



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PUBLIC WORKS**  
**STORMWATER CONTROL PLAN APPLICATION**

Departmental  
Use Only

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Do Not Mark

**Applicant and Designer Information**

Applicant Name: John Doe	Daytime Phone: 555-123-4567
Mailing Address: 123 Any Street, Anytown	Zip Code: 00000
Email Address: john@email.com	

Designer Name: Jane Doe	Daytime Phone: 555-123-4567
Mailing Address: 456 Any Street, Anytown	Zip Code: 00000
Email Address: jane@gmail.com	

**Project Information**

<input type="checkbox"/> Preliminary entitlements- Subdivision or Land Use Permit approval	<input checked="" type="checkbox"/> Final- Building and/or Grading Permit for construction
Land Use Permit Number(s):	Building Permit Number(s): CBLD2024-1234
Project Address: 1234 San Luis Bay Drive, Avila Beach	Assessor's Parcel Number (APN): 123-45-678
Brief narrative description of project: Hotel expansion adding 12 rooms in a new building, parking lot and accessibility improvements.	

**Impervious Surface Areas**

**Calculate and identify all items listed in the table below.**

<b>Total Existing</b> Impervious Area (square feet): Existing buildings, pavement, etc. within project area	2700
<b>New</b> Impervious Area (square feet): Example: New buildings, new pavement, etc.	5200
<b>Replaced</b> Impervious Area (square feet): Example: Buildings demolished to build a new parking lot or vice versa	1300
<b>Reduced</b> Impervious Area (square feet): Example: Pavement/buildings demolished with area scarified, re-vegetated, replaced with pervious pavers, etc.	0
<b>Credit</b> for Reduced Impervious Area (square feet): If (New + Replaced) > Total Existing, use Credit = 0 If (New + Replaced) < Total Existing, use Credit = Reduced	0
<b>Net Impervious Area</b> (square feet) = (New + Replaced) - Credit	6500

## STORMWATER CONTROL PLAN APPLICATION

### Stormwater Performance Requirements

The following table summarizes the mandatory Performance Requirements based on the amount of impervious surface area that is created or replaced. Please review this table to determine which requirements apply to the project.

Net Impervious Surface square feet	Performance Requirements			
	Performance Requirement #1	Performance Requirement #2	Performance Requirement #3	Performance Requirement #4
0 - 2,499	Complete Stormwater PCR Waiver Request Form			
2,500 - 4,999	✓			
5,000 - 14,999	✓	✓ *		
15,000 - 22,499	✓	✓	✓	
≥ 22,500	✓	✓	✓	✓

\* Not applicable for a single-family residence

Check the applicable performance requirements and indicate whether the project meets the requirement:

<b>Performance Requirement #1- Site Design</b>	Requirement met? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<i>(Projects that meet Performance Requirement 1 only, complete this SWCP application and attach any applicable exhibits)</i>	
<b>Performance Requirement #2- Water Quality Treatment</b>	Requirement met? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Performance Requirement #3- Runoff Retention</b>	Requirement met? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Performance Requirement #4- Peak Management</b>	Requirement met? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

- Projects that create or replace less than 2,500 square feet of impervious surface area must complete and submit the Stormwater PCR Waiver Request Form.
- Projects required to meet Performance Requirement 1 only, must complete this SWCP application and attach any applicable exhibits.
- Projects required to meet Performance Requirement 2, 3, or 4, must submit this SWCP application in addition to a complete Stormwater Control Plan using the County provided template.

## STORMWATER CONTROL PLAN APPLICATION

### Performance Requirement #1: Site Design Measures Applicants Can Incorporate to Reduce Stormwater Impacts

Applicants are encouraged to reduce stormwater impacts associated with development and redevelopment.

<i>Performance Requirement 1: Site Design and Runoff Reduction Summary</i> <b>Minimize stormwater runoff by implementing <u>one or more</u> of the following Site Design Measures.</b> <i>Selected Design Measures must be clearly referenced on the project plans.</i>			
Site Design Measures	Implemented?	If Yes, provide Plan Sheet / Detail location	If No, provide an explanation below
Roof runoff directed into cisterns or rain barrels for reuse?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Limited space to implement an onsite reuse system.
Roof runoff directed into vegetated areas (safely away from building foundations and footings)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	EX-1, Detail 2	
Runoff from sidewalks, walkways, and/or patios directed onto vegetated areas (safely away from the building foundations and footings)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	EX-2, Detail 2	
Runoff from driveways and/or uncovered parking lots onto vegetated areas (safely away from the building foundations and footings)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Not feasible due to existing curb grades.
Are bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios constructed with permeable surfaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	EX-1, Detail 4	

### Performance Requirement #1: Stormwater Site Design & Runoff Reduction Summary

For each of the following, please describe how this project has complied to the maximum extent practicable with the following site design and runoff reduction:

1. Limit disturbance of creeks and natural drainage features.
Construction is within established setbacks from creek bank. No construction work will occur within the setback.

## STORMWATER CONTROL PLAN APPLICATION

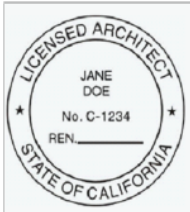
2. Minimize compaction of highly permeable soils.
Onsite soils are not highly permeable having been graded and compacted in original tract development. Project is an infill development on imported fill soils.

3. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.
Development envelope is in an existing cleared and utilized space. Riparian vegetation near the creek will not be disturbed or impacted by the project.

4. Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural, undisturbed state.
Sensitive riparian habitat adjacent to the project will be undisturbed and protected from construction activity.

### Certification\*

I hereby certify that this project is designed to achieve full compliance with each of the applicable Central Coast Post-Construction Requirements.

Preparer Name: Jane Doe	
Preparer Signature: <i>Jane Doe</i>	Date: 03/01/2024
Was this application completed by a registered professional? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
License Number: C-1234	License Type: Architect
Stamp: 	

\*Certification is required for projects subject to Performance Requirements 2, 3, or 4 and may be provided by a registered professional engineer, geologist, architect, and/or landscape architect.

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EXAMPLE PROJECT: San Luis Bay Hotel Expansion Project, Avila Beach

<b>Post-Construction Stormwater Control Plan for:</b>
<b>San Luis Bay Hotel Expansion Project, Avila Beach</b>

**Date:** 03/01/2024

**Name of owner:** John Doe

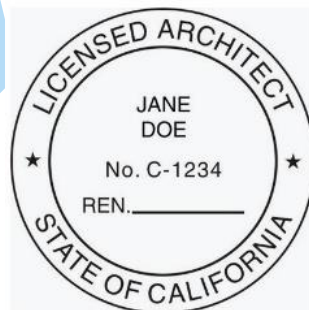
**Owner's representative and contact information:** General Land Development Company  
(555) 123-4567

**Plan prepared by:** General Civil Engineering & Architecture Consultants Inc.

**Preparer's name and contact information:** Jane Doe  
(555)123-4567 jane@email.com

**Submitted to:** County of San Luis Obispo

*Preparer's signed stamp:*



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**Stormwater Control Plan Submittal Completion Checklist**

***Exhibits:***

<b>Element</b>	<b>Included?</b>	<b>Notes</b>
Exhibit depicting SCMs, Drainage Management Areas (DMAs).	Yes	Attachment 1
Exhibit depicting pre and post project pervious and impervious areas.	Yes	Attachment 1
Opportunities and constraints map.	N/A	N/A

***Required Submittals for PR#2***

<b>Element</b>	<b>Included?</b>	<b>Notes</b>
Source control checklist.	Yes	
Plan sheet detail indicating location of PR#1 implementation.	Yes	
Draft long-term operations and maintenance plan.	Yes	

***Required Submittals for PR#3***

<b>Element</b>	<b>Included?</b>	<b>Notes</b>
LID opportunities and constraints analysis with map.	N/A	Project does not meet threshold for PR#3.
Underground infiltration system pretreatment device certification.	N/A	
Soils testing report and design infiltration rate supporting documentation.	N/A	

***Requirements for PR#4***

<b>Element</b>	<b>Included?</b>	<b>Notes</b>
Calculations for peak management.	N/A	Project does not meet threshold for PR#4.

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### 1. Summary Project Data

Table 1 provides a summary of project data related to demonstrating compliance with the Post-Construction Stormwater Management Requirements (the PCRs) for Development Projects in the Central Coast [Resolution R3-2013-0032]. The proposed project is designed to comply with applicable requirements outlined in the PCRs.

Table 1: Summary Project Data

<b>Project name:</b>	San Luis Bay Hotel Expansion		
<b>Project or permit number:</b>	CBLD2024-1234		
<b>Preliminary or Final SWCP:</b>	<input type="checkbox"/> Preliminary entitlements Subdivision or Land Use Permit approval.	<input checked="" type="checkbox"/> Final Building and/or Grading Permit for construction.	
<b>Project location:</b>	1234 San Luis Bay Drive, Avila Beach APN 123-45-6789		
<b>Project Description:</b>	New building for hotel expansion, parking lot and accessibility improvements.		
<b>Total project site area:</b>	0.29 acres 12,680 SF		
<b>Total Existing Impervious Area:</b>	2,700 SF		
<b>New Impervious Area:</b>	5,200 SF		
<b>Replaced impervious Area:</b>	1,300 SF		
<b>Reduced Impervious Area:</b>	N/A		
<b>Credit for Reduced Impervious Area:</b> <i>If (New + Replaced) &gt; Total Existing, Credit = 0</i> <i>If (New + Replaced) &lt; Total Existing, Credit =</i> <i>Reduced</i>	0 SF		
<b>Net impervious area:</b>	6,500 SF		
<b>Watershed management zone:</b>	WMZ 1		
<b>Design storm frequency and depth:</b>	<input checked="" type="checkbox"/> 85 <sup>th</sup> percentile	<input type="checkbox"/> 95 <sup>th</sup> percentile	1.1"
<b>Applicable performance requirements:</b>	<input checked="" type="checkbox"/> PR #1	<input checked="" type="checkbox"/> PR #2	<input type="checkbox"/> PR #3 <input type="checkbox"/> PR #4

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Table 2 summarizes the predominant soil characteristics of the development site and data generated from web generated soils reports and site soils explorations and testing.

