

City of Imperial Beach Storm Water Management Plan



1. Required Information

Location/Address of Proposed Project		Permit Type (Demolition, Grading, or Building)	
Contractor	Phone Number	Property Owner Name	Phone Number
Overview of Storm Water Pollution Prevention requirements			
<p>The City reviews all proposed development projects, including Public Works Capital Improvement Projects, to ensure that construction activities are in compliance with the federal Clean Water Act, the State Water Code, and local storm water ordinances. Proposed projects must complete a Storm Water Management Plan prior to issuance of any Demolition, Grading, or Building Permit.</p> <p>The purpose of the Storm Water Management Plan is to document the construction Best Management Practices (BMPs) that will be implemented to prevent the discharge of sediment and other pollutants from leaving the project site and entering the storm water conveyance system. It also certifies that the project proponent will maintain and modify if necessary the appropriate construction site BMPs. Upon City acceptance, the Storm Water Management Plan becomes an important part of the Demolition, Building, or Grading Permit, and is subject to enforcement by City of Imperial Beach building and storm water inspectors.</p>			
Estimate construction project area: _____ acre(s) or square feet			
Identify watershed location of project: <input type="checkbox"/> Tijuana Estuary <input type="checkbox"/> San Diego Bay <input type="checkbox"/> Pacific Ocean			
<p><u>Plan Sheet Checklist:</u></p> <p>The following information shall be shown on plans:</p> <ul style="list-style-type: none"> The project boundaries The footprint of any existing structures and facilities The footprint of all structures and facilities to be constructed The limits of grading The existing and proposed grades of the site The location(s) where runoff from the site may enter storm drain(s), channel(s), and/or receiving waters Location of proposed storm water BMPs 			

Determine if the project meets the category of “Standard” or “Priority” Development Project

Most projects in the City that require a building, grading, or encroachment permit fall under the category of Standard Development Project. However, larger projects that meet the following criteria are considered **Priority Development Projects** and require the preparation of a Storm Water Quality Management Plan (SWQMP) as part of the project design submittals:

1. New development that creates 10,000 ft² or more of impervious surfaces. This includes commercial, industrial, residential, mix-use and public or private land.
2. Redevelopment projects that create and/or replace 5,000 ft² or more of impervious surface (collectively over the entire project site on an existing site of 10,000 square feet or more of impervious surfaces). This includes commercial, industrial, residential, mix-use, and public or private land.
3. New and Redevelopment projects that create 5,000 ft² or more of impervious surface and support one or more of the following uses:
 - a) Restaurants
 - b) Hillside development projects
 - c) Parking lots
 - d) Streets, roads, highways, freeways, and driveways.
4. New or Redevelopment projects that create or replace 2,500 ft² or more of impervious surface, and discharging directly to an Environmentally Sensitive Area (ESA*).
5. New development projects that support one or more of the following uses:
 - a) Automotive repair shops
 - b) Retail gasoline outlets
6. New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.

* Environmentally Sensitive Areas (ESAs). All of the receiving waters for Imperial Beach are considered Environmentally Sensitive Areas by the permit because there are identified as having RARE beneficial use status. “Directly adjacent” means situated within 200 feet of the ESA. “Discharging directly to” means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.

Standard Development Project
(Source Control BMP and LID are required for all projects)

Priority Development Project (PDP)
(Storm Water Quality Management Plan is required to document BMP selection)

Construction storm water inspections

Construction site inspections are conducted as necessary throughout the year to verify the proper implementation of storm water BMPs. Additional inspections during the rainy season (October 1 – April 30) are required for projects that have an increased potential to cause or contribute to storm water pollution.

Storm water inspections will occur anytime an inspector is on site.

2. Additional Project Information and Best Management Practices

Project Description:

(Include project site description information on location, watershed drainage, 303(d) listed pollutants*, potential contaminants generated from project, and references to applicable drawing or plans.)

