

Instructions to preparer:

This template provides instructions, format, organization, and some recommended content for your O&M Plan.

Instructions and notes in yellow highlight should be deleted prior to submittal.

Replace all information in [brackets] with your project-specific information.

Some of the recommended content is for bioretention facilities. For other facility types, this content should be replaced with content appropriate to your project facilities.

Your O&M Plan and attachments should be submitted in .pdf format. Check with staff for submittal instructions.

Writing should be done in the “present tense” as if it is already constructed and all agreements are executed and the owner is reading the document.

**[TEMPLATE FOR]
STORMWATER FACILITIES OPERATION AND
MAINTENANCE PLAN
for
[PROJECT NAME]
[PROJECT NUMBER (subdivision number, or consult with staff)]**

[date]
[revision date]

[Name of Owner]
[Owner’s Representative and Contact Information]

prepared by:

[Preparer’s Name]
[Preparer’s Contact Information]

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Tables

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Figures

Figure [x]. [Title] x

Attachments

- 1. Stormwater Control Plan for [Project]
- 2. Stormwater Control Plan Exhibit
- 3. “As-Built” drawings

4. Manufacturer’s data, manuals, and maintenance requirements for pumps, mechanical and electrical equipment, and proprietary facilities
5. Service agreements

Abbreviations (include any abbreviations that the man on the street may not understand)

C.3	Provision C.3 in the Municipal Regional Stormwater Permit issued by the California Regional Water Quality Control Board for the San Francisco Bay Region
IMP	Integrated Management Practice
O&M Plan	Operations and Maintenance Plan

This Stormwater Facilities Operation and Maintenance Plan was prepared using the template dated 9-19-2017.

I. INSPECTION AND MAINTENANCE LOG

Facility Name
Address
Begin Date End Date

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

Instructions: Record all inspections and maintenance for all treatment BMPs on this form. Use additional log sheets and/or attach extended comments or documentation as necessary.

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

II. UPDATE TO DESIGNATION OF RESPONSIBLE INDIVIDUALS

** Use this form to update the plan when responsible individuals change. **	
Date Completed	
Facility Name	
Facility Address	
Designated Contact for Operation and Maintenance	
Name:	Title or Position:
Telephone:	Alternate Telephone:
Email:	
Off-Hours or Emergency Contact	
Name:	Title or Position:
Telephone:	Alternate Telephone:
Email:	
Corporate Officer (authorized to execute contracts with the City, Town, or County)	
Name:	Title or Position:
Address:	
Telephone:	Alternate Telephone:
Email:	

IV. INTRODUCTION

This plan addresses operation and maintenance of facilities constructed as part of the following development project:

[project name].

The final, approved Stormwater Control Plan for this project is in Appendix A.

IV.A. Background

Suggested language to include: This Stormwater Facilities Operation and Maintenance Plan (O&M Plan) is for facilities (and pervious pavement systems) constructed as part of the development project referenced above. Construction of these facilities was required by Provision C.3 in the Municipal Regional Stormwater Permit issued by the California Regional Water Quality Control Board for the San Francisco Bay Region. Provision C.3. also requires the County to verify ongoing operation and maintenance of stormwater treatment and hydromodification management facilities, and certain pervious pavement installations.

IV.B. Associated Agreements

Suggested language to include: This O&M Plan is referenced in an O&M Agreement between the property owner and the County. The agreement, [reference], grants the County access to the property to conduct inspections and, if needed, to perform maintenance on the facilities at the owner's expense. The agreement also grants access for inspections to the Contra Costa Mosquito and Vector Control District (CCMVCD).

The property has been annexed into a Community Facilities District, which provides funding for inspections and, if necessary, maintenance or replacement of the facilities.

As provided in the O&M Agreement, this O&M Plan may be modified, but only with the review and consent of the Contra Costa County Public Works Director. The official O&M Plan is the version which is on file at the Contra Costa County Public Department (PWD) at 255 Glacier Drive, Martinez, CA. Any modifications made to the O&M Plan under the consent of the PWD must be filed at the PWD.

IV.C. Funding for and Organization of Facility Operation and Maintenance

Describe how facility operation and maintenance is funded on an ongoing basis in the “**present tense**” as if it is already constructed and all agreements are executed. Include descriptions and references for agreements or associations among homeowners or other property owners, budget line items, sources and expenditures of operating funds and reserve funds, administration, and oversight. Describe the personnel positions or contracts used to conduct maintenance, and oversight of these personnel or contracts. Include or attach an organization chart.

IV.D. Site Description

Describe site location in the “**present tense**” as if it is already constructed. Include the size, topography, abutting streets and properties, structures, paved areas, underlying soils, and grading. Describe the number and type of stormwater facilities and the routing of treated runoff and untreated overflow to the public drainage system.

V. DESIGNATION AND TRAINING OF RESPONSIBLE INDIVIDUALS

V.A. Designated Contact for Operation and Maintenance

[name, title or position]
[address]
[telephone and email]

V.B. Off-Hours or Emergency Contact

[name, title or position]
[address]
[telephone and email]

V.C. Corporate Officer (authorized to execute agreements with the County)

[name, title or position]
[address]
[telephone and email]

V.D. Initial Training of Responsible Individuals

Suggested language to include: Following completion of construction, the bioretention facilities will be maintained by the contractor for two years, except for routine policing for trash, which will be done by the owner's and lessee's personnel. During this 2-year period, the owner's landscape maintenance crew will coordinate to meet with the contractor's personnel on-site during maintenance. At these times, the contractor's personnel will demonstrate proper maintenance procedures.

