

## **PJR 128 | 14 - LOW-IMPACT DEVELOPMENT (LID) REQUIREMENTS**

**FOR OFFICE USE ONLY:**  
Does this project require permanent storm water BMP's?

Y  N



File No:	Quadrant
Related Files:	
Set:	
Department Use Only	

## 2017 Storm Water LID Determination Worksheet

**PURPOSE AND APPLICABILITY:** Use this form to determine whether or not this project will need to incorporate permanent Storm Water Best Management Practices (BMP's) and submit a Storm Water Low Impact Development Submittal (SW LIDS) as required by the City's National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (NPDES MS4) only. Your project may still need to incorporate permanent storm water BMP's as required by CALGREEN or North Coast Regional Water Quality Control Board (NCRWQCB).

### Part 1: Project Information

Project Name

Applicant (owner or developer) Name

Site Address

Mailing Address

City/State/Zip

City/State/Zip

Permit Number(s) - if applicable

Phone/Email/Fax

Engineer Name

Mailing Address

City/State/Zip

Phone/Email

### Type of Application/Project:

Subdivision    Grading Permit    Building Permit    Hillside Development  
 Design Review    Use Permit    Encroachment    Time Extensions    Other

### PART 2: Project Exemptions

1. Is this a project that creates or replaces less than 10,000 square feet of impervious surface, including all project phases and off-site improvements?

Yes  No

2. Is this project a routine maintenance activity<sup>1</sup> that is being conducted to maintain original line and grade, hydraulic capacity, and original purpose of facility such as resurfacing existing roads and parking lots?

Yes  No

<sup>1</sup> "Routine Maintenance Activity" includes activities such as overlays and/or resurfacing of existing roads or parking lots as well as trenching and patching activities and reroofing activities.

3. Is this project a stand-alone pedestrian pathway, trail, or off-street bike lane?

Yes  No

**Did you answer "YES" to any of the above questions in Part 2?**

**YES:** This project will not need to incorporate permanent Storm Water BMP's as required by the NPDES MS4 permit. **Please complete the Section 4 and "Exemption Signature Section" on Page 4.**

**NO:** Proceed with worksheet.

### **Part 3: Project Triggers**

#### **Projects that Trigger Requirements:**

Please answer the following questions to determine whether this project requires permanent Storm Water BMP's and the submittal of a SW LIDs.

1. Does this project create or replace a combined total of 10,000 square feet or more of impervious surface including all project phases and offsite improvements?

Yes  No

2. Does this project create or replace a combined total of 10,000 square feet<sup>2</sup> or more of impervious street, roads, highways, or freeway construction or reconstruction?  Yes  No

3. Does this project create or replace a combined total of 1.0 acre or more of impervious surface including all project phases and off-site improvements?  Yes  No

**Did you answer "YES" to any of the above questions in Part 3?**

**YES:** This project requires permanent Storm Water BMP's and the submittal of a SW LIDS. **Please complete the remainder of this worksheet and sign the "Acknowledgment Signature Section" on Page 4.**

**NO:** This project will not need to incorporate permanent Storm Water BMP's as required by the NPDES MS4 permit. **Please complete the "Exemption Signature Section" on Page 4.**

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<sup>2</sup>Impervious surface replacement, such as the reconstruction of parking lots or excavation to roadway subgrades, is not a routine maintenance activity. Reconstruction is defined as work that replaces surfaces down to the subgrade. Overlays, resurfacing, trenching, and patching are defined as maintenance activities.

