SAN MATEO COUNTYWIDE Water Pollution Prevention Program

C.3 Regulated Projects Checklist

Municipal Regional Stormwater Permit (MRP)
Stormwater Controls for Development Projects

CITY OF DALY CITY, PLANNING DIVISION
333 90th STREET
650.991.8033
650.991.8070
www.dalycity.org

I. Applicability of C.3 and C.6 Stormwater Requirements

I.A. Enter Project Data *(For "C.3 Regulated Projects," data will be reported in the municipality's stormwater Annual Report.)*

I.A.1 Project Name: 6800 Mission Street

I.A.2 Project Address (include cross street): 6800–6816 Mission St.; 317–331 Miriam St., Daly City, CA (Cross street: Westlake Ave.)

I.A.3 Project APN: 093-172-150,-140,-240,-490,-170,-160,-180 I.A.4 Project Watershed: Colma Creek

I.A.5 Applicant Name: Mid-Peninsula The Farm, Inc.

I.A.6 Applicant Address: 303 Vintage Park Drive, Suite 250, Foster City CA 94404

I.A.7 Applicant Phone: (650) 356-2900 Applicant Email Address:

I.A.8 Development type: (check all that apply) ☐ Residential ☐ Commercial ☐ Industrial ☒ Mixed-Use ☐ Street/Road ☐ Other, specify:
☒ 'Redevelopment' as defined by MRP: creating, adding and/or replacing Exterior existing impervious surface on a site where past development has occurred[2]
☐ 'Special land use categories' as defined by MRP: (1) auto service facilities[2], (2) retail gasoline outlets, (3) restaurants[2], (4) uncovered parking area (stand-alone or part of a larger project)

I.A.9 Project Description[3]: 83 unit podium-style apartments & mixed-use.
(Also note and past or future phases of the project.)

I.A.10 Total Area of Site: 0.787 acres

Total Area of land disturbed during construction (include clearing, grading, excavating and stockpile area): 0.787 acres.

I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b?

I.B.1 Enter the amount of impervious surface[4] created and/or replaced by the project (if the total amount is 5,000 sq.ft. or more):

Table of Impervious and Pervious Surfaces

Type of Impervious Surface	a. Pre-Project Impervious Surface (sq.ft.)	b. Existing Impervious Surface to be Replaced[5] (sq.ft.)	c. New Impervious Surface to be Created[5] (sq.ft.)	d. Post-project landscaping (sq.ft.), if applicable
Roof area(s) – excluding any portion of the roof that is vegetated ("green roof")	15,274	15,274	18,487	
Impervious[4] sidewalks, patios, paths, driveways	1,270	127	0	
Impervious[4] uncovered parking[6]	15,216	0	0	N/A
Streets (public)	0	0	0	
Streets (private)	0	0	0	
Totals:	31,760	~~16,275~~	~~18,487~~	
Area of Existing Impervious Surface NOT replaced	0	15,485	N/A	18,487
Total New Impervious Surface *(sum of totals for columns b and c)*			33,888	

34,283?

[1] Roadway projects that replace existing impervious surface are subject to C.3 requirements only if one or more lanes of travel are added.
[2] See Standard Industrial Classification (SIC) codes here
[3] Project description examples: 5-story office building, industrial warehouse, residential with five 4-story buildings for 200 condominiums, etc.
[4] Per the MRP, pavement that meets the following definition of pervious pavement is NOT an impervious surface. Pervious pavement is defined as pavement that stores and infiltrates rainfall at a rate equal to immediately surrounding unpaved, landscaped areas, or that stores and infiltrates the rainfall runoff volume described in Provision C.3.d.
[5] Uncovered parking includes top level of a parking structure.
[6] "Replace" means to install new impervious surface where existing impervious surface is removed. "Construct" means to install new impervious surface where there is currently no impervious surface.

