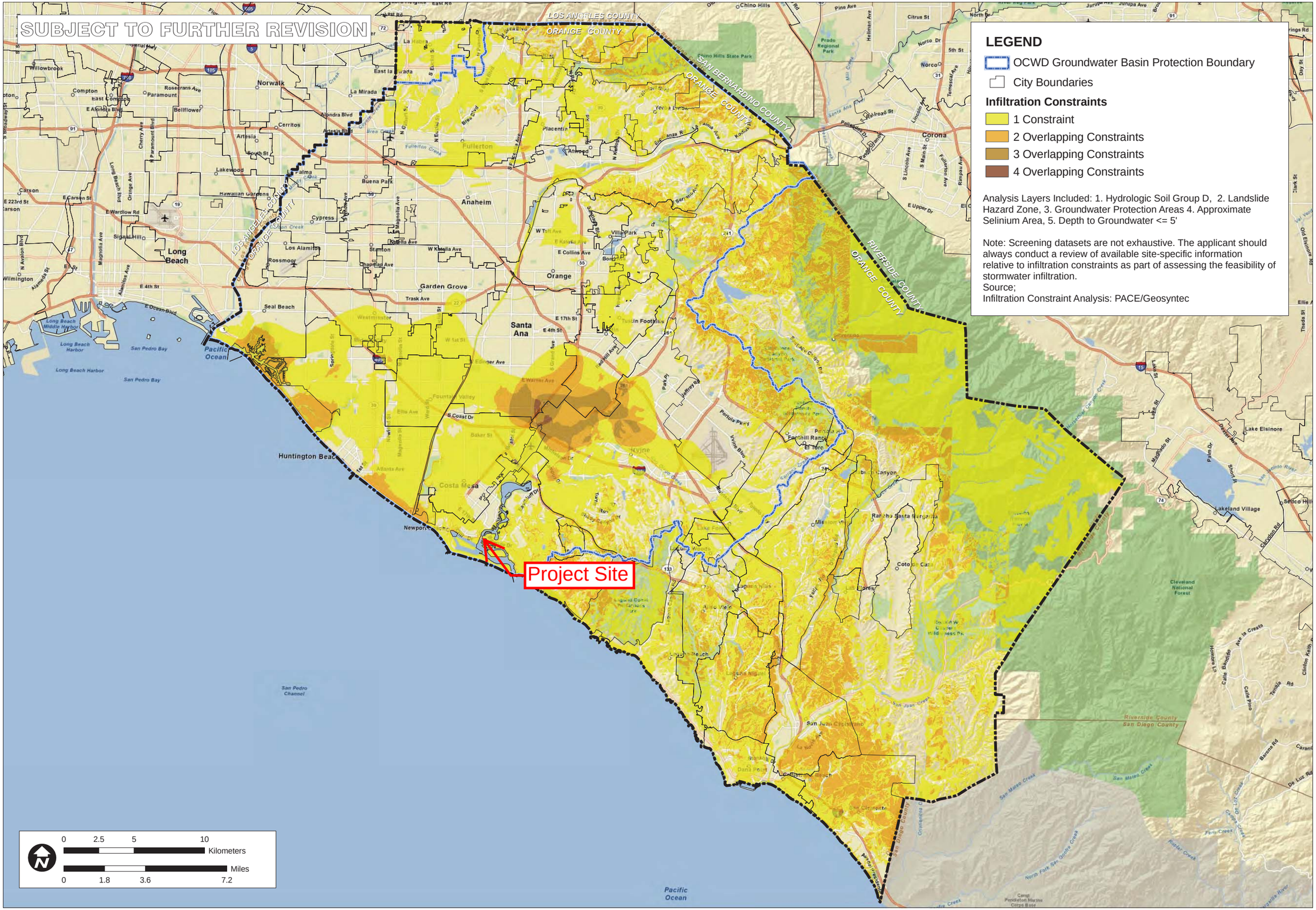
SCALE	1" = 1.8 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	02/09/11
JOB NO.	9526-E

PACE Advanced Water Engineering

FIGURE
XVI-2b

P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-2b_D-Soils_20110215.mxd

SUBJECT TO FURTHER REVISION



LEGEND

- OCWD Groundwater Basin Protection Boundary
- City Boundaries

Infiltration Constraints

- 1 Constraint
- 2 Overlapping Constraints
- 3 Overlapping Constraints
- 4 Overlapping Constraints

Analysis Layers Included: 1. Hydrologic Soil Group D, 2. Landslide Hazard Zone, 3. Groundwater Protection Areas 4. Approximate Selinium Area, 5. Depth to Groundwater <= 5'

Note: Screening datasets are not exhaustive. The applicant should always conduct a review of available site-specific information relative to infiltration constraints as part of assessing the feasibility of stormwater infiltration.
Source;
Infiltration Constraint Analysis: PACE/Geosyntec

TITLE: INFILTRATION ANALYSIS OVERLAPPING CONSTRAINT LOCATIONS

JOB: ORANGE COUNTY INFILTRATION STUDY — ORANGE CO. CA

SCALE	1" = 1.8 miles
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	04/22/10
JOB NO.	9526-E

PACE Advanced Water Engineering

FIGURE XVI-2g

P:\9526E\6-GIS\Mxds\Reports\InfiltrationFeasability_20110215\9526E_FigureXVI-2g_InfiltrationFinal_20110215.mxd

Susceptibility

Potential Areas of Erosion, Habitat, & Physical Structure Susceptibility

Channel Type

- Earth (Unstable)
- Earth (Stabilized)
- Stabilized

Tidel Influence

- <= Mean High Water Line (4.28')

Water Body

- Basin
- Dam
- Lake
- Reservoir

Other Lands

- Airport/Military

AnaheimBay-HuntingtonHarbor Watershed

Santa Ana River Watershed

Santa Ana River Watershed

South Orange County

EL MODENA-IRVINE RETARDING BASIN

LOWER PETERS CANYON RETARDING BASIN

EASTFOOT RETARDING BASIN

ORCHARD ESTATES RETENTION BASIN

HICKS CANYON RETARDING BASIN

RATTLESNAKE RESERVOIR

EAST HICKS CANYON RETARDING BASIN

SIPHON RESERVOIR

BEE CANYON RETARDING BASIN

TRABUCO RETARDING BASIN

ROUND CANYON RETARDING BASIN

AGUA CHINON RETARDING BASIN

MARSHBURN RETARDING BASIN

NORTH LAKE

SOUTH LAKE

BASIN NUMBER 2

BASIN NUMBER 1

SAND CANYON RESERVOIR

LAGUNA RESERVOIR

BONITA CANYON RESERVOIR

VILLAGE POND PARK

BIG CANYON RESERVOIR

SAN JOAQUIN RESERVOIR

HARBOR VIEW DAM

John Wayne Airport

Project Site

PRELIMINARY MAP
SUBJECT TO FURTHER REVISION

0 4,000 8,000 16,000 Feet

TITLE: SUSCEPTIBILITY ANALYIS NEWPORT BAY-NEWPORT COASTAL STREAMS

JOB: ORANGE COUNTY WATERSHED MASTER PLANNING ORANGE CO. CA

SCALE	1" = 4000'
DESIGNED	TH
DRAWING	TH
CHECKED	BMP
DATE	04/30/10
JOB NO.	9526-E

PACE Advanced Water Engineering

FIGURE XVI-3d

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Table 2.7: Infiltration BMP Feasibility Worksheet

	Infeasibility Criteria	*Yes*	*No*
1	**Would Infiltration BMPs pose significant risk for groundwater related concerns?** Refer to Appendix VII (Worksheet I) for guidance on groundwater-related infiltration feasibility criteria.	X	
Provide basis: Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			
2	Would Infiltration BMPs **pose significant risk of increasing risk of geotechnical hazards that cannot be mitigated to an acceptable level**? (Yes if the answer to any of the following questions is yes, as established by a geotechnical expert): The BMP can only be located less than 50 feet away from slopes steeper than 15 percent The BMP can only be located less than eight feet from building foundations or an alternative setback. A study prepared by a geotechnical professional or an available watershed study substantiates that stormwater infiltration would potentially result in significantly increased risks of geotechnical hazards that cannot be mitigated to an acceptable level.		X
Provide basis: Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			
3	Would infiltration of the DCV from drainage area **violate downstream water rights**?		X
Provide basis: Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			

Table 2.7: Infiltration BMP Feasibility Worksheet (continued)

	Partial Infeasibility Criteria	***Yes***	***No***
4	Is proposed infiltration facility **located on HSG D soils** or the site geotechnical investigation identifies presence of soil characteristics which support categorization as D soils?	X	
Provide basis: *Refer to Figure XVI-2b.* Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			
5	Is **measured infiltration rate below proposed facility less than 0.3 inches per hour**? This calculation shall be based on the methods described in Appendix VII.		X
Provide basis: *The project will disturb less than 5 acres and the proposed commercial space will be less than 50,000 square feet, the project is considered a "small project" in accordance with the 2011 Model WQMP. The 2011 Countywide Model WQMP allows the use of regional maps and other available site data in lieu of infiltration testing for "small projects".* Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			
6	Would **reduction of over predeveloped conditions cause impairments to downstream beneficial uses, such as change of seasonality of ephemeral washes or increased discharge of contaminated groundwater to surface waters?**		X
Provide citation to applicable study and summarize findings relative to the amount of infiltration that is permissible: Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			
7	Would **an increase in infiltration over predeveloped conditions cause impairments to downstream beneficial uses, such as change of seasonality of ephemeral washes or increased discharge of contaminated groundwater to surface waters?**		X
Provide citation to applicable study and summarize findings relative to the amount of infiltration that is permissible: Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.			
Infiltration Screening Results (check box corresponding to result):			

Table 2.7: Infiltration BMP Feasibility Worksheet (continued)

8	Is there substantial evidence that infiltration from the project would result in a significant increase in I&I to the sanitary sewer that cannot be sufficiently mitigated? (See Appendix XVII) Provide narrative discussion and supporting evidence: Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.	No
9	If any answer from row 1-3 is yes: infiltration of any volume is **not feasible** within the DMA or equivalent. Provide basis: Refer to Row #1 Summarize findings of infeasibility screening	Infiltration is not feasible
10	If any answer from row 4-7 is yes, infiltration is **permissible but is not presumed to be feasible for the entire DCV.** Criteria for designing biotreatment BMPs to achieve the maximum feasible infiltration and ET shall apply. Provide basis: *Refer to Row #4.* Summarize findings of infeasibility screening	Infiltration is not feasible
11	If all answers to rows 1 through 11 are no, infiltration of the full DCV is potentially feasible, BMPs must be designed to infiltrate the full DCV to the maximum extent practicable. *Refer to Rows 9 & 10.*	Infiltration is not feasible

Worksheet I: Summary of Groundwater-related Feasibility Criteria

1	Is project large or small? (as defined by Table VIII.2) circle one	Large	Small	
2	What is the tributary area to the BMP?	A		acres
3	What type of BMP is proposed?	N/A – no infiltration BMPs are proposed.		
4	What is the infiltrating surface area of the proposed BMP?	A_{BMP}	N/A	sq-ft
5	What land use activities are present in the tributary area (list all) *Marine Commercial, Parking Lots, Restaurants*			
6	What land use-based risk category is applicable?	L	M	H
7	If M or H, what pretreatment and source isolation BMPs have been considered and are proposed (describe all): *Proprietary Biotreatment, Media Filtration*			
8	What minimum separation to mounded seasonally high groundwater applies to the proposed BMP? See Section VIII.2 (circle one)	5 ft	10 ft	
9	Provide rationale for selection of applicable minimum separation to seasonally high mounded groundwater: *See Geotechnical Study in Appendix F*			
10	What is separation from the infiltrating surface to seasonally high groundwater?	SHGWT	6.5	ft
11	What is separation from the infiltrating surface to mounded seasonally high groundwater?	Mounded SHGWT	3	ft
12	Describe assumptions and methods used for mounding analysis: *Groundwater is tidally influenced. See Geotechnical Study in Appendix F.*			

Worksheet I: Summary of Groundwater-related Feasibility Criteria

13	Is the site within a plume protection boundary (See Figure VIII.2)?	Y (N) N/A
14	Is the site within a selenium source area or other natural plume area (See Figure VIII.2)?	Y (N) N/A
15	Is the site within 250 feet of a contaminated site?	Y (N) N/A
16	If site-specific study has been prepared, provide citation and briefly summarize relevant findings:	
17	Is the site within 100 feet of a water supply well, spring, septic system?	Y (N) N/A
18	Is infiltration feasible on the site relative to groundwater-related criteria?	Y (N)
Provide rationale for feasibility determination:		

Table VIII.1: Recommendations/Requirements for BMP Selection to Minimize Groundwater Quality Impacts

Tributary Area Risk Category	Narrative Description of Category	Example Land Use Activities	BMP Selection Requirements
Low Runoff Contamination Potential	BMP receives runoff from a mix of land covers that are expected to have relatively clean runoff; significant spills in tributary area are unlikely.	▪ Rooftops with roofing material and downspouts free of copper and zinc ▪ Patios, sidewalks, and other pedestrian areas ▪ Mixed residential land uses with applicable source controls ▪ Institutional land uses with applicable source controls ▪ Driveways and minor streets	▪ Any infiltration BMP type may be used ▪ Pretreatment for sediment is strongly recommended, as applicable, to mitigate clogging
Moderate Runoff Contamination Potential	BMP receives runoff from a mix of land covers, more than 10 percent of which have the potential to generate stormwater pollutants at levels that could potentially contaminate groundwater; there is potential for minor spills in the tributary area.	▪ Roadways greater than 5,000 ADT but less than 25,000 ADT ▪ Commercial and institutional parking lots ▪ Commercial land uses ▪ Light industrial that does not include usage of chemicals that ▪ are mobile in stormwater and groundwater ▪ Trash storage areas	▪ Any infiltration BMP type may be used ▪ Pretreatment shall be used ▪ The type of pretreatment shall be selected to address potential groundwater contaminants potentially found in stormwater runoff.
High Runoff Contamination Potential	BMP receives runoff from a mix of land covers, more than 10 percent of which have significant unavoidable potential to generate stormwater pollutants in quantities that could be detrimental to groundwater quality; and/or there is significant potential for major spills that could drain to BMPs.	▪ Roads greater than 25,000 ADT ▪ Heavy and light industrial pollutant source areas, including areas with exposed industrial activity and high use industrial truck traffic, and any areas that cannot be isolated these areas. Does not include lower risk source sources areas within industrial zones (e.g., roofs, offices, and parking areas) that are hydrologically isolated from industrial pollutant source areas ▪ Automotive repair shops ▪ Car washes ▪ Fleet storage areas ▪ Nurseries, agriculture, and heavily managed landscape areas with extensive use of fertilizer ▪ Fueling stations (infiltration prohibited under all conditions)	Infiltration is prohibited unless advanced pretreatment and spill isolation can be feasibly used and enhanced monitoring and inspection are implemented. Large projects* must evaluate feasibility of advanced pretreatment and spill isolation. Small projects may consider infiltration to be infeasible with narrative discussion

* See Table VII.2 for definition of “Large” and “Small” projects.

Table VIII.2: Definition of Project Site Categories

	Residential	Commercial, Institutional	Industrial
Small Projects	Less than 10 acres and less than 30 DU	Less than 5 acres and less than 50,000 SF	Less than 2 acres and less than 20,000 SF
Large Projects	Greater than 10 acres or greater than 30 DU	Greater than 5 acres or greater than 50,000 SF	Greater than 2 acres or greater than 20,000 SF

VIII.2. Depth to Groundwater and Mounding Potential

Minimum separation between the infiltrating surface (bottom of infiltration facility) and seasonally high mounded groundwater shall be observed in the design of infiltration BMPs, depending on BMP type.

- If the depth to unmounded seasonally high groundwater is greater than 15 feet, the depth to groundwater does not constrain infiltration
- If separation to unmounded seasonally high groundwater is greater than 10-feet and the infiltration area is less than 2,000 sq-ft, the depth to groundwater does not constrain infiltration.
- The separation between the infiltrating surface and the seasonally high mounded groundwater table shall not be less than 5 feet for all BMP types. BMPs for which 5-foot minimum separation applies include:
    - Rain gardens and dispersion trenches (small, residential applications)
    - Bioretention and planters
    - Permeable Pavement
    - Similar BMPs infiltrating over an extensive surface area and providing robust pretreatment or embedded treatment processes.

- Separation to mounded seasonally high groundwater shall be at least 10 feet for infiltration devices that inject water below the subsurface and surface infiltration BMPs with tributary area and land use activities that are considered to pose a more significant risk to groundwater quality. BMPs for which the 10-foot separation applies include:
    - Dry wells
    - Subsurface infiltration galleries or vaults
    - Surface Infiltration Basins
    - Infiltration Trenches
    - Other functionally similar devices or BMPs.

Worksheet B: Simple Design Capture Volume Sizing Method

Project: Balboa Marina West

Date: 4/23/2014

			Total Site (Land)	A	B	C	
Step 1: Determine the design capture storm depth used for calculating volume							
1	Enter design capture storm depth from Figure III.1, *d* (inches)	d=	0.70	0.70	0.70	0.70	inches
2	Enter the effect of provided HSCs, d_{HSC} (inches) (Worksheet A)	d_{HSC}=	0	0	0	0	inches
3	Calculate the remainder of the design capture storm depth, $d_{remainder}$ (inches) (Line 1 – Line 2)	$d_{remainder}$=	0.70	0.70	0.70	0.70	inches
Step 2: Calculate the DCV							
1	Enter Project area tributary to BMP (s), *A* (acres)	A=	3.500	1.838	1.291	0.252	acres
2	Enter Project Imperviousness, *imp* (unitless)	imp=	75.0%	60.0%	85.0%	85.0%	%
3	Calculate runoff coefficient, *C= (0.75 x imp) + 0.15*	C=	0.7125	0.600	0.788	0.788	
4	Calculate runoff volume, $V_{design} = (C \times d_{remainder} \times A \times 43560 \times (1/12))$	V_{design}=	6,336.6	2,802.2	2,583.3	504.3	cu-ft
Step 3: Design BMPs to ensure full retention of the DCV							
Step 3a: Determine design infiltration rate							
1	Enter measured infiltration rate, $K_{measured}$ (in/hr) (Appendix VII)	$K_{measured}$=	*Not Applicable - see Worksheet D for BMP sizing*				in/hr
2	Enter combined safety factor from Worksheet H, S_{final} (unitless)	S_{final}=					
3	Calculate design infiltration rate, $K_{design} = K_{measured} / S_{final}$	K_{design}=					in/hr
Step 3b: Determine minimum BMP footprint							
4	Enter drawdown time, *T* (max 48 hours)	T=					hours
5	Calculate max retention depth that can be drawn down within the drawdown time (feet), $D_{max} = K_{design} \times T \times (1/12)$	D_{max}=					feet
6	Calculate minimum area required for BMP (sq-ft), $A_{min} = V_{design} / d_{max}$	A_{min}=					sq-ft

Worksheet D: Capture Efficiency Method for Flow-Based BMPs

Project: Balboa Marina West

Date: 4/23/2014

			Total Site (Land)	A+C	B	
Step 1: Determine the design capture storm depth used for calculating volume						
1	Enter the time of concentration, T_c (min) (See Appendix IV.2)	T_c=	5.0	5.0	5.0	min
2	Using Figure III.4, determine the design intensity at which the estimated time of concentration (T_c) achieves 80% capture efficiency, I_1	I_1=	0.260	0.260	0.260	in/hr
3	Enter the effect depth of provided HSCs upstream, d_{HSC} (inches) (Worksheet A)	d_{HSC}=	0	0	0	inches
4	Enter capture efficiency corresponding to d_{HSC}, Y_2 (Worksheet A)	Y_2=	0%	0%	0%	%
5	Using Figure III.4, determine the design intensity at which the time of concentration (T_c) achieves the upstream capture efficiency (Y_2), I_2	I_2=	0	0	0	in/hr
6	Determine the design intensity that must be provided by BMP, $I_{design} = I_1 - I_2$	I_{design}=	0.260	0.260	0.260	in/hr
Step 2: Calculate the design flowrate						
1	Enter Project area tributary to BMP(s), *A* (acres)	A=	3.500	2.090	1.291	acres
2	Enter Project Imperviousness, *imp* (unitless)	imp=	75.0%	65.0%	85.0%	%
3	Calculate runoff coefficient, $C = (0.75 \times imp) + 0.15$	C=	0.713	0.638	0.788	
4	Calculate design flowrate, $Q_{design} = (C \times i_{design} \times A)$	Q_{design}=	0.648	0.346	0.264	cfs
Supporting Calculations						

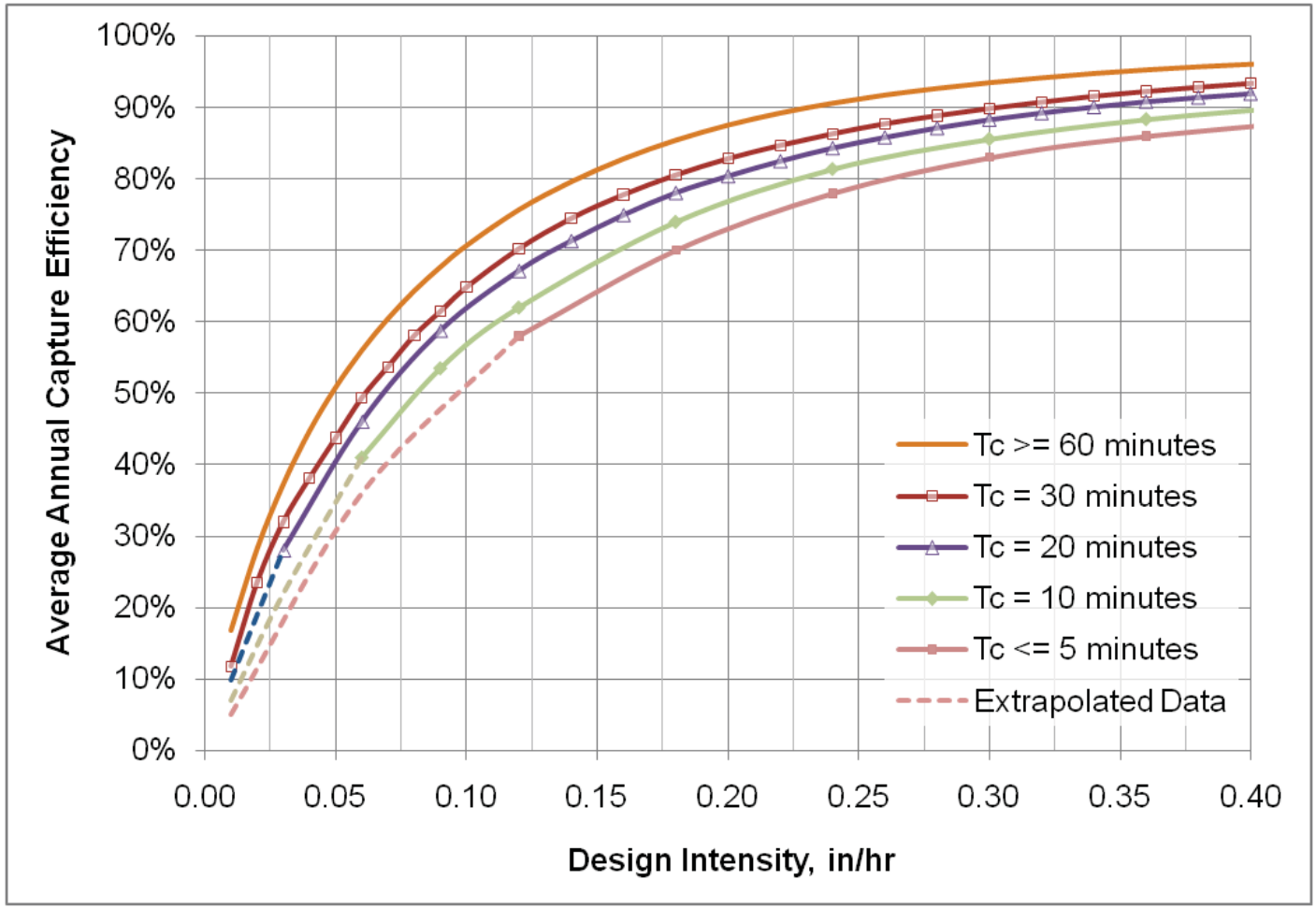
Describe System:

System Type =	--	*Modular Wetland*	*StormFilter*	
Model =	--	*MWS-L-8-12*	*SF0806*	
Treatment Capacity =	--	*0.0.346*	*0.264*	cfs

Provide time of concentration assumptions:

Assumed = 5 minutes for conservative estimates

Figure III.4. Capture Efficiency Nomograph for Off-line Flow-based Systems in Orange County



Harvest & Reuse Irrigation Demand Calculations

Storm Water Design Caputre Volume (SQDV)

Drainage Area / Land Use Type	Impervious Area (ac)	Irrigated Area (ac)	% imp.	Runoff Coefficient	Rainfall Intensity (in)	Drainage Area (acres)	DCV (ft^3)	DCV (gal)
Total Site (Land)	2.63	0.88	75%	0.7125	0.7	3.50	**6,336.6**	**47,398**

	Eto
Irvine	3.00
Laguna Beach	2.75
Santa Ana	2.93

Modified

$$EAWU = \frac{(Eto \times KL \times LA \times 0.015)}{IE}$$

$$EIATA = \frac{LA \times KL}{(IE \times \text{Tributary Imp. Area})}$$

Low Water Use Landscaping

Drainage Area / Land Use Type	Total Area (ac)	Total Area (sf)	% imp.	Impervious (sf)	Pervious / LA (sf)	Eto	KL	Modified EAWU	EAWU/ Impervious Acre	Minimum EAWU/ Impervious Acre (Table X.6)	Feasible?	EIATA	Minimum EIATA (Table X.8)	Drawdown (days)	Drawdown (hours)	% Capture (Fig. III.2)
Total Site (Land)	3.500	152,460	75%	114,345	38,115	2.75	0.35	611.43	232.93	570	No	0.13	0.84	77.5	1,860	<40%

TABLE X.6: HARVESTED WATER DEMAND THRESHOLDS FOR MINIMUM PARTIAL CAPTURE

Design Capture Storm Depth, inches	Wet Season Demand Required for Minimum Partial Capture, gpd per impervious acre
0.60	490
0.65	530
0.70	570
0.75	610
0.80	650
0.85	690
0.90	730
0.95	770
1.00	810

TABLE X.8: MINIMUM IRRIGATED AREA FOR POTENTIAL PARTIAL CAPTURE FEASIBILITY

General Landscape Type	Conservation Design: KL = 0.35			Active Turf Areas: KL = 0.7		
Closest ET Station	Irvine	Santa Ana	Laguna Beach	Irvine	Santa Ana	Laguna
Design Capture Storm Depth, inches	Minimum Required Irrigated Area per Tributary Impervious Acre for Potential Partial Capture, ac/ac					
0.60	0.66	0.68	0.72	0.33	0.34	0.36
0.65	0.72	0.73	0.78	0.36	0.37	0.39
0.70	0.77	0.79	0.84	0.39	0.39	0.42
0.75	0.83	0.84	0.9	0.41	0.42	0.45
0.80	0.88	0.9	0.96	0.44	0.45	0.48
0.85	0.93	0.95	1.02	0.47	0.48	0.51
0.90	0.99	1.01	1.08	0.49	0.51	0.54
0.95	1.04	1.07	1.14	0.52	0.53	0.57
1.00	1.1	1.12	1.2	0.55	0.56	0.6

Source: Technical Guidance Document for the Preparation of Conceptual/Preliminary and/or Project Water Quality Management Plans (WQMPs). March 22, 2011. Appendix X.

APPENDIX B

NOTICE OF TRANSFER OF RESPONSIBILITY

NOTICE OF TRANSFER OF RESPONSIBILITY

WATER QUALITY MANAGEMENT PLAN

Balboa Marina West

Submission of this Notice Of Transfer of Responsibility constitutes notice to the City of Newport Beach that responsibility for the Water Quality Management Plan ("WQMP") for the subject property identified below, and implementation of that plan, is being transferred from the Previous Owner (and his/her agent) of the site (or a portion thereof) to the New Owner, as further described below.

I. Previous Owner/ Previous Responsible Party Information

Company/ Individual Name:		Contact Person:	
Street Address:		Title:	
City:	State:	ZIP:	Phone:

II. Information about Site Transferred

Name of Project (if applicable):	
Title of WQMP Applicable to site:	
Street Address of Site (if applicable):	
Planning Area (PA) and/ or Tract Number(s) for Site:	Lot Numbers (if Site is a portion of a tract):
Date WQMP Prepared (and revised if applicable):	

III. New Owner/ New Responsible Party Information

Company/ Individual Name:		Contact Person:	
Street Address:		Title:	
City:	State:	ZIP:	Phone:

IV. Ownership Transfer Information

General Description of Site Transferred to New Owner:	General Description of Portion of Project/ Parcel Subject to WQMP Retained by Owner (if any):

Lot/ Tract Numbers of Site Transferred to New Owner:
Remaining Lot/ Tract Numbers Subject to WQMP Still Held by Owner (if any):
Date of Ownership Transfer:

Note: When the Previous Owner is transferring a Site that is a portion of a larger project/ parcel addressed by the WQMP, as opposed to the entire project/parcel addressed by the WQMP, the General Description of the Site transferred and the remainder of the project/ parcel no transferred shall be set forth as maps attached to this notice. These maps shall show those portions of a project/ parcel addressed by the WQMP that are transferred to the New Owner (the Transferred Site), those portions retained by the Previous Owner, and those portions previously transferred by Previous Owner. Those portions retained by Previous Owner shall be labeled as "Previously Transferred".

V. Purpose of Notice of Transfer

The purposes of this Notice of Transfer of Responsibility are: 1) to track transfer of responsibility for implementation and amendment of the WQMP when property to which the WQMP is transferred from the Previous Owner to the New Owner, and 2) to facilitate notification to a transferee of property subject to a WQMP that such New Order is now the Responsible Party of record for the WQMP for those portions of the site that it owns.

VI. Certifications

A. Previous Owner

I certify under penalty of law that I am no longer the owner of the Transferred Site as described in Section II above. I have provided the New Owner with a copy of the WQMP applicable to the Transferred Site that the New Owner is acquiring from the Previous Owner.

Printed Name of Previous Owner Representative:	Title:
Signature of Previous Owner Representative:	Date:

B. New Owner

I certify under penalty of law that I am the owner of the Transferred Site, as described in Section II above, that I have been provided a copy of the WQMP, and that I have informed myself and understand the New Owner's responsibilities related to the WQMP, its implementation, and Best Management Practices associated with it. I understand that by signing this notice, the New Owner is accepting all ongoing responsibilities for implementation and amendment of the WQMP for the Transferred Site, which the New Owner has acquired from the Previous Owner.

Printed Name of New Owner Representative:	Title:
Signature:	Date:

APPENDIX C

EDUCATIONAL MATERIALS

The Ocean Begins at Your Front Door

Orange County Stormwater Program

Even if you live miles from the Pacific Ocean, you may be unknowingly polluting it.

Dumping one quart of motor oil into a storm drain can contaminate 250,000 gallons of water.

Did You Know?

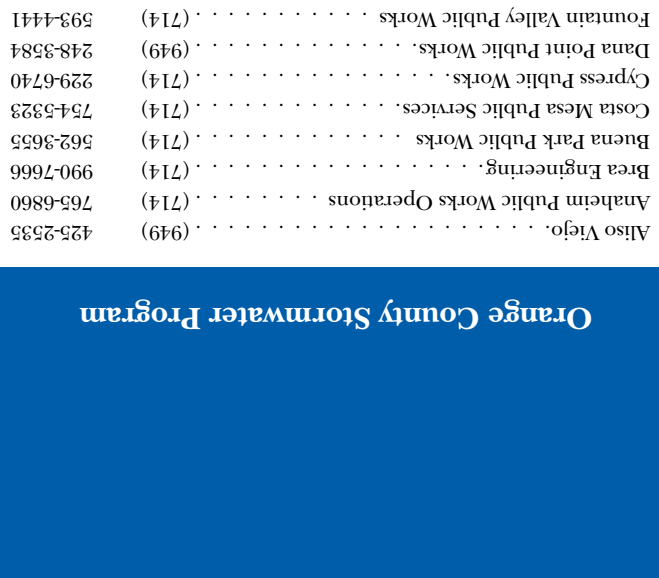
- Most people believe that the largest source of water pollution in urban areas comes from specific sources such as factories and sewage treatment plants. In fact, the largest source of water pollution comes from city streets, neighborhoods, construction sites and parking lots. This type of pollution is sometimes called "non-point source" pollution.
- There are two types of non-point source pollution: stormwater and urban runoff pollution.
- Stormwater runoff results from rainfall. When rainstorms cause large volumes of water to rinse the urban landscape, picking up pollutants along the way.
- Urban runoff can happen any time of the year when excessive water use from irrigation, vehicle washing and other sources carries trash, lawn clippings and other urban pollutants into storm drains.

Where Does It Go?

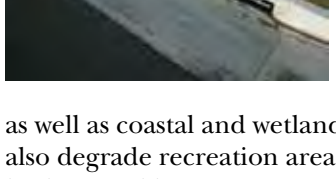
- Anything we use outside homes, vehicles and businesses – like motor oil, paint, pesticides, fertilizers and cleaners – can be blown or washed into storm drains.
- A little water from a garden hose or rain can also send materials into storm drains.
- Storm drains are separate from our sanitary sewer systems; unlike water in sanitary sewers (from sinks or toilets), water in storm drains is not treated before entering our waterways.

Sources of Non-Point Source Pollution

- Automotive leaks and spills.
- Improper disposal of used oil and other engine fluids.
- Metals found in vehicle exhaust, weathered paint, rust, metal plating and tires.
- Pesticides and fertilizers from lawns, gardens and farms.
- Improper disposal of cleaners, paint and paint removers.
- Soil erosion and dust debris from landscape and construction activities.
- Litter, lawn clippings, animal waste, and other organic matter.
- Oil stains on parking lots and paved surfaces.



The Effect on the Ocean



Non-point source pollution can have a serious impact on water quality in Orange County. Pollutants from the storm drain system can harm marine life as well as coastal and wetland habitats. They can also degrade recreation areas such as beaches, harbors and bays.

Stormwater quality management programs have been developed throughout Orange County to educate and encourage the public to protect water quality, monitor runoff in the storm drain system, investigate illegal dumping and maintain storm drains.

Support from Orange County residents and businesses is needed to improve water quality and reduce urban runoff pollution. Proper use and disposal of materials will help stop pollution before it reaches the storm drain and the ocean.

