STORM WATER POLLUTION PREVENTION PLAN

For

1129 SEPULVEDA BMPD, LLC

APN 4170-007-023

Project Site Location/Address:
1129 North Sepulveda Blvd.
Manhattan Beach, CA 90266

Prepared for:
1129 Sepulveda BMPD, LLC
915 Wilshire Blvd., Suite 2200
Los Angeles, CA 90071
(213) 553-2200
Erwin Bucy, Project Manager

Lead Agency:
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Manhattan Beach, CA 90266
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Prepared by:
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Greg Cooke, P.E., Principal

October 9, 2008
Revised: December 4, 2008

Estimated Project Dates:
Construction Start: January 1, 2009 **Construction Completion: January 1, 2010**

WDID No.: 4 19C353858

DRC Project No. 07-558

MELAD AND ASSOCIATES
APPROVED BY:
CHECKER:
APPROVE DATE: 12-17-08
ONSITE GRADING
Rough
Precise/Final
ONSITE UTILITY:
THESE PLANS HAVE BEEN CHECKED AND FOUND TO BE IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS OF THE CITY ORDINANCE. APPROVAL IS RECOMMENDED FOR ISSUANCE OF PERMIT.
Stamp & Sign All Copies prior to Permit Issuance

PROJECT INFORMATION SHEET

WDID No. 4 19C353858

Name of Project: 1129 Sepulveda BMPD, LLC

Location: 1129 North Sepulveda Blvd.
Manhattan Beach, CA 90266

Estimated Start Date: January 1, 2009
Estimated Completion Date: January 1, 2010

Responsible Party - Owner & Developer:
Erwin Bucy, Project Manager
1129 Sepulveda BMPD, LLC
915 Wilshire Blvd., Suite 2200
Los Angeles, CA 90071
Tel: (213) 553-2200

Consulting Civil Engineer / Record Engineer:
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160 N. Riverview Drive, Suite 100
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Authorized Construction Representative:
Name:
Company:
Address:
Tel:

Local Agency:
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266
Tel: (310) 802-5000

Regional Board:
Regional Water Quality Control Board, Los Angeles Region, (4)
320 W. 4th Street, Suite 200
Los Angeles, CA 90013
Tel: (213) 576-6600

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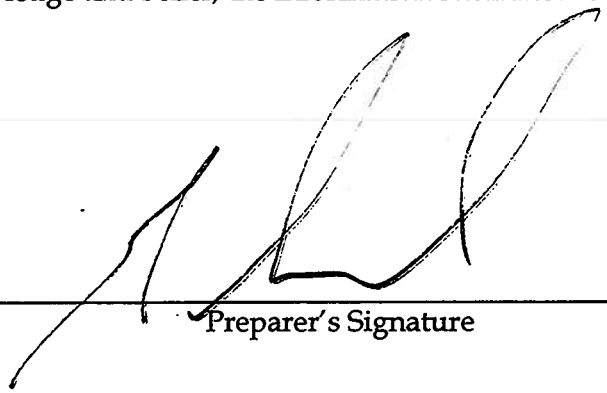
Section 100
SWPPP Certifications and Approval

100.1 SWPPP Certification by Preparer

Project Name: 1129 Sepulveda BMPD, LLC

Project Number: APN 4170-007-023

"I verify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete."



Preparer's Signature

12/4/08
Date

Greg Cooke, P.E., Principal
Preparer's Name and Title

(714) 685-6860
Telephone Number

100.2 Owner/Developer Approval and Certification of SWPPP

Owner's (or Authorized Representative)
Approval and Certification of the
Storm Water Pollution Prevention Plan

Project Name: 1129 Sepulveda BMPD, LLC

Project Number: APN 4170-007-023

"I certify under a penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. "

Owner (or Authorized Representative) Signature	12-5-08 Date
Erwin Bucy, Project Manager Name and Title	(213) 553-2200 Telephone Number

100.3 Annual Compliance Certification

By July 1 of each year, the Contractor shall complete Annual Certification of Compliance stating compliance with the terms and conditions of the Permit and the SWPPP. The Annual Certification of Compliance Form is included in Attachment M. Completed Annual Certifications of Compliance will be kept in Attachment M of the SWPPP.

Section 200
SWPPP Amendments

200.1 SWPPP Amendment Certification and Approval

This SWPPP shall be amended:

- Whenever there is a change in construction or operations which may affect the discharge of pollutants to surface waters, groundwater(s), or a municipal separate storm sewer system (MS4); or
- If any condition of the Permits is violated or the general objective of reducing or eliminating pollutants in storm water discharges has not been achieved. If the RWQCB determines that a Permit violation has occurred, the SWPPP shall be amended and implemented within 14-calendar days after notification by the RWQCB;
- When deemed necessary by the Owner.

The following items will be included in each amendment:

- Who requested the amendment.
- The location of proposed change.
- The reason for change.
- The original BMP proposed, if any.
- The new BMP proposed.

The amendments for this SWPPP, along with the Owner Certification and the Owner approval, can be found in the following pages. Amendments are listed in the Amendment Log in section 200.2 and copy in Attachment C.

SWPPP Amendment No._____

Project Name: 1129 Sepulveda BMPD, LLC

Project Number: APN 4170-007-023

Contractor Certification of the Storm Water Pollution Prevention Plan Amendment

"I certify under a penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Contractor's Signature	Date
Contractor's Name and Title	Telephone Number

Owner (Owner's Representative) Approval of the Storm Water Pollution Prevention Plan Amendment

"I certify under a penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Owner (or Authorized Rep) Signature	Date
Erwin Bucy, Project Manager Name and Title	(213) 553-2200 Telephone Number

200.2 Amendment Log

Project Name: 1129 Sepulveda BMPD, LLC

Project Number: APN 4170-007-023

Amendment No.	Date	Brief Description of Amendment	Prepared By

Section 300
Introduction and Project Description

300.1 Introduction and Project Description

As shown on the Vicinity Map in Attachment A, the project site is located in the City of Manhattan Beach, County of Los Angeles, State of California. The site address is 1129 North Sepulveda Boulevard. It is situated at the northwest corner of Manhattan Beach Blvd. and Sepulveda Blvd. and is bounded by an existing residential development on the north with 14th Street beyond, Sepulveda Blvd. on the east, Manhattan Beach Blvd. on the south, and Oak Avenue on the west. The Pacific Ocean is located approximately 1.1 miles west of the site. No runoff from either the existing or proposed site drains directly to the Pacific Ocean. No other water bodies are located on or near the project site.

The existing property was previously developed as a commercial site and prior to the demolition of two of the existing structures; the site was 95 percent impervious. The site currently consists of a vacant one-story commercial building that will be demolished to accommodate the new development. In the existing condition storm water runoff surface flows in a westerly direction and discharges onto Oak Avenue. Storm water flows in a northerly direction via curb and gutter and enters the public storm drain in 14th Street. The public storm drain conveys drainage in a north and westerly direction and discharges into the Pacific Ocean at Manhattan Beach.

The proposed development will have approximately 0.44 acres of impervious area, which is 80 percent of the site. The proposed project consists of the construction of a bank and a coffee shop, landscaping, curb, gutter, sidewalk, utilities, and new paved areas for parking and drive aisles. Development will not alter the overall drainage of the property. In the proposed condition the site will drain via curb and gutter to proposed onsite catch basins equipped with FloGard+Plus Catch Basin Inserts before entering the Maxwell IV Drainage System for infiltration. The Maxwell IV Drainage System will be designed to collect a 50-year storm event before overflowing into the adjacent streets. Any runoff in excess of the Maxwell Dry Wells' capacity will discharge to the public storm drain maintained by the City of Los Angeles. The public storm drain conveys drainage in a northerly and westerly direction before discharging into the Pacific Ocean at Manhattan Beach.

300.2 Unique Site Features

There are no unique site features for this project (water bodies, wetlands, ESAs, endangered or protected species, etc.) and no significant or high-risk construction activities that may impact storm water quality provided.

There will be no activities within or adjacent to any water bodies such as dredging, dewatering, large excavations, or work within a water body.

300.3 Construction Site Estimates

The following are estimates of the construction site:

Construction site area	0.55	acres
Percentage impervious area before construction	95.0	%
Runoff coefficient before construction (1)	0.87	
Percentage impervious area after construction	80.0	%
Runoff coefficient after construction (1)	0.82	
Anticipated storm water flow onto the construction site (2)	N/A	cfs

(1) Calculations are shown in Attachment D
(2) Calculations are shown in Attachment E

300.4 Construction Activities Schedule

A general construction schedule for the project is as follows*:

Estimate Construction Start: _____

Estimate Construction Finish: _____

Mobilization of equipment and materials to begin on _____.

Install perimeter erosion control on _____.

Store temporary erosion control & sediment control products beginning on _____.

Install stabilized construction entrance on _____.

Site preparation: Clearing and grubbing will occur from _____ to _____.

Excavation to begin on _____ & continue through _____. Building pads graded.

Installation of utilities (water main & sewer line) from _____ to _____.

Begin construction of buildings: _____ to _____.

Start implementation of temporary erosion control and sediment control BMPs on _____ (before rainy season starts). Continue to implement and maintain temporary BMPs throughout rainy season.

Complete installation of temporary erosion control & sediment control BMPs on _____.

Rainy season begins: _____ (October 1st each year)

Rainy season ends: _____ (April 30th each year)

SWPPP Annual Certification of Compliance form due on _____ (by July 1st each year).

Implement final erosion control of substantially completed areas on _____.

Install temporary concrete washout on _____.

Begin final subgrade preparation, paving, and hardscape by _____. Continue to apply soil stabilization and sediment controls as needed during construction. Have sufficient tarps available to cover pavement materials in the event of rain. Avoid conducting paving perations in the rain.

Remove concrete washout and restore area to original grade on _____.

Schedule subcontractors for application of permanent erosion control on _____.

Start final stabilization, revegetation and landscape by _____.

Project complete on _____.

*Construction Schedule to be completed by the Contractor prior to the onset of construction.

300.5 Contact Information/List of Responsible Parties

The Storm Water Pollution Prevention Manager (SWPPM) assigned to this project is*:

Name:
Phone No.:
Company:
Address:

*Contractor to provide SWPPPM contact information prior to the onset of construction

The SWPPM shall have primary responsibility and significant authority for the implementation, maintenance, inspection, and amendments to the approved SWPPP. The SWPPM will be available at all times throughout the duration of the project. Duties of the Owner/Developer/Contractor's SWPPM include but are not limited to:

- Ensuring full compliance with the SWPPP and the Permit
- Implementing all elements of the SWPPP, including but not limited to:
    - Implementation of prompt and effective erosion and sediment control measures
    - Implementing all non-storm water management and materials and waste management activities such as: monitoring discharges (dewatering, diversion devices); general site clean-up; vehicle and equipment cleaning, fueling, and maintenance; spill control; ensuring that no materials other than storm water are discharged in quantities which will have an adverse effect on receiving waters or storm drain systems; etc.
- Pre-storm inspections
- Storm event inspections
- Post-storm inspections
- Routine inspections as specified in the project's specifications or described in the SWPPP
- Updates/Amendments to the SWPPP, as needed
- Preparing annual compliance certification
- Ensuring elimination of all unauthorized discharges
- The SWPPM shall be assigned authority by the Owner/Developer/Contractor to mobilize crews in order to make immediate repairs to the control measures
- Coordinate with the Owner/Developer/Contractor to assure all the necessary corrections/ repairs are made immediately, and that the project complies with the SWPPP, the Permit, and approved plans at all times.
- Submitting Notices of Discharge and reports of Illicit Connections or Illegal Discharges

Section 400
References

The following documents are made a part of this SWPPP by reference:

- Project plans and specifications prepared by Development Resource Consultants, Inc.
- National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) Water Quality Order 99-08-DWQ
- California Storm Water Best Management Practices Handbooks, January 2003.

Section 500
Body of SWPPP

500.1 Objectives

This Storm Water Pollution Prevention Plan (SWPPP) has six main objectives:

- Identify all pollutant sources, including sources of sediment that may affect the quality of storm water discharges associated with construction activity (storm water discharges) from the construction site, and
- Identify non-storm water discharges that will be prevented or eliminated, and
- Identify, construct, implement in accordance with a time schedule, and maintain Best Management Practices (BMPs) to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the construction site during construction, and
- Develop a maintenance schedule for BMPs installed during construction designed to reduce or eliminate pollutants after construction is completed (post-construction BMPs).
- Identify a sampling and analysis strategy and sampling schedule for discharges from construction activity which discharge directly into water bodies listed on Attachment 3 of the Permit (Clean Water Act Section 303(d) Water Bodies listed for Sedimentation).
- For all construction activity, identify a sampling and analysis strategy and sampling schedule for discharges that have been discovered through visual monitoring to be potentially contaminated by pollutants not visually detectable in the runoff.

This SWPPP conforms to the required elements of the General Permit No. CAS000002 issued by the State of California, State Water Resources Control Board (SWRCB). This SWPPP will be modified and amended to reflect any amendments to the Permit or any changes in construction or operations that may affect the discharge of pollutants from the construction site to surface waters, groundwaters, or the municipal separate storm sewer system (MS4). The SWPPP will also be amended if it is in violation of any condition of the Permit or has not achieved the general objective of reducing pollutants in storm water discharges. The SWPPP shall be readily available onsite for the duration of the project.

Local Jurisdiction Requirements

This SWPPP also satisfies the requirements of the City of Manhattan Beach and the County of Los Angeles under their local storm water management programs.

500.2 Vicinity Map

The construction project vicinity map showing the project location, surface water boundaries, geographic features, construction site perimeter, and general topography, is located in Attachment A.

500.3 Pollutant Source Identification and BMP Selection

500.3.1 Inventory of Materials and Activities that May Pollute Storm Water

The following is a list of construction materials that may be used and activities that may be performed that have the potential to contribute pollutants, other than sediment, to storm water runoff (control practices for each activity are identified in Sections 500.3.4 through 500.3.9):

- Vehicle products (fuels, oils, lubricants, battery acid, antifreeze and other fluids)
- Asphalt Products (hot asphalt, asphalt emulsion, liquid asphalt/tack coat, cold mix, crumb rubber, asphalt concrete, etc.)
- Cleaning Products (acids, bleaches, detergents, TSP, solvents, etc.)
- Portland Concrete Cement & Masonry Products (Portland Cement/PCC, Masonry Products, Sealants, Mortar, concrete rinse water, non-pigmented curing compounds, etc.)
- Paint Products (paint, paint strippers, resins, sealants, solvents, lacquers, varnish, enamels, turpentine, thinners, etc.)
- Portable Toilet Waste
- Line Flushing Products (chlorinated water)
- Adhesives
- Dust Palliative Products (salts)
- Soil stabilization products (polymer/copolymer, straw/mulch, lignin sulfonate, psyllium, guar/plant gums, gypsum, etc.)
- Treated Wood products
- Landscaping materials and wastes (topsoil, sand gravel, aluminum sulfate, sulfur-elemental, fertilizers, herbicides, pesticides, lime, etc.)
- BMP materials (sandbags, gravel bags, etc.)
- General litter

Construction activities that have the potential to contribute sediment to storm water discharges include:

- Clear and grub operations
- Grading operations
- Soil import operations
- Utility excavation operations
- Vehicle operation and maintenance
- Waste disposal activities
- Sandblasting operations
- Landscaping operations

Attachment C lists all Best Management Practices (BMPs) that have been selected for this project. Implementation and location of BMPs are shown on the WPCDs in Attachment B. Narrative descriptions of BMPs to be used during the project are listed by category in each of the following SWPPP sections. Attachment Q includes copies of the fact sheets of all the BMPs selected for this project.

500.3.2 Existing (pre-construction) Control Measures

The following pre-construction control measures exist on the project site:

- None

500.3.3 Nature of Fill Material and Existing Data Describing the Soil

Subsurface Soils

Through geotechnical investigation, Arroyo Geotechnical determined that soils on the site consist primarily of sand, grave, and clay. Poorly graded sand with gravel and clay was encountered to a depth of approximately 16 feet below grade.

Existing site features that, as a result of past usage, may contribute pollutants to storm water (e.g., toxic materials that are known to have been treated, stored, disposed, spilled, or leaked onto the construction site) include:

- Any contaminated soils will be removed from the site during the three month grading period.

Groundwater

Groundwater was not encountered in soil borings during drilling by Arroyo Geotechnical to the maximum depth explored of approximately 50 feet below grade surface.

500.3.4 Erosion Control

Erosion Control, also referred to as soil stabilization, consists of source control measures that are designed to prevent soil particles from detaching and becoming suspended/transported in storm water runoff. Erosion Control BMPs protect the soil surface by covering and/or binding soil particles. This project will incorporate effective erosion control measures required by the contract documents and other measures selected by the Owner/Developer/Contractor. This project will utilize and implement the following principles for effective temporary and final erosion control during construction:

1) Preserve existing vegetation where required and when feasible.

2) Apply temporary erosion control (soil stabilization) to remaining active and non-active areas as required by the California Stormwater BMPs Handbook - Construction and the contract documents. Reapply as necessary to maintain effectiveness.

3) Implement temporary erosion control measures at regular intervals throughout the defined rainy season to achieve and maintain the contract's disturbed soil area requirements. Implement erosion control prior to the defined rainy season.

4) Stabilize non-active areas as soon as feasible after the cessation of construction activities.

