



Public Works Department

Environmental Programs

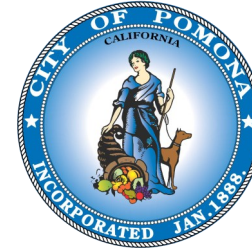
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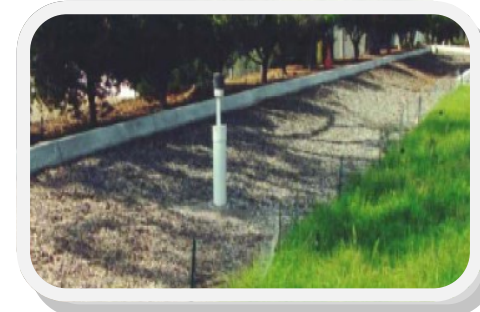
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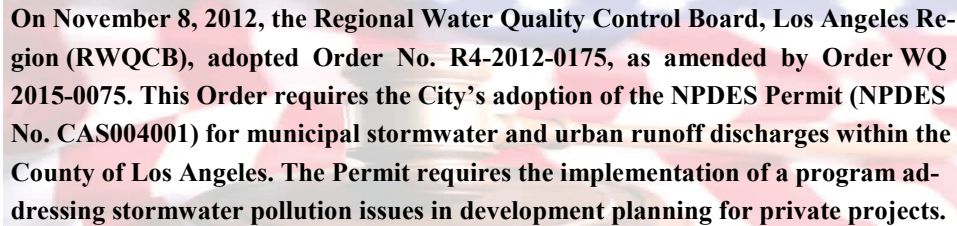


Standard Urban Storm Water Mitigation Plan (SUSMP)

Guidance



Legal Authority Background



On November 8, 2012, the Regional Water Quality Control Board, Los Angeles Region (RWQCB), adopted Order No. R4-2012-0175, as amended by Order WQ 2015-0075. This Order requires the City's adoption of the NPDES Permit (NPDES No. CAS004001) for municipal stormwater and urban runoff discharges within the County of Los Angeles. The Permit requires the implementation of a program addressing stormwater pollution issues in development planning for private projects.

In compliance with the Permit, the City of Pomona requires project applicants to reduce the amount of pollutants in storm-water and urban runoff. Under City's requirements, project applicants submitting design plans to the City of Pomona for review and approval may be required to submit plans to comply with low impact development (LID) requirements and/or a Standard Urban Stormwater Mitigation Plan (SUSMP) document.

To assist in the preparation of the SUSMP document, Los Angeles County Department of Public Works has developed a manual entitled "Low Impact Development Standards Manual dated February 2014. This manual provides guidance for compliance with the SUSMP requirements. This manual also includes Best Management Practices (BMPs) that will meet NPDES Permit requirements.

In addition, the City of Pomona has adopted an LID Ordinance and Green Street Policy that also incorporates the requirements set forth in Order No. R4-2012-0175. Visit the Reference Page for information on where to locate these documents.

Resources Continued

NPDES MS4 Permit for Los Angeles County

http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml#los_angeles

NPDES MS4 Permit for Los Angeles County (pdf w/o attachments)

http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/la_ms4/2012/Order%20R4-2012-0175%20-%20A%20Final%20Order%20revised.pdf

City of Pomona's Green Streets Policy

http://www.ci.pomona.ca.us/mm/pubwrks/pdf/Pomona_Green_Streets_Policy_Final.pdf

City of Pomona's LID Ordinance No. 4185

https://www.municode.com/library/ca/pomona/codes/code_of_ordinances?nodeId=SPBLADEOR_CH74BUBURE_ARTVIILOIMDE

City of Pomona's Stormwater Pollution Prevention Website

<http://www.ci.pomona.ca.us/index.php/public-works-home/environmental-programs/storm-water-pollution-prevention>

Resources

Los Angeles County Low Impact Development (LID) Manual (2014)

http://www.ci.pomona.ca.us/mm/pubwrks/pdf/Low_Impact_Development_Standards_Manual.pdf



Hydrocalc Calculator

https://dpw.lacounty.gov/wmd/dsp_LowImpactDevelopment.cfm

Los Angeles 85th Percentile Precipitation Isohyetal Map

http://ladpw.org/wrd/publication/engineering/Final_Report-Probability_Analysis_of_85th_Percentile_24-hr_Rainfall1.pdf

What is a SUSMP?

