



STORMWATER CHECKLIST FOR C.6/C.3 COMPLIANCE

The purposes of this Checklist are 1) to provide a summary of the requirements for obtaining County C.6 and C.3 Stormwater Permits, 2) to indicate whether the project described below will be subject to either or both of these Permits, 3) to provide a summary listing of standard design guidelines for permanent C.3 measures, and 4) to serve as a record of conditional approval by PWA of the proposed temporary and permanent Best Management Practices (BMPs) for the control of stormwater runoff, as described in the preliminary Stormwater Plans referenced below.

Instructions: Complete this Checklist for all projects, including demolition, that are or will be subject to a County Building Permit (and/or a County Planning review and approval). Provide all of the requested information, and answer all of the questions. *Make sure that this Checklist is consistent with all other plans and documents included in the submittal package.*

Failure to submit a complete and consistent Checklist will result in a delay in the review and approval of the project. If you have any questions about this Checklist, or about Provisions C.6 and C.3 of the Municipal Regional Stormwater Permit, call the PWA Land Development Division at (510) 670-5480.

SECTION A, GENERAL PROJECT INFORMATION:

A.1	Site Address(es) or APN(s):	
A.2	Applicant Name & Contact Information:	
A.3	General Description of Project: (Subdivision, CUP, SDR, Building, Addition, etc.)	
A.4	Project PLN or BID Number (if assigned):	

SECTION B, DEVELOPMENT INFORMATION:

		YES	NO
B.1	Does the proposed project include a subdivision, realignment, combining, or other adjustment of the <u>existing legal</u> site boundaries (as defined by A.1 above)? If “yes,” attach sketches of the existing boundaries vs. the proposed boundaries. Go to B.2.		
B.2	Attach a sketch (or mark up the sketch provided in B.1) describing the location and nature of all <u>existing</u> development on the proposed site. Was any of this previous development designed and constructed in compliance with Provision C.3? If “yes,” provide a reference to previous County approvals or permits: _____; Go to B.3.		
B.3	The determination of whether a proposed project is required to incorporate permanent Best Management Practice (BMP) stormwater measures in one or more of the four categories described in Provision C.3 (Site Design, Source Control, Treatment, and Hydromodification Management) is dependent upon the location of the site, the planned usage, and the amount of new (or replaced) impervious surface (IS) on the site; see the following table: Go to B.4.		
Planned Usage of Site	Required Permanent BMPs	Threshold for Incorporation of Low Impact Development (LID) Measures	Threshold for Incorporation of Hydro-modification Management (HM) Controls
Standalone Single Family Dwelling	• Site Design per Building Ordinance (See Section D of this Checklist)	N/A; LID Treatment not required	

	<ul style="list-style-type: none"> • Source Controls per Building Ordinance (See Section E) 		HM req'd when total new and recreated IS > 1 acre, except: <ul style="list-style-type: none"> • Post-project IS < pre-project. • Project is located in a catchment that drains to a hardened facility. • Project drains to a tidal channel. • Project is in a catchment that is highly developed.
Restaurant, Retail Gas Station, or Auto Service Facility	<ul style="list-style-type: none"> • Ditto above, plus: • LID Treatment if IS exceeds threshold 	5000 sq. ft. of new and recreated IS on site	
Uncovered Parking Lot	Ditto	Ditto	
Other (new development)	Ditto	10000 sq. ft. of new and recreated IS on site	
Other (redevelopment)	Ditto	Ditto, plus LID Treatment may be required for preexisting IS	