5) Control erosion in concentrated flow paths by applying erosion control blankets, erosion control seeding, and lining swales as required in the contract documents.

6) Apply seed to areas deemed substantially complete by the Owner/Developer/Contractor during the defined rainy season.

7) At completion of construction, apply permanent erosion control to all remaining disturbed soil areas.

Sufficient erosion control materials will be maintained onsite to allow implementation in conformance with Permit requirements and as described in this SWPPP. This includes implementation requirements for active areas and non-active areas that require deployment before the onset of rain.

Grading and construction activities on the project site will potentially result in short-term water quality impacts. Grading operations may increase soil erosion and contribute sediment in area surface waters. Additionally, improper handling of construction materials and/or equipment could result in accidental spills that could affect surface water quality.

Implementation and locations of temporary erosion control BMPs are shown on the Water Pollution Control Drawings (WPCDs) in Attachment B and/or described in this section. The BMP Consideration Checklist in Attachment C indicates the BMPs that will be implemented to control erosion on the construction site; these are:

- EC-1, Scheduling
- EC-2, Preservation of Existing Vegetation
- EC-3, Hydraulic Mulch*
- EC-4, Hydroseeding*
- EC-6, Straw Mulch*
- EC-7, Geotextiles and Mats*
- EC-8, Wood Mulching*

***Disturbed soils areas shall be stabilized using one or more of these BMPs at least 24 hours prior to a predicted rain event.**

Scheduling

- The development of a written plan that indicates sequencing of construction activities and the implementation of BMPs can help to reduce the amount and duration of soil exposed to erosion by wind, rain, runoff, and vehicle tracking.

Preservation of Existing Vegetation

- Existing vegetation on slopes will be preserved to keep soil from drying rapidly and becoming susceptible to erosion.

Hydraulic Mulch

- Hydraulic Mulch, such as a bonded fiber matrix, will be used on soil-disturbed slopes requiring temporary protection until permanent stabilization is established and disturbed areas that will be re-disturbed following a period of inactivity. Hydraulic mulch must be applied at least 24 hours prior to a rain event. Hydraulic mulch may require a second application in order to remain effective throughout the rainy season. Geotextiles/mats, hydroseeding, straw mulch, or wood mulch may be used in place of hydraulic mulch.

Hydroseeding

- Hydroseeding will be used to temporarily protect soil-disturbed slopes until permanent stabilization is established and disturbed areas that will be re-disturbed following a period of inactivity. Hydroseeding may be used alone when there is sufficient time in the season to ensure adequate vegetation establishment and coverage. If there is not sufficient time, hydroseeding shall be used in conjunction with mulching. Geotextiles/mats or mulching may be used in place of hydroseeding.

Straw Mulch

- Straw mulch will be used to protect exposed soil surfaces from the impact of rain and to prevent soil particles from becoming dislodged. Straw mulch will be used throughout the duration of construction until soils can be prepared for permanent vegetation. Straw mulch may also be used in combination with temporary and/or permanent seeding strategies to enhance plant establishment. Hydroseeding, hydraulic mulch, wood mulch, or geotextiles/mats may be used in place of straw mulch.

Geotextiles and Mats

- Geotextiles and matting will be used to cover the soil surface on steep slopes in order to reduce erosion from rain, hold the soil in place, and absorb and hold moisture near the soil surface. Matting may also be used to stabilize the soil until vegetation becomes established. Hydroseeding and mulching may be used in place of geotextiles/mats.

Wood Mulching

- Wood mulching will be used on disturbed soils in order to reduce erosion from rain, increase infiltration, and reduce runoff. Hydroseeding, hydraulic mulch, straw mulch, or geotextiles/mats may be used in place of wood mulch.

BMPs will be deployed in a sequence to follow the progress of grading and construction. As the locations of soil disturbance change, erosion and sedimentation controls will be adjusted accordingly

to control storm water runoff at the downgrade perimeter and drain inlets. BMPs will be mobilized as follows:

During Construction -- The Owner/Developer/Contractor will monitor weather using National Weather Service reports and alert crews to the onset of rainfall events.

During the Rainy Season -- Disturbed areas that are substantially complete will be stabilized with permanent soil stabilization (erosion control) and vegetation.

During the Non-Rainy Season -- The project schedule will sequence construction activities with the installation of both soil stabilization and sediment control measures. The construction schedule will be arranged as much as practicable to leave existing vegetation undisturbed until immediately prior to grading.

500.3.5 Sediment Control

Sediment controls are structural measures that are intended to complement and enhance the selected soil stabilization (erosion control) measures. Sediment controls are designed to intercept and settle out soil particles that have become detached and transported by the force of water. This project will incorporate temporary sediment control measures selected by the Owner/Developer/Contractor. The temporary sediment control BMPs selected are adequate to prevent a net increase of sediment in storm water discharge relative to pre-construction levels.

Sufficient quantities of temporary sediment control materials will be maintained onsite throughout the duration of the project to allow implementation of temporary sediment controls in the event of predicted rain and for rapid response to failures or emergencies, as described in this SWPPP. This includes implementation requirements for active areas and non-active areas before the onset of rain.

Implementation and locations of temporary sediment control BMPs are shown on the Site Plans in Attachment B. The BMP Consideration Checklist in Attachment C indicates all the BMPs that will be implemented to control sediment on the construction site; these are:

- SE-1, Silt Fence
- SE-4, Check Dams
- SE-6, Gravel Bag Berm
- SE-7, Street Sweeping and Vacuuming
- SE-10, Storm Drain Inlet Protection
- Temporary sediment control BMPs will be deployed according to the schedule shown in SWPPP Section 300.4.

Silt Fence

- A Silt Fence will be installed where sheet flows discharge from the site in order to promote sedimentation.

Check Dams

- Check dams constructed of gravel bags will be placed at locations indicated on the Erosion Control Plan to reduce the effective slope, thereby reducing the velocity of flowing water, allowing sediment to settle and reducing erosion.

Gravel Bag Berm

- As shown in the Erosion Control Plan in Attachment B, runoff within the property will be controlled by gravel bags which will be stacked, as appropriate, two layers high (see Erosion Control Plan) in order to pond sheet flow runoff, allowing sediment to settle out, thus preventing silt from being entering the storm drain system.

Street Sweeping and Vacuuming

- Self-propelled and walk-behind equipment will be used to remove sediment from streets and roadways and to clean paved surfaces in preparation for final paving.
  Street sweeping and vacuuming helps to prevent sediment from the project site from entering storm drains or receiving waters.

Storm Drain Inlet Protection

- Stacked gravel bags will be used around inlets to detain sediment-laden water. See Erosion Control Plan for the recommended placement of gravel bags at inlets.

During the Rainy Season – Storm drain inlet protection will be used at all operation internal inlets to the storm drain system during the rainy season.

During the Non-Rainy Season – Temporary sediment controls will be implemented at the draining perimeter of disturbed soil areas and at storm drains downstream from disturbed areas before rain events. In the event of a predicted storm, the following temporary sediment control materials will be maintained onsite: gravel bags for linear barriers.

500.3.6 Tracking Control

The following BMPs have been selected to reduce sediment tracking from the construction site onto paved private or public roads:

- TC-1, Stabilized Construction Entrance/Exit

Stabilized Construction Entrance/Exit

- A stabilized construction entrance/exit will be constructed and maintained at construction site entrances and exits as shown on the Site Map/Site Plans.
- The site entrance/exit will be stabilized to reduce tracking of sediment as a result of construction traffic. The entrance will be designated and graded to prevent runoff from leaving the site. Installation will consist of ribbed steel plates and/or 6-inch coarse aggregate. The length will be determined by site conditions and will be increased as needed to prevent

tracking. The entrance will be flared where it meets the existing road to provide an adequate turning radius.

500.3.7 Wind Erosion Control

The following BMPs have been selected to control dust from the construction site:

- WE-1, Wind Erosion Control

Dust Control

- Potable water will be applied to disturbed soil areas of the project site to control dust and maintain optimum moisture levels for compaction. The water will be applied using water trucks.
- Watering will be implemented to provide dust control and prevent discharges from dust control activities and water supply equipment. Water application rates will be minimized as necessary to prevent runoff and ponding and water equipment leaks will be repaired immediately.
- During windy conditions (forecast or actual wind conditions of approximately 25 mph or greater), dust control will be applied to DSAs to adequately control wind erosion.
- Plastic covers will be used to prevent wind dispersal of sediment from stockpiles.

500.3.8 Non-Storm Water Control

An inventory of construction activities and potential non-storm water discharges is provided in Section 500.3.1. The BMP Consideration Checklist in Attachment C and the following list indicates the BMPs that have been selected to control non-storm water pollution on the construction site. Implementation and locations of some non-storm water control BMPs are shown on the Water Pollution Control Drawings (WPCDs) in Attachment B. Subcontractors and employees whose activities may generate non-storm water discharges will be trained to minimize the potential for such discharges. A narrative description of each BMP follows.

- NS-1, Water Conservation Practices
- NS-2, Dewatering Operations
- NS-3, Paving and Grinding Operations
- NS-6, Illicit Connection/Illegal Discharge Detection and Reporting
- NS-7, Potable Water/Irrigation
- NS-8, Vehicle and Equipment Cleaning
- NS-9, Vehicle and Equipment Fueling
- NS-10, Vehicle and Equipment Maintenance
- NS-12, Concrete Curing
- NS-13, Concrete Finishing

Water Conservation Practices

- Water will be used during the construction of the project in a manner that avoids causing erosion and the transportation of pollutants offsite.

Dewatering Operations

- BMP NS-2 may be required during trenching operation.

Paving and Grinding Operations

- Paving locations and adjacent storm drain inlets are shown on the Site Plan. Paving operations will be conducted during the times shown on the project schedule in Section 300.4. BMPs will be implemented to prevent paving materials from being discharged offsite. Following paving operations, the area will be swept, inlet covers will be removed, and the inlets will be inspected for paving materials and cleaned as deemed necessary.

Illicit Connection/Illegal Discharge Detection and Reporting

- The Contractor will implement BMP NS-6, Illicit Connection/Illegal Discharge Detection and Reporting, throughout the duration of the project.

Potable Water/Irrigation

- Water from offsite sources will be directed around or through the construction site, where feasible, in a way that minimizes contact with the construction site.
- The water source to broken lines, sprinklers, or valves will be shut off as soon as possible to prevent excess water flow.
- Downstream stormwater drainage systems will be protected from water pumped or bailed from trenches excavated to repair water lines.
- Irrigated areas will be inspected regularly for excess watering. Watering times and schedules will be adjusted to ensure that the appropriate amount of water is being used and to minimize runoff.
- To determine the appropriate amount of water needed for a specific area, factors such as soil structure, grade, time of year, and type of plant material will be considered.
- Chlorinated water from line flushing should be contained and not allowed to flow into drainage channels or receiving waters prior to treatment. Chlorinated water from line flushing should be contained in a controlled area such as a holding pit or sediment basin and may be infiltrated into the ground or used in water trucks for dust control. Water with chlorine levels in excess of those established by the local fire authority may need to be disposed of as a hazardous waste and not applied to site soils. Water from line flushing, back flow testing, and fire flow testing that is not contaminated with chlorine or other non-visible or visible pollutants may be released off the site as a permitted discharge.

Vehicle and Equipment Operations

- Several types of vehicles and equipment will be used onsite throughout the project, including graders, scrapers, excavators, loaders, paving equipment, rollers, trucks and trailers, backhoes, forklifts, generators and compressors. BMPs NS-8, Vehicle and Equipment Cleaning, and NS-9, Vehicle and Equipment Fueling, will be utilized to prevent discharges of fuel and other vehicle fluids. Except for concrete washout, which is addressed in Section 500.3.9, vehicle cleaning will not be performed onsite.
- All self-propelled vehicles will be fueled offsite or at a temporary fueling area. Fuel trucks, each equipped with absorbent spill clean-up materials, will be used for all onsite fueling, whether at the temporary fueling area or for mobile fueling elsewhere on the site. Drip pans will be used for all mobile fueling. The fueling truck will be parked on the paved fueling area for overnight storage.
- Drip pans or plastic sheeting will be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids.
- All vehicle maintenance and mobile fueling operations will be conducted at least 50 ft away from operational inlets and drainage facilities and on a level graded area.

Concrete Curing & Finishing

- BMP NS-12, Concrete Curing, and NS-13, Concrete Finishing, will be implemented to contain and dispose of saw-cutting slurries. Gravel bags will be used to contain the slurry and prevent discharges to the storm drain system. Once contained by the gravel bag barrier, the slurry will be vacuumed and discharged to the concrete washout facility described under "Concrete Residuals and Washout Wastes" in the following section. Dried and cured concrete wastes will be disposed of offsite during concrete washout maintenance activities.

500.3.9 Waste Management and Materials Pollution Control

An inventory of construction activities, materials, and wastes is provided in Section 500.3.1. The BMP Consideration Checklist in Attachment C and the following list indicates the BMPs that have been selected to handle materials and control construction site wastes. A narrative description of each BMP follows.

- WM-1, Material Delivery and Storage
- WM-2, Material Use
- WM-3, Stockpile Management
- WM-4, Spill Prevention and Control
- WM-5, Solid Waste Management
- WM-6, Hazardous Waste Management
- WM-7, Contaminated Soil Management
- WM-8, Concrete Waste Management
- WM-9, Sanitary/Septic Waste Management

- WM-10, Liquid Waste Management

Material Delivery, Storage, and Use

- In general, BMPs WM-1 Material Delivery and Storage, and WM-2, Material Use, will be implemented to help prevent discharges of construction materials during delivery, storage, and use. Material delivery and storage areas should be located near the construction entrances, away from the waterways, if possible. Methods of storing used to minimize storm water contact with construction materials include the use of watertight shipping containers to store hand tools, small parts, and most construction materials that can be carried by hand, such as paint cans, solvents, and grease.
- Very large items, such as light standards, framing materials, and stockpiled lumber, will be stored in the open in the general storage area. Such materials will be elevated with wood blocks to minimize contact with storm water.
- Landscaping and building materials will also be stockpiled in the general storage area and will be surrounded with additional sediment controls (i.e., Gravel Bag Barrier or Plastic Covers, if necessary, for wind/dust control.)
- Spill clean-up materials, material safety data sheets, a material inventory, and emergency contact numbers will be maintained and stored in the shipping containers.

Stockpile Management

- BMP WM-3, Stockpile Management, will be implemented to reduce or eliminate air and stormwater pollution from stockpiles of soil, paving materials such as Portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, and asphalt minder.
- Stockpiles will be located a minimum of 50 feet away from concentrated flows of stormwater, drainage courses, and inlets.
- All stockpiles will be protected from stormwater run-on by sandbags or gravel bags around the perimeter.
- Bagged materials will be placed on pallets and under cover.

Spill Prevention and Control

- BMP WM-4, Spill Prevention and Control, will be implemented to contain and clean-up spills and prevent material discharges to the storm drain system. Spill prevention is also discussed above in Material Delivery, Storage, and Use and below in the following Waste Management section.

Waste Management

- BMP WM-5, Solid Waste Management, and BMP WM-6, Hazardous Waste Management, WM-10, Liquid Waste Management, will be implemented to minimize storm water contact with waste materials and prevent waste discharges.
- Solid wastes will be loaded directly into trucks for offsite disposal. When onsite storage is necessary, solid wastes will be stored in watertight dumpsters in the general storage area of the contractor's yard. AC and PCC rubble will be stockpiled in the general storage area and will be

surrounded with sediment controls such as sandbags or gravel bags. Solid waste, including rubble stockpiles, will be removed and disposed offsite at least weekly.

- Hazardous wastes will be stored in the shipping containers. Hazardous wastes will be stored in clearly marked containers and segregated from other non-waste materials.
- Liquid wastes generated as part of an operational procedure, such as water-laden dredged material and drilling mud, should be contained and not allowed to flow into drainage channels or receiving waters prior to treatment. Liquid wastes should be contained in a controlled area such as a holding pit, sediment basin, roll-off bin, or portable tank.

Contaminated Soil Management

- Contaminated soils that cannot be treated onsite must be disposed of offsite by a licensed hazardous waste hauler.
- Prevent leaks and spills on the site.

Concrete Residuals and Washout Wastes

- Due to the application of concrete on the site, discharges will consist of rinse water and residual concrete (Portland cement, aggregates, admixture, and water). Concrete pours will not be conducted during or immediately prior to rainfall events.
- BMP WM-8, Concrete Waste Management, will be implemented and a below grade concrete washout facility will be constructed and maintained at the contractor's storage yard. All excess concrete and concrete washout slurries will be discharged to the washout facility for drying. The minimum-sized washout, at 10-ft x 10-ft x 3.3-ft deep, should provide sufficient volume to contain concrete washout wastes and waste collected from concrete saw-cutting operations, discussed below. BMP maintenance, waste disposal, and BMP removal will be conducted as described in WM-8.

Sanitary and Septic Wastes

- The contractor will implement BMP WM-9, Sanitary and Septic Waste Management. Portable toilets will be located and maintained at the contractor's yard for the duration of the project. Weekly maintenance will be provided and wastes will be disposed of offsite. The toilets will be located away from concentrated flow paths and drainage inlets.