Table 2: Site Soils summary data

<b>Predominant soil type(s) of site:</b>	Alluvial soft clays and sands.			
<b>Predominant hydrologic soils group classification of site:</b>	<input type="checkbox"/> Group A	<input type="checkbox"/> Group B	<input checked="" type="checkbox"/> Group C	<input type="checkbox"/> Group D
<b>Soils testing conducted at site:</b>	<input type="checkbox"/> Borings		<input type="checkbox"/> Percolation testing	
	<input type="checkbox"/> Infiltration testing		<input checked="" type="checkbox"/> Other	
<b>Brief summary of soil testing conducted:</b>	Cone penetration test (descriptive only – no percolation/infiltration tests)			
<b>Design soil infiltration rate:</b>	0.25 in/hr			
<b>Factor of Safety applied:</b>	N/A			

## 2. Project setting

### a. Project Location and Description

The project consists of construction of a standalone expansion to an existing hotel. Maintaining the existing commercial zoning, the project proposes a 3-story hotel with 12 rooms. The building will contain approximately 10,150 square feet of usable area within a 4,210 square foot impervious footprint. Beyond the structure, the project will reconfigure sidewalk and four existing parking spots to meet current accessibility requirements.

Figure 1: Project Vicinity Map



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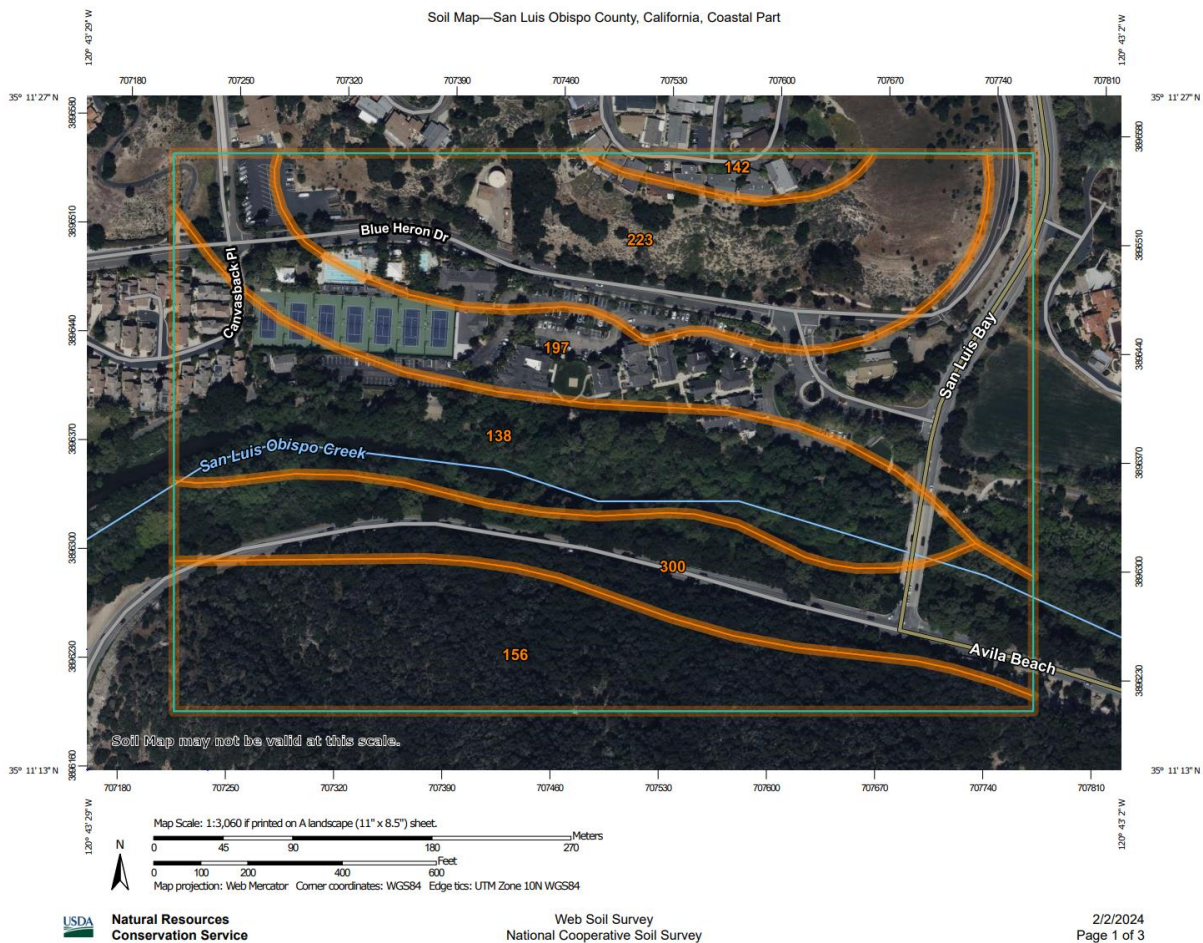
**b. Existing Site Features and Conditions**

The project site is a 0.23-acre lot that was previously graded with fill during construction of Tract 1234 in the 1990s. The lot has been used as amenity open space since construction of the tract in the early 2000s.

The current site condition is landscaping (primarily turf) over fill soils. The existing limited impervious areas consist of access flatwork, a concrete picnic area, and a decorative accessory structure. Runoff is generally directed to an existing storm drain system constructed with the Tract. The Bob Jones Trail is located beyond the southern site boundary and San Luis Obispo Creek. The site is in the San Luis Obispo Creek floodplain but only vulnerable to inundation in extreme flood events.

The site soils as mapped by NRCS are shown below. The underlying site soils are defined by the NRCS as HSG C. During soils testing, groundwater was noted approximately 20 feet below ground.

Figure 2: Project Site Soils Map (optional)



**c. Opportunities and Constraints for Stormwater Control**

Projects triggering PR#3 and above are required to submit a LID opportunities and constraints analysis.

<b>This project is PR#3 or above:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>The LID opportunities and constraints checklist is included as an Attachment to this SWCP.</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
<b>The LID opportunities and constraints site map is included as an Attachment to this SWCP.</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable

**3. Low Impact Development Design Strategies**

**a. Site Design Strategies**

Performance Requirement #1 is applicable to all regulated projects that create and/or replace ≥2,500 sf of impervious surface area. This project has incorporated Low Impact Development site design strategies as detailed below.

Limit disturbance to creeks and natural drainage features

Construction is sited beyond creek banks and natural drainage features.

Minimize compaction of highly permeable soils

Onsite soil is not highly permeable having been graded and compacted in original Tract development.

Limit clearing and grading of native vegetation to minimum area necessary

Development envelope is preexisting cleared and utilized space. Creekside vegetation will not be disturbed for the project.

Minimize impervious surfaces and concentrate improvements on the least-sensitive portions of the site.

The most sensitive areas near the creek will be left undisturbed.

**b. Runoff Reduction Strategies**

Performance Requirement #1 mandates that one or more runoff reduction measures be integrated into the site design. Table 3 indicates where runoff reduction measures have been incorporated into the proposed project.

Table 3: Performance Requirement #1 Runoff Reduction Strategies

<b>Runoff Reduction Strategy</b>	<b>Guidelines</b>	<b>Location implemented</b>	<b>Plan sheet and detail</b>
Direct roof runoff into cisterns or rain barrels for reuse.	Minimum 100-gallon volume for collection.	N/A	N/A
Direct roof runoff to vegetated areas away from foundations and footings.	Minimum 10% of roof area directed to vegetated areas.	100% of 4,210 SF roof to biofiltration basin, <u>OK</u>	C-1.1, C1.2

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Direct runoff from sidewalks, walkways and/or patios onto vegetated areas.	Minimum 10% of flatwork* area drainage directed to vegetated areas.	1,330 SF flatwork to vegetated areas / 2,770 SF total flatwork area 48% > 10% <u>OK</u>	C-1.1
Direct runoff from driveways and/or parking lots onto vegetated areas.	Minimum 10% of flatwork area drainage directed to vegetated areas.	N/A	N/A
Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces.	Minimum 10% of flatwork area constructed with permeable surfaces.	480 SF Pervious Pavers / 2,770 SF total flatwork area 17% > 10% <u>OK</u>	C-1.1 Detail C-4.1

\*Flatwork refers to smooth paved surfaces such as sidewalks, driveways, pathways, or parking lots.

Additional site design and runoff reduction strategies are required for projects that must comply with Performance Requirement #3. Table 4 indicates the design strategies that were incorporated into the project design to optimize the use of LID.

Table 4: Performance Requirement #3 Additional LID Design Strategies

Augmented PR#3 LID Design Strategies	Implemented?	Explanation
Define the development envelope and protected areas. Identify areas suitable for development and areas to remain undisturbed.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conserve natural areas, including existing trees, vegetation, and soils.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Limit the overall impervious footprint of the project.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construct streets, sidewalks, parking lot aisles to minimum widths required.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Set back development from creeks, wetlands, and riparian habitats.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conform the site layout along natural landforms.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Avoid excessive grading and disturbance of vegetation and soils.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Table 4 is not applicable to this project.	<input checked="" type="checkbox"/> The requirements of this table are not applicable to the project. This project is not required to comply with Performance Requirement #3.	

**c. Self-treating and self-retaining areas**

This project reduces the amount of runoff for which Stormwater Structural Control Measures (SCM) are required by utilizing self-treating and self-retaining areas.



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The parking lot improvements include conversion of some stalls to permeable pavers. The pavers have been designed with adequate gravel storage to treat runoff from the tributary impervious area. However the total tributary area to the pavers including adjacent pervious areas exceed the maximum 2:1 run on ratio. Therefore the pavers are considered an SCM rather than a Self Retaining Area (SRA).