For More Information

California Environmental Protection Agency
www.calepa.ca.gov

- **Air Resources Board**
  www.arb.ca.gov
- **Department of Pesticide Regulation**
  www.cdpr.ca.gov
- **Department of Toxic Substances Control**
  www.dtsc.ca.gov
- **Integrated Waste Management Board**
  www.ciwmb.ca.gov
- **Office of Environmental Health Hazard Assessment**
  www.oehha.ca.gov
- **State Water Resources Control Board**
  www.waterboards.ca.gov

Earth 911 - Community-Specific Environmental Information 1-800-cleanup or visit www.1800cleanup.org

Health Care Agency's Ocean and Bay Water Closure and Posting Hotline
(714) 433-6400 or visit www.ocbeachinfo.com

Integrated Waste Management Dept. of Orange County (714) 834-6752 or visit www.oclandfills.com for information on household hazardous waste collection centers, recycling centers and solid waste collection

O.C. Agriculture Commissioner
(714) 447-7100 or visit www.ocagcomm.com

Stormwater Best Management Practice Handbook
Visit www.cabmphandbooks.com

UC Master Gardener Hotline
(714) 708-1646 or visit www.uccemg.com

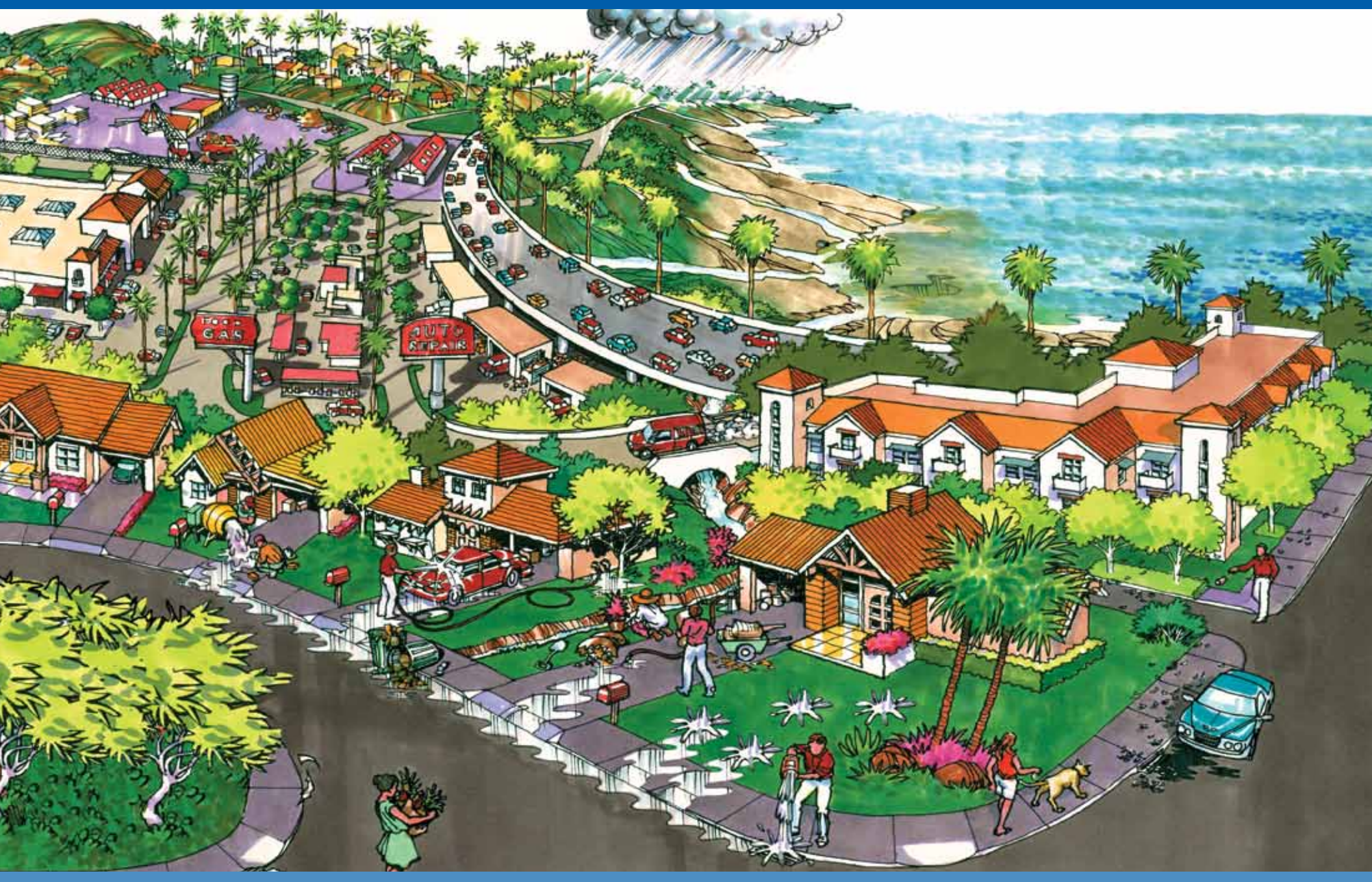
The Orange County Stormwater Program has created and moderates an electronic mailing list to facilitate communications, take questions and exchange ideas among its users about issues and topics related to stormwater and urban runoff and the implementation of program elements. To join the list, please send an email to ocstormwaterinfo-join@list.ocwatersheds.com

Aliso Viejo	(949) 425-2535
Anaheim Public Works Operations	(714) 765-6860
Brea Engineering	(714) 990-7666
Buena Park Public Works	(714) 562-3655
Costa Mesa Public Services	(714) 754-5323
Cypress Public Works	(714) 229-6740
Dana Point Public Works	(949) 248-3584
Fountain Valley Public Works	(714) 593-4441
Fullerton Engineering Dept.	(714) 738-6853
Garden Grove Public Works	(714) 741-5956
Huntington Beach Public Works	(714) 536-5431
Irvine Public Works	(949) 724-6315
La Habra Public Services	(562) 905-9792
La Palma Public Works	(714) 690-3310
Laguna Beach Water Quality	(949) 497-0378
Laguna Hills Public Services	(949) 707-2650
Laguna Niguel Public Works	(949) 362-4337
Laguna Woods Public Works	(949) 639-0500
Lake Forest Public Works	(949) 461-3480
Los Alamitos Community Dev.	(562) 431-3538
Mission Viejo Public Works	(949) 470-3056
Newport Beach, Code & Water Quality Enforcement	(949) 644-3215
Orange Public Works	(714) 532-6480
Placentia Public Works	(714) 993-8245
Rancho Santa Margarita	(949) 635-1800
San Clemente Environmental Programs	(949) 361-6143
San Juan Capistrano Engineering	(949) 234-4413
Santa Ana Public Works	(714) 647-3380
Seal Beach Engineering	(562) 431-2527 x317
Stanton Public Works	(714) 379-9222 x204
Tustin Public Works/Engineering	(714) 573-3150
Villa Park Engineering	(714) 998-1500
Westminster Public Works/Engineering	(714) 898-3311 x446
Yorba Linda Engineering	(714) 961-7138
Orange County Stormwater Program	(877) 897-7455
Orange County 24-Hour Water Pollution Problem Reporting Hotline 1-877-89-SPILL (1-877-897-7455)	

On-line Water Pollution Problem Reporting Form
www.ocwatersheds.com

PROJECT POSITION PREVENTION

The Ocean Begins at Your Front Door



Never allow pollutants to enter the street, gutter or storm drain!

Follow these simple steps to help reduce water pollution:

Household Activities

- Do not rinse spills with water. Use dry cleanup methods such as applying cat litter or another absorbent material, sweep and dispose of in the trash. Take items such as used or excess batteries, oven cleaners, automotive fluids, painting products and cathode ray tubes, like TVs and computer monitors, to a Household Hazardous Waste Collection Center (HHWCC).
- For a HHWCC near you call (714) 834-6752 or visit www.oclandfills.com.
- Do not hose down your driveway, sidewalk or patio to the street, gutter or storm drain. Sweep up debris and dispose of it in the trash.

Automotive

- Take your vehicle to a commercial car wash whenever possible. If you wash your vehicle at home, choose soaps, cleaners, or detergents labeled non-toxic, phosphate- free or biodegradable. Vegetable and citrus-based products are typically safest for the environment.
- Do not allow washwater from vehicle washing to drain into the street, gutter or storm drain. Excess washwater should be disposed of in the sanitary sewer (through a sink or toilet) or onto an absorbent surface like your lawn.
- Monitor your vehicles for leaks and place a pan under leaks. Keep your vehicles well maintained to stop and prevent leaks.
- Never pour oil or antifreeze in the street, gutter or storm drain. Recycle these substances at a service station, a waste oil collection center or used oil recycling center. For the nearest Used Oil Collection Center call 1-800-CLEANUP or visit www.1800cleanup.org.

Pool Maintenance

- Pool and spa water must be dechlorinated and free of excess acid, alkali or color to be allowed in the street, gutter or storm drain.
- When it is not raining, drain dechlorinated pool and spa water directly into the sanitary sewer.
- Some cities may have ordinances that do not allow pool water to be disposed of in the storm drain. Check with your city.

Landscape and Gardening

- Do not over-water. Water your lawn and garden by hand to control the amount of water you use or set irrigation systems to reflect seasonal water needs. If water flows off your yard onto your driveway or sidewalk, your system is over-watering. Periodically inspect and fix leaks and misdirected sprinklers.
- Do not rake or blow leaves, clippings or pruning waste into the street, gutter or storm drain. Instead, dispose of waste by composting, hauling it to a permitted landfill, or as green waste through your city's recycling program.
- Follow directions on pesticides and fertilizer, (measure, do not estimate amounts) and do not use if rain is predicted within 48 hours.
- Take unwanted pesticides to a HHWCC to be recycled. For locations and hours of HHWCC, call (714) 834-6752 or visit www.oclandfills.com.

Trash

- Place trash and litter that cannot be recycled in securely covered trash cans.
- Whenever possible, buy recycled products.
- Remember: Reduce, Reuse, Recycle.

Pet Care

- Always pick up after your pet. Flush waste down the toilet or dispose of it in the trash. Pet waste, if left outdoors, can wash into the street, gutter or storm drain.
- If possible, bathe your pets indoors. If you must bathe your pet outside, wash it on your lawn or another absorbent/permeable surface to keep the washwater from entering the street, gutter or storm drain.
- Follow directions for use of pet care products and dispose of any unused products at a HHWCC.

Common Pollutants

Home Maintenance

- Detergents, cleaners and solvents
- Oil and latex paint
- Swimming pool chemicals
- Outdoor trash and litter

Lawn and Garden

- Pet and animal waste
- Pesticides
- Clippings, leaves and soil
- Fertilizer

Automobile

- Oil and grease
- Radiator fluids and antifreeze
- Cleaning chemicals
- Brake pad dust

Did you know that just one quart of oil can pollute 250,000 gallons of water?

A clean ocean and healthy creeks, rivers, bays and beaches are important to Orange County. However, not properly disposing of used oil can lead to water pollution. If you pour or drain oil onto driveways, sidewalks or streets, it can be washed into the storm drain. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering the ocean. Help prevent water pollution by taking your used oil to a used oil collection center.

Included in this brochure is a list of locations that will accept up to five gallons of used motor oil at no cost. Many also accept used oil filters. Please contact the facility before delivering your used oil. This listing of companies is for your reference and does not constitute a recommendation or endorsement of the company.

Please note that used oil filters may not be disposed of with regular household trash. They must be taken to a household hazardous waste collection or recycling center in Anaheim, Huntington Beach, Irvine or San Juan Capistrano. For information about these centers, visit www.oclandfills.com.

Please do not mix your oil with other substances!

For more information, please call the Orange County Stormwater Program at 1-877-89-SPILL (1-877-897-7455) or visit www.watersheds.com.

For information about the proper disposal of household hazardous waste, call the Household Waste Hotline at (714) 834-6752 or visit www.oclandfills.com.

RECYCLE USED OIL

For additional information about the nearest oil recycling center, call the Used Oil Program at 1-800-CLEANUP or visit www.cleanup.org.

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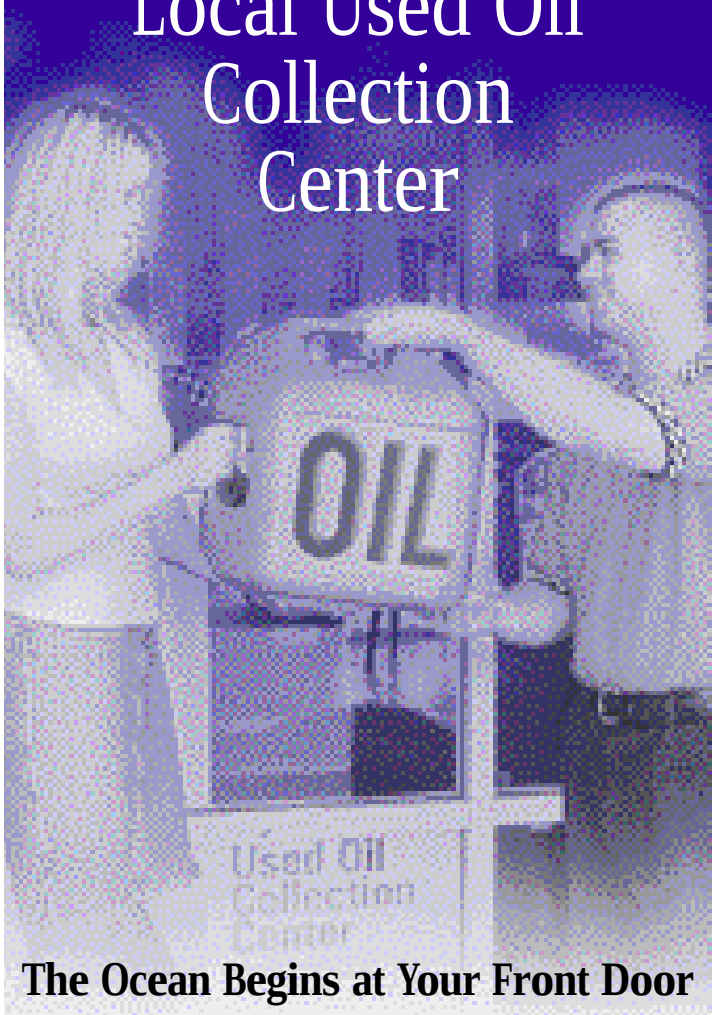
Help Prevent Ocean Pollution:

Recycle at Your Local Used Oil Collection Center



The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

CENTRAL COUNTY

Used Oil Collection Centers

Balboa

Hill's Boat Service
814 E Bay Ave., Balboa, CA 92661
(949)675-0740( )
CIWMB#: 30-C-03538

Balboa Island

Island Marine Fuel
406 S Bay Front, Balboa Island, CA 92662
(949)673-1103( )
CIWMB#: 30-C-03728

Corona Del Mar

Corona Del Mar 76
2201 E. Pacific Coast Hwy., Corona Del Mar, CA 92625
(949)673-3320( )
CIWMB#: 30-C-06620

Corona Del Mar Chevron
2546 E. Coast Hwy., Corona Del Mar, CA 92625
(949)495-0774(14)
CIWMB#: 30-C-06424

Mobil (Harbor View)
2500 San Joaquin Hills Rd., Corona Del Mar, CA 92625
(949)640-4759( )
CIWMB#: 30-C-03363

Costa Mesa

AutoZone #5520
744 W. 19th St., Costa Mesa, CA 92627
(901)495-7159( )
CIWMB#: 30-C-05992

Big O Tires #5571
3181 Harbor Blvd., Costa Mesa, CA 92626
(949)443-4155( )
CIWMB#: 30-C-04676

Big O Tires #694
322 E. 17th St., Costa Mesa, CA 92627
(949)642-4131( )
CIWMB#: 30-C-05811

Coast General Performance
2855 Harbor Blvd., Costa Mesa, CA 92626
(714)540-5710( )
CIWMB#: 30-C-05916

Connell Chevrolet
2828 Harbor Blvd., Costa Mesa, CA 92626
(714)546-1200( )
CIWMB#: 30-C-06286

EZ Lube Inc #15
3599 Harbor Blvd., Costa Mesa, CA 92626
(714)966-1647( )
CIWMB#: 30-C-03137

EZ Lube Inc #46
400 E 17th St., Costa Mesa, CA 92627
(714)556-1312( )
CIWMB#: 30-C-05779

EZ Lube Inc. #44
2248 Harbor Blvd., Costa Mesa, CA 92627
(714)556-1312( )
CIWMB#: 30-C-05737

Firestone Store #71T7
475 E 17th St., Costa Mesa, CA 92627
(949)646-2444( )
CIWMB#: 30-C-02120

Jiffy Lube #1969
300 E 17th St., Costa Mesa, CA 92627
(949)548-2505( )
CIWMB#: 30-C-05553

Jiffy Lube #1970
2175 Newport Blvd., Costa Mesa, CA 92627
(949)548-4150( )
CIWMB#: 30-C-05554

Jiffy Lube #607
2255 Fairview Rd., Costa Mesa, CA 92627
(949)650-5823( )
CIWMB#: 30-C-05551

Jiffy Lube #861
375 Bristol St., Costa Mesa, CA 92626
(714)557-5823( )
CIWMB#: 30-C-05552

Kragen Auto Parts #0725
1739 Superior Ave., Costa Mesa, CA 92627
(949)642-3384( )
CIWMB#: 30-C-02624

Kragen Auto Parts #0796
1175 Baker Blvd., Unit E, Costa Mesa, CA 92626
(714)662-2005( )
CIWMB#: 30-C-02664

Nabers Cadillac
2600 Harbor Blvd., Costa Mesa, CA 92626
(714)444-5200( )
CIWMB#: 30-C-05051

Oil Stop Inc.
Oil Stop Inc. Costa Mesa, CA 92626
(714)434-8350( )
CIWMB#: 30-C-06293

Pep Boys #660
2946 Bristol St., Costa Mesa, CA 92626
(714)549-1533( )
CIWMB#: 30-C-03416

Plaza Chevron Service Center
3048 Bristol Costa Mesa, CA 92626
(714)545-4257( )
CIWMB#: 30-C-01123

Scher Tire Inc #15 dba Goodyear Tire
1596 Newport Blvd., Costa Mesa, CA 92627
(949)548-9384( )
CIWMB#: 30-C-03034

Fountain Valley

Firestone Store #7147
17975 Magnolia Ave., Fountain Valley, CA 92708
(714)842-3341( )
CIWMB#: 30-C-01219

Golden Shell
8520 Warner Ave., Fountain Valley, CA 92708
(714)842-7150( )
CIWMB#: 30-P-05002

Kragen Auto Parts #0734
9880 Warner Ave., Fountain Valley, CA 92708
(714)964-6427( )
CIWMB#: 30-C-02609

Kragen Auto Parts #1505
16147 Harbor Blvd., Fountain Valley, CA 92708
(714)531-8525( )
CIWMB#: 30-C-04125

Oil Can Henry's
9525 Warner Ave., Fountain Valley, CA 92708
(714)473-7705( )
CIWMB#: 30-C-05843

Purrfect Auto Service #10
16780 Harbor Blvd., Fountain Valley, CA 92708
(714)839-3899( )
CIWMB#: 30-C-01380

Huntington Beach

AutoZone #5528
6800 Warner Ave., Huntington Beach, CA 92647
(714)891-8211( )
CIWMB#: 30-C-04777

Bella Terra Car Wash
16061 Beach Blvd., Huntington Beach, CA 92647
(714)847-4924( )
CIWMB#: 30-C-06195

Big O Tires #553
19411 Beach Blvd., Huntington Beach, CA 92648
(714)536-7571( )
CIWMB#: 30-C-00970

Econo Lube N' Tune #26
19961 Beach Blvd., Huntington Beach, CA 92648
(714)536-6519( )
CIWMB#: 30-C-06117

Expertec Automotive
7680 Talbert Ave Suite A & B, Huntington Beach, CA 92648
(714)848-9222( )
CIWMB#: 30-C-05914

EZ Lube Inc #16
7361 Edinger Ave., Huntington Beach, CA 92647
(714)899-3600( )
CIWMB#: 30-C-03289

EZ Lube Inc. #79
9862 Adams St., Huntington Beach, CA 92647
(714)556-1312( )
CIWMB#: 30-C-06547

Firestone Store #71T5
16171 Beach Blvd., Huntington Beach, CA 92647
(714)847-6081( )
CIWMB#: 30-C-02118

Huntington Beach Car Wash
18971 Beach Blvd., Huntington Beach, CA 92648
(714)847-4924( )
CIWMB#: 30-C-05303

Jiffy Lube #1857
8971 Warner Ave., Huntington Beach, CA 92647
(714)596-7213( )
CIWMB#: 30-C-05053

Kragen Auto Parts #1468
10072 Adams Ave., Huntington Beach, CA 92646
(714)593-6156( )
CIWMB#: 30-C-04284

Kragen Auto Parts #1511
7171 Warner Ave., Huntington Beach, CA 92647
(714)842-4531( )
CIWMB#: 30-C-04129

Kragen Auto Parts #1633
18888 Beach Blvd., Huntington Beach, CA 92648
(714)965-2353( )
CIWMB#: 30-C-02645

Oilmax 10 Minute Lube/Wash
9862 Adams Ave., Huntington Beach, CA 92646
(714)964-7110( )
CIWMB#: 30-C-03219

Pep Boys #799
19122 Brookhurst St., Huntington Beach, CA 92646
(714)964-0777( )
CIWMB#: 30-C-03439

Quik Change Lube & Oil
5841 Warner Ave., Huntington Beach, CA 92649
(714)840-2331( )
CIWMB#: 30-C-03208

R Kids Tire and Service #6
5062 Warner Ave., Huntington Beach, CA 92647
(714)846-1189( )
CIWMB#: 30-C-05691

Saturn of Huntington Beach
18801 Beach Blvd., Huntington Beach, CA 92648
(714)841-5428( )
CIWMB#: 30-C-05221

USA Express Tire & Service Inc
7232 Edinger Ave., Huntington Beach, CA 92647
(714)842-0717( )
CIWMB#: 30-C-04429

Zito's Auto Care
19002 Magnolia St., Huntington Beach, CA 92646
(714)968-8788( )
CIWMB#: 30-C-03251

Irvine

Firestone Store #71W4
51 Auto Center Dr., Irvine, CA 92618
(949)829-8710( )
CIWMB#: 30-C-03689

Irvine City Auto Parts
14427 Culver Dr., Irvine, CA 92604
(949)551-5588( )
CIWMB#: 30-C-02186

Jiffy Lube #1856 Irvine Spectrum
8777 Irvine Center Dr., Irvine, CA 92618
(949)753-0485( )
CIWMB#: 30-C-06094

Jiffy Lube #1988
3080 Main St., Irvine, CA 92614
(714)961-5491(27)
CIWMB#: 30-C-04450

Kragen Auto Parts #4174
15315 Culver Dr., Ste.#170, Irvine, CA 92604
(602)631-7115( )
CIWMB#: 30-C-06417

Newport Beach

Jiffy Lube #2811
1520 W Coast Hwy., Newport Beach, CA 92663
(949)764-9255( )
CIWMB#: 30-C-05629

Newport Landing Fuel Dock
503 E Edgewater Newport Beach, CA 92661
(949)673-7878( )
CIWMB#: 30-C-03628

Orange

AutoZone #5942
1330 N. Glassell Orange, CA 92867
(714)538-4551( )
CIWMB#: 30-C-04553

Big O Tires #570
1825 E Katella Ave., Orange, CA 92867
(714)538-0016( )
CIWMB#: 30-C-00974

David Wilsons Ford of Orange
1350 W Katella Ave., Orange, CA 92867
(714)633-6731( )
CIWMB#: 30-C-02341

EZ Lube #74
3232 Chapman Ave. #E, Orange, CA 92869
(714)556-1312(106)
CIWMB#: 30-C-06627

Firestone Store #7185
1690 N Tustin Ave., Orange, CA 92867
(714)282-8144( )
CIWMB#: 30-C-0122

Jiffy Lube #1457
433 W. Katella Ave., Orange, CA 92867
(714)720-5757( )
CIWMB#: 30-C-06280

Kragen Auto Parts #1764
910 Tustin St., Orange, CA 92867
(714)771-3000( )
CIWMB#: 30-C-02625

Managed Mobile, Inc.
1030 N Batavia St., #B, Orange, CA 92867
(714)400-0250( )
CIWMB#: 30-C-05776

Pep Boys #806
215 E Katella Ave., Orange, CA 92867
(714)997-1540( )
CIWMB#: 30-C-01759

Santiago Hills Car Care
8544 East Chapman Ave., Orange, CA 92869
(714)919-1060( )
CIWMB#: 30-C-05622

Scher Tire #33
1821 E. Katella Ave., Orange, CA 92867
(909)343-3100( )
CIWMB#: 30-C-06324

Tabassi Shell Service Station
830 E Katella Ave., Orange, CA 92867
(714)771-6990( )
CIWMB#: 30-C-00552

The Tune-up Center
193 S Main St., Orange, CA 92868
(714)633-1876( )
CIWMB#: 30-C-02091

Tony's Fuel and Towing
1650 W La Veta Ave., Orange, CA 92868
(714)953-7676( )
CIWMB#: 30-C-00868

Truck Lubrication Company
143 S. Pixley Orange, CA 92868
(714)997-7730( )
CIWMB#: 30-C-06001

Santa Ana

All Phase Environmental
910 E. Fourth St., Santa Ana, CA 92701
(714)731-5995( )
CIWMB#: 30-C-06116

Archie's Tire & Towing
4518 Westminster Ave., Santa Ana, CA 92703
(714)636-4518( )
CIWMB#: 30-C-02058

AutoZone #3320
2007 S. Main St., Santa Ana, CA 92707
(901)495-7217( )
CIWMB#: 30-C-06508

AutoZone #5232
430 W 17th Santa Ana, CA 92706
(714)547-7003( )
CIWMB#: 30-C-04609

AutoZone #5538
1101 S Bristol Santa Ana, CA 92704
(714)241-0335( )
CIWMB#: 30-C-00829

Big O Tires
1211 W. Warner Ave., Santa Ana, CA 92707
(714)540-8646( )
CIWMB#: 30-C-04679

Big O Tires #712
1302 E. 17th St., Santa Ana, CA 92705
(714)541-6811( )
CIWMB#: 30-C-05813

Firestone Store #7175
3733 S Bristol Santa Ana, CA 92704
(714)549-4015( )
CIWMB#: 30-C-01223

Firestone Store #71TA
101 S Main St., Santa Ana, CA 92701
(714)542-8857( )
CIWMB#: 30-C-02123

Firestone Store #71W6
2005 N Tustin Ave., Ste A, Santa Ana, CA 92705
(714)541-7977( )
CIWMB#: 30-C-03688

Guaranty Chevrolet Motors Inc.
711 E 17th St., Santa Ana, CA 92701
(714)973-1711(277)
CIWMB#: 30-C-06506

Jiffy Lube #1303
2025 N. Tustin Santa Ana, CA 92701
(714)720-5757( )
CIWMB#: 30-C-06283

John's Mobil
1465 S Main St., Santa Ana, CA 92707
(714)835-3266( )
CIWMB#: 30-C-00578

Kragen Auto Parts #0736
1302 E 17th St., Santa Ana, CA 92705
(714)953-6061( )
CIWMB#: 30-C-02610

Kragen Auto Parts #1253
1400 W Edinger Ave., Santa Ana, CA 92704
(714)754-1432( )
CIWMB#: 30-C-02627

Kragen Auto Parts #1376
521 W 17th St., Santa Ana, CA 92706
(714)543-4492( )
CIWMB#: 30-C-03901

Kragen Auto Parts #1516
2337 S Bristol Ave., Santa Ana, CA 92704
(714)557-0787( )
CIWMB#: 30-C-04106

Kragen Auto Parts #1648
1015 S Main St., Santa Ana, CA 92701
(714)568-1570( )
CIWMB#: 30-C-05664

Pep Boys #609
120 E 1st St., Santa Ana, CA 92701
(714)547-7477( )
CIWMB#: 30-C-01738

Pep Boys #802
1107 S Harbor Blvd., Santa Ana, CA 92704
(714)775-0828( )
CIWMB#: 30-C-01739

Purrfect Auto Service
2519 S Main St., Santa Ana, CA 92707
(714)549-7900( )
CIWMB#: 30-C-02085

Saturn of Santa Ana
1350 Auto Mall Dr., Santa Ana, CA 92705
(714)648-2444( )
CIWMB#: 30-C-05222

Scher Tire #28
1805 N Grand Ave., Santa Ana, CA 92705
(714)558-8644( )
CIWMB#: 30-C-03225

Tustin

Big O Tires #555
131 E 1st St., Tustin, CA 92780
(714)544-9431( )
CIWMB#: 30-C-00972

EZ Lube #42
12972 Newport Ave., Tustin, CA 92780
(714)556-1312( )
CIWMB#: 30-C-06408

Jiffy Lube #1406
3087 Edinger Ave., Tustin, CA 92780
(949)651-8814( )
CIWMB#: 30-C-03778

Kragen Auto Parts #1533
502 B E 1st St., Tustin, CA 92780
(714)544-9249( )
CIWMB#: 30-C-04128

Scher Tire Inc #17 dba Goodyear Tire
14511 Redhill Ave., Tustin, CA 92780
(714)832-6011( )
CIWMB#: 30-C-03035

Villa Park

Phil's Villa Park 76
17771 Santiago Blvd., Villa Park, CA 92861
(714)637-0854( )
CIWMB#: 30-C-06579

This information was provided by the County of Orange Integrated Waste Management Department and the California Integrated Waste Management Board (CIWMB).

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common activities such as pest control can lead to water pollution if you're not careful. Pesticide treatments must be planned and applied properly to ensure that pesticides do not enter the street, gutter or storm drain. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never dump pesticides into the ocean, so don't let it enter the storm drains. Pesticides can cause significant damage to our environment if used improperly. If you are thinking of using a pesticide to control a pest, there are some important things to consider.

For more information,
please call
University of California Cooperative
Extension Master Gardeners at
(714) 708-1646
or visit these Web sites:
www.uccemg.org
www.ipm.ucdavis.edu

For instructions on collecting a specimen sample visit the Orange County Agriculture Commissioner's website at:
http://www.ocagcomm.com/ser_lab.asp

To report a spill, call the
Orange County 24-Hour
Water Pollution Problem
Reporting Hotline
at 1-877-89-SPILL (1-877-897-7455).

For emergencies, dial 911.

Information From:
Cheryl Wilen, Area IPM Advisor; Darren Haver, Watershed Management Advisor; Mary Louise Flint, IPM Education and Publication Director; Pamela M. Geisel, Environmental Horticulture Advisor; Carolyn L. Unruh, University of California Cooperative Extension staff writer. Photos courtesy of the UC Statewide IPM Program and Darren Haver.

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Help Prevent Ocean Pollution:

Responsible Pest Control

Tips for Pest Control

Key Steps to Follow:

Step 1: **Correctly identify the pest (insect, weed, rodent, or disease) and verify that it is actually causing the problem.**

Three life stages of the common lady beetle, a beneficial insect.

This is important because beneficial insects are often mistaken for pests and sprayed with pesticides needlessly.

Consult with a Certified Nursery Professional at a local nursery or garden center or send a sample of the pest to the Orange County Agricultural Commissioner's Office.

Determine if the pest is still present – even though you see damage, the pest may have left.

Step 2: **Determine how many pests are present and causing damage.**

Small pest populations may be controlled more safely using non-pesticide techniques. These include removing food sources, washing off leaves with a strong stream of water, blocking entry into the home using caulking and replacing problem plants with ones less susceptible to pests.

Integrated Pest Management (IPM) usually combines several least toxic pest control methods for long-term prevention and management of pest problems without harming you, your family, or the environment.

UC CE University of California Cooperative Extension

Step 3: **If a pesticide must be used, choose the least toxic chemical.**

Obtain information on the least toxic pesticides that are effective at controlling the target pest from the UC Statewide Integrated Pest Management (IPM) Program's Web site at www.ipm.ucdavis.edu.

Seek out the assistance of a Certified Nursery Professional at a local nursery or garden center when selecting a pesticide. Purchase the smallest amount of pesticide available.

Apply the pesticide to the pest during its most vulnerable life stage. This information can be found on the pesticide label.

Step 4: **Wear appropriate protective clothing.**

Follow pesticide labels regarding specific types of protective equipment you should wear. Protective clothing should always be washed separately from other clothing.

Step 5: **Continuously monitor external conditions when applying pesticides such as weather, irrigation, and the presence of children and animals.**

Never apply pesticides when rain is predicted within the next 48 hours. Also, do not water after applying pesticides unless the directions say it is necessary.

Apply pesticides when the air is still; breezy conditions may cause the spray or dust to drift away from your targeted area.

In case of an emergency call 911 and/or the regional poison control number at (714) 634-5988 or (800) 544-4404 (CA only).

For general questions you may also visit www.calpoison.org.

Step 6: **In the event of accidental spills, sweep up or use an absorbent agent to remove any excess pesticides. Avoid the use of water.**

Be prepared. Have a broom, dust pan, or dry absorbent material, such as cat litter, newspapers or paper towels, ready to assist in cleaning up spills.

Contain and clean up the spill right away. Place contaminated materials in a doubled plastic bag. All materials used to clean up the spill should be properly disposed of according to your local Household Hazardous Waste Disposal site.

Step 7: **Properly store and dispose of unused pesticides.**

Purchase Ready-To-Use (RTU) products to avoid storing large concentrated quantities of pesticides.

Store unused chemicals in a locked cabinet.

Unused pesticide chemicals may be disposed of at a Household Hazardous Waste Collection Center.

Empty pesticide containers should be triple rinsed prior to disposing of them in the trash.

Household Hazardous Waste Collection Center
(714) 834-6752
www.oclandfills.com

PROJECT Pollution PREVENTION

Sewage Spill Regulatory Requirements

Allowing sewage to discharge to a gutter or storm drain may subject you to penalties and/or out-of-pocket costs to reimburse cities or public agencies for clean-up efforts.

Here are the pertinent codes, fines, and agency contact information that apply.

Orange County Stormwater Program
24 Hour Water Pollution Reporting Hotline
1-877-89-SPILL (1-877-897-7455)

- County and city water quality ordinances prohibit discharges containing pollutants.

Orange County Health Care Agency Environmental Health
(714) 433-6419

California Health and Safety Code, Sections 5410-5416

- No person shall discharge raw or treated sewage or other waste in a manner that results in contamination, pollution or a nuisance.
- Any person who causes or permits a sewage discharge to any state waters:
  - must immediately notify the local health agency of the discharge.
  - shall reimburse the local health agency for services that protect the public's health and safety (water-contact receiving waters).
  - who fails to provide the required notice to the local health agency is guilty of a misdemeanor and shall be punished by a fine (between $500–$1,000) and/or imprisonment for less than one year.

Regional Water Quality Control Board
Santa Ana Region (951) 782-4130
San Diego Region (858) 467-2952

- Requires the prevention, mitigation, response to and reporting of sewage spills.

California Office of Emergency Services
(800) 852-7550

California Water Code, Article 4, Chapter 4, Sections 13268-13271
California Code of Regulations, Title 23, Division 3, Chapter 9.2, Article 2, Sections 2250-2260

- Any person who causes or permits sewage in excess of 1,000 gallons to be discharged to state waters **shall immediately notify the Office of Emergency Services.**
- Any person who fails to provide the notice required by this section is **guilty of a misdemeanor** and shall be punished by a fine (less than $20,000) and/or imprisonment for not more than one year.

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Sewage Spill
Reference Guide

Your Responsibilities as a Private Property Owner

Residences
Businesses
Homeowner/Condominium Associations
Federal and State Complexes
Military Facilities

Orange County Sanitation District

Health Care Agency
Environmental Health

www.ocwatersheds.com

This brochure was designed courtesy of the Orange County Sanitation District (OCSD). For additional information, call (714) 962-2411, or visit their website at www.ocsd.com

What is a Sewage Spill?

Sewage spills occur when the wastewater being transported via underground pipes overflows through a manhole, cleanout or broken pipe. Sewage spills can cause health hazards, damage to homes and businesses, and threaten the environment, local waterways and beaches.

Common Causes of Sewage Spills

Grease builds up inside and eventually blocks sewer pipes. Grease gets into the sewer from food establishments, household drains, as well as from poorly maintained commercial grease traps and interceptors.

Structure problems caused by tree roots in the lines, broken/cracked pipes, missing or broken cleanout caps or undersized sewers can cause blockages.

Infiltration and inflow (I/I) impacts pipe capacity and is caused when groundwater or rainwater enters the sewer system through pipe defects and illegal connections.

You Are Responsible for a Sewage Spill Caused by a Blockage or Break in Your Sewer Lines!

Time is of the essence in dealing with sewage spills. You are required to **immediately**:

Control and minimize the spill. Keep spills contained on private property and out of gutters, storm drains and public waterways by shutting off or not using the water.

Use sandbags, dirt and/or plastic sheeting to prevent sewage from entering the storm drain system.

Clear the sewer blockage. Always wear gloves and wash your hands. It is recommended that a plumbing professional be called for clearing blockages and making necessary repairs.

Always notify your city sewer/public works department or public sewer district of sewage spills. If the spill enters the storm drains also notify the Health Care Agency. In addition, if it exceeds 1,000 gallons notify the Office of Emergency Services. Refer to the numbers listed in this brochure.

Overflowing cleanout pipe located on private property

You Could Be Liable

Allowing sewage from your home, business or property to discharge to a gutter or storm drain may subject you to penalties and/or out-of-pocket costs to reimburse cities or public agencies for clean-up and enforcement efforts. See Regulatory Codes & Fines section for pertinent codes and fines that apply.

What to Look For

Sewage spills can be a very noticeable gushing of water from a manhole or a slow water leak that may take time to be noticed. Don't dismiss unaccounted-for wet areas.

Look for:

- Drain backups inside the building.
- Wet ground and water leaking around manhole lids onto your street.
- Leaking water from cleanouts or outside drains.
- Unusual odorous wet areas: sidewalks, external walls or ground/landscape around a building.