I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b? (continued)

		Yes	No	NA
I.B.2	In Item I.B.1, does the Total New Impervious Surface equal 10,000 sq.ft. or more? *If YES, skip to Item I.B.5 and check "Yes." If NO, continue to Item I.B.3.*	☒	☐	☐
I.B.3	Does the Item I.B.1 Total New Impervious Surface equal 5,000 sq.ft. or more, but less than 10,000 sq.ft? *If YES, continue to Item I.B.4. If NO, skip to Item I.B.5 and check "No."*	☐	☒	☐
I.B.4	Is the project a "Special Land Use Category" per Item I.A.8? For uncovered parking, check YES only if there is 5,000 sq.ft or more uncovered parking. *If NO, go to Item I.B.5 and check "No." If YES, go to Item I.B.5 and check "Yes."*	☐	☒	☐
I.B.5	Is the project a C.3 Regulated Project? *If YES, skip to Item I.B.6; If NO, continue to Item I.C.*	☒	☐	☐
I.B.6	Does the total amount of Replaced impervious surface equal 50 percent or more of the Pre-Project Impervious Surface? *If YES, site design, source control and treatment requirements apply to the whole site; If NO, these requirements apply only to the impervious surface created and/or replaced.*	☒	☐	☐

I.C. Projects that are NOT C.3 Regulated Projects

If you answered NO to Item I.B.5, or the project creates/replaces less than 5,000 sq. ft. of impervious surface, then the project is NOT a C.3 Regulated Project, and stormwater treatment is not required, BUT the municipality may determine that source controls and site design measures are required. Skip to Section II.

I.D. Projects that ARE C.3 Regulated Projects

If you answered YES to Item I.B.5, then the project is a C.3 Regulated Project. The project must include appropriate site design measures and source controls AND hydraulically-sized stormwater treatment measures. Hydromodification management may also be required; refer to Section II to make this determination. If final discretionary approval was granted on or after **DECEMBER 1, 2011,** Low Impact Development (LID) requirements apply, except for "Special Projects." See Section II.

I.E. Identify C.6 Construction-Phase Stormwater Requirements

		Yes	No
I.E.1	Does the project disturb 1.0 acre (43,560 sq.ft.) or more of land? (See Item I.A.10). *If Yes, obtain coverage under the state's Construction General Permit at https://smarts.waterboards.ca.gov/smarts/faces/SwDraftLogin.jsp. Submit to the municipality a copy of your Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) before a grading or building permit is issued.*	☐	☒
I.E.2	Is the site as a "High Priority Site" that disturbs less than 1.0 acre (43,560 sq.ft.) of land? (Municipal staff will make this determination.) • "High Priority Sites" are sites that require a grading permit, are adjacent to a creek, or are otherwise high priority for stormwater protection during construction (see MRP Provision C.6.e.ii(2))	☐ ?	☐

NOTE TO APPLICANT: All projects require appropriate stormwater best management practices (BMPs) during construction. Refer to the Section II to identify appropriate construction BMPs.

NOTE TO MUNICIPAL STAFF: If the answer is "Yes" to either question in Section E, refer this project to construction site inspection staff to be added to their list of projects that require stormwater inspections at least monthly during the wet season (October 1 through April 30).

II. Implementation of Stormwater Requirements

II.A. Complete the appropriate sections for the project. For non-C.3 Regulated Projects, Sections II.B, II.C, and II.D apply. For C.3 Regulated Projects, all sections of Section II apply.

II.B. Select Appropriate Site Design Measures *(Required for C.3 Regulated Projects; all other projects are encouraged to implement site design measures, which may be required at municipality discretion. Starting December 1, 2012, projects that create and/or replace 2,500 – 10,000 sq.ft. of impervious surface, and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface, must include one of Site Design Measures a through l.[7] Consult with municipal staff about requirements for your project.)*

II.B.1 Is the site design measure included in the project plans?

Yes	No	Plan Sheet No.	
☐	☒		a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.
☒	☐		b. Direct roof runoff onto vegetated areas.
☐	☒		c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
☐	☒		d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
☐	☒		e. Construct sidewalks, walkways, and/or patios with permeable surfaces.
☐	☒		f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
☒	☐		g. Minimize land disturbance and impervious surface (especially parking lots).
☐	☒		h. Maximize permeability by clustering development and preserving open space.
☐	☒		i. Use micro-detention, including distributed landscape-based detention.
☐	☒		j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.
☐	☒		k. Self-treating area (see Section 4.2 of the C.3 Technical Guidance)
☐	☒		l. Self-retaining area (see Section 4.3 of the C.3 Technical Guidance)
☐	☒		m. Plant or preserve interceptor trees (Section 4.1, C.3 Technical Guidance)

[7] See MRP Provision C.3.a.i(6) for non-C.3 Regulated Projects, C.3.c.i(2)(a) for Regulated Projects, C.3.i for projects that create/replace 2,500 to 10,000 sq.ft. of impervious surface and stand-alone single family homes that create/replace 2,500 sq.ft. or more of impervious surface.