500.3.10 Cost Breakdown for Water Pollution Control

A cost breakdown itemizing the contract lump sum for water pollution control has been developed for this project and is included in Attachment O. The cost breakdown reflects the items of work and quantities and costs for BMPs shown in the SWPPP, except for those Construction Site BMPs and permanent BMPs that are shown on the project plans and for which there is a contract item of work.

500.4 Water Pollution Control Drawings (WPCDs)

The Water Pollution Control Drawings can be found in Attachment B of the SWPPP.

500.5 Construction BMP Maintenance, Inspection, and Repair

Inspection will be conducted as follows:

- Prior to a forecast storm
- After a rain event that causes runoff from the construction site
- At 24-hour intervals during extended rain events
- At any other time(s) or intervals of time specified in the contract documents

Completed inspection checklists will be submitted to the RE within 24 hours of inspection. Copies of the completed checklists will be kept with the SWPPP.

A tracking or follow-up procedure shall follow any inspection that identifies deficiencies in BMPs. A program for Maintenance, Inspection, and Repair of BMPs is shown in Attachment G.

500.6 Post-Construction Storm Water Management

500.6.1 Post-Construction Control Practices

The proposed project will employ BMPs to satisfy stormwater discharge criteria for the post-construction or operational phase of the project. BMP selection is based on using Best Available Technology (BAT) that is economically feasible to achieve the goal of pollutant reduction to the maximum extent practicable. BMP selection is guided by the California Storm Water Best Management Practice Handbooks for Commercial/Industrial, for Municipal, and/or for New Development and Redevelopment. The following are the post-construction BMPs that are to be used at this construction site after all construction is complete:

- SC-10, Non-Storm Water Discharges
- SC-11, Spill Prevention, Control and Cleanup
- SC-30, Outdoor Loading/Unloading
- SC-34, Waste Handling & Disposal
- SC-41, Building & Grounds Maintenance
- SC-43, Parking/Storage Area Maintenance
- SC-44, Drainage System Maintenance
- SD-10, Site Design and Landscape Planning
- SD-11, Roof Runoff Controls
- SD-12, Efficient Irrigation
- SD-13, Storm Drain Signage
- SD-32, Trash Storage Areas
- MP-52, Drain Inserts

Non-Storm Water Discharges

- Practical information shall be provided by the Property Owner to the occupants on general good housekeeping, waste management, and other practices that contribute to protection of storm water quality.
- Storm drain inlets and catch basins will be stenciled with prohibitive language/graphic icons to discourage the illegal dumping of unwanted materials. The phrase/graphic icons shall be approved by the City. The Property Owner is responsible to paint the phrase/graphic icons.
- Employees shall be trained in proper and consistent methods for waste disposal and in recognizing and reporting illegal dumping.

Spill Prevention, Control, and Cleanup

- An effective spill response and control plan should be developed and implemented to prevent pollutants from entering the storm drain system. It should include:
    - Spill/leak prevention measures
    - Spill response procedures
    - Spill cleanup procedures
    - Reporting
    - Training
- Employees should be educated about spill prevention, spill response, and cleanup on a routine basis.
- Follow the Spill Prevention Control and Countermeasure Plan, if available.

Outdoor Loading/Unloading

- Tank trucks or delivery vehicles shall be parked in designated areas so that spills or leaks can be contained.
- Loading and unloading shall be conducted in dry weather, if possible. Designated loading/unloading areas shall be covered to reduce exposure of materials to rain.
- Employees shall be trained and educated on proper spill containment and cleanup and proper handling techniques during liquid transfers to avoid spills.

Waste Handling & Disposal

- The entire product should be used before disposing of the container and the waste management area shall be kept clean at all times by sweeping and cleaning up spills immediately.
- Stormwater run-on shall be prevented from entering the waste management area by enclosing the area.
- Staff shall be trained in pollution prevention measures and proper disposal methods.

Building & Grounds Maintenance

- Ongoing maintenance of the onsite landscaping shall be the responsibility of the Property Owner. All maintenance shall be consistent with City requirements and County guidelines. Fertilizer and pesticide usage shall be consistent with the State Department of Pesticides Regulation.

Parking/Storage Area Maintenance

- The parking and storage areas shall be kept clean and orderly. Debris shall be removed in a timely fashion.

Drainage System Maintenance

- The Property Owner shall clean and maintain the catch basins and grated drain inlets to prevent sediment, garden waste, trash, and other pollutants from entering the public storm drain systems.

Control of Impervious Runoff

- Surface runoff shall be directed to landscaped or pervious areas to the maximum extent practicable.

Efficient Irrigation

- Timing and application methods of irrigation water shall be designed to minimize the runoff of excess irrigation water into the storm water drainage system.
- Plants with similar water requirements should be grouped in order to reduce excess irrigation runoff and promote surface filtration. Plants with low irrigation requirements should be chosen.

Storm Drain Signage

- Phrase "No Dumping – Flows to Ocean" or equally effective phrase, as approved by the NPDES General Committee, is to be stenciled on catch basins to alert the public as to the destination of pollutants discharged into storm drains.

Trash Storage Area

- Trash container areas shall be screened or walled to prevent the transportation of trash offsite. The Property Owner is responsible for the maintenance of the trash container areas.

Drain Inserts

- Drain Insert(s) will be installed to filter out sediments and other pollutants.

500.6.2 Operation/Maintenance after Project Completion

The post-construction BMPs that are described above will be funded and maintained by the parties indicated in the Maintenance Responsibility / Frequency Matrix that follows.

POST CONSTRUCTION BMPS
MAINTENANCE RESPONSIBILITY/FREQUENCY MATRIX
1129 SEPULVEDA BMPD, LLC- COUNTY OF LOS ANGELES

BEST MANAGEMENT PRACTICES (BMPs)	INSPECTION FREQUENCY (all controls)	MAINTENANCE/REPAIR PROGRAM
SC-10 Non-Storm Water Discharges	Ongoing.	■ Responsible Party: *1129 Sepulveda BMPD, LLC* ■ Orientation shall be given to employees.
SC-11 Spill Prevention, Control and Cleanup	Daily management of operation.	■ Responsible Party: *1129 Sepulveda BMPD, LLC* ■ Train employees and implement a spill prevention plan.
SC-30 Outdoor Loading/Unloading	Daily management of operation.	■ Responsible Party: *1129 Sepulveda BMPD, LLC & tenants* ■ Make repairs as necessary, depends on the age of the facility. ■ Check loading and unloading equipment for leaks and perform regular broom dry-sweeping of area.
SC-34 Waste Handling & Disposal	Daily management of operation.	■ Responsible Party: *1129 Sepulveda BMPD, LLC*
SC-41 Building & Grounds Maintenance	On a weekly basis	■ Responsible Party: *1129 Sepulveda BMPD, LLC*
SC-43 Parking/Storage Area Maintenance	On a weekly basis.	■ Responsible Party: *1129 Sepulveda BMPD, LLC*
SC-44 Drainage System Maintenance	A minimum of 3 times per year	■ Responsible Party: *1129 Sepulveda BMPD, LLC*
SD-10 Site Design and Landscape Planning	Inspect irrigation equipment on a monthly basis for proper operation.	■ Responsible Party: *1129 Sepulveda BMPD, LLC*
SD-11 Roof Runoff Controls	Ongoing	■ Responsible Party: *1129 Sepulveda BMPD, LLC*

POST CONSTRUCTION BMPS
MAINTENANCE RESPONSIBILITY/FREQUENCY MATRIX
1129 SEPULVEDA BMPD, LLC- COUNTY OF LOS ANGELES

BEST MANAGEMENT PRACTICES (BMPs)	INSPECTION FREQUENCY (all controls)	MAINTENANCE/REPAIR PROGRAM
SD-12 Efficient Irrigation	Inspect irrigation equipment for proper operation on a monthly basis. Check water sensors and adjust irrigation heads and timing as necessary.	■ Responsible Party: *1129 Sepulveda BMPD, LLC & tenants*, *1129 Sepulveda BMPD, LLC* is responsible for the common areas.
SD-13 Storm Drain Signage	As needed to clearly depict signage.	■ Responsible Party: 1129 Sepulveda BMPD, LLC
SD-32 Trash Storage Areas	On a weekly basis.	■ Responsible Party: *1129 Sepulveda BMPD, LLC* ■ Maintenance agreements between the local agency and the owner may be required.
MP-52 Drain Inserts	Minimum 3 times per year and after every storm event, in accordance with manufacturer's recommendations.	■ Responsible Party: *1129 Sepulveda BMPD, LLC*

500.7 Training

Section 300.5 shows the name of the Owner/Developer/Contractor's Storm Water Pollution Prevention Manager (SWPPM). This person has received the following training:

- Review of the project SWPPP
- Review of the applicable BMP Fact Sheets contained within the California Storm Water Management Handbooks for Construction, New Development/Redevelopment, and Industrial/Commercial and within the project SWPPP.
- Review of the National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) Water Quality Order 99-08-DWQ contained within the project SWPPP

The training log in Attachment I will be used to document the training of various Contractor personnel throughout the duration of the project.

This SWPPP was prepared by Greg Cooke, P.E. of Development Resource Consultants, Inc., a registered civil engineer in the State of California.

Informal training will include tailgate site briefings to be conducted every other week and shall address the following topics:

- Erosion Control BMPs

- Sediment Control BMPs
- Non-Storm Water BMPs
- Waste Management and Materials Pollution Control BMPs
- Emergency Procedures specific to the construction site storm water management

The Contractor's Site Superintendent has relevant experience in complying with the NPDES Program and implementation of the SWPPP. Other personnel attending tailgate training will document attendance using the form in Attachment I.

If needed, formal training sessions will be selected from one of the following organizations:

- County of Los Angeles Storm Water Program
- State of California Regional Water Quality Control Board
- USEPA sponsored training
- Recognized municipal stakeholder organizations throughout California
- Professional organizations and societies in the building and construction field

500.8 List of Subcontractors

All contractors and subcontractors will be notified of the requirement for storm water management measures and non-storm water discharge prevention or elimination during the project. A list of contractors will be maintained and included in the SWPPP. If subcontractors change during the project, the list will be updated accordingly. The sub-contractor notification letter and log is included in the SWPPP as Attachment J.

500.9 Other Plans/Permits

Attachment N includes copies of other local, state, and federal plans and permits. Following is a list of the plans and permits included in Attachment N:

- National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) Water Quality Order 99-08-DWQ

Section 600
Monitoring Program and Reports

600.1 Site Inspections

The Owner/Developer/Contractor will inspect the site prior to a forecast storm, after a rain event that causes runoff from the construction site, at 24-hour intervals during extended rain events, monthly, and as specified elsewhere in this SWPPP. The results of all inspections and assessments will be documented and copies of the completed inspection checklists will be maintained with the SWPPP. Site inspections conducted for monitoring purposes will be performed using the inspection checklist shown in Attachment H.

The name(s) and contact number(s) of the assigned inspection personnel are listed below*:

Assigned inspector:
Contact phone:

*Contractor to provide above information prior to the onset of construction

600.2 Non-Compliance Reporting

If a discharge occurs or if the project receives a written notice of non-compliance, the Contractor will immediately notify the Owner/Developer, will file a written report to the Owner/Developer within 7 days of the discharge or notice, and will file a written notice to the Regional Water Quality Control Board (RWQCB) within 30 days of identification of non-compliance. Corrective measures will be implemented immediately following the discharge, notice, or order. A sample Notice of Non-Compliance (NONC) form is provided in Attachment K. All discharges shall be documented on a Discharge Reporting Log using the example in Attachment T.

The report to the Owner/Developer and to the RWQCB will contain the following items:

- The date, time, location, nature of operation, and type of unauthorized discharge, including the cause or nature of the notice or order,
- The control measures (BMPs) deployed before the discharge event or prior to the receiving notice or order,
- The date of deployment and type of control measures (BMPs) deployed after the discharge event or after receiving the notice or order, including the additional measures installed or planned to reduce or prevent re-occurrence, and
- An implementation and maintenance schedule for any affected BMPs

600.3 Record Keeping and Reports

Records shall be retained for a minimum of three years for the following items:

- Site Inspections

- Compliance Certifications
- Discharge Reports
- Approved SWPPP document and amendments

600.4 Sampling and Analysis Plan for Sediment

This project does not have the potential to discharge directly to a water body listed as impaired due to Sedimentation/Siltation and/or Turbidity pursuant to Clean Water Act, Section 303(d). Therefore, no sampling and analysis program has been developed for monitoring Sedimentation/Siltation and/or Turbidity.

600.5 Sampling and Analysis Plan for Non-Visible Pollutants

The Sampling and Analysis Plan (SAP) for Non-Visible Pollutants describes the sampling and analysis strategy and schedule for monitoring non-visible pollutants in storm water discharges from the project site and offsite activities directly related to the project, in accordance with the requirements of Section B of the General Permit, including SWRCB Resolution 2001-046.

600.5.1 Scope of Monitoring Activities

The following construction materials and wastes, as identified in Section 500.3.1, may be used on the construction site and are potential sources of non-visible pollutants to storm water discharges from the project.

- Cleaning Products
  - Acids
  - Bleaches
  - TSP
  - Solvents
- Portland Concrete Cement and Masonry Products
  - Masonry Products
  - Sealant (Methyl Methacrylate-MMA)
  - Incinerator Bottom Ash, Bottom Ash, Steel Slag, Foundry Sand, Fly Ash, Municipal Solid Waste
  - Non-Pigmented Curing Compounds
- Landscaping and Other products
  - Aluminum Sulfate
  - Sulfur-Elemental
  - Fertilizers
  - Herbicides
  - Pesticides
  - Lime
- Painting Products

  - Paint Strippers
  - Resins
  - Sealants
  - Solvents
  - Lacquers, Varnish, Enamels, and Turpentine
  - Thinners
- Line Flushing Products
  - Chlorinated Water
- Adhesives
- Dust Palliative Products
  - Salts (Magnesium Chloride, Calcium Chloride, and Natural Brines)
- Vehicle Fluids
  - Battery Acids
- Soil Amendment/Stabilization Products
  - Polymer/Copolymer
  - Lignin Sulfonate
  - Guar/Plant Gums
  - Gypsum
- Treated Wood Products
  - Ammoniacal-Copper-Zinc Arsenate (ACZA)
  - Copper-Chromium-Arsenic (CCA)
  - Ammoniacal-Copper-Arsenate (ACA)
  - Copper Naphthenate

The following existing site features, as identified in Section 500.3.3, are potential sources of non-visible pollutants to storm water discharges from the project. Locations of existing site features contaminated with non-visible pollutants are shown on the WPCDs in Attachment B.

- Any contaminated soils will be removed from the site during grading.

The following soil amendments, not including soil binders, have the potential to change the chemical properties, engineering properties, or erosion resistance of the soil and will be used on the project site. Locations of soil amendment application are shown on the WPCDs in Attachment B.

- None

The following locations are potential areas of storm water run-on to the site and may contribute non-visible pollutants to storm water discharges from the project. Locations of run-on to the project site, if any, are shown on the WPCDs in Attachment B.

- None

Sampling for non-visible pollutants will be conducted when (1) a breach, leakage, malfunction, or spill is observed; and (2) the leak or spill has not been cleaned up prior to the rain event; and (3) there is the potential for discharge of non-visible pollutants to surface waters or drainage system.

600.5.2 Monitoring Strategy

Sampling Schedule

Samples for the applicable non-visible pollutant(s) and a sufficiently large uncontaminated background sample shall be collected during the first two hours of discharge from rain events that result in a sufficient discharge for sample collection. Samples shall be collected during daylight hours (sunrise to sunset) and shall be collected regardless of the time of year, status of the construction site, or day of the week.

In conformance with the U.S. Environmental Protection Agency definition, a minimum of 72 hours of dry weather will be used to distinguish between separate rain events.

Collection of discharge samples for non-visible pollutant monitoring will be triggered when any of the following conditions are observed during the required inspections conducted before or during rain events:

- Materials or wastes containing potential non-visible pollutants are not stored under watertight conditions. Watertight conditions are defined as (1) storage in a watertight container, (2) storage under a watertight roof or within a building, or (3) protected by temporary cover and containment that prevents storm water contact and runoff from the storage area.
- Materials or wastes containing potential non-visible pollutants are stored under watertight conditions, but (1) a breach, malfunction, leakage, or spill is observed, (2) the leak or spill is not cleaned up prior to the rain event, and (3) there is the potential for discharge of non-visible pollutants to surface waters or a storm sewer system.
- An operational activity, including but not limited to those listed in 600.5.1, with the potential to contribute non-visible pollutants (1) was occurring during or within 24 hours prior to the rain event, (2) applicable BMPs were observed to be breached, malfunctioning, or improperly implemented, and (3) there is the potential for discharge of non-visible pollutants to surface waters or a storm sewer system.
- Soil amendments that have the potential to change the chemical properties, engineering properties, or erosion resistance of the soil have been applied, and there is the potential for discharge of non-visible pollutants to surface waters or a storm sewer system.
- Storm water runoff from an area contaminated by historical usage of the site has been observed to combine with storm water runoff from the site, and there is the potential for discharge of non-visible pollutants to surface waters or a storm sewer system.

Sampling Locations

Sampling locations are based on proximity to planned non-visible pollutant storage, occurrence, or use; accessibility for sampling; personnel safety; and other factors in accordance with the applicable requirements in the Permit. Planned sampling locations are shown on the WPCDs in Attachment B and include the following:

EITHER:

- Planned sampling locations have not been specified, as soil amendments have not been used on the site, there is no run-on to site, and historical use of the site did not contaminate the soils.