Caution

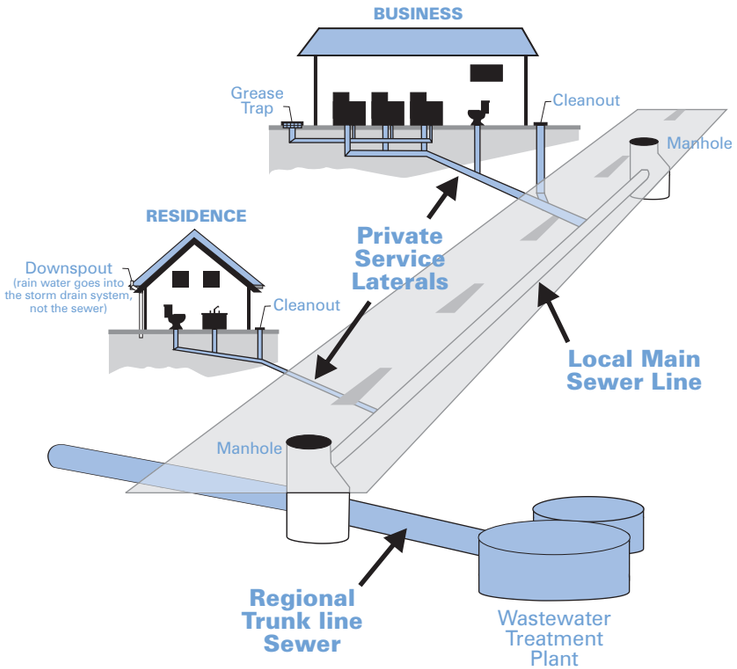
Keep people and pets away from the affected area. Untreated sewage has high levels of disease-causing viruses and bacteria. Call your local health care agency listed on the back for more information.

If You See a Sewage Spill Occurring, Notify Your City Sewer/Public Works Department or Public Sewer District IMMEDIATELY!

How a Sewer System Works

A property owner's sewer pipes are called service laterals and are connected to larger local main and regional trunk lines. Service laterals run from the connection at the home to the connection with the public sewer (including the area under the street). These laterals are the responsibility of the property owner and must be maintained by the property owner. Many city agencies have adopted ordinances requiring maintenance of service laterals. Check with your city sewer/local public works department for more information.

Operation and maintenance of **local and regional sewer lines** are the responsibility of the city sewer/public works departments and public sewer districts.



How You Can Prevent Sewage Spills

1. **Never put grease down garbage disposals, drains or toilets.**
2. **Perform periodic cleaning to eliminate grease, debris and roots in your service laterals.**
3. **Repair any structural problems in your sewer system and eliminate any rainwater infiltration/inflow leaks into your service laterals.**

Preventing Grease Blockages

The drain is not a dump! Recycle or dispose of grease properly and never pour grease down the drain.

Homeowners should mix fats, oils and grease with absorbent waste materials such as paper, coffee grounds, or kitty litter and place it in the trash. Wipe food scraps from plates and pans and dump them in the trash.

Restaurants and commercial food service establishments should always use "Kitchen Best Management Practices." These include:

- Collecting all cooking grease and liquid oil from pots, pans and fryers in covered grease containers for recycling.
- Scraping or dry-wiping excess food and grease from dishes, pots, pans and fryers into the trash.
- Installing drain screens on all kitchen drains.
- Having spill kits readily available for cleaning up spills.
- Properly maintaining grease traps or interceptors by having them serviced regularly. Check your local city codes.

Orange County Agency Responsibilites

- **City Sewer/Public Works Departments—** Responsible for protecting city property and streets, the local storm drain system, sewage collection system and other public areas.
- **Public Sewer/Sanitation District—** Responsible for collecting, treating and disposing of wastewater.
- **County of Orange Health Care Agency—** Responsible for protecting public health by closing ocean/bay waters and may close food-service businesses if a spill poses a threat to public health.
- **Regional Water Quality Control Boards—** Responsible for protecting State waters.
- **Orange County Stormwater Program—** Responsible for preventing harmful pollutants from being discharged or washed by stormwater runoff into the municipal storm drain system, creeks, bays and the ocean.

You Could Be Liable for Not Protecting the Environment

Local and state agencies have legal jurisdiction and enforcement authority to ensure that sewage spills are remedied.

They may respond and assist with containment, relieving pipe blockages, and/or clean-up of the sewage spill, especially if the spill is flowing into storm drains or onto public property.

A property owner may be charged for costs incurred by these agencies responding to spills from private properties.

Report Sewage Spills!

City Sewer/Public Works Departments

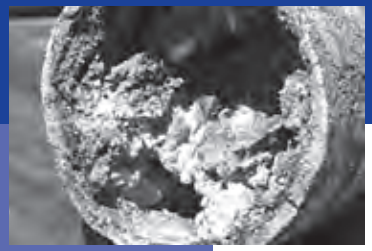
Aliso Viejo	(949) 425-2500
Anaheim	(714) 765-6860
Brea	(714) 990-7691
Buena Park	(714) 562-3655
Costa Mesa	(949) 645-8400
Cypress	(714) 229-6760
Dana Point	(949) 248-3562
Fountain Valley	(714) 593-4600
Fullerton	(714) 738-6897
Garden Grove	(714) 741-5375
Huntington Beach	(714) 536-5921
Irvine	(949) 453-5300
Laguna Beach	(949) 497-0765
Laguna Hills	(949) 707-2650
Laguna Niguel	(949) 362-4337
Laguna Woods	(949) 639-0500
La Habra	(562) 905-9792
Lake Forest	(949) 461-3480
La Palma	(714) 690-3310
Los Alamitos	(562) 431-3538
Mission Viejo	(949) 831-2500
Newport Beach	(949) 644-3011
Orange	(714) 532-6480
Orange County	(714) 567-6363
Placentia	(714) 993-8245
Rancho Santa Margarita	(949) 635-1800
San Clemente	(949) 366-1553
San Juan Capistrano	(949) 443-6363
Santa Ana	(714) 647-3380
Seal Beach	(562) 431-2527
Stanton	(714) 379-9222
Tustin	(714) 962-2411
Villa Park	(714) 998-1500
Westminster	(714) 893-3553
Yorba Linda	(714) 961-7170

Public Sewer/Water Districts

Costa Mesa Sanitary District	(714) 393-4433/ (949) 645-8400
El Toro Water District	(949) 837-0660
Emerald Bay Service District	(949) 494-8571
Garden Grove Sanitary District	(714) 741-5375
Irvine Ranch Water District	(949) 453-5300
Los Alamitos/Rossmoor Sewer District	(562) 431-2223
Midway City Sanitary District (Westminster)	(714) 893-3553
Moulton Niguel Water District	(949) 831-2500
Orange County Sanitation District	(714) 962-2411
Santa Margarita Water District	(949) 459-6420
South Coast Water District	(949) 499-4555
South Orange County Wastewater Authority	(949) 234-5400
Sunset Beach Sanitary District	(562) 493-9932
Trabuco Canyon Sanitary District	(949) 858-0277
Yorba Linda Water District	(714) 777-3018

Other Agencies

Orange County Health Care Agency	(714) 433-6419
Office of Emergency Services	(800) 852-7550



Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. Fats, oils and grease from restaurants and food service facilities can cause sewer line blockages that may result in sewage overflow into your facility and into storm drains. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways and should never contain washwater, trash, grease or other materials.

You would never dump oil and trash into the ocean, so don't let it enter the storm drains. Follow these tips to help prevent water pollution.

For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL** (1-877-897-7455)
or visit
www.ocwatersheds.com

Report sewage spills and
discharges that are not
contained to your site to the
Orange County 24-Hour
Water Pollution Problem
Reporting Hotline
at **1-877-89-SPILL** (1-877-897-7455)

For emergencies, dial 911.

CALIFORNIA Restaurant ASSOCIATION SINCE 1906

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Help Prevent Ocean Pollution:

Tips for the Food Service Industry

The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

Best Kitchen Practices

Food Waste Disposal

- Scrape food waste off of plates, utensils, pots, food preparation and cooking areas and dispose of it in the trash.
- Never put food waste down the drain. Food scraps often contain grease, which can clog sewer pipes and result in sewage backups and overflows.

Grease & Oil Disposal

- Never put oil or grease down the drain. Contain grease and oil by using covered grease storage containers or installing a grease interceptor.
- Never overfill your grease storage container or transport it without a cover.
- Grease control devices must be emptied and cleaned by permitted companies.
- Keep maintenance records on site.

- For a list of oil/grease recycling companies, contact the CIWMB at **www.ciwmb.ca.gov/foodwaste/render.htm** or contact your local sanitation district.

Minor Spill Cleanup

- Always use dry cleanup methods, such as a rag, damp mop or broom.
- Never hose a spill into the street, gutter or storm drain.

Major Spill Cleanup

- Have spill containment and clean-up kits readily available, and train all employees on how to use them.
- Immediately contain and clean the spill using dry methods.
- If the spill leaves your site, call **(714) 567-6363**.

Dumpster Cleanup

- Pick up all debris around the dumpster.
- Always keep the lid on the dumpster closed.

- Never pour liquids into the dumpster or hose it out.

Floor Mat Cleaning

- Sweep the floor mats regularly, discarding the debris into the trash.
- Hose off the mats in a mop sink, at a floor drain, or in an outdoor area that can contain the water.

- Never hose the mats in an area where the wastewater can flow to the street, gutter or storm drain.

Washwater Disposal

- Dispose of washwater in a mop sink or an area with a floor drain.
- Never dispose of washwater in the street, gutter or storm drain.

PROJECT Pollution PREVENTION

Preventing water pollution at your commercial/industrial site

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many landscape and building maintenance activities can lead to water pollution if you're not careful. Paint, chemicals, plant clippings and other materials can be blown or washed into storm drains that flow to the ocean. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never pour soap or fertilizers into the ocean, so why would you let them enter the storm drains? Follow these easy tips to help prevent water pollution.

Some types of industrial facilities are required to obtain coverage under the State General Industrial Permit. For more information visit: **www.swrcb.ca.gov/stormwater/industrial.html**

For more information, please call the **Orange County Stormwater Program** at **1-877-89-SPILL** (1-877-897-7455) or visit **www.ocwatersheds.com**

To report a spill, call the **Orange County 24-Hour Water Pollution Problem Reporting Hotline** at **1-877-89-SPILL** (1-877-897-7455).

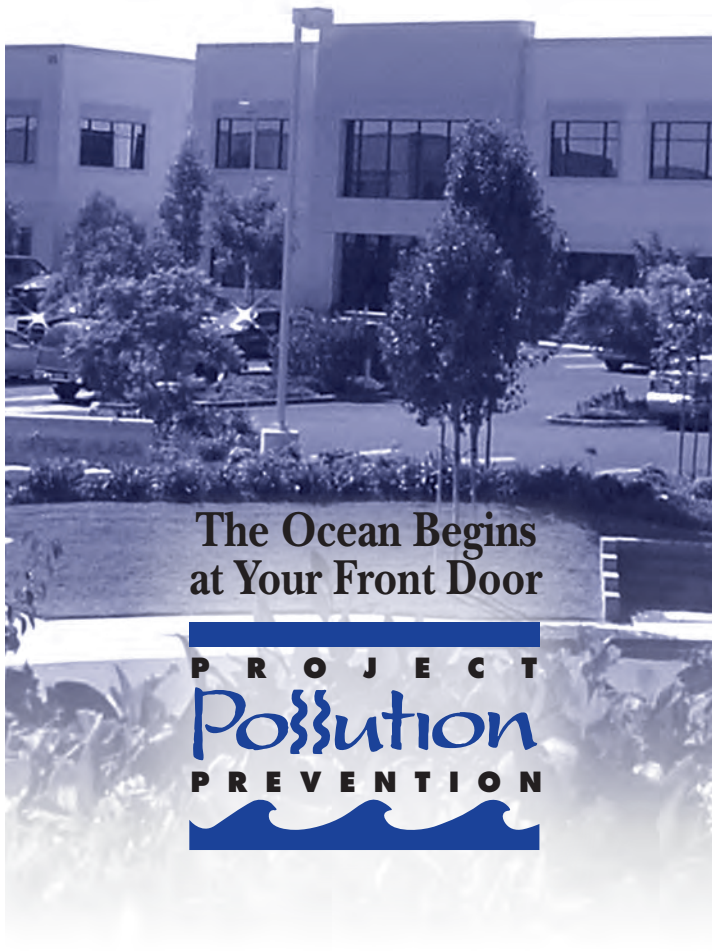
For emergencies, dial 911.

RECYCLE USED OIL

Printed on Recycled Paper

Help Prevent Ocean Pollution:

Proper Maintenance Practices for Your Business



The Ocean Begins at Your Front Door

PROJECT Pollution PREVENTION

Proper Maintenance Practices for your Business

Landscape Maintenance

- Compost grass clippings, leaves, sticks and other vegetation, or dispose of it at a permitted landfill or in green waste containers. Do not dispose of these materials in the street, gutter or storm drain.
- Irrigate slowly and inspect the system for leaks, overspraying and runoff. Adjust automatic timers to avoid overwatering.
- Follow label directions for the use and disposal of fertilizers and pesticides.
- Do not apply pesticides or fertilizers if rain is expected within 48 hours or if wind speeds are above 5 mph.
- Do not spray pesticides within 100 feet of waterways.
- Fertilizers should be worked into the soil rather than dumped onto the surface.
- If fertilizer is spilled on the pavement or sidewalk, sweep it up immediately and place it back in the container.

Building Maintenance

- Never allow washwater, sweepings or sediment to enter the storm drain.
- Sweep up dry spills and use cat litter, towels or similar materials to absorb wet spills. Dispose of it in the trash.
- If you wash your building, sidewalk or parking lot, you **must** contain the water. Use a shop vac to collect the water and contact your city or sanitation agency for proper disposal information. Do not let water enter the street, gutter or storm drain.
- Use drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of materials in the trash.
- Use a ground cloth or oversized tub for mixing paint and cleaning tools.
- Use a damp mop or broom to clean floors.
- Cover dumpsters to keep insects, animals, rainwater and sand from entering. Keep the area around the dumpster clear of trash and debris. Do not overfill the dumpster.
- Call your trash hauler to replace leaking dumpsters.
- Do not dump any toxic substance or liquid waste on the pavement, the ground, or near a storm drain. Even materials that seem harmless such as latex paint or biodegradable cleaners can damage the environment.

Never Dispose of Anything in the Storm Drain.

- Recycle paints, solvents and other materials. For more information about recycling and collection centers, visit **www.oclandfills.com**.
- Store materials indoors or under cover and away from storm drains.
- Use a construction and demolition recycling company to recycle lumber, paper, cardboard, metals, masonry, carpet, plastic, pipes, drywall, rocks, dirt, and green waste. For a listing of construction and demolition recycling locations in your area, visit **www.ciwmb.ca.gov/recycle.**
- Properly label materials. Familiarize employees with Material Safety Data Sheets.

PROJECT Pollution PREVENTION

DF-1
DRAINAGE FACILITY OPERATION AND MAINTENANCE

As a consequence of its function, the stormwater conveyance system collects and transports urban runoff and storm water that may contain certain pollutants. Consequently these pollutants may accumulate in the system and must be removed periodically. In addition, the systems must also be maintained to function properly hydraulically to avoid flooding. Maintaining the system may involve the following activities:

1. Inspection and Cleaning of Stormwater Conveyance Structures
2. Controlling Illicit Connections and Discharges
3. Controlling Illegal Dumping

This list of Model Maintenance Procedures can be utilized as an inspection checklist to determine where better compliance with Designated Minimum Best Management Practices (notated with checkmarks and capital letters) is needed, and to recommend Additional Best Management Practices (notated with bullet points and lower case letters) that may be applicable under certain circumstances, especially where there are certain Pollutant Constituents of Concern. BMPs applicable to certain constituents are notated as:

Bacteria (BACT) *Sediment (SED)* *Nutrients (NUT)* *Oil and Grease (O&G)* *Pesticides (PEST)*
OtherToxic Compounds (TOX) *Trash (TRASH)* *Hydrological Impacts (HYD)* *Any/All or General (ANY)*

Program/Facility Being Inspected: _____

Date: _____ Inspector Name: _____

When completed, the checklist should be attached to the General Inspection Form Cover Sheet and copies should be provided to the Supervisor of the Facility/Program being inspected.

MAINTENANCE PROCEDURES:

1. Inspection and Cleaning of Drainage Facilities

Unsatisfactory	OK	General Guidelines
☐ _____	☐	T 1A. Annually inspect and clean drainage structures as needed.
☐ _____	☐	T 1B. Maintain appropriate records of cleaning and inspections.
☐ _____	☐	T 1C. Properly dispose of removed materials at a landfill or recycling facility.
☐ _____	☐	T 1D. Conduct intermittent supplemental visual inspections during the wet season to determine if there are problem inlets where sediment/trash or other pollutants accumulate, and provide for additional cleanouts as appropriate.
☐ _____	☐	T 1E. Prevent or clean up any discharges that may occur during the course of maintenance and cleaning procedures.
☐ _____	☐	T 1F. Verify that appropriate employees or subcontractors are trained in proper conductance of maintenance activities, including record keeping and disposal.
☐ _____	☐	T 1G. Annually inspect and clean v-ditches as needed, prior to the wet season. On shrub-covered slopes, vegetative debris may be placed on the downhill side of the ditch. Trash should be bagged and disposed at a landfill.

Unsatisfactory	OK
☐	☐
☐	☐
☐	☐
☐	☐
☐	☐
☐	☐
☐	☐
☐	☐
☐	☐
☐	☐
☐	☐
☐	☐

General Guidelines (cont.)

- 1a. Remove trash or debris as needed from open channels. It should be noted that major vegetative debris removal may require other regulatory permits prior to completing the work. (TRASH)
- 1b. Consider retrofitting energy dissipaters (e.g. riprap) below culvert outfalls to minimize potential for erosion. (SED)
- 1c. Repair any v-ditches that have cracked or displaced in a manner that accelerates erosion. (SED)
- 1d. If suspicious conditions appear to exist, test selected samples of the removed wastes for compliance with hazardous waste regulations prior to disposal. (TOX)
- 1e. Consider more frequent regular cleaning of selected drainage structures to help address ongoing specific impairments. (SED, BACT, NUT, TRASH)
- 1f. Consider structural retrofits to the MS4 to help address ongoing specific impairments (SED, BACT, NUT, TRASH, O&G)
- 1g. Consider cleaning out pipes at gradient breaks or other in-pipe debris accumulation points as identified/needed. (ANY, BACT, NUT, TRASH)

Storm Drain Flushing

- 1h. Flushing of storm drains or storm drain inlets should only be done when critically necessary and no other solution is practical. (SED, BACT, TRASH).
- 1i. If flushed, to the extent practical the material should be collected (vacuumed), treated with an appropriate filtering device to remove sand and debris and disposed of properly. (SED)

Waste Management

T 1H. Store wastes collected from cleaning activities of the drainage facilities in appropriate containers or temporary storage sites in a manner that prevents discharge to the storm drain.

- 1j. Dewater the wastes if necessary with outflow into the sanitary sewer if permitted. Water should be treated with an appropriate filtering device to remove the sand and debris prior to discharge to the sanitary sewer. If discharge to the sanitary sewer is not permitted, water should be pumped or vacuumed to a tank and properly disposed of. Do not dewater near a storm drain or stream. (SED, TRASH)
- 1k. Provide for laboratory analysis of at least one randomly collected sediment (less the debris) sample per year from the storm drain inlet leaning program to ensure that it does not meet the EPA criteria for hazardous waste. If the sample is determined to be hazardous, the sediment must be disposed of as hazardous waste and the source should be investigated. (TOX).

2. Controlling Illicit Connections and Discharges

Unsatisfactory	OK	General Guidelines
☐	☐	T 2A. Report prohibited discharges such as dumping, paint spills, abandoned oil containers, etc. observed during the course of normal daily activities so they can be investigated, contained, and cleaned up.
☐	☐	T 2B. Where field observations and/or monitoring data indicate significant problems, conduct field investigations to detect and eliminate existing illicit connections and improper disposal of pollutants into the storm drain (i.e. identify problem areas where discharges or illegal connections may occur and follow up stream to determine the source(s)). (Refer to Appendices A-10 and A-11.)
☐	☐	T 2C. Report all observed illicit connections and discharges to the 24-hour water pollution problem reporting hotline (714) 567-6363.
☐	☐	T 2D. Encourage public reporting of improper waste disposal by distributing public education materials and advertising the 24-hour water pollution problem reporting hotline.
		Storm Drain Stenciling ("No Dumping—Drains to Ocean")
☐	☐	T 2E. Implement and maintain a storm drain stenciling program.
☐	☐	• 2a. Consider adding the hotline number to the storm drain stencils (BACT, TOX, TRASH).

3. Controlling Illegal Dumping

		Field Investigation
☐	☐	T 3A. Report prohibited discharges such as dumpings observed during the course of normal daily activities so they can be investigated, contained and cleaned up.
☐	☐	T 3B. Conduct field investigations to detect and eliminate improper disposal of pollutants into the storm drain (i.e. identify problem areas where discharges or illegal connections may occur and follow up stream to determine the source(s)).
☐	☐	T 3C. Report all observed illegal dumping to the 24-hour water pollution problem reporting hotline (714) 567-6363.
☐	☐	T 3D. Encourage public reporting of improper waste disposal by distributing public education materials and advertising the 24-hour water pollution problem reporting hotline.
☐	☐	T 3E. If perpetrator can be identified, take appropriate enforcement action.
☐	☐	• 3a. Consider posting "No Dumping" signs in problem areas with a phone number for reporting dumping and disposal. Signs could also indicate fines and penalties for illegal dumping. (ANY)

Unsatisfactory	OK	Training/Education/Outreach
☐ _____	☐	T 3F. Verify that appropriate employees and subcontractors are trained to recognize and report illegal dumping.
☐ _____	☐	T 3G. Encourage public reporting of illegal dumping by advertising the 24-hour water pollution problem reporting hotline (714) 567-6363.
☐ _____	☐	• 3b. Take extra steps to educate the public in neighborhoods where illegal dumping has occurred to inform them why illegal dumping is a problem, and that illegal dumping carries a significant financial penalty. (ANY)

LIMITATIONS:

Clean-up activities may create a slight disturbance for local aquatic species. Access to items and material on private property may be limited. Trade-offs may exist between channel hydraulics and water quality/riparian habitat. If storm channels or basins are recognized as wetlands, many activities, including maintenance, may be subject to regulation and permitting.

IC7. LANDSCAPE MAINTENANCE

Best Management Practices (BMPs)

A BMP is a technique, measure or structural control that is used for a given set of conditions to improve the quality of the stormwater runoff in a cost effective manner[1]. The minimum required BMPs for this activity are outlined in the box to the right. Implementation of pollution prevention/good housekeeping measures may reduce or eliminate the need to implement other more costly or complicated procedures. Proper employee training is key to the success of BMP implementation.

MINIMUM BEST MANAGEMENT PRACTICES

Pollution Prevention/Good Housekeeping

- Properly store and dispose of gardening wastes.
- Use mulch or other erosion control measures on exposed soils.
- Properly manage irrigation and runoff.
- Properly store and dispose of chemicals.
- Properly manage pesticide and herbicide use.
- Properly manage fertilizer use.

Stencil storm drains

Training

- Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
- Provide on-going employee training in pollution prevention.

The BMPs outlined in this fact sheet target the following pollutants:

Targeted Constituents	
Sediment	x
Nutrients	x
Floatable Materials	x
Metals	
Bacteria	x
Oil & Grease	
Organics & Toxicants	
Pesticides	x
Oxygen Demanding	x

Provided below are specific procedures associated with each of the minimum BMPs along with procedures for additional BMPs that should be considered if this activity takes place at a facility located near a sensitive waterbody. In order to meet the requirements for medium and high priority facilities, the owners/operators must select, install and maintain appropriate BMPs on site. Since the selection of the appropriate BMPs is a site-specific process, the types and numbers of additional BMPs will vary for each facility.

1. Take steps to reduce landscape maintenance requirements.
    - Where feasible, retain and/or plant native vegetation with features that are determined to be beneficial. Native vegetation usually requires less maintenance than planting new vegetation.
    - When planting or replanting consider using low water use flowers, trees, shrubs, and groundcovers.
    - Consider alternative landscaping techniques such as naturescaping and xeriscaping.
2. Properly store and dispose of gardening wastes.
    - Dispose of grass clippings, leaves, sticks, or other collected vegetation as garbage at a permitted landfill or by composting.
    - Do not dispose of gardening wastes in streets, waterways, or storm drainage systems.
    - Place temporarily stockpiled material away from watercourses and storm drain inlets, and berm and/or cover.
3. Use mulch or other erosion control measures on exposed soils.

[1] EPA " *Preliminary Data Summary of Urban Stormwater Best Management Practices"*

4. Properly manage irrigation and runoff.
    - Irrigate slowly or pulse irrigate so the infiltration rate of the soil is not exceeded.
    - Inspect irrigation system regularly for leaks and to ensure that excessive runoff is not occurring.
    - If re-claimed water is used for irrigation, ensure that there is no runoff from the landscaped area(s).
    - If bailing of muddy water is required (e.g. when repairing a water line leak), do not put it in the storm drain; pour over landscaped areas.
    - Use automatic timers to minimize runoff.
    - Use popup sprinkler heads in areas with a lot of activity or where pipes may be broken. Consider the use of mechanisms that reduce water flow to broken sprinkler heads.
5. Properly store and dispose of chemicals.
    - Implement storage requirements for pesticide products with guidance from the local fire department and/or County Agricultural Commissioner.
    - Provide secondary containment for chemical storage.
    - Dispose of empty containers according to the instructions on the container label.
    - Triple rinse containers and use rinse water as product.
6. Properly manage pesticide and herbicide use.
    - Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of pesticides and herbicides and training of applicators and pest control advisors.
    - Follow manufacturers' recommendations and label directions.
    - Use pesticides only if there is an actual pest problem (not on a regular preventative schedule). When applicable use less toxic pesticides that will do the job. Avoid use of copper-based pesticides if possible. Use the minimum amount of chemicals needed for the job.
    - Do not apply pesticides if rain is expected or if wind speeds are above 5 mph.
    - Do not mix or prepare pesticides for application near storm drains. Prepare the minimum amount of pesticide needed for the job and use the lowest rate that will effectively control the targeted pest.
    - Whenever possible, use mechanical methods of vegetation removal rather than applying herbicides. Use hand weeding where practical.
    - Do not apply any chemicals directly to surface waters, unless the application is approved and permitted by the state. Do not spray pesticides within 100 feet of open waters.
    - Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques.
    - When conducting mechanical or manual weed control, avoid loosening the soil, which could lead to erosion.
    - Purchase only the amount of pesticide that you can reasonably use in a given time period.
    - Careful soil mixing and layering techniques using a topsoil mix or composted organic material can be used as an effective measure to reduce herbicide use and watering.
7. Properly manage fertilizer use.
    - Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers.
    - Follow manufacturers' recommendations and label directions.
    - Employ techniques to minimize off-target application (e.g. spray drift) of fertilizer, including consideration of alternative application techniques. Calibrate fertilizer distributors to avoid excessive application.
    - Periodically test soils for determining proper fertilizer use.
    - Fertilizers should be worked into the soil rather than dumped or broadcast onto the surface.
    - Sweep pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
    - Use slow release fertilizers whenever possible to minimize leaching

8. Incorporate the following integrated pest management techniques where appropriate:
    - Mulching can be used to prevent weeds where turf is absent.
    - Remove insects by hand and place in soapy water or vegetable oil. Alternatively, remove insects with water or vacuum them off the plants.
    - Use species-specific traps (e.g. pheromone-based traps or colored sticky cards).
    - Sprinkle the ground surface with abrasive diatomaceous earth to prevent infestations by soft-bodied insects and slugs. Slugs also can be trapped in small cups filled with beer that are set in the ground so the slugs can get in easily.
    - In cases where microscopic parasites, such as bacteria and fungi, are causing damage to plants, the affected plant material can be removed and disposed of (pruning equipment should be disinfected with bleach to prevent spreading the disease organism).
    - Small mammals and birds can be excluded using fences, netting, and tree trunk guards.
    - Promote beneficial organisms, such as bats, birds, green lacewings, ladybugs, praying mantis, ground beetles, parasitic nematodes, trichogramma wasps, seedhead weevils, and spiders that prey on detrimental pest species.

Training

1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
2. Educate and train employees on the use of pesticides and pesticide application techniques. Only employees properly trained to use pesticides can apply them.
3. Train and encourage employees to use integrated pest management techniques.
4. Train employees on proper spill containment and cleanup.
    - Establish training that provides employees with the proper tools and knowledge to immediately begin cleaning up a spill.
    - Ensure that employees are familiar with the site's spill control plan and/or proper spill cleanup procedures.
    - Fact sheet IC17 discusses Spill Prevention and Control in detail.
5. Establish a regular training schedule, train all new employees, and conduct annual refresher training.
6. Use a training log or similar method to document training.

Stencil storm drains

Storm drain system signs act as highly visible source controls that are typically stenciled directly adjacent to storm drain inlets. Stencils should read "No Dumping Drains to Ocean".

References

California Storm Water Best Management Practice Handbook. Industrial and Commercial. 2003. www.cabmphandbooks.com

California Storm Water Best Management Practice Handbooks. Industrial/Commercial Best Management Practice Handbook. Prepared by Camp Dresser& McKee, Larry Walker Associates, Uribe and Associates, Resources Planning Associates for Stormwater Quality Task Force. March 1993.

King County Stormwater Pollution Control Manual. Best Management Practices for Businesses. King County Surface Water Management. July 1995. On-line: http://dnr.metrokc.gov/wlr/dss/spcm.htm

Stormwater Management Manual for Western Washington. Volume IV Source Control BMPs. Prepared by Washington State Department of Ecology Water Quality Program. Publication No. 99-14. August 2001.

Water Quality Handbook for Nurseries. Oklahoma Cooperative Extension Service. Division of Agricultural Sciences and Natural Resources. Oklahoma State University. E-951. September 1999.

For additional information contact:

County of Orange/ OC Watersheds
Main: (714) 955-0600
24 hr Water Pollution Hotline: 1-877-89-SPILL
or visit our website at www.ocwatersheds.com

IC22. EATING AND DRINKING ESTABLISHMENTS

Best Management Practices (BMPs)

A BMP is a technique, measure or structural control that is used for a given set of conditions to improve the quality of the stormwater runoff in a cost effective manner[1]. The minimum required BMPs for this activity are outlined in the box to the right. Implementation of pollution prevention/good housekeeping measures may reduce or eliminate the need to implement other more costly or complicated procedures. Proper employee training is key to the success of BMP implementation.

MINIMUM BEST MANAGEMENT PRACTICES

Pollution Prevention/Good Housekeeping

- Use dry cleaning methods instead of water
- Clean equipment (floor mats, grease filters, grills, garbage cans, etc.) indoors or in a covered outdoor wash area that is plumbed to the sanitary sewer or in an area that will contain the wash water (Refer to fact sheet *IC24 Wastewater Disposal* for guidance on appropriate methods for disposal of wash water to the sanitary sewer).
- Recycle and/or properly dispose of grease and oil.
- Block the storm drain when hosing or steam/pressure washing outside dumpster areas, sidewalks, and common areas.

Stencil storm drains

Training

- Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.

The BMPs outlined in this fact sheet target the following pollutants:

Targeted Constituents	
Sediment	
Nutrients	x
Floatable Materials	x
Metals	
Bacteria	x
Oil & Grease	x
Organics & Toxicants	x
Pesticides	x
Oxygen Demanding	x

Provided below are specific procedures associated with each of the minimum BMPs along with procedures for additional BMPs that should be considered if this activity takes place at a facility located near a sensitive waterbody. In order to meet the requirements for medium and high priority facilities, the owners/operators must select, install and maintain appropriate BMPs on site. Since the selection of the appropriate BMPs is a site-specific process, the types and numbers of additional BMPs will vary for each facility.

1. Practice good housekeeping.
    - Conduct regular sweeping or vacuuming of outdoor areas: Dry sweep pavement areas including "drive-thru" areas, parking lots, sidewalks, outdoor eating areas and dumpster storage areas frequently.
    - Keep outside areas free of trash & debris.
    - Do not hose out dumpsters or fill them with liquid waste.
    - Regularly inspect, repair, and/or replace dumpsters.
2. Clean equipment (floor mats, grease filters, grills, garbage cans, etc.) indoors or in a covered outdoor wash area that is plumbed to the sanitary sewer.
    - Clean equipment in a mop sink if possible (never in a food preparation sink). If there is no mop sink, dedicate an indoor cleaning area where a drain is plumbed to the sanitary sewer.
    - Dispose mop water from cleaning floors in a mop sink, toilet or other drain that is plumbed to the sanitary sewer. Refer to fact sheet *IC24 Wastewater Disposal* for guidance on appropriate methods for disposal of wash water to the sanitary sewer.
    - Do not pour wash water outside or into a street, gutter, or storm drain.

[1] EPA " *Preliminary Data Summary of Urban Stormwater Best Management Practices"*

- Dispose of all wastewater containing oil and grease in a grease trap or interceptor.

3. Recycle and/or properly dispose of grease and oil. Collect and dispose of concentrated waste oil and grease and disposed of by a certified waste grease hauler. NEVER pour grease or oil into a sink, floor drain, storm drain or dumpster.
4. Block storm drain(s) when cleaning (hosing or steam/pressure washing) outside dumpster areas, sidewalks, and common areas with hot water, soap, or other cleaning agent. Collect water/waste and discharge to the sanitary sewer (with approval of the local sanitation district).

Training

1. Train employees on these BMPs, storm water discharge prohibitions, and wastewater discharge requirements.
2. Train employees on proper spill containment and cleanup.
    - Establish training that provides employees with the proper tools and knowledge to immediately begin cleaning up a spill.
    - Ensure that employees are familiar with the site's spill control plan and/or proper spill cleanup procedures.
    - Fact sheet IC17 discusses Spill Prevention and Control in detail.
3. Establish a regular training schedule, train all new employees, and conduct annual refresher training.
4. Use a training log or similar method to document training.

Stencil storm drains

Storm drain system signs act as highly visible source controls that are typically stenciled directly adjacent to storm drain inlets. Stencils should read "No Dumping Drains to Ocean".

References

California Storm Water Best Management Practice Handbook. Industrial and Commercial. 2003. www.cabmphandbooks.com

Carlsbad Jurisdictional Urban Runoff Management Plan. Best Management Practices for Restaurants. City of Carlsbad. February 2002. On-line: http://www.ci.carlsbad.ca.us/cserv/jurmp.html

Orange County Stormwater Program. 2001. Water Quality Guidelines for Exterior Restaurant Cleaning Operations. Brochure. June.

Orange County Stormwater Program. Good Cleaning Practices Food & Restaurant Industry. Poster. Courtesy of the City and County of LA.

For additional information contact:

County of Orange/ OC Watersheds
Main: (714) 955-0600
24 hr Water Pollution Hotline: 1-877-89-SPILL
or visit our website at www.ocwatersheds.com

Spill Prevention, Control & Cleanup SC-11

Photo Credit: Geoff Brosseau

Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Description

Many activities that occur at an industrial or commercial site have the potential to cause accidental or illegal spills. Preparation for accidental or illegal spills, with proper training and reporting systems implemented, can minimize the discharge of pollutants to the environment.

Spills and leaks are one of the largest contributors of stormwater pollutants. Spill prevention and control plans are applicable to any site at which hazardous materials are stored or used. An effective plan should have spill prevention and response procedures that identify potential spill areas, specify material handling procedures, describe spill response procedures, and provide spill clean-up equipment. The plan should take steps to identify and characterize potential spills, eliminate and reduce spill potential, respond to spills when they occur in an effort to prevent pollutants from entering the stormwater drainage system, and train personnel to prevent and control future spills.

Approach

Pollution Prevention

- Develop procedures to prevent/mitigate spills to storm drain systems. Develop and standardize reporting procedures, containment, storage, and disposal activities, documentation, and follow-up procedures.

- Develop a Spill Prevention Control and Countermeasure (SPCC) Plan. The plan should include:

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

- Description of the facility, owner and address, activities and chemicals present
- Facility map
- Notification and evacuation procedures
- Cleanup instructions
- Identification of responsible departments
- Identify key spill response personnel

- Recycle, reclaim, or reuse materials whenever possible. This will reduce the amount of process materials that are brought into the facility.