II.C. Select appropriate source controls *(Applies to C.3 Regulated Projects; encouraged for other projects. Consult municipal staff.[8])*

Are these features in project? Yes	No	Features that require source control measures	Source control measures (Refer to Local Source Control List for detailed requirements)	Is source control measure included in project plans? Yes	No	Plan Sheet No.
☐	☒	Storm Drain	Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.	☐	☐	
☐	☒	Floor Drains	Plumb interior floor drains to sanitary sewer[9] (or prohibit).	☐	☐	
☒	☐	Parking garage	Plumb interior parking garage floor drains to sanitary sewer.[9]	☐	☐	
☒	☐	Landscaping	• Retain existing vegetation as practicable. • Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. • Minimize use of pesticides and quick-release fertilizers. • Use efficient irrigation system; design to minimize runoff.	☐	☐	
☐	☒	Pool/Spa/Fountain	Provide connection to the sanitary sewer to facilitate draining.[9]	☐	☐	
☒	☐	Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: • Connected to a grease interceptor prior to sanitary sewer discharge.[9] • Large enough for the largest mat or piece of equipment to be cleaned; • Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off, and signed to require equipment washing in this area.	☐	☐	
☒	☐	Refuse Areas	• Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff. • Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.[9]	☐	☐	
☐	☒	Outdoor Process Activities[10]	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.[9]	☐	☐	
☐	☒	Outdoor Equipment/ Materials Storage	• Cover the area or design to avoid pollutant contact with stormwater runoff. • Locate area only on paved and contained areas. • Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer[9], and contain by berms or similar.	☐	☐	
☐	☒	Vehicle/ Equipment Cleaning	• Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer[9], and sign as a designated wash area. • Commercial car wash facilities shall discharge to the sanitary sewer.[9]	☐	☐	
☐	☒	Vehicle/ Equipment Repair and Maintenance	• Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. • No floor drains unless pretreated prior to discharge to the sanitary sewer.[9] • Connect containers or sinks used for parts cleaning to the sanitary sewer.[9]	☐	☐	
☐	☒	Fuel Dispensing Areas	• Fueling area shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. • Canopy shall extend at least 10 ft in each direction from each pump and drain away from fueling area.	☐	☐	
☐	☒	Loading Docks	• Cover and/or grade to minimize run-on to and runoff from the loading area. • Position downspouts to direct stormwater away from the loading area. • Drain water from loading dock areas to the sanitary sewer.[9] • Install door skirts between the trailers and the building.	☐	☐	
☒	☐	Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer.[9]	☐	☐	
☒	☐	Miscellaneous Drain or Wash Water	• Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.[9] • Roof drains shall drain to unpaved area where practicable. • Drain boiler drain lines, roof top equipment, all washwater to sanitary sewer.[9]	☐	☐	
☐	☒	Architectural Copper	• Drain rinse water to landscaping, discharge to sanitary sewer[9], or collect and dispose properly offsite. See flyer "Requirements for Architectural Copper."	☐	☐	

[8] See MRP Provision C.3.a.i(7) for non-C.3 Regulated Projects and Provision C.3.c.i(1) for C.3 Regulated Projects.
[9] Any connection to the sanitary sewer system is subject to sanitary district approval.
[10] Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

II.D. Implement construction Best Management Practices (BMPs) *(Applies to all projects).*

Yes	No	Best Management Practice (BMP)
☒	☐	Attach the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.
☒	☐	Temporary erosion controls to stabilize all denuded areas until permanent erosion controls are established.
☒	☐	Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
☒	☐	Provide notes, specifications, or attachments describing the following: • Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; • Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; • Specifications for vegetative cover & mulch, include methods and schedules for planting and fertilization; • Provisions for temporary and/or permanent irrigation.
☒	☐	Perform clearing and earth moving activities only during dry weather.
☒	☐	Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.
☒	☐	Protect all storm drain inlets in vicinity of site using sediment controls such as berms, fiber rolls, or filters.
☒	☐	Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stock piles, etc.
☒	☐	Divert on-site runoff around exposed areas; divert off-site runoff around the site (e.g., swales and dikes).
☒	☐	Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
☒	☐	Limit construction access routes and stabilize designated access points.
☒	☐	No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where washwater is contained and treated.
☒	☐	Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.
☒	☐	Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.
☒	☐	Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, washwater or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.

PROJECTS THAT ARE NOT C.3 REGULATED PROJECTS STOP HERE!

