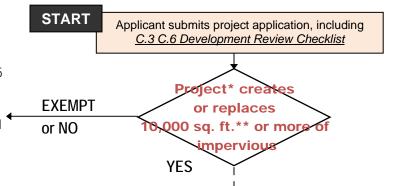
Summary of Typical Development Review Process Incorporating Provision C.3 Stormwater Requirements

- If total new and/or replaced impervious surface is 2,500 sq. ft. or greater, project is subject to **Provision C.3.i.** (See Page 5 of Checklist).
- Applicant should incorporate other applicable site design and source control measures for water quality protection.
- Applicant continues with standard project review process.



*Stand-alone single-family residential projects which are not part of a larger project (e.g., subdivision), are exempt.

**5,000 sq. ft. or more for an auto service facility, gas station, restaurant, or

(For Planning Permits Only): Project Planner adds "condition(s) of approval" to letter of decision to ensure compliance with all Provision C3 requirements upon project approval.

Building Permit Review Stage The Applicant must submit three (3) sets of the Plan to the Building Dept. A Stormwater Treatment and Flow and one (1) additional set to the NPDES Representative. Control Plan (Plan) is required: Required documents are reviewed by the **Drainage Section of the Planning &** NPDES Rep. routes 1 set of plans to Building Dept. and other agencies as necessary the San Mateo County Mosquito (Routed with BLD case materials) **Abatement District (MAD)** Applicant to address comments (if any). Plan is approved by Drainage Section Prior to "Final Approval" of Building Permit, the Applicant must **Operation & Maintenance** prepare an O&M Agreement with Maintenance Plan (See Planning (O&M) Agreement NPDES Rep. for templates). (for Private Projects): Substantial changes to the agreement template are subject to Public Projects shall be included in review and approval by DPW Development Review staff, County the County's O&M Program Counsel, and the Community Development Director. per County Policy O&M Maintenance Agreement is executed and recorded with the County Recorder's Office, requiring property owners in perpetuity to perform maintenance responsibilities.

For the Life of the Project:

O&M Verification Program:

- Property Owner shall inspect and maintain the approved treatment measures for the life of the project, submitting an Annual Report by December 31st of every year (contents of the Annual Report shall be as described in the O&M Agreement).
- County inspects 20% of total sites every year and each site at least once every 5 years. Corrections identified by the County shall be made within 30 days, per the County's C6 Enforcement Response Plan (ERP).

For more information, please reference the <u>C.3 Stormwater Technical Guidance</u>. Document available at http://www.flowstobay.org or at the Planning Counter. REVISED 09/2018