## 4. Documentation of Drainage Design

### a. Drainage Management Areas Summary

The project site has been delineated into distinct Drainage Management Areas (DMAs), sized per the guidelines in the County of San Luis Obispo Post-Construction Stormwater Guidebook. Descriptions of each DMA are included in Table 5.

Table 5: Drainage Management Areas and Characteristics

DMA Number/ID	Surface Type & description	Area (sf)	Drains to:		
DMA 1	Parking lot improvements, access flatwork, and landscape	4,240	<input type="checkbox"/> Self-treating	<input type="checkbox"/> Self-retaining	<input checked="" type="checkbox"/> SCM
DMA 2	Hotel structure, flatwork, and landscape	8,430	<input type="checkbox"/> Self-treating	<input type="checkbox"/> Self-retaining	<input checked="" type="checkbox"/> SCM

### b. Stormwater Structural Control Measures

#### Structural Control Measures for PR#2 Treatment

This project requires construction of Stormwater Structural Control Measures (SCMs) to treat runoff in compliance with Performance Requirement #2, Water Quality Treatment. Treatment for each DMA is provided by one of the following types of features:

- (1) Bioretention Basins  
Required SCM Capacity = Volume (CF) of 85<sup>th</sup> percentile storm runoff from DMAs flowing to SCM  
Provided SCM Capacity = Design volume (CF) of bioretention basin
- (2) Biofiltration Features (i.e., bioretention w/ underdrain)  
Required SCM Capacity = Impervious area (SF) of DMA(s) flowing to SCM x 0.04  
Provided SCM Capacity = Surface area of SCM
- (3) Vegetated Flow-Based Treatment (i.e. vegetated swales, vegetated buffer strips)  
Required SCM Capacity = Minimum swale length (ft) or minimum strip width (ft)  
Provided SCM Capacity = Actual swale length (ft) or strip width (ft)
- (4) Mechanical Flow-Based Treatment Devices (i.e., filters, mechanical separators)  
Required SCM Capacity = Peak flow rate (CFS) to SCM

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Provided SCM Capacity = Maximum recommended flow rate (CFS) to the SCM for effective treatment per manufacturer’s specifications or design

No treatment is to be provided by direct infiltration facilities. All direct infiltration facilities must receive flows treated by flow-based treatment devices or by above-ground biofiltration or bioretention facilities. Direct infiltration should be reserved for retention and peak management.

Key attributes of these SCMs for Water Quality Treatment are summarized in Table 6. Calculations are included in Attachment 2.

Table 6: Structural Control Measure Summary Table (PR2 – Treatment Only)

SCM Number/ID	DMA Number/ID	SCM Type	Required SCM Capacity (CFS, SF, FT, CF)	Provided SCM Capacity (CFS, SF, FT, CF)
SCM 1	DMA 1	Pervious Pavers	133 CF	240 CF
SCM 2	DMA 2	Biofiltration	95 SF	320 SF

Structural Control Measures for PR#3 Retention

This project requires construction of Stormwater Structural Control Measures to achieve compliance with Performance Requirement #3, Retention. Key attributes of the SCMs are summarized in Table 7.

Table 7: Structural Control Measure Summary Table (PR3 – Runoff Retention)

SCM Number/ID	DMA Number/ID	SCM Type	Required SCM volume (CF) (Area x runoff coefficient x 85 <sup>th</sup> percentile rainfall depth)	Provided SCM volume (CF)
Table 7 is not applicable to this project.			<input checked="" type="checkbox"/> The requirements of this table are not applicable to the project. This project is not required to comply with Performance Requirement #3.	

Summary of Structural Control Measures (PR4 – Peak Management)

This project requires construction of Stormwater Structural Control Measures to achieve compliance with Performance Requirement #4, Peak Management. Key attributes of the SCMs are summarized in Table 8.

Table 8: Structural Control Measure Summary Table (PR4 – Peak Management)

SCM Number/ID	DMA Number/ID	SCM Type	2-Year Storm Runoff (CFS)		5-Year Storm Runoff (CFS)		10-Year Storm Runoff (CFS)	
			Pre	Post	Pre	Post	Pre	Post

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Table 8 is not applicable to this project.	<input checked="" type="checkbox"/> The requirements of this table are not applicable to the project. This project is not required to comply with Performance Requirement #4.
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Underground Structural Control Measures

Projects that intend to utilize underground stormwater structural control measures for retention, infiltration, or peak management must complete Table 9.

Table 9: Subgrade Stormwater Structural Control Measures

<b>This project includes subgrade SCMs: (i.e. dry wells, chambers, vaults.)</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>The project design distributes at least 30% of the post-construction runoff volume to at-grade SCMs or LID features.</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No <i>(If no, provide explanation below)</i>
<b>Explanation (as needed):</b>		
<b>The project design includes a TAPE certified* pre-treatment device upstream of subgrade features.</b> <i>(Include documentation in Attachment)</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>The project design achieves PR#2 water quality treatment using at-grade features upstream of subgrade features.</b>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Table 9 is not applicable to this project.	<input checked="" type="checkbox"/> The project does not include underground structural control measures.	

\*Information about TAPE certified pre-treatment devices is included in the San Luis Obispo County Post-Construction Stormwater Guidebook.

**c. Areas Draining to Self-retaining Areas**

DMA 1, which includes impervious flatwork to access the new construction, will drain to the pervious pavers to be installed in a portion of the existing parking lot. These pavers will serve as an SCM, not an SRA. Only considering the impervious area tributary to the SRA meets the default 2:1 run-on ratio. However, considering the landscaped areas in DMA 1 causes the SRA ratio to exceed the default 2:1 ratio, so the paver’s underlying gravel section has been sized as an SCM, as shown in Table 6.

Table 10: Self-retaining area summary

SRA Number/ID	Description	[A] SRA Area (SF)	DMAs Draining to SRA Number/ID	[B] Total Areas Draining to SRA (SF)	Ratio [B]/[A]
Table 10 is not applicable to this project.		<input checked="" type="checkbox"/> The project does not include any self-retaining areas.			

The proposed design meets the criteria for the use of self-retaining areas as written in the County of San Luis Obispo Post-Construction Stormwater Guidebook:



**Self-retaining area sizing:**     2:1 Sizing Ratio (acceptable)     >2:1 Sizing Ratio (un-acceptable)

**d. SCM Construction Checklist**

Construction details are provided for each SCM planned for the site. These details include specifications for materials, elevations, plants, and protection of features during construction. Table 11 indicates where SCM construction details can be reviewed.

Table 11: SCM Construction Details Summary Table

DMA Name/ID	SCM ID and Type	Plan Sheet No.	Plan set	SCM Detail No.
DMA 1	SCM 1 Pervious Pavers	Sheet C-4.1	<input checked="" type="checkbox"/> Grading Permit <input checked="" type="checkbox"/> Structure Permit	PERVIOUS PAVERS SECTION
DMA 2	SCM 2 Biofiltration	Sheet C-4.1	<input checked="" type="checkbox"/> Grading Permit <input type="checkbox"/> Structure Permit	BIO-TREATMENT BASIN DETAIL

Vegetated SCMs such as bioswales and bioretention require plantings to achieve optimal pollutant load reduction. Project plans must include a detail indicating the plant palette selected for vegetated SCMs. The source of the selected planting palette is summarized in Table 12.

Table 12: Plant Palette Selected for Vegetated SCMs

Name of Plant Palette	Source	Plan Sheet & Detail
Flowering Commercial Palette- Coastal	<input checked="" type="checkbox"/> SLO County Post-Construction Guidebook Appendix D <input type="checkbox"/> Central Coast LIDI: Plant Palette Guidebook, or Bioretention Plant Guide <input type="checkbox"/> Other [describe]	Sheet L.1, Detail 5

**5. Pollutant Source Control Measures**

The project design includes pollutant source control measures to limit the exposure of potential pollutants once construction is complete. Source controls may be operational, structural or procedural. Permanent source control measures that are applicable to the project site and that will be implemented are indicated in Table 13.

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Table 13: Permanent Pollutant Source Control Measures

Pollutant Generating Activities and Sources	Source Control BMP	Method selected
Vehicle or equipment cleaning.  Un-authorized non-stormwater discharges.	Educational stormwater signage. <i>(Operational.)</i>	<input checked="" type="checkbox"/> 'No Dumping' storm drain inlet markers. <input type="checkbox"/> 'Rainwater only' storm drain inlet markers. <input type="checkbox"/> Educational or informational stormwater signage for LID features.
Fuel dispensing areas.  Chemical or material storage areas.  Refuse areas.	Secondary containment devices. <i>(Structural.)</i>	<input type="checkbox"/> Raised permanent containment around liquid storage tanks. <input type="checkbox"/> Rolling berm containment around liquid handling or loading areas.
Loading docks.  Parking/storage areas.	Permanent protective shelters/covers. <i>(Structural.)</i>  Waste collection and disposal equipment. <i>(Operational.)</i>	<input type="checkbox"/> Permanent storage sheds/canopies to shield equipment or materials. <input type="checkbox"/> Canopy downspouts routed away from shelters covering equipment and materials. <input checked="" type="checkbox"/> Trash and recycling receptacles provided in parking and storage areas.
Refuse/ trash disposal areas.  Building and grounds maintenance.	Permanent protective shelters/covers. <i>(Structural.)</i>  Informational signage. <i>(Operational.)</i>  Periodic inspection. <i>(Operational.)</i>	<input checked="" type="checkbox"/> Drainage from adjoining areas diverted away from trash storage area. <input checked="" type="checkbox"/> Trash storage area walled and covered. <input checked="" type="checkbox"/> Storm drains located away from trash storage areas. <input type="checkbox"/> Trash storage area paved to mitigate spills. <input type="checkbox"/> Informational signage posted. <input type="checkbox"/> Scheduled periodic inspection of waste receptacles.
Loading & unloading areas.	Permanent protective shelters. <i>(Structural.)</i>  Drainage routing or containment. <i>(Structural.)</i>  Spill cleanup and control materials. <i>(Operational.)</i>	<input type="checkbox"/> Permanent overhead canopy covering loading docks. <input type="checkbox"/> Below-grade loading docks drain to water quality pre-treatment device. <input type="checkbox"/> Trash receptacles provided near loading docks. <input type="checkbox"/> Spill cleanup kit provided near loading docks. <input type="checkbox"/> Loading docks located away from storm drain inlets.
Restaurants, grocery stores, and other food service operations.	Equipment cleaning and maintenance procedures. <i>(Operational.)</i>  Drains clearly marked and verified. <i>(Operational.)</i>	<input type="checkbox"/> Indoor sinks and cleaning facilities sized for largest possible items for cleaning. <input type="checkbox"/> Sinks and cleaning areas connected to grease interceptors. <input type="checkbox"/> Indoor floor drains connected to sanitary sewer. <input type="checkbox"/> Outdoor floor drains connected to sanitary sewer in permanently covered areas. <input type="checkbox"/> Cleaning and degreasing agents used on site are low-hazard or biodegradable.