If an operational activity or storm water inspection conducted 24 hours prior to or during a rain event identifies the presence of a material storage, waste storage, or operations area with spills or the potential for the discharge of non-visible pollutants to surface waters or a storm sewer system that was an unplanned location and has not been identified on the WPCDs, sampling locations will be selected immediately upstream and immediately downstream from the problem area.

600.5.3 Monitoring Preparation

For samples collected by contractor personnel:

Samples on the project site will be collected by the following Contractor sampling personnel*:

Name:

Telephone No.:

*Contractor to provide above information if one or more samples will be collected by contractor personnel.

Prior to the rainy season, all sampling personnel and alternates will review the SAP. Qualifications of designated Contractor personnel describing environmental sampling training and experience are provided in Attachment I.

An adequate stock of monitoring supplies and equipment for monitoring non-visible pollutants will be available on the project site prior to a sampling event. Monitoring supplies and equipment will be stored in a cool-temperature environment that will not come into contact with rain or direct sunlight. Sampling personnel will be available to collect samples in accordance with the sampling schedule.

Supplies maintained at the project site will include, but not be limited to, surgical gloves, sample collection equipment, coolers, appropriate number and volume of sample bottles, identification labels, re-sealable storage bags, paper towels, personal rain gear, ice, Sampling Activity Log forms, and Chain of Custody (COC) forms. The Contractor will obtain and maintain the field-testing instruments, as identified in Section 600.5.6, for analyzing samples in the field by Contractor sampling personnel.

Safety practices for sample collection will be in accordance with the contractor's health and safety plan for the project.

For samples collected by a consultant or laboratory:

Samples on the project site will be collected by the following laboratory or environmental consultant*:

Company Name:

Address:

Telephone No.:

Point of Contact:

*Contractor will provide the above information if one or more samples on the project site will be collected by a consultant or laboratory.

Qualifications of designated Contractor personnel describing environmental sampling training and experience are provided in Attachment I.

The SWPPM will contact the designated laboratory or environmental consultant 24 hours prior to a predicted rain event and if one of the triggering conditions is identified during an inspection before, during, or after a storm event to ensure that adequate sample collection personnel, supplies, and field test equipment for monitoring non-visible pollutants are available and will be mobilized to collect samples on the project site in accordance with the sampling schedule.

The laboratory or environmental consultant will obtain and maintain the field-testing instruments, as identified in Section 600.5.6, for analyzing samples in the field by their sampling personnel.

600.5.4 Analytical Constituents

Identification of Non-Visible Pollutants

Table 600-2 lists the specific sources and types of potential non-visible pollutants and the applicable water quality indicator constituent(s) for that pollutant.

Table 600-2

Potential Non-Visible Pollutants and Water Quality Indicator Constituents

Pollutant Source	Pollutant	Water Quality Indicator Constituent
Cleaning Products	Acids	pH, acidity
	Bleaches	Residual chlorine
	TSP	Phosphate
	Solvents	SVOC
Portland Concrete Cement & Masonry Products	Masonry Products	pH, alkalinity
	Sealant (Methyl Methacrylate-MMA)	Methyl Methacrylate, Cobalt, Zinc
	Incinerator Ash, Bottom Ash, Steel Slag, Foundry Sand, Fly Ash, Municipal Soil Waste	Aluminum, Calcium, Vanadium, Zinc
	Non-Pigmented Curing Compounds	Acidity, alkalinity, pH, VOC, SVOC
Landscaping and Other Products	Aluminum Sulfate	Aluminum, TDS, Sulfate
	Sulfur-Elemental	Sulfate
	Fertilizers-Inorganic	Nitrate, Phosphate, Organic Nitrogen
	Fertilizers-Organic	TOC, Nitrate, Organic Nitrogen, COD
	Herbicides	Herbicides
	Pesticides	Pesticides
	Lime	pH, alkalinity
Painting Products	Paint Strippers	VOC, SVOC
	Resins	COD, SVOC
	Sealants	COD
	Solvents	COD, VOC, SVOC
	Lacquers, Varnish, Enamels, and Turpentine	COD, VOC, SVOC
	Thinners	VOC, COD
Line Flushing Products	Chlorinated Water	Total Chlorine
Adhesives	Adhesives	COD, SVOC
Dust Palliative Products	Salts (Magnesium Chloride, Calcium Chloride, and Natural Brines)	Chloride, TDS, Cations (Magnesium, Calcium)
Vehicle Products	Battery Acid	Lead, pH
Soil Amendment/Stabilization Products	Polymer/Copolymer*	Organic Nitrogen, BOD, COD, DOC, Nitrate, Sulfate, Nickel
	Lignin Sulfonate	Alkalinity, TDS
	Psyllium	COD, TOC
	Guar/Plant Gums	COD, TOC, Nickel
	Gypsum	pH, Calcium, Sulfate, Aluminum, Barium, Manganese, Vanadium
Treated Wood Products	Ammoniacal-Copper-Zinc Arsenate (ACZA)	Arsenic
	Copper-Chromium-Arsenic (CCA)	Total Chromium
	Ammoniacal-Copper-Arsenate (ACA)	Copper
	Copper Naphthenate	Zinc

*If used with a dye or fiber matrix, it is considered visually observable and testing is not required. Based upon research conducted by the State of California Department of Transportation (Caltrans), the following copolymers/polymers do not discharge pollutants and water quality sampling and analysis is not required: Super Tak™, M-Binder™, Fish Stik™, Pro40dc™, Fisch-Bond™, and Soil Master WR™.

600.5.5 Sample Collection and Handling

Sample Collection Procedures

In the event of an observed breach, malfunction, leakage, or spill, samples of discharge will be collected immediately upstream and immediately downstream of the area in which the breach, malfunction, leakage, or spill occurred.

Grab samples will be collected and preserved in accordance with the methods identified in the Table 600-3, "Sample Collection, Preservation and Analysis for Monitoring Non-Visible Pollutants," provided in Section 600.5.6. Only personnel trained in proper water quality sampling will collect samples.

Samples will be collected by placing a separate lab-provided sample container directly into a stream of water downgradient and within close proximity to the potential non-visible pollutant discharge location. This separate lab-provided sample container will be used to collect water, which will be transferred to sample bottles for laboratory analysis. The upgradient and uncontaminated background samples shall be collected prior to collecting the downgradient to minimize cross-contamination. The sampling personnel will collect the water upgradient of where they are standing. Once the separate lab-provided sample container is filled, the water sample will be poured directly into sample bottles provided by the laboratory for the analyte(s) being monitored.

To maintain sample integrity and prevent cross-contamination, sampling collection personnel will:

- Wear a clean pair of surgical gloves prior to the collection and handling of each sample at each location.
- Avoid contaminating the inside of the sample bottle by preventing it from coming into contact with any material other than the water sample.
- Discard sample bottles or sample lids that have been dropped onto the ground prior to sample collection.
- Not leave the cooler lid open for an extended period of time once samples are placed inside.
- Not sample near a running vehicle where exhaust fumes may impact the sample.
- Not touch the exposed end of a sampling tube, if applicable.
- Avoid allowing rainwater to drip from rain gear or other surfaces into sample bottles.
- Not eat, smoke, or drink during sample collection.
- Not sneeze or cough in the direction of an open sample bottle.
- Minimize the exposure of the samples to direct sunlight, as sunlight may cause biochemical transformation of the sample to take place.
- Decontaminate sampling equipment prior to sample collection using a TSP-soapy water wash, distilled water rinse, and final rinse with distilled water.

- Dispose of decontamination water/soaps appropriately; i.e., not discharge to the storm drain system or receiving water.

Sample Handling Procedures

For samples to be analyzed by a laboratory:

Immediately following collection, sample bottles for laboratory analytical testing will be capped, labeled, documented on a Chain of Custody form provided by the analytical laboratory, sealed in a re-sealable storage bag, placed in an ice-chilled cooler, at as near to 4 degrees Celsius as practicable, and delivered within 24 hours to the following California state-certified laboratory*:

Laboratory Name:

Address:

Telephone No.:

Point of Contact:

*Contractor to provide the above information if one or more samples will be sent to a laboratory for analysis.

For samples analyzed by a contractor:

Immediately following collection, samples for field analysis will be tested in accordance with the field instrument manufacturer's instructions and results recorded on the Sampling Activity Log.

Sample Documentation Procedures

All original data documented on sample bottle identification labels, Chain of Custody forms, Sampling Activity Logs, and Inspection Checklists will be recorded using waterproof ink. These will be considered accountable documents. If an error is made on an accountable document, the individual will make corrections by lining through the error and entering the correct information. The erroneous information will not be obliterated. All corrections will be initialed and dated. Copies of the Sampling Activity Log and Chain of Custody form are provided in Attachment R.

Sampling and field analysis activities will be documented using the following:

- Sample Bottle Identification Labels: Sampling personnel will attach an identification label to each sample bottle. At a minimum, the following information will be recorded on the label, as appropriate:
  - Project name
  - Project number
  - Unique sample identification number and location:
    [Project Number]-[Six digit sample collection date]-[Location]
    (Example: 0G5304-081801-Inlet472).
    Quality assurance/quality control (QA/QC) samples shall be identified similarly using a unique sample number or designation
    (Example: 0G5304-081801-DUP1).

- Collection date/time (No time applied to QA/QC samples)
- Analysis constituent

- Sample Activity Logs: A log of sampling events will identify:
  - Sampling date
  - Separate times for collected samples and QA/QC samples recorded to the nearest minute
  - Unique sample identification number and location
  - Analysis constituent
  - Names of sampling personnel
  - Weather conditions (including precipitation amount)
  - Field analysis results
  - Other pertinent data

- Chain of Custody (COC) Forms: All samples to be analyzed by a laboratory will be accompanied by a COC form provided by the laboratory. Only the sample collectors will sign the COC form over to the lab. COC procedures will be strictly adhered to for QA/QC purposes.

- Storm Water Quality Construction Inspection Checklists: When applicable, the Contractor's storm water inspector will document on the checklist that samples for non-visible pollutants were taken during a rain event.

600.5.6 Sample Analysis

Sample Collection Procedures

Samples will be analyzed for the applicable constituents using the analytical methods identified in Table 600-3, "Sample Collection, Preservation and Analysis for Monitoring Non-Visible Pollutants" in this section.

Table 600-3

Sample Collection, Preservation and Analysis for Monitoring Non-Visible Pollutants

Constituent	Analytical Method	Minimum Sample Volume	Sample Bottle	Sample Preservation	Reporting Limit	Maximum Holding Time
VOCs-Solvents	EPA 8260B	3 x 40 mL	VOA-glass	Store at 4°C, HCl to pH<2	1 µg/L	14 days
SVOCs	EPA 8270C	1 x 1 L	Glass-Amber	Store at 4°C	10 µg/L	7 days
Pesticides/PCBs	EPA 8081A/8082	1 x 1 L	Glass-Amber	Store at 4°C	0.1 µg/L	7 days
Herbicides	EPA 8151A	1 x 1 L	Glass-Amber	Store at 4°C	Check Lab	7 days
BOD	EPA 405.1	1 x 500 mL	Polypropylene	Store at 4°C	1 mg/L	48 hours
COD	EPA 410.4	1 x 250 mL	Glass Amber	Store at 4°C, H_2SO_4 to pH<2	5 mg/L	28 days
DO	SM 4500-O G	1 x 250 mL	Glass-Amber	Store at 4°C	Check Lab	8 hours
pH	EPA 150.1	1 x 100 mL	Polypropylene	None	Unitless	Immediate
Alkalinity	SM 2320B	1 x 250 mL	Polypropylene	Store at 4°C	1 mg/L	14 days
Metals (Al, Sb, As, Ba, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, Se, Na, Th, Va, Zn)	EPA 6010B/7470A	1 x 250 mL	Polypropylene	Store at 4°C, HNO_2 to pH<2	1 mg/L	6 months
Metals (Chromium VI)	EPA 7199	1 x 500 mL	Polypropylene	Store at 4°C	1 µg/L	24 hours
TDS (Total Dissolved Solids)	EPA 160.1	1 x 100mL	Non-preserved plastic bottle	none	10mg/L	7 days
Total Chlorine	SM 4500-CL G	1 x 200 mL	Polypropylene	Store @ 4°C	N/A	Immediate
Residual Chlorine	SM 4500-CL G	1 x 200mL	Polypropylene	Store @ 4°C	N/A	Immediate
Methyl Methacrylate	GCMS	2 x 2000mL	Glass	Store @ 4°C (HCL)	N/A	14 days
Sulfate	EPA 300.0	1 x 100mL	Polypropylene	Store @ 4°C	N/A	28 days
Nitrate	EPA 300.0	1 x 100 mL	Polypropylene	Store @ 4°C	10 mg/L	7-28 days or ASAP with H_2SO_4
TOC (Total Organic Carbon)	EPA 415.1	1 x 100mL	Borosillicate glass	H_2SO_4 to pH<2 Store @ 4°C	1 µg/L	28 days
Chloride	EPA 300.0	1 x 50mL	Polypropylene	Store @ 4°C		28 days
Phosphate	EPA 365.3	1 x 100mL	Polypropylene	H_2SO_4 to pH<2 Store @ 4°C	.05µg/L	28 days
Organic Nitrogen	EPA 351.3	1 x 200mL	Polypropylene	H_2SO_4 to pH<2 Store @ 4°C	.18µg/L	28 days
DOC (Dissolved Organic Carbon)	EPA 415.1	25 mL	Glass	H_2SO_4 to pH<2 Store @ 4°C	N/A	28 days

Notes:

°C - Degrees Celsius	H_2SO_4 – Sulfuric Acid	SVOC - Semi-Volatile Organic Compound
BOD - Biological Oxygen Demand	L - Liter	SM - Standard Method
COD - Chemical Oxygen Demand	mg/L - Milligrams per Liter	TPH - Total Petroleum Hydrocarbons
DO - Dissolved Oxygen	µg/L - Micrograms per Liter	TRPH - Total Recoverable Petroleum Hydrocarbons
EPA - Environmental Protection Agency	mL – Milliliter	VOA - Volatile Organic Analysis
HCl - Hydrogen Chloride	PCB - Polychlorinated Biphenyl	VOC - Volatile Organic Compound

Chromium III will be tested for through calculation (Chromium III = Total Chromium – Chromium VI).

For samples to be analyzed in the field:

For samples collected for field analysis, collection, analysis, and equipment calibration will be in accordance with the field instrument manufacturer's specifications.

The following field instrument(s) will be used to analyze the following constituents:

Field Instrument*	Constituent*
Colormetric Kit	Residual Chlorine
pH Meter	pH, alkalinity, volatile organic compounds (VOCs)
Other:	
Other:	

*If samples are to be analyzed in the field for pollutants other than chlorine or pH, the contractor is to determine appropriate field instrument based on pollutant(s) to be tested. The contractor will complete this table as necessary to indicate field instrument used and constituent to be tested. Examples of field instruments appropriate for testing of various constituents are provided in Attachment S.

- The instruments(s) will be maintained in accordance with manufacturer's instructions.
- The instrument(s) will be calibrated before each sampling and analysis event.
- Maintenance and calibration records will be maintained with the SWPPP.

600.5.7 Quality Assurance/Quality Control

For an initial verification of laboratory or field analysis, duplicate samples will be collected at a rate of 10 percent or 1 duplicate per sampling event. The duplicate sample will be collected, handled, and analyzed using the same protocols as primary samples. A duplicate sample will be collected at each location immediately after the primary sample has been collected. Duplicates will be collected where contamination is likely, not on the background sample. Duplicate samples will not influence any evaluations or conclusions; however, they will be used as a check on laboratory quality assurance.

600.5.8 Data Management and Reporting

A copy of all water quality analytical results and QA/QC data will be submitted to the Owner/Developer within 5 days of sampling (for field analyses) and within 30 days (for laboratory analyses).

Lab reports and COCs will be reviewed for consistency between lab methods, sample identifications, dates, and times for both primary samples and QA/QC samples. All data, including COC forms and Sampling Activity Logs, shall be kept with the SWPPP.

600.5.9 Data Evaluation

An evaluation of the water quality sample analytical results, including figures with sample locations, will be submitted to the Owner/Developer with the water quality analytical results and the QA/QC data.

Should the runoff/downgradient sample show an increased level of the tested analyte relative to the background sample, the BMPs, site conditions, and surrounding influences will be assessed to determine the probable cause for the increase. As determined by the site and data evaluation, appropriate BMPs will be repaired or modified to mitigate discharges of non-visual pollutant concentrations. Any revisions to the BMPs will be recorded as amendments to the SWPPP.

600.5.10 Change of Conditions

Whenever SWPPP monitoring, pursuant to Section B of the General Permit, indicates a change in site conditions that might affect the appropriateness of sampling locations or introduce additional non-visible pollutants of concern, testing protocols will be revised accordingly. All such revisions will be recorded as amendments to the SWPPP.

Attachment A
VICINITY MAP

The project site is located in the City of Manhattan Beach, County of Los Angeles, State of California. The site address is 1129 North Sepulveda Boulevard. It is situated at the northwest corner of Manhattan Beach Blvd. and Sepulveda Blvd. and is bounded by an existing residential development on the north with 14th Street beyond, Sepulveda Blvd. on the east, Manhattan Beach Blvd. on the south, and Oak Avenue on the west. The Pacific Ocean is located approximately 1.1 miles west of the site. No runoff from either the existing or proposed site drains directly to the Pacific Ocean. No other water bodies are located on or near the project site.