		YES	NO
B.4	Does the proposed project include the construction of a new access roadway/sidewalk(s) serving two or more sites (or two or more buildings on the same site) with a footprint of 10,000 sq. ft. or more (or the construction of 10,000 sq. ft. or more of additional travel lanes on an existing access roadway)? Go to B.5.		
B.5	<p>If you answered “yes” to B.4, or if the proposed project is classified as (or includes) one of the usage categories that could require LID and/or HM measures per the table in B.3, you may be required to construct permanent BMPs. Describe the nature and size of the project on the following lines:</p> <p>_____</p> <p>_____</p> <p><i>Note that stormwater run-on from adjacent properties must either be safely blocked away from any on-site drainage area requiring LID/HM, or included in the design of the said LID/HM system. If run-on diversion or collection is part of the project, be sure to include a complete description of this sub-system.</i></p> <p>Go to B.6.</p> <p>-----</p> <p>If you answered “no” to B.4 and if the proposed project is not over one of the LID thresholds indicated in the B.3 table, you may be exempt from having to construct permanent BMPs.</p> <p><i>Note that in the event that the proposed project consists of an under-the-threshold improvement of a larger site that would eventually require compliance with LID/HM, you should be prepared to discuss why this project should not be considered as an initial phase of a potential long-term compliant improvement of the site.</i></p> <p>Skip B.6 and B.7, and go to B.8.</p>		

B.6	<p>If it appears that you may be required to provide permanent BMPs per B.5 above, does the proposed project include any “redevelopment” per the following definition?</p> <p>“Redevelopment is any land-disturbing activity that results in the creation, addition, or replacement of exterior impervious surface area on a site on which some past development has occurred.”</p> <p>If “yes,” describe the planned redevelopment on the following lines, or attach a sketch (or mark up the sketch provided in B.2): _____</p>		
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	<p style="text-align: right;">Go to B.7.</p> <p>-----</p> <p>If “no,” skip B.7 and go to B.8.</p>		
<p>B.7</p>	<p>If you answered “yes” to the redevelopment question in B.6, will this redevelopment result in the alteration of 50% or more of the pre-existing impervious surfaces on the <u>existing</u> site? If “yes,” the project must be designed to provide LID measures for the entire site, including the runoff from the existing impervious surfaces.</p> <p><i>Note that “routine maintenance and repair” of existing buildings, parking lots, driveways, or other facilities <u>may</u> not be considered an alteration, but only with the concurrence of the County. If you are claiming an exemption for routine maintenance and repair, attach a detailed description and sketch.</i></p> <p><i>Make sure that your answer is consistent with the information provided in B.2. If the existing site was previously developed in compliance with Provision C.3, all proposed redevelopment must be in compliance with LID.</i></p> <p>-----</p> <p>If “no,” and you are opting to not provide LID measures for the treatment of runoff from any existing impervious surfaces, be prepared to discuss with the Agency why this project should not be considered as a phase of a long-term project that would include bringing the entire site into compliance. Go to B.8.</p>		
<p>B.8</p>	<p>Summarizing the above, if the project involves the creation or replacement of impervious surfaces in an amount that equals or exceeds the threshold areas described in B.3 and B.4, this project may be a “Regulated Project” per the criteria in Provision C.3.b of the Municipal Regional Permit (MRP) issued by the Regional Water Quality Control Board (Region 2); if confirmed by the County following a review of this Checklist, the design and construction of the project must provide collection and treatment of stormwater runoff per Provision C.3.c (or C.3.e) of the MRP, as approved by the PWA Land Development (LD) Division and in accordance with a County C.3 Stormwater Permit issued by PWA LD. The property owner (or in some cases, the operator of the facility) will be required to enter into a recorded post-construction operating and maintenance agreement covering all of the installed site design, source control, treatment, and/or hydromodification management measures; PWA LD will provide detailed instructions for the preparation of this agreement as part of the Permit process. See Attachment C to this Checklist for a sample copy of a typical agreement.</p> <p><i>In the event that the project is determined to not be a Regulated Project, you may still be required to incorporate temporary and/or permanent BMPs in accordance with a County Permit(s). Go to B.9.</i></p>		
<p>B.9</p>	<p>Does the proposed project involve the disturbance of one acre or more of land surface? If “yes,” you will be required to file a “Notice of Intent (NOI)” with the State Water Resources Control Board, and upon acknowledgement of the NOI by this Board, the construction work will be subject to the constraints of the State Construction General Permit. You will also be required to take out a County C.6 Stormwater Permit; <i>check with the Land Development Division at (510) 670-5480 to determine the application requirements for this permit.</i> Skip B.10 and B.11 and go to B.12.</p> <p>-----</p> <p>If “no,” go to B.10.</p>		
<p>B.10</p>	<p>A County C.6 Stormwater Permit could also be required for a non-NOI project that involves the disturbance of land surface on a hillside; does this project involve the disturbance of 5,000 sq. ft. or more of land surface on property that contains a slope of 15% or more? If “yes,” you will be required to take out a County C.6 Stormwater Permit; <i>check with the Land Development Division at (510) 670-5480 to determine the application requirements for this permit.</i> Skip B.11 and go to B.12.</p> <p>-----</p>		