APPENDIX E

EXAMPLE PROJECT: San Luis Bay Hotel Expansion Project, Avila Beach

Pollutant Generating Activities and Sources	Source Control BMP	Method selected
<p>High traffic pedestrian areas.</p> <p>Pet-friendly areas.</p>	<p>Waste collection and disposal equipment. <i>(Operational)</i></p> <p>Educational signage. <i>(Operational)</i></p>	<p><input checked="" type="checkbox"/> Permanent pet waste bag dispenser stations provided.</p> <p><input checked="" type="checkbox"/> Trash and recycling receptacles provided in areas of heavy pedestrian traffic.</p> <p><input checked="" type="checkbox"/> Informational pet waste signage installed.</p>
<p>Outdoor Pools, Spas, Fountains</p>	<p>Drainage design to manage overflows, backwashing, and maintenance. <i>(Structural)</i></p> <p>Technician training and disposal plans. <i>(Operational)</i></p>	<p><input type="checkbox"/> Design prevents overflow discharge to streets, storm drains or creeks/waterways.</p> <p><input type="checkbox"/> Design incorporates filter backwash treatment plan.</p> <p><input type="checkbox"/> Service technicians trained in appropriate chemical application and disposal.</p> <p><input type="checkbox"/> Disposal plan for periodic water feature draining/refilling is established.</p>
<p>Landscaping maintenance.</p> <p>Landscaping irrigation systems.</p>	<p>Storage areas for landscaping chemicals. <i>(Structural.)</i></p> <p>Water efficient irrigation system. <i>(Operational.)</i></p> <p>Training for maintenance staff and chemical applicators. <i>(Operational.)</i></p> <p>Less hazardous chemicals selected for maintenance. <i>(Procedural.)</i></p>	<p><input type="checkbox"/> Covered and contained storage area provided for all pesticide, herbicides, and landscaping chemicals.</p> <p><input type="checkbox"/> Temporary landscape material stockpiling area provided away from water courses and drain inlets.</p> <p><input checked="" type="checkbox"/> Water efficient irrigation systems installed.</p> <p><input checked="" type="checkbox"/> Scheduled semi-annual irrigation maintenance and system verification.</p> <p><input type="checkbox"/> Employees and maintenance contractors appropriately licensed and trained.</p> <p><input checked="" type="checkbox"/> Chemical use (fertilizers, herbicides, pesticides) is minimized.</p> <p><input type="checkbox"/> Chemical applicators licensed or trained in proper application and disposal requirements.</p> <p><input type="checkbox"/> Less toxic chemicals substituted for hazardous toxic chemicals.</p>
<p>Fire Sprinkler Test Water</p>	<p>Fire system flushing water disposal plan. <i>(Operational.)</i></p>	<p><input checked="" type="checkbox"/> Fire system flushing area sited near landscaping for test water infiltration.</p> <p><input type="checkbox"/> Fire sprinkler line flush testing area designed for flow direction to sanitary sewer.</p>
<p>Vehicle or Equipment Parking areas.</p>	<p>Parking area regular maintenance. <i>(Operational.)</i></p> <p>Vehicle and equipment regular maintenance. <i>(Operational.)</i></p>	<p><input checked="" type="checkbox"/> Trash receptacles provided in areas of heavy pedestrian traffic.</p> <p><input checked="" type="checkbox"/> Sweeping and litter removal scheduled as part of ongoing maintenance.</p> <p><input type="checkbox"/> Vehicles and equipment regularly serviced at off-site location.</p> <p><input type="checkbox"/> Vehicles and equipment fueled in designated location with spill control kits.</p>
<p>Un-authorized non-stormwater discharges</p>	<p>Employee/contractor training. <i>(Operational.)</i></p>	<p><input type="checkbox"/> Mobile cleaning vendors appropriately trained, capable of collecting and removing wash waters for offsite disposal.</p> <p><input type="checkbox"/> Service contractors equipped with appropriate washout and containment supplies.</p>

## 6. Stormwater Infrastructure Maintenance

### a. Operations and Maintenance Agreements

The project owner, John Doe, will be responsible for operations and maintenance of the stormwater system in perpetuity. These responsibilities are transferred to future owners upon completion of sale of the project site or portion thereof. This project intends to delegate responsibility for long-term operations and maintenance as follows:

**Recorded maintenance agreement type:**       Agreement       Codes, Covenants & Restrictions language.

**The party responsible for operations and maintenance of the system will be:**       Single owner       Multiple owners

Owner's association       Corporation

**The party responsible for operations and maintenance of the system:**       Is located locally in San Luis Obispo County.       Has a designated local representative in San Luis Obispo County.

Is located outside the County, within California.       Is located outside California.

The party responsible for operations and Maintenance intends to complete annual inspections and maintenance by the following methods:       Self-inspect and maintain. Contract out for additional maintenance support as necessary.       Contract out all system inspection and maintenance services.

### b. Summary of Maintenance Requirements for each Structural Control Measure

The maintenance requirements and anticipated annual costs for maintaining each SCM associated with the project are documented in County form SWP-1008. Copies of these forms are included as Attachment 5. An operations and maintenance agreement will be recorded with the County Clerk Recorder prior to final of project construction.

## 7. Conclusions and Certification of Compliance

This project meets each of the applicable Performance Requirements stipulated by the PCRs.

<p><b>Performance Requirement #1</b></p>	<p>Compliance achieved onsite?</p> <p><input checked="" type="checkbox"/> Yes    <input type="checkbox"/> No</p>	<p>Measure(s) implemented:</p> <p>Direct roof runoff to vegetated areas away from foundations and footings.</p> <p>Direct runoff from sidewalks, walkways and/or patios onto vegetated areas.</p> <p>Construct flatwork with permeable surfaces.</p>	
<p><b>Performance Requirement #2</b></p>	<p>Volume of treatment required for project:</p>	<p>Volume of treatment provided by project:</p>	<p>Compliance achieved:</p> <p><input checked="" type="checkbox"/> Onsite    <input type="checkbox"/> Offsite</p>

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EXAMPLE PROJECT: San Luis Bay Hotel Expansion Project, Avila Beach

	713 SF	800 SF	
<b>Performance Requirement #3</b>	Volume of retention required for total project:  N/A	Volume of retention provided by total project:  N/A	Compliance achieved:  <input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite
<b>Performance Requirement #4</b>	Peak management reduction required:  N/A	Peak management reduction achieved:  N/A	

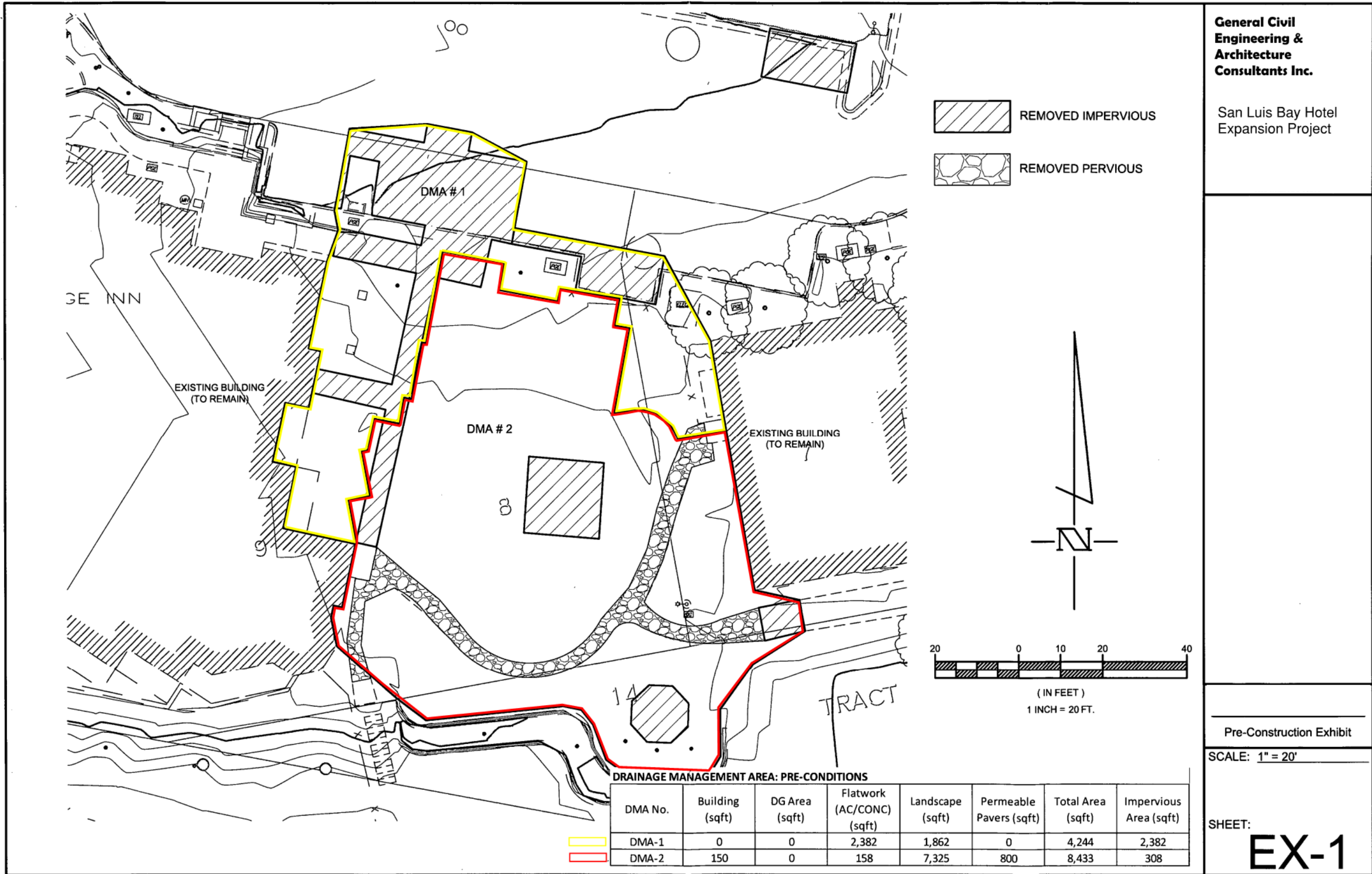
The registered professional engineer, geologist, architect or landscape architect authoring this report certifies that all applicable post-construction stormwater performance requirements have been applied to this project and that this plan conforms to the requirements of the Central Coast Post-Construction Stormwater Management Resolution R3-2013-0032 and the current edition of the County's Post-Construction Stormwater Guidebook.