Suggested Protocols (including equipment needs)

Spill Prevention

- Develop procedures to prevent/mitigate spills to storm drain systems. Develop and standardize reporting procedures, containment, storage, and disposal activities, documentation, and follow-up procedures.
- If consistent illegal dumping is observed at the facility:
  - Post "No Dumping" signs with a phone number for reporting illegal dumping and disposal. Signs should also indicate fines and penalties applicable for illegal dumping.
  - Landscaping and beautification efforts may also discourage illegal dumping.
  - Bright lighting and/or entrance barriers may also be needed to discourage illegal dumping.
- Store and contain liquid materials in such a manner that if the tank is ruptured, the contents will not discharge, flow, or be washed into the storm drainage system, surface waters, or groundwater.
- If the liquid is oil, gas, or other material that separates from and floats on water, install a spill control device (such as a tee section) in the catch basins that collects runoff from the storage tank area.
- Routine maintenance:
  - Place drip pans or absorbent materials beneath all mounted taps, and at all potential drip and spill locations during filling and unloading of tanks. Any collected liquids or soiled absorbent materials must be reused/recycled or properly disposed.
  - Store and maintain appropriate spill cleanup materials in a location known to all near the tank storage area; and ensure that employees are familiar with the site's spill control plan and/or proper spill cleanup procedures.
  - Sweep and clean the storage area monthly if it is paved, *do not hose down the area to a storm drain.*

- Check tanks (and any containment sumps) daily for leaks and spills. Replace tanks that are leaking, corroded, or otherwise deteriorating with tanks in good condition. Collect all spilled liquids and properly dispose of them.

- Label all containers according to their contents (e.g., solvent, gasoline).
- Label hazardous substances regarding the potential hazard (corrosive, radioactive, flammable, explosive, poisonous).
- Prominently display required labels on transported hazardous and toxic materials (per US DOT regulations).
- Identify key spill response personnel.

Spill Control and Cleanup Activities

- Follow the Spill Prevention Control and Countermeasure Plan.
- Clean up leaks and spills immediately.
- Place a stockpile of spill cleanup materials where it will be readily accessible (e.g., near storage and maintenance areas).
- On paved surfaces, clean up spills with as little water as possible. Use a rag for small spills, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be sent to a certified laundry (rags) or disposed of as hazardous waste. Physical methods for the cleanup of dry chemicals include the use of brooms, shovels, sweepers, or plows.
- Never hose down or bury dry material spills. Sweep up the material and dispose of properly.
- Chemical cleanups of material can be achieved with the use of adsorbents, gels, and foams. Use adsorbent materials on small spills rather than hosing down the spill. Remove the adsorbent materials promptly and dispose of properly.
- For larger spills, a private spill cleanup company or Hazmat team may be necessary.

Reporting

- Report spills that pose an immediate threat to human health or the environment to the Regional Water Quality Control Board.
- Federal regulations require that any oil spill into a water body or onto an adjoining shoreline be reported to the National Response Center (NRC) at 800-424-8802 (24 hour).
- Report spills to local agencies, such as the fire department; they can assist in cleanup.
- Establish a system for tracking incidents. The system should be designed to identify the following:

  - Types and quantities (in some cases) of wastes
  - Patterns in time of occurrence (time of day/night, month, or year)

- Mode of dumping (abandoned containers, "midnight dumping" from moving vehicles, direct dumping of materials, accidents/spills)
- Responsible parties

Training

- Educate employees about spill prevention and cleanup.
- Well-trained employees can reduce human errors that lead to accidental releases or spills:
  - The employee should have the tools and knowledge to immediately begin cleaning up a spill should one occur.
  - Employees should be familiar with the Spill Prevention Control and Countermeasure Plan.
- Employees should be educated about aboveground storage tank requirements. Employees responsible for aboveground storage tanks and liquid transfers should be thoroughly familiar with the Spill Prevention Control and Countermeasure Plan and the plan should be readily available.
- Train employees to recognize and report illegal dumping incidents.

Other Considerations (Limitations and Regulations)

- A Spill Prevention Control and Countermeasure Plan (SPCC) is required for facilities that are subject to the oil pollution regulations specified in Part 112 of Title 40 of the Code of Federal Regulations or if they have a storage capacity of 10,000 gallons or more of petroleum. (Health and Safety Code 6.67)
- State regulations also exist for storage of hazardous materials (Health & Safety Code Chapter 6.95), including the preparation of area and business plans for emergency response to the releases or threatened releases.
- Consider requiring smaller secondary containment areas (less than 200 sq. ft.) to be connected to the sanitary sewer, prohibiting any hard connections to the storm drain.

Requirements

Costs (including capital and operation & maintenance)

- Will vary depending on the size of the facility and the necessary controls.
- Prevention of leaks and spills is inexpensive. Treatment and/or disposal of contaminated soil or water can be quite expensive.

Maintenance (including administrative and staffing)

- This BMP has no major administrative or staffing requirements. However, extra time is needed to properly handle and dispose of spills, which results in increased labor costs.

Supplemental Information

Further Detail of the BMP

Reporting

Record keeping and internal reporting represent good operating practices because they can increase the efficiency of the facility and the effectiveness of BMPs. A good record keeping system helps the facility minimize incident recurrence, correctly respond with appropriate cleanup activities, and comply with legal requirements. A record keeping and reporting system should be set up for documenting spills, leaks, and other discharges, including discharges of hazardous substances in reportable quantities. Incident records describe the quality and quantity of non-stormwater discharges to the storm sewer. These records should contain the following information:

- Date and time of the incident
- Weather conditions
- Duration of the spill/leak/discharge
- Cause of the spill/leak/discharge
- Response procedures implemented
- Persons notified
- Environmental problems associated with the spill/leak/discharge

Separate record keeping systems should be established to document housekeeping and preventive maintenance inspections, and training activities. All housekeeping and preventive maintenance inspections should be documented. Inspection documentation should contain the following information:

- The date and time the inspection was performed
- Name of the inspector
- Items inspected
- Problems noted
- Corrective action required
- Date corrective action was taken

Other means to document and record inspection results are field notes, timed and dated photographs, videotapes, and drawings and maps.

Aboveground Tank Leak and Spill Control

Accidental releases of materials from aboveground liquid storage tanks present the potential for contaminating stormwater with many different pollutants. Materials spilled, leaked, or lost from

tanks may accumulate in soils or on impervious surfaces and be carried away by stormwater runoff.

The most common causes of unintentional releases are:

- Installation problems
- Failure of piping systems (pipes, pumps, flanges, couplings, hoses, and valves)
- External corrosion and structural failure
- Spills and overfills due to operator error
- Leaks during pumping of liquids or gases from truck or rail car to a storage tank or vice versa

Storage of reactive, ignitable, or flammable liquids should comply with the Uniform Fire Code and the National Electric Code. Practices listed below should be employed to enhance the code requirements:

- Tanks should be placed in a designated area.
- Tanks located in areas where firearms are discharged should be encapsulated in concrete or the equivalent.
- Designated areas should be impervious and paved with Portland cement concrete, free of cracks and gaps, in order to contain leaks and spills.
- Liquid materials should be stored in UL approved double walled tanks or surrounded by a curb or dike to provide the volume to contain 10 percent of the volume of all of the containers or 110 percent of the volume of the largest container, whichever is greater. The area inside the curb should slope to a drain.
- For used oil or dangerous waste, a dead-end sump should be installed in the drain.
- All other liquids should be drained to the sanitary sewer if available. The drain must have a positive control such as a lock, valve, or plug to prevent release of contaminated liquids.
- Accumulated stormwater in petroleum storage areas should be passed through an oil/water separator.

Maintenance is critical to preventing leaks and spills. Conduct routine inspections and:

- Check for external corrosion and structural failure.
- Check for spills and overfills due to operator error.
- Check for failure of piping system (pipes, pumps, flanger, coupling, hoses, and valves).
- Check for leaks or spills during pumping of liquids or gases from truck or rail car to a storage facility or vice versa.

- Visually inspect new tank or container installation for loose fittings, poor welding, and improper or poorly fitted gaskets.
- Inspect tank foundations, connections, coatings, and tank walls and piping system. Look for corrosion, leaks, cracks, scratches, and other physical damage that may weaken the tank or container system.
- Frequently relocate accumulated stormwater during the wet season.
- Periodically conduct integrity testing by a qualified professional.

Vehicle Leak and Spill Control

Major spills on roadways and other public areas are generally handled by highly trained Hazmat teams from local fire departments or environmental health departments. The measures listed below pertain to leaks and smaller spills at vehicle maintenance shops.

In addition to implementing the spill prevention, control, and clean up practices above, use the following measures related to specific activities:

Vehicle and Equipment Maintenance

- Perform all vehicle fluid removal or changing inside or under cover to prevent the run-on of stormwater and the runoff of spills.
- Regularly inspect vehicles and equipment for leaks, and repair immediately.
- Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
- Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- Immediately drain all fluids from wrecked vehicles.
- Store wrecked vehicles or damaged equipment under cover.
- Place drip pans or absorbent materials under heavy equipment when not in use.
- Use adsorbent materials on small spills rather than hosing down the spill.
- Remove the adsorbent materials promptly and dispose of properly.
- Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
- Oil filters disposed of in trashcans or dumpsters can leak oil and contaminate stormwater. Place the oil filter in a funnel over a waste oil recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask your oil supplier or recycler about recycling oil filters.

- Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries, even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

- Design the fueling area to prevent the run-on of stormwater and the runoff of spills:
  - Cover fueling area if possible.
  - Use a perimeter drain or slope pavement inward with drainage to a sump.
  - Pave fueling area with concrete rather than asphalt.
- If dead-end sump is not used to collect spills, install an oil/water separator.
- Install vapor recovery nozzles to help control drips as well as air pollution.
- Discourage "topping-off' of fuel tanks.
- Use secondary containment when transferring fuel from the tank truck to the fuel tank.
- Use adsorbent materials on small spills and general cleaning rather than hosing down the area. Remove the adsorbent materials promptly.
- Carry out all Federal and State requirements regarding underground storage tanks, or install above ground tanks.
- Do not use mobile fueling of mobile industrial equipment around the facility; rather, transport the equipment to designated fueling areas.
- Keep your Spill Prevention Control and Countermeasure (SPCC) Plan up-to-date.
- Train employees in proper fueling and cleanup procedures.

Industrial Spill Prevention Response

For the purposes of developing a spill prevention and response program to meet the stormwater regulations, facility managers should use information provided in this fact sheet and the spill prevention/response portions of the fact sheets in this handbook, for specific activities. The program should:

- Integrate with existing emergency response/hazardous materials programs (e.g., Fire Department)
- Develop procedures to prevent/mitigate spills to storm drain systems
- Identify responsible departments
- Develop and standardize reporting procedures, containment, storage, and disposal activities, documentation, and follow-up procedures
- Address spills at municipal facilities, as well as public areas

- Provide training concerning spill prevention, response and cleanup to all appropriate personnel

References and Resources

California's Nonpoint Source Program Plan http://www.swrcb.ca.gov/nps/index.html

Clark County Storm Water Pollution Control Manual
http://www.co.clark.wa.us/pubworks/bmpman.pdf

King County Storm Water Pollution Control Manual http://dnr.metrokc.gov/wlr/dss/spcm.htm

Santa Clara Valley Urban Runoff Pollution Prevention Program http://www.scvurppp.org

The Stormwater Managers Resource Center http://www.stormwatercenter.net/

Waste Handling & Disposal SC-34

Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Description

Improper storage and handling of solid wastes can allow toxic compounds, oils and greases, heavy metals, nutrients, suspended solids, and other pollutants to enter stormwater runoff. The discharge of pollutants to stormwater from waste handling and disposal can be prevented and reduced by tracking waste generation, storage, and disposal; reducing waste generation and disposal through source reduction, reuse, and recycling; and preventing run-on and runoff.

Targeted Constituents

Sediment	
Nutrients	
Trash	
Metals	✓
Bacteria	✓
Oil and Grease	✓
Organics	✓

Approach

Pollution Prevention

- Accomplish reduction in the amount of waste generated using the following source controls:
  - Production planning and sequencing
  - Process or equipment modification
  - Raw material substitution or elimination
  - Loss prevention and housekeeping
  - Waste segregation and separation
  - Close loop recycling
- Establish a material tracking system to increase awareness about material usage. This may reduce spills and minimize contamination, thus reducing the amount of waste produced.
- Recycle materials whenever possible.

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Suggested Protocols

General

- Cover storage containers with leak proof lids or some other means. If waste is not in containers, cover all waste piles (plastic tarps are acceptable coverage) and prevent stormwater run-on and runoff with a berm. The waste containers or piles must be covered except when in use.
- Use drip pans or absorbent materials whenever grease containers are emptied by vacuum trucks or other means. Grease cannot be left on the ground. Collected grease must be properly disposed of as garbage.
- Check storage containers weekly for leaks and to ensure that lids are on tightly. Replace any that are leaking, corroded, or otherwise deteriorating.
- Sweep and clean the storage area regularly. If it is paved, do not hose down the area to a storm drain.
- Dispose of rinse and wash water from cleaning waste containers into a sanitary sewer if allowed by the local sewer authority. Do not discharge wash water to the street or storm drain.
- Transfer waste from damaged containers into safe containers.
- Take special care when loading or unloading wastes to minimize losses. Loading systems can be used to minimize spills and fugitive emission losses such as dust or mist. Vacuum transfer systems can minimize waste loss.

Controlling Litter

- Post "No Littering" signs and enforce anti-litter laws.
- Provide a sufficient number of litter receptacles for the facility.
- Clean out and cover litter receptacles frequently to prevent spillage.

Waste Collection

- Keep waste collection areas clean.
- Inspect solid waste containers for structural damage regularly. Repair or replace damaged containers as necessary.
- Secure solid waste containers; containers must be closed tightly when not in use.
- Do not fill waste containers with washout water or any other liquid.
- Ensure that only appropriate solid wastes are added to the solid waste container. Certain wastes such as hazardous wastes, appliances, fluorescent lamps, pesticides, etc., may not be disposed of in solid waste containers (see chemical/ hazardous waste collection section below).

- Do not mix wastes; this can cause chemical reactions, make recycling impossible, and complicate disposal.

Good Housekeeping

- Use all of the product before disposing of the container.
- Keep the waste management area clean at all times by sweeping and cleaning up spills immediately.
- Use dry methods when possible (e.g., sweeping, use of absorbents) when cleaning around restaurant/food handling dumpster areas. If water must be used after sweeping/using absorbents, collect water and discharge through grease interceptor to the sewer.

Chemical/Hazardous Wastes

- Select designated hazardous waste collection areas on-site.
- Store hazardous materials and wastes in covered containers and protect them from vandalism.
- Place hazardous waste containers in secondary containment.
- Make sure that hazardous waste is collected, removed, and disposed of only at authorized disposal areas.
- Stencil or demarcate storm drains on the facility's property with prohibitive message regarding waste disposal.

Run-on/Runoff Prevention

- Prevent stormwater run-on from entering the waste management area by enclosing the area or building a berm around the area.
- Prevent waste materials from directly contacting rain.
- Cover waste piles with temporary covering material such as reinforced tarpaulin, polyethylene, polyurethane, polypropyleneor hypalon.
- Cover the area with a permanent roof if feasible.
- Cover dumpsters to prevent rain from washing waste out of holes or cracks in the bottom of the dumpster.
- Move the activity indoor after ensuring all safety concerns such as fire hazard and ventilation are addressed.

Inspection

- Inspect and replace faulty pumps or hoses regularly to minimize the potential of releases and spills.
- Check waste management areas for leaking containers or spills.

- Repair leaking equipment including valves, lines, seals, or pumps promptly.

Training

- Train staff in pollution prevention measures and proper disposal methods.
- Train employees and contractors in proper spill containment and cleanup. The employee should have the tools and knowledge to immediately begin cleaning up a spill should one occur.
- Train employees and subcontractors in proper hazardous waste management.

Spill Response and Prevention

- Keep your Spill Prevention Control and Countermeasure (SPCC) Plan up-to-date.
- Have an emergency plan, equipment and trained personnel ready at all times to deal immediately with major spills
- Collect all spilled liquids and properly dispose of them.
- Store and maintain appropriate spill cleanup materials in a location known to all near the designated wash area.
- Ensure that vehicles transporting waste have spill prevention equipment that can prevent spills during transport. Spill prevention equipment includes:
  - Vehicles equipped with baffles for liquid waste
  - Trucks with sealed gates and spill guards for solid waste

Other Considerations (Limitations and Regulations)

Hazardous waste cannot be reused or recycled; it must be disposed of by a licensed hazardous waste hauler.

Requirements

Costs

Capital and O&M costs for these programs will vary substantially depending on the size of the facility and the types of waste handled. Costs should be low if there is an inventory program in place.

Maintenance

- None except for maintaining equipment for material tracking program.

Supplemental Information

Further Detail of the BMP

Land Treatment System

Minimize runoff of polluted stormwater from land application by:

- Choosing a site where slopes are under 6%, the soil is permeable, there is a low water table, it is located away from wetlands or marshes, and there is a closed drainage system

- Avoiding application of waste to the site when it is raining or when the ground is saturated with water
- Growing vegetation on land disposal areas to stabilize soils and reduce the volume of surface water runoff from the site
- Maintaining adequate barriers between the land application site and the receiving waters (planted strips are particularly good)
- Using erosion control techniques such as mulching and matting, filter fences, straw bales, diversion terracing, and sediment basins
- Performing routine maintenance to ensure the erosion control or site stabilization measures are working

Examples

The port of Long Beach has a state-of-the-art database for identifying potential pollutant sources, documenting facility management practices, and tracking pollutants.

References and Resources

California's Nonpoint Source Program Plan http://www.swrcb.ca.gov/nps/index.html

Clark County Storm Water Pollution Control Manual
http://www.co.clark.wa.us/pubworks/bmpman.pdf

Solid Waste Container Best Management Practices – Fact Sheet On-Line Resources – Environmental Health and Safety. Harvard University. 2002.

King County Storm Water Pollution Control Manual http://dnr.metrokc.gov/wlr/dss/spcm.htm

Pollution from Surface Cleaning Folder. 1996. Bay Area Stormwater Management Agencies Association (BASMAA). http://www.basmaa.org

Santa Clara Valley Urban Runoff Pollution Prevention Program http://www.scvurppp.org

The Storm Water Managers Resource Center http://www.stormwatercenter.net/

Building & Grounds Maintenance SC-41

Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	✓
Nutrients	✓
Trash	
Metals	✓
Bacteria	✓
Oil and Grease	
Organics	

Description

Stormwater runoff from building and grounds maintenance activities can be contaminated with toxic hydrocarbons in solvents, fertilizers and pesticides, suspended solids, heavy metals, abnormal pH, and oils and greases. Utilizing the protocols in this fact sheet will prevent or reduce the discharge of pollutants to stormwater from building and grounds maintenance activities by washing and cleaning up with as little water as possible, following good landscape management practices, preventing and cleaning up spills immediately, keeping debris from entering the storm drains, and maintaining the stormwater collection system.

Approach

Reduce potential for pollutant discharge through source control pollution prevention and BMP implementation. Successful implementation depends on effective training of employees on applicable BMPs and general pollution prevention strategies and objectives.

Pollution Prevention

- Switch to non-toxic chemicals for maintenance when possible.
- Choose cleaning agents that can be recycled.
- Encourage proper lawn management and landscaping, including use of native vegetation.

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- Encourage use of Integrated Pest Management techniques for pest control.
- Encourage proper onsite recycling of yard trimmings.
- Recycle residual paints, solvents, lumber, and other material as much as possible.

Suggested Protocols

Pressure Washing of Buildings, Rooftops, and Other Large Objects

- In situations where soaps or detergents are used and the surrounding area is paved, pressure washers must use a water collection device that enables collection of wash water and associated solids. A sump pump, wet vacuum or similarly effective device must be used to collect the runoff and loose materials. The collected runoff and solids must be disposed of properly.
- If soaps or detergents are not used, and the surrounding area is paved, wash runoff does not have to be collected but must be screened. Pressure washers must use filter fabric or some other type of screen on the ground and/or in the catch basin to trap the particles in wash water runoff.
- If you are pressure washing on a grassed area (with or without soap), runoff must be dispersed as sheet flow as much as possible, rather than as a concentrated stream. The wash runoff must remain on the grass and not drain to pavement.

Landscaping Activities

- Dispose of grass clippings, leaves, sticks, or other collected vegetation as garbage, or by composting. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Use mulch or other erosion control measures on exposed soils.

Building Repair, Remodeling, and Construction

- Do not dump any toxic substance or liquid waste on the pavement, the ground, or toward a storm drain.
- Use ground or drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of collected material daily.
- Use a ground cloth or oversized tub for activities such as paint mixing and tool cleaning.
- Clean paintbrushes and tools covered with water-based paints in sinks connected to sanitary sewers or in portable containers that can be dumped into a sanitary sewer drain. Brushes and tools covered with non-water-based paints, finishes, or other materials must be cleaned in a manner that enables collection of used solvents (e.g., paint thinner, turpentine, etc.) for recycling or proper disposal.
- Use a storm drain cover, filter fabric, or similarly effective runoff control mechanism if dust, grit, wash water, or other pollutants may escape the work area and enter a catch basin. This is particularly necessary on rainy days. The containment device(s) must be in place at the beginning of the work day, and accumulated dirty runoff and solids must be collected and disposed of before removing the containment device(s) at the end of the work day.

- If you need to de-water an excavation site, you may need to filter the water before discharging to a catch basin or off-site. If directed off-site, you should direct the water through hay bales and filter fabric or use other sediment filters or traps.
- Store toxic material under cover during precipitation events and when not in use. A cover would include tarps or other temporary cover material.

Mowing, Trimming, and Planting

- Dispose of leaves, sticks, or other collected vegetation as garbage, by composting or at a permitted landfill. Do not dispose of collected vegetation into waterways or storm drainage systems.
- Use mulch or other erosion control measures when soils are exposed.
- Place temporarily stockpiled material away from watercourses and drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system.
- Consider an alternative approach when bailing out muddy water: do not put it in the storm drain; pour over landscaped areas.
- Use hand weeding where practical.

Fertilizer and Pesticide Management

- Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.
- Use less toxic pesticides that will do the job when applicable. Avoid use of copper-based pesticides if possible.
- Do not use pesticides if rain is expected.
- Do not mix or prepare pesticides for application near storm drains.
- Use the minimum amount needed for the job.
- Calibrate fertilizer distributors to avoid excessive application.
- Employ techniques to minimize off-target application (e.g., spray drift) of pesticides, including consideration of alternative application techniques.
- Apply pesticides only when wind speeds are low.
- Fertilizers should be worked into the soil rather than dumped or broadcast onto the surface.
- Irrigate slowly to prevent runoff and then only as much as is needed.
- Clean pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
- Dispose of empty pesticide containers according to the instructions on the container label.

- Use up the pesticides. Rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- Implement storage requirements for pesticide products with guidance from the local fire department and County Agricultural Commissioner. Provide secondary containment for pesticides.

Inspection

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring. Minimize excess watering and repair leaks in the irrigation system as soon as they are observed.

Training

- Educate and train employees on pesticide use and in pesticide application techniques to prevent pollution.
- Train employees and contractors in proper techniques for spill containment and cleanup.
- Be sure the frequency of training takes into account the complexity of the operations and the nature of the staff.

Spill Response and Prevention

- Keep your Spill Prevention Control and Countermeasure (SPCC) Plan up-to-date.
- Place a stockpile of spill cleanup materials, such as brooms, dustpans, and vacuum sweepers (if desired) near the storage area where it will be readily accessible.
- Have employees trained in spill containment and cleanup present during the loading/unloading of dangerous wastes, liquid chemicals, or other materials.
- Familiarize employees with the Spill Prevention Control and Countermeasure Plan.
- Clean up spills immediately.

Other Considerations

Alternative pest/weed controls may not be available, suitable, or effective in many cases.

Requirements

Costs

- Cost will vary depending on the type and size of facility.
- Overall costs should be low in comparison to other BMPs.

Maintenance

Sweep paved areas regularly to collect loose particles. Wipe up spills with rags and other absorbent material immediately, do not hose down the area to a storm drain.

Supplemental Information

Further Detail of the BMP

Fire Sprinkler Line Flushing

Building fire sprinkler line flushing may be a source of non-stormwater runoff pollution. The water entering the system is usually potable water, though in some areas it may be non-potable reclaimed wastewater. There are subsequent factors that may drastically reduce the quality of the water in such systems. Black iron pipe is usually used since it is cheaper than potable piping, but it is subject to rusting and results in lower quality water. Initially, the black iron pipe has an oil coating to protect it from rusting between manufacture and installation; this will contaminate the water from the first flush but not from subsequent flushes. Nitrates, poly-phosphates and other corrosion inhibitors, as well as fire suppressants and antifreeze may be added to the sprinkler water system. Water generally remains in the sprinkler system a long time (typically a year) and between flushes may accumulate iron, manganese, lead, copper, nickel, and zinc. The water generally becomes anoxic and contains living and dead bacteria and breakdown products from chlorination. This may result in a significant BOD problem and the water often smells. Consequently dispose fire sprinkler line flush water into the sanitary sewer. Do not allow discharge to storm drain or infiltration due to potential high levels of pollutants in fire sprinkler line water.

References and Resources

California's Nonpoint Source Program Plan http://www.swrcb.ca.gov/nps/index.html

Clark County Storm Water Pollution Control Manual
http://www.co.clark.wa.us/pubworks/bmpman.pdf

King County Storm Water Pollution Control Manual http://dnr.metrokc.gov/wlr/dss/spcm.htm

Mobile Cleaners Pilot Program: Final Report. 1997. Bay Area Stormwater Management Agencies Association (BASMAA). http://www.basmaa.org/

Pollution from Surface Cleaning Folder. 1996. Bay Area Stormwater Management Agencies Association (BASMAA). http://www.basmaa.org/

Santa Clara Valley Urban Runoff Pollution Prevention Program http://www.scvurppp.org

The Storm Water Managers Resource Center http://www.stormwatercenter.net/

Parking/Storage Area Maintenance SC-43

Objectives

- Cover
- Contain
- Educate
- Reduce/Minimize
- Product Substitution

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑
Oxygen Demanding	☑

Description

Parking lots and storage areas can contribute a number of substances, such as trash, suspended solids, hydrocarbons, oil and grease, and heavy metals that can enter receiving waters through stormwater runoff or non-stormwater discharges. The following protocols are intended to prevent or reduce the discharge of pollutants from parking/storage areas and include using good housekeeping practices, following appropriate cleaning BMPs, and training employees.

Approach

Pollution Prevention

- Encourage alternative designs and maintenance strategies for impervious parking lots. (See New Development and Redevelopment BMP Handbook).
- Keep accurate maintenance logs to evaluate BMP implementation.

Suggested Protocols

General

- Keep the parking and storage areas clean and orderly. Remove debris in a timely fashion.
- Allow sheet runoff to flow into biofilters (vegetated strip and swale) and/or infiltration devices.
- Utilize sand filters or oleophilic collectors for oily waste in low concentrations.

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- Arrange rooftop drains to prevent drainage directly onto paved surfaces.
- Design lot to include semi-permeable hardscape.

Controlling Litter

- Post "No Littering" signs and enforce anti-litter laws.
- Provide an adequate number of litter receptacles.
- Clean out and cover litter receptacles frequently to prevent spillage.
- Provide trash receptacles in parking lots to discourage litter.
- Routinely sweep, shovel and dispose of litter in the trash.

Surface cleaning

- Use dry cleaning methods (e.g. sweeping or vacuuming) to prevent the discharge of pollutants into the stormwater conveyance system.
- Establish frequency of public parking lot sweeping based on usage and field observations of waste accumulation.
- Sweep all parking lots at least once before the onset of the wet season.
- If water is used follow the procedures below:
  - Block the storm drain or contain runoff.
  - Wash water should be collected and pumped to the sanitary sewer or discharged to a pervious surface, do not allow wash water to enter storm drains.
  - Dispose of parking lot sweeping debris and dirt at a landfill.
- When cleaning heavy oily deposits:
  - Use absorbent materials on oily spots prior to sweeping or washing.
  - Dispose of used absorbents appropriately.

Surface Repair

- Pre-heat, transfer or load hot bituminous material away from storm drain inlets.
- Apply concrete, asphalt, and seal coat during dry weather to prevent contamination form contacting stormwater runoff.
- Cover and seal nearby storm drain inlets (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc., where applicable. Leave covers in place until job is complete and until all water from emulsified oil sealants has drained or evaporated. Clean any debris from these covered manholes and drains for proper disposal.

- Use only as much water as necessary for dust control, to avoid runoff.
- Catch drips from paving equipment that is not in use with pans or absorbent material placed under the machines. Dispose of collected material and absorbents properly.

Inspection

- Have designated personnel conduct inspections of the parking facilities and stormwater conveyance systems associated with them on a regular basis.
- Inspect cleaning equipment/sweepers for leaks on a regular basis.

Training

- Provide regular training to field employees and/or contractors regarding cleaning of paved areas and proper operation of equipment.
- Train employees and contractors in proper techniques for spill containment and cleanup.

Spill Response and Prevention

- Refer to SC-11, Spill Prevention, Control & Cleanup.
- Keep your Spill Prevention Control and countermeasure (SPCC) plan up-to-date, nad implement accordingly.
- Have spill cleanup materials readily available and in a known location.
- Cleanup spills immediately and use dry methods if possible.
- Properly dispose of spill cleanup material.

Other Considerations

- Limitations related to sweeping activities at large parking facilities may include high equipment costs, the need for sweeper operator training, and the inability of current sweeper technology to remove oil and grease.

Requirements

Costs

Cleaning/sweeping costs can be quite large, construction and maintenance of stormwater structural controls can be quite expensive as well.

Maintenance

- Sweep parking lot to minimize cleaning with water.
- Clean out oil/water/sand separators regularly, especially after heavy storms.
- Clean parking facilities on a regular basis to prevent accumulated wastes and pollutants from being discharged into conveyance systems during rainy conditions.

SC-43 Parking/Storage Area Maintenance

Supplemental Information

Further Detail of the BMP

Surface Repair

Apply concrete, asphalt, and seal coat during dry weather to prevent contamination form contacting stormwater runoff. Where applicable, cover and seal nearby storm drain inlets (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc. Leave covers in place until job is complete and until all water from emulsified oil sealants has drained or evaporated. Clean any debris from these covered manholes and drains for proper disposal. Use only as much water as necessary for dust control, to avoid runoff.

References and Resources

http://www.stormwatercenter.net/

California's Nonpoint Source Program Plan http://www.swrcb.ca.gov/nps/index.html

Model Urban Runoff Program: A How-To Guide for Developing Urban Runoff Programs for Small Municipalities. Prepared by City of Monterey, City of Santa Cruz, California Coastal Commission, Monterey Bay National Marine Sanctuary, Association of Monterey Bay Area Governments, Woodward-Clyde, Central Coast Regional Water Quality control Board. July 1998 (Revised February 2002 by the California Coastal Commission).

Orange County Stormwater Program
http://www.ocwatersheds.com/StormWater/swp_introduction.asp

Oregon Association of Clean Water Agencies. Oregon Municipal Stormwater Toolbox for Maintenance Practices. June 1998.

Pollution from Surface Cleaning Folder. 1996. Bay Area Stormwater Management Agencies Association (BASMAA) http://www.basma.org

San Diego Stormwater Co-permittees Jurisdictional Urban Runoff Management Program (URMP)
http://www.projectcleanwater.org/pdf/Model%20Program%20Municipal%20Facilities.pdf

Site Design & Landscape Planning SD-10

Design Objectives

- ☑ Maximize Infiltration
- ☑ Provide Retention
- ☑ Slow Runoff
- ☑ Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Each project site possesses unique topographic, hydrologic, and vegetative features, some of which are more suitable for development than others. Integrating and incorporating appropriate landscape planning methodologies into the project design is the most effective action that can be done to minimize surface and groundwater contamination from stormwater.

Approach

Landscape planning should couple consideration of land suitability for urban uses with consideration of community goals and projected growth. Project plan designs should conserve natural areas to the extent possible, maximize natural water storage and infiltration opportunities, and protect slopes and channels.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment.

Design Considerations

Design requirements for site design and landscapes planning should conform to applicable standards and specifications of agencies with jurisdiction and be consistent with applicable General Plan and Local Area Plan policies.

Designing New Installations

Begin the development of a plan for the landscape unit with attention to the following general principles:

- Formulate the plan on the basis of clearly articulated community goals. Carefully identify conflicts and choices between retaining and protecting desired resources and community growth.
- Map and assess land suitability for urban uses. Include the following landscape features in the assessment: wooded land, open unwooded land, steep slopes, erosion-prone soils, foundation suitability, soil suitability for waste disposal, aquifers, aquifer recharge areas, wetlands, floodplains, surface waters, agricultural lands, and various categories of urban land use. When appropriate, the assessment can highlight outstanding local or regional resources that the community determines should be protected (e.g., a scenic area, recreational area, threatened species habitat, farmland, fish run). Mapping and assessment should recognize not only these resources but also additional areas needed for their sustenance.

Project plan designs should conserve natural areas to the extent possible, maximize natural water storage and infiltration opportunities, and protect slopes and channels.

Conserve Natural Areas during Landscape Planning

If applicable, the following items are required and must be implemented in the site layout during the subdivision design and approval process, consistent with applicable General Plan and Local Area Plan policies:

- Cluster development on least-sensitive portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at a site to the minimum amount needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.

Maximize Natural Water Storage and Infiltration Opportunities Within the Landscape Unit

- Promote the conservation of forest cover. Building on land that is already deforested affects basin hydrology to a lesser extent than converting forested land. Loss of forest cover reduces interception storage, detention in the organic forest floor layer, and water losses by evapotranspiration, resulting in large peak runoff increases and either their negative effects or the expense of countering them with structural solutions.
- Maintain natural storage reservoirs and drainage corridors, including depressions, areas of permeable soils, swales, and intermittent streams. Develop and implement policies and

regulations to discourage the clearing, filling, and channelization of these features. Utilize them in drainage networks in preference to pipes, culverts, and engineered ditches.

- Evaluating infiltration opportunities by referring to the stormwater management manual for the jurisdiction and pay particular attention to the selection criteria for avoiding groundwater contamination, poor soils, and hydrogeological conditions that cause these facilities to fail. If necessary, locate developments with large amounts of impervious surfaces or a potential to produce relatively contaminated runoff away from groundwater recharge areas.

Protection of Slopes and Channels during Landscape Design

- Convey runoff safely from the tops of slopes.
- Avoid disturbing steep or unstable slopes.
- Avoid disturbing natural channels.
- Stabilize disturbed slopes as quickly as possible.
- Vegetate slopes with native or drought tolerant vegetation.
- Control and treat flows in landscaping and/or other controls prior to reaching existing natural drainage systems.
- Stabilize temporary and permanent channel crossings as quickly as possible, and ensure that increases in run-off velocity and frequency caused by the project do not erode the channel.
- Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion. Energy dissipaters shall be installed in such a way as to minimize impacts to receiving waters.
- Line on-site conveyance channels where appropriate, to reduce erosion caused by increased flow velocity due to increases in tributary impervious area. The first choice for linings should be grass or some other vegetative surface, since these materials not only reduce runoff velocities, but also provide water quality benefits from filtration and infiltration. If velocities in the channel are high enough to erode grass or other vegetative linings, riprap, concrete, soil cement, or geo-grid stabilization are other alternatives.
- Consider other design principles that are comparable and equally effective.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Redevelopment may present significant opportunity to add features which had not previously been implemented. Examples include incorporation of depressions, areas of permeable soils, and swales in newly redeveloped areas. While some site constraints may exist due to the status of already existing infrastructure, opportunities should not be missed to maximize infiltration, slow runoff, reduce impervious areas, disconnect directly connected impervious areas.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Stormwater Management Manual for Western Washington, Washington State Department of Ecology, August 2001.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Storm Drain Signage SD-13

Design Objectives

- Maximize Infiltration
- Provide Retention
- Slow Runoff
- Minimize Impervious Land Coverage
- ☑ Prohibit Dumping of Improper Materials
- Contain Pollutants
- Collect and Convey

Description

Waste materials dumped into storm drain inlets can have severe impacts on receiving and ground waters. Posting notices regarding discharge prohibitions at storm drain inlets can prevent waste dumping. Storm drain signs and stencils are highly visible source controls that are typically placed directly adjacent to storm drain inlets.