**Part 4: Project Description**

1. Total Project area:   square feet  
 acres

2. Existing land use(s): (check all that apply)

Commercial  Industrial  Residential  Public  Other

Description of buildings, significant site features (creeks, wetlands, heritage trees), etc.:

3. Existing impervious surface area:   square feet  
 acres

4. Proposed Land Use(s): (check all that apply)

Commercial  Industrial  Residential  Public  Other

Description of buildings, significant site features (creeks, wetlands, heritage trees), etc.:

5. Proposed impervious surface area:   square feet  
 acres

## Storm Water LID Determination Worksheet

**Acknowledgment Signature Section:**

As the property owner or developer, I understand that this project is required to implement permanent Storm Water Best Management Practices and provide a Storm Water Low Impact Development Submittal (SW LIDS) as required by the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit. Any unknown responses must be resolved to determine if the project is subject to these requirements.\*

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

**Exemption Signature Section:**

As the property owner or developer, I understand that this project as currently designed does not require permanent Storm Water BMP's nor the submittal of a Storm Water Low Impact Development Submittal (SW LIDS) as required by the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit. I understand that redesign may require submittal of a new Determination Worksheet and may require permanent Storm Water BMP's.\*

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\*Your project may still need to incorporate permanent storm water BMP's as required by CALGREEN or North Coast Regional Water Quality Control Board (NCRWQCB).

\_\_\_\_\_  
**Implementation Requirements:** All calculations shall be completed using the "Storm Water Calculator" available at: [www.srcity.org/stormwaterLID](http://www.srcity.org/stormwaterLID)

**Hydromodification Control/100% Volume Capture:** Capture (infiltration and/or reuse) of 100% of the volume of runoff generated by a 1.0" 24-hour storm event, as calculated using the "Urban Hydrology for Small Watersheds" TR-55 Manual method. 100% volume capture is the ideal condition and if achieved satisfies all requirements so that no additional treatment is required. This is a retention requirement.

**Treatment Requirement:** Treatment of 100% of the flow calculated using the modified Rational Method and a known intensity of 0.20 inches per hour.

**Delta Volume Capture Requirement:** Capture (infiltration and/or reuse) of the increase in volume of storm water due to development generated by a 1.0" 24-hour storm event, as calculated using the "Urban Hydrology for Small Watersheds" TR-55 Manual method. This is a retention requirement.



JOB NO. 20190992

**PRELIMINARY  
STORM WATER CONTROL PLAN  
FOR  
SONOMA DEVELOPMENTAL CENTER**

**15000 ARNOLD DRIVE**

**ELDRIDGE, SONOMA COUNTY, CALIFORNIA**

**APNs 054-150-005 & 054-090-001**

**FEBRUARY 2024**

**Owner/Developer:**

Matt Skelton, Vice President of Acquisitions

The Grupe Company

3255 West March Lane, Suite 200

Stockton, CA 95219

**For Review**

02/09/2024

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**Bill Boriolo, PE**

**No. C-75905**

**February 8, 2024**

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Vicinity Map  
Storm Water Control Plan Exhibit

## **Appendices**

Bioretention Facility Sizing Calculations  
Bioretention Area Maintenance Plan (Sample)  
Bioretention Area Inspection and Maintenance Checklist (Sample)

This Storm Water Control Plan was prepared using the template dated January 2019.

## I. Project Data

Table 1. Project Data

Project Name/Number	Sonoma Developmental Center
Application Submittal Date	February 8, 2024
Project Location	15000 Arnold Drive Eldridge, Sonoma County, California
Project Phase No.	N/A
Project Type and Description	Mixed-Use
Total Project Site Area (acres)	±162 acres
Total New and Replaced Impervious Surface Area	±100 acres
Total Pre-Project Impervious Surface Area	±23 acres
Total Post-Project Impervious Surface Area	±100 acres

## II. Setting

### II.A. Project Location and Description

The proposed *Sonoma Developmental Center* is a redevelopment of the existing Sonoma Developmental Center located at 15000 Arnold Drive in Eldridge, California, roughly 5 miles north of Sonoma in Sonoma County. The core area of the site is proposed to be redeveloped as a multi-use facility, including single family residential, multi-family residential, and mixed-use buildings, a hotel, and a park, among other improvements. The project site is approximately 162 acres. The site is currently developed with a state school for individuals with developmental disabilities; the school was closed at the end of 2018. Much of the existing infrastructure, including buildings, roads, and parking lots, will be demolished to support the proposed project.