Attachment B

Water Pollution Control Drawings (WPCDs)

- **Figure 1: Site Plan**
- **Figure 2: Erosion Control Plan**
- **Figure 3: Soil Disturbance, Mass Grading**
- **Figure 4: Soil Disturbance, Rainy Season**

Attachment C

BMP Consideration Checklist

CONSTRUCTION SITE BMPs CONSIDERATION CHECKLIST					
The BMPs listed here should be considered for every project. Those BMPs that are not included in the SWPPP must be checked as "Not Used" with a brief statement describing why it is not being used.					
EROSION CONTROL BMPs					
BMP No.	**BMP**	**CONSIDERED FOR PROJECT**	**CHECK IF USED**	**CHECK IF NOT USED**	**IF NOT USED, STATE REASON**
EC-1	Scheduling	Yes	✓		
EC-2	Preservation of Existing Vegetation	Yes	✓		
EC-3	Hydraulic Mulch	Yes	✓*		
EC-4	Hydroseeding	Yes	✓*		
EC-5	Soil Binders	Yes		✓	Not needed
EC-6	Straw Mulch	Yes	✓*		
EC-7	Geotextiles & Mats	Yes	✓*		
EC-8	Wood Mulching	Yes	✓*		
EC-9	Earth Dikes & Drainage Swales	Yes		✓	Not needed
EC-10	Velocity Dissipation Devices	Yes		✓	Not needed
EC-11	Slope Drains	Yes		✓	Not needed

*Contractor will use one or more of these Erosion Control BMPs to temporarily protect disturbed soil areas that will be re-disturbed following a period of inactivity.

CONSTRUCTION SITE BMPs CONSIDERATION CHECKLIST

The BMPs listed here should be considered for every project. Those BMPs that are not included in the SWPPP must be checked as "Not Used" with a brief statement describing why it is not being used.

BMP No.	BMP	CONSIDERED FOR PROJECT	CHECK IF USED	CHECK IF NOT USED	IF NOT USED, STATE REASON
SEDIMENT CONTROL BMPs					
SE-1	Silt Fence	Yes	✓		
SE-2	Sediment Basin	Yes		✓	Insufficient space
SE-3	Sediment Trap	Yes		✓	Not needed
SE-4	Check Dam	Yes	✓		
SE-5	Fiber Rolls	Yes		✓	Not needed due to relatively flat slope
SE-6	Gravel Bag Berm	Yes	✓		
SE-7	Street Sweeping and Vacuuming	Yes	✓		
SE-8	Sand Bag Barrier	Yes		✓	Gravel Bag Berm used instead
SE-9	Straw Bale Barrier	Yes		✓	Not preferred
SE-10	Storm Drain Inlet Protection	Yes	✓		
WIND EROSION CONTROL BMPs					
WE-1	Wind Erosion Control	Yes	✓		
TRACKING CONTROL BMPs					
TC-1	Stabilized Construction Entrance/Exit	Yes	✓		
TC-2	Stabilized Construction Roadway	Yes		✓	Not needed
TC-3	Entrance/Outlet Tire Wash	Yes		✓	A stabilized construction entrance/exit will be used to reduce the tracking of mud and dirt off the site.

CONSTRUCTION SITE BMPs CONSIDERATION CHECKLIST

The BMPs listed here should be considered for every project. Those BMPs that are not included in the SWPPP must be checked as "Not Used" with a brief statement describing why it is not being used.

NON-STORM WATER MANAGEMENT BMPs

BMP No.	BMP	CONSIDERED FOR PROJECT	CHECK IF USED	CHECK IF NOT USED	IF NOT USED, STATE REASON
NS-1	Water Conservation Practices	Yes	✓		
NS-2	Dewatering Operations	Yes	✓		
NS-3	Paving and Grinding Operations	Yes	✓		
NS-4	Temporary Stream Crossing	Yes		✓	Not a feature of the site
NS-5	Clear Water Diversion	Yes		✓	Not a feature of the site
NS-6	Illicit Connection/ Discharge	Yes	✓		
NS-7	Potable Water/Irrigation	Yes	✓		
NS-8	Vehicle and Equipment Cleaning	Yes	✓		
NS-9	Vehicle and Equipment Fueling	Yes	✓		
NS-10	Vehicle and Equipment Maintenance	Yes	✓		
NS-11	Pile Driving Operations	Yes		✓	Not proposed
NS-12	Concrete Curing	Yes	✓		
NS-13	Concrete Finishing	Yes	✓		
NS-14	Material and Equipment Use Over Water	Yes		✓	Not a feature of the site
NS-15	Demolition Adjacent to Water	Yes		✓	Not a feature of the site
NS-16	Temporary Batch Plants	Yes		✓	Not proposed

CONSTRUCTION SITE BMPs CONSIDERATION CHECKLIST

The BMPs listed here should be considered for every project. Those BMPs that are not included in the SWPPP must be checked as "Not Used" with a brief statement describing why it is not being used.

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs

BMP No.	BMP	CONSIDERED FOR PROJECT	CHECK IF USED	CHECK IF NOT USED	IF NOT USED, STATE REASON
WM-1	Material Delivery and Storage	Yes	✓		
WM-2	Material Use	Yes	✓		
WM-3	Stockpile Management	Yes	✓		
WM-4	Spill Prevention and Control	Yes	✓		
WM-5	Solid Waste Management	Yes	✓		
WM-6	Hazardous Waste Management	Yes	✓		
WM-7	Contaminated Soil Management	Yes	✓		
WM-8	Concrete Waste Management	Yes	✓		
WM-9	Sanitary/Septic Waste Management	Yes	✓		
WM-10	Liquid Waste Management	Yes	✓		

Attachment D

Total Site Area	=	0.55 Acres	(A)

Existing Site Conditions

Impervious Site Area [1]	=	0.52 Acres	(B)
Impervious Site Area Runoff Coefficient [2, 4]	=	0.9	(C)
Pervious Site Area [3]	=	0.03 Acres	(D)
Pervious Site Area Runoff Coefficient [4]	=	0.49	(E)
Existing Site Area Runoff Coefficient $\frac{(B\times C)+(D\times E)}{(A)}$	=	0.87	(F)

Proposed Site Conditions (after construction)

Impervious Site Area [1]	=	0.44 Acres	(G)
Impervious Site Area Runoff Coefficient [2, 4]	=	0.9	(H)
Pervious Site Area [3]	=	0.11 Acres	(I)
Pervious Site Area Runoff Coefficient [4]	=	0.49	(J)
Proposed Site Area Runoff Coefficient $\frac{(G\times H)+(I\times J)}{(A)}$	=	0.82	(K)

1. Includes paved areas, areas covered by buildings, and other impervious surfaces.
2. Use 0.95 unless lower or higher runoff coefficient can be verified.
3. Includes areas of vegetation, most unpaved or uncovered soil surfaces, and other pervious areas.
4. Refer to local Hydrology Manual for typical C values.

Attachment E

Computational Sheet for Determining Run-on Discharges

Existing Site Conditions

Area Runoff Coefficient		=	N/A	(A)
Area Rainfall Intensity		=	N/A	(B)
Drainage Area		=	N/A	(C)
Site Area Run-on Discharge	(A) x (B) x (C)	=	N/A	(D)

*No off-site areas are tributary to the site. Thus, no run-on to site from off-site areas is anticipated.

Attachment F

Notice of Intent (NOI)

State Water Resources Control Board

Linda S. Adams
Secretary for Environmental Protection

Division of Water Quality
1001 I Street • Sacramento, California 95814 • (916) 341-5538
Mailing Address:P.O. Box 1977 • Sacramento, California • 95812-1977
FAX (916) 341-5543 • Internet Address: http://www.waterboards.ca.gov/stormwtr/index.html
Email Address: stormwater@waterboards.ca.gov

Arnold Schwarzenegger
Governor

Date Processed: 10/27/2008

1129 Sepulveda BMPD LLC
915 Wilshire Blvd Ste 2200
Los Angeles, CA 90071

RECEIPT OF YOUR NOTICE OF INTENT

The State Water Resources Control Board (State Water Board) has received and processed your NOTICE OF INTENT TO COMPLY WITH THE TERMS OF THE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. Accordingly, you are required to comply with the permit requirements.

The WDID identification number: **4 19C353858.** Please use this number in any future communications regarding this permit.

SITE DESCRIPTION

OWNER:	1129 Sepulveda BMPD LLC
DEVELOPER:	1129 Sepulveda BMPD LLC
COUNTY:	Los Angeles
SITE ADDRESS:	1129 N Sepulveda Blvd Manhattan Beach, CA 90266
COMMENCEMENT DATE:	1/1/2009
EST. COMPLETION DATE:	1/1/2010

When construction is complete or ownership has been transferred, dischargers are required to notify the Regional Water Board by submitting a Notice of Termination (NOT). All State and local requirements must be met in accordance with Special Provision No. 7 of the General Permit. If you do not notify the State Water Board that construction activity has been completed, you will continue to be invoiced for the annual fee each **October**.

If you have any questions regarding permit requirements, please contact your Regional Water Board at (213) 576-6600. Please visit the storm water web page at www.waterboards.ca.gov/stormwtr/index.html to obtain storm water related information and forms.

Sincerely,

Storm Water Section
Division of Water Quality

Development Resource Consultants, Inc.
Civil Engineering/Land Surveying/Land Planning

160 North Riverview Drive, Ste. 100
Anaheim Hills, California 92808
Phone: 714-685-6860
Fax: 714-685-6801

Letter of Transmittal

Job No. 07-558

To: Erwin Bucy
1129 Sepulveda BMPD, LLC
915 Wilshire Blvd., Suite 200
Los Angeles, CA 90071

October 8, 2008

Via: Overnight Delivery

Project: **1129 Sepulveda BMPD, LLC**

Remarks:

Attached is the Notice of Intent (NOI) application for the subject project for your review and signature.

Upon your approval, please sign and mail the application along with the attached Vicinity Map to the following address.

State Water Resources Control Board
Division of Water Quality
Attention: Storm Water Section
1001 "I" Street, 15th Floor
Sacramento, CA 95814

Also, please enclose with the NOI package a check payable to the State Water Resources Control Board in the amount of $261.00.

Please send us a copy of the signed NOI application and the State NOI Receipt Letter with the WDID# when assigned by said Board.

Please call if you should have any questions.

From: Kathi Deck
Environmental Coordinator

State Water Resources Contol Board

NOTICE OF INTENT

TO COMPLY WITH THE TERMS OF THE
GENERAL PERMIT TO DISCHARGE STORM WATER
ASSOCIATED WITH CONSTRUCTION ACTIVITY (WQ ORDER No. 99-08-DWQ)

I. NOI STATUS (SEE INSTRUCTIONS)

MARK ONLY ONE ITEM	1. ☒ New Construction	2. ☐ Change of Information for WDID #	

II. PROPERTY OWNER

Name	Contact Person		
1129 SEPULVEDA BMPD, LLC	ERWIN BUCY		
Mailing Address	Title		
915 WILSHIRE BLVD., SUITE 2200	PROJECT MANAGER		
City	State	Zip	Phone
LOS ANGELES	CA	90071	(213) 553-2200

III. DEVELOPER/CONTRACTOR INFORMATION

Developer/Contractor	Contact Person		
1129 SEPULVEDA BMPD, LLC	ERWIN BUCY		
Mailing Address	Title		
915 WILSHIRE BLVD., SUITE 2200	PROJECT MANAGER		
City	State	Zip	Phone
LOS ANGELES	CA	90071	(213) 553-2200

IV. CONSTRUCTION PROJECT INFORMATION

e/Project Name	Site Contact Person		
1129 SEPULVEDA BMPD, LLC			
Physical Address/Location	Latitude	Longitude	County
1129 N. SEPULVEDA BLVD.	33°53'15"N	118°23'47"W	LOS ANGELES
City (or nearest City)	Zip	Site Phone Number	Emergency Phone Number
MANHATTAN BEACH	90266	( )	( )

A. Total size of construction site area:	C. Percent of site imperviousness (including rooftops)	D. Tract Number(s):
0.55 Acres	Before Construction: 95%	
B. Total area to be disturbed:	After Construction: 80%	E. Mile Post Marker:
0.55 Acres (100% of total)		

F. Is the construction site part of a larger common plan of development or sale?	G. Name of plan or development:
☐ YES ☒ NO	
H. Construction commencement date: 1/01/09	J. Project construction dates:
I.% of site to be mass graded: 100%	Complete grading: 3/01/09 Complete project: 1/01/10

K. Type of Construction (check all that apply):

1. ☐ Residential 2. ☒ Commercial 3. ☐ Industrial 4. ☐ Reconstruction 5. ☐ Transportation

6. ☒ Utility Description: Sewer, Water, Storm Drain 7. ☐ Other (Please List): _____

V. BILLING INFORMATION

END BILL TO:	Name	Contact Person	
☒ OWNER (as in II above)			
☐ DEVELOPER (as in III above)	Mailing Address	Phone/Fax	
☐ OTHER	City	State	Zip

VI. REGULATORY STATUS

A. Has a local agency approved a required erosion/sediment plan? ☐ YES ☒ NO

Does the erosion/sediment control plan address construction activities such as infrastructure and structures? ☒ YES ☐ NO

Name of local agency: CITY OF MANHATTAN BEACH Phone: (310) 802-5000

B. Is this project or any part thereof, subject to conditions imposed under a CWA Section 404 permit of 401 Water Quality Certification? ☐ YES ☒ NO

If yes, provide details:

VII. RECEIVING WATER INFORMATION

A. Does the stormwater runoff from the construction site discharge to (Check all that apply):

1. ☐ Indirectly to waters of the U.S.
2. ☒ Storm drain system - Enter owner's name: CITY OF MANHATTAN BEACH
3. ☐ Directly to waters of U.S. (e.g., river, lake, creek, stream, bay, ocean, etc.)

B. Name of receiving water (river, lake, creek, stream, bay, ocean): PACIFIC OCEAN AT MANHATTAN BEACH

VIII. IMPLEMENTATION OF NPDES PERMIT REQUIREMENTS

A. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) (check one)

☐ A SWPPP has been prepared for this facility and is available for review: Date Prepared: _____ Date Amended: _____

☒ A SWPPP will be prepared and ready for review by (enter date): 10/09/08

☐ A tentative schedule has been included in the SWPPP for activities such as grading, street construction, home construction, etc.

B. MONITORING PROGRAM

☐ A monitoring and maintenance schedule has been developed that includes inspection of the construction BMPs before anticipated storm events and after actual storm events and is available for review.

If checked above: A qualified person has been assigned responsibility for pre-storm and post-storm BMP inspections to identify effectiveness and necessary repairs or design changes..... ☐ YES ☐ NO

Name: _____ Phone: _____

C. PERMIT COMPLIANCE RESPONSIBILITY

A qualified person has been assigned responsibility to ensure full compliance with the Permit, and to implement all elements of the Storm Water Pollution Prevention Plan including:

1. Preparing an annual compliance evaluation..... ☐ YES ☒ NO
   Name: _____ Phone: _____
2. Eliminating all unauthorized discharges..... ☐ YES ☒ NO

IX. VICINITY MAP AND FEE

Have you included a vicinity map with this submittal?..... ☒ YES ☐ NO

Have you included payment of the annual fee with this submittal?..... ☒ YES ☐ NO

X. CERTIFICATIONS

"I certify under penalty of the law that his document and all attachments were prepared under my direction and supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine or imprisonment. In addition, I certify that the provisions of the permit, including the development and implementation of a Storm Water Pollution Prevention Plan and a Monitoring Program Plan will be complied with."