Construction Best Management Practices	CASQA Storm Water BMP Fact Sheet	✓ BMP Selected	Comments
<i>Select each of the BMP fact sheets that apply. Include selected BMPs on Plans and/or provide sufficient explanation as comments.</i>			
Erosion Control BMPs			
Geotextiles, Plastic Covers, or Erosion Control Blankets <i>This BMP consists of using plastic, visqueen, or other materials to cover disturbed soil and/or dirt stockpiles to reduce erosion from rainfall impact. The material used for cover must be firmly held in place with sandbags or otherwise keyed into the soil as described in BMP specifications.</i>	EC-7	✓	
Mulch, Straw, Wood Chips, Soil Binders, Compost <i>This BMP consists of applying mulch or other binding material to temporarily protect exposed soils from erosion by rainfall impact or wind. These are temporary methods of protection that must be inspected and maintained.</i>	EC-3, EC-5, EC-6, EC-8, EC-14, EC-16		
Fiber Roll / Straw Waddle <i>Fiber rolls consist of straw, flax, or other similar materials bound into a tight, tubular roll. They are often used on the face of slopes to intercept runoff. They may also be effective as perimeter controls for sites with little to no slope. Fiber rolls are not effective unless properly installed (trenched and staked into the soil per specifications).</i>	SE-5	✓	
Erosion Control BMPs			
Silt Fence <i>Silt fences are made of filter fabric that has been entrenched, attached to supporting poles, and is sometimes backed by a plastic or wire mesh for support. The silt fence detains sediment-laden water, promoting sedimentation behind the fence. It is primarily used as a perimeter control and is not effective unless trenched and keyed into the soil.</i>	SE-1	✓	
Gravel Bag / Sandbag Barrier/ Check Dams <i>This BMP consists of placing a series of gravel- or sand-filled bags on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow. Sandbags also pond sheet flow runoff, but allow little if any runoff to be released. These BMPs are often used around stockpiles or as a perimeter control.</i>	SE-6, SE-8, SE-9		
Wind Erosion Control BMP			
Wind Erosion Control <i>This BMP consists of applying water or other dust palliatives as necessary to prevent or alleviate dust nuisance generated by construction activities. Care should be taken so that water used for dust control is not allowed to move off site.</i>	WE-1	✓	
Storm Drain Inlet Protection			
Storm Drain Inlet Protection <i>Storm drain inlet protection consists of filter fabric covering the opening of the storm drain, drop inlet, or curb inlet. May also include gravel bag protection around inlet. Frequent inspection and maintenance is required.</i>	SE-10	✓	<i>Flooding is major concern during storm events and must be prevented.</i>

Tracking Control BMPs			
Stabilized Construction Entrance <i>This BMP consists of a pad of aggregate underlain with filter cloth at the entrance of a construction site where traffic will be entering and leaving to or from a public right of way. The purpose is to reduce the tracking of sediment onto streets. A stabilized construction entrance is unlikely to be 100% effective, and must be used in conjunction with sweeping and good housekeeping practices to ensure that sediment tracked off-site does not enter the storm drain system.</i>	TC-1		
Entrance/Outlet Tire Wash <i>A tire wash is an area located at stabilized construction access points to remove sediment from tires and under carriages and to prevent sediment from being transported onto public roadways.</i>	TC-3		
Street Sweeping and Vacuuming <i>Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.</i>	SC-7	✓	

General Site Management BMPs			
Good Housekeeping <i>Good housekeeping ensures that the construction site is kept tidy and free of excessive debris. It also includes ensuring that any sediment or trash tracked from the site onto the public right of way (through whatever means) is swept up or otherwise collected at the end of the business day.</i>	-	✓	
Employee & Sub-contractor Training <i>All employees and sub-contractors working on site shall be trained with regard to applicable storm water management requirements. Training shall also be provided on proper techniques for installing and maintaining BMPs.</i>	-	✓	
Material Delivery, Storage, & Use <i>Minimize the storage and use of hazardous materials on site, and store materials in a designated area with secondary containment if appropriate.</i>	WM-1, WM-2	✓	
Stockpile Management <i>Stockpiles of soil, asphalt, concrete rubble, "cold mix", and wood pressure-treated with metallic products should be covered with plastic or a comparable material at all times during the rainy season, and prior to the onset of precipitation during the dry season.</i>	WM-3	✓	
Spill Prevention & Control <i>Reduce the chance for spills, cleanup leaks and spills immediately, and report spills to City personnel.</i>	WM-4, NS-6	✓	
Waste Management <i>These are a series of BMPs that address the appropriate management of solid wastes, hazardous wastes, contaminated soils, concrete wastes, sanitary wastes, and liquid wastes as specified in the BMP specifications listed to the right.</i>	WM-5, WM-6, WM-7, WM-8, WM-9, WM-10	✓	
Water Conservation <i>Avoid using water in a way that is likely to cause erosion and/or the transport of pollutants off site.</i>	NS-1	✓	
Vehicle & Equipment Cleaning, Fueling & Maintenance <i>On-site cleaning, fueling, and maintenance of vehicles is discouraged.</i>	NS-8, NS-9, NS-10		
Concrete Paving Activities <i>Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent runoff and runoff pollution, properly disposing of wastes, and training employees and subcontractors.</i>	NS-3		

Additional Storm Water BMPs:
1. Rain event plan (BMPs must be in place and modified if necessary prior to forecast rain events)
2.
3.
4.

Additional Storm Water BMP Narrative:
(Identify the schedule for deployment of BMPs. BMPs must be implemented, modified, and maintained to reflect the phase of construction and weather conditions. Include a statement about BMP inspection and maintenance on site.)

Certification Statement

The following certification must be signed before a Demolition, Building, or Grading Permit will be issued.

I have read and understand that the City of Imperial Beach has adopted minimum requirements for prohibiting non-storm water discharges of urban runoff and for managing storm water runoff from sites associated with construction and other land disturbance activities. I certify that the BMPs proposed in this Storm Water Management Plan will be implemented to effectively prevent off-site runoff as well as any of this project's potentially negative impacts on the environment. I further agree to install, monitor, maintain, or revise the selected BMPs to ensure their effectiveness throughout the life of the project.

I also understand that non-compliance with the City's Storm Water and Construction / Grading Ordinances may result in enforcement by the City, including fines, citations, stop-work orders, cease and desist orders, or other actions.

Property Owner _____ Date _____

Applicant _____ Date _____