II.E. Feasibility/Infeasibility of Infiltration and Rainwater Harvesting/Use (Applies to C.3 Regulated Projects ONLY)
Except for some Special Projects, C.3 Regulated Projects must include low impact development (LID) treatment measures. LID treatment measures are rainwater harvesting, infiltration, evapotranspiration, and biotreatment (i.e., landscape-based treatment with special soils). Biotreatment is allowed ONLY if it is infeasible to treat the amount of runoff specified in Provision C.3.d with rainwater harvesting, infiltration, and evapotranspiration.

		Yes	No	N/A
II.E.1	**Is this project a "Special Project"?** (See Appendix J of the C.3 Technical Guidance for criteria.) ➢ *If No, continue to Item II.E.2.* ➢ *If Yes, or if there is potential that the project MAY be a Special Project, complete the Special Projects Worksheet.*	☒	☐	☐
II.E.2	**Infiltration Potential.** Based on site-specific soil report[11], do site soils either: a. Have a saturated hydraulic conductivity (Ksat) less than 1.6 inches/hour), or, if the Ksat rate is not available, b. Consist of Type C or D soils? ➢ *If Yes, continue to II.E.3.* ➢ *If No, complete the Infiltration Feasibility Worksheet. If infiltration of the C.3.d amount of runoff is found to be feasible, skip to II.E.8; if infiltration is found to be infeasible, continue to II.E.3.*	☐ X	☐	☐

[11] If no site-specific soil report is available, refer to soil hydraulic conductivity maps in C.3 Technical Guidance Appendix I.

II.E.3 Recycled Water. Check the box if the project is installing and using a recycled water plumbing system for non-potable water use.

☐ The project is installing a recycled water plumbing system, and the installation of a second non-potable water system for harvested rainwater is impractical, and considered infeasible due to cost considerations.
➢ *If you checked this box, there is no need for further evaluation of rainwater harvesting. Skip to II.E.9.*

II.E.4 Potential Rainwater Capture Area

a. Refer to the Table of Impervious and Pervious Surfaces in the C.3 and C.6 Data Collection Form, and enter the total square footage of impervious surface that will be replaced and/or created by the project. 34,283 Sq. ft.

b. If I.B.6 indicates that 50% or more of the existing impervious surface will be replaced with new impervious surface, then add any existing impervious surface that will remain in place to the amount in II.E.4.a. _____ Sq. ft.

c. Convert the amount in Item II.E.4.b from square feet to acres (divide by 43,560). If II.E.4.b is not applicable, convert the amount in II.E.4.a from square feet to acres. This is the project's Potential Rainwater Capture Area, in acres. 0.787 Acres

II.E.5 Landscape Irrigation: Feasibility of Rainwater Harvesting and Use

a. Enter area of onsite landscaping. ? Acres

b. Multiply the Potential Rainwater Capture Area (the amount in II.E.4.c) times 3.2. 2.52 Acres

c. Is the amount in II.E.5.a (onsite landscaping) LESS than the amount in II.E.5.b (the product of 3.2 times the size of the Potential Rainwater Capture Area)[12]? ☒ Yes ☐ No
➢ *If Yes, continue.*
➢ *If No, it may be possible to meet the treatment requirements by directing runoff from impervious areas to self-retaining areas (see Section 4.3 of the C.3 Technical Guidance). If not, refer to Table 11 and the curves in Appendix F of the LID Feasibility Report to evaluate feasibility of harvesting and using the C.3.d amount of runoff for irrigation. Skip to II.E.7.*

II.E.6 Indoor Non-Potable Uses: Feasibility of Rainwater Harvesting and Use *(check the box for the applicable project type, then fill in the requested information and answer the question):*[13]

☐ a. Residential Project
i. Number of dwelling units (total post-project): _____ Units
ii. Divide the amount in (i) by Potential Rainwater Capture Area (II.E.4.c): _____ Du/ac
iii. Is the amount in (ii) LESS than 124? ☐ Yes ☐ No

☐ b. Commercial Project
i. Floor area (total interior post-project square footage): _____ Sq.ft.
ii. Divide the amount in (i) by Potential Rainwater Capture Area (II.E.4.c): _____ Sq.ft./ac
iii. Is the amount in (ii) LESS than 84,000? ☐ Yes ☐ No

☐ c. School Project
i. Floor area (total interior post-project square footage): _____ Sq.ft.
ii. Divide the amount in (i) by Potential Rainwater Capture Area (II.E.4.c): _____ Sq.ft./ac
iii. Is the amount in (ii) LESS than 27,000? ☐ Yes ☐ No

[12] Landscape areas must be contiguous and within the same Drainage Management Area to irrigate with harvested rainwater via gravity flow.
[13] Rainwater harvested for indoor use is typically used for toilet/urinal flushing, industrial processes, or other non-potable uses.

