

# STORM WATER QUALITY OPERATION AND MAINTENANCE PLAN

SITE ADDRESS:

PREPARED FOR:

DATE PREPARED:

DRAFT

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This Stormwater Quality Operation and Maintenance Plan has been prepared for BMG2 Enterprises, LP by Wong Engineers, Inc. It is intended to comply with the requirements of the City of Lathrop, Public Works Department, after the project has been constructed.

The Owner is responsible for the implementation of the provisions of this plan and will ensure that the conditions on the site are consistent with the current City of Lathrop Development Standards. The Owner is aware that the Best Management Practices (BMPs) are enforceable pursuant to these documents.

Once the owner transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement, maintain and amend the Stormwater Quality Maintenance Plan. An appropriate number copies of this document shall be available by the owner in perpetuity.

The financing for operation, inspection, routine maintenance and upkeep of the stormwater control measures will be paid from the Owner's Operational Funds for the property.

**Owner of Record**

**Property Leased to:**

DRAFT

## A. SITE DESCRIPTION

### A. Site Specifics

- General Location: City of Lathrop, County of San Joaquin, California
- Specific Location: The project is an industrial use on Harlan Road.
- The total size of the site is approximately 32.64 acres.

### B. Site Drainage Characteristics

This project consists of the development of a 9,600 sf building for lumber storage on a total site acreage of 32.64. The amount of disturbed area of development is 0.46 acres which is approximately 1.4% of the total site. Project includes constructing a storage building, concrete apron around building, valley gutter and trench drains for directing storm water, and a stormwater infiltration basin. Storm water drainage for the additional building and concrete apron will be collected by an infiltration basin.

## B. STORMWATER POLLUTION CONTROL MEASURES

### A) Stormwater Retention Pond

A Storm Water Retention Pond was designed to collect storm water runoff for the project. Maintenance shall be provided per the BMP Inspection and Maintenance Responsibility Matrix. The Storm Water Retention ponds also acts storm water treatment. The ponds collect sediment and treat storm water by removing pollutants from the roof and landscape areas. This project will not have any storm water runoff leave the project site.

BMP Designation	Responsible Party	Description of Inspection & Maintenance Activity	Frequency of Maintenance
Stormwater Retention Basin	BMG2 Enterprises	Inspect storm water retention pond. Clean and remove debris. Remove brush and weeds from bottom of pond.	Maintenance shall be provided as every 6 months.
Vector Control	BMG2 Enterprises	Eliminate artificial mosquito sources. Ensure that rain and/or irrigation water does not accumulate and stand in feature and structures. Manage and maintain sprinkler irrigation systems to minimize excessive water use, over spray and runoff to storm drainage features. Following irrigation cycles, inspect facilities for the presence of standing water especially during times of warm weather. Ensure man-made temporary sources of surface water drain within four days (96 hours) to prevent development of adult mosquitoes. Note this project's permanent stormwater quality control measure is designed to empty within 48 hours or sooner. Follow routine stormwater BMP inspection and maintenance plans. Use appropriate bio-rational products to control mosquito larvae.	Maintenance and inspection to be provided after heavy rain events and during summer months after area is irrigated.

## C. SPILL PLAN

The following person shall be contacted if there is a spill at the project site.

1) Boise Cascade, (800) 796-9573

### **Clean-up Procedures**

Spilled chemicals should be effectively and quickly contained and cleaned up. Employees should clean up spills themselves **only if properly trained and protected**. Employees who are not trained in spill clean up procedures should report the spill to Responsible Person(s) listed above, warn other employees, and leave the area.

The Maximum Cleanup Amounts that properly trained employees can cleanup are listed on the following sections. In the event of spills greater than these amounts, contact the appropriate responders listed in the Emergency Contact numbers listed.

#### **1. Evacuations**

Persons in the immediate vicinity of a spill should immediately evacuate the premises (except for employees with training in spill response in circumstances described below). If the spill is of “medium” or “large size, or if the spill seems hazardous, immediately notify emergency response personnel.

#### **2. Spill Control Techniques**

Once a spill has occurred, the employees needs to decide whether the spill is small enough to handle without outside assistance. Only employees with training in spill response should attempt to contain or clean up a spill.

Note: If you are cleaning up a spill yourself, make sure you are aware of the hazards associated with the materials spilled, have adequate ventilation, and proper personal protective equipment. Treat all residual chemical and cleanup materials as hazardous waste. Spill control equipment should be located wherever significant quantities of hazardous materials are received and stored. MSDSs, absorbents, over-packed containers, container patch kits, spill dams, shovels, floor dry, acid/base neutralizers, and “caution-keep out” signs are common spill response items.