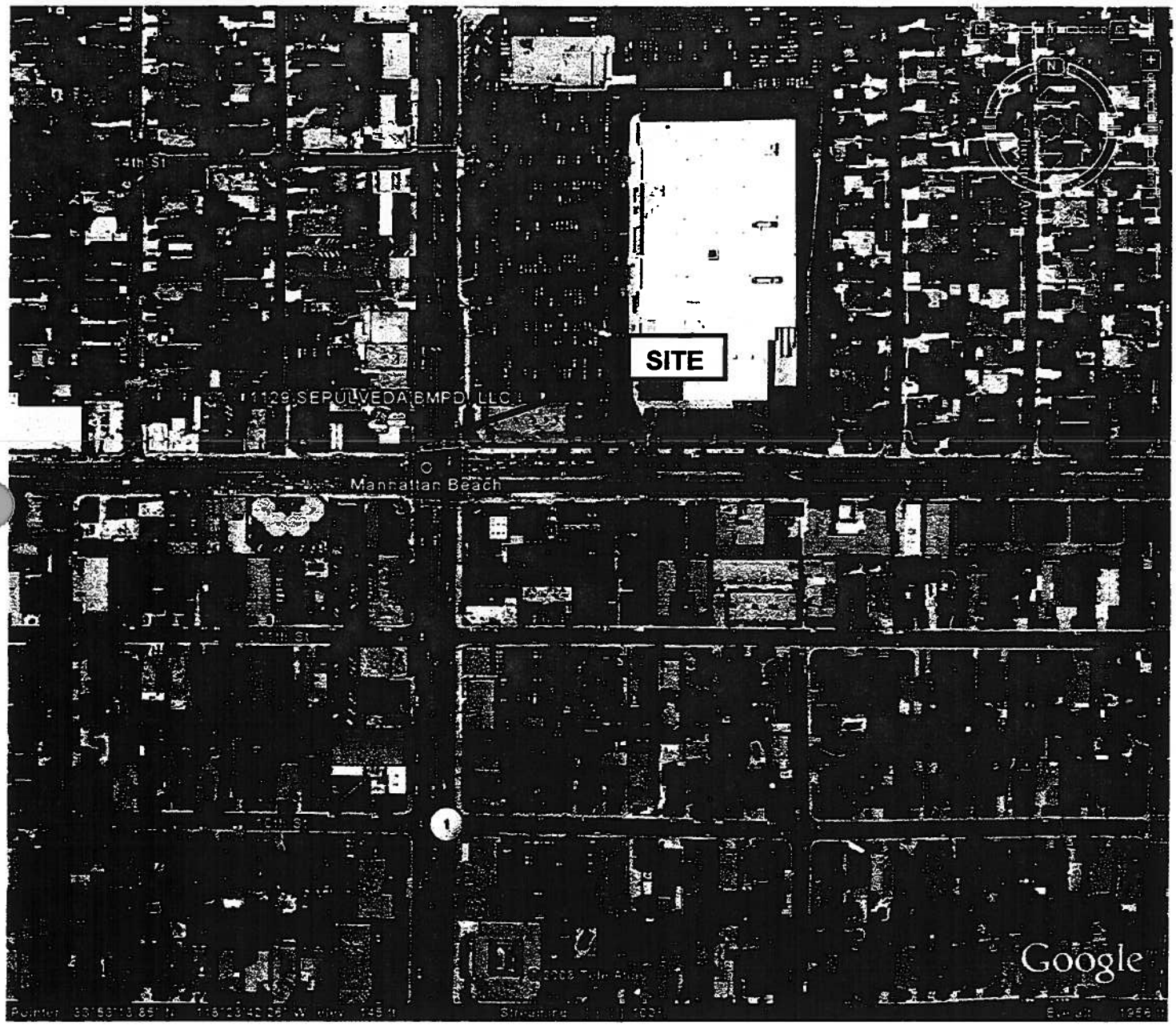
Printed Name: _____

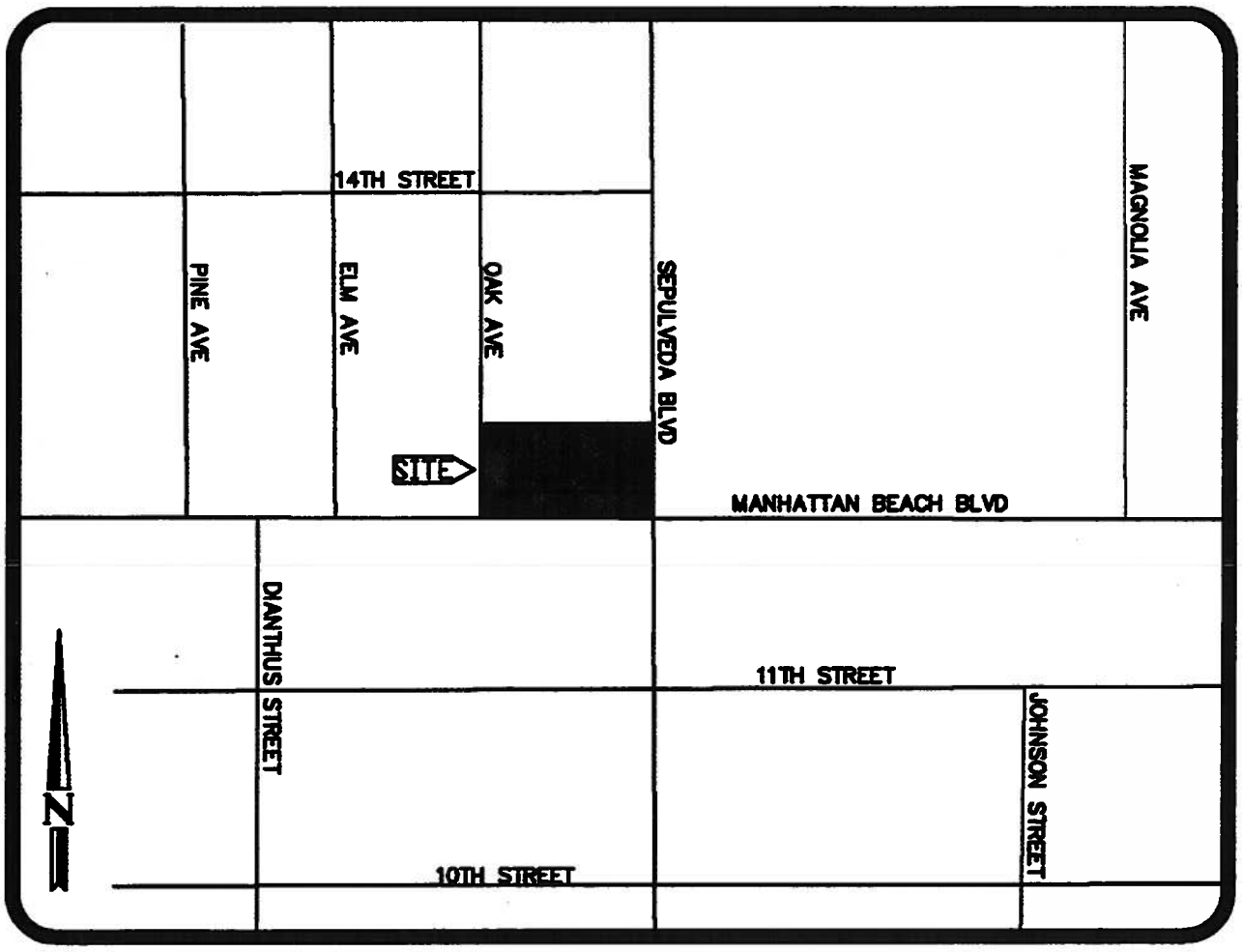
Signature: _____ Date: _____

Title: _____

VICINITY MAP

1129 SEPULVEDA BMPD, LLC
1129 N. SEPULVEDA BLVD.
MANHATTAN BEACH, CA 90266





VICINITY MAP

NOT TO SCALE

Attachment G

Program for Maintenance, Inspection, and Repair of Construction Site BMPs

The contractor shall use the following guidelines for maintenance, inspection, and repair of BMPs identified in the SWPPP		
BEST MANAGEMENT PRACTICES (BMPs)	**INSPECTION FREQUENCY (ALL CONTROLS)**	**MAINTENANCE/REPAIR PROGRAM**
TEMPORARY EROSION CONTROL BMPs		
EC-1 Scheduling	Ongoing	■ Verify that work is progressing according to the schedule. ■ Amend the schedule as necessary.
EC-2 Preservation of Existing Vegetation	Ongoing	■ Verify that protective measures remain in place. ■ Retain protective measures until all construction activity is complete to avoid damage during cleanup and stabilization. ■ Tend to damaged or injured trees and other vegetation as necessary according to guidelines listed in EC-2 fact sheet provided in Attachment Q.
EC-3 Hydraulic Mulch	Inspect areas where hydraulic mulch is applied prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and bi-weekly during the non-rainy season.	■ Repair areas where erosion has occurred and reapply hydraulic mulch as soon as possible. ■ Maintain an unbroken, temporary mulched ground cover throughout the duration of construction when the soils are not being reworked.
EC-4 Hydroseeding	Inspect hydroseeded areas prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and bi-weekly during the non-rainy season. Inspect irrigation systems daily while in use to identify malfunctions or line breaks.	■ Repair areas where erosion has occurred and re-seed the area as soon as possible. ■ Where seeds fail to germinate or germinate then die, the area must be re-seeded, fertilized, and mulched within the planting season, using at least ½ of the original application rate. ■ When broken irrigation lines are detected, the irrigation system should be shut down immediately and all breaks repaired before the system is put back into operation. ■ Adjust irrigation systems as necessary I order to maintain complete coverage of the hydroseeded area.

The contractor shall use the following guidelines for maintenance, inspection, and repair of BMPs identified in the SWPPP		
BEST MANAGEMENT PRACTICES (BMPs)	**INSPECTION FREQUENCY (ALL CONTROLS)**	**MAINTENANCE/REPAIR PROGRAM**
EC-6 Straw Mulch	Inspect prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and bi-weekly during the non-rainy season.	■ Repair areas where erosion has occurred and reapply the straw mulch as soon as possible. ■ Maintain an unbroken, temporary mulched ground cover while disturbed soil areas are inactive. ■ Reapplication of straw mulch and tackifier as necessary to maintain effective soil stabilization of disturbed areas and slopes.
EC-7 Geotextiles and Mats	Inspect geotextiles and mats prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and bi-weekly during the non-rainy season. Inspect areas subject to non-stormwater discharges daily while non-stormwater discharges occur.	■ Repair areas where erosion has occurred and re-install the material as soon as possible. ■ If washout or breakage occurs, re-install the material after repairing the damage to the slope or channel. ■ Ensure that matting is uniformly in contact with the soil, all lap joints are secure and staples are flush with the ground. ■ Check that disturbed areas are seeded.
EC-8 Wood Mulching	Inspect areas where wood mulching has been applied prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and bi-weekly during the non-rainy season.	■ Repair areas where erosion is evident and reapply wood mulch as soon as possible. ■ Reapply mulch when bare earth becomes visible.
TEMPORARY SEDIMENT CONTROL BMPs		
SE-1 Silt Fence	Inspect Silt Fence weekly during the rainy season and bi-weekly during the non-rainy season.	■ Repair undercut silt fences. ■ Repair or replace split, torn, slumping, or weathered fabric. The lifespan of the silt fence is generally 5-8 months. ■ Remove sediment when the accumulation reaches 1/3 of the height of the fence. ■ Repair or backfill holes, depressions, or other disturbances caused by the removal of the silt fence.

The contractor shall use the following guidelines for maintenance, inspection, and repair of BMPs identified in the SWPPP		
BEST MANAGEMENT PRACTICES (BMPs)	**INSPECTION FREQUENCY (ALL CONTROLS)**	**MAINTENANCE/REPAIR PROGRAM**
SE-4 Check Dams	Inspect Check Dams prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and bi-weekly during the non-rainy season.	■ Replace missing, degraded, or damaged bags, bales, etc. ■ When using check dams to capture sediment, remove sediment when accumulation reaches 1/3 of the barrier height. Incorporate removed sediment into earthwork at the site or dispose of at an appropriate location. ■ Verify that check dam continues to effectively control the grade when being used for this purpose. ■ Remove accumulated sediment prior to permanent seeding or soil stabilization.
SE-6 Gravel Bag Berm	Inspect Gravel Bag Berm, prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and bi-weekly during the non-rainy season.	■ Reshape/replace gravel bags and repair washouts and other damages as necessary. ■ Remove sediment when accumulation reaches 1/3 of the barrier height. Incorporate removed sediment into earthwork at the site or dispose of at an appropriate location. ■ When no longer needed, remove berms and accumulated sediment and clean, re-grade, and stabilize the area.
SE-7 Street Sweeping and Vacuuming	Inspect prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and bi-weekly during the non-rainy season. When actively in use, inspect points of ingress and regress daily.	■ Remove tracked or spilled sediment found outside of the construction limits on a daily basis at the minimum ■ Avoid sweeping up any potentially hazardous substances or objects. ■ Adjust brooms frequently. ■ Properly dispose of sweeper waste at an approved dumpsite.
SE-10 Storm Drain Inlet Protection	Inspect inlet protection prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and bi-weekly during the non-rainy season.	■ If the gavel becomes clogged with sediment, it must be removed from the inlet and either cleaned or replaced. Refer to BMP SE-10 Fact Sheets included in Attachment C for more details.
WIND EROSION CONTROL BMPs		
WE-1 Wind Erosion Control	Most dust control measures require frequent, often daily, or multiple times per day attention.	■ Check areas protected to ensure coverage.

The contractor shall use the following guidelines for maintenance, inspection, and repair of BMPs identified in the SWPPP		
BEST MANAGEMENT PRACTICES (BMPs)	**INSPECTION FREQUENCY (ALL CONTROLS)**	**MAINTENANCE/REPAIR PROGRAM**
TRACKING CONTROL BMPs		
TC-1 Stabilized Construction Entrance/Exit	Inspect weekly during the rainy season and bi-weekly in the non-rainy season. Inspect local roads adjacent to the site daily.	■ Sweep or vacuum to remove visible accumulated sediment on local roads adjacent to the site. ■ Remove aggregate, separate and dispose of sediment if construction entrance/exit is clogged with sediment. ■ Check for damage and repair as needed. ■ Replace gravel material when surface voids are visible. ■ Removed all sediment deposited on paved roadways within 24 hours.
NON-STORM WATER MANAGEMENT BMPs		
NS-1 Water Conservation Practices	Inspect and verify that activities based BMPs are in place prior to the commencement of authorized non-stormwater discharges. Inspect BMPs subject to non-stormwater discharges daily while non-stormwater discharges are occurring.	■ Repair water equipment as needed to prevent unintended discharges.
NS-2 Dewatering Operations	Frequency per manufacturer's recommendation based on the unit selected.	■ Unit-specific maintenance requirements are included with the description of each unit. Refer to BMP NS2 Fact Sheets included in Attachment C for more details.
NS-3 Paving and Grinding Operations	Inspect regularly.	■ Keep ample supplies of drip pans or absorbent materials onsite. ■ Maintain machinery regularly to minimize leaks and drips.
NS-6 Illicit Connection/Discharge	Inspect prior to commencement of associated activities. While activities associated with this BMP are underway, inspect weekly during the rainy season and bi-weekly during the non-rainy season to verify continued implementation. Inspect regularly for illegal dumping or discharge.	■ Prohibit employees and subcontractors from disposing of non-job related debris or materials at the construction site. ■ Notify the owner of any illicit connections and illegal dumping or discharge incidents at the time of discovery.
NS-7 Potable Water/Irrigation	Inspect weekly during the rainy season and bi-weekly in the non-rainy season. Inspect irrigated areas regularly for signs of erosion and/or discharge.	■ Repair broken water lines as soon as possible.
NS-8 Vehicle and Equipment Cleaning	Monitor employees and subcontractors throughout the duration of the construction project to ensure appropriate practices are being implemented.	■ Prohibit employees and subcontractors from washing personal vehicles and equipment on the construction site. ■ Vehicle and equipment cleaning is not expected onsite.

The contractor shall use the following guidelines for maintenance, inspection, and repair of BMPs identified in the SWPPP		
BEST MANAGEMENT PRACTICES (BMPs)	**INSPECTION FREQUENCY (ALL CONTROLS)**	**MAINTENANCE/REPAIR PROGRAM**
NS-9 Vehicle and Equipment Fueling	Monitor employees and subcontractors throughout the duration of the construction project to ensure appropriate practices are being implemented	■ Vehicle and equipment fueling is not expected onsite.
NS-10 Vehicle and Equipment Maintenance	Inspect equipment for damaged hoses and leaky gaskets routinely. Vehicles and equipment should be inspected on each day of use.	■ Keep ample supplies of spill cleanup materials onsite. ■ Leaks from vehicles and equipments should be repaired immediately or the problem vehicle(s) or equipment should be removed from the site.
NS-12 Concrete Curing	Inspect cure containers and spraying equipment daily for leaks during the duration of concrete curing.	■ Ensure that employees and subcontractors implement appropriate measures for storage, handling, and use of curing compounds. ■ Repair leaks immediately when one is observed.
NS-13 Concrete Finishing	Cleanup at the end of each shift.	■ Sweep or vacuum up debris from sandblasting. ■ Remove and contain liquid and solid waste from containment structures, if any, and from the general work area.
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL BMPs		
WM-1 Material Delivery and Storage	Ongoing.	■ Keep an ample supply of spill cleanup materials near the storage area. ■ Keep storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored.
WM-2 Material Use	Ongoing.	■ Monitor employees and subcontractors throughout the job to ensure appropriate practices are being employed.
WM-3 Stockpile Management	Ongoing.	■ The stockpiles should be covered or protected with soil stabilization measures and a temporary perimeter sediment barrier at all times. ■ Locate stockpiles at least 50 ft away from concentrated flows of stormwater, drainage courses, and inlets.
WM-4 Spill Prevention and Control	Ongoing.	■ Keep ample supplies of spill control and cleanup materials onsite, near storage, unloading, and maintenance areas. ■ Update spill prevention and control plan.
WM-5 Solid Waste Management	Inspect construction waste area regularly.	■ Arrange for regular waste collection.