Approach

The stencil or affixed sign contains a brief statement that prohibits dumping of improper materials into the urban runoff conveyance system. Storm drain messages have become a popular method of alerting the public about the effects of and the prohibitions against waste disposal.

Suitable Applications

Stencils and signs alert the public to the destination of pollutants discharged to the storm drain. Signs are appropriate in residential, commercial, and industrial areas, as well as any other area where contributions or dumping to storm drains is likely.

Design Considerations

Storm drain message markers or placards are recommended at all storm drain inlets within the boundary of a development project. The marker should be placed in clear sight facing toward anyone approaching the inlet from either side. All storm drain inlet locations should be identified on the development site map.

Designing New Installations

The following methods should be considered for inclusion in the project design and show on project plans:

- Provide stenciling or labeling of all storm drain inlets and catch basins, constructed or modified, within the project area with prohibitive language. Examples include "NO DUMPING

– DRAINS TO OCEAN" and/or other graphical icons to discourage illegal dumping.

- Post signs with prohibitive language and/or graphical icons, which prohibit illegal dumping at public access points along channels and creeks within the project area.

Note - Some local agencies have approved specific signage and/or storm drain message placards for use. Consult local agency stormwater staff to determine specific requirements for placard types and methods of application.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. If the project meets the definition of "redevelopment", then the requirements stated under " designing new installations" above should be included in all project design plans.

Additional Information

Maintenance Considerations

- Legibility of markers and signs should be maintained. If required by the agency with jurisdiction over the project, the owner/operator or homeowner's association should enter into a maintenance agreement with the agency or record a deed restriction upon the property title to maintain the legibility of placards or signs.

Placement

- Signage on top of curbs tends to weather and fade.
- Signage on face of curbs tends to be worn by contact with vehicle tires and sweeper brooms.

Supplemental Information

Examples

- Most MS4 programs have storm drain signage programs. Some MS4 programs will provide stencils, or arrange for volunteers to stencil storm drains as part of their outreach program.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

Trash Storage Areas SD-32

Design Objectives

- Maximize Infiltration
- Provide Retention
- Slow Runoff
- Minimize Impervious Land Coverage
- Prohibit Dumping of Improper Materials
- ☑ Contain Pollutants
- Collect and Convey

Description

Trash storage areas are areas where a trash receptacle (s) are located for use as a repository for solid wastes. Stormwater runoff from areas where trash is stored or disposed of can be polluted. In addition, loose trash and debris can be easily transported by water or wind into nearby storm drain inlets, channels, and/or creeks. Waste handling operations that may be sources of stormwater pollution include dumpsters, litter control, and waste piles.

Approach

This fact sheet contains details on the specific measures required to prevent or reduce pollutants in stormwater runoff associated with trash storage and handling. Preventative measures including enclosures, containment structures, and impervious pavements to mitigate spills, should be used to reduce the likelihood of contamination.

Suitable Applications

Appropriate applications include residential, commercial and industrial areas planned for development or redevelopment. (Detached residential single-family homes are typically excluded from this requirement.)

Design Considerations

Design requirements for waste handling areas are governed by Building and Fire Codes, and by current local agency ordinances and zoning requirements. The design criteria described in this fact sheet are meant to enhance and be consistent with these code and ordinance requirements. Hazardous waste should be handled in accordance with legal requirements established in Title 22, California Code of Regulation.

Wastes from commercial and industrial sites are typically hauled by either public or commercial carriers that may have design or access requirements for waste storage areas. The design criteria in this fact sheet are recommendations and are not intended to be in conflict with requirements established by the waste hauler. The waste hauler should be contacted prior to the design of your site trash collection areas. Conflicts or issues should be discussed with the local agency.

Designing New Installations

Trash storage areas should be designed to consider the following structural or treatment control BMPs:

- Design trash container areas so that drainage from adjoining roofs and pavement is diverted around the area(s) to avoid run-on. This might include berming or grading the waste handling area to prevent run-on of stormwater.
- Make sure trash container areas are screened or walled to prevent off-site transport of trash.

- Use lined bins or dumpsters to reduce leaking of liquid waste.
- Provide roofs, awnings, or attached lids on all trash containers to minimize direct precipitation and prevent rainfall from entering containers.
- Pave trash storage areas with an impervious surface to mitigate spills.
- Do not locate storm drains in immediate vicinity of the trash storage area.
- Post signs on all dumpsters informing users that hazardous materials are not to be disposed of therein.

Redeveloping Existing Installations

Various jurisdictional stormwater management and mitigation plans (SUSMP, WQMP, etc.) define "redevelopment" in terms of amounts of additional impervious area, increases in gross floor area and/or exterior construction, and land disturbing activities with structural or impervious surfaces. The definition of " redevelopment" must be consulted to determine whether or not the requirements for new development apply to areas intended for redevelopment. If the definition applies, the steps outlined under "designing new installations" above should be followed.

Additional Information

Maintenance Considerations

The integrity of structural elements that are subject to damage (i.e., screens, covers, and signs) must be maintained by the owner/operator. Maintenance agreements between the local agency and the owner/operator may be required. Some agencies will require maintenance deed restrictions to be recorded of the property title. If required by the local agency, maintenance agreements or deed restrictions must be executed by the owner/operator before improvement plans are approved.

Other Resources

A Manual for the Standard Urban Stormwater Mitigation Plan (SUSMP), Los Angeles County Department of Public Works, May 2002.

Model Standard Urban Storm Water Mitigation Plan (SUSMP) for San Diego County, Port of San Diego, and Cities in San Diego County, February 14, 2002.

Model Water Quality Management Plan (WQMP) for County of Orange, Orange County Flood Control District, and the Incorporated Cities of Orange County, Draft February 2003.

Ventura Countywide Technical Guidance Manual for Stormwater Quality Control Measures, July 2002.

APPENDIX D

BMP MAINTENANCE SUPPLEMENT / O&M PLAN

OPERATIONS AND MAINTENANCE (O&M) PLAN

Water Quality Management Plan

For

Balboa Marina West

151 & 201 East Coast Highway
City of Newport Beach, County of Orange

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BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX			
BMP Applicable? Yes/No	**BMP Name and BMP Implementation, Maintenance and Inspection Procedures**	**Implementation, Maintenance, and Inspection Frequency and Schedule**	**Person or Entity with Operation & Maintenance Responsibility**
NON-STRUCTURAL SOURCE CONTROL BMPs			
No	N1. Education for Property Owners, Tenants and Occupants	Not Applicable	
Yes	N2. Activity Restrictions The Irvine Company and the City of Newport Beach shall develop ongoing activity restrictions that include those that have the potential to create adverse impacts on water quality. Activities include, but are not limited to: handling and disposal of contaminants, fertilizer and pesticide application restrictions, litter control and pick-up, and vehicle or equipment repair and maintenance in non-designated areas, as well as any other activities that may contribute to water pollution.	The Owner will prescribe activity restrictions to protect surface water quality, through lease terms or other equally effective measure, for the property. Restrictions include, but are not limited to, prohibiting vehicle maintenance or vehicle washing. Frequency: Ongoing	The Irvine Company

BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX			
BMP Applicable? Yes/No	**BMP Name and BMP Implementation, Maintenance and Inspection Procedures**	**Implementation, Maintenance, and Inspection Frequency and Schedule**	**Person or Entity with Operation & Maintenance Responsibility**
Yes	N3. Common Area Landscape Management Management programs will be designed and implemented by the Owner to maintain all the common areas within the project site. These programs will cover how to reduce the potential pollutant sources of fertilizer and pesticide uses, utilization of water-efficient landscaping practices and proper disposal of landscape wastes by the owner/developer and/or contractors.	Fertilizer and/or pesticide usage shall be consistent with County Management Guidelines for Use of Fertilizers (OC DAMP Section 5.5) as well as local requirements. Maintenance includes mowing, weeding, and debris removal on a weekly basis. Trimming, replanting, and replacement of mulch shall be performed on an as-needed basis to prevent exposure of erodible surfaces. Trimmings, clippings, and other landscape wastes shall be properly disposed of in accordance with local regulations. Materials temporarily stockpiled during maintenance activities shall be placed away from water courses and storm drain inlets. Frequency: Monthly	The Irvine Company
Yes	N4. BMP Maintenance he Owner will be responsible for the implementation and maintenance of each applicable non-structural BMP, as well as scheduling inspections and maintenance of all applicable structural BMP facilities through its staff, landscape contractor, and/or any other necessary maintenance contractors.	Maintenance of structural BMPs implemented at the project site shall be performed at the frequency prescribed in this WQMP (Appendix D). Records of inspections and BMP maintenance shall be kept by the Owner and shall be available for review upon request. Frequency: Ongoing	The Irvine Company
No	N5. Title 22 CCR Compliance (How development will comply)		
No	N6. Local Industrial Permit Compliance		

BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX			
BMP Applicable? Yes/No	**BMP Name and BMP Implementation, Maintenance and Inspection Procedures**	**Implementation, Maintenance, and Inspection Frequency and Schedule**	**Person or Entity with Operation & Maintenance Responsibility**
No	N7. Spill Contingency Plan		
No	N8. Underground Storage Tank Compliance		
No	N9. Hazardous Materials Disclosure Compliance		
No	N10. Uniform Fire Code Implementation	Not Applicable	
Yes	N11. Common Area Litter Control The Owner will be responsible for performing trash pickup and sweeping of littered common areas on a weekly basis or whenever necessary. Responsibilities will also include noting improper disposal materials by the public and reporting such violations for investigation.	Litter patrol, violations investigations, reporting and other litter control activities shall be performed on a weekly basis and in conjunction with routine maintenance activities. Frequency: Weekly	The Irvine Company
Yes	N12. Employee Training All employees of the Owner and any contractors will require training to ensure that employees are aware of maintenance activities that may result in pollutants reaching the storm drain. Training will include, but not be limited to, spill cleanup procedures, proper waste disposal, housekeeping practices, etc.	Educate all new employees/ managers on storm water pollution prevention, particularly good housekeeping practices, prior to the start of the rainy season (October 1). Refresher courses shall be conducted on an as needed basis. Frequency: Annually	The Irvine Company

BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX			
BMP Applicable? Yes/No	**BMP Name and BMP Implementation, Maintenance and Inspection Procedures**	**Implementation, Maintenance, and Inspection Frequency and Schedule**	**Person or Entity with Operation & Maintenance Responsibility**
Yes	**N13. Housekeeping of Loading Docks** Housekeeping measures will be implemented by the Owner to keep the any loading/unloading and delivery areas clean and orderly condition. Includes sweeping, removal of trash & debris on a weekly basis, and use of dry methods for cleanup (e.g., sweeping).	Sweep area routinely and before October 1 each year. Keep area clean of trash and debris at all times. Spills shall be cleaned up immediately using dry methods. Frequency: Weekly	The Irvine Company
Yes	**N14. Common Area Catch Basin Inspection** All on-site catch basin inlets and drainage facilities shall be inspected and maintained by the Owner at least once a year, prior to the rainy season, no later than October 1st of each year.	Catch basin inlets and other drainage facilities shall be inspected after each storm event and once per year. Inlets and other facilities shall be cleaned prior to the rainy season, by October 1 each year. Frequency: Annually	The Irvine Company
Yes	**N15. Street Sweeping Private Streets and Parking Lots** The Owner shall be responsible for sweeping all on-site drive aisles and parking areas within the project on a quarterly basis.	Drive aisles & parking areas must be swept at least quarterly (every 3 months), including prior to the start of the rainy season (October 1). Frequency: Quarterly	The Irvine Company
No	**N16. Retail Gasoline Outlets**	Not Applicable	

BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX			
BMP Applicable? Yes/No	**BMP Name and BMP Implementation, Maintenance and Inspection Procedures**	**Implementation, Maintenance, and Inspection Frequency and Schedule**	**Person or Entity with Operation & Maintenance Responsibility**
STRUCTURAL SOURCE CONTROL BMPs			
Yes	**S1. Provide storm drain system stenciling and signage** The phrase "NO DUMPING! DRAINS TO OCEAN", or an equally effective phrase approved by the City, will be stenciled on all major storm drain inlets within the project site to alert the public to the destination of pollutants discharged into storm water. Stencils shall be in place prior to release of certificate of occupancy.	Storm drain stencils shall be inspected for legibility, at minimum, once prior to the storm season, no later than October 1 each year. Those determined to be illegible will be re-stenciled as soon as possible. Frequency: Annually	The Irvine Company
No	**S2. Design and construct outdoor material storage areas to reduce pollution introduction**	Not Applicable	
Yes	**S3. Design and construct trash and waste storage areas to reduce pollution introduction** All trash and waste shall be stored in containers that have lids or tarps to minimize direct precipitation into the containers. The trash storage areas will be designed to City standards, and will be walled, roofed, have gates and proper drainage per City standards.	Sweep trash area at least once per week and before October 1st each year. Maintain area clean of trash and debris at all times. Frequency: Weekly	The Irvine Company

BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX			
BMP Applicable? Yes/No	**BMP Name and BMP Implementation, Maintenance and Inspection Procedures**	**Implementation, Maintenance, and Inspection Frequency and Schedule**	**Person or Entity with Operation & Maintenance Responsibility**
Yes	**S4. Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control** The Owner will be responsible for the installation and maintenance of all common landscape areas utilizing similar planting materials with similar water requirements to reduce excess irrigation runoff. The Owner will be responsible for implementing all efficient irrigation systems for common area landscaping including, but not limited to, provisions for water sensors and programmable irrigation cycles. This includes smart timers, rain sensors, and moisture shut-off valves. The irrigation systems shall be in conformance with water efficiency guidelines.	In conjunction with routine maintenance activities, verify that landscape design continues to function properly by adjusting properly to eliminate overspray to hardscape areas, and to verify that irrigation timing and cycle lengths are adjusted in accordance with water demands, given time of year, weather, and day or night time temperatures. System testing shall occur twice per year. Water from testing/flushing shall be collected and properly disposed to the sewer system and shall not discharge to the storm drain system. Frequency: 2x per year	The Irvine Company
No	**S5. Protect slopes and channels and provide energy dissipation**	Not Applicable	
Yes	**S6. Dock areas** Runoff from the loading/delivery area will not discharge into the storm drain system. Housekeeping measures shall be implemented in accordance with BMP N13.	Sweep area routinely and before October 1 each year. Keep area clean of trash and debris at all times. Spills shall be cleaned up immediately. See also BMP N13. Frequency: Weekly	The Irvine Company
No	**S7. Maintenance bays**	Not Applicable	
No	**S8. Vehicle wash areas**	Not Applicable	
No	**S9. Outdoor processing areas**	Not Applicable	

BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX			
BMP Applicable? Yes/No	**BMP Name and BMP Implementation, Maintenance and Inspection Procedures**	**Implementation, Maintenance, and Inspection Frequency and Schedule**	**Person or Entity with Operation & Maintenance Responsibility**
No	S10. Equipment wash areas	Not Applicable	
No	S11. Fueling areas	Not Applicable	
No	S12. Hillside landscaping	Not Applicable	
Yes	S13. Wash water control for food preparation areas All wash water from food prep areas will be controlled and proper staff training conducted by the site operator. Food preparation facilities shall meet all health and safety, building and safety and any other applicable regulations, codes requirements, including installation of a grease interceptor where required. Sinks shall be contained with sanitary sewer connections for disposal of wash waters containing kitchen and food wastes.	Inspection / maintenance shall occur at least once in the late summer / early fall, prior to the start of the rainy season. Maintenance includes using dry cleanup methods for cleaning (i.e., sweeping), keeping spill kits on-site and stocked, properly storing and hauling used oil and grease, and disposing wash water to sanitary sewer. Wash water shall not discharge to storm drain system. Mats shall be cleaned indoors or with dry cleaning methods only. Frequency: Annually	The Irvine Company
No	S14. Community car wash racks	Not Applicable	

BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX		
BMP Name and BMP Implementation, Maintenance and Inspection Procedures	**Implementation, Maintenance, and Inspection Frequency and Schedule**	**Person or Entity with Operation & Maintenance Responsibility**
LOW IMPACT DEVELOPMENT BMPs		
Biotreatment BMP # 1: Modular Wetland Systems Modular Wetlands by Modular Wetlands Systems, Inc. are proprietary biotreatment systems that utilize multi-stage treatment processes including screening media filtration, settling, and biofiltration. The pre-treatment chamber contains the first three stages of treatment, and includes a catch basin inlet filter to capture trash, debris, gross solids and sediments, a settling chamber for separating out larger solids, and a media filter cartridge for capturing fine TSS, metals, nutrients, and bacteria. Runoff then flows through the wetland chamber where treatment is achieved through a variety of physical, chemical, and biological processes. As storm water passes down through the planting soil, pollutants are filtered, adsorbed, biodegraded and sequestered by the soil and plants, functioning similar to bioretention systems. The discharge chamber at the end of the unit collects treated flows and discharges back into the storm drain system.	The Modular Wetland units shall be maintained in accordance with manufacturer's specifications. The system shall be inspected at a minimum of once every six months, prior to the start of the rainy season (October 1) each year, and after major storm events. Typical maintenance includes removing trash & debris from the catch basin screening filter (by hand), removal of sediment and solids in the settlement chamber (vacuum truck), replacement of the BioMediaGREEN™ filter cartridge, and replacement of the BioMediaGREEN™ drain down filter (if equipped). In addition, plants within the wetland chamber will require trimming as needed in conjunction with routine landscape maintenance activities. No fertilizer shall be used in this chamber. Wetland chamber should be inspected during rain events to verify flow through the system. If little to no flow is observed from the lower valve or orifice plate, the wetland media may require replacement. If prior treatment stages are properly maintained, the life of the wetland media can be up to 20 years. Frequency: 2x per Year	The Irvine Company

BMP INSPECTION & MAINTENANCE RESPONSIBILITY MATRIX		
BMP Name and BMP Implementation, Maintenance and Inspection Procedures	**Implementation, Maintenance, and Inspection Frequency and Schedule**	**Person or Entity with Operation & Maintenance Responsibility**
TREATMENT CONTROL BMPs		
Treatment Control BMP # 1: StormFilter A StormFilter Unit is a pre-cast vault storm drain insert system that uses passive, siphon-activated media-filled cartridges that trap and adsorb particulates and pollutants. Runoff flows through the filter cartridges containing media and collects in the center of the cartridge for discharge, and flow separators trap floating debris and material. During a storm, runoff passes through the filtration media and starts filling the cartridge center tube. Air below the hood is purged through a one-way check valve as the water rises. When water reaches the top of the float, buoyant forces pull the float free and allow filtered water to drain. After storm, the water level in the structure starts to decline. A hanging water column remains under the cartridge hood until the water level reaches the scrubbing regulators. Air then rushes through the regulators releasing water and creating air bubbles that agitate the surface of the filter media, causing accumulated sediment to drop to the vault floor.	During the rainy season (October 1 to April 30), the unit should be inspected monthly or prior to a target storm, and annually in May, and cleaned out once per year at a minimum. More frequent inspection throughout the first year of installation are essential to determine the annual loading patterns and confirm suggested maintenance schedule. Cartridges should be replaced on an as-needed basis, at a minimum of once every two years. Manufacturer's specifications may recommend additional maintenance. Frequency: Annually	The Irvine Company

Required Permits

Permits are not required for the implementation, operation, and maintenance of the BMPs.

Forms to Record BMP Implementation, Maintenance, and Inspection

The form that will be used to record implementation, maintenance, and inspection of BMPs is attached.

Recordkeeping

All records must be maintained for at least five (5) years and must be made available for review upon request.

Waste Management

Any waste generated from maintenance activities will be disposed of properly. Wash water and other waste from maintenance activities is not to be discharged or disposed of into the storm drain system. Clippings from landscape maintenance (i.e. prunings) will be collected and disposed of properly off-site, and will not be washed into the streets, local area drains/conveyances, or catch basin inlets.

RECORD OF BMP IMPLEMENTATION, MAINTENANCE, AND INSPECTION

Today's Date: _____

Name of Person Performing Activity (Printed): _____

Signature: _____

BMP Name (As Shown in O&M Plan)	Brief Description of Implementation, Maintenance, and Inspection Activity Performed

RECORD OF BMP IMPLEMENTATION, MAINTENANCE, AND INSPECTION

Today's Date: _____

Name of Person Performing Activity (Printed): _____

Signature: _____

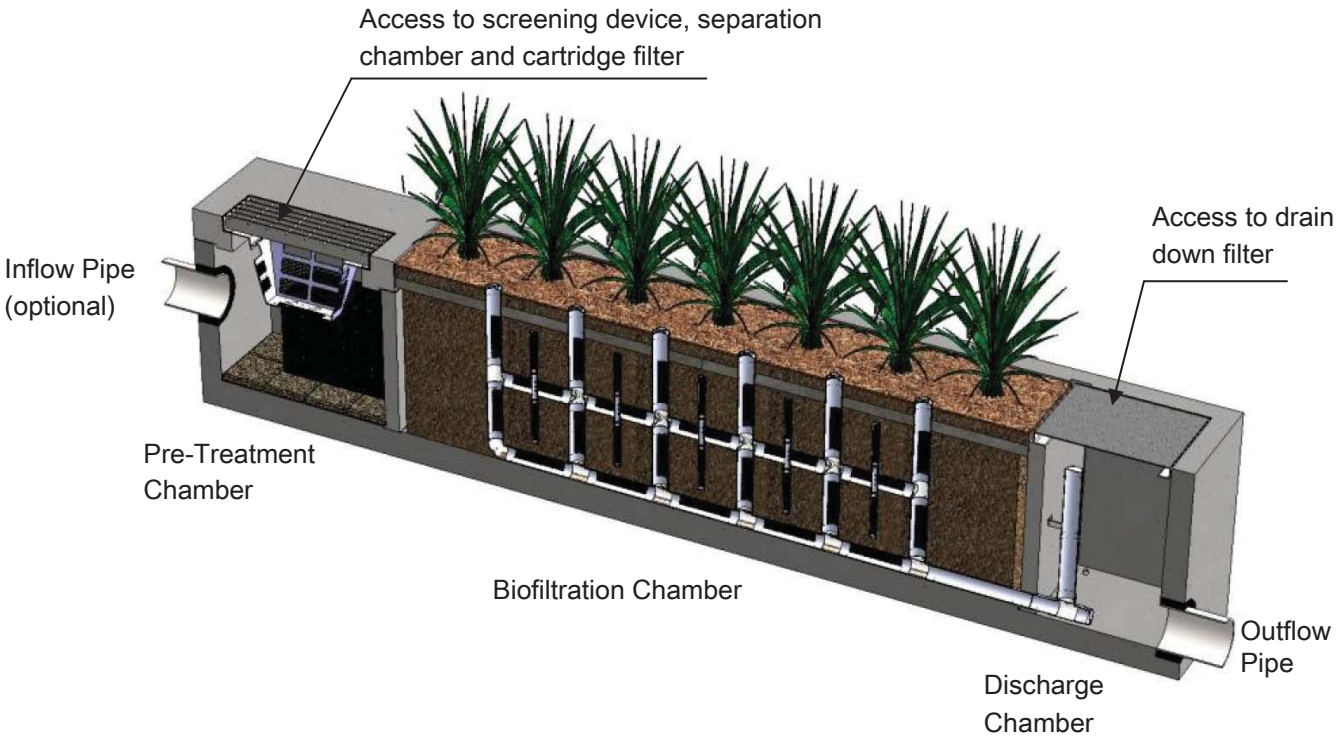
BMP Name (As Shown in O&M Plan)	Brief Description of Implementation, Maintenance, and Inspection Activity Performed

Maintenance Guidelines for Modular Wetland System - Linear

Maintenance Summary

- Remove Trash from Screening Device – average maintenance interval is 6 to 12 months.
  - (*5 minute average service time*).
- Remove Sediment from Separation Chamber – average maintenance interval is 12 to 24 months.
  - (*10 minute average service time*).
- Replace Cartridge Filter Media – average maintenance interval 12 to 24 months.
  - (*10-15 minute per cartridge average service time*).
- Replace Drain Down Filter Media – average maintenance interval is 12 to 24 months.
  - (*5 minute average service time*).
- Trim Vegetation – average maintenance interval is 6 to 12 months.
  - (*Service time varies*).

System Diagram



Maintenance Procedures

Screening Device

1. Remove grate or manhole cover to gain access to the screening device in the Pre-Treatment Chamber. Vault type units do not have screening device. Maintenance can be performed without entry.
2. Remove all pollutants collected by the screening device. Removal can be done manually or with the use of a vacuum truck. The hose of the vacuum truck will not damage the screening device.
3. Screening device can easily be removed from the Pre-Treatment Chamber to gain access to separation chamber and media filters below. Replace grate or manhole cover when completed.

Separation Chamber

1. Perform maintenance procedures of screening device listed above before maintaining the separation chamber.
2. With a pressure washer spray down pollutants accumulated on walls and cartridge filters.
3. Vacuum out Separation Chamber and remove all accumulated pollutants. Replace screening device, grate or manhole cover when completed.

Cartridge Filters

1. Perform maintenance procedures on screening device and separation chamber before maintaining cartridge filters.
2. Enter separation chamber.
3. Unscrew the two bolts holding the lid on each cartridge filter and remove lid.
4. Remove each of 4 to 8 media cages holding the media in place.
5. Spray down the cartridge filter to remove any accumulated pollutants.
6. Vacuum out old media and accumulated pollutants.
7. Reinstall media cages and fill with new media from manufacturer or outside supplier. Manufacturer will provide specification of media and sources to purchase.
8. Replace the lid and tighten down bolts. Replace screening device, grate or manhole cover when completed.

Drain Down Filter

1. Remove hatch or manhole cover over discharge chamber and enter chamber.
2. Unlock and lift drain down filter housing and remove old media block. Replace with new media block. Lower drain down filter housing and lock into place.
3. Exit chamber and replace hatch or manhole cover.

Maintenance Notes

1. Following maintenance and/or inspection, it is recommended the maintenance operator prepare a maintenance/inspection record. The record should include any maintenance activities performed, amount and description of debris collected, and condition of the system and its various filter mechanisms.

2. The owner should keep maintenance/inspection record(s) for a minimum of five years from the date of maintenance. These records should be made available to the governing municipality for inspection upon request at any time.

3. Transport all debris, trash, organics and sediments to approved facility for disposal in accordance with local and state requirements.

4. Entry into chambers may require confined space training based on state and local regulations.

5. No fertilizer shall be used in the Biofiltration Chamber.

6. Irrigation should be provided as recommended by manufacturer and/or landscape architect. Amount of irrigation required is dependent on plant species. Some plants may require irrigation.

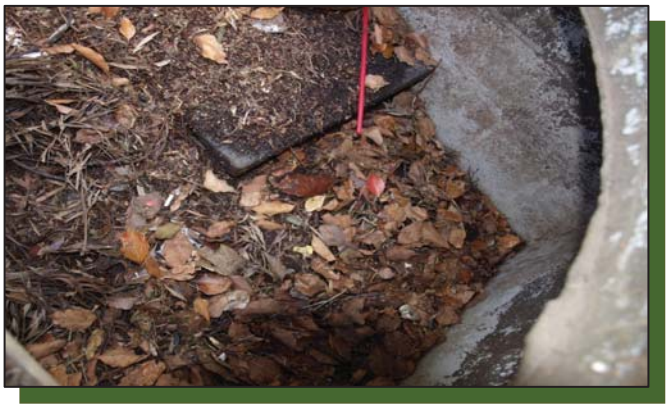
Maintenance Procedure Illustration

Screening Device

The screening device is located directly under the manhole or grate over the Pre-Treatment Chamber. It's mounted directly underneath for easy access and cleaning. Device can be cleaned by hand or with a vacuum truck.

Separation Chamber

The separation chamber is located directly beneath the screening device. It can be quickly cleaned using a vacuum truck or by hand. A pressure washer is useful to assist in the cleaning process.



Cartridge Filters

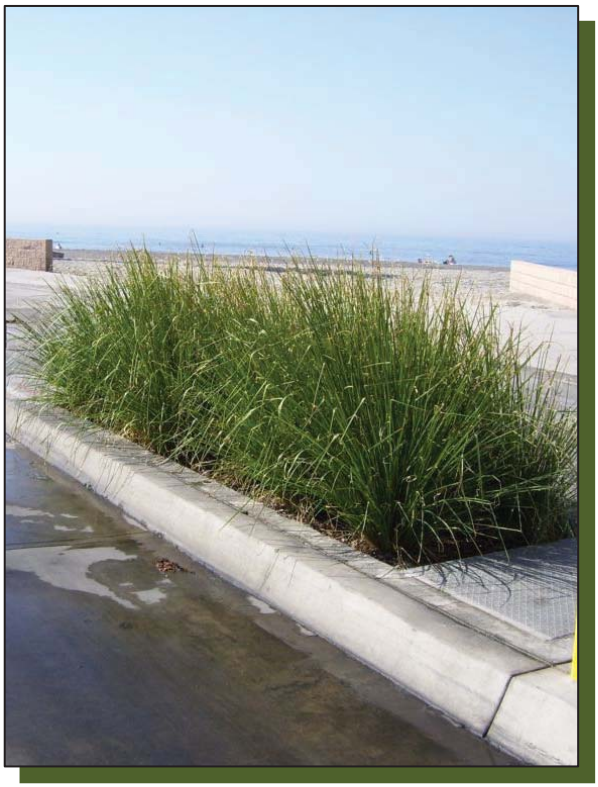
The cartridge filters are located in the Pre-Treatment chamber connected to the wall adjacent to the biofiltration chamber. The cartridges have removable tops to access the individual media filters. Once the cartridge is open media can be easily removed and replaced by hand or a vacuum truck.

Drain Down Filter

The drain down filter is located in the Discharge Chamber. The drain filter unlocks from the wall mount and hinges up. Remove filter block and replace with new block.

Trim Vegetation

Vegetation should be maintained in the same manner as surrounding vegetation and trimmed as needed. No fertilizer shall be used on the plants. Irrigation per the recommendation of the manufacturer and or landscape architect. Different types of vegetation requires different amounts of irrigation.



Inspection Form

Modular Wetland System, Inc.
P. 760.433-7640
F. 760-433-3176
E. Info@modularwetlands.com

www.modularwetlands.com

Inspection Report
Modular Wetlands System

Project Name _____

Project Address _____
(city) (Zip Code)

Owner / Management Company _____

Contact _____ Phone ( ) –

Inspector Name _____ Date ___/___/___ Time _____ AM / PM

Type of Inspection ☐ Routine ☐ Follow Up ☐ Complaint ☐ Storm Storm Event in Last 72-hours? ☐ No ☐ Yes

Weather Condition _____ Additional Notes _____

For Office Use Only
(Reviewed By)
(Date)
Office personnel to complete section to the left.

Inspection Checklist

Modular Wetland System Type (Curb, Grate or UG Vault): _____ Size (22', 14' or etc.): _____

Structural Integrity:	**Yes**	**No**	**Comments**
Damage to pre-treatment access cover (manhole cover/grate) or cannot be opened using normal lifting pressure?			
Damage to discharge chamber access cover (manhole cover/grate) or cannot be opened using normal lifting pressure?			
Does the MWS unit show signs of structural deterioration (cracks in the wall, damage to frame)?			
Is the inlet/outlet pipe or drain down pipe damaged or otherwise not functioning properly?			
Working Condition:			
Is there evidence of illicit discharge or excessive oil, grease, or other automobile fluids entering and clogging the unit?			
Is there standing water in inappropriate areas after a dry period?			
Is the filter insert (if applicable) at capacity and/or is there an accumulation of debris/trash on the shelf system?			
Does the depth of sediment/trash/debris suggest a blockage of the inflow pipe, bypass or cartridge filter? If yes, specify which one in the comments section. Note depth of accumulation in in pre-treatment chamber.			Depth:
Does the cartridge filter media need replacement in pre-treatment chamber and/or discharge chamber?			Chamber:
Any signs of improper functioning in the discharge chamber? Note issues in comments section.			
Other Inspection Items:			
Is there an accumulation of sediment/trash/debris in the wetland media (if applicable)?			
Is it evident that the plants are alive and healthy (if applicable)? Please note Plant Information below.			
Is there a septic or foul odor coming from inside the system?			

Waste:	**Yes**	**No**
Sediment / Silt / Clay		
Trash / Bags / Bottles		
Green Waste / Leaves / Foliage		

Recommended Maintenance	
No Cleaning Needed	
Schedule Maintenance as Planned	
Needs Immediate Maintenance	

Plant Information	
Damage to Plants	
Plant Replacement	
Plant Trimming	

Additional Notes: _____

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Maintenance Report

Modular Wetland System, Inc.
P. 760.433-7640
F. 760-433-3176
E. Info@modularwetlands.com

www.modularwetlands.com

Cleaning and Maintenance Report
Modular Wetlands System

Project Name _____

Project Address _____
(city) (Zip Code)

Owner / Management Company _____

Contact _____ Phone ( ) –

Inspector Name _____ Date ____/____/____ Time _____ AM / PM

Type of Inspection ☐ Routine ☐ Follow Up ☐ Complaint ☐ Storm Storm Event in Last 72-hours? ☐ No ☐ Yes

Weather Condition _____ Additional Notes _____

For Office Use Only
(Reviewed By)
(Date)
Office personnel to complete section to the left.

Site Map #	GPS Coordinates of Insert	Manufacturer / Description / Sizing	Trash Accumulation	Foliage Accumulation	Sediment Accumulation	Total Debris Accumulation	Condition of Media 25/50/75/100 (will be changed @ 75%)	Operational Per Manufactures' Specifications (If not, why?)
	Lat: Long:	MWS Catch Basins						
		MWS Sedimentation Basin						
		Media Filter Condition						
		Plant Condition						
		Drain Down Media Condition						
		Discharge Chamber Condition						
		Drain Down Pipe Condition						
		Inlet and Outlet Pipe Condition						

Comments:

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CONTECH
CONSTRUCTION PRODUCTS INC.

StormFilter Inspection and Maintenance Procedures

The Stormwater Management StormFilter®

Maintenance Guidelines

The primary purpose of the Stormwater Management StormFilter® is to filter out and prevent pollutants from entering our waterways. Like any effective filtration system, periodically these pollutants must be removed to restore the StormFilter to its full efficiency and effectiveness.

Maintenance requirements and frequency are dependent on the pollutant load characteristics of each site. Maintenance activities may be required in the event of a chemical spill or due to excessive sediment loading from site erosion or extreme storms. It is a good practice to inspect the system after major storm events.

Maintenance Procedures

Although there are likely many effective maintenance options, we believe the following procedure is efficient and can be implemented using common equipment and existing maintenance protocols. A two step procedure is recommended as follows:

1. Inspection

Inspection of the vault interior to determine the need for maintenance.

2. Maintenance

Cartridge replacement

Sediment removal

Inspection and Maintenance Timing

At least one scheduled inspection should take place per year with maintenance following as warranted.

First, an inspection should be done before the winter season. During the inspection the need for maintenance should be determined and, if disposal during maintenance will be required, samples of the accumulated sediments and media should be obtained.

Second, if warranted, a maintenance (replacement of the filter cartridges and removal of accumulated sediments) should be performed during periods of dry weather.

In addition to these two activities, it is important to check the condition of the StormFilter unit after major storms for potential damage caused by high flows and for high sediment accumulation that may be caused by localized erosion in the drainage area. It may be necessary to adjust the inspection/ maintenance schedule depending on the actual operating conditions encountered by the system. In general, inspection activities can be conducted at any time, and maintenance should occur, if warranted, in late summer to early fall when flows into the system are not likely to be present.

Maintenance Frequency

The primary factor controlling timing of maintenance of the StormFilter is sediment loading.

A properly functioning system will remove solids from water by trapping particulates in the porous structure of the filter media inside the cartridges. The flow through the system will naturally decrease as more and more particulates are trapped. Eventually the flow through the cartridges will be low enough to require replacement. It may be possible to extend the usable span of the cartridges by removing sediment from upstream trapping devices on a routine as-needed basis in order to prevent material from being re-suspended and discharged to the StormFilter treatment system.

Site conditions greatly influence maintenance requirements. StormFilter units located in areas with erosion or active construction may need to be inspected and maintained more often than those with fully stabilized surface conditions.

The maintenance frequency may be adjusted as additional monitoring information becomes available during the inspection program. Areas that develop known problems should be inspected more frequently than areas that demonstrate no problems, particularly after major storms. Ultimately, inspection and maintenance activities should be scheduled based on the historic records and characteristics of an individual StormFilter system or site. It is recommended that the site owner develop a database to properly manage StormFilter inspection and maintenance programs.