II.E.6 Indoor Non-Potable Uses: Feasibility of Rainwater Harvesting and Use (continued)

☐ d. Industrial Project

i. Estimated demand for non-potable water (gallons/day): _____ Gal.

ii. Is the amount in (i) LESS than 2,900? ☐ Yes ☐ No

☐ e. Mixed-Use Residential/Commercial Project[14]

	Residential	Commercial
i. Number of residential dwelling units and commercial floor area:	52 Units	2,700 Sq.ft.
ii. Percentage of total interior post-project floor area serving each activity:	94 % (45,342 SF)	6 %
iii. Prorated Potential Rainwater Capture Area per activity (multiply amount in II.E.4.c by the percentages in [ii]):	0.740 Acres	0.047 Acres
iv. Prorated project demand per impervious area (divide the amounts in [i] by the amounts in [iii]):	70 Du/ac	57,500 Sq.ft/ac

v. Is the amount in (iv) in the residential column less than 124, AND is the amount in the commercial column less than 84,000? ☒ Yes ☐ No

➢ *If you checked "Yes" for the above question for the applicable project type, rainwater harvesting for indoor use is considered infeasible, unless the project includes one or more buildings that each have an individual roof area of 10,000 sq. ft. or more, in which case further analysis is needed. Complete Sections II.E.5 and II.E.6 of this form for each such building, then continue to II.E.7.*

➢ *If you checked "No" for the question applicable to the type of project, rainwater harvesting for indoor use may be feasible. Complete the Rainwater Harvesting Feasibility Worksheet, and then continue to II.E.7.*

II.E.7 Identify and Attach Additional Feasibility Analyses

If further analysis is conducted based on results in II.E.1, II.E.2, II.E.5, or II.E.6, indicate the analysis that is conducted and attach the applicable form or other documentation (check all that apply):

☒ Special Projects Worksheet (if required in II.E.1)

☐ Infiltration Feasibility Worksheet (if required in II.E.2)

☐ Rainwater Harvesting and Use Feasibility Worksheet (if required in II.E.5 or II.E.6), completed for:

☐ The entire project

☐ Individual building(s), if applicable, describe:_____

☐ Evaluation of the feasibility of harvesting and using the C.3.d amount of runoff for irrigation, based on Table 11 and the curves in Appendix F of the LID Feasibility Report (if required in II.E.5).

☐ Evaluation of the feasibility of harvesting and using the C.3.d amount of runoff for non-potable industrial use, based on the curves in Appendix F of the LID Feasibility Report (if required in II.E.6.d).

II.E.8 Finding of Infiltration Feasibility/Infeasibility

Infiltration of the C.3.d amount of runoff is infeasible if any of the following conditions apply (check all that apply):

☒ The "Yes" box was checked for Item II.E.2.

☐ Completion of the Infiltration Feasibility Worksheet resulted in a finding that infiltration of the C.3.d amount of runoff is infeasible.

➢ *Based on the above evaluation, infiltration of the C.3.d amount of runoff is (check one):*

☒ Infeasible ☐ Feasible

[14] For a mixed-use project involving activities other than residential and commercial activities, follow the steps for residential/commercial mixed-use projects. Prorate the Potential Rainwater Capture Area for each activity based on the percentage of the project serving each activity.

II.E.9 Finding of Rainwater Harvesting and Use Feasibility/Infeasibility

Harvesting and use of the C.3.d amount of runoff is infeasible if any of the following apply (check all that apply):

☐ The project will have a recycled water system for non-potable use (II.E.3).

☒ Only the "Yes" boxes were checked for Items II.E.5 and II.E.6.

☐ Completion of the Rainwater Harvesting and Use Feasibility Worksheet resulted in a finding that harvesting and use of the C.3.d amount of runoff is infeasible.

☐ Evaluation of the feasibility of harvesting and using the C.3.d amount of runoff for irrigation, based on Table 11 and the curves in Appendix F of the LID Feasibility Report, resulted in a finding of infeasibility.

☐ Evaluation of the feasibility of harvesting and using the C.3.d amount of runoff for non-potable industrial use, based on the curves in Appendix F of the LID Feasibility Report, resulted in a finding of infeasibility.