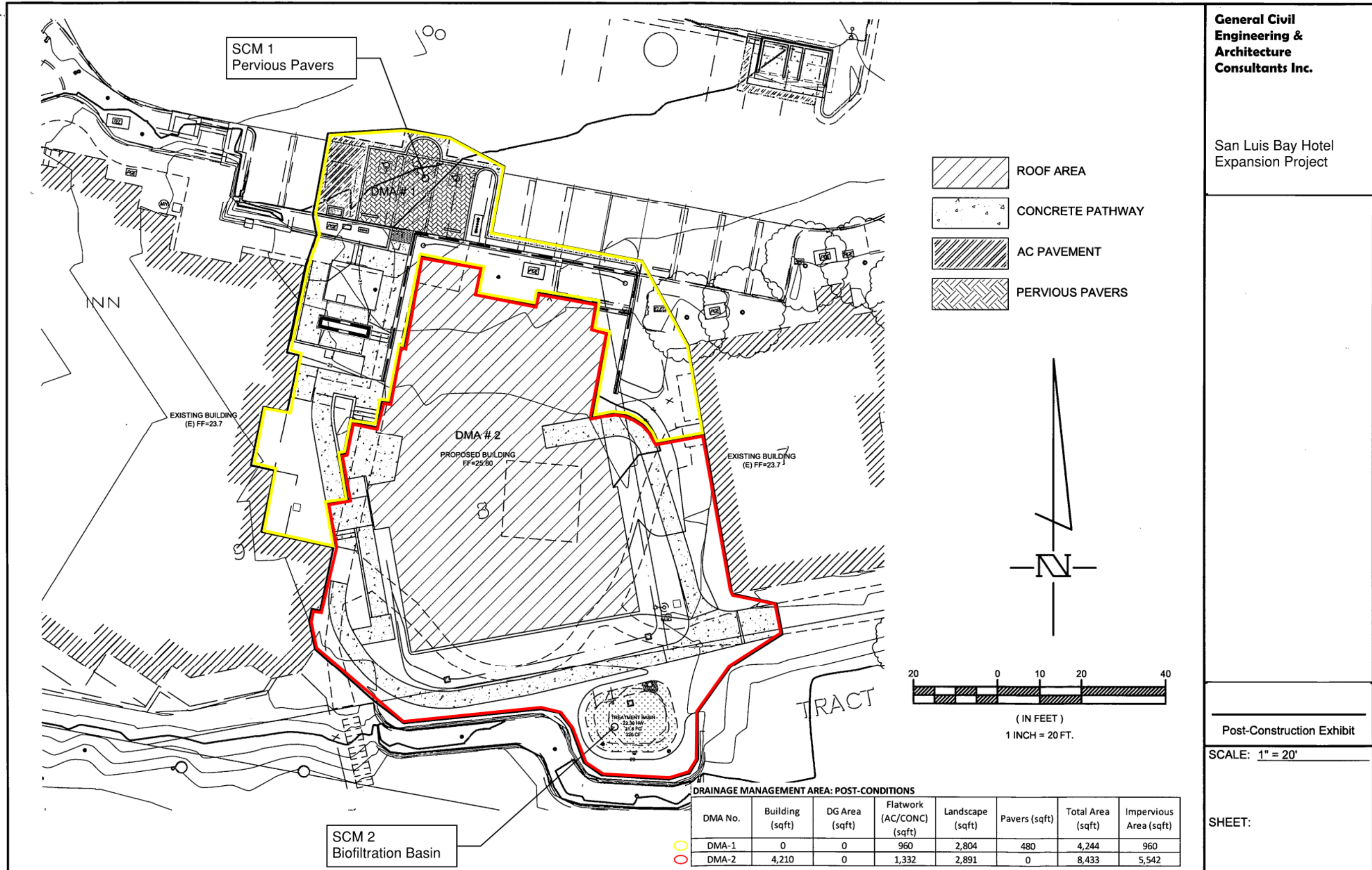
Preparer Name: Jane Doe	
Date: 03/01/2024	
License Number: C-1234	License Type: Architect

***Attachment 1: Site Maps and Exhibits***

EXAMPLE







**General Civil  
 Engineering &  
 Architecture  
 Consultants Inc.**

San Luis Bay Hotel  
 Expansion Project

Post-Construction Exhibit

SCALE: 1" = 20'

SHEET:



**Attachment 2: SCM Sizing Calculator Outputs**

**Pervious Pavers SCM Capacity Calculations**

**Runoff Coefficient, C**

DMA	Surface Type	Surface Area (sf)	Impervious Ratio	Runoff Coefficient, C <sup>1</sup>
DMA 1	Concrete/Asphalt	960	1	0.89
DMA 1	Landscaping	2,804	0	0.04

<sup>1</sup> Equation 4 County of San Luis Obispo Post-Construction Stormwater Guidebook

**Required Pervious Paver Capacity**

SCM ID	Tributary DMA	Runoff Coefficient, C <sup>1</sup>	Rainfall Depth, i (in) <sup>2</sup>	Tributary Area, A (ac)	Volume (cf) <sup>3</sup>
SCM 1	DMA 1	0.26	1.1	3,764	89
	SCM 1	1.00	1.1	480	44
				<b>SCM 1 Total</b>	<b>133</b>

<sup>1</sup> Equation 6, County of San Luis Obispo Post-Construction Stormwater Guidebook

<sup>2</sup> Table 7, 85th Percentile Storm, County of San Luis Obispo Post-Construction Stormwater Guidebook

<sup>3</sup> Equation 5, County of San Luis Obispo Post-Construction Stormwater Guidebook

**Provided Pervious Paver Capacity**

SCM ID	Surface Area (sf)	Gravel Depth (in) <sup>1,2</sup>	Gravel Void Coefficient <sup>2</sup>	Volume (cf)
SCM 1	480	15	0.4	240

<sup>1</sup> Table 7, County of San Luis Obispo Post-Construction Stormwater Guidebook

<sup>2</sup> From Design

**Equations Used**

**Equation 5: Retention volume calculation.**

$$\text{Runoff Coefficient } C \times \text{Required 24-hour rainfall depth} \times \text{Retention Tributary Area} = \text{Retention Volume}$$

Equation 5, County of San Luis Obispo Post-Construction Stormwater Guidebook

**Equation 6: Multi-surface runoff coefficient calculation**

$$C_{\text{area-weighted}} = \frac{\sum C_{\text{surface } 1} A_{\text{surface } 1} + C_{\text{surface } x} A_{\text{surface } x}}{\sum A_{\text{all surfaces}}}$$

Equation 6, County of San Luis Obispo Post-Construction Stormwater Guidebook

**Equation 4: Impervious ratio (i) to Runoff coefficient 'C' equation.**

$$0.858i^3 - 0.78i^2 + 0.744i + 0.04 = \text{Runoff Coefficient } C$$

Where i = the fraction of the DMA that is impervious

Equation 4, County of San Luis Obispo Post-Construction Stormwater Guidebook

### Biofiltration Basin SCM Capacity Calculations

**Required Biofiltration Basin Capacity**

SCM ID	Tributary DMA	Tributary Impervious Area (sf)	Sizing Factor	Required Surface Area (sf) <sup>1</sup>
SCM 2	DMA 2	2,382	0.04	95

<sup>1</sup> Equation 8, County of San Luis Obispo Post-Construction Stormwater Guidebook

**Provided Biofiltration Basin Capacity**

SCM ID	Surface Area (sf) <sup>1</sup>
SCM 1	320

<sup>1</sup> From Design

**Equations Used**

*Equation 8: Bioretention facility surface area calculation.*



Equation 8, County of San Luis Obispo Post-Construction Stormwater Guidebook



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***Attachment 3: Non-retention Based Treatment System Documentation***

**Not Applicable**

EXAMPLE

**Attachment 4: LID Opportunities and Constraints Checklist**

**Not Applicable. Project is not subject to PR#3.**

**Existing Vegetation**

Preserve or minimize disturbance to existing natural vegetated features. Designs that integrate natural features of the project site are better at mimicking pre-development runoff characteristics. Effective management of both existing and proposed site vegetation can reduce a development’s impact on stormwater runoff quality and quantity.