V.E. Ongoing Training of Responsible Individuals

Describe a plan for ongoing oversight and training for maintenance personnel.

VI. FACILITIES TO BE MAINTAINED

VI.A. Facility Descriptions

State the number and type(s) of facilities. Describe their common elements. For bioretention facilities, include in the description structural elements, media layers and depth of each, underdrain material, overflow structure, depth of surface reservoir, plantings (including species), irrigation system, and signage (if any). Include an explanatory sketch or schematic such as the one below. Then, include specific descriptions of each facility in the subsections below.

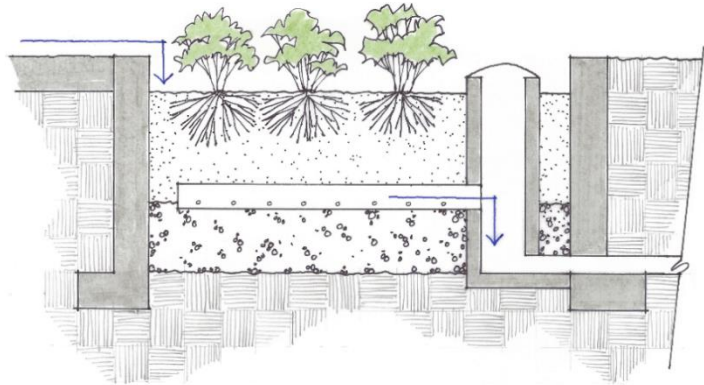


Figure [x]. Bioretention Cross-Section (schematic)

VI.A.1. [Bioretention Facility #1]

Reference the Stormwater Control Plan Exhibit. Reference and describe the Drainage Management Areas (DMAs) from which the facility receives drainage, including the square footage, surface type, and features of each DMA. Describe how flow is routed from the DMA to the facility (piped, sheet flow, or curb inlet). Describe the connections of the underdrain and overflow structure. Describe any specific or special features of the facility.

VI.A.2. [Bioretention Facility #2]

VI.A.3. [Bioretention Facility #3]

VII. MAINTENANCE ACTIVITIES

VII.A. General Maintenance Rules

Suggested language to include for bioretention facilities: At no time will synthetic pesticides or fertilizers be applied, nor will any soil amendments, other than aged compost mulch or sand/compost mix, be introduced. The top of soil surface will be maintained at or near the design elevation throughout. Irrigation systems will be maintained to conserve water while maintaining plant health.

Although it is unlikely to be needed, if plants are not thriving compost tea may be applied at a recommended rate of 5 gallons mixed with 15 gallons of water per acre, up to once per year between March and June. Compost tea will not be applied when temperatures are below 50°F or above 90°F or when rain is forecast within the next 48 hours.

The following may be applied for pest control if needed:

- Beneficial nematodes
- Safer® products
- Neem oil

Plants may need to be replaced with the following mix as specified by the landscape architect [list species] or with similar plantings appropriate for the unique conditions.

VII.B. Maintenance Schedule

Suggested language to include for bioretention facilities:

The [state number] [bioretention] facilities will be maintained on the following schedule at a minimum:

VII.B.1. Routine Activities

Suggested language to include for bioretention facilities: The facilities will be examined daily for visible trash, and trash will be removed. Any graffiti, vandalism, or other damage will be noted and addressed within 48 hours.

The planted areas will be weeded by hand approximately monthly. At this time, plants will be inspected for health and the irrigation system will be turned on manually and checked for any leaks or broken lines, misdirected spray patterns etc. Any dead plants will be replaced.

VII.B.2. Following Significant Rain Events

Suggested language to include for bioretention facilities: A significant rain event will be considered to be one that produces approximately a half-inch or more rainfall in a 24-hour period. Within 24 hours after each such event, the following will be conducted:

- The surface of the facility will be observed to confirm there is no ponding.
- Inlets will be inspected, and any accumulations of trash or debris will be removed. Any erosion at inlets should be restored to grade.
- The surface of the mulch layer will be inspected for movement of material. Mulch will be replaced and raked smooth if needed.
- Outlet structure will be inspected for any obstructions to assure that mulch is not washed out.

VII.B.3. Prior to the Start of the Rainy Season

Suggested language to include for bioretention facilities: In September or each year, facility inlets and outlets will be inspected to confirm there is no accumulation of debris that would block flow. Stormwater should drain freely into the bioretention facilities. If not previously addressed during monthly maintenance, any growth and spread of plantings that blocks inlets or the movement of runoff across the surface of the facility will be cut back or removed.

If the facilities are not completely drained in 24 hours, the underdrain may be clogged. Check the overflow outlet to determine if the underdrain is performing properly. There should be no filter fabric or geotextile in the horizontal layers or wrapped at the underdrain. If the underdrain is working, the bioretention media may contain fines. Replace material with mixture of 30-40% aged compost and 60-70% washed granular sand, no fines.

VII.B.4. Annually During Winter

Suggested language to include for bioretention facilities: Once, in December – February of each year, vegetation will be cut back as needed, debris removed, and plants and mulch replaced as needed. The concrete work will be inspected for damage. The elevation of the top of soil and mulch layer will be confirmed to be consistent with the 6-inch reservoir depth.

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