➢ *Based on the above evaluation, harvesting and using the C.3.d amount of runoff is (check one):*

☒ Infeasible ☐ Feasible

II.E.10. Use of Biotreatment

If findings of infeasibility are made in both II.E.6 (Infiltration) and II.E.9 (Rainwater Harvesting and Use), then the applicant may use appropriately designed bioretention facilities for compliance with C.3 treatment requirements.

➢ *Applicants using biotreatment are encouraged to maximize infiltration of stormwater if site conditions allow.*

II.F. Stormwater Treatment Measures (Applies to C.3 Regulated Projects)

II.F.1 Check the applicable box and indicate the treatment measures to be included in the project.

Yes	No	
☒	☐	Is the project a **Special Project?** If yes, consult with municipal staff about the need to prepare a discussion of the feasibility and infeasibility of 100% LID treatment. Indicate the type of non-LID treatment to be used, the hydraulic sizing method[15], and percentage of the amount of runoff specified in Provision C.3.d that is treated: Non-LID Treatment: ☒ Media filter; ☐ Tree well filter. Hydraulic sizing method[15]: 2c. % of C.3.d amount of runoff treated: 75%
☒	☐	Is it **infeasible** to treat the C.3.d amount of runoff using either infiltration or rainwater harvesting/use (see II.E.8 and II.E.9)? If yes, indicate the bioretreatment measures to be used, and the hydraulic sizing method: Biotreatment Measures: ☐ Bioretention area; ☒ Flow-through planter; ☐ Other (specify): Hydraulic sizing method[15]: 2c.
☐	☒	Is it **feasible** to treat the C.3.d amount of runoff using either infiltration or rainwater harvesting/use (see II.E.8 and II.E.9)? If yes, indicate the non-biotreatment LID measures to be used, and hydraulic sizing method: LID Treatment Measure (non-biotreatment): ☐ Rainwater harvesting and use; ☐ Bioinfiltration[16]; ☐ Infiltration trench; ☐ Other (specify):_____ Hydraulic sizing method[15]:

II.F.2 Alternative Certification (to be completed by municipal staff): Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?

☐ Yes ☐ No Name of Reviewer _____

[15] Indicate which of the following Provision C.3.d.i hydraulic sizing methods were used: Volume-based approaches: 1(a) Urban Runoff Quality Management approach, or 1(b) 80% capture approach (recommended volume-based approach). Flow-based approaches: 2(a) 10% of 50-year peak flow approach, 2(b) Percentile rainfall intensity approach, or 2(c) 0.2-inch-per hour intensity approach (recommended flow-based approach). If a combination flow and volume design basis was used, indicate which flow-based and volume-based criteria were used.

[16] See Section 6.1 of the C.3 Technical Guidance for conditions in which bioretention areas provide bioinfiltration.

II.G. Is the project a Hydromodification Management[17] (HM) Project? (Complete this section for C.3 Regulated Projects)

II.G.1 Does the project create and/or replace 1 acre (43,560 sq. ft.) or more of impervious surface? (Refer to Item I.B.1.)

☐ Yes. *Continue to Item II.G.2.*

☒ No. *Skip to Item II.G.5 and check "No."*

II.G.2 Is the total impervious area increased over the pre-project condition? (Refer to Item I.B.1.)

☐ Yes. *Continue to Item II.G.3.*

☐ No. *The project is NOT required to incorporate HM measures. Skip to Item II.G.5 and check "No."*

II.G.3 Is the site located in an HM Control Area per the HM Control Areas map (Appendix H of the C.3 Technical Guidance)?

☐ Yes. *Skip to Item G.5 and check "Yes."*

☐ No. *Attach map, indicating project location. Skip to Item G.5 and check "No."*

☐ Further analysis required. *Continue to Item G.4.*

II.G.4 Has an engineer or qualified environmental professional determined that runoff from the project flows only through a hardened channel or enclosed pipe along its entire length before emptying into a waterway in the exempt area?

☐ Yes. *Attach signed statement by qualified professional. Go to Item G.5 and check "No."*

☐ No. *Go to Item G.5 and check "Yes."*

II.G.5 Is the project a Hydromodification Management Project?