### II.B. Existing Site Features and Conditions

The site in its existing conditions consists of numerous buildings, roads, parking lots, recreation areas, landscaping, and associated infrastructure. Storm water generally flows to the southeast, towards Sonoma Creek along the eastern side of the site and towards Mill Creek along the southern side of the site. Mill Creek flows from west to east within the project site and discharges into Sonoma Creek, which flows from north to south through the site.

The project does not propose work in environmentally sensitive areas, and there are no known wetlands in the vicinity of the project location. Therefore, the project is not anticipated to need a “Clean Water Certification” from the Regional Water Quality Control Board.

A geotechnical investigation has not yet been prepared for the proposed project, therefore subsurface soils and groundwater conditions are not known at this time.

## **II.C. Opportunities and Constraints for Storm Water Control**

An opportunity with this project site is there are relatively flat slope towards the creeks which allows for installation of flat bioretention facilities. Constraints include limited options for locating treatment facilities due to the coverage of proposed site improvements.

## **III. Low Impact Development Design Strategies**

### **III.A. Optimization of Site Layout**

#### **III.A.1. Limitation of development envelope**

The development envelope has been limited to the maximum extent practicable.

#### **III.A.2. Preservation of natural drainage features**

Grading on the site will continue to flow towards Mill Creek to the south and Sonoma Creek to the East. Stormwater will continue to be conveyed towards these two creeks and ultimately out to San Pablo Bay.

#### **III.A.3. Setbacks from creeks, wetlands, and riparian habitats**

The project will provide adequate setback from the existing Mill Creek and Sonoma Creek. In addition to these setbacks, the County of Sonoma's GIS website show riparian corridors over the two creeks.

#### **III.A.4. Minimization of imperviousness**

Impervious surfaces have been limited to the maximum extent practicable. Several landscaped and pervious areas are proposed with this development.

#### **III.A.5. Use of drainage as a design element**

A project Landscape Architect has been retained to design attractive water efficient landscaping best suited on the surface of storm water treatment facilities. The project proposes locate bioretention facilities between the curb and sidewalk. A future submittal of this Storm Water Control Plan report will reflect the proposed geometry and location of each storm water treatment facility.

### **III.B. Use of Permeable Pavements**

Permeable pavers are not anticipated with this development.

### **III.C. Dispersal of Runoff to Pervious Areas**

Dispersal of runoff to pervious areas is utilized to the maximum extent practicable.

### **III.D. Storm Water Control Measures**

This project proposed to integrate storm water treatment facilities which capture site runoff during light precipitation events in accordance with the objectives of the Bay Area Storm Water Management Agencies Association (BASMAA) *Post Construction Manual: Design Guidance for Storm Water Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties (January 2019)*.

Storm water treatment facilities are anticipated to double as storm water detention facilities to attenuate runoff due to the presence of impervious surface area on site.

**IV. Documentation of Drainage Design**

**IV.A. Descriptions of each Drainage Management Area**

See Appendix for descriptions of drainage management areas.

**IV.B. Tabulation and Sizing Calculations**

**IV.B.1. Table 2. Information Summary for Bioretention Facility Design**

Total Project Area:	±135 acres
Average Annual Precipitation:	±37 inches
BMPs Designed For:	Treatment, Retention

**IV.B.2. Areas Draining to Bioretention Facilities**

See Appendix for treatment calculations.

**V. Source Control Measures**

**V.A. Site activities and potential sources of pollutants**

BKF Engineers does not anticipate significant potential for pollutants on the project site. The sources listed in the table below are taken from the BASMAA *Post Construction Manual: Design Guidance for Storm Water Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties (January 2019)*.

**V.B. Sources and Source Control Measures**

The project is not anticipated to create substantial new pollutant sources. Table 3 below summarizes the potential pollutant sources and associated control measures.

**Table 3. Sources and Source Control Measures**

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
On-site storm drain inlets	Mark all inlets with a “No Dumping - Flows to River” message	Maintain and periodically repaint or replace inlet markings.

**V.C. Features, Materials, and Methods of Construction of Source Control BMPs**

To be determined at time of construction.

