

Attachment #2

URBAN STORM WATER MITIGATION PLAN CHECK LIST

The City of Bell Gardens as required by the Clean Water Act and the NPDES permit issued to Los Angeles County and 83 cities, Board Order 96-054, adopted Ordinance 732 on January 8, 2001 to require the preparation of Urban Storm Water Mitigation Plans (USWMP) for certain development projects. The following items must be addressed in the USWMP prior to the issuance of grading or building permits for the project. The USWMP shall be recorded and the plan shall be binding on the property owner, all tenants, and successors in interest, as long as the property continues to be used for the original occupancy.

Applicability

Projects in the following classifications, as defined in Ordinance 732, shall prepare an USWMP prior to the issuance of Grading or Building permits:

1. 100,000 square foot Commercial Developments
2. Automobile Repair Shops
3. Restaurants
4. Residential subdivisions creating 10 or more lots or units
5. Retail Gasoline Outlets
6. Parking Lots containing 5,000 square feet or 25 parking spaces
7. Redevelopment projects as defined.

The USWMP shall be prepared by a Registered Civil Engineer, Licensed Architect, Landscape Architect or any other Professional familiar with Storm Water Quality issues. The plan shall evaluate and identify Best Management Practices (BMP's) to address each source of pollution identified by the Project evaluation. As a minimum the designer shall address the BMP's listed in the Commercial Site Visit Program approved by the Regional Water Quality Control Board on April 13, 1998. In addition the plan for all of the applicable development projects shall address the following issues:

1. Peak Storm Water Runoff rate. The peak runoff rate shall not exceed the predevelopment levels.
2. Storm Drain Stenciling and Signage. All storm drain inlets for a project shall be clearly labeled to indicate that no dumping is permitted, "Drains to Ocean". Labels shall be maintained to assure legibility, but not less than every three years.
3. Conserve Natural Areas. To the Maximum Extent Practicable (MEP) the developer shall preserve natural areas or pervious areas. The pervious areas may be used for treatment of runoff, as a recharge area or as a passive or active open space.
4. Site drainage shall not be collected and drain through the projects trash area. Where recyclable waste products, such as fryer fat or other grease products, are stored in the trash area, the floor of the trash area shall drain to the sanitary sewer. When the drainage from the trash area is required to drain to the sewer, the trash area shall be designed with a roof to prevent rain water from entering the sewer.

5. If a development includes a vehicle wash area, the runoff from the area shall be connected to the Sanitary Sewer. Such wash areas shall be roofed to prevent rainwater from entering the sewer system.
6. The plan shall include record keeping procedures to document maintenance of structural BMP's to assure ongoing operation of the system. Records shall be maintained for three years. The records shall be available for inspection upon the request of the City Engineer, the Regional Water Quality Control Board or the designated City Representative.

In addition to the items that must be considered by all projects, the following specific items must be addressed:

AUTOMOTIVE REPAIR SHOPS

1. If fueling facilities are provided on the property of an automobile repair facility, such facility shall be designed in compliance with the BMP's developed by the Service Station Managers Association guidelines.
2. Where any material or automobiles awaiting repair are stored outside of the maintenance bays, the site shall be designed to minimize the exposure to rain fall. Where outside storage is required, runoff from the site shall be treated to reduce or eliminate the discharge of automotive fluids or greases that may be discharged from the site.
3. Repair/Maintenance bays shall be designed to allow for collection of all fluid spills. Floor wash down runoff shall be discharged to the Sanitary Sewer system. Where required by the treatment authority, the discharge shall first have pretreatment before release to the sewer system.
4. The loading and unloading of material or vehicles shall be performed to minimize, to the MEP, the discharge of pollutants to the storm drain. Spill prevention and cleanup materials shall be maintained on site and staff shall be trained in the proper cleanup of spills.

RESIDENTIAL SUBDIVISIONS OF TEN OR MORE LOTS

Projects shall, to the MEP, use pervious surfaces for drainage structures, walkways, parking areas and recreation facilities. The projects shall also evaluate the feasibility of reducing impervious surfaces by reducing street widths, reducing sidewalk widths, and limiting impervious site improvements.