☒ Yes. *The project is subject to HM requirements in Provision C.3.g of the Municipal Regional Stormwater Permit.*

☐ No. *The project is EXEMPT from HM requirements.*

➢ *If the project is subject to the HM requirements, incorporate in the project flow duration stormwater control measures designed such that post-project stormwater discharge rates and durations match pre-project discharge rates and durations. The Bay Area Hydrology Model (BAHM) has been developed to size flow duration controls. See www.bayareahydrologymodel.org. Guidance is provided in Chapter 7 of the C.3 Technical Guidance.*

Name of applicant completing the form:_____

Signature:_____ Date:_____

II.H.Confirm Operations and Maintenance (O&M) Submittals (for municipal staff use only):

II.H.1 Stormwater Treatment Measure and/HM Control Owner or Operator's Information:
Name:_____
Address:_____
Phone:_____ Email:_____

➢ *Applicant must call for inspection and receive inspection within 45 days of installation of treatment measures and/or hydromodification management controls.*

The following questions apply to C.3 Regulated Projects and Hydromodification Management Projects.

	Yes	No	N/A
II.H.1 Was maintenance plan submitted?	☐	☐	☐
II.H.2 Was maintenance plan approved?	☐	☐	☐
II.H.3 Was maintenance agreement submitted? (Date executed:_____)	☐	☐	☐

➢ *Attach the executed maintenance agreement as an appendix to this checklist.*

[17] Hydromodification is the modification of a stream's hydrograph, caused in general by increases in flows and durations that result when land is developed (made more impervious). The effects of hydromodification include, but are not limited to, increased bed and bank erosion, loss of habitat, increased sediment transport and deposition, and increased flooding. Hydromodification management control measures are designed to reduce these effects.

III. Incorporate HM Controls (if required)

Are the applicable items in Plans?

Yes	No	NA	
☐	☐	☐	Site plans with pre- and post-project impervious surface areas, surface flow directions of entire site, locations of flow duration controls and site design measures per HM site design requirement
☐	☐	☐	Soils report or other site-specific document showing soil types at all parts of site
☐	☐	☐	If project uses the Bay Area Hydrology Model (BAHM), a list of model inputs.
☐	☐	☐	If project uses custom modeling, a summary of the modeling calculations with corresponding graph showing curve matching (existing, post-project, and post-project with HM controls curves), goodness of fit, and (allowable) low flow rate.
☐	☐	☐	If project uses the Impracticability Provision, a listing of all applicable costs and a brief description of the alternative HM project (name, location, date of start up, entity responsible for maintenance).
☐	☐	☐	If the project uses alternatives to the default BAHM approach or settings, a written description and rationale.

IV. Annual Operations and Maintenance (O&M) Submittals (for municipal staff use only):

For C.3 Regulated Projects and Hydromodification Management Projects, indicate the dates on which the Applicant submitted annual reports for project O&M: _____

V. Comments (for municipal staff use only):

_____

VI. NOTES (for municipal staff use only):

Section I Notes:_____
Section II Notes:_____
Section III Notes:_____
Section IV Notes:_____
Section V Notes:_____

VII. Project Close-Out (for municipal staff use only):

	Yes	No	NA
VII.1 Were final Conditions of Approval met?	☐	☐	
VII.2 Was initial inspection of the completed treatment/HM measure(s) conducted? (Date of inspection:_____)	☐	☐	☐
VII.3 Was maintenance plan submitted? (Date executed:_____)	☐	☐	☐
VII.4 Was project information provided to staff responsible for O&M verification inspections? (Date provided to inspection staff:_____)	☐	☐	☐

VII. Project Close-Out (Continued -- for municipal staff use only):

Name of staff confirming project is closed out:_____

Signature:_____ Date:_____

Name of O&M staff receiving information:_____

Signature:_____ Date:_____

Appendices
Appendix A: O&M Agreement
Appendix B: O&M Annual Report Form

SAN MATEO COUNTYWIDE Water Pollution Prevention Program

Special Projects Worksheet

Complete this worksheet for projects that appear to meet the definition of "Special Project", per Provision C.3.e.ii of the Municipal Regional Stormwater Permit (MRP). The form assists in determining whether a project meets Special Project criteria, and the percentage of low impact development (LID) treatment reduction credit. Special Projects that implement less than 100% LID treatment must provide a narrative discussion of the feasibility or infeasibility of 100% LID treatment.

Project Name: 6800 Mission Street

Project Address: 6800 Mission St., Daly City, CA

Applicant/Developer Name: Mid-Peninsula The Farm, Inc.

1. "Special Project" Determination:

Special Project Category "A"

Does the project have ALL of the following characteristics?