## VI. Storm Water Facility Maintenance

### VI.A. Ownership and Responsibility for Maintenance in Perpetuity

The applicant commits to execute any necessary agreements and/or annex into a fee mechanism in accordance with local requirements. The applicant will accept responsibility for operation and maintenance of facilities until that responsibility is formally transferred.

Storm water treatment facilities described in this report will be owned and maintained in perpetuity by the owner of the subject property. The applicant will accept responsibility for interim operation and maintenance of the facilities until such time as this responsibility is formally transferred to subsequent owners.

### VI.B. Summary of Maintenance Requirements for Each Storm Water Facility

Routine maintenance is needed to ensure that flow is unobstructed, that erosion is prevented, and that soils are held together by plant roots and are biologically active. Typical maintenance may consist of the following:

- Inspect outlets/outfalls for erosion or plugging
- Inspect side slopes for evidence of instability or erosion and correct as necessary
- Examine the vegetation to ensure that it is healthy and dense enough to provide filtering and to protect soils from erosion. Replenish mulch as necessary, remove fallen leaves and debris, prune large shrubs or trees, and mow turf areas. Confirm irrigation is adequate and not excessive. Replace dead plants and remove noxious and invasive vegetation.

See the attached sample *Inspection and Maintenance Checklist* for Bioretention Facilities for additional maintenance information.

## VII. Construction Plan Checklist

Table 4. Construction Plan Checklist

Storm Water Control Plan Page #	Source Control or Treatment Control Measure	See Plan Sheet #s
Attachments	Best Management Practices (BMP) sizes as specified and designed to capture and route drainage from areas delineated on Exhibit.	Storm Water Control Plan Exhibit
Attachments	On-site drainage inlets to be marked with “No Dumping” message.	Storm Water Control Plan Exhibit
	Plant selection to minimize irrigation, minimize use of fertilizers and pesticides, and for pest resistance.	Refer to Landscape Drawings

## VIII. Certifications

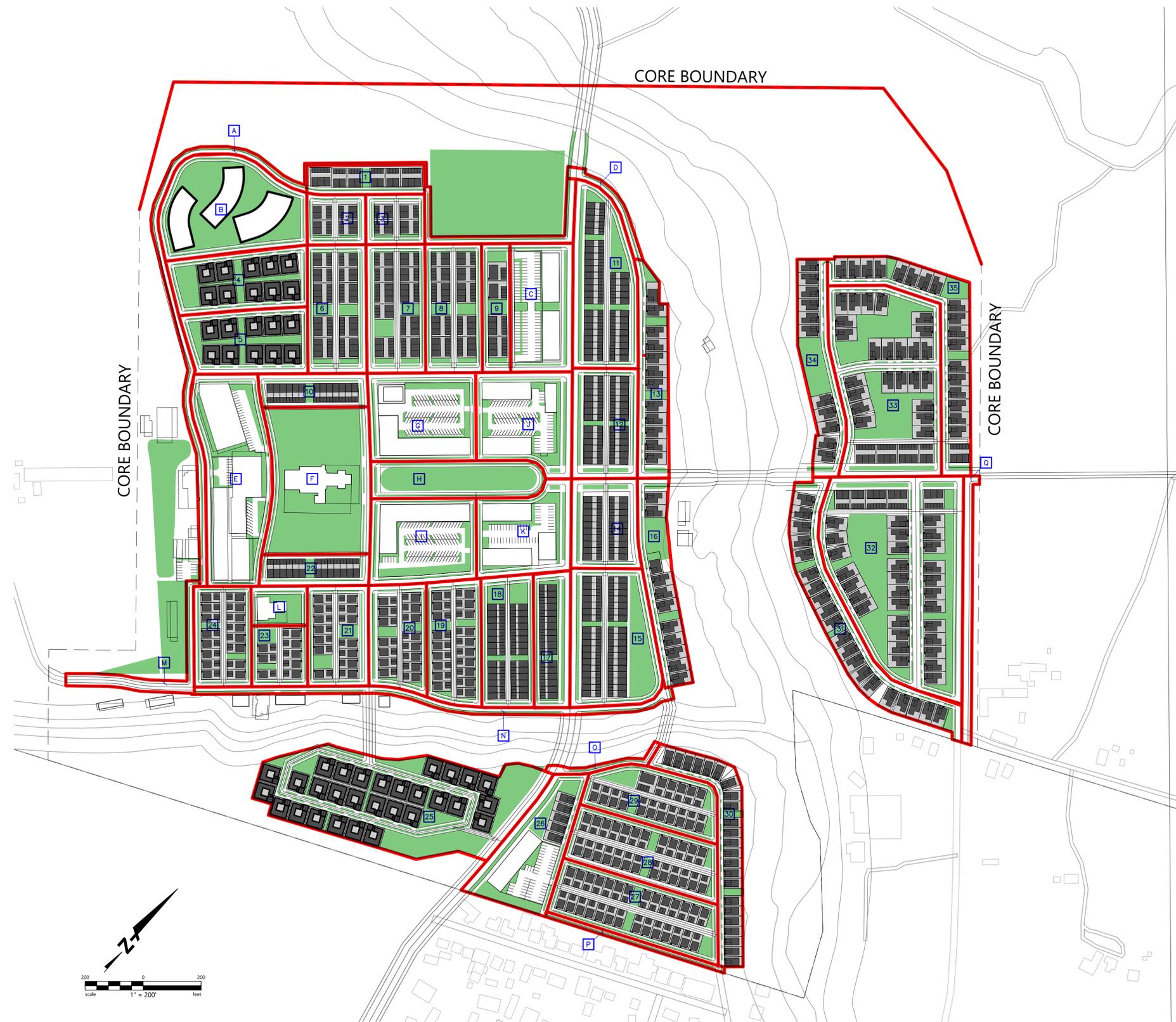
The preliminary design of storm water treatment facilities and other storm water pollution control measures in this plan are in accordance with the intent BASMAA *Post-Construction Manual: Design*

*Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties  
(January 2019).*

# **ATTACHMENTS**

**Vicinity Map**

**Storm Water Control Plan Exhibit**



**STORM WATER CONTROL PLAN**  
 SONOMA DEVELOPMENTAL CENTER  
 SONOMA COUNTY, CALIFORNIA  
 FEBRUARY 2024

PREPARED BY

**BKF** **BKF ENGINEERS**  
 200 4th STREET  
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# **APPENDICES**

**Bioretention Facility Sizing Calculations**

**Stormwater Facility Operation and Maintenance Fact Sheet  
(Bioretention Areas)**

**Stormwater IMP Inspection and Maintenance Log (Sample)**



Project Name:	SDC
Job No.	190992
Date:	February 9, 2024
Prepared By:	WJB

**Bioretention Calculation - Blocks**

DMA	Blocks - Linear Foot			Block Totals					Bioretention Calculations				
	Hardscape (SQFT)	Landscape (SQFT)	Total (sqft)	Linear Feet (lf)	Housing Rows	Impervious (sqft)	Pervious (sqft)	Total (sqft)	BMP Name	Factored Area*	Sizing Factor	Facility Size (sf)	Area Available for BMP (sf)
1	75	22	97	406	1	30,450	8,932	39,382	BMP 1	48,314	0.04	1,933	2,420
2	75	22	97	97	2	14,550	8,932	39,382	BMP 2	32,414	0.04	1,297	2,615
3	75	22	97	172	2	25,800	8,932	39,382	BMP 3	43,664	0.04	1,747	2,615
4	219	38	257	472	1	103,368	15,428	104,342	BMP 4	134,224	0.04	5,369	7,900
5	219	38	257	415	1	90,885	15,428	104,342	BMP 5	121,741	0.04	4,870	7,900
6	75	22	97	443	2	66,450	8,932	39,382	BMP 6	84,314	0.04	3,373	6,105
7	75	22	97	443	2	66,450	8,932	39,382	BMP 7	84,314	0.04	3,373	6,105
8	75	22	97	443	2	66,450	8,932	39,382	BMP 8	84,314	0.04	3,373	6,105
9	75	22	97	443	1	33,225	8,932	39,382	BMP 9	51,089	0.04	2,044	5,850
10	75	22	97	375	1	28,125	8,932	39,382	BMP 10	45,989	0.04	1,840	2,205
11	75	22	97	600	2	90,000	8,932	39,382	BMP 11	107,864	0.04	4,315	5,505
12	75	22	97	380	2	57,000	8,932	39,382	BMP 12	74,864	0.04	2,995	3,615
13	180	20	200	705	1	126,900	8,120	81,200	BMP 13	143,140	0.04	5,726	6,790
14	75	22	97	309	2	46,350	8,932	39,382	BMP 14	64,214	0.04	2,569	2,595
15	75	22	97	475	2	71,250	8,932	39,382	BMP 15	89,114	0.04	3,565	28,880
16	180	20	200	720	1	129,600	8,120	81,200	BMP 16	145,840	0.04	5,834	9,195
17	93	31	124	464	1	43,152	12,586	50,344	BMP 17	68,324	0.04	2,733	5,410
18	93	31	124	452	2	84,072	12,586	50,344	BMP 18	109,244	0.04	4,370	9,190
19	82	30	112	428	2	70,192	12,180	45,472	BMP 19	94,552	0.04	3,782	4,570
20	82	30	112	358	2	58,712	12,180	45,472	BMP 20	83,072	0.04	3,323	4,570
21	82	30	112	346	2	56,744	12,180	45,472	BMP 21	81,104	0.04	3,244	7,206
22	75	22	97	375	1	28,125	8,932	39,382	BMP 22	45,989	0.04	1,840	2,525
23	82	30	112	210	2	34,440	12,180	45,472	BMP 23	58,800	0.04	2,352	3,620



24	82	30	112	346	2	56,744	12,180	45,472	BMP 24	81,104	0.04	3,244	3,590
25	219	38	257	872	2	381,936	15,428	104,342	BMP 25	412,792	0.04	16,512	18,460
26	106	46	152	492	1	52,152	18,676	61,712	BMP 26	89,504	0.04	3,580	6,755
27	82	30	112	589	2	96,596	12,180	45,472	BMP 27	120,956	0.04	4,838	6,655
28	82	30	112	526	2	86,264	12,180	45,472	BMP 28	110,624	0.04	4,425	6,685
29	82	30	112	464	2	76,096	12,180	45,472	BMP 29	100,456	0.04	4,018	5,615
30	106	46	152	916	1	97,096	18,676	61,712	BMP 30	134,448	0.04	5,378	5,695
31	180	20	200	1,102	1	198,360	8,120	81,200	BMP 31	214,600	0.04	8,584	11,885
32	180	20	200	737	3	397,980	8,120	81,200	BMP 32	414,220	0.04	16,569	42,005
33	180	20	200	658	2	236,880	8,120	81,200	BMP 33	253,120	0.04	10,125	54,860
34	180	20	200	758	1	136,440	8,120	81,200	BMP 34	152,680	0.04	6,107	16,215
35	180	20	200	1,075	1	193,500	8,120	81,200	BMP 35	209,740	0.04	8,390	11,220

\* Factored area is surface type multiplied by the Runoff Factor (Hardscape = 1 & Landscape = 0.1).



<b>Project Name:</b>	SDC
<b>Job No.</b>	190992
<b>Date:</b>	February 9, 2024
<b>Prepared By:</b>	WJB