Prior to the development of the maintenance database, the following maintenance frequencies should be followed:

Inspection

One time per year

After major storms

Maintenance

As needed, based on results of inspection (The average maintenance lifecycle is approximately 1-3 years)

Per Regulatory requirement

In the event of a chemical spill

Frequencies should be updated as required. The recommended initial frequency for inspection is one time per year. StormFilter units should be inspected after major storms.

Sediment removal and cartridge replacement on an as needed basis is recommended unless site conditions warrant.

Once an understanding of site characteristics has been established, maintenance may not be needed for one to three years, but inspection is warranted and recommended annually.

Inspection Procedures

The primary goal of an inspection is to assess the condition of the cartridges relative to the level of visual sediment loading as it relates to decreased treatment capacity. It may be desirable to conduct this inspection during a storm to observe the relative flow through the filter cartridges. If the submerged cartridges are severely plugged, then typically large amounts of sediments will be present and very little flow will be discharged from the drainage pipes. If this is the case, then maintenance is warranted and the cartridges need to be replaced.

Warning: In the case of a spill, the worker should abort inspection activities until the proper guidance is obtained. Notify the local hazard control agency and CONTECH Construction Products immediately.

To conduct an inspection:

Important: Inspection should be performed by a person who is familiar with the operation and configuration of the StormFilter treatment unit.

1. If applicable, set up safety equipment to protect and notify surrounding vehicle and pedestrian traffic.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.

3. Open the access portals to the vault and allow the system vent.
4. Without entering the vault, visually inspect the inside of the unit, and note accumulations of liquids and solids.
5. Be sure to record the level of sediment build-up on the floor of the vault, in the forebay, and on top of the cartridges. If flow is occurring, note the flow of water per drainage pipe. Record all observations. Digital pictures are valuable for historical documentation.
6. Close and fasten the access portals.
7. Remove safety equipment.
8. If appropriate, make notes about the local drainage area relative to ongoing construction, erosion problems, or high loading of other materials to the system.
9. Discuss conditions that suggest maintenance and make decision as to weather or not maintenance is needed.

Maintenance Decision Tree

The need for maintenance is typically based on results of the inspection. The following Maintenance Decision Tree should be used as a general guide. (Other factors, such as Regulatory Requirements, may need to be considered)

1. Sediment loading on the vault floor.
   a. If >4" of accumulated sediment, maintenance is required.
2. Sediment loading on top of the cartridge.
   a. If >1/4" of accumulation, maintenance is required.
3. Submerged cartridges.
   a. If >4" of static water in the cartridge bay for more that 24 hours after end of rain event, maintenance is required.
4. Plugged media.
   a. If pore space between media granules is absent, maintenance is required.
5. Bypass condition.
   a. If inspection is conducted during an average rain fall event and StormFilter remains in bypass condition (water over the internal outlet baffle wall or submerged cartridges), maintenance is required.
6. Hazardous material release.
   a. If hazardous material release (automotive fluids or other) is reported, maintenance is required.
7. Pronounced scum line.
   a. If pronounced scum line (say ≥ 1/4" thick) is present above top cap, maintenance is required.
8. Calendar Lifecycle.
   a. If system has not been maintained for 3 years maintenance is required.

Assumptions

- No rainfall for 24 hours or more
- No upstream detention (at least not draining into StormFilter)
- Structure is online
- Outlet pipe is clear of obstruction
- Construction bypass is plugged

Maintenance

Depending on the configuration of the particular system, maintenance personnel will be required to enter the vault to perform the maintenance.

Important: If vault entry is required, OSHA rules for confined space entry must be followed.

Filter cartridge replacement should occur during dry weather. It may be necessary to plug the filter inlet pipe if base flows is occurring.

Replacement cartridges can be delivered to the site or customers facility. Information concerning how to obtain the replacement cartridges is available from CONTECH Construction Products.

Warning: In the case of a spill, the maintenance personnel should abort maintenance activities until the proper guidance is obtained. Notify the local hazard control agency and CONTECH Construction Products immediately.

To conduct cartridge replacement and sediment removal maintenance:

1. If applicable, set up safety equipment to protect maintenance personnel and pedestrians from site hazards.
2. Visually inspect the external condition of the unit and take notes concerning defects/problems.
3. Open the doors (access portals) to the vault and allow the system to vent.
4. Without entering the vault, give the inside of the unit, including components, a general condition inspection.
5. Make notes about the external and internal condition of the vault. Give particular attention to recording the level of sediment build-up on the floor of the vault, in the forebay, and on top of the internal components.
6. Using appropriate equipment offload the replacement cartridges (up to 150 lbs. each) and set aside.
7. Remove used cartridges from the vault using one of the following methods:

Method 1:

A. This activity will require that maintenance personnel enter the vault to remove the cartridges from the under drain manifold and place them under the vault opening for lifting (removal). Unscrew (counterclockwise rotations) each filter cartridge from the underdrain connector. Roll the loose cartridge, on edge, to a convenient spot beneath the vault access.

Using appropriate hoisting equipment, attach a cable from the boom, crane, or tripod to the loose cartridge. Contact CONTECH Construction Products for suggested attachment devices.

Important: Note that cartridges containing leaf media (CSF) do not require unscrewing from their connectors. Take care not to damage the manifold connectors. This connector should remain installed in the manifold and could be capped during the maintenance activity to prevent sediments from entering the underdrain manifold.

B. Remove the used cartridges (up to 250 lbs. each) from the vault.

Important: Care must be used to avoid damaging the cartridges during removal and installation. The cost of repairing components damaged during maintenance will be the responsibility of the owner unless CONTECH Construction Products performs the maintenance activities and damage is not related to discharges to the system.

C. Set the used cartridge aside or load onto the hauling truck.

D. Continue steps a through c until all cartridges have been removed.

Method 2:

A. Enter the vault using appropriate confined space protocols.

B. Unscrew the cartridge cap.

C. Remove the cartridge hood screws (3) hood and float.

D. At location under structure access, tip the cartridge on its side.

Important: Note that cartridges containing media other than the leaf media require unscrewing from their threaded connectors. Take care not to damage the manifold connectors. This connector should remain installed in the manifold and capped if necessary.

D. Empty the cartridge onto the vault floor. Reassemble the empty cartridge.

E. Set the empty, used cartridge aside or load onto the hauling truck.

F. Continue steps a through e until all cartridges have been removed.

8. Remove accumulated sediment from the floor of the vault and from the forebay. This can most effectively be accomplished by use of a vacuum truck.
9. Once the sediments are removed, assess the condition of the vault and the condition of the connectors. The connectors are short sections of 2-inch schedule 40 PVC, or threaded schedule 80 PVC that should protrude about 1" above the floor of the vault. Lightly wash down the vault interior.
    a. Replace any damaged connectors.
10. Using the vacuum truck boom, crane, or tripod, lower and install the new cartridges. Once again, take care not to damage connections.
11. Close and fasten the door.
12. Remove safety equipment.
13. Finally, dispose of the accumulated materials in accordance with applicable regulations. Make arrangements to return the used empty cartridges to CONTECH Construction Products.

Related Maintenance Activities -

Performed on an as-needed basis

StormFilter units are often just one of many structures in a more comprehensive stormwater drainage and treatment system.

In order for maintenance of the StormFilter to be successful, it is imperative that all other components be properly maintained. The maintenance/repair of upstream facilities should be carried out prior to StormFilter maintenance activities.

In addition to considering upstream facilities, it is also important to correct any problems identified in the drainage area. Drainage area concerns may include: erosion problems, heavy oil loading, and discharges of inappropriate materials.

Material Disposal

The accumulated sediment found in stormwater treatment and conveyance systems must be handled and disposed of in accordance with regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). Areas with the greatest potential for high pollutant loading include industrial areas and heavily traveled roads.

Sediments and water must be disposed of in accordance with all applicable waste disposal regulations. When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local waste water treatment plant or on-site treatment and discharge.

RECYCLED PAPER

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800.338.1122
www.contech-cpi.com

Support

- Drawings and specifications are available at contechstormwater.com.
- Site-specific design support is available from our engineers.

CONTECH Construction Products Inc. provides site solutions for the civil engineering industry. CONTECH's portfolio includes bridges, drainage, sanitary sewer, stormwater and earth stabilization products. For information on other CONTECH division offerings, visit contech-cpi.com or call 800.338.1122

Nothing in this catalog should be construed as an expressed warranty or an implied warranty of merchantability or fitness for any particular purpose. See the CONTECH standard quotation or acknowledgement for applicable warranties and other terms and conditions of sale.

Inspection Report

Date: _____ Personnel: _____

Location: _____ System Size: _____

System Type: Vault ☐ Cast-In-Place ☐ Linear Catch Basin ☐ Manhole ☐ Other ☐

Sediment Thickness in Forebay: _____ Date: _____

Sediment Depth on Vault Floor: _____

Structural Damage: _____

Estimated Flow from Drainage Pipes (if available): _____

Cartridges Submerged: Yes ☐ No ☐ Depth of Standing Water: _____

StormFilter Maintenance Activities (check off if done and give description)

☐ Trash and Debris Removal: _____

☐ Minor Structural Repairs: _____

☐ Drainage Area Report _____

Excessive Oil Loading: Yes ☐ No ☐ Source: _____

Sediment Accumulation on Pavement: Yes ☐ No ☐ Source: _____

Erosion of Landscaped Areas: Yes ☐ No ☐ Source: _____

Items Needing Further Work: _____

Owners should contact the local public works department and inquire about how the department disposes of their street waste residuals.

Other Comments:

_____

_____

_____

_____

_____

_____

_____

_____

Review the condition reports from the previous inspection visits.

StormFilter Maintenance Report

Date: _____ Personnel: _____

Location: _____ System Size: _____

System Type: Vault ☐ Cast-In-Place ☐ Linear Catch Basin ☐ Manhole ☐ Other ☐

List Safety Procedures and Equipment Used: _____

_____

_____

System Observations

Months in Service:

Oil in Forebay: Yes ☐ No ☐

Sediment Depth in Forebay: _____

Sediment Depth on Vault Floor: _____

Structural Damage: _____

Drainage Area Report

Excessive Oil Loading: Yes ☐ No ☐ Source: _____

Sediment Accumulation on Pavement: Yes ☐ No ☐ Source: _____

Erosion of Landscaped Areas: Yes ☐ No ☐ Source: _____

StormFilter Cartridge Replacement Maintenance Activities

Remove Trash and Debris: Yes ☐ No ☐ Details: _____

Replace Cartridges: Yes ☐ No ☐ Details: _____

Sediment Removed: Yes ☐ No ☐ Details: _____

Quantity of Sediment Removed (estimate?):

Minor Structural Repairs: Yes ☐ No ☐ Details: _____

Residuals (debris, sediment) Disposal Methods: _____

Notes:

_____

_____

_____

_____

_____

_____

_____

APPENDIX E

CONDITIONS OF APPROVAL

Placeholder – Pending Issuance by the City of Newport Beach

APPENDIX F

GEOTECHNICAL STUDY (DRAFT)

DRAFT
FOR REVIEW

GEOTECHNICAL INVESTIGATION
PROPOSED RESTAURANT
BALBOA MARINA
NEWPORT BEACH, CALIFORNIA

Prepared for:
Irvine Company
550 Newport Center Drive
Newport Beach, California 92660

Prepared by:
Geotechnical Professionals Inc.
5736 Corporate Avenue
Cypress, California 90630
(714) 220-2211

Project No. 2569.I

March 14, 2014

TABLE OF CONTENTS

LIST OF FIGURES

1.0 INTRODUCTION

This report presents the results of a preliminary geotechnical investigation performed by Geotechnical Professionals Inc. (GPI) for a proposed restaurant at Balboa Marina, in Newport Beach, California. The project location is shown in Figure 1.

1.1 PROJECT DESCRIPTION

At the time this report was prepared, the design of the project was in a conceptual stage. Based on information provided by Burton Landscape Architecture Studio, we understand that the proposed restaurant building will be a two-story structure to be located in the western parts of the existing parking lot of the Balboa Marina, as shown in Figure 2. The lower floor of the building will be a reinforced concrete parking structure/podium with a finish floor elevation at +9 feet (even with the lowest part of the parking lot surface). The restaurant building, on the second floor of the structure will occupy part of the total footprint, with the rest being occupied by outdoor patios, surface parking and landscaping. A conceptual design plan is presented in Figure 3.

The project will involve significant grade changes. The western edge of the site will be re-graded with a 2:1 slope cut into the existing slope, in order to accommodate the westerly expansion of the marina. Some fill will also be placed in the northeastern parts of the site to accommodate proposed grade differentials that will enable access to the second floor from the north side of the building. Up to 10 feet of fill may be placed northeasterly of the proposed building location, in order to raise grades from approximately +10 feet to +20 feet. Retaining walls will be constructed to accommodate the proposed grade differentials between the northern and southern parts of the surface parking areas.

At the time this report was prepared, the structural design was in a conceptual stage. Preliminary structural information provided by KPFF Consulting Engineers, indicates that maximum column loads are expected to be on the order of 400 kips.

1.2 PURPOSE OF THIS REPORT

The main purpose of the geotechnical investigation documented in this report was to evaluate the geotechnical conditions at the site with respect to providing adequate support for the proposed structure.

2.0 SCOPE OF WORK

The scope of this geotechnical investigation included a review of existing geotechnical information, subsurface field investigation, laboratory testing, geotechnical analyses, and preparation of this report.

Our review of existing geotechnical information included data from previous geotechnical investigations and construction monitoring by GPI, logs of borings by Caltrans for the nearby Newport Bay Bridge and published geologic information. The documents reviewed are listed under References.

The field investigation was aimed at complementing data from previous geotechnical investigations at the site and included three additional cone penetration tests (CPT's) to a depth of 50 feet, two Geoprobe borings with sampling of selected soil layers to a maximum depth of 33 feet and two hand auger borings to a depth of 7.5 feet. The CPT's were used primarily to define the subsurface layering and to obtain in-situ measurements of geotechnical properties used for evaluation of pile capacities, potential for liquefaction, seismic settlement, and seismic slope stability. The borings were located next to two of the CPT locations (C-1 and C-2) and were used to obtain soil samples of selected layers for laboratory testing and to measure groundwater levels. CPT field procedures and logs are presented in Appendix A. Field procedures and logs of borings are presented in Appendix B. The approximate locations of the subsurface explorations are presented in Figure 2.

The geotechnical laboratory testing program consisted of moisture and density determinations, grainsize analyses, Atterberg Limits, and direct shear tests. Due to the cohesionless nature of sandy soils at the site, the laboratory test data was used to complement the CPT data, which provided in-situ measurement of soil properties needed for foundation design. Laboratory test procedures and results are presented in Appendix C.

The geotechnical analyses focused on the stability of the site under seismic loading conditions, foundation analyses for piles and shallow footings, settlement analyses for areas to be filled, and lateral earth pressures for retaining wall design. The results of the geotechnical evaluations are presented in Sections 3 and 4 of this report.

3.0 SITE CONDITIONS

3.1 EXISTING FACILITIES

The site for the proposed restaurant building currently is a paved parking lot with a concrete seawall on the south side and a descending slope toward the water on the west side. The existing topographic conditions are shown in Figure 2.

The existing seawall consists of a series of concrete panels with two sets of tie-back anchors. The original tie-back anchors, installed when the wall was built in the 1960's are connected to a concrete trench type "deadman", located approximately 25 to 30 feet north of the seawall. The second set of tie-back anchors were installed in 2008 in order to reinforce the seawall, and to accommodate deepening of the mudline as part of the marina re-construction project. The second set of tie-back anchors were steeply inclined pressure grouted friction anchors with lateral spacing of 7 feet 5 inches and lengths of 43 feet.

3.2 SUBSURFACE SOIL CONDITIONS

The subsurface soil profile consists mostly of fine to medium sands with variable silt content. These sands are typically medium dense to dense in the upper 20 to 25 feet and become very dense at greater depths. However, at CPT C-1, medium dense sands were encountered to a depth of 30 feet. Two highly compressible clay and elastic silt layers were also detected in CPT C-1. The shallow layer, which was also sampled in hand auger boring HA-1 between depths of 5 and 6 feet and detected in C-3 between depths of 12.5 and 13.5 feet, consists of an organic clay with peat. In a laboratory consolidation test this material exhibited very high compressibility and significant secondary compression (long-term creep). A soft to firm elastic silt (MH) layer was found between 29 and 36 feet with very dense sands below 36 feet down to the maximum depth explored of 50 feet. In borings drilled by Caltrans within the eastern parts of the Newport Bay Bridge (closest to the site), the very dense sands extended to a typical elevation of -60 feet (about 70 feet below the existing site grades at the proposed restaurant site).

3.3 GROUNDWATER CONDITIONS

In the two hand auger explorations groundwater was encountered at an approximate depth of 6.5 feet, corresponding to an elevation of +3.5 feet (MLLW). This groundwater level was also consistent with piezometric levels measured in CPT C-2 at a depth of 25.5 feet. Due to the proximity of the site to open water and the sandy nature of the site soils, groundwater levels can be expected to fluctuate with tide levels. During high tide events, the groundwater level could rise to elevation +6 feet (i.e. within 3 feet of the proposed finish floor level of the proposed structure.

3.4 SEISMIC HAZARDS

The site is not located within an Alquist-Priolo earthquake fault zone and generally, good layer continuity was observed across the site. Therefore, the potential for ground rupture due to faulting at the site is low.

The site is located within a liquefaction hazard zone as mapped by the California Geological Survey (previously California Division of Mines and Geology). Therefore, an evaluation of the potential for liquefaction, seismic settlement and lateral spreading is warranted for this project.

Liquefaction is a phenomenon in which saturated cohesionless soils undergo a temporary loss of strength during severe ground shaking and acquire a degree of mobility sufficient to permit ground deformation. In extreme cases, the soil particles can become suspended in groundwater, resulting in the soil deposit becoming mobile and fluid-like. Liquefaction is generally considered to occur primarily in loose to medium dense deposits of saturated sandy soils. Thus, three conditions are required for liquefaction occur: (1) a sandy soil of loose to medium density; (2) saturated conditions; and (3) rapid, large strain, cyclic loading, normally provided by earthquake motions.

The 2013 California Building Code, which is based on the ASCE 7.10 Standard, has much higher peak ground acceleration requirements than the 2010 CBC for evaluating the potential for liquefaction and lateral spreading. Based on the new requirements, the peak ground acceleration for this site, derived from the USGS Design Maps website is 0.71g.

We evaluated the potential for liquefaction and seismic settlement using methods presented by Idriss and Boulanger (2008), based on CPT data. We considered peak ground accelerations of 0.71g for evaluations. Our analyses indicate that most sandy soils at the site are dense enough to resist liquefaction even under very high ground motion. Marginal resistance to liquefaction was indicated in limited relatively thin layers of medium dense sands found mostly at shallow depths. The results of our analyses are summarized on the following page:

CPT No	Depth Interval of Layers Susceptible to Liquefaction (feet)	Seismic Settlement (inches)
1	6-7 11-13 12-24 26-29	1.88
2	4-5.5 8-10 11-13 19-20 21-22	1.02
3	13-16	0.44
4	5.5-6.5 10-12 14-15 18.5-19.5	0.89

The calculated magnitude of seismic settlement under such high level of ground motion is considered to be relatively small. The potential of seismic settlement on the design of pile foundations is discussed in Section 4.5 of this report.

The potential for liquefaction will result in a temporary loss of strength in limited layers which, in turn, will result in some permanent slope movement in the western parts of the site. None of these layers contained very loose to loose sands that would be susceptible to flows upon liquefaction. We evaluated the potential for lateral spreading based data from CPT's C-2 and C-4, and methods proposed by Youd, et al. (Reference 9) and Zhang et al. (Reference 10). The analyses indicated lateral spreading potential less than 5 inches for a peak ground acceleration of 0.71g. Both of these methods are considered to be reasonable screening tools for predicting the potential for relative large lateral spreads but have been shown to grossly over-predict small displacements (Chu et al., Reference 11). Therefore, the potential for lateral spreading at this site due to liquefaction is considered to be negligible. We also evaluated permanent slope displacements by slope stability methods using residual shear strength parameters for the limited layers that would be susceptible to liquefaction. The slope stability analyses are summarized in Section 4.3.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 OVERVIEW

Based on the results of our geotechnical investigation, it is our opinion that the geotechnical conditions at the site are suitable for supporting the proposed development. However, the constraints discussed below need to be considered in the design and construction of the proposed development.

The proposed structure will need to be supported on pile foundations, in order to limit surcharge loads on the existing seawall. Furthermore, in locating columns and pile foundations, it would be imperative to avoid impacting the existing tie-back anchors that provide support to the existing seawall.

The potential for liquefaction in limited layers at the site is expected to have a minor impact on a pile supported structure. Under very strong earthquake conditions, up to 1½ inches of differential settlement may be experienced between slab-on-grade floors and the pile-supported superstructure. If this is not acceptable, structural floor slabs could be used at substantially higher cost. Liquefaction in limited layers could also result in some slope deformation, as discussed in Section 4.3. The deformation of the slope will be resisted by any piles located within 15 to 20 feet from the top of the slope, reducing the lateral load capacity available to resist seismic lateral loads from the structure. The adverse impact of slope deformation on the lateral load capacity of pile foundations can be minimized if the west edge of the structure is located at least 20 feet east of the top of slope.

The geotechnical investigation disclosed the presence of two highly compressible cohesive soil layers in the eastern parts of the site. The compressibility of these layers, found below depths of 5 feet and 29 feet, respectively, will mainly impact the support of the retaining wall and fill planned east of the building. If left unmitigated, up to approximately 3½ inches of settlement is anticipated under the weight of 10 feet of fill. Over 2½ inches of the estimated settlement will be due to compression of the shallower of the two compressible soil layers, which consists of organic clay and peat. In order to mitigate the potential for excessive differential settlement along the retaining wall and between the finished ground surface and the pile-supported building, we recommend a combination of two measures. The shallow organic clay/peat layer should be overexcavated and replaced with compacted fill. Additionally, the above grade fill should be placed well in advance of building and retaining wall construction to allow settlement to occur before structures are built. With this combination of measures, differential settlement can be reduced to less than ½-inch. Detailed earthwork recommendations are presented in Section 4.4.

4.2 SEISMIC DESIGN

The method of seismic design should be determined by the structural engineer. For seismic design by the 2013 California Building Code (ASCE 7-10 Standard), the site parameters are as follows:

Site Class: D

S_S	= 1.719	S_1	= 0.634
S_{MS}	= 1.719	S_{M1}	= 0.951
S_{DS}	= 1.146	S_{D1}	= 0.634

4.3 SLOPE STABILITY

The finished slope at the west edge of the site will have an average inclination of 2 horizontal to 1 vertical, a toe elevation at -10 feet (MLLW), and a top elevation of +9 feet. We evaluated the stability of the slope for static and seismic load conditions using the computer program Slide 6.0 and the Modified Bishop method for both circular and non-circular failure surfaces.

The calculated minimum factor of safety under static loading conditions is approximately 1.8. A factor of safety of 1.5 or greater is considered to be adequate for static load conditions.

The stability of the slope under seismic conditions was evaluated in general accordance with guidelines in Special Publication 117 (CGS 2008) by "Newmark" type cumulative displacement analyses. The procedure first involves calculation of the pseudostatic "yield" acceleration that would result in a calculated factor of safety of 1.0. Then the ratio of the peak ground acceleration to the yield acceleration is used in empirical relationships to estimate the cumulative slope displacement. For our evaluations, we used empirical relationships outlined in NCHRP Report 611 (Reference 12). In our analyses, we used static shear strength parameters for the dense to very dense sand layers and residual undrained shear strength parameters for medium dense sand layers that would be susceptible to liquefaction. The residual undrained shear strengths used for these analyses were obtained from empirical relationships proposed by Seed and Harder (Reference 8). Under free-field conditions, the calculated slope top displacements are on the order of six inches for a peak ground acceleration of 0.71g. Lateral displacements can be expected to decrease with distance from the slope. With the pile supported structure in place, the piles located within a distance of about 20 feet from the top of slope will provide shear pinning further reducing the magnitude of slope displacement. On the other hand, piles located within 20 feet from the top of slope will not have reserve capacity to provide lateral resistance to seismic loads from the structure.

4.4 EARTHWORK

The earthwork anticipated at the project site will consist of clearing and grubbing, excavations, subgrade preparation, and placement and compaction of fill.

4.4.1 Clearing and Grubbing

Prior to grading, the areas to be developed should be stripped of any vegetation and cleared of all demolition debris. Any roots, buried footings of demolished structures, abandoned utility lines, buried tanks, and other underground structures should be removed in their entirety. If concrete piles are encountered within building areas, as a minimum, they should be cut off at a depth of 5 feet below finish grades. Cesspools, if encountered, should be emptied of their contents and either removed entirely or backfilled to within 5 feet of the finished subgrade with one sack cement slurry. The upper 5 feet should be backfilled with compacted soil. All deleterious material generated during the clearing operations, including all organic material, should be removed from the site.

4.4.2 Excavations

Excavations at the site will include over-excavations to remove the highly compressible organic clays, footing excavations, and trenching for utility lines.

In building pad areas, soils disturbed by demolition activities should be overexcavated and replaced with properly compacted fill. These materials require densification to provide adequate support for and slab-on-grade floors. In the proposed deep fill and retaining wall area, east of the proposed building, the highly compressible organic clay found between approximate depths of 5 and 6 feet should be overexcavated, and replaced with compacted sandy fill. The lateral extent of the overexcavation should extend from the slope to the north to 5 feet beyond the retaining wall to the south. The approximate limits of the overexcavations are shown in Figure 2.

All excavations and shoring systems should meet the minimum requirements given in the most current State of California Occupational Safety and Health Standards. In accordance with OSHA criteria, the soils at shallow depths (upper 7 feet) are classified as Type C soils. Such soils are susceptible to caving. Any excavations extending below the groundwater level will need to be dewatered before the excavation reaches the groundwater level. Due to the sandy nature of soils prevailing at shallow depths, if excavation below the groundwater level is attempted without dewatering in advance, unstable, "quick" conditions will be created at the bottom of excavations.

No surcharge loads should be permitted within a horizontal distance equal to the height of cut from the toe of the excavation or 5 feet from the top of the slope, whichever is greater, unless the cut is properly shored. The shoring must be designed to resist earth pressures from gravity loads plus surcharge loads. All excavations and shoring systems should meet the minimum requirements given in the State of California Occupational Safety and Health Standards.

In general, the excavation should be readily accomplished by conventional soil excavation equipment such as backhoes, loaders, scrapers, or dozers. However, rubber-tired equipment is likely to experience mobilization difficulty in wet organic clays, typically found below a depth of 5 feet.

4.4.3 Subgrade Preparation

After removals are complete and prior to placing any fills or constructing pavements or structures, the subgrade soils should be scarified to a depth of 6 inches moisture-conditioned, and compacted to at least 90 percent of maximum dry density in accordance with ASTM D 1557.

The upper 12 inches of the pavement subgrade should be compacted to a relative compaction of 95 percent.

4.4.4 Material for Fill

The majority of the soils at the site are non-expansive sands. Such soils are suitable for re-use in fills. Clayey soils, found in a limited thin layer below 5 feet, could be used in deep fills provided they are thoroughly blended with the non-expansive sands.

Imported fill material should be predominately granular, non-expansive (EI$\leq$ 20) and contain no more than 40 percent fines (portion passing No. 200 sieve). The Geotechnical Engineer should be notified at least 72 hours in advance of the location of any soils proposed for import. Each proposed import source should be sampled, tested and accepted for use prior to delivery of the soils to the site. Soils imported prior to acceptance by the Geotechnical Engineer may be rejected if not suitable for use as compacted fill.

Crushed, inert demolition debris, such as crushed asphalt pavement or concrete may be used in fills with the following processing requirements:

- If the inert debris is crushed to a well graded mixture with maximum particle size of 1½ inches, the crushed material may be used directly in the fill without further blending.

- Inert debris up to a maximum size of 6 inches may be also be used in deep fills provided it is thoroughly blended with moisture-conditioned on-site soil to form a well-graded mixture. In general, at least four volumes of soil will be required per volume of debris.

4.4.5 Placement and Compaction of Fills

All fill soils should be placed in horizontal lifts, moisture-conditioned, and mechanically compacted to dry densities equal to at least the following percentages of their respective maximum densities, determined in accordance with ASTM D 1557.

On-site sands (pavement subgrade):	95 percent
On-site sands (all other fills):	92 percent
Base course:	95 percent

The optimum lift thickness will depend on the compaction equipment used and can best be determined in the field. The following uncompacted lift thickness can be used as preliminary guidelines for soil fills.

Plate compactors (wackers):	4-6 inches
Small vibratory or static rollers:	6-8 inches
Scrapers and heavy loaders:	8-10 inches
Heavy vibratory (pad foot, 20-ton dynamic)	10-12 inches

For soils, the maximum lift thickness should never be greater than 12 inches.

Fills within 2 feet of retaining walls or basement walls should be compacted using light equipment (such as plate compactors) in order to minimize lateral pressures on the walls.

The moisture content of the sandy fills will need to be within 2 percent of optimum moisture to readily achieve the required degree of compaction. "Pumping" could be experienced, if compaction to high densities is attempted at moisture contents more than 2 percent above optimum. The in-place moisture content of sandy soils at the site was found to be variable. Therefore, moisture conditioning could involve significant drying as well as wetting, to reach optimum moisture conditions.

During backfilling of excavations, the fill should be properly benched into the construction slopes as it is placed in lifts.

4.4.6 Shrinkage and Subsidence

Shrinkage is the loss of soil volume caused by compaction of fills to a higher density than the existing in place density. Subsidence is the settlement of in-place subgrade soils caused by loads generated by large earthmoving equipment. For earthwork volume estimating purposes, an average shrinkage value of 15 percent and subsidence of 0.2 feet may be assumed for the existing fills and natural soils. It should be realized that the site soils exhibit variable densities, making shrinkage factors difficult to determine. These values are estimates only and exclude losses due to removal of vegetation or demolition debris. Actual shrinkage and subsidence will depend on the types of earthmoving equipment used and should be determined during grading.

4.4.7 Surcharging Deep Fill Area

As noted in Section 4.1, fill in areas east of the building should be placed well in advance of construction of foundations and the ground subsidence be monitored to confirm that most of the anticipated subsidence takes place before foundations are constructed. We recommend that the limits of this initial "surcharge" fill extend at least 5 feet beyond the building and retaining wall line. Subsequently, the fill should be trimmed back with a 1:1 slope to allow construction of the building and the retaining wall.

4.4.8 Trench Backfill

Utility trench backfill should be mechanically compacted in lifts. Lift thickness should not exceed those values given in the "Compacted Fill" section of this report. Jetting or flooding of backfill materials should not be permitted. The Geotechnical Engineer should observe and test all trench and wall backfills as they are placed.

In backfill areas where mechanical compaction of soil backfill is impractical due to space constraints, sand-cement slurry may be substituted for compacted backfill. The slurry should contain one sack of cement per cubic yard and have a maximum slump of 5 inches. When set, such a mix typically has the consistency of compacted soil.

4.4.9 Observation and Testing

A representative of the project Geotechnical Engineer should observe all overexcavations, subgrade preparation, and fill placement activities. Sufficient in-place field density tests should be performed during fill placement and in-place compaction to evaluate the overall compaction of the soils. Test areas that do not meet minimum compaction requirements should be reworked and tested prior to placement of any additional fill.

4.5 PILE FOUNDATIONS

As noted previously, the proposed building will be supported on pile foundations, mainly in order to minimize impacts on the existing seawalls. Prior to finalizing the locations of pile foundations, particularly in the southern parts of the building, the locations of existing underground structures such as tie-back anchors and the deadman trench related to the existing seawall should be accurately surveyed and shown on the foundation plans.

4.5.1 Pile Types

We considered a range of pile foundation alternatives, considering the soil and groundwater conditions, as well as noise and vibration impacts.

Conventional drilled pile foundations are not suitable for this project, primarily because of the caving potential of the sandy soils and the shallow groundwater levels.

Driven pre-stressed concrete piles are commonly used for supporting buildings and would offer high end bearing and side friction capacity in the sandy soils, making them an efficient pile type for the soil conditions at the site. The driving resistance observed during

construction is an indication of the compressive capacity of each driven pile; thus, providing a quality control check for each installed pile. However, driven piles have much higher noise and vibration impacts than the other pile alternatives considered.

Auger-cast pressure grouted (APG) piles will be well-suited for this project because they offer close to the load capacities of driven piles but with substantially lower noise and vibration impacts. However, such piles need to be installed by qualified specialty contractors that offer detailed "real-time" monitoring of grout volumes and pressures on a continuous basis, in order to verify the continuity of the grout column. Such monitoring should be performed using Automated Monitoring Equipment (AME), such as the Pile Installation Recorder (PIR) by Pile Dynamics Inc. APG piles are typically contracted on a "design-build" basis. The adequacy of the design needs to be verified by pile load tests, because the installation process itself does not provide verification of pile capacity (as it does for driven piles).

Based on preliminary discussions with the design team, we understand that APG piles will be the preferred alternative, mainly because the lower noise impacts. Therefore, our recommendations are limited to APG piles.

4.5.2 Axial Pile Capacities

As indicated previously, APG pile installations are typically contracted on a "design-build" basis, with performance criteria for axial and lateral load capacities. Based on the maximum column loads of about 400 kips, we anticipate axial pile capacities will be on the order of 200 kips or less.

For preliminary planning purposes, we evaluated axial capacities for 16-inch APG piles, a typical size used for static compressive service loads up to approximately 250 kips. We evaluated capacities for two soil profiles. The lower bound capacities are for the soil profile encountered at CPT C-1, which will impact the eastern parts of the building (see Figure 2 for approximate limits). The conditions at CPT C-2 represent the typical conditions in the rest of the site. We recommend a minimum depth of embedment of 40 feet for the eastern parts of the site and 35 feet for the rest of the site. The calculated allowable axial compressive capacities for either static or seismic loads are presented in Figure 4. It should be noted that, typically, a one-third increase is allowed under seismic loads. However, in this case, liquefaction in limited layers at shallow depths will result in some down drag, off-setting the increase due to dynamic loads. Therefore, we recommend using the same compressive axial capacities for static and seismic loads. The allowable axial capacities in uplift will be approximately equal to one-half the axial capacities in compression.

Reduction in axial capacities due to group action can be neglected as long as the center to center pile spacing for a pair of piles is more than 3 pile diameters (4 feet for 16-inch piles).

The allowable axial capacities presented in Figure 4, will be mobilized with a tip deflection less than ¼-inch. The compression of the pile should be added to this value to obtain the pile top deflection. The axial compressive loads pile top stiffness can be obtained by dividing the axial load with the pile top deflection.

Up to an additional ¼-inch to ½-inch of pile settlement can be experienced after strong earthquake shaking, due to down drag resulting from liquefaction in limited medium dense sand layers at the site.

4.5.3 Lateral Pile Capacities

We evaluated the response of 16-inch piles for two cases of lateral loads. Case 1 represents typical foundation loading applied at the top of the pile (base of pile cap) assumed to be about 3 feet below the finish floor level. For this case, we evaluated pile response for both free and fixed pile top conditions. Case 2 represents lateral loading on piles located within 20 feet from the top of slope, due to potential slope movement under seismic loads. In this case, soils within the upper 6 feet below the pile cap (above the critical slip surface) were assumed to act as the driving force rather than to provide shear reinforcement reducing the slope displacement (shear pinning effect). In this case, the load is applied at the mid point of the sliding soil mass (3 feet below the actual pile cap). For this case, we assumed partial fixity at the top of the pile. The impact of slope movement on lateral loading of piles could be minimized if the structure were to be moved to the east allowing a clear distance of 20 feet between the west edge of the structure and the top of slope to the west.

Lateral load capacities were evaluated using the computer program LPILE Plus, Version 5.0. The results of the analyses are presented below:

CASE	LOAD (kips)	TOP DEFLECTION[1] (inches)		MAXIMUM BENDING MOMENT (in-kips)		DEPTH[2] (feet)	
		FREE	FIXED	FREE	FIXED	FREE	FIXED
1	10	0.07	0.03	+215	-300, +80	3.6	7.5
	20	0.14	0.06	+450	-600, +170	3.8	7.7
	30	0.27	0.09	+755	-915, +245	4.0	7.9
	40	0.43	0.14	+1075	-1240, +355	4.2	8.0
2	10	0.31		-540, +395		10.8	
	15	0.56		-810, +650		11.0	
	20	0.84		-1080, +940		11.3	
	25	1.15		-1370, +1240		11.6	

NOTES: 1. The deflections calculated above are based on the assumed structural stiffness of (EI) of 1.44×10^{10} in^2-lb and must be verified based on the structural design of the piles. Furthermore, these deflections are valid up to the elastic bending limit of the piles and would increase significantly when the bending capacity of the pile is exceeded.