The Standard Urban Stormwater Mitigation Plan (SUSMP) was developed as part of the municipal stormwater program to address stormwater pollution from new development and redevelopment projects. The SUSMP establishes minimum requirements for specified project categories considered to be of primary concern as sources of pollutants in runoff. The SUSMP outlines requirements for Best Management Practices (BMPs) that must be incorporated in these project designs.

Who Needs to Submit a SUSMP?

Projects are categorized as one of the following:

- Priority Project
- Non-Priority Project

Priority Projects are required to submit a Priority SUSMP (applicable categories on next page)

Non-Priority Projects are not required to submit a SUSMP but are encouraged to incorporate Site Design BMPs for the site to ensure that pollutants are not discharged to the municipal storm drain system during construction and post-construction.

Examples of Site Design BMPs:

- Porous pavement (requires a geotechnical study)
- Downspout routing
- Disconnect impervious surfaces
- Efficient landscape and irrigation
- Green roof
- Rain barrel
- Rain garden

Priority Projects

An applicant's project is categorized as a priority project when their projects fall into any of the following categories:

- All development and projects equal to 1 acre or greater of disturbed area and adding more than 10,000 square feet (SF) of impervious surface area
- Industrial parks with 10,000 SF or more surface area
- Retail gasoline outlets with 5,000 SF or more of surface area
- Restaurants (SIC Code 5812) with 5,000 SF or more of surface area
- Parking lots with 5,000 SF or more of impervious surface area or with 25 or more parking spots
- Street and road construction of 10,000 SF or more of impervious surfaces (refer to City Green Streets Policy)
- Automotive service facilities (SIC Codes 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539) 5,000 square feet or more of surface area
- Projects located directly adjacent to, or discharging directly to a Significant Ecological Area (SEA) where the development is likely to impact a sensitive biological species or habitat, or create 2,500 SF or more of impervious surface area
- Single-family hillside homes
- Redevelopment projects that result in 5,000 SF or more of impervious surface area on a site category listed above

*****All projects that are not Priority Projects are categorized as Non-Priority Projects.*****

Additional Elements to include in submittal to the City

BMP Maintenance Covenant

Developments subject to SUSMP and/or site-specific plan requirements must provide provisions for verification of long-term maintenance for any Structural and Treatment Control BMPs incorporated into the plan. These provisions may include, but are not limited to, legal agreements, covenants, and or conditional use permits.

Verification at a minimum shall include:

- The owner's signed statement accepting responsibility for maintenance until the responsibility is legally transferred (Maintenance Covenant);

AND either

- ⇒ A signed statement from the public entity assuming responsibility for Structural or Treatment Control BMP maintenance and that it meets all local agency design standards; **OR**
- ⇒ Written conditions in the sales or lease agreement, which requires the recipient to assume responsibility for maintenance and conduct a maintenance inspection at least once a year; **OR**
- ⇒ Written text in project conditions, covenants and restrictions (CC&Rs) for residential properties assigning maintenance responsibilities to the Home Owners Association for maintenance of the Structural and Treatment Control BMPs; **OR**
- ⇒ Any other legally enforceable agreement that assigns responsibility for the maintenance of post-construction Structural or Treatment Control BMPs.



Frequently Asked Questions

Is there a City fee for the SUSMP plan checking?

Yes. The City's environmental plan check fee is \$750.80 and must be paid at the time of the first submittal of any water quality management plan. The plan check document and fee shall be submitted to the Building & Safety Division.

How to determine which post construction BMPs are best for my project that will meet the SUSMP requirements?

Information can be obtained from the "*Low Impact Development Standards Manual*" dated February 2014. Visit the Resource Page for link to website.

The manual discusses and out-lines BMP design criteria for a number of common project types. In addition, there are specific design criteria which must be met for certain critical category project types such as: restaurants, retail gas outlets, automotive repair shops, loading docks, parking lots, repair/maintenance bays, car wash facilities, etc.

When do I submit design plans to the City?

It is recommended that the SUSMP document be submitted at the same time as the grading plans. Plan checkers often work in conjunction with each other to provide consistent plan check comments and/ or corrections.

In addition, all SUSMP submittals shall conform to the following requirements:

One (1) hard copy and One (1) electronic copy (CD preferred) of the SUSMP document is required for plan checking.

The hard copy SUSMP must be placed in a 3-ring binder, which is properly labeled with the project information on the front cover. Appropriate section and attachment index tabs shall be inserted into the document.

Once I submit the SUSMP for plan check, how long will the City take to respond with comments and/or corrections?

The Public Works Department has a turnaround time goal of **ten (10) business days**. The first plan check usually requires the most hours, however subsequent plan checks can generally be completed in a shorter timeframe.