**Bioretention Calculation**

DMA	Area Data			Bioretention Calculations				
	Hardscape (sqft)	Landscape (sqft)	Total (sqft)	BMP Name	Factored Area*	Sizing Factor	Facility Size (sf)	Available for BMP (sf)
A	60,056	14,637	74,693	BMP 35	61,520	0.04	2,461	2465
B	110,475	45,605	156,080	BMP 36	115,036	0.04	4,601	4605
C	79,453	16,019	95,472	BMP 37	81,055	0.04	3,242	6425
D	9,370	2,436	11,806	BMP 38	9,614	0.04	385	505
E	130,489	30,815	161,304	BMP 39	133,571	0.04	5,343	6525
F	49,304	128,100	177,404	BMP 40	62,114	0.04	2,485	5900
G	94,175	18,132	112,307	BMP 41	95,988	0.04	3,840	4500
H	27,132	48,131	75,263	BMP 42	31,945	0.04	1,278	2300
I	85,227	21,404	106,631	BMP 43	87,367	0.04	3,495	3500
J	86,071	21,361	107,432	BMP 44	88,207	0.04	3,528	6405
K	76,292	16,846	93,138	BMP 45	77,977	0.04	3,119	3200
L	9,036	17,375	26,411	BMP 46	10,774	0.04	431	1000
M	24,178	3,349	27,527	BMP 47	24,513	0.04	981	1041
N	34,853	7,656	42,509	BMP 48	35,619	0.04	1,425	1460
O	8,100	1,298	9,398	BMP 49	8,230	0.04	329	430
P	8,485	3,142	11,627	BMP 50	8,799	0.04	352	650
Q	30,999	0	30,999	BMP 51	30,999	0.04	1,240	1340

\* Factored area is surface type multiplied by the Runoff Factor (Hardscape = 1 & Landscape = 0.1).

# Stormwater Facility Operation and Maintenance Fact Sheet

## ► **BIORETENTION AREAS**

These facilities remove pollutants primarily by filtering runoff slowly through an active layer of soil. Routine maintenance is needed to ensure that flow is unobstructed, that erosion is prevented, and that soils are held together by plant roots and are biologically active. Typical maintenance consists of the following:

- Inspect **inlets** for channels, exposure of soils, or other evidence of erosion. Clear any obstructions and remove any accumulation of sediment. Examine rock or other material used as a splash pad and replenish if necessary.
- Inspect **outlets** for erosion or plugging.
- Inspect **side slopes** for evidence of instability or erosion and correct as necessary.
- Observe soil at the bottom of the swale or filter for uniform **percolation** throughout. If portions of the swale or filter do not drain within 48 hours after the end of a storm, the soil should be tilled and replanted. Remove any debris or accumulations of sediment.
- Confirm that **check dams** and **flow spreaders** are in place and level and that channelization within the swale or filter is effectively prevented.
- Examine the **vegetation** to ensure that it is healthy and dense enough to provide filtering and to protect soils from erosion. Replenish mulch as necessary, remove fallen leaves and debris, prune large shrubs or trees, and mow turf areas. When mowing, remove no more than 1/3 height of grasses. Confirm that irrigation is adequate and not excessive. Replace dead plants and remove noxious and invasive vegetation.
- Abate any potential **vectors** by filling holes in the ground in and around the swale and by insuring that there are no areas where water stands longer than 48 hours following a storm. If mosquito larvae are present and persistent, contact the Marin/Sonoma Mosquito and Vector Control District for information and advice. Mosquito larvicides should be applied only when absolutely necessary and then only by a licensed individual or contractor.

## Stormwater IMP Inspection and Maintenance Log

Facility Name	
Address	
Begin Date	End Date

Date	IMP ID#	IMP Description	Inspected by:	Cause for Inspection	Exceptions Noted	Comments and Actions Taken

**Instructions:** Record all inspections and maintenance for all treatment IMPs on this form. Use additional log sheets and/or attach extended comments or documentation as necessary. Submit a copy of the completed log with the annual independent inspectors' report to the municipality, and start a new log at that time.

- IMP ID# — Always use ID# from the Operation and Maintenance Manual.
- Inspected by — Note all inspections and maintenance on this form, including the required independent annual inspection.
- Cause for inspection — Note if the inspection is routine, pre-rainy-season, post-storm, annual, or in response to a noted problem or complaint.
- Exceptions noted — Note any condition that requires correction or indicates a need for maintenance.
- Comments and actions taken — Describe any maintenance done and need for follow-up.