

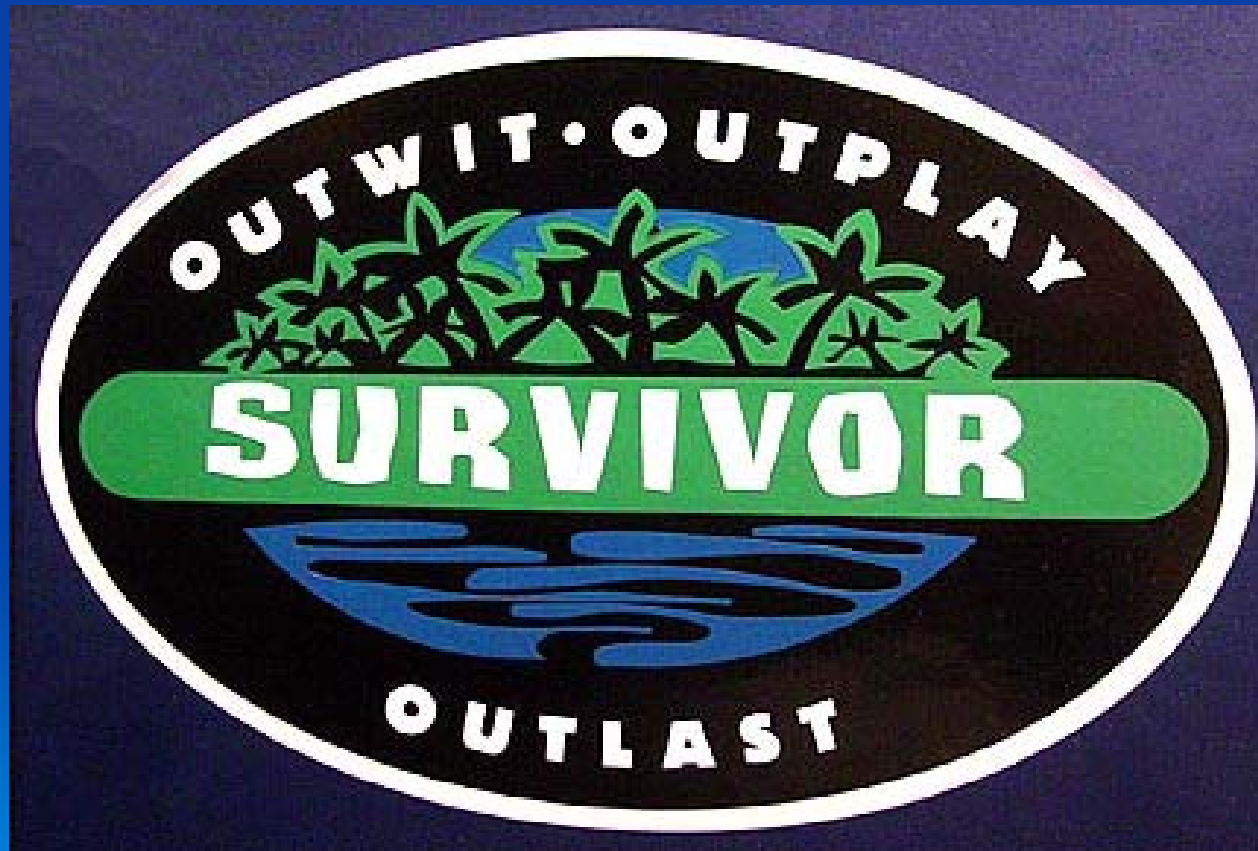
Surviving a Regional Board C.3 Audit

Eric Anderson, Urban Runoff Coordinator
City of Mountain View

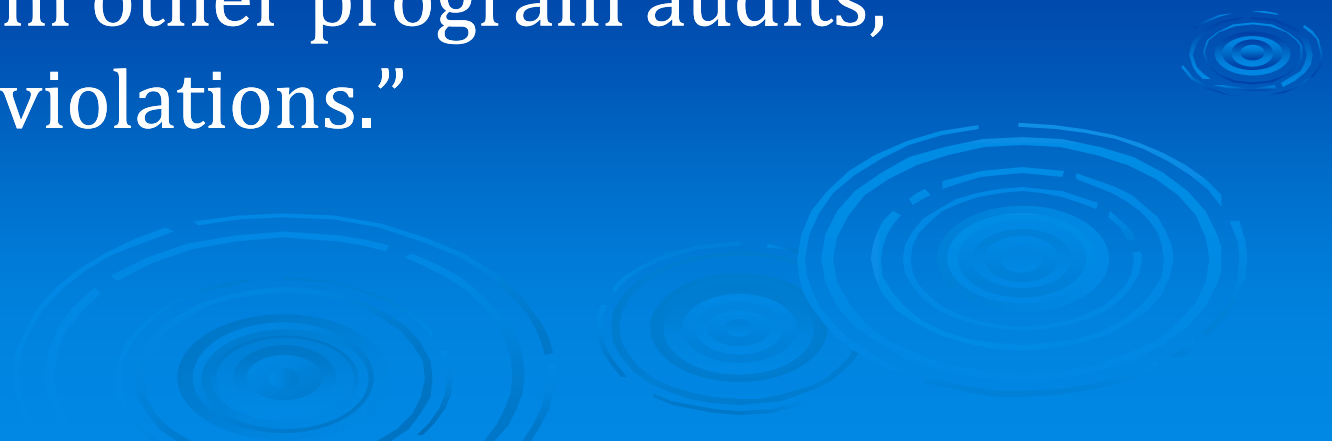
June 2, 2011



Survivor Mountain View



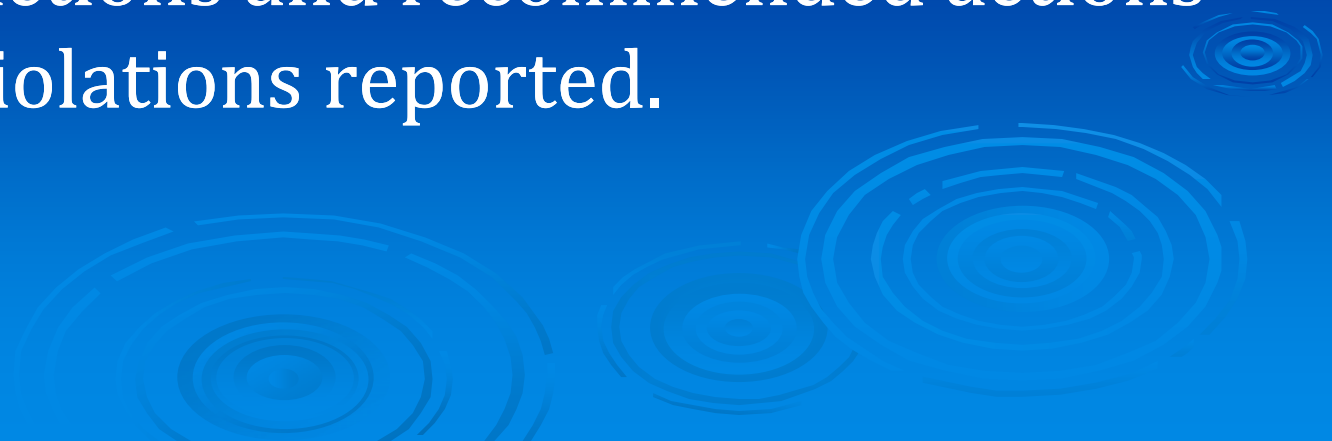
Outline

- C.3 Audit Process
 - Audit day
 - Verbal summary and written response
 - Compliance Inspection Report and required action responses
 - Results from other program audits, including “violations.”
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C.3 Audit Process

- Notification and pre-audit preparation
- 2-day audit – May 11, 2010 (C.3) and May 12, 2010 (C.4 – Industrial Inspection)
- Verbal summary of audit results
- City submitted letter to Board staff in response to verbal summary – July 2, 2010
- Formal Compliance Inspection Report – April 21, 2011

C.3 Audit Process, cont.

- City Response to Compliance Inspection Report Required Actions (including schedule for 2 items) – May, 11, 2011
 - Follow-up to 2 required actions on-going...
 - 1-year + process
 - Required actions and recommended actions only. No violations reported.
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Audit Day Agenda

- Interview on the City's project review process.
- Review of actual project C.3 plans – selected from FY 08-09 Annual Report.
- Review of installed BMP O&M verification program.