#### **3. Spill Response and Cleanup**

Chemical spills are divided into three categories: Small, Medium, and Large. Response and cleanup procedures vary depending on the size of the spill.

**Small Spills:** Any spill where the major dimension is less than 18 inches in diameter. Small spills are generally handled by internal personnel and usually do not require an emergency response by police or fire department HAZMAT teams.

- Quickly control the spill by stopping or securing the spill source. This could be as simple as uprighting a container and using floor-dry or absorbent pads to soak up spilled material. Wear gloves and protective clothing, if necessary.
- Put spill material and absorbents in secure containers if any are available.

- Consult with the Facility Responsible Person and MSDS for Spill and waste disposal procedures.
- In some instances, the area of the spill should not be washed with water. Use Dry Cleanup Methods and **never** wash spills down the drain, on a storm drain or onto the driveway or parking lot.

Both the spilled material and the absorbent may be considered hazardous waste and must be disposed of in compliance with state and federal environmental regulations.

#### 4. **Medium Spills:**

Spills where the major dimension exceeds 18 inches but is less than 6 feet.

Outside emergency response personnel (police and fire department HAZMAT teams) should usually be called for medium spills. Common sense, however, will dictate when necessary to call them.

- Immediately try to help contain the spill at its source by simple measures only. This means quickly uprighting a container, or putting a lid on a container, if possible. Do not use absorbents unless they are immediately available. Once you have made a quick attempt to contain the spill, or once you have quickly determined you cannot take any brief containment measures, leave area and alert Emergency Responders at 911. Closing doors behind you while leaving helps contain fumes from spills. Give police accurate information as to the location, chemical, and estimated amount of the spill.
- Evaluate the area outside of the spill. Engines and electrical equipment near the spill area must be turned off. This eliminates various sources of ignition in the area. Advise Emergency Responders on how to turn off engines or electrical sources. Do not go back in the spill area once you have left. Help emergency responders by trying to determine how to shut off heating, air conditioning equipment, or circulating equipment if necessary.
- If emergency responders evacuate the spill area, follow instructions in leaving the area.
- After emergency responders have contained the spill, be prepared to assist them with any other information that may be necessary, such as MSDSs and questions about the facility. Emergency responders or trained personnel with proper protective equipment will then clean up the spill residue. Do not re-enter the area until the responder in charge gives the all clear. Be prepared to assist these persons from outside the spill area with MSDSs, absorbents and containers.
- Reports must be filed with the proper authorities. It is the responsibility of the spiller to inform both his/her supervisors and the emergency responders as to what caused the spill. The response for large spills is similar to procedures for medium spills, except the exposed danger is greater.

**Large Spills:** Any spill involving flammable liquid where the major dimension exceeds 6 feet in diameter; and any “running” spill where the source of the spill has not been contained or flow has not stopped.

- Leave the area and notify Emergency Responders (911). Give the operator the spill location, chemical spilled and approximate amount.
- From a safe area, attempt to get MSDS information for the spilled chemical for the emergency responders to us. Also, be prepared to advise responders as to an ignition sources, engines, electrical power, or air conditioning/ventilation systems that may need to be shut off. Advise responders of any absorbents containers, or spill control equipment that may be available. This may need to be done from a remote area, because evacuation that would place the spiller far from the scene may be needed. Use radio or phone to assist from a distance, if necessary.
- Only emergency response personnel, in accordance with their own established procedures, should handle spills greater than 6 feet in any dimension or that are continuous. Remember, once emergency responders or HAZMAT team is on the job cleaning spills or putting out fires, the area is under their control and no one may re-enter the area under their control and no one may re-enter the area until the responder in charge gives the all clear.
- Provide information for reports to supervisors and responders, just as in medium spills.

### **REPORTING SPILLS**

All chemical spills, regardless of size, should be reported as soon as possible to the Facility Responsible Person. The Responsible Person will determine whether the spill has the potential to affect the environment outside the facility and must be reported to 911 or the National Response Center at 800-424-8802. Examples of spills that could affect the outside environment include spills that are accompanied by fire or explosion and spills that could reach nearby water bodies.

Accidental releases of certain toxic substances must be reported to California Office of Emergency Management, and the San Joaquin County Environmental Health Department, as required by the Emergency Planning and Community Right-to-Know Act. The Responsible Person will also make this determination.

**Please note** that potential spills will reach the City of Stockton Storm Drainage System if not cleaned up. Emergency sampling is required if spill reaches City of Stockton Storm Drainage System which terminates at the San Joaquin River.



