

Cities of Lathrop, Lodi, Manteca, Patterson, and Tracy and San Joaquin County

Multi-Agency Post-Construction Standards Manual Draft Conceptual Outline (February 25, 2015)

- I. Introduction
 - A. Purpose and Goals
 - B. Regulatory Background
 - 1. Phase II MS4 Permit
 - 2. Other State of California Stormwater Regulations – This section will provide information on other applicable stormwater permits (e.g., industrial and construction general permits).
 - 3. Other local requirements
 - C. Applicability of Technical Manual – This section discusses how this manual will be used and the types of new development and redevelopment projects to which it applies. This section will also discuss grandfathering of projects.
 - D. Organization of Post-Construction Standards Manual
- II. Development of Project Plan Submittals – This section will describe what needs to be submitted to the Partners by a project proponent and the Partners’ process for reviewing and approving post-construction plans.
 - A. Decision Tree – This decision tree will outline the steps that a project proponent needs to consider when putting together its post-development plans.
- III. Site Assessment and Design Measures – This section will describe
 - A. Assessing Site Conditions and Other Constraints – This section discusses project site conditions that should be considered when designing the site and planning stormwater control measures.
 - 1. Geotechnical Conditions
 - 2. Other Site Conditions
 - B. Pollutants of Concern – This section discusses pollutants to be mitigated from a project site. Pollutants of concern can include pollutants for which there are local Total Maximum Daily Loads (TMDLs), policies (e.g., trash) or other permitted limitations or pollutants that are expected to be generated before, during, or following development.
 - C. Applying Site Design Measures – This section provides information about the purpose of site design measures and points project proponents to Appendix A, which will contain fact sheets for site design measures identified in the Phase II MS4 Permit. Projects between 2,500 square feet

and 5,000 square feet of impervious surface as well as regulated projects need to apply site design measures.

- D. Drainage Management Areas – This section will discuss defining drainage management areas (DMAs) at a project site.
- IV. Source Control Measures – This section identifies measures to prevent/reduce/eliminate contamination of stormwater runoff by pollutants and pollutant loadings during and after development. This section will reference Appendix B, which will have fact sheets for source control measures identified in the Phase II MS4 Permit.
- V. Stormwater Quality Design Volume/Flow Calculation – This section provides the methodology for calculating the amount of stormwater runoff that needs to be mitigated for the project site. Calculation of the stormwater runoff volume/flow is based on the design storms identified in the Phase II MS4 Permit.
 - A. Introduction
 - B. Stormwater Quality Design Volume/Flow Calculation
 - C. State Water Board SMARTS Post-Construction Calculator – This section will discuss calculating credits for implementing site design measures that reduce stormwater runoff and how the credits apply to the stormwater quality design volume/flow calculations.
- VI. Stormwater Treatment Measures – This section provides information on Best Management Practices (BMPs) that can be used to infiltrate, treat, or mitigate the stormwater runoff volume/flow associated with the design storm.
 - A. Introduction
 - B. Bioretention System Equivalent Requirements
 - 1. Alternatives Designs – This section will discuss the requirements for alternatives to the bioretention system requirements.
 - 2. Site-Specific Variations – This section will present information on how the bioretention system requirements may be adjusted based on site-specific conditions.
 - C. Exceptions to Bioretention Facilities – This section will present information on the exceptions to implementing bioretention equivalent facilities.
 - D. Multi-Benefit Projects
- VII. Hydromodification Requirements – This section will present information on the types of projects to which Hydromodification must apply.
- VIII. Stormwater Control Measure Operation and Maintenance – This section will present information for the project proponent to identify and develop a plan for on-going operation and maintenance of any stormwater control measures implemented at the project site.
 - A. Maintenance Plan Requirements

B. Maintenance Agreement

Appendix A – Site Design Measure Fact Sheets

- A. Stream Setbacks and Buffers
- B. Soil Quality Improvement and Maintenance
- C. Tree Planting and Preservation
- D. Rooftop and Impervious Area Disconnection
- E. Porous Pavement
- F. Green Roofs
- G. Vegetated Swales
- H. Rain Barrels and Cisterns

Appendix B – Source Control Measure Fact Sheets

- A. Storm Drain Message and Signage
- B. Parking/Storage Areas and Maintenance
- C. Outdoor Material Storage Area
- D. Outdoor Trash Storage and Waste Handling Area
- E. Outdoor Loading/Unloading Dock Area
- F. Outdoor Vehicle/Equipment Repair/Maintenance Area
- G. Outdoor Vehicle/Equipment/Accessory Washing Area
- H. Fuel and Maintenance Area
- I. Indoor and Structural Pest Control
- J. Landscape and Outdoor Pesticide Use
- K. Food Service Operations
- L. Water Features

Appendix C – Treatment Control Measure Fact Sheets

- A. Infiltration/Retention
 - 1. Bioretention
 - 2. Infiltration Basin
 - 3. Infiltration Trench
 - 4. Dry Well
- B. Treatment-based
 - 1. Biofiltration
 - 2. Stormwater Planter

3. Tree-Well Filter
4. Media Filter
5. Proprietary Treatment Control Measures

Appendix D – Example Maintenance Agreement

Other Appendices:

Project Plan Submittal Process for each Partner

Jurisdictional Boundary Map

Dewatering during and post-construction