The contractor shall use the following guidelines for maintenance, inspection, and repair of BMPs identified in the SWPPP		
BEST MANAGEMENT PRACTICES (BMPs)	**INSPECTION FREQUENCY (ALL CONTROLS)**	**MAINTENANCE/REPAIR PROGRAM**
WM-6 Hazardous Waste Management	While associated activities are under way, inspect weekly during the rainy season and biweekly during the non-rainy season. Inspect daily while non-stormwater discharges occur.	■ Collect hazardous waste regularly ■ Keep storage areas clean, well organized, and equipped with ample cleanup supplies ■ Repair/replace perimeter controls, containment structures, covers, and liners as necessary.
WM-7 Contaminated Soil Management	While associated activities are under way, inspect weekly during the rainy season and biweekly during the non-rainy season.	■ Arrange for a manager, foreman, or supervisor to monitor onsite contaminated soil storage and disposal procedures. ■ Monitor air quality continuously during excavation operations at all locations containing hazardous material. ■ Coordinate contaminated soils and hazardous substances/waste management with the appropriate federal, state, and local agencies. ■ Implement WM-4, Spill Prevention and Control, to prevent leaks and spills as much as possible.
WM-8 Concrete Waste Management	As needed.	■ Maintain temporary concrete washout facilities by removing and disposing hardened concrete and return it to a functional condition. ■ Washout facilities must be cleaned, or new facilities must be constructed and ready for use once the washout is 75% full.
WM-9 Sanitary/Septic Waste Management	On a regular basis.	■ Arrange for regular waste collection. ■ Secure portable sanitary facilities with spikes or weighted down to prevent over turning if high winds are expected.
WM-10 Liquid Waste Management	Inspect weekly during the rainy season and bi-weekly in the non-rainy season. Inspect containment areas and capturing devices and repair as needed.	■ Remove deposited solids in containment areas and capturing devices as needed and at the completion of the task.

Attachment H

Storm Water Quality Construction Site Inspection Checklist

GENERAL INFORMATION				
Project Name				
Project N°				
Contractor				
Inspector's Name				
Inspector's Title				
Signature				
Date of Inspection				
Inspection Type (Check Applicable)	☐ Prior to forecast rain ☐ 24-hr intervals during extended rain		☐ After a rain event ☐ Other _____	
Season (Check Applicable)	☐ Rainy		☐ Non-Rainy	
Storm Data	Storm Start Date & Time:		Storm Duration (hrs):	
	Time elapsed since last storm (Circle Applicable Units)	Min. Hr. Days	Approximate Rainfall Amount (inches)	

PROJECT AREA SUMMARY AND DISTURBED SOIL AREA (DSA) SIZE		
Total Project Area	_____	Acres
Field Estimate of Active DSAs	_____	Acres
Field Estimate of Non-Active DSAs	_____	Acres

INSPECTION OF BMPs				
BMP	**Yes**	**No**	**N/A**	**Corrective Action**
Are basins designed in accordance with the requirements of the General Permit?				
Are basins maintained to provide the required retention/detention?				
Are basin controls (inlets, outlets, diversions, weirs, spillways, and racks) in working order?				
Location:				
Location:				
Location:				
Location:				
Stockpiles				
Are all locations of temporary stockpiles, including soil, hazardous waste, and construction materials in approved areas?				
Are stockpiles protected from run-on, run-off from adjacent areas and from winds?				
Are stockpiles located at least 15 m from concentrated flows, downstream drainage courses and storm drain inlets?				
Are required covers and/or perimeter controls in place?				
Location:				
Location:				
Location:				
Location:				
Concentrated Flows				
Are concentrated flow paths free of visible erosion?				
Location:				
Location:				
Location:				
Location:				
Tracking Control				
Is the entrance stabilized to prevent tracking				
Is the stabilized entrance inspected daily to ensure that it is working properly				
Are points of ingress/egress to public/private roads inspected and swept and vacuumed as needed?				
Are all paved areas free of visible sediment tracking or other particulate matter?				
Location:				
Location:				
Location:				
Location:				
Wind Erosion Control				

INSPECTION OF BMPs				
BMP	**Yes**	**No**	**N/A**	**Corrective Action**
Are liquid materials, hazardous materials, and hazardous wastes stored in temporary containment facilities?				
Are bagged and boxed materials stored on pallets?				
Are hazardous materials and wastes stored in appropriate, labeled containers?				
Are proper storage, clean-up, and spill-reporting procedures for hazardous materials and wastes posted in open, conspicuous and accessible locations adjacent to storage areas?				
Are temporary containment facilities free of spills and rainwater?				
Are temporary containment facilities and bagged/boxed materials covered?				
Are temporary concrete washout facilities designated and being used?				
Are temporary concrete washout facilities functional for receiving and containing concrete waste and are concrete residues prevented from entering the drainage system?				
Do temporary concrete washout facilities provide sufficient volume and freeboard for planned concrete operations?				
Are concrete wastes, including residues from cutting and grinding, contained and disposed of off-site or in concrete washout facilities?				
Are spills from mobile equipment fueling and maintenance properly contained and cleaned up?				
Is the site free of litter?				
Are trash receptacles provided in the yard, field trailer areas, and at locations where workers congregate for lunch and break periods?				
Is litter from work areas collected and placed in watertight dumpsters?				
Are waste management receptacles free of leaks?				
Are the contents of waste management receptacles properly protected from contact with storm water or from being dislodged by winds?				
Are waste management receptacles filled at or beyond capacity?				
Location:				
Location:				
Location:				
Location:				
Temporary Water Body Crossing or Encroachment				
Are temporary water body crossings and encroachments constructed appropriately?				
Does the project conform to the requirements of the 404 permit and/or 1601agreement?				
Location:				
Location:				
Location:				
Location:				

INSPECTION OF BMPs				
BMP	**Yes**	**No**	**N/A**	**Corrective Action**
Did the sampling results indicate that the discharges are causing or contributing to further impairment?				
If yes, were the erosion/sediment control BMPs improved or maintained to reduce the discharge of sediment to the water body?				
Were there any BMPs not properly implemented or breaches, malfunctions, leakages or spills observed which could result in the discharge of pollutants to surface waters that would not be visually detectable in storm water?				
If yes, were samples for non-visually detectable pollutants collected pursuant to the sampling and analysis plan during rain events?				
If sampling indicated pollution of the storm water, were the leaks, breaches, spills, etc. cleaned up and the contaminated soil properly disposed of?				
Were the BMPs maintained or replaced?				
Were soil amendments (e.g., gypsum, lime) used on the project?				
If yes, were samples for non-visually detectable pollutants collected pursuant to the sampling and analysis plan in the SWPPP?				
If sampling indicated pollution of the storm water by the use of the soil amendments, is there a contingency plan for retention onsite of the polluted storm water?				
Did storm water contact stored materials or waste and run off the construction site? (Materials not in watertight containers, etc.)				
If yes, were samples for non-visually detectable pollutants collected pursuant to the sampling and analysis plan in the SWPPP?				

Attachment I

Trained Contractor Personnel Log

Storm Water Management Training Log

Project Name: _____

Project Number/Location: _____

Storm Water Management Topic: (check as appropriate)

- ☐ Erosion Control
- ☐ Sediment Control
- ☐ Wind Erosion Control
- ☐ Tracking Control
- ☐ Non-storm water management
- ☐ Waste Management and Materials Pollution Control
- ☐ Storm Water Sampling

Specific Training Objective: _____

Location: _____ Date: _____

Instructor: _____ Telephone: _____

Course Length (hours): _____

Attendee Roster (attach additional forms if necessary)

Name	Company	Phone

Attachment J

Subcontractor Notification Letter and Notification Log

SWPPP Notification

Company
Address
City, State, ZIP

Dear Sir/Madam,

Please be advised that the California State Water Resources Control Board has adopted the General Permit (General Permit) for Storm Water Discharges Associated with Construction Activity (CAS000002). The goal of these permits is prevent the discharge of pollutants associated with construction activity from entering the storm drain system, ground and surface waters.

[Owner/Developer/Contractor] has developed a Storm Water Pollution Prevention Plan (SWPPP) in order to implement the requirements of the Permits.

As a subcontractor, you are required to comply with the SWPPP and the Permits for any work that you perform on site. Any person or group who violates any condition of the Permits may be subject to substantial penalties in accordance with state and federal law. You are encouraged to advise each of your employees working on this project of the requirements of the SWPPP and the Permits. A copy of the Permits and the SWPPP are available for your review at the construction office. Please contact me if you have further questions.

Sincerely,

Name
Title

SUBCONTRACTOR NOTIFICATION LOG

Project Name: _____

Project Number/Location: _____

SUBCONTRACTOR COMPANY NAME	CONTACT NAME	ADDRESS	PHONE NUMBER	PAGER/ FIELD PHONE	DATE NOTIFICATION LETTER SENT	TYPE OF WORK

USE ADDITIONAL PAGES AS NECESSARY

Attachment K

Notice of Non-Compliance

To: _____ Date: _____
City Engineer/Regional Board Staff

Subject: Notice of Non-Compliance

Project Name: _____

Project Number/Location: _____

In accordance with the NPDES Statewide Permit for Storm Water Discharges Associated with Construction Activity, the following instance of discharge is noted:

Date, time, and location of discharge:

Nature of the operation that caused the discharge:

Initial assessment of any impact cause by the discharge:

Existing BMP(s) in place prior to discharge event:

Date of deployment and type of BMPs deployed after the discharge:

Steps taken or planned to reduce, eliminate and/or prevert recurrence of the discharge:

Implementation and maintenance schedule for any affected BMPs:

Attachment L

Storm Water Pollution Prevention Plan (SWPPP) and Monitoring Program Checklist

CONSTRUCTION PROJECT: _____

CONTRACTOR: _____

CONTRACT NO: _____

SECTION A: STORM WATER POLLUTION PREVENTION PLAN (SWPPP)				
CHECK IF ADDRESSED N/A IF NOT APPLICABLE	SWPPP Section	ITEM	GENERAL PERMIT REF.	COMMENTS
	100	***SWPPP Certification and Approval***	C.10	
	100.1	SWPPP Certification	C.10	
	100.2	SWPPP Approval	C.10	
	200	***SWPPP Amendments***	A.4.a, A.16	
	200.1	Amendment number and date entered into SWPPP – Amendment Log	A.4.a, A.16	
	200.2	Amendment Certification and Approval	A.4.a, A.16	
	300	***Introduction/Project Description***		
	300.1	Project Description and Location (narrative)	A.5.a.1	
	300.2	Unique Site Features (narrative)	A.5.a.1	
	300.4	***Project Schedule (narrative and graphical)***	A.5.c.5	
	400	***References***	A.14	
	500.2	***Vicinity Map (narrative or graphic)***	A.5.a.1	
	500.2	Site perimeter	A.5.a.1	
	500.2	Geographic Features	A.5.a.1	
	500.2	General topography	A.5.a.1	
	500.4	***Water Pollution Control Drawings (WPCDs) (graphic or narrative)***	A.5.a.2	
	500.4	Site perimeter	A.5.a.2	
	500.4	Existing and proposed buildings, lots, and roadways	A.5.a.2	

SECTION A: STORM WATER POLLUTION PREVENTION PLAN (SWPPP)				
CHECK IF ADDRESSED N/A IF NOT APPLICABLE	**SWPPP Section**	**ITEM**	**GENERAL PERMIT REF.**	**COMMENTS**
	500.3.8, 500.3.9 & 500.4	Minimum exposure of storm water to construction materials, equipment, vehicles, waste	A.5.b.5	
	500.6	***Post Construction BMPs***	A.5.b.6	
	500.6.1	Listing or Description of Post-construction BMPs	A.5.b.6	
	500.4	Location of post-construction BMPs	A.5.b.6	
	500.6.2	Parties responsible for long-term maintenance	A.5.b.6	
		Additional Information	A.5.c	
	500.3.1	Description of other pollutant sources and BMPs	A.5.c.1	
	500.3.2	Pre-construction control practices	A.5.c.1	
	500.3.1	Inventory of materials and activities that may pollute storm water	A.5.c.2	
	500.3.8 & 500.3.9	BMPs to reduce/eliminate potential pollutants listed in the inventory	A.5.c.2	
	300.4	Runoff coefficient (before & after)	A.5.c.3	
	300.4	Percent impervious (before & after)	A.5.c.3	
	Attach. F	Copy of the NOT	A.5.c.4	
	300.3	Construction activity schedule	A.5.c.5	
	300.5	Contact information	A.5.c.6	
	500.4.1	**SOIL STABILIZATION (EROSION CONTROL)**	A.6	
		The SWPPP shall include:	A.6.a-c	
	500.4	Areas of vegetation on site	A.6.a.1	
	500.4	Areas of soil disturbance that will be stabilized during rainy season	A.6.a.2	
	500.4	Areas of soil disturbance which will be exposed during any part of the rainy season	A.6.a.3	
	300.4	Implementation schedule for erosion control measures	A.6.a.4	
	500.3.4	BMPs for erosion control	A.6.b	
	500.3.7	BMPs to control wind erosion	A.6.c	
	500.3.5	**SEDIMENT CONTROL**	A.8	
	500.3.5 & 500.4	Description/illustration of BMPs to prevent increase of sediment load in discharge	A.8	
	300.4, 500.3.5	Implementation schedule for sediment control measures	A.8	

SECTION C: STANDARD PROVISIONS FOR CONSTRUCTION ACTIVITIES				
CHECK IF ADDRESSED N/A IF NOT APPLICABLE	SWPPP Section	ITEM	GENERAL PERMIT REF.	COMMENTS
	100.1	Signed SWPPP Certification	C.9,10	

Attachment M

Annual Certification of Compliance Form

Project Name: _____

Project Number: _____

Contractor Company Name: _____

Contractor Address: _____

Construction Start Date: _____ **Completion Date:** _____

Description of Work:

Work Now in Progress:

Work Planned for Next 12 Months:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

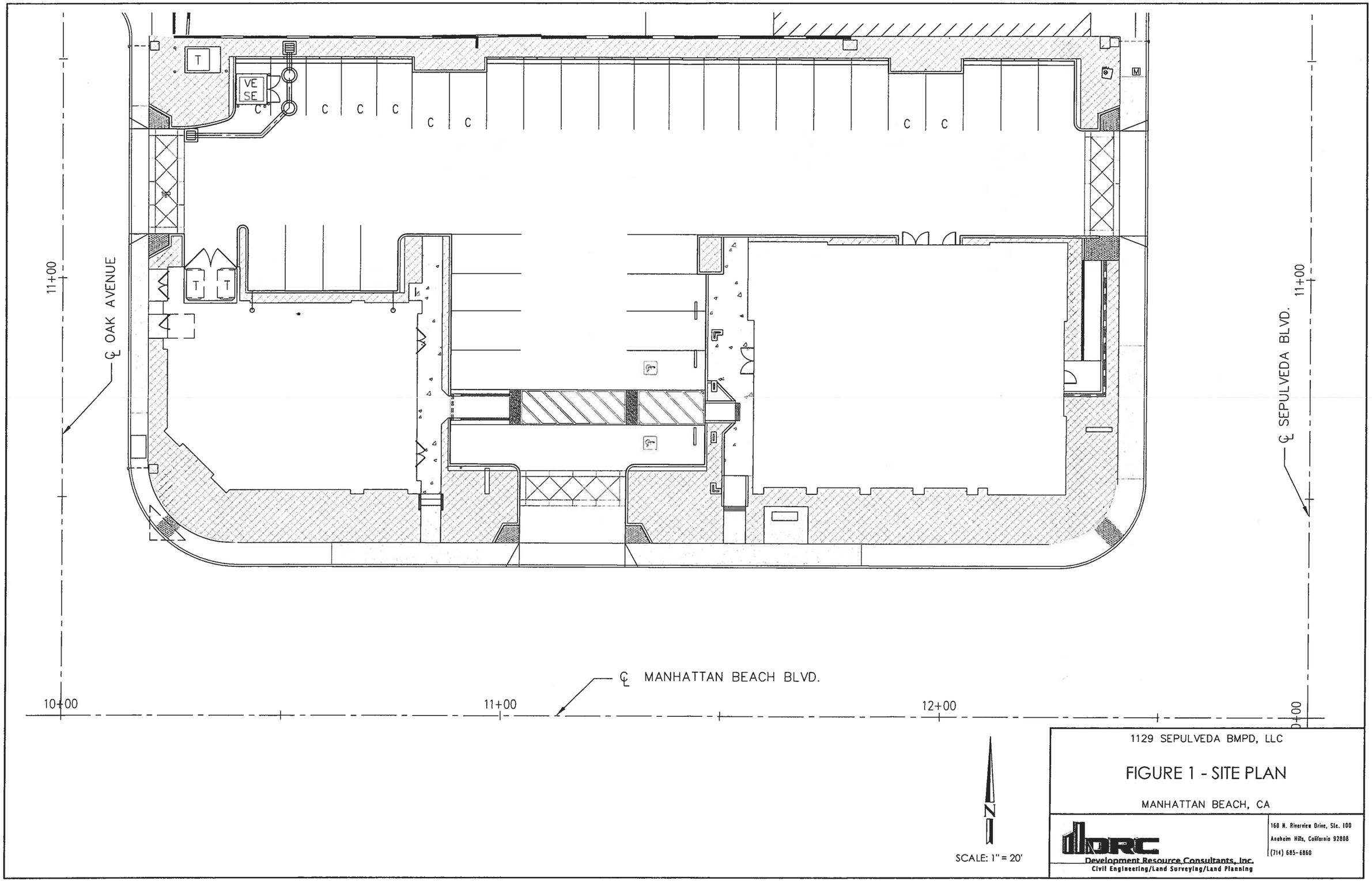
_____ _____

Owner/Developer/Contractor Signature Date

Attachment N

Other Plans and Permits

- National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) Water Quality Order 99-08-DWQ