Requirements for Priority Projects

Priority Projects are required to prepare and submit a Standard Urban Stormwater Mitigation Plan (SUSMP) utilizing the City's Model SUSMP.

All Priority Projects must retain 100 percent of the stormwater quality design volume (SWQDv*) defined as the greater runoff from:

- a. The 0.75-inch, 24-hour rain event or
- b. The 85th percentile, 24-hour rain event, as determined from the LA County 85th percentile precipitation isohyetal map.

This must be done through on-site infiltration, evapotranspiration, stormwater runoff harvest and use, or a combination thereof unless it is demonstrated that its technically infeasible to do so.

To meet these requirements, Priority Projects must:

- Conduct site assessment and identify design considerations including determining the feasibility of on-site infiltration;
- Apply site-specific source control measures;
- Conduct an infiltration study using a method outlined in the LID Manual
- Calculate the Stormwater Quality Design Volume (SWQDv)
- Implement stormwater quality control measures;
- Implement alternative compliance measures, if necessary;
- Implement hydromodification requirements, if necessary; and
- Develop an Operation and Maintenance Plan

*See LA County's LID Standards Manual for specifications on how to calculate the SWQDv utilizing the Hydrocalc Program.

Approval Process

The requirement to incorporate stormwater pollution control measures into the design plans to mitigate stormwater quality impacts will be implemented through the City's plan review and approval process. During the review process, the plans will be reviewed for compliance with the City's zoning ordinances, General Plans, and other applicable local ordinances and codes, including stormwater requirements. Plans and specifications will be reviewed to ensure that the appropriate BMPs are incorporated to address stormwater pollution prevention goals.

Approval for development projects and building/grading permits will not be issued until appropriate and applicable stormwater mitigation measures, or best management practices (BMPs) are incorporated in the project design plans.

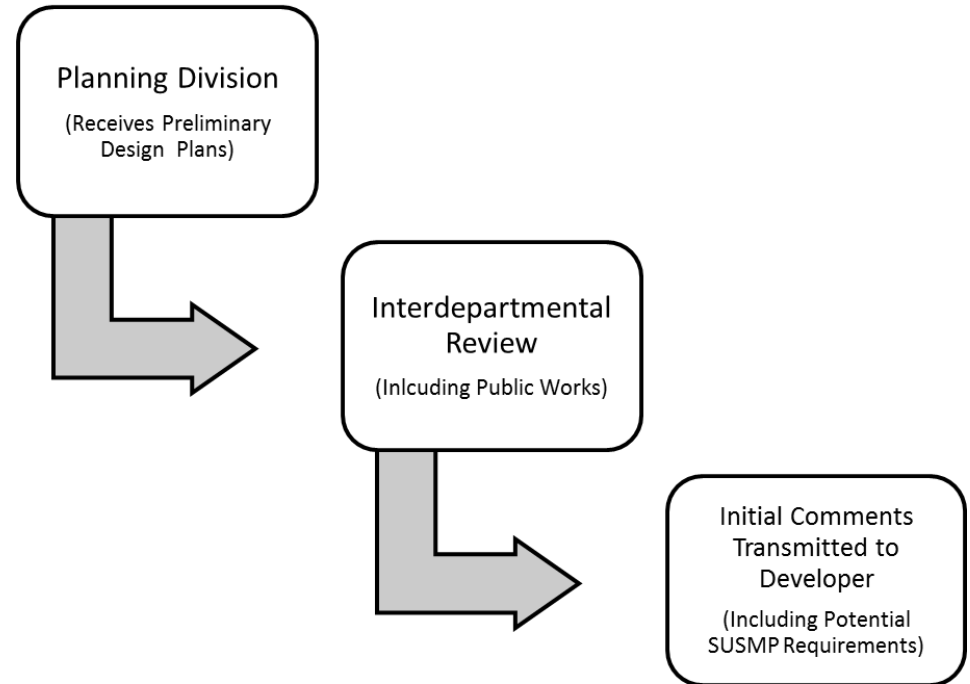
Additional information on design of appropriate BMPs may be found in the *California Best Management Practice Handbooks* or the *LA County LID Standards Manu-*



Process for Submitting Design Plans

City staff will review the design plans and determine if the project meets any of the categories subject to SUSMP requirements. If the project falls into any of the SUSMP categories, City staff will impose stormwater mitigation conditions.

Process begins when applicant drops off preliminary design plans to the planning division.



This process will continue until the project is approved.