C.3 Review Process

- Interview with staff, including Deputy Public Works Director and Planning Manager.
- Discussion of process from pre-planning notification -> project review/approval -> installation inspections -> post-project BMP O&M

C.3 Process, cont.

- Board staff commended the City's process – specifically the Project Coordination Committee, which provides early input to project applicants.
- Board staff requested Development Review Flow Chart, which was provided in July follow-up. Revised to include specific information about discretionary approval.

Project Review

- Board staff reviewed Stormwater Management Plans and building plans for 3 projects.
- Detailed evaluation of calculations and plans.
- Board staff questioned City's verification that treatment controls were constructed according to plan.

Project Review, cont.

- Board staff questioned the City's impervious surface data collection and application of the 50% rule.
- July follow-up letter provided additional information and responses to project specific comments.



BMP O&M Verification

- Board staff reviewed the City's permitting and tracking database for BMP O&M verification.
- City provided a complete copy of the O&M verification file for one of the sites selected by Board staff.

Compliance Inspection Report



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Compliance Inspection Report

- Outpatient Cancer Clinic Project Review
- Required Action #1: *The City must also include a step in its revised procedures for City staff to review and approve the “As-Built” plans and certifications and any modifications made during construction and installation to ensure that the final installed treatment systems meet the C.3. hydraulic sizing requirements.*

Response #1

- City will require “as-built” certification for projects prior to final sign-off.
- Added “as-built” certification as condition of plan approval.


Compliance Inspection Report



Compliance Inspection Report

- Villa Sienna Residential Care Project Review
- Required Action #2: *City staff must require the project to provide (1) drawings clearly showing the existing site configuration along with a tally of actual impervious surface areas, (2) drawings clearly showing the proposed final site configuration along with a tally of all the new and/or replaced impervious surface areas. Based on review of these documents and drawings, City staff must determine whether its application of the 50% rule is valid.*

Villa Sienna, Cont.

- 1. If the City's use of the 50% rule is valid, City staff must also determine whether the total area proposed to be treated is greater than or equal to the total new and/or replaced impervious surface area. That is, City staff must verify whether the approved Stormtech infiltration unit is adequately sized to treat the actual total new and/or replaced impervious surface area, including the NCU addition.*
 - 2. If the City's use of the 50% rule is invalid, City staff must require Villa Siena to re-design the Stormtech infiltration unit to treat stormwater runoff from the entire project.*
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Response #2


- Drawing and impervious surface data have been collected from the architect and civil engineer. Review of the data confirmed that the new and replaced imperviousness for the project was 48% of the pre-project imperviousness. Application of the 50% rule was validated. Additionally, the area that drains to the treatment systems exceeds the new and replaced impervious area.

Villa Sienna, cont.

- Required Action #3: *Going forward, the City must require development projects to provide adequate detail in its Stormwater Management Plans such that the entries in the impervious surface worksheet can be verified.*



Response #3

- The City now uses an updated C.3 Data Form that provides more detailed information.
 - The City is in the process of developing a Development Permit Data Tracking system that will streamline development permit application information and will include necessary information for impervious surface analysis.
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C.3 Audits from Around the Bay Area

- 5 other programs audited
- 3 of the other 5 were audited for C.3 program implementation.
- 2 of those 3 received “Violation” notices for C.3 program implementation.



Examples of C.3 Violations

- Failure to comply with the C.3 requirement by approving stormwater treatment systems that do not meet the hydraulic sizing criteria (inadequate City review).
- Failure to ensure that the calculations for a specific project were accurate, correct, and met the sizing criteria.



C.3 Violations, cont.

- Failure to require C.3 requirements prior to City granting final discretionary approval.
- Failure to report some required information in the Annual Report. Report Tables incorrectly report what was installed at the site.
- Failure to ensure that all runoff at a site are treated in properly sized and installed treatment controls.

Other Notable Requirements

- Ensure that proposals in submitted documents match building plans.
- Impervious surface data and the 50% rule.
- Comments on LID implementation due date.
- Substituted areas must be similar surface (i.e road to road, not roof for road).

The tribe has spoken....Questions?