N

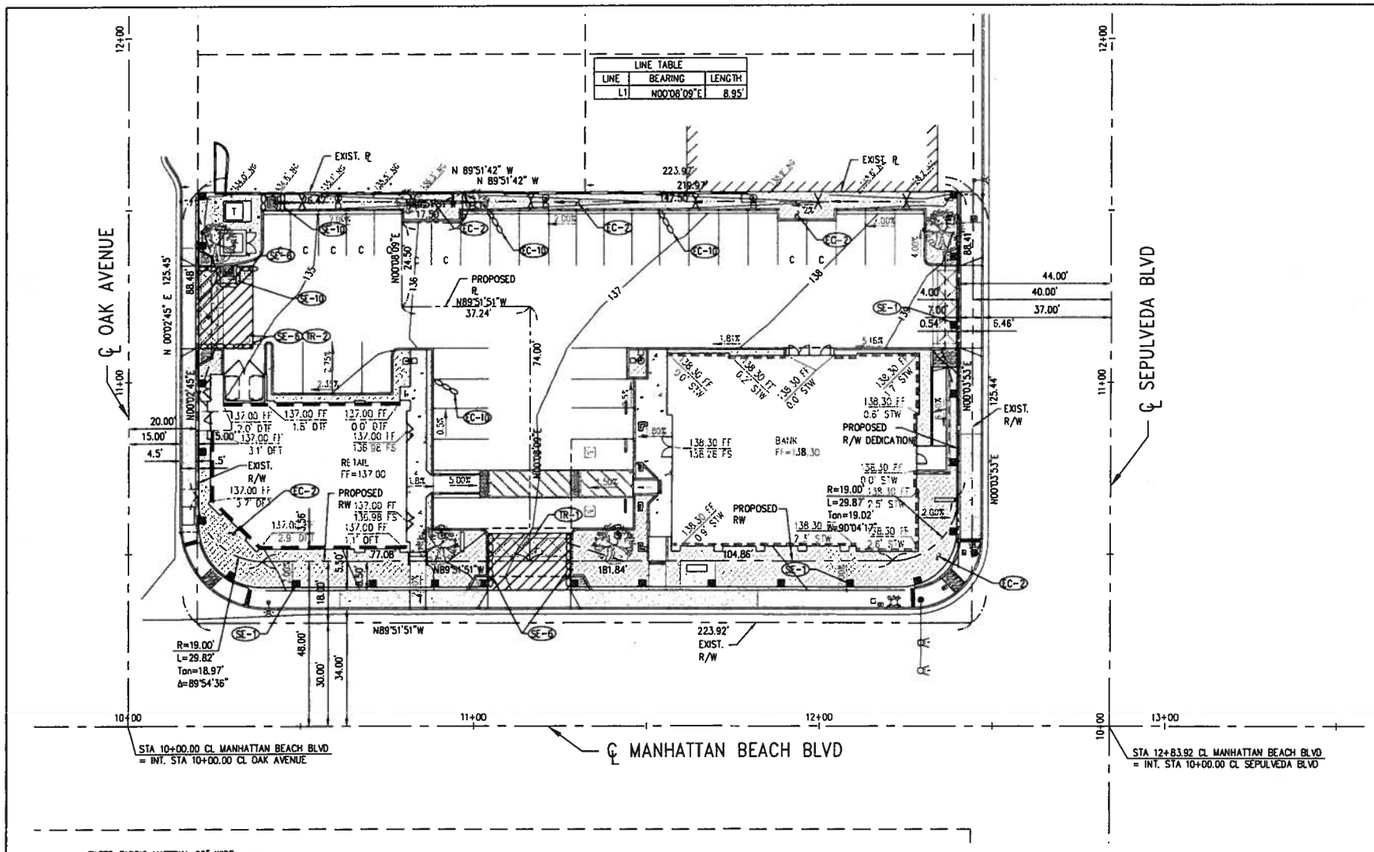
SCALE: 1" = 20'

1129 SEPULVEDA BMPD, LLC

FIGURE 1 - SITE PLAN

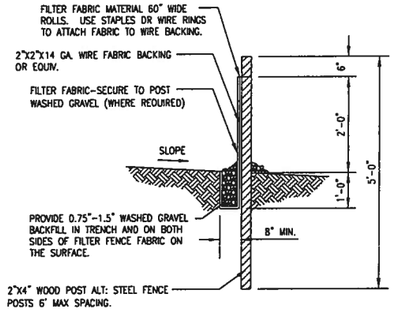
MANHATTAN BEACH, CA

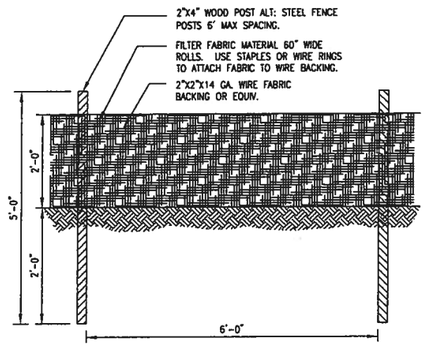
DRC
Development Resource Consultants, Inc.
Civil Engineering/Land Surveying/Land Planning
160 N. Riverview Drive, Ste. 100
Anaheim Hills, California 92808
(714) 685-6860



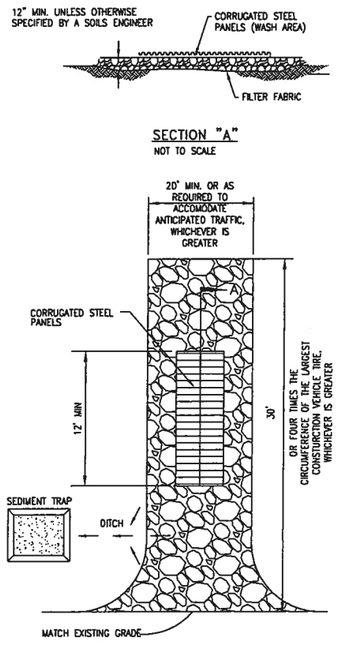
EROSION CONTROL CONSTRUCTION NOTES:QUANTITIES:

SE-6	PLACE GRAVEL BAGS 2 COURSE HIGH.	60 L.F.
SE-1	INSTALL SIL1 FENCE PER BEST MANAGEMENT PRACTICES	435 L.F.
TR-1	INSTALL STABILIZED CONSTRUCTION ENTRANCE PER BEST MANAGEMENT PRACTICES - SEE SWPPP PREPARED FOR THIS PROJECT. SEE DETAIL ON SHEET 6	1 EA.
TR-2	INSTALL STABILIZED CONSTRUCTION EXIT PER BEST MANGEMENT PRACTICES - SEE SWPPP PREPARED FOR THIS PROJECT.	1 EA.
SE-10	INSTALL GRAVEL BAGS PER BEST MANAGEMENT PRACTICES - TO PROTECT STORM DRAIN INLET AND TO DETAIN SEDIMENT-LADEN WATER. SEE DETAIL ON SHEET 6	2 EA.
EC-10	INSTALL GRAVEL BAGS PER BEST MANAGEMENT PRACTICES TO PREVENT SCOUR	20 LF.
EC-2	APPROPRIATE VEGETATION SHOULD BE PLANTED AS SOON AS POSSIBLE PER BEST MANAGEMET PRACTICES - SEE LANDSCAPE PLANS FOR PLANT TYPE.	4800 S.F.

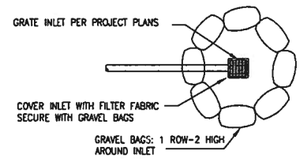




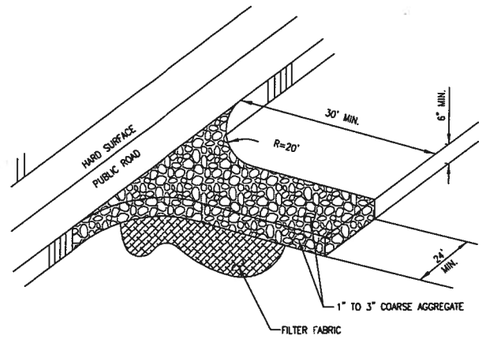
TYPICAL SILT FENCE DETAIL
NTS



STABILIZED CONSTRUCTION EXIT
NTS



GRATE INLET
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NTS

LEGEND

- GRAVEL BAGS
- SILT FENCE
- 35'x20' STABILIZED CONSTRUCTION ENTRANCE
- PROPERTY BOUNDARY LINE
- CENTER LINE
- FLOW LINE

N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

160 N. Riverview Drive, Ste. 100
Anaheim Hills, California 92808
(714) 685-6860
RBF Development Resource Consultants, Inc.
Civil Engineering/Land Surveying/Land Planning
GREGORY R. COOKE R.C.E. 39478 DATE

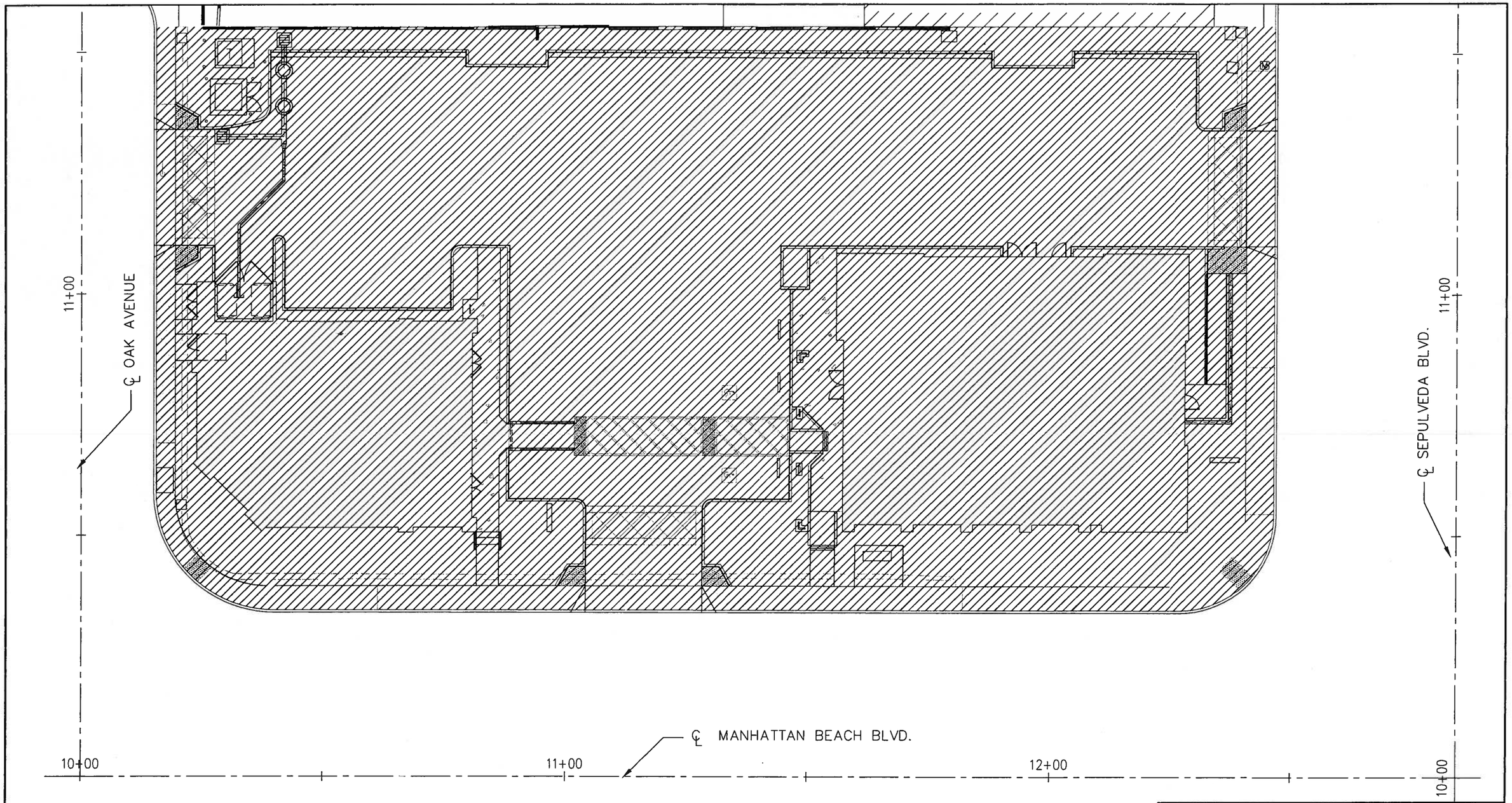
PROFESSIONAL ENGINEER * GREGORY R. COOKE * No. 39478 Exp. 12-31-09 CIVIL * REGISTERED * STATE OF CALIFORNIA

NO.:	REVISION:	DATE:

PROJECT: 1129 SEPULVEDA BMPD, LLC
1129 N. SEPULVEDA BLVD
MANHATTAN BEACH, CALIFORNIA

DRAWING NAME: EROSION CONTROL PLAN

ISSUE:	FIRST SUBMITTAL
DATE:	OCTOBER 2008
CHECKED: RJV	DRAWN: TMC
DRAWING FILE: 7558EC	
PROJECT NO.: 07-558	
SHEET NUMBER:	
OF 2	
SCALE: AS SHOWN	



1129 SEPULVEDA BMPD, LLC

FIGURE 3
SOIL DISTURBANCE - MASS GRADING

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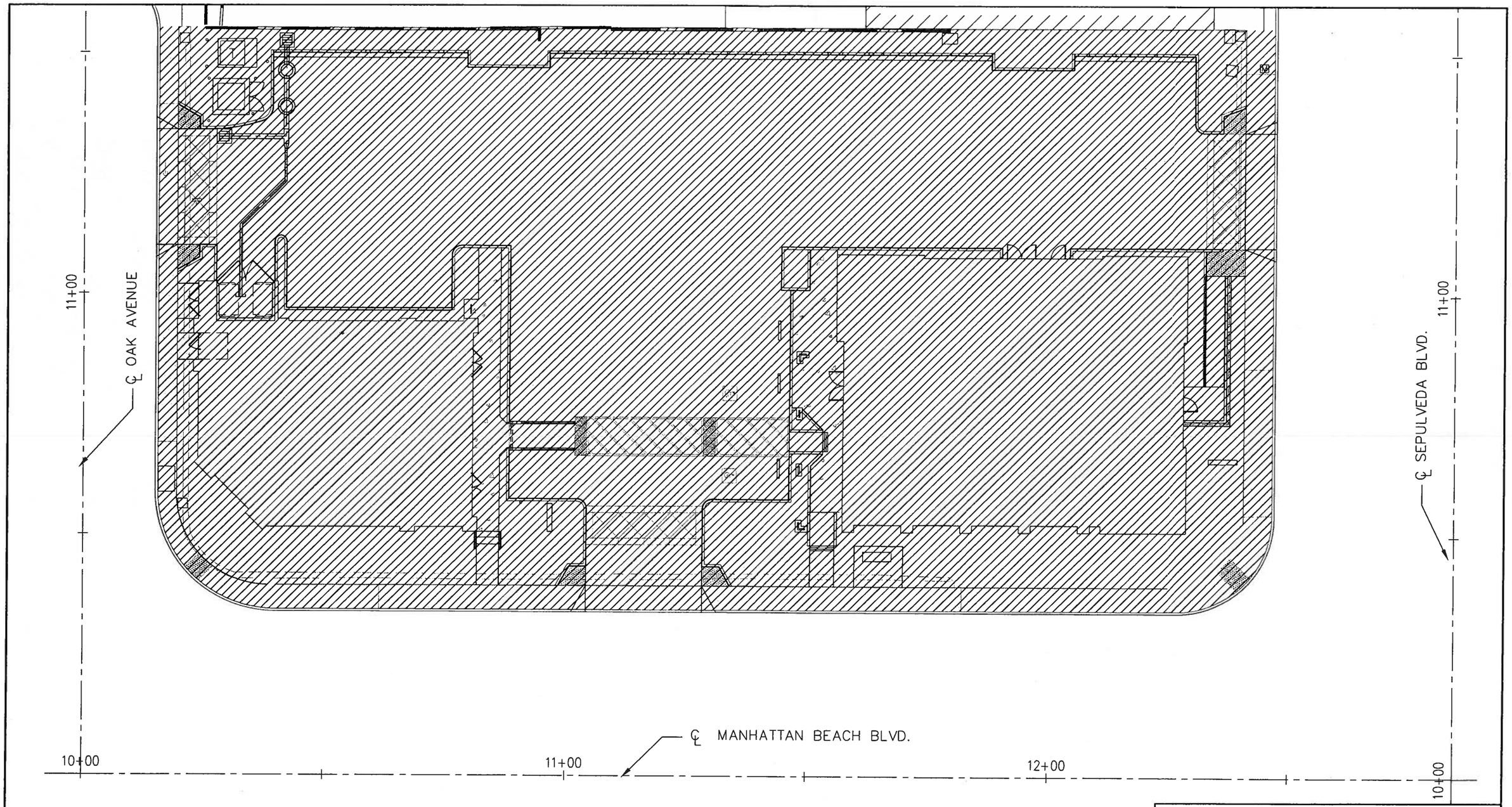

EXTENT OF SOIL DISTURBANCE
DURING RAINY SEASON

N

SCALE: 1" = 20'

1129 SEPULVEDA BMPD,LLC

FIGURE 4
SOIL DISTURBANCE - RAINY SEASON

MANHATTAN BEACH, CA

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