	If “no,” go to B.11.		
B.11	If you answered “no” to both B.7 and B.8, the Agency could still require that you take out a County C.6 Stormwater Permit if the construction-related stormwater runoff from the work site could constitute a water quality hazard; <i>check with the Land Development Division at (510) 670-5480.</i> Go to B.12.		
B.12	Summarizing Items B.9 thru B.11, is the proposed construction subject to Provision C.6 (and the issuance of a County C.6 Stormwater Permit)? <i>Note that even if you are not required to take out a C.6 Stormwater Permit, you may still be required to implement certain construction BMPs under the regulations of the California Green Building Standards Code (CalGreen). Check with the Land Development Division at (510) 670-5480 if you have any questions about the CalGreen BMP requirements.</i> Go to Section C.		

SECTION C, DESIGN GUIDELINES FOR PERMANENT BMPS:

		YES	NO
C.1	Has the project been determined to be a “Regulated Project” per B.8 above? If “yes,” you will be required to install and maintain permanent stormwater treatment BMPs in accordance with the County standards and guidelines. Go to C.2. ----- - - - If “no,” skip the rest of this Section C and go directly to Section D.		
C.2	Unless otherwise approved by PWA LD, permanent treatment BMPs are limited to the methods and categories listed in the first two columns of the following table, and each such BMP should be designed in accordance with the references listed in the third column, subject to the restrictions shown in the fourth column of the table. Go to C.3.		

Treatment Method ²	Category	Standard Design ¹	Restrictions ^{1, 2}
Harvesting & Use	Irrigation	Section 6.9	County will not approve Harvesting and Use systems for indoor uses. See Section 6.9 for restrictions on irrigation use.
Infiltration	Infiltration Trench	Section 6.4	Irrigation Trenches in areas of USDA Type C or D soil (or where in-situ test shows percolation rate < 0.5 in./hr.) must be approved by a geotechnical engineer.
	Stormwater Drainage Well (Dry Well)	Section 6.4 and Appendix F	See Appendix F.
Evapotranspiration	Interceptor Tree	Section 4.5	See Section 4.5.
Bioretention	Bioretention Area (BRA)	Section 6.1	<ul style="list-style-type: none"> BRAs must be lined and drained by means of a subdrain installed at the bottom of the rock layer and resting on the liner unless an in-situ test indicates Ksat > 1.6 in./hr. BRAs must be irrigated per County WELO unless otherwise approved by a landscape architect. No large trees may be planted within the treatment area of a BRA. BRAs may not be located within 10' of a building unless otherwise approved by a geotechnical engineer.

			<ul style="list-style-type: none"> BRAs must be flat-bottomed, and must provide a minimum of 3" of freeboard above the rim height of the overflow inlet. See Section 6.1 for additional restrictions.
	Flow-through Planter	Section 6.2	<ul style="list-style-type: none"> Same as the first five BRA bullets, except that Planters may be installed adjacent to a building foundation, subject to the approval of the Building Official. See Section 6.2 for additional restrictions.
	Non-proprietary Tree Well Filter	Section 6.3	<ul style="list-style-type: none"> Same as the first five BRA bullets, except that Tree Filters may be installed adjacent to a building foundation, subject to the approval of the Building Official. Proprietary Tree Filters, such as Filterra units, may only be used in approved "Special Projects;" see Section F. See Section 6.3 for additional restrictions.
All			<ul style="list-style-type: none"> All permanent treatment BMPs must be located so that they will be easily accessible following construction by means of an unhindered hardscape path or accessway. Full unhindered post-construction access must also be provided to all areas and features intended to provide pre-treatment or retention of stormwater. In particular, any underground facility that is designed to retain treated stormwater must be designed and located so as to allow regular inspections and controls for the purpose of mosquito abatement. Permanent treatment BMPs should be designed in conjunction with the siting requirements of other agencies and departments, including but not limited to the following: <ul style="list-style-type: none"> County Fire may require impervious emergency accessways. County Environmental Health may require setbacks from on-site wastewater treatment systems.