☐ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district[1];

☐ Creates and/or replaces 0.5 acres or less of impervious surface;

☐ Includes no surface parking, except for incidental parking for emergency vehicle access, ADA access, and passenger or freight loading zones;

☐ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment.

☒ No (continue) ☐ Yes – complete Section 2 of the Special Project Worksheet

Special Project Category "B"

Does the project have ALL of the following characteristics?

☒ Located in a municipality's designated central business district, downtown core area or downtown core zoning district, neighborhood business district or comparable pedestrian-oriented commercial district, or historic preservation site and/or district[1];

☒ Creates and/or replaces an area of impervious surface that is greater than 0.5 acres, and no more than 2.0 acres;

☒ Includes no surface parking, except for incidental parking for emergency access, ADA access, and passenger or freight loading zones;

☒ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment;

☒ Minimum density of either 50 dwelling units per acre (for residential projects) or a Floor Area Ratio (FAR) of 2.1 (for commercial or mixed use projects)

☐ No (continue) ☒ Yes – complete Section 2 of the Special Project Worksheet

Special Project Category "C"

Does the project have ALL of the following characteristics?

☐ At least 50% of the project area is within 1/2 mile of an existing or planned transit hub[2] or 100% within a planned Priority Development Area[3];

☐ The project is characterized as a non-auto-related use[4]; and

☐ Minimum density of either 25 dwelling units per acre (for residential projects) or a Floor Area Ratio (FAR) of 2.1 (for commercial or mixed use projects)

☐ No ☐ Yes – complete Section 2 of the Special Project Worksheet

[1] And built as part of a municipality's stated objective to preserve/enhance a pedestrian-oriented type of urban design.

[2] "Transit hub" is defined as a rail, light rail, or commuter rail station, ferry terminal, or bus transfer station served by three or more bus routes. (A bus stop with no supporting services does not qualify.)

[3] A "planned Priority Development Area" is an infill development area formally designated by the Association of Bay Area Government's / Metropolitan Transportation Commission's FOCUS regional planning program.

[4] Category C specifically excludes stand-alone surface parking lots; car dealerships; auto and truck rental facilities with onsite surface storage; fast-food restaurants, banks or pharmacies with drive-through lanes; gas stations; car washes; auto repair and service facilities; or other auto-related project unrelated to the concept of transit oriented development.

Special Projects Worksheet (continued)

2. LID Treatment Reduction Credit Calculation:

Category	Impervious Area Created/Replaced (acres)	Site Coverage (%)	Project Density or FAR	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A			N.A.	N.A.	100%	
B	0.778 (0.787)	100%	3:1 3.5:1	Res ≥ 50 DU/ac or FAR ≥ 2:1	50%	
				Res ≥ 75 DU/ac or FAR ≥ 3:1	75%	75% ✓
				Res ≥ 100 DU/ac or FAR ≥ 4:1	100%	
C				**Location credit (select one)[3]:**		
				Within ¼ mile of transit hub	50%	
				Within ½ mile of transit hub	25%	
				Within a planned PDA	25%	
				Density credit (select one):		
				Res ≥ 30 DU/ac or FAR ≥ 2:1	10%	
				Res ≥ 60 DU/ac or FAR ≥ 4:1	20%	
				Res ≥ 100 DU/ac or FAR ≥ 6:1	30%	
				Parking credit (select one):		
				≥ 10% at-grade surface parking[4]	10%	
				No surface parking	20%	
				TOTAL TOD CREDIT =		

3. Narrative Discussion of the Feasibility/Infeasibility of 100% LID Treatment:

If project will implement less than 100% LID, refer to the Potential Special Projects Reporting Form to prepare a discussion of the feasibility or infeasibility of 100% LID treatment, as required by MRP Provision C.3.e.vi(2).

Special Projects Worksheet Completed by:

Brock Roby

Signature

12/18/13

Date

Brock Roby, P.E.

Print or Type Name

[3] To qualify for the location credit, at least 50% of the project's site must be located within the ¼ mile or ½ mile radius of an existing or planned transit hub, as defined on page 1, footnote 2. A planned transit hub is a station on the MTC's Regional Transit Expansion Program list, per MTC's Resolution 3434 (revised April 2006), which is a regional priority funding plan for future transit stations in the San Francisco Bay Area. To qualify for the PDA location credit, 100% of the project site must be located within a PDA, as defined on page 1, footnote 3.

[4] The at-grade surface parking must be treated with LID treatment measures.