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Existing, high-quality vegetation has been identified and noted on the Opportunity and Constraints Map. Access to these areas will be restricted during construction.</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Existing trees have been identified and noted on the Opportunity and Constraints Map. The location of tree protection fencing is identified to restrict site disturbance and protect these locations during construction.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Notes have been included on the corresponding site plans in areas where highly visible temporary fencing shall be placed around vegetation and tree areas that are to be preserved during construction.</i>

**Survey and Site Topography**

Identify opportunities and constraints within site topography and natural drainage patterns that can be incorporated into the design. Integrating existing drainage patterns into the site plan can maintain a site’s predevelopment hydrologic function and will result in lower construction costs over sites that modify site topography and develop new drainage patterns.

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>The site has been surveyed and a topographic base file has been created to identify topography and natural drainage patterns.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Existing low-spots and sumps within the topography have been identified on the Opportunity and Constraints Map. These areas will be preserved and utilized as BMP locations where technically feasible.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Existing high-spots within the topography have been identified on the Opportunity and Constraints Map. These areas be preserved for placement of structures or hardscapes where feasible, allowing runoff to drain to low lying areas for treatment.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Areas within 50 feet from the top of slopes that are greater than 20% and over 10 feet of vertical relief have been identified on the Opportunity and Constraints Map. Notes on the map indicate that SCMs are not authorized within these areas.</i>

**Soil Analysis**

Native undisturbed soils have a complex matrix created by the growth and decay of plant roots, earthworms, and insect activity. Topsoil stripping and stockpiling destroys soil structure and diminishes natural biological activity. Avoid and limit unnecessary site disturbances during construction. Plan LID and SCM placement where soils support infiltration (Soil Groups A and B). To

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the extent feasible, plan buildings and structures and hardscapes placement where soils discourage infiltration (Soil Group C and D).

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Locations where soils encourage infiltration (Soil Group A and B) have been identified on the Opportunity and Constraints Map. Where feasible, these areas have been preserved or dedicated to SCM locations.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Locations where soils discourage infiltration (Soil Group C and D) have been identified on the Opportunity and Constraints Map. Where feasible, these locations have been dedicated to the proposed project improvements such as structures and hardscapes, or contractor staging and equipment storage areas, etc.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Locations where existing structures and hardscapes will be removed during construction (exposing highly compacted soils) have been identified on the Opportunity and Constraints Map. Placement of SCMs has been avoided in these areas.</i>

**Geotechnical Analysis**

Data from the preliminary geotechnical analysis or soil borings should be evaluated to support identification of opportunities and constraints. These areas should be specifically identified with limits noted on the Opportunities and Constraints Map.

<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>The site contains areas designated as an erosion hazard, or landslide hazard.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>The site contains groundwater that drains into an erosion hazard, or landslide hazard area.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>The geotechnical report identified contaminated soils:</i> <input type="checkbox"/> <i>These soils will be removed during construction.</i> <input type="checkbox"/> <i>These soils will remain in place during construction.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>The groundwater table elevation (including seasonally high and historically high) has been determined.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>The seasonally high groundwater table elevation is at least 10-feet below the proposed invert elevations of the proposed SCMs.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Fractured bedrock identified through geotechnical testing is below the proposed invert elevations of the proposed SCMs.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<i>Infiltration testing has been performed onsite at the proposed SCM locations and the geotechnical report has identified that the site is suitable for infiltration.</i>

**Setbacks**

Establish setbacks and buffer zones surrounding restricted and/or sensitive areas. Identify all areas where SCMs cannot be constructed due to setback requirements. Examples include existing and proposed building foundations, municipal water wells, private water wells, septic systems, easements, etc.

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Private potable water wells in the vicinity have been identified (onsite and offsite) and a minimum offset radius has been established indicating where infiltration SCMs are not authorized.</i>
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EXAMPLE PROJECT: San Luis Bay Hotel Expansion Project, Avila Beach

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Municipal potable water wells in the vicinity have been identified (onsite and offsite) and a minimum 100 foot offset radius has been established indicating where infiltration based SCMs are not authorized.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Within the Coastal Zone, a setback of 100 feet has been established from the upland extent of riparian vegetation. The limits of these setbacks are indicated on the Opportunity and Constraints map.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Within the Urban Reserve Lines, a setback of 50 feet has been established from the upland extent of riparian vegetation. The limits of these setbacks are indicated on the Opportunity and Constraints map.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>A setback of either 5 or 10 feet has been established from all property lines to SCMs and the limits of these setbacks have been indicated on the Opportunity and Constraints Map.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>A setback of either 5 or 10 feet has been established from all existing and proposed building foundations with notes indicating infiltration SCMs are not authorized within these limits.</i>

**Hydrology Features**

Identify onsite and offsite downstream waterways, including creeks, wetlands, watercourse, seeps, riparian zones areas of 100-year flood inundation, potential stormwater run-on locations and depths to groundwater. All areas of hydrologic importance should be delineated at the earliest stage in the development planning process.

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Hydrological features such as creeks, wetlands, riparian zones, etc. have been identified and incorporated into the Opportunity and Constraints Map.</i>  <input type="checkbox"/> <i>Notes have been added to the Opportunity and Constraint Map indicating that these areas will be protected by exclusionary fencing during construction to prevent resource damage.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>The pre-developed site drainage pathways have been identified and the limits of these features have been placed onto the Opportunities and Constraints Map.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Existing storm drain infrastructure, including potential points of connection have been identified and placed onto the Opportunities and Constraints Map.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Stormwater run-on locations have been identified and placed onto the Opportunities and Constraints Map.</i>

**Hazardous Areas & Pollutants of Concern (POCs)**

Identify locations where existing or future pollutants may occur onsite and identify features that may prevent these pollutants from being exposed to stormwater runoff. Examples include chemical storage locations, fueling stations, and industrial operation areas.

<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Existing hazardous storage areas and POC sources have been identified and placed onto the Opportunities and Constraints Map.</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Proposed hazardous storage areas and POC sources have been identified and placed onto the Opportunities and Constraints Map.</i>

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EXAMPLE PROJECT: San Luis Bay Hotel Expansion Project, Avila Beach

**Attachment 5: Draft SCM Operations and Maintenance Information**

**RECORDING REQUESTED BY:**

County of San Luis Obispo  
Planning and Building Department

**WHEN RECORDED, PLEASE RETURN TO**

*(SYSTEM OWNER ADDRESS)*

General Land Development Company  
1234 Washing Street  
Anytown, CA 55555

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**AGREEMENT**

**County of San Luis Obispo  
Private Stormwater Management System  
Operation and Maintenance**

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**Condition Compliance Monitoring Permit #:** CCM2024-00003

**Property Address:** 123 Main Street, Anytown, CA  
*(Street No. & Street Name, City)*

**Property APN #:** 123-45-789      **Building Permit #:** CBLD2023-12345

**Project Description** *(hereinafter referred to as "PROJECT"):*  
Hotel expansion to include one new building, upgrades to flatwork.

**Legal Description:** Refer to Exhibit A, attached hereto  
**System Description:** Refer to Exhibit B, attached hereto

This Agreement is made and entered into in San Luis Obispo, California, this 1 day of June, 2024, by and between General Land Development Company (hereinafter referred to as "OWNER") and the County of San Luis Obispo, located in the State of California, (hereinafter referred to as "County"). This Agreement is made in accordance with existing codes and regulations and in accordance with the approved PROJECT Stormwater Control Plan and specifications on file at the County (hereinafter collectively referred to as "PLANS") with respect to the following recitals:



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**RECITALS:**

The undersigned OWNER of the real property referenced above, hereby covenants with County to utilize on-site stormwater management systems (i.e. structural and/or non-structural) to minimize runoff and pollutants in stormwater runoff and to provide permanent storm drainage maintenance to control, manage, retain, treat, infiltrate and dispose of (1) on-site storm drainage for the PROJECT and (2) ancillary street and site drainage from the adjoining street and sites, as stipulated in the PLANS and in the Stormwater Control Plan on file at the County (hereinafter referred to as "Stormwater Control Plan"). The storm drainage improvements shown and described in Exhibit B are hereinafter referred to as the "SYSTEM".

OWNER is solely responsible for adhering to the requirements set forth in the Stormwater Control Plan and agrees to the following conditions in compliance with all local, state, federal laws and regulations and according to the PLANS and Stormwater Control Plan:

1. **MAINTENANCE:** OWNER shall **maintain** the SYSTEM as required in the Stormwater Control Plan and any specifications included in Exhibit B.
2. **MONITORING:** OWNER shall **monitor** the SYSTEM as required in the Stormwater Control Plan and any specifications included in Exhibit B.
3. **INSPECTIONS:** OWNER shall **routinely inspect** the SYSTEM as required in the Stormwater Control Plan and any specifications included in Exhibit B.
4. **CLEANINGS:** OWNER shall **routinely clean** the SYSTEM as required in the Stormwater Control Plan and any specifications included in Exhibit B.
5. **REPAIRS:** OWNER shall repair the **SYSTEM** as required in the Stormwater Control Plan.
6. **DOCUMENT, REPORT, AND FEES:** OWNER shall document all maintenance, monitoring, inspections, cleanings, and repairs made to the SYSTEM in the annual report submitted to County by June 15<sup>th</sup> of each year in a format approved by County. System Owners will be subject to a Stormwater Annual Inspection and Reporting fee (SWI) based on current County of San Luis Obispo Planning and Building Fee Schedule. Payment of Fee due by June 15<sup>th</sup> of each year.
7. **COUNTY'S RIGHTS & AUTHORITY:** Pursuant to San Luis Obispo County Code Title 22.10.155, County has the right and authority to inspect the SYSTEM to determine compliance with this agreement (i.e. maintenance, monitoring, inspections, cleanings, repairs, documentation and reporting) which may result in enforcement activities and/or abatement if necessary pursuant to applicable laws and regulations. OWNER hereby consents to County conducting said inspections between the hours of 8:00 a.m. through 5:00 p.m., Mondays through Fridays. This Agreement shall not be construed as precluding County from conducting inspections, which may be necessary due to an emergency.
8. **FAILURE TO MAINTAIN, CLEAN AND/OR REPAIR SYSTEM:** Failure to maintain, monitor, inspect, clean, repair, or document and report as required herein shall constitute a public nuisance. The County may remedy such public nuisance through any of the applicable procedures as set forth in the County of San Luis Obispo Code, and/or may pursue any other



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legal or equitable remedies to abate such public nuisance.