*Notes: 1. All Section references are to the Alameda County *Clean Water Program C.3 Technical Guidance*.
2. Other permanent treatment BMP's, such as Green Roofs, Subsurface Infiltration Vaults, Proprietary Tree Filters, Proprietary Media Filters, Exfiltration Basins, Hydrodynamic Separators, or Drop-in Filters may be approved by PWA for use in special circumstances, or as pre-treatment measures in a treatment train with a "standard" BMP. *Check with the Land Development Division before proposing any of these "special" BMPs.*

		YES	NO
C.3	<p>Are the proposed permanent treatment BMPs in compliance with C.2? If "yes," describe the planned BMPs, including any planned pre-treatment measures, or attach a sketch:</p> <hr/> <hr/> <p><i>Note that all proposed permanent treatment BMPs will be formally subject to approval through the review and issuance of the C.3 Stormwater Permit. Check with the Land Development Division at (510) 670-5480 if you have any questions about the requirements for this permit.</i></p> <p>Go to C.4.</p>		

	<p>-----</p> <p>If “no,” explain why the proposed design cannot comply with County standards:</p> <p>_____</p> <p>_____</p> <p>Go to C.4.</p>		
<p>C.4</p>	<p>If the planned permanent treatment BMPs are intended to discharge to on-site or off-site drainage facilities or waterways, the project may be required to incorporate additional on-site retention of the treated stormwater prior to such discharge. Contact the Land Development Division at (510) 670-5480 if any of the following conditions apply:</p> <ol style="list-style-type: none"> 1. The project is subject to the requirements of Provision C.3.g, Hydromodification Management, of the MRP; see Attachment B to this Checklist for a summary of those requirements. 2. The planned discharge point is located within a designated Special Flood Hazard Area on the current FEMA Flood Insurance Rate Map. 3. The planned discharge flow rate or volume exceeds the pre-construction discharge flow rate or volume from the site. <p><i>Note that the Land Development Division may require the incorporation of hydromodification (HM) controls and/or modification of the County stormdrain system as necessary to protect public health and safety.</i></p> <p><i>Note also that all proposed permanent stormwater retention and other HM features will be formally subject to approval through the review and issuance of the C.3 Stormwater Permit described in C.3 above.</i></p> <p>Go to C.5.</p>		
<p>C.5</p>	<p>Most projects that require the incorporation of permanent treatment BMPs will be subject to a formal operation and maintenance (O. & M.) agreement between the property owner (or operator) and the County. This agreement will cover the treatment BMPs, the related site design measures (as described in Section D), any source control features or practices (as described in Section E), and will be subject to continuing inspection and enforcement by the County and by the State. The preparation of the draft agreement will typically be a requirement of a Final Map or a Parcel Map for a subdivision project, but the completion of the actual O. & M. agreement will be based upon the as-built configurations of the various BMPs, measures, and features and will be a condition of the C.3 Stormwater Permit. See Attachment C to this Checklist for a sample copy of a typical O. & M. agreement.</p> <p>Go to Section D.</p>		

SECTION D, DESIGN REQUIREMENTS FOR SITE DESIGN:

<p>D.1</p>	<p>If you answered “yes” to C.1, or if the project will create or replace 2500 sq. ft. or more of impervious surface, the project must incorporate one or more of the following site design measures:</p> <ol style="list-style-type: none"> 1. Direct roof runoff into cisterns or rain barrels for reuse. 2. Direct roof runoff onto vegetated areas. 3. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas. 4. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas. 5. Construct sidewalks, walkways, and/or patios with permeable surfaces. 6. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces. <p><i>Note that in the event that the project is required to install permanent treatment BMPs per C.2, this requirement to install additional site design measures could be superseded; e.g., a regulated project would be required to collect roof runoff for discharge to a formal biotreatment or infiltration BMP facility rather than for discharge to vegetation.</i></p>		
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<p>If you are planning to construct site design measures, describe them on the following lines, or include a sketch: _____</p> <p>_____</p> <p>_____</p> <p>-----</p> <p>If you are not planning to construct site design measures, provide an explanation on the following lines:</p> <p>_____</p> <p>_____</p> <p>Go to Section E.</p>	
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SECTION E, DESIGN REQUIREMENTS FOR SOURCE CONTROL:

		YES	NO
E.1	Does the proposed project include any of the following features or facilities (<u>new or existing</u>)?		
E.1.a	<u>Motor vehicle fueling station?</u> If “yes,” see Sections 1., 2., 3., and the other sections of Attachment A to this Checklist for the specific source control design requirements; if “no,” go to E.1.b.		
E.1.b	<u>Food preparation area or area for cleaning of food processing equipment?</u> If “yes,” see Section 1. and the other sections of Attachment A; if “no,” go to E.1.c.		
E.1.c	<u>Enclosure for the storage of dumpsters or trash/waste containers – or compactor enclosure?</u> If “yes,” see Section 1. and the other sections of Attachment A; if “no,” go to E.1.d.		
E.1.d	<u>Commercial car wash – or exterior wash area for vehicles or equipment?</u> If “yes,” see Sections 1., 3., and the other sections of Attachment A; if “no,” go to E.1.e.		
E.1.e	<u>Swimming pool, hot tub, fountain, or other water feature?</u> If “yes,” see Section 1. and the other sections of Attachment A; if “no,” go to E.1.f.		
E.1.f	<u>Motor vehicle repair garage?</u> If “yes,” see Section 2. and the other sections of Attachment A; if “no,” go to E.1.g.		
E.1.g	<u>Outdoor storage or processing area?</u> If “yes,” see Section 4. and the other sections of Attachment A; if “no,” go to E.1.h.		
E.1.h	<u>Loading dock or other material transfer area?</u> If “yes,” see Section 4. and the other sections of Attachment A; if “no,” go to E.1.i.		
E.1.i	<u>Air conditioning?</u> If “yes,” see Section 5. and the other sections of Attachment A; if “no,” go to E.1.j.		
E.1.j	<u>Storm drain inlet?</u> If “yes,” see Section 6. and the other sections of Attachment A; if “no,” go to E.2.		
E.2	If you answered “yes” to any part of E.1, describe on the following lines the source control measure(s) that you are planning to construct: _____		
Go to Section F.			

SECTION F, DESIGN REQUIREMENTS FOR ALTERNATIVE COMPLIANCE:

		YES	NO
F.1	<p>If you answered “no” to C.3, you may be required to provide alternative or in-lieu permanent treatment BMPs per Provision C.3.e of the MRP; however, any such alternative or in-lieu measures will only be approved upon a finding, by the Agency, of infeasibility to provide fully compliant BMPs per Provision C.3.c of the MRP. Are you planning to include alternative or in-lieu BMPs? If “yes,” schedule a meeting with the Land Development Division at (510) 670-5480 to review the project scope.</p> <p><i>Note that a finding of infeasibility will require a complete analysis of the project, including but not limited to, the considerations of a possible reduction of the post-construction footprint and/or a minimization of impervious surfaces. Also note that any proposed off-site in-lieu treatment measures will only be allowed on property that is 1) located within the same watershed as the primary site, and 2) under the control of the owner of the primary site.</i></p> <p>Go to Section G.</p>		

SECTION G, SUBMITTAL AND TENTATIVE APPROVAL:

Name of person submitting this Checklist: _____

If this is not the applicant identified in A.2, provide explanation and contact information on the following lines:

Signature of person submitting this Checklist: _____

(Before you sign, verify that all Sections are complete.)

Name of County employee receiving this submittal: _____.

This Checklist is: accepted, with the following conditions:

- Construction/demolition approval is contingent upon the issuance of a C.6 Stormwater Permit.
- Final design approval is contingent upon the issuance of a C.3 Stormwater Permit.
- _____
- _____

not accepted, for the following reasons:

PWA Land Development _____

(Name and Signature)