100,000 SQUARE FOOT COMMERCIAL DEVELOPMENTS

1. Projects shall, to the MEP, use pervious surfaces for drainage structures, walkways, parking areas and recreation facilities. The feasibility of incorporating infiltration and treatment BMP's into the project design shall be evaluated.

2. Exterior areas used for the storage of raw materials, or for the storage of finished products or merchandise shall be designed to minimize, to the MEP, the exposure of product to rain fall.
3. If the project includes equipment or vehicle maintenance bays, they shall be designed to allow for collection of all fluid spills. Floor wash down runoff shall be discharged to the Sanitary Sewer system. Where required by the treatment authority, the discharge shall incorporate pretreatment controls before release into the sewer system.
4. The loading and unloading of material or vehicles shall be performed to minimize, to the MEP, the discharge of pollutants to the storm drain. Spill prevention and cleanup materials shall be maintained on site and staff shall be trained in the proper cleanup of spills.

RESTAURANTS

1. Projects shall be designed with an area designated for the washing of floor mats and other large equipment that is connected to the sanitary sewer. The area shall be roofed to prevent the entrance of rainwater, or an alternate system shall be used to route the wash water to the sewer and route the rainwater to the storm drain.
2. Projects shall be designed to limit, to the MEP, the exposure of stored wastes and equipment to rainfall or rainwater runoff. This provision shall apply to, but is not limited to, the storage of grease for recycling, cardboard, paper and other materials intended for recycling.

RETAIL GASOLINE OUTLETS

1. Fueling areas for these projects shall be designed in compliance with the BMP's developed by the Service Station Managers Association guidelines.
2. Where any equipment or automobiles awaiting repair are stored outside of the maintenance bays the site shall be designed to minimize the exposure to rain fall. Where outside storage is required, runoff from the site shall be treated to reduce or eliminate the discharge of automotive fluids or greases that may be discharged from the site.
3. If the project includes equipment or vehicle maintenance bays they shall be designed to allow for collection of all fluid spills. Floor wash down runoff shall be discharged to the Sanitary Sewer system. Where required by the treatment authority the discharge shall first have pretreatment before release to the sewer system.

The USWMP shall be recorded with the County Recorder. The City has prepared a cover sheet that contains standard conditions that bind the current owner, future owners and current and future tenants of a property to comply with the requirements of the USWMP until released by the City. The following information is required to confirm the ownership of the property and the legal limits of the property.

1. Provide a current title report or a grant deed showing how the title to the property is held.
2. The signature of the owner is required. The signature shall be witnessed before a Notary Public.
3. Provide a copy of the property legal description.

The comments on the USWMP shall be evaluated and incorporated into the plan or the reasons for leaving BMP's out of the plan shall be in writing. Return the original document with the revised plan for comparison. Once approved the applicant shall forward the plan to the County Recorder. A certified copy of the recorded plan shall be returned to the City prior to the issuance of the Building or Grading permits.

Checked by: _____

Date: _____

Accepted by: _____

Date: _____

Document Recorded: _____

Date: _____

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City Clerk
City of Bell Gardens
7100 S Garfield Ave.
Bell Gardens, CA 90201

Space above this line for Recorder's use

COVENANT AND RESTRICTION

The City of Bell Gardens is a Permittee under the Los Angeles County Storm Water National Pollution Discharge Elimination System (NPDES) permit. The permit requires that the City prevent developing sites from discharging pollutants to the City maintained storm drain system, as defined by the permit. To satisfy this obligation the City of Bell Gardens has adopted ordinances to require developers of certain project classifications to develop Urban Storm Water Mitigation Plans (USWMP).

The undersigned Property Owner has developed and the City has reviewed the USWMP attached hereto as Exhibit B to limit the contribution of pollutants to the City of Bell Gardens Storm Drain system from property located at _____. The property is more specifically described in Exhibit A, attached hereto. The attached plan has been developed after a thorough review of potential sources of pollution on the property and the applicable Best Management Practices (BMP) that address the pollutants of concern. The attached plan shall remain in effect and the Property Owner shall abide by its provisions, which shall be binding on all successors in interest as long as the property continues to be used as a _____. This Covenant shall not be terminated without the consent of the City of Bell Gardens.

Dated: _____ 2001

FOR _____

ALL SIGNATURES MUST BE WITNESSED BY A NOTARY