- 9. **INDEMNIFICATION:** Owner further agrees to defend, indemnify, protect and hold the County and its agents, officers and employees harmless from and against any and all claims asserted or liability established for damages or injuries to any person or property, including to Owner's tenants, guests, invitees, agents or employees, which arise from or are connected with or caused or claimed by the acts or omissions of Owner, and its agents, employees or contractors, in performing the obligations specified herein, and all expenses of investigating and defending against same; provided, however, that Owner's duty to indemnify and hold harmless all not include any claims or liability arising from the established sole negligence or willful misconduct of the County, its agents, officers or employees.
- 10. **BINDING ON FUTURE OWNERS:** This covenant shall run with the land and shall be binding upon the undersigned owners, their heirs, executors, administrators, assigns and successors in interest.
- 11. **RECORDING OF AGREEMENT:** This Agreement shall be recorded in the office of the San Luis Obispo County Recorder, and such recordation shall serve as notice of the restrictions and obligations contained herein to be performed and observed by Owner and the successors in interest to all or any portion of Owner's Property.
- 12. **NOTICES:** Any notice, demand, request, consent, approval or communication to OWNER under this Agreement (hereinafter collectively referred to as "Notices") shall be in writing and either served personally or sent by prepaid, first-class mail to the person and address set forth below. Alternately, OWNER may elect to have Notices sent by e-mail if indicated below and an e-mail address is provided. OWNER shall notify County of any change in address, e-mail, or transfer of ownership. Any notice shall be deemed to be effective five calendar days after the date mailed or, if applicable, on the same date the notice was e-mailed.

Jane Doe	1234 Washington Street
<b>System Owner (Printed Name)</b>	<b>Owner's Street Address</b>
President	Anytown, CA 55555
<b>Business Affiliation and Title (if applicable)</b>	<b>Owner's City/State, Zip Code</b>
6/1/2024	Jane@email.com
<b>Date</b>	<b>Owner's Email Address:</b>

I agree to receive Notices by e-mail:  Yes  No

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EXAMPLE PROJECT: San Luis Bay Hotel Expansion Project, Avila Beach

COUNTY OF SAN LUIS OBISPO:

Cheryl Journey  
Cheryl Journey (Signature)  
County of San Luis Obispo  
6/1/2024  
Date

ACKNOWLEDGMENT

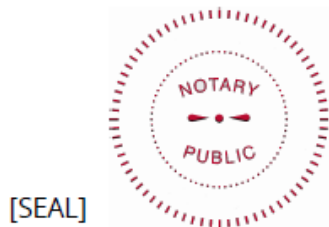
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN LUIS OBISPO )

On June 1, 2024, before me, Notary Name, a Notary Public, in and for the State of California, personally appeared Cheryl Journey, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Notary Name  
Signature of Notary Public



**Exhibit A**  
**Property Legal Description in Full**

**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of San Luis Obispo, State of California, described as follows:

**PARCEL A:**

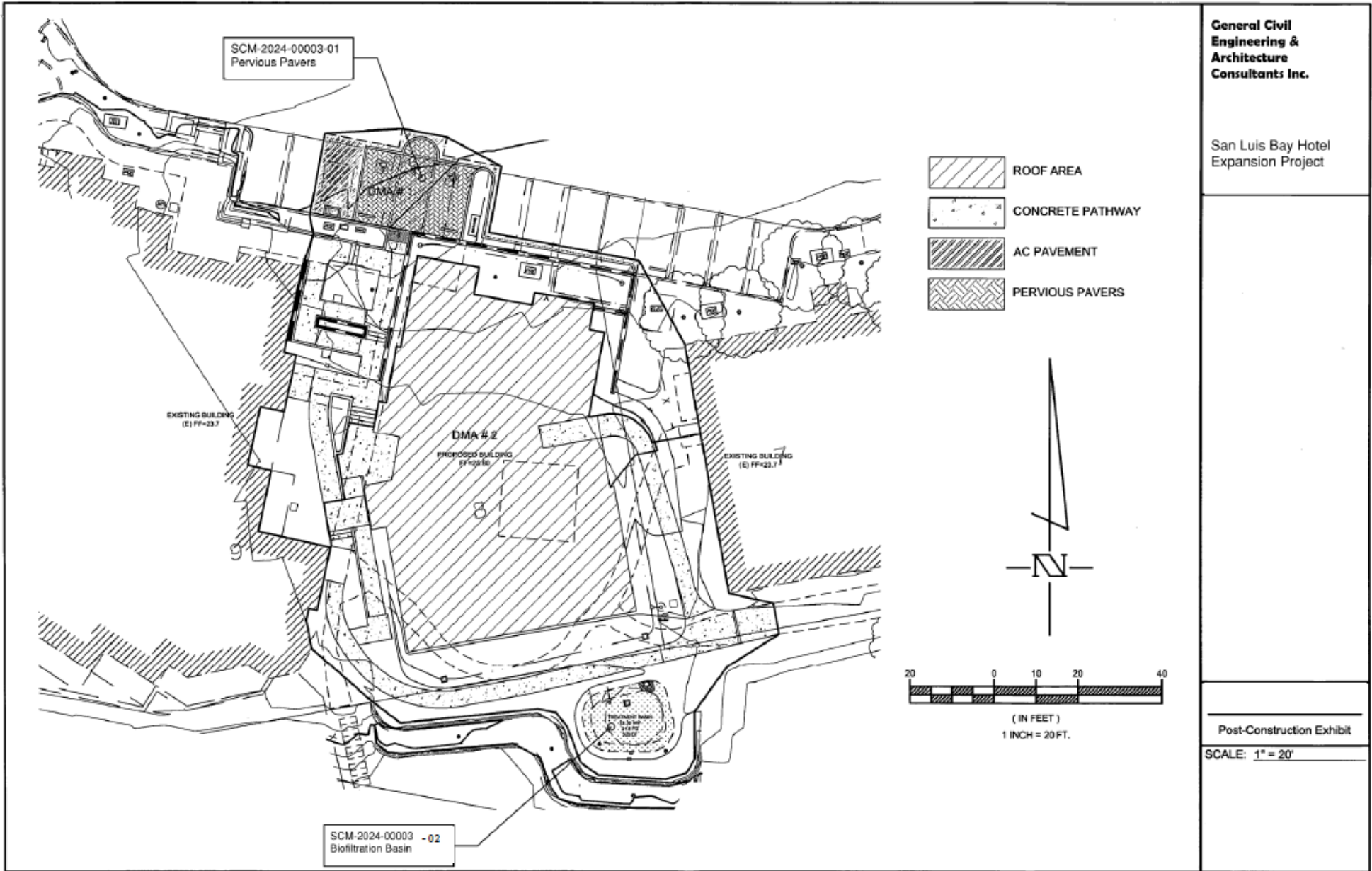
**A PORTION OF PARCEL MAP CO-78-215 SITUATED IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 28 OF PARCEL MAPS PAGE 84 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND BEING DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT BEING THE MOST NORTH WESTERLY CORNER OF PARCEL 2 ACCORDING TO SAID PARCEL MAP; THENCE NORTH 89° 57' 27" EAST 1272.35 FEET TO A POINT BEING THE MOST NORTH EASTERLY CORNER OF SAID PARCEL 2 OF SAID PARCEL MAP; THENCE SOUTH 00° 42' 10" WEST 209.17 FEET ALONG THE EASTERLY LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING;**  
**THENCE SOUTH 00° 42' 10" WEST 475.60 FEET TO A POINT;**  
**THENCE NORTH 89° 57' 27" EAST 1176.38 FEET TO A POINT TO EAST BOUNDARY;**  
**THENCE NORTH 29° 15' 25" EAST ALONG THE EAST BOUNDARY 109.55 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BUCKLEY ROAD AS SHOWN ON A MAP FILED WITH THE COUNTY RECORDER'S OFFICE OF SAID COUNTY IN BOOK 80 AT PAGE 2 OF LICENSED SURVEYS; SAID POINT BEING ON A CURVE TO THE RIGHT, CONCAVE TO THE NORTH, HAVING A RADIUS OF 805.00 FEET AND A RADIAL OF NORTH 25° 46' 21" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE 130.26 FEET TO A POINT ON SAID RIGHT-OF-WAY;**  
**THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 55° 00' 12" WEST 457.45 FEET;**  
**THENCE NORTH 59° 24' 08" WEST 65.19 FEET TO A POINT ON SAID RIGHT-OF-WAY;**  
**THENCE NORTH 82° 51' 18" WEST 99.34 FEET TO A POINT ON SAID RIGHT-OF-WAY;**  
**THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89° 28' 18" WEST 582.49 FEET TO THE TRUE POINT OF BEGINNING.**

**PURSUANT TO LOT LINE ADJUSTMENT RECORDED MAY 16, 2007 AS DOCUMENT NO. 2007033357, SAN LUIS OBISPO COUNTY OFFICIAL RECORDS.**