2. The depth is the distance to maximum positive bending moment below the top of the pile. The maximum negative bending moment for fixed and partially fixed conditions is at the top of the pile.

The lateral spring constants for the piles can be calculated by dividing the lateral load by the deflection.

Group action in lateral loading is more significant than in axial loading, and depends on the direction of loading relative to the orientation of the piles. Side-by-side means loading perpendicular to pile alignment while in line means loading along the alignment of adjacent piles.

LATERAL LOAD REDUCTION FACTOR VS. PILE SPACING

PILE SPACING (diameters)	REDUCTION FACTOR FOR LOADING	
	Side-by-Side	In-Line (trailing pile)
6	1.0	0.7
4	1.0	0.4
3	0.9	0.3
2	0.7	0.2

4.5.4 Pile Caps

Vertical bearing and friction on the bottom of pile caps should be neglected because practically all of the vertical load will be transferred to the piles. On the other hand, the pile caps will provide lateral resistance to loading under seismic loads. The passive resistance against the embedded portions of the pile caps can be calculated based on an equivalent fluid pressure of 350 psf/foot.

We recommend that the pile caps be tied together with grade beams in order to resist the potential for differential ground displacement under seismic conditions, particularly in the western parts of the site.

4.6 SHALLOW FOUNDATIONS

Shallow foundations will not be appropriate for supporting the restaurant building. However, shallow foundations and mats could be used to support lightly loaded structures, including retaining walls, equipment pads and vaults. Shallow foundations should be supported on compacted fill or undisturbed natural soils. The footings for the retaining wall on the east side of the building and any other settlement-sensitive structures should be supported on compacted fill placed as recommended in Section 4.4.

4.6.1 Allowable Bearing Pressures

Based on the shear strength and elastic settlement characteristics of the recompacted on-site soils, a maximum static allowable bearing pressure of up to 3,000 pounds per square foot may be used for design for the support of the retaining wall on the east side of the building. This bearing pressure is for dead load plus sustained live load, and may be limited to lower pressures, depending on foundation sizes, as discussed below. The allowable pressures may be increased by one-third for short-term, transient, wind and seismic loading. The maximum edge pressures induced by eccentric loading or

overturning moments should not be allowed to exceed these recommended values.

Foundations for minor structures supported on the existing soils (short retaining walls, transformer pads, trash enclosures etc.) may be designed for an allowable bearing pressure of 1,500 pounds per square foot.

4.6.2 Minimum Footing Size

The minimum allowable widths of footings will depend on the bearing pressure used for design, as follows:

STATIC BEARING PRESSURE (psf)	MINIMUM FOOTING WIDTH (inches)
3,000	24
2,500	18
1,500	12

4.6.3 Minimum Footing Embedment

The recommended minimum depths to the bottom of footings below lowest adjacent finish grade are as follows:

Retaining walls:	18 inches
Minor equipment pads:	12 inches

Minor equipment pads include trash enclosures, and slabs supporting utility equipment.

4.6.4 Estimated Settlements

Under static (sustained) load, the estimated maximum settlement of footings designed in accordance with recommendations presented herein is expected to be less than ½-inch. As noted previously, under strong earthquake shaking up to 2 inches of additional settlement can be experienced at the site. The maximum seismic settlement potential is in areas east of the proposed building location.

The above estimates are based on the understanding that the recommended earthwork will be performed and that the footings will be sized in accordance with our recommendations.

4.6.5 Lateral Load Resistance

Soil resistance to lateral loads will be provided by a combination of frictional resistance between the bottom of footings and underlying soils and by passive soil pressures acting against the embedded sides of the footings. For frictional resistance between concrete and undisturbed soil, a coefficient of friction of 0.4 may be used for design. For passive resistance in flat ground, an allowable lateral bearing pressure equal to an equivalent fluid weight of 300 pounds per cubic foot may be used, provided the footings are poured tight

against compacted fill soils. These values may be used in combination without reduction.

For retaining wall footings located at the top of slope along the west side of the site, the allowable passive resistance will be limited to 150 psf/ft.

4.6.6 Footing Excavation Observation

Prior to placement of concrete and steel, a representative of GPI should observe and approve all footing excavations.

4.7 BUILDING FLOOR SLABS

Slab-on-grade floors should be supported on re-compacted existing subgrade soil or non-expansive (EI≤20) fills, placed and compacted as discussed in the "Placement and Compaction of Fill" section.

The structural design of the floor slabs should be performed by the Structural Engineer based on static and seismic load demands. The on-site surficial soils are non-expansive.

A vapor/moisture retarder should be placed under slabs that are to be covered with moisture-sensitive floor coverings. Currently, common practice is to use 10-mil polyethylene (visqueen) as a vapor retarder, placed either directly on the subgrade or over a thin layer of sand. In recent years, other types of vapor retarders with much lower permeability and higher puncture resistance have become available and should be considered as an alternative. Polyolefin in 10-mil or 15-mil thickness is such a material and should be considered for this project.

It should be noted that the material used as a vapor retarder is only one of several factors affecting the prevention of moisture accumulation under floor coverings. For example, limiting the water-cement ratio in the concrete and allowing enough drying time are critical factors. Other factors include effective sealing of joints and edges (particularly at pipe penetrations). The manufacturer of the floor coverings should be consulted for establishing acceptable criteria for the condition of the floor surface prior to placing moisture-sensitive floor coverings.

Common practice is to cover the vapor retarder with a layer of clean sand (less than 5 percent by weight passing the No. 200 sieve) having a minimum thickness of 2 inches. The function of the sand layer is to protect the vapor retarder during construction and to aid in the uniform curing of the concrete. This layer should be nominally compacted using light equipment. The sand placed over the vapor barrier should be dry. If the sand gets wet (for example as a result of rainfall or excessive moistening) it must be allowed to dry prior to placing concrete. Care should be taken to avoid infiltration of water into the sand layer after placement of the concrete slab, such as at slab cut-outs and other exposures.

For lateral resistance design, a coefficient of friction of 0.40 can be used for concrete in direct contact with sandy fill. For slabs constructed over a visqueen or polyolefin moisture retarder, a friction coefficient of 0.1 should be used. If structural floor slabs are used for the project, the friction under the slab should be ignored because a gap between the

bottom of the structural slab and subgrade soils will develop as a result of seismic settlement.

4.8 RETAINING WALLS

The most significant retaining walls of the proposed project are the partial basement walls on the north and eastern parts of the parking structure and the exterior retaining wall, supporting a grade differential up to 10 feet on the east of the proposed building. We assume that the partial basement walls will be supported on pile-supported grade beams. The exterior retaining wall east of the building will be supported on a continuous footing bearing on compacted fill. A shallow retaining wall is also planned at the top of slope on the west side of the building. This shorter retaining wall will be supported on existing soils. Foundation recommendations are presented in Sections 4.5 and 4.6 of this report.

Active earth pressures can be used for designing walls that can yield at least ¼-inch laterally under the imposed loads. For level non-expansive granular backfill the magnitude of active pressures are equivalent to the pressures imposed by a fluid weighing 30 pounds per cubic foot (pcf). For areas where the walls will retain slopes inclined at 2:1 (horizontal:vertical), the active pressure should be taken as 50 pcf.

At-rest pressures should be used for restrained walls that remain rigid enough to be essentially non-yielding. At-rest pressures are equivalent to the pressures imposed by a fluid weighing 50 pounds per cubic foot (pcf) should be used for level granular backfill.

Walls subject to surcharge loads should be designed for an additional uniform lateral pressure equal to one-third and one-half the anticipated surcharge pressure for unrestrained and restrained walls, respectively.

The wall backfill should be well-drained to relieve possible hydrostatic pressure or designed to withstand these pressures. All retaining walls should be equipped with back drains to eliminate the potential for build-up of water pressures.

Significant increases in lateral earth pressures can be experienced under strong earthquake loading conditions. The incremental additional earth pressures will depend mainly on the level of ground shaking. The estimated seismic pressure increases (above the static active pressures) are as follows:

EARTHQUAKE CONDITIONS	PEAK GROUND ACCELERATION	PSEUDO STATIC COEFFICIENT	PRESSURE INCREASE (%)	TOTAL (STATIC + SEISMIC) EQUIV. FLUID PRESSURE (psf/ft)
MCE	0.71g	0.36	100	60
2/3 MCE	0.46g	0.23	70	51

A triangular pressure distribution (same as for the static case) can be used for all retaining walls.

4.9 DRAINAGE

Positive surface gradients should be provided adjacent to all structures so as to direct surface water run-off and roof drainage away from foundations and slabs toward suitable discharge facilities. Long-term ponding of surface water should not be allowed on pavements or adjacent to buildings. Additionally, landscaped areas should be properly drained to prevent moisture infiltration into the base course of pavements in adjacent areas.

The soil and groundwater conditions at the site at NOT suitable for subsurface storm water discharge for the following reasons:

a. The groundwater level is less than 10 feet below the ground surface; and

b. Introduction of water into the subsurface soils will adversely impact foundation and pavement support conditions.

4.10 EXTERIOR CONCRETE AND MASONRY FLATWORK

Exterior concrete and masonry flatwork should be supported on a zone of compacted fill with low expansion potential. Prior to placement of concrete, the subgrade should be prepared as recommended in "Subgrade Preparation". The subgrade soils should not be allowed to dry to a moisture content below optimum until concrete is placed. Because the surficial on-site soils exhibit a low potential for expansion, no special reinforcement is necessary to resist expansive forces. However, nominal reinforcement, as a minimum, consisting of 6x6 No. 10 welded wire mesh, is recommended. The use of the clayey soils in the slab subgrade should not be permitted.

4.11 PAVED AREAS

The soils at shallow depths consist predominantly of silty sands, with estimated R-values on the order of 40 Final pavement design should be based on R-value testing performed near the conclusion of rough grading.

Preliminary pavement design has been based on an R-value of 40 and conventional Traffic Indices (TI's) typically used for commercial developments. The California Division of Highways Design Method was used for design of the recommended preliminary pavement sections. The following pavement sections are recommended for planning purposes only.

PAVEMENT AREA	TRAFFIC INDEX	SECTION THICKNESS (inches)	
		ASPHALTIC CONCRETE	AGGREGATE BASE COURSE
Driveways	6	3	5
Parking Stalls	4	3	4

If a Portland Cement concrete section is desired for driveways, we recommend a preliminary pavement section consisting of 7 inches of concrete over subgrade compacted to 95 percent, as discussed in the "Subgrade Preparation" section of this report. The concrete should have a Modulus of Rupture of at least 570 psi (equivalent to an approximate compressive strength of 4,000 psi) at the time the pavement is subjected to truck traffic.

The pavement subgrade underlying the Class II Base should be properly prepared and compacted in accordance with the recommendations outlined under "Subgrade Preparation".

The pavement base course should be compacted to at least 95 percent of maximum density (ASTM D-1557). Aggregate base should conform to the requirements of Section 26 of the California Department of Transportation Standard Specifications for Class II aggregate base (three-quarter-inch maximum) or Section 200-2 of the Standard Specifications for Public Works Construction (Green Book) for untreated base materials (except Processed Miscellaneous Base).

The above recommendations are based on the assumption that the base course will be properly drained. The design of paved areas should incorporate measures to prevent moisture build-up within the base course which can otherwise lead to premature pavement failure. For example, curbing adjacent to landscaped areas should be deep enough to act as a barrier to infiltration of irrigation water into the adjacent base course.

4.12 SOIL CORROSIVITY

Soil corrosivity testing performed by A.P. Engineering and Testing (reported in Appendix C) indicates that both the soils at the site are highly corrosive to metals. We recommend that a corrosion engineer be retained to provide recommendations for corrosion protection measures for any metallic structures or utility lines that would be in contact with soils.

Soil corrosivity testing was performed on a representative sample of soils from shallow depths, indicate sulfate content of 0.186 percent by weight. In accordance with ACI 318, concrete in contact with the site soils should be designed for "Moderate" sulfate exposure.

4.13 GEOTECHNICAL REVIEW

At the time this report was prepared, the design of the project was in a preliminary stage. Continued geotechnical input, as the design progresses, is needed for this project, because design decisions in several aspects of the project have significant geotechnical implications.

GPI should continue to participate in the design effort and should review foundation plans, grading plans, retaining structure plans and drainage plans.

5.0 LIMITATIONS

This report, exploration logs, and other materials resulting from GPI's efforts were prepared exclusively for use by Irvine Company and their consultants in designing the proposed development. The report is not intended to be suitable for reuse on extensions or modifications of the project or for use on any project other than the currently proposed development as it may not contain sufficient or appropriate information for such uses.

The soils may vary in type, strength, and many other important properties between points of exploration due to non-uniformity of the geologic formations or to man-made cut and fill operations. While we cannot evaluate the consistency of the properties of materials in areas not explored, the conclusions drawn in this report are based on the assumption that the data obtained in the field and laboratory are reasonably representative of field conditions and are conducive to interpolation and extrapolation.

Furthermore, our recommendations were developed with the assumption that a proper level of field observation and construction review will be provided by GPI during grading, excavation, and foundation construction. If construction phase services are performed by others, they must accept full responsibility for all geotechnical aspects of the project including this report.

Our investigation and evaluations were performed using generally accepted engineering approaches and principles available at this time and the degree of care and skill ordinarily exercised under similar circumstances by reputable geotechnical engineers practicing in this area. No other representation, either expressed or implied, is included or intended in our report.

Respectfully submitted,
Geotechnical Professionals Inc.

DRAFT FOR REVIEW

Byron Konstantinidis, G.E.
Principal

BK:sph

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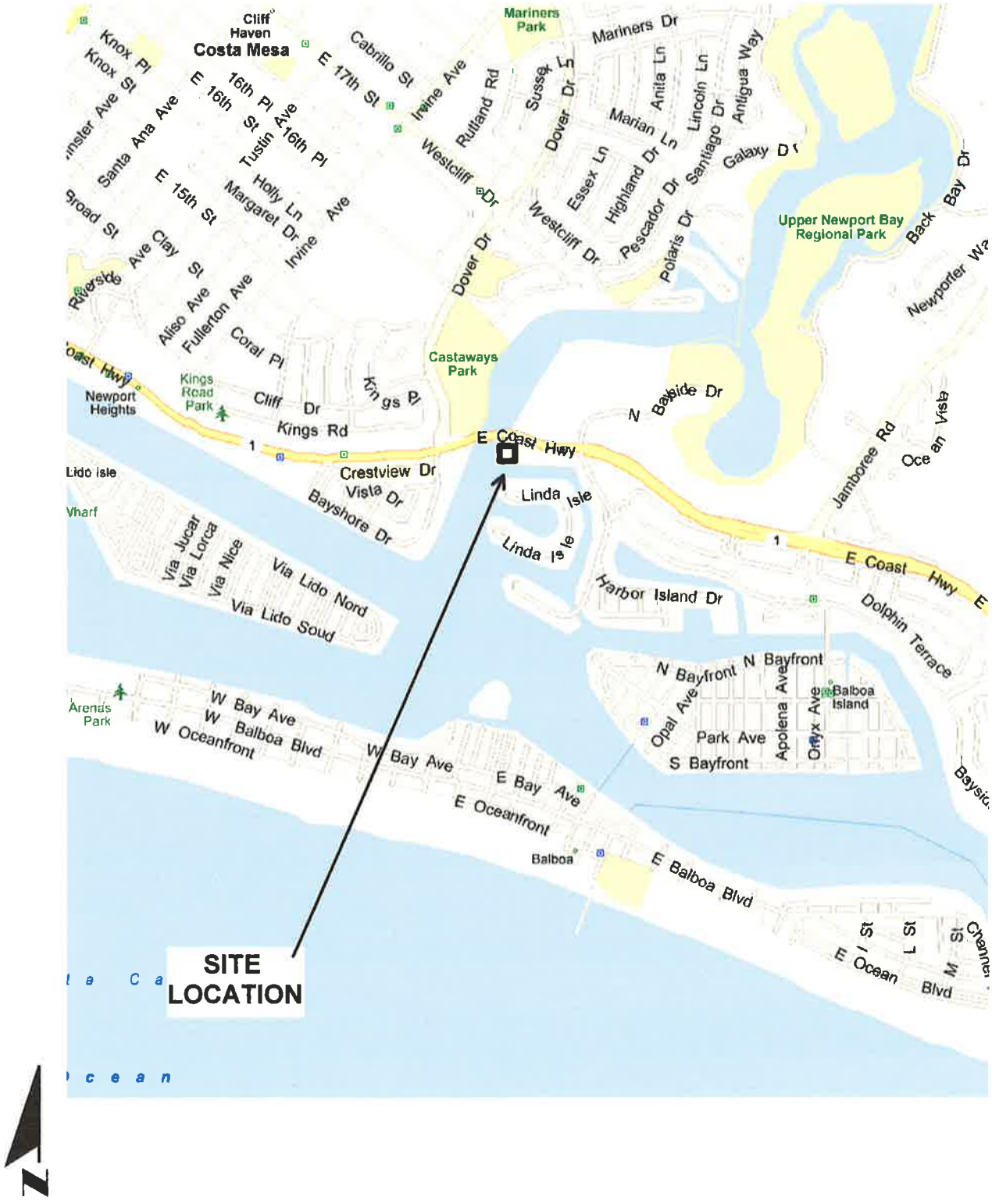


BASE MAP REPRODUCED FROM MICROSOFT STREETS AND TRIPS (C. 2008)

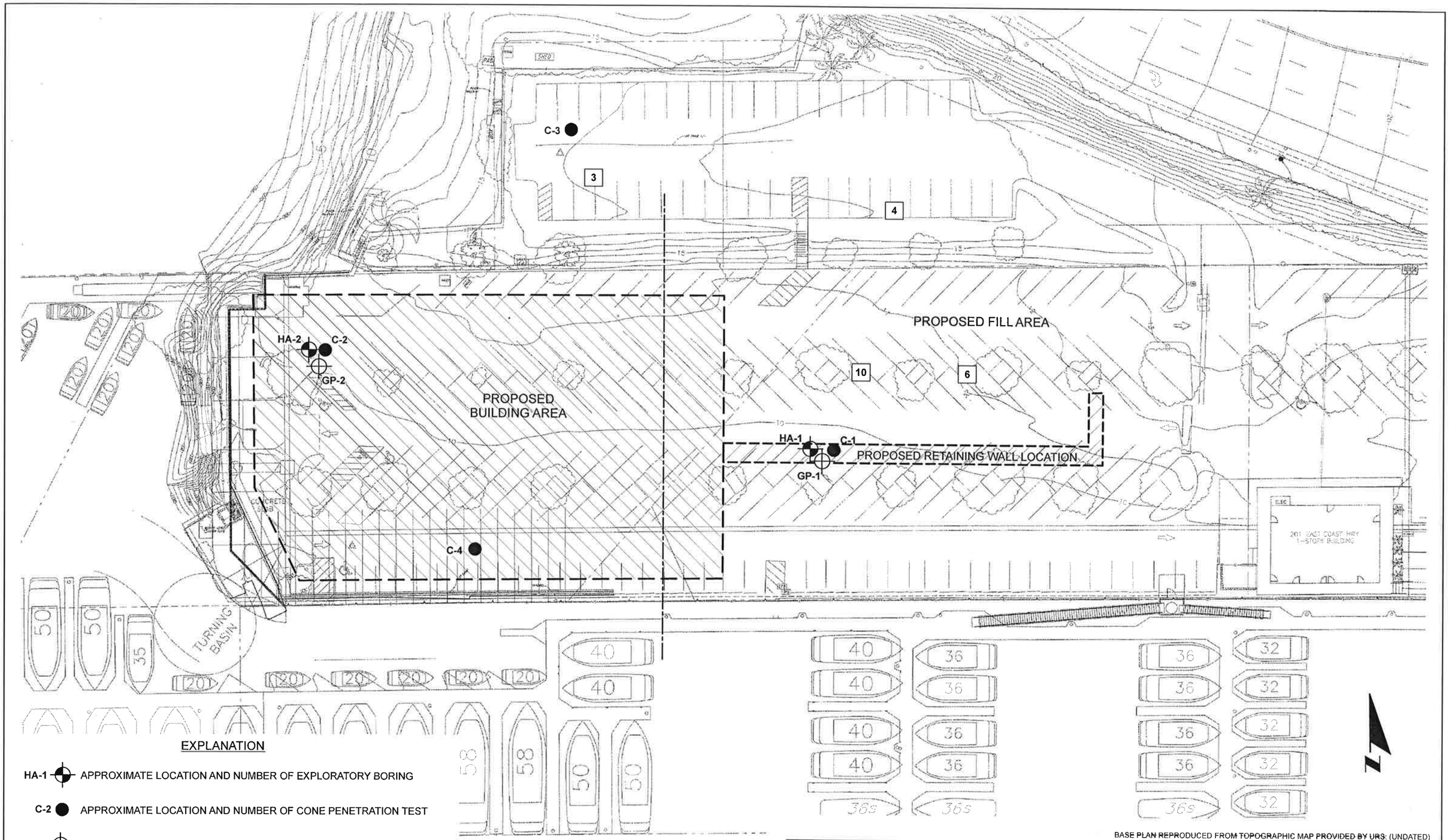
GEOTECHNICAL PROFESSIONALS, INC.

BALBOA MARINA RESTAURANT

GPI PROJECT NO. 2569.1 | SCALE: 1" = 2000'

SITE LOCATION MAP

FIGURE 1



BASE PLAN REPRODUCED FROM TOPOGRAPHIC MAP PROVIDED BY URS: (UNDATED)

GPI GEOTECHNICAL PROFESSIONALS, INC.

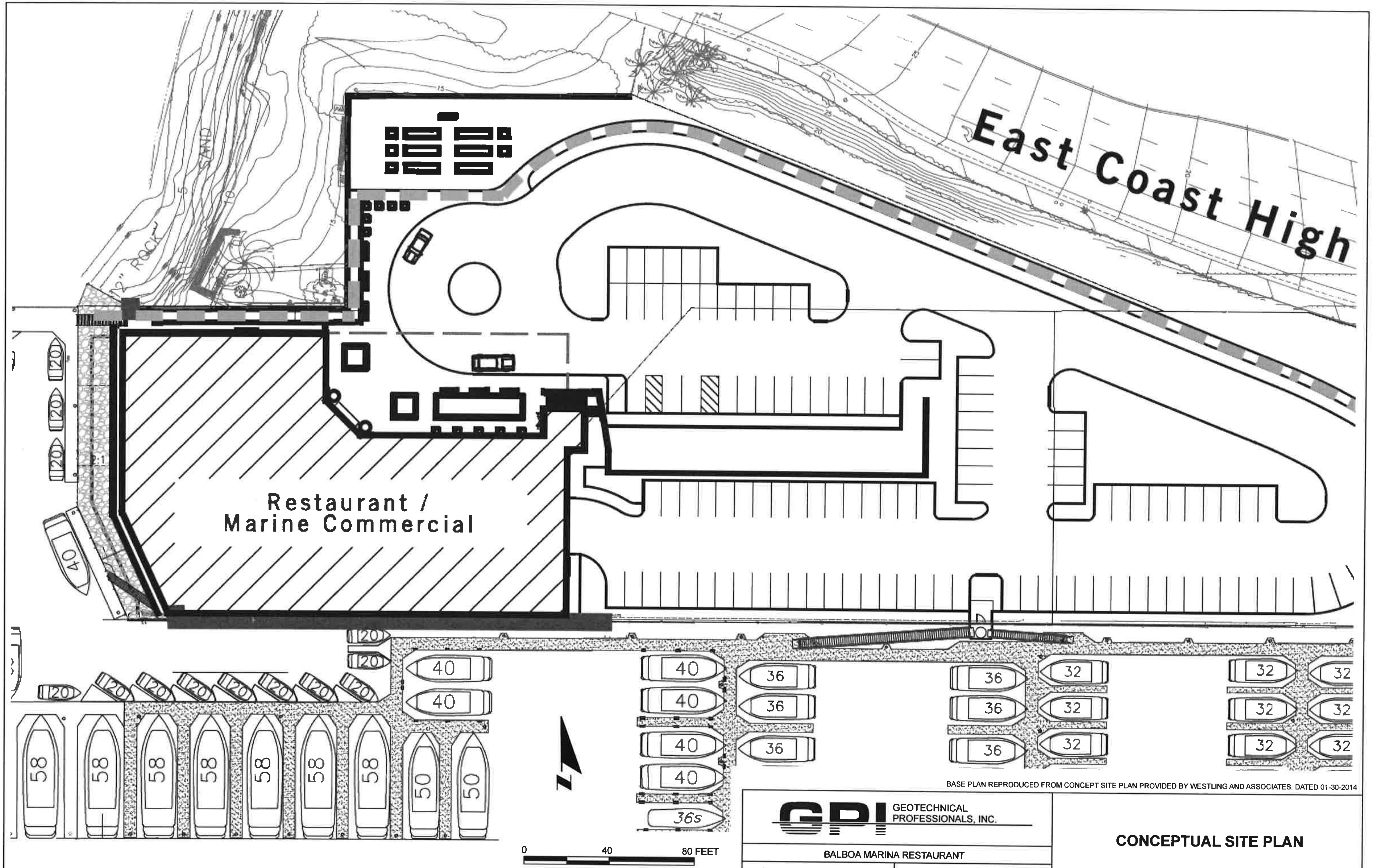
BALBOA MARINA RESTAURANT

GPI PROJECT NO.: 2569.I

SCALE: 1" = 40'

SITE PLAN
EXISTING CONDITIONS

FIGURE 2



BASE PLAN REPRODUCED FROM CONCEPT SITE PLAN PROVIDED BY WESTLING AND ASSOCIATES: DATED 01-30-2014

GPI GEOTECHNICAL PROFESSIONALS, INC.

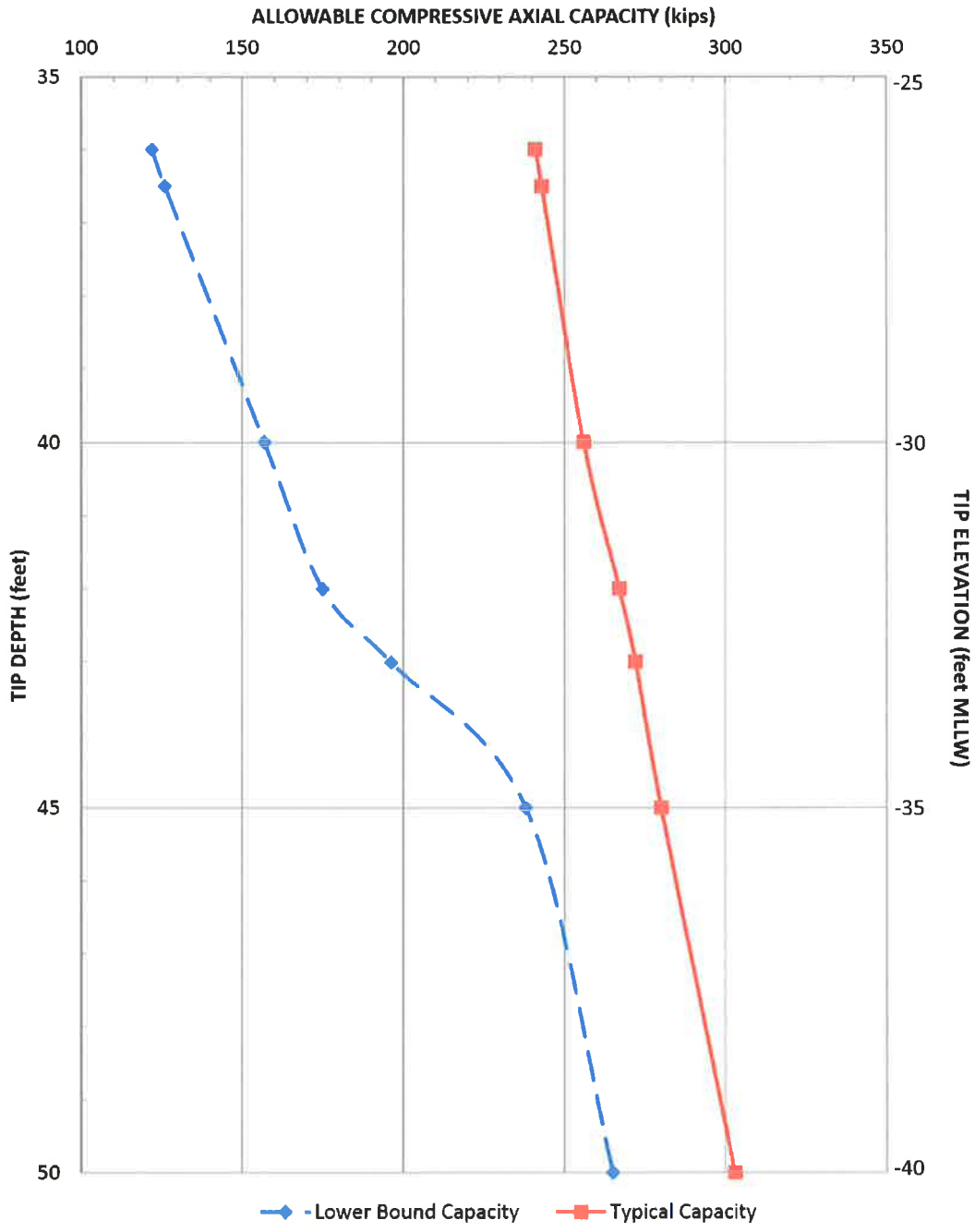
BALBOA MARINA RESTAURANT

GPI PROJECT NO.: 2569.I

SCALE: 1" = 40'

CONCEPTUAL SITE PLAN

FIGURE 3



THE TIP DEPTH IS BELOW THE EXISTING GROUND SURFACE

LOWER BOUND CAPACITY = EASTERN ONE THIRD OF BUILDING

TYPICAL CAPACITY = WESTERN TWO THIRDS OF BUILDING

GPI GEOTECHNICAL PROFESSIONALS, INC.

BALBOA MARINA RESTAURANT

GPI PROJECT NO.: 2569.I | NO SCALE

AXIAL PILE CAPACITY

FIGURE 4

APPENDIX A

APPENDIX A

CONE PENETRATION TESTS

The subsurface conditions were investigated by performing three Cone Penetration Tests (CPT's) at the site during the current investigation. We also utilized data from one CPT (C-4) performed during a prior investigation in October 2003 near the west end of the original marina reconstruction. The soundings from the current investigation were advanced to depths of approximately 50 feet below existing grades. The sounding from the prior investigation was advanced to a depth of 40 feet below existing grades. The locations of the CPT's from both investigations are shown on the Site Plan, Figure 2.

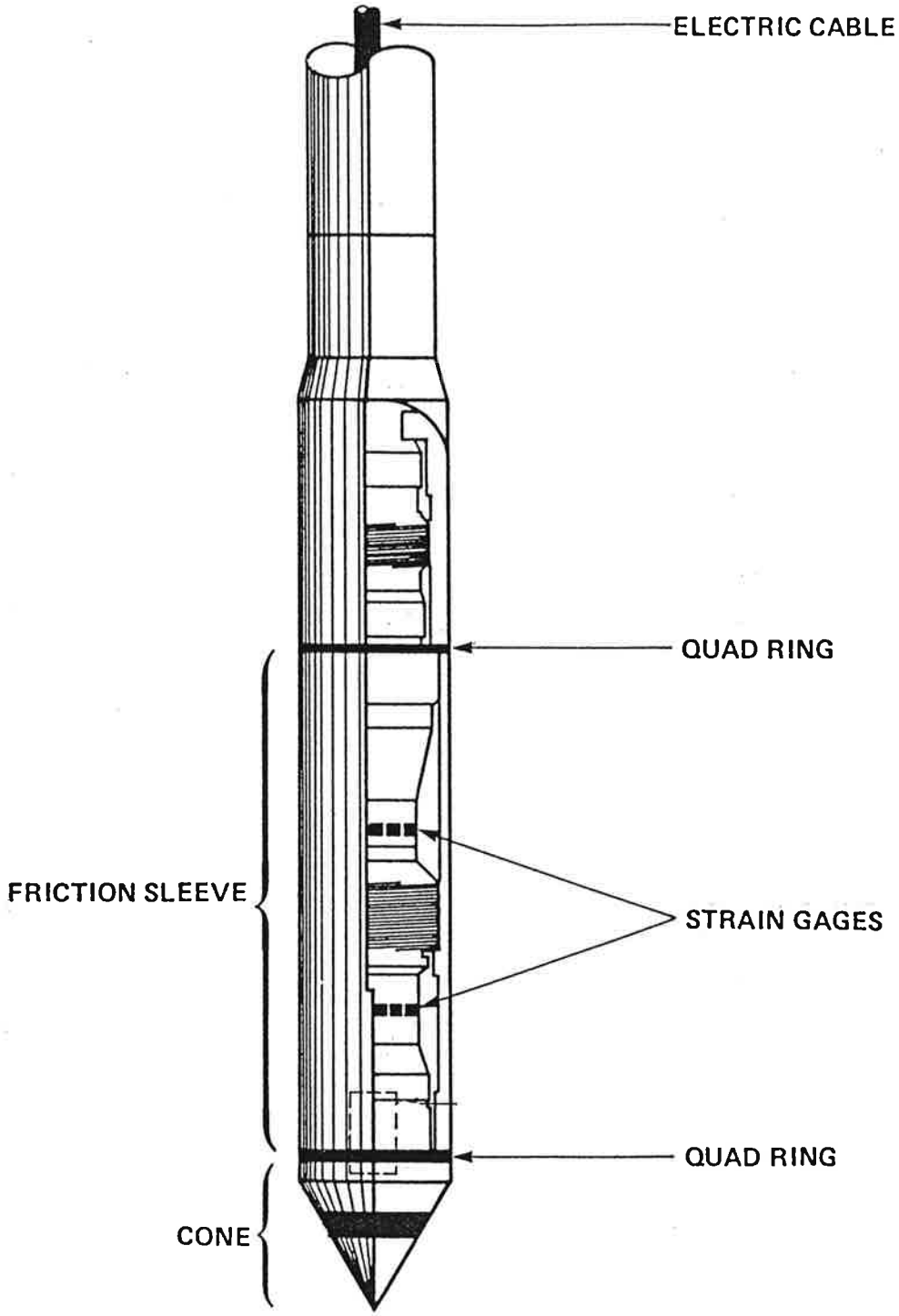
The Cone Penetration Test consists of pushing a cone-tipped probe into the soil deposit while simultaneously recording the cone tip resistance and side friction resistance of the soil to penetration (refer to Figure A-1). The CPT described in this report was conducted in general accordance with ASTM specifications (ASTM D 5778) using an electric cone penetrometer.

The CPT equipment consists of a cone assembly mounted at the end of a series of hollow sounding rods. A set of hydraulic rams is used to push the cone and rods into the soil while a continuous record of cone and friction resistance versus depth is obtained in both analog and digital form at the ground surface. These CPT's were performed using a specially designed truck to transport and house the test equipment and to provide a 30-ton reaction to the thrust of the hydraulic rams.

Standard data obtained during a CPT consists of continuous stratigraphic information with close vertical resolution. Stratigraphic interpretation is based on relationships between cone tip resistance and friction resistance. The calculated friction ratio (CPT friction sleeve resistance divided by cone tip resistance) is used as an indicator of soil type. Granular soils typically have low friction ratios and high cone resistance, while cohesive or organic soils have high friction ratios and low cone resistance. These stratigraphic material categories form the basis for all subsequent calculations which utilize the CPT data.

Computer plots of the reduced CPT data acquired for these investigations are presented in Figures A-2 to A-5 of this appendix. The field testing and computer processing was performed by Kehoe Testing and Engineering under subcontract to Geotechnical Professionals Inc. (GPI). The interpreted soil descriptions were prepared by GPI.