## **RESPONSIBILITIES**

- The Facility Responsible Person has primary responsibility for coordinating the response to emergencies, including chemical spills.
- Supervisors should ensure that the employees are familiar with these procedures and receive any necessary training.
- All employees should follow these procedures in the event of a chemical spill.

## **EMERGENCY CONTACT NUMBERS**

The following telephone numbers should be posted near telephones and in other conspicuous locations:

- Outside emergency services (police, fire department, ambulance service):
- Hospital: (San Joaquin General Hospital 209-468-6000, Dameron Hospital 209-461-3103)
- Facility Responsible Person: \_\_\_\_\_ Phone #: \_\_\_\_\_
- Safety Department: (if applicable): \_\_\_\_\_
- Poison Control Center: 1-800-222-1222
- Regional EPA Office: 415-947-8000
- State Environmental Agency (Cal/EPA: 916-323-2514 OSHA area office: 1-800-963-9424
- National Response Center: 1-800-424-8802
- California Office of Emergency Management: 906-845-8510
- San Joaquin County Environmental Health Department: 209-468-3420

Others: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## **LABEL SPILL KITS**

- Label each spill kit prominently with the words “SPILL KIT” or “ABSORBENTS”, etc.
- Label or stencil the necessary emergency telephone number(s) or pager number(s) of the persons to be contacted in case a spill or leak that is beyond the training and equipment available on or near each spill locker:

**Facility Responsible Person/Phone Number:** \_\_\_\_\_ / (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

**Spill Response Contactor(if any)/Phone Number** \_\_\_\_\_ / (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

**State 24-Hour Emergency Spill Reporting Hot-Line: 1-877-518-5608**

- Stencil the following warning PROMINENTLY on each spill locker:

<p><b>“WARNING: NEVER HOSE DOWN A SPILL! CLEAN IT UP PROMPTLY AND DISPOSE OF WASTE PROPERLY.”</b></p>
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## D. BEST MANAGEMENT PRACTICES CHANGES

Operational or facility changes which significantly affect the character or quality of the pollutants discharging into the stormwater control measures will require modification to the Maintenance Plan and/or additional control measures.

## E. TRAINING

The Owner is responsible for training the persons maintaining the storm water pollution control measures. The owner is to provide this document to the persons who are going to maintain each of the items in the BMP Inspection and Maintenance Responsibility Matrix. The landscaping portion of the matrix can be accomplished by hiring a landscaper with a designated person checking bi-annually. .

Large scale spills or hazardous waste material response shall be by San Joaquin Environmental Health Department (209) 468-3420. This number shall be with the spill kit and placed where the responsible persons can have access to it.

Training to include:

- a. Good house keeping procedures defined in the plan.
- b. Proper Maintenance of all pollution mitigation devices.

## F. BASIC INSPECTION AND MAINTENANCE ACTIVITIES

See attached Exhibit C for inspection log.

1. Create and maintain on site, a log for inspector names, dates and stormwater control measure devices to be inspected and maintained. Provide a checklist for each inspection and maintenance category.
2. Perform annual testing of any mechanical or electrical devices prior to wet weather.
3. Report any significant changes in stormwater control measures to the site management. As appropriate, assure mechanical devices are working properly and/or landscaped BMP plantings are irrigated and nurtured to promote thick growth.
4. Not any significant maintenance requirements due to spills or unexpected discharges.
5. As appropriate, perform maintenance and replacement as scheduled and as needed in a timely manner to assure stormwater control measures are performing as designed and approved.

6. Assure unauthorized low-flow discharges from the property do not by-pass stormwater control measures.

7. Perform an annual assessment of each pollution generation operation and its associated stormwater control measures to determine if any part of the pollution reduction train can be improved.

Records of shall be kept for five years and shall be available to the governing agency for review.

Please note that if site conditions change that there will need to be changes to the maintenance plan. A revised maintenance plan shall be prepared and available to the governing agency. An annual report shall be prepared to review the procedures.

#### G. REVISIONS TO POLLUTION MITIGATION MEASURES

If future correction or modification of past stormwater control measures or procedures are required, the owner shall obtain approval from the governing stormwater agency prior to commencing the work. Corrective measures or modifications shall not cause discharges to by-pass or otherwise impede existing stormwater control measures.

#### H. MONITORING AND REPORTING PROGRAM

The governing stormwater agency may require a Monitoring & Reporting Program to assure the stormwater control measures approved for the site are performing according to design.

If required by local agency, the Maintenance Plan shall include performance testing and reporting protocols.