**Exhibit B**  
**Stormwater Management System**





**General Civil  
Engineering &  
Architecture  
Consultants Inc.**

San Luis Bay Hotel  
Expansion Project

Exhibit B: Stormwater Control Measure (SCM) Description

SCM#: 2024-00003-01

<b>1. Performance Requirement Addressed</b> <i>(check all that apply):</i>	<input type="checkbox"/> Water Quality Treatment (Performance Requirement #2) <input type="checkbox"/> Runoff Retention (Performance Requirement #3) <input type="checkbox"/> Peak Management (Performance Requirement #4)			
	<input type="checkbox"/> Biofiltration/Bioretenion <input type="checkbox"/> Filtration Device <input type="checkbox"/> Infiltration Basin <input type="checkbox"/> Vegetated Swale <input type="checkbox"/> Infiltration Feature <input type="checkbox"/> Detention Basin <input type="checkbox"/> Vegetated Buffer Strip <input checked="" type="checkbox"/> Pervious Pavement <input type="checkbox"/> Media Filter <input type="checkbox"/> Treatment Vault			
<b>3. Location of SCM</b> <i>(Complete ALL fields)</i>	Location: <input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite		Contributing Impervious Area (ft <sup>2</sup> ): 4240	
	Narrative Location Description: Pervious pavers located in parking lot.			
	Drainage Management Area (DMA) Number:	1	Drainage Area Treated (acres): 0.1	
	Latitude: 35.240663		Longitude: -120.641383	
<b>4. Drainage Design Criteria:</b> <i>(As applicable):</i>	Design Storm Flow (cfs):			
	Design Storm Capacity (ft <sup>3</sup> ):			
<b>5. Design Details</b> <i>(As applicable):</i>	Width (ft <sup>2</sup> ):		Slope (ft/ft):	
	Depth (ft):		SCM Capacity/Volume (ft <sup>3</sup> ): 240	
	Length (ft):		Surface Area (ft <sup>2</sup> ):	
	Is this SCM subsurface?	<input type="radio"/> YES <input checked="" type="radio"/> NO	SCM Vegetated?	<input type="radio"/> YES <input checked="" type="radio"/> NO
	Design Vegetation Height (ft):	0	Does this SCM involve a manufactured product?	<input checked="" type="radio"/> YES <input type="radio"/> NO
<b>6. Manufactured Product Specifications:</b> <i>(Include manuals and specifications)</i>	Product Name: Air Vol Block			
	Manufacturer/Model Number: Permeable Roman Pavers			
	Total Number Installed Onsite: 1500 SF			
	Estimated Product Life: 50 years			
<b>7. Maintenance and Inspection Frequency:</b>	Inspection Frequency:	<input type="checkbox"/> Pre-Rain <input checked="" type="checkbox"/> Monthly <input checked="" type="checkbox"/> Semi-Annually <input checked="" type="checkbox"/> Annually		
	Maintenance Frequency:	<input type="checkbox"/> Monthly <input type="checkbox"/> Semi-Annually <input checked="" type="checkbox"/> Annually <input checked="" type="checkbox"/> Biennially		

**Exhibit B: Stormwater Control Measure (SCM) Description**

SCM#: 2024-00003-02

<b>1. Performance Requirement Addressed</b> <i>(check all that apply):</i>	<input checked="" type="checkbox"/> Water Quality Treatment (Performance Requirement #2) <input checked="" type="checkbox"/> Runoff Retention (Performance Requirement #3) <input checked="" type="checkbox"/> Peak Management (Performance Requirement #4)			
	<input checked="" type="checkbox"/> Biofiltration/Bioretenion <input type="checkbox"/> Filtration Device <input type="checkbox"/> Infiltration Basin <input type="checkbox"/> Vegetated Swale <input type="checkbox"/> Infiltration Feature <input type="checkbox"/> Detention Basin <input type="checkbox"/> Vegetated Buffer Strip <input type="checkbox"/> Pervious Pavement <input type="checkbox"/> Media Filter <input type="checkbox"/> Treatment Vault			
<b>3. Location of SCM</b> <i>(Complete ALL fields)</i>	Location: <input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Offsite		Contributing Impervious Area (ft <sup>2</sup> ): 8440	
	Narrative Location Description: Bioretention basin on south edge of property.			
	Drainage Management Area (DMA) Number:	2	Drainage Area Treated (acres): 0.19	
	Latitude: 35.240612		Longitude: -120.641442	
<b>4. Drainage Design Criteria:</b> <i>(As applicable):</i>	Design Storm Flow (cfs):			
	Design Storm Capacity (ft <sup>3</sup> ):			
	Width (ft <sup>2</sup> ):		Slope (ft/ft): 0	
<b>5. Design Details</b> <i>(As applicable):</i>	Depth (ft):	SCM Capacity/Volume (ft <sup>3</sup> ):	320	
	Length (ft):	Surface Area (ft <sup>2</sup> ):		
	Is this SCM subsurface?	<input type="radio"/> YES <input checked="" type="radio"/> NO	SCM Vegetated?	<input checked="" type="radio"/> YES <input type="radio"/> NO
	Design Vegetation Height (ft):	1	Does this SCM involve a manufactured product?	<input type="radio"/> YES <input checked="" type="radio"/> NO
	Product Name:			
Manufacturer/Model Number:				
Total Number Installed Onsite:				
Estimated Product Life:				
<b>7. Maintenance and Inspection Frequency:</b>	Inspection Frequency:	<input type="checkbox"/> Pre-Rain <input checked="" type="checkbox"/> Monthly <input checked="" type="checkbox"/> Semi-Annually <input checked="" type="checkbox"/> Annually		
	Maintenance Frequency:	<input type="checkbox"/> Monthly <input type="checkbox"/> Semi-Annually <input type="checkbox"/> Annually <input checked="" type="checkbox"/> Biennially		



Private Stormwater System Plans and Manuals

<b>Porous Pavement and Catch Basin Insert Maintenance Information</b>	
<i>Structural Control Measure (SCM) Maintenance Details</i>	Assigned SCM#: 2024-00003-01
	SCM Feature Type: <input type="checkbox"/> Porous Concrete <input checked="" type="checkbox"/> Pervious Pavers
Does the SCM include a proprietary device/structure? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Contact for vendor who can provide replacement parts or maintenance instructions: Air Vol Block Inc
Describe short-term maintenance requirements (frequency of filter replacement or inspection): Remove trash and other debris that impedes stormwater infiltration. Replace media between pavers as needed.	
Estimated annual cost for maintenance: \$200	
Describe long-term maintenance requirements: Removal of trash, sediment, and other debris. Sweep and vacuum sediments.	
Contact information for local professional qualified to maintain or repair this SCM: Local Sweep/Vacuum company.	
Additional notes:	

**SWP-1008**  
 06/01/2024

### Private Stormwater System Plans and Manuals

<b>Vegetated Stormwater Control Measures Maintenance Information</b>	
<i>Structural Control Measure (SCM) Maintenance Details</i>	Assigned SCM#: 2024-00004-02
	<b>SCM Feature Type:</b> <input checked="" type="checkbox"/> Biofiltration Feature <input type="checkbox"/> Bioretention Feature <input type="checkbox"/> Vegetated Swale <input type="checkbox"/> Vegetated Buffer Strip
Does the feature utilize vegetation or specialized soil media?  <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Contact for vendor who can provide replacement plants or soil media: Landscape Vendor
Estimated annual cost for maintenance: \$750	
List vegetation species and soil media type originally installed: Biofiltration Soil Media (BSM) consisting of 60-70% sand and 30-40% compost. For planting schedule and species see Civil or Landscape Plans. Basin vegetation include the following: Iris Douglasiana, Juncus Patens, and Carex Passa.	
Describe short-term maintenance requirements (irrigation schedule, weed control, vegetation height, etc.): Trash removal, weed control, and removal of debris.	
Describe long-term maintenance requirements (litter removal, inlet/outlet maintenance, etc.): Trash removal, BSM replacement, plant replacement, energy dissipater rock replacement, and outlet structure cleaning.	
Contact information for local professional qualified to maintain or repair this SCM: Landscape Vendor	
Additional notes:	



COUNTY OF SAN LUIS OBISPO  
 DEPARTMENT OF PLANNING & BUILDING

**SWP-1003**  
 06/08/2017

**Private Stormwater System Owner, Agent, & Designer Information**

2023-00024	CBLD2023-12345
Condition Compliance Monitoring (CCM) Case Number (CCM20##-#####)	Building Permit Number (PMT20##-#####)
123 Main Street, Anytown, CA	
Project Address	

**SYSTEM OWNER:**

General Land Development Company, Jane Doe	
Current Property Owner (Include name of primary contact)	
1234 Washington Street	
Street Address	
Anytown	CA
City	State
55555	(555) 123-4567
Zip Code	Phone Number
Jane@email.com	
Owner Email:	

**SYSTEM DESIGNER:**

General Civil Engineering Consultants, Inc., John Doe	
Designer Name and Affiliation	
PE 12345	
Designer License Number and Type	
1234 Washington Street	
Street Address	
Anytown	CA
City	State
55555	555-123-4567
Zip Code	Phone Number
John@emal.com	
Designer Email:	

SWP-1003 06/08/2017
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### Private Stormwater System Owner, Agent, & Designer Information

2023-00024	CBLD2023-12345
Condition Compliance Monitoring (CCM) Case Number (CCM20##-#####)	Building Permit Number (PMT20##-#####)
123 Main Street, Anytown, CA	
Project Address	

#### PROJECT AGENT (if applicable):

Cool Consultng, Joe Cool	
Agent Name and Affiliation <i>(Include name of primary contact)</i>	
990 Palm Street	
Street Address	
San Luis Obispo	CA
City	State
93401	(555) 555-5555
Zip Code	Phone Number
JC@cool.com	
Agent Email:	

#### COORDINATING COUNTY REPRESENTATIVE:

Stormwater Program Manger	
County Representative <i>(Printed Name)</i>	
Stormwater Program Manager, Department of Planning and Building	
County Representative Title	
stormwater.scm@co.slo.ca.us	(805) 781-5602
Email	Phone