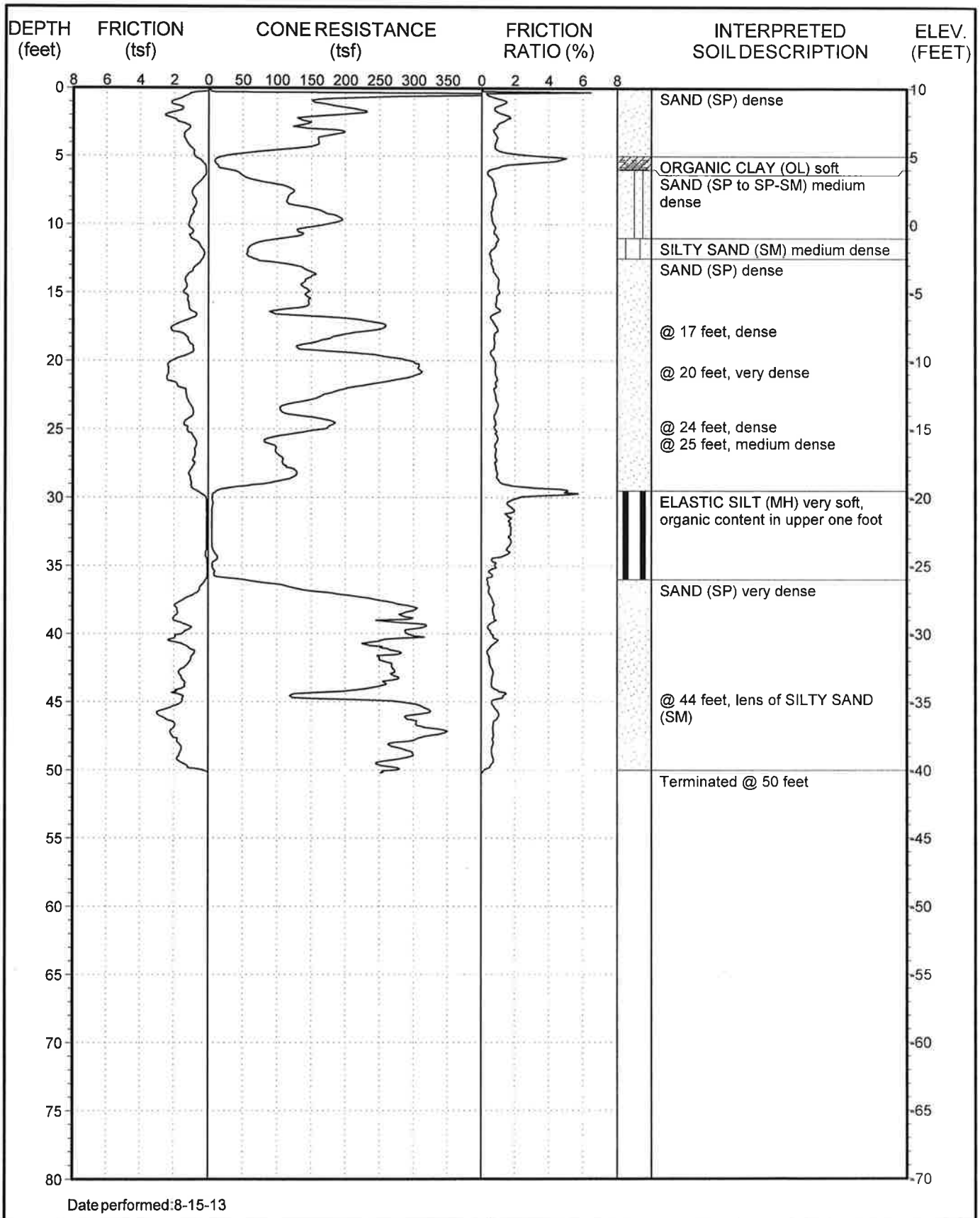
The CPT locations were laid out in the field by measuring from existing site features and using GPS applications. Ground surface elevations at the CPT locations were estimated from topographic survey map provided by Burton Landscape Architecture Studio and reproduced as the base map for Figure 2.



GPI GEOTECHNICAL PROFESSIONALS INC.

CONE PENETROMETER

FIGURE A-1



Date performed:8-15-13

This summary applies only at the location of this cone penetration test and at the time of the exploration. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The interpreted soil description is derived from the friction ratio and cone resistance and is a simplification of actual conditions encountered.

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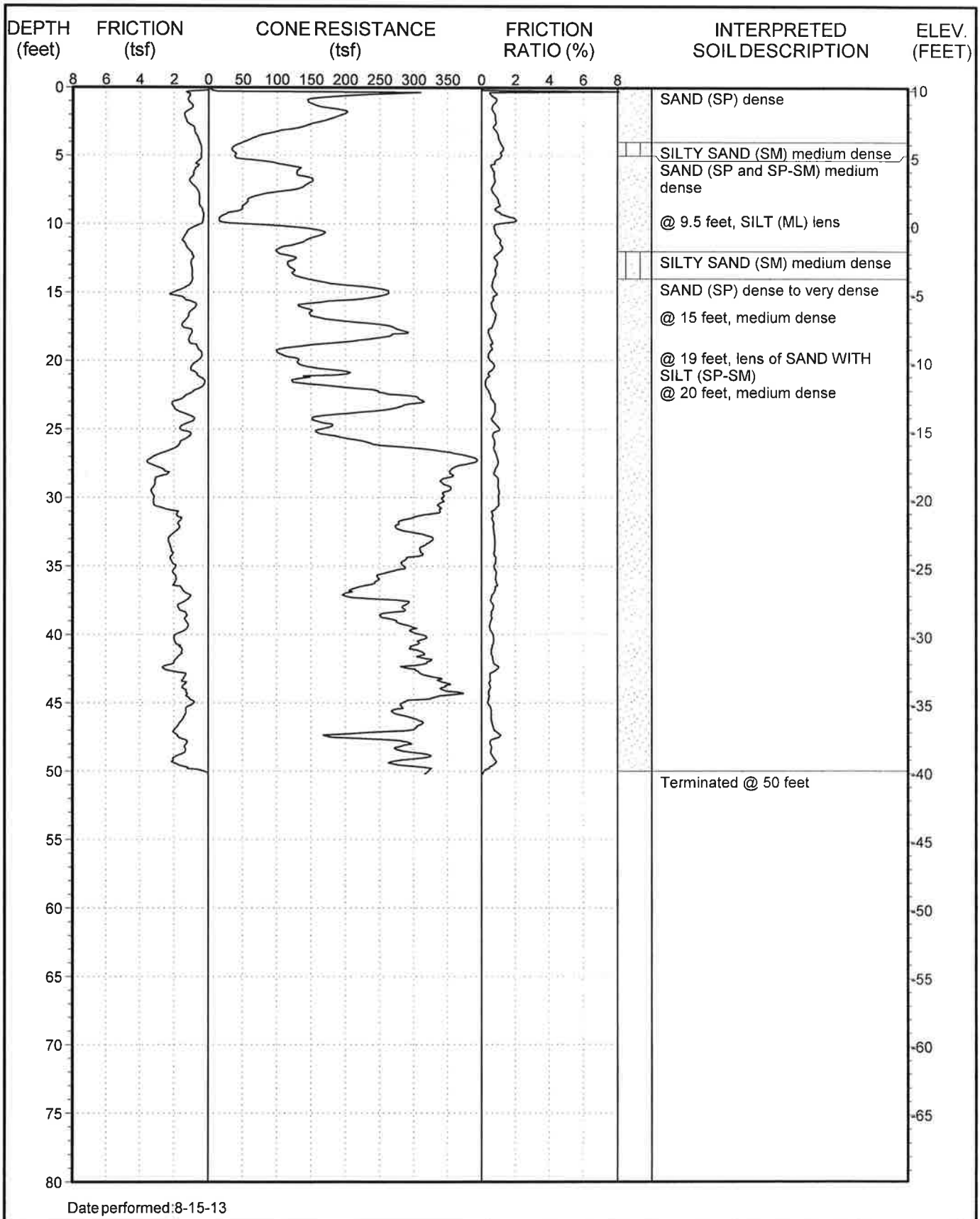
PROJECT NO.: 2569.I
BALBOA MARINA RESTAURANT

LOG OF CPT NO. C-1

FIGURE A-2



Date performed:8-15-13

This summary applies only at the location of this cone penetration test and at the time of the exploration. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The interpreted soil description is derived from the friction ratio and cone resistance and is a simplification of actual conditions encountered.

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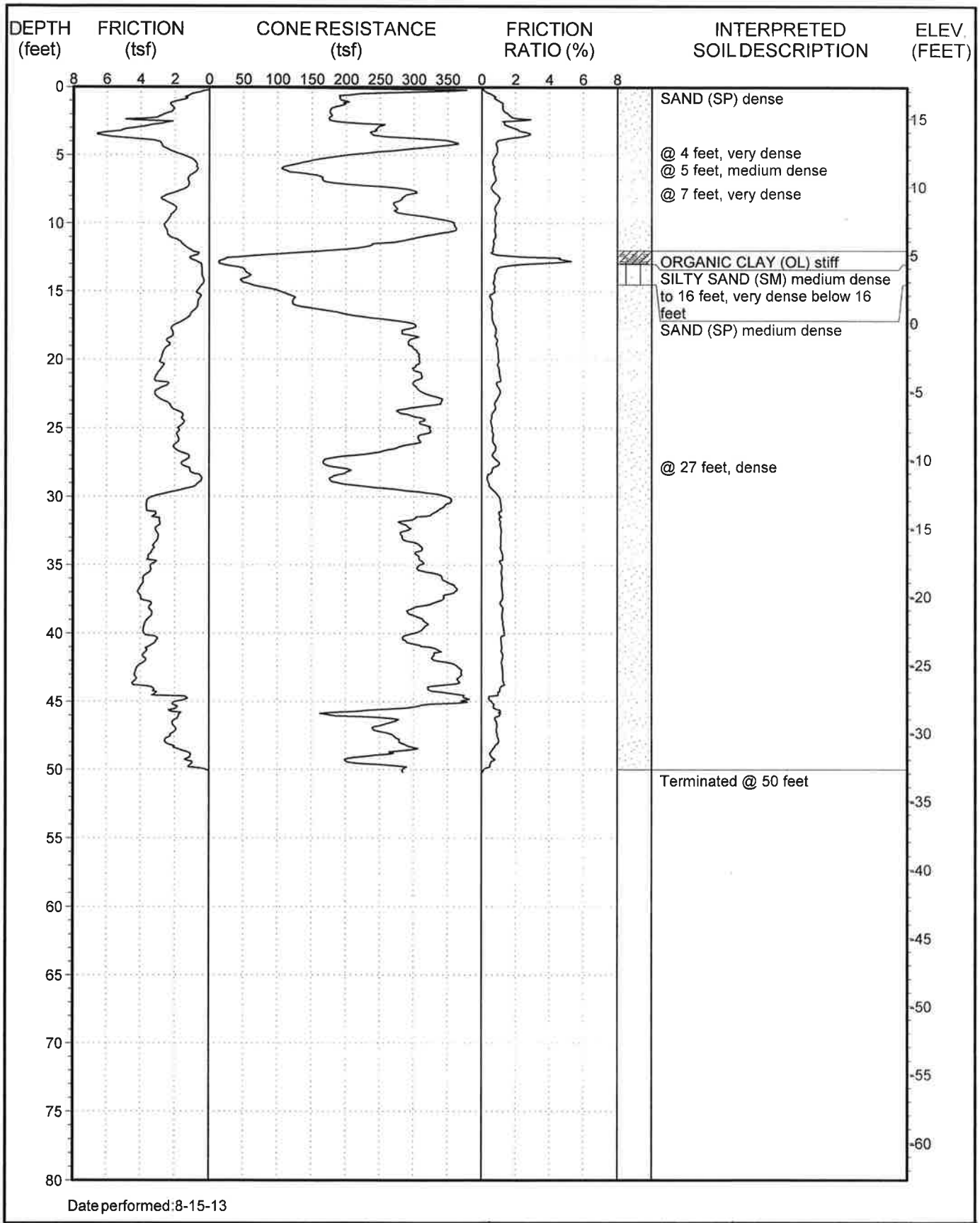
PROJECT NO.: 2569.I
BALBOA MARINA RESTAURANT

LOG OF CPT NO. C-2

FIGURE A-3



Date performed: 8-15-13

This summary applies only at the location of this cone penetration test and at the time of the exploration. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The interpreted soil description is derived from the friction ratio and cone resistance and is a simplification of actual conditions encountered.

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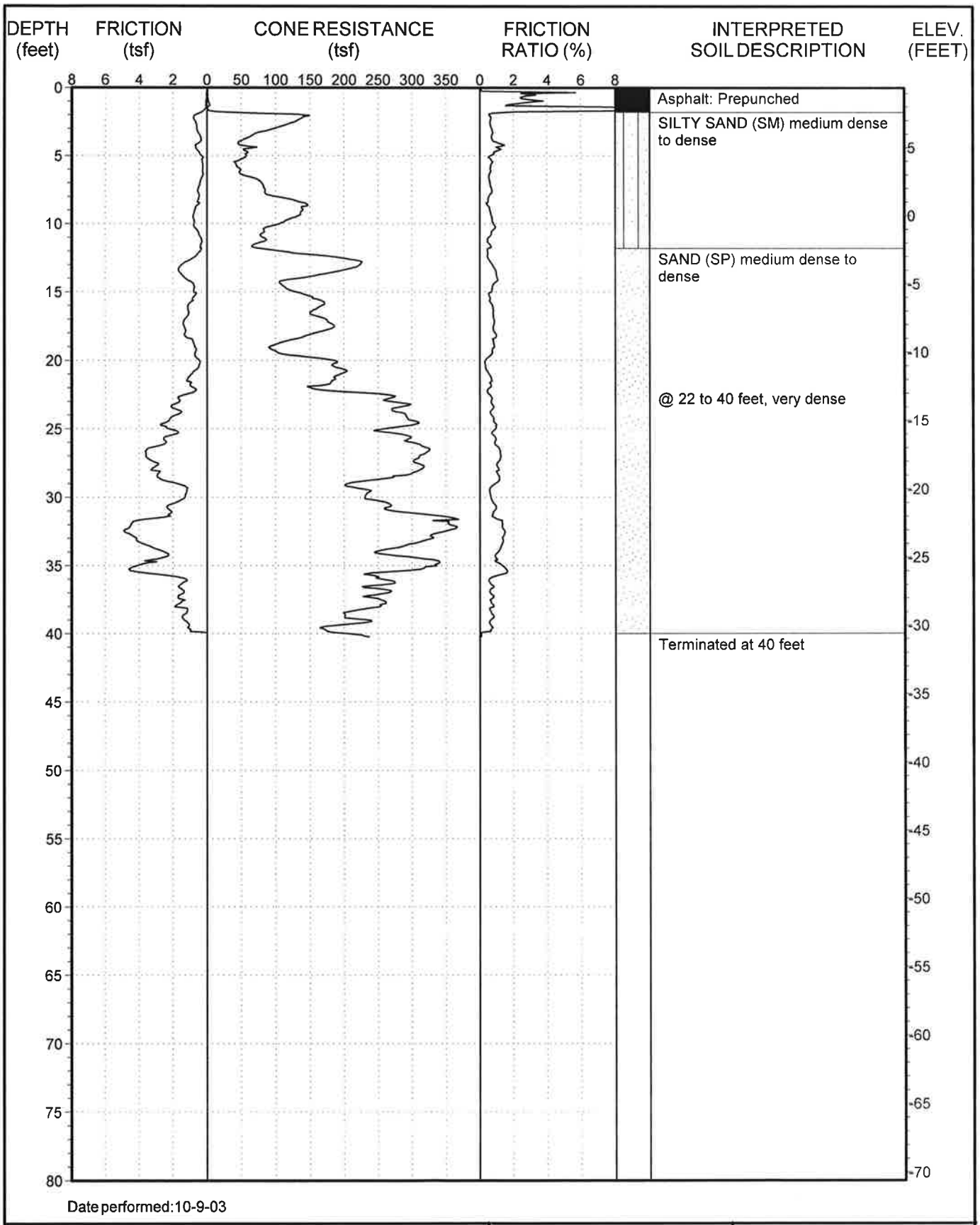
PROJECT NO.: 2569.I
BALBOA MARINA RESTAURANT

LOG OF CPT NO. C-3

FIGURE A-4



Date performed:10-9-03

This summary applies only at the location of this cone penetration test and at the time of the exploration. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The interpreted soil description is derived from the friction ratio and cone resistance and is a simplification of actual conditions encountered.

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PROJECT NO.: 1917.I
BALBOA MARINA

LOG OF CPT NO. C-4

FIGURE A-5

APPENDIX B

APPENDIX B

EXPLORATORY BORINGS

Two hand auger borings were performed to depths of 7.0 to 7.5 feet to obtain bulk and drive samples of soils at shallow depths for laboratory testing and to measure the depth to the groundwater level. The two hand auger borings, designated HA-1 and HA-2, were excavated next to CPT's C-1 and C-2, respectively, as shown in Figure 2.

The soils encountered in the borings were logged by a geotechnical technician in accordance with ASTM D2488. Logs of the hand auger borings are presented in Figures B-1 and B-2. The ground surface elevations were obtained from the topographic map provided by Burton Landscape Architecture Studio and reproduced as the base map in Figure 2.

Relatively undisturbed samples of soils at selected depth intervals were obtained in accordance with ASTM D3550 using a brass ring-lined sampler. The brass rings have an inside diameter of 2.42 inches. The sampler was driven into the soil by a 35-pound hammer dropping 20 inches. The number of blows needed to drive the sampler 12 inches was recorded as the penetration resistance. However, it should be noted that the number of blows in this case is much higher than the Standard Penetration Test (ASTM D1586) blowcount because of the lower energy level.

Soil samples for laboratory testing were also obtained at selected depth intervals in two Geoprobe borings located next to the two hand auger borings and CPT's. The sampler was lined with plastic liners approximately 1½ inches in diameter and driven to the top of the selected depth interval, while a conical tipped piston covered the tip of the sampler. Then the outer sampler casing was driven to obtain the sample. These borings were only logged at the sample intervals. A summary of the soils sampled is presented below.

GEOPROBE NO.	DEPTH (feet)	SOIL DESCRIPTION	MOISTURE CONTENT (%)	DRY UNIT WEIGHT (pcf)
GP-1	5.0-6.2	Silty fine sand (SM) and lean clay (CL)	---	
	11.0-12.0	Silty sand (SM)	24.7	100
	31.0-32.2	Elastic silt (MH)	52.3	72
GP-2	4.0-5.2	Sand with silt (SP-SM)		
	8.5-9.6	Sand with silt (SP-SM)	18.4	102
	12.0-13.3	Silty Sand (SM)	25.8	97
	18.5-19.6	Sand with Silt (SP-SM)	15.3	102

MOISTURE (%)	DRY DENSITY (PCF)	PENETRATION RESISTANCE (BLOWS/FOOT)	SAMPLE TYPE	DEPTH (FEET)	DESCRIPTION OF SUBSURFACE MATERIALS	ELEVATION (FEET)
				0	This summary applies only at the location of this boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	10
					7" Asphalt	
					SILTY SAND (SM) brown, moist, trace gravel	
					SAND (SP) brown, moist	
					@ 2.5 feet, trace clay	
					@ 3 feet, trace clay	
					SILTY SAND (SM) brown, moist, medium dense	
28.8	74	49	D	5		5
151.6	31				**ORGANIC CLAY WITH PEAT (OL)** grey, wet, soft	
44.9						
					SAND WITH SILT (SP-SM) grey, very moist	
26.2	96	82/10"	D		@ 6.5 feet, wet, medium dense	
					Total Depth 7.5 feet	0

SAMPLE TYPES
- C Rock Core
- S Standard Split Spoon
- D Drive Sample
- B Bulk Sample
- T Tube Sample

DATE DRILLED: 8-15-13
EQUIPMENT USED: 4" Hand Auger
GROUNDWATER LEVEL (ft): 7

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PROJECT NO.: 2569.I
BALBOA MARINA RESTAURANT

LOG OF BORING NO. HA-1

FIGURE B-1

MOISTURE (%)	DRY DENSITY (PCF)	PENETRATION RESISTANCE (BLOWS/FOOT)	SAMPLE TYPE	DEPTH (FEET)	DESCRIPTION OF SUBSURFACE MATERIALS	ELEVATION (FEET)
					This summary applies only at the location of this boring and at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with the passage of time. The data presented is a simplification of actual conditions encountered.	
				0	6" Asphalt	10
					SILTY SAND (SM) brown, moist, with sand	
					SAND (SP) brown, moist, with shells	
11.1	89	53	D		**SAND WITH SILT (SP-SM)** brown, moist, medium dense	
				5	**SILTY SAND (SM)** brown, very moist	5
					SAND (SP) brown, very moist	
24.6	94	105	D		@ 6 feet, medium dense to dense	
					Total Depth 7 feet	

SAMPLE TYPES
- C Rock Core
- S Standard Split Spoon
- D Drive Sample
- B Bulk Sample
- T Tube Sample

DATE DRILLED: 8-15-13
EQUIPMENT USED: 4" Hand Auger
GROUNDWATER LEVEL (ft): 7

GPI

PROJECT NO.: 2569.I
BALBOA MARINA RESTAURANT

LOG OF BORING NO. HA-2

FIGURE B-2

APPENDIX C

APPENDIX C

LABORATORY TESTS

INTRODUCTION

Representative undisturbed soil samples and bulk samples were carefully packaged in the field and sealed to prevent moisture loss. The samples were then transported to our Cypress office for examination and testing assignments. Laboratory tests were performed on selected representative samples as an aid in classifying the soils and to evaluate the physical properties of the soils affecting foundation design and construction procedures. Detailed descriptions of the laboratory tests are presented below under the appropriate test headings. Test results are presented in the figures that follow.

MOISTURE CONTENT AND DRY DENSITY

Moisture content and dry density was determined from a number of the samples. The samples were weighed to determine the wet weight and then were dried in accordance with ASTM D 2216. After drying, the weight of each sample was measured, and moisture content was calculated. Moisture content values are presented on the boring logs and tabulation in Appendix B.

ATTERBERG LIMITS

Liquid and plastic limits were determined for a sample of cohesive material in accordance with ASTM D 4318. The results of the Atterberg Limits test are presented in Figure C-1.

GRAIN SIZE DISTRIBUTION

Four soil samples were dried, weighed, soaked in water until individual soil particles were separated, and then washed on the No. 200 sieve. That portion of the material retained on the No. 200 sieve was oven-dried and weighed to determine the percentage of the material passing the No. 200 sieve. A summary of the percentages passing the No. 200 sieve is presented below and on the following page.

BORING NO.	DEPTH (ft)	SOIL DESCRIPTION	PERCENT PASSING No. 200 SIEVE
GP-1	11	Silty Sand (SM)	13
GP-2	9	Sand With Silt (SP-SM)	7
GP-2	12	Silty Sand (SM)	14
GP-2	19	Sand With Silt (SP-SM)	11
HA-1	7	Sand With Silt (SP-SM)	7
HA-2	4	Sand With Silt (SP-SM)	6
HA-2	6	Sand (SP)	3

DIRECT SHEAR

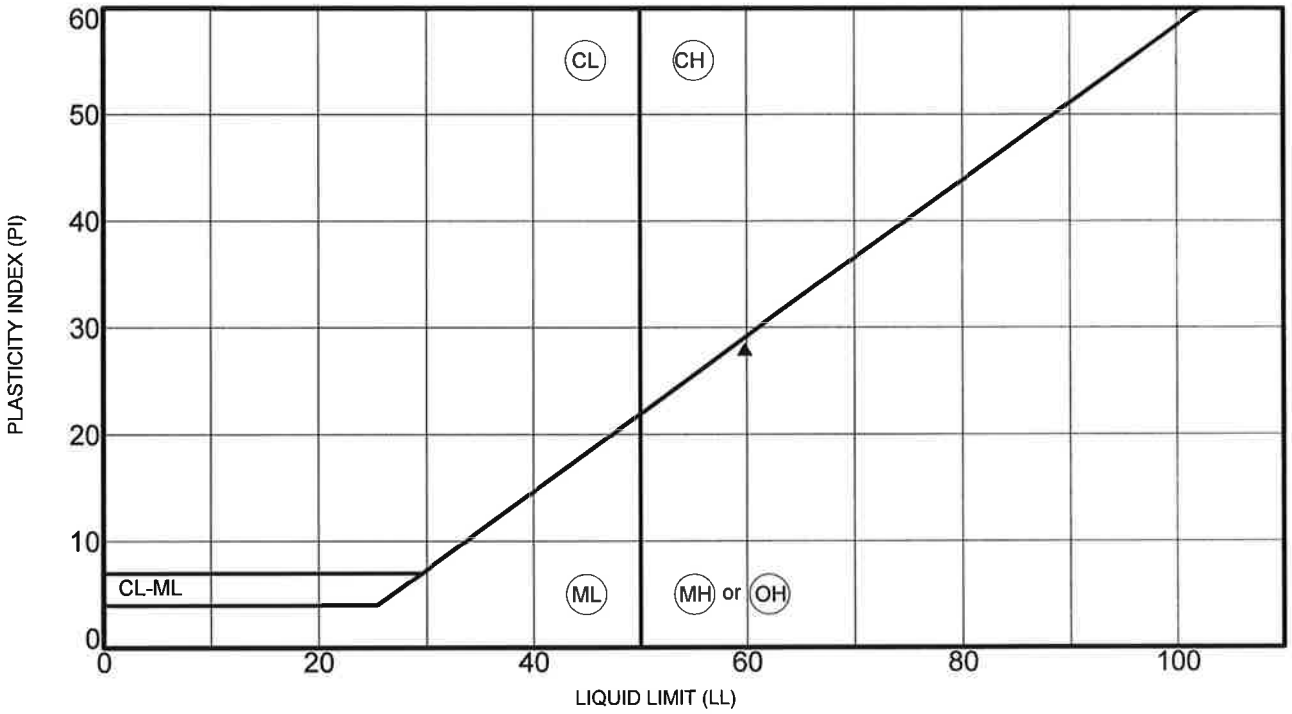
Direct shear tests were performed on an undisturbed sample in accordance with ASTM D 3080. The sample was placed in the shear machine, and pre-selected normal loads were applied. The sample was submerged, allowed to consolidate, and then was sheared to failure. Shear stress and sample deformation were monitored throughout the test. The results of the direct shear test are presented in Figure C-2.

CONSOLIDATION

One-dimensional consolidation tests were performed on an undisturbed sample in accordance with ASTM D 2435. After trimming the ends, the sample was placed in the consolidometer and loaded to up to 0.4 ksf. Thereafter, the sample was incrementally loaded to a maximum load of 3.2 ksf. The sample was inundated at 0.4 ksf. Sample deformation was measured to 0.0001 inch. Rebound behavior was investigated by unloading the sample back to 0.2 ksf. Results of the consolidation test, in the form of percent consolidation versus log pressure are presented in Figure C-3.

SOIL CORROSIVITY TESTING

Soil corrosivity testing was performed by A.P. Engineering and Testing on a soil sample provided by GPI. Test results are presented at the end of this Appendix.



	SAMPLE LOCATION		LL	PL	PI	Fines, %	Classification
▲	GP-1	32.0	60	32	28		ELASTIC SILT (MH)

PROJECT: BALBOA MARINA RESTAURANT

PROJECT NO. 2569.I

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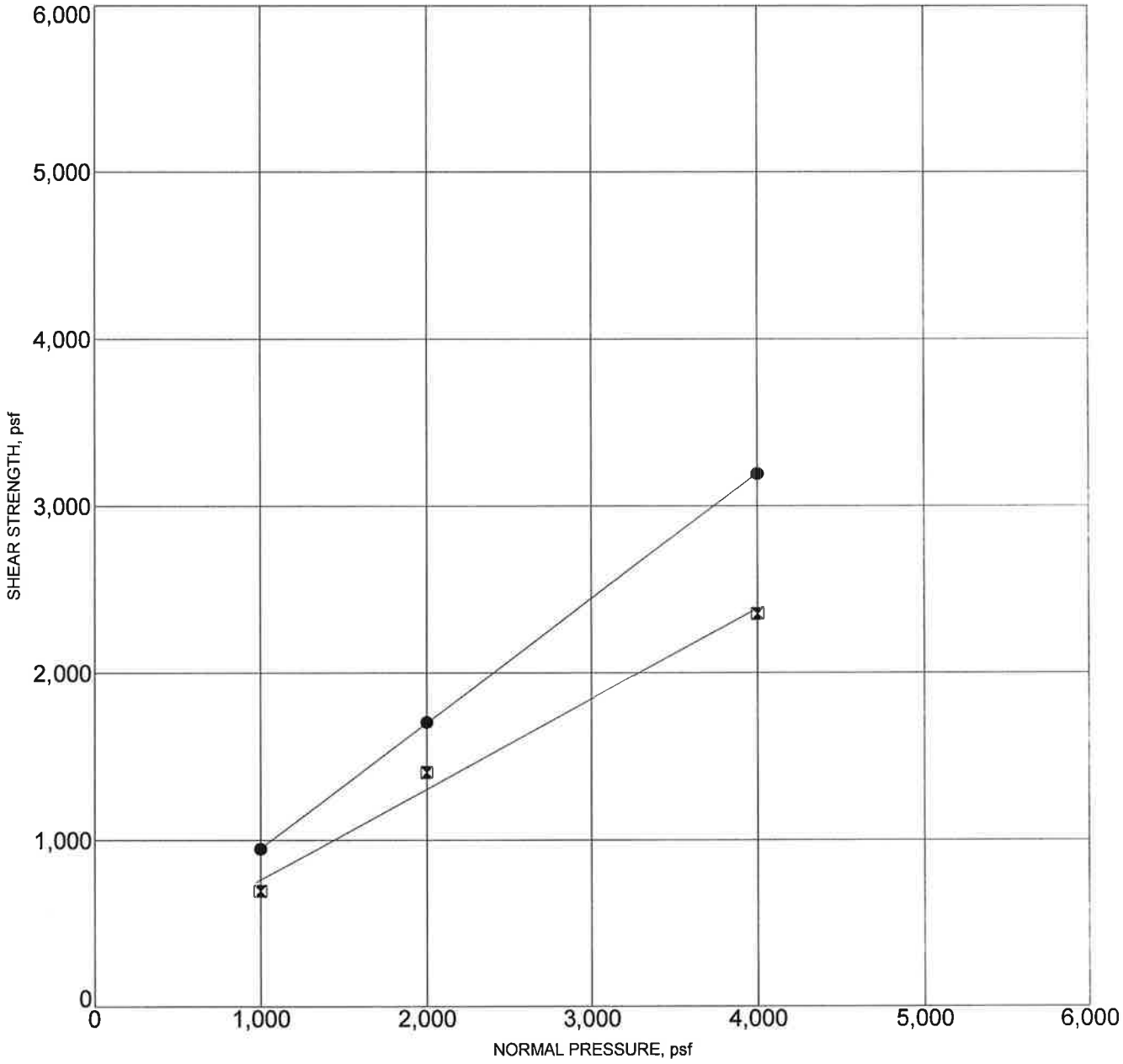
ATTERBERG LIMITS TEST RESULTS

FIGURE C-1



● **PEAK STRENGTH**
Friction Angle= 37 degrees
Cohesion= 204 psf

⧓ **ULTIMATE STRENGTH**
Friction Angle= 28 degrees
Cohesion= 222 psf

Sample Location		Classification	DD,pcf	MC,%
HA-2	6.0	SAND WITH SILT (SP-SM)	94	24.6

PROJECT: BALBOA MARINA RESTAURANT PROJECT NO.: 2569.I

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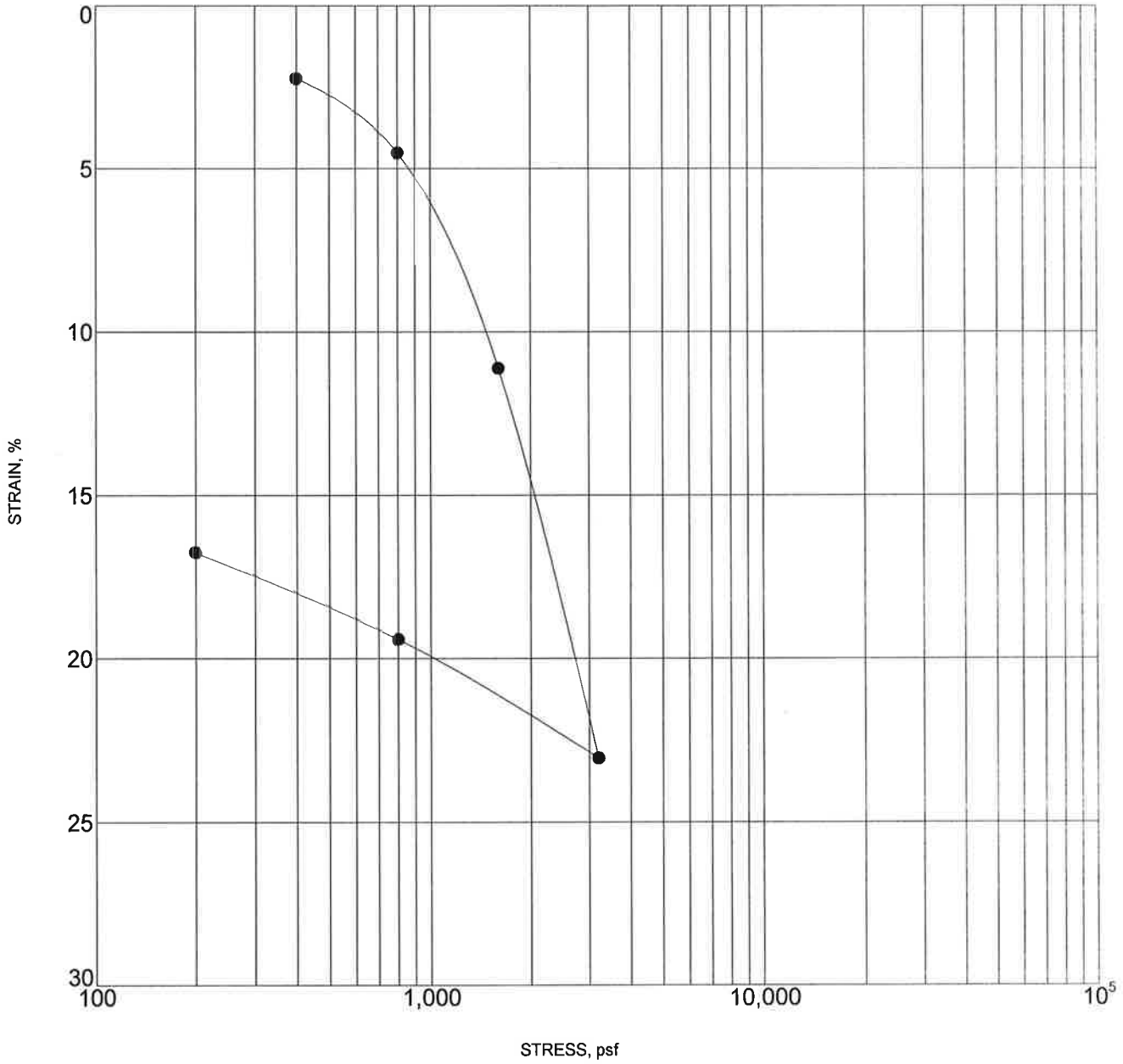
DIRECT SHEAR TEST RESULTS

FIGURE C-2



Sample inundated at 400 psf

	Sample Location		Classification	DD,pcf	MC,%
●	HA-1	5.0	ORGANIC CLAY WITH PEAT (OL)	74	28.8

PROJECT: BALBOA MARINA RESTAURANT PROJECT NO.: 2569.I

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CONSOLIDATION TEST RESULTS

FIGURE C-3

AP Engineering & Testing, Inc.

CORROSION TEST RESULTS

Client Name: Geotechnical Professionals, Inc.
Project Name: Balboa Restaurant
Project No.: 2569.1

AP Job No.: 13-1037
Date 10/15/13

Boring No.	Sample No.	Depth (feet)	Soil Type	Minimum Resistivity (ohm-cm)	pH	Sulfate Content (ppm)	Chloride Content (ppm)
HA-1	-	6-7.5	SP-SM	468	7.2	1863	360

NOTES: Resistivity Test and pH: California Test Method 643
Sulfate Content : California Test Method 417
Chloride Content : California Test Method 422
ND = Not Detectable
NA = Not Sufficient Sample
NR = Not Requested

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