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When recorded, mail to:
Sandy City Recorder's Office
10000 Centennial Pkwy
Sandy, UT 84070

13986383 B: 11357 P: 2134 Total Pages: 31
07/18/2022 12:20 PM By: aallen Fees: $0.00
Rashelle Hobbs,Recorder, Salt Lake County, Utah
Return To: SANDY CITY RECORDER
10000 CENTENNIAL PARKWAYSANDY, UT 84070

Project Name: Monte Cristo at La Caille Property

Address: 3775 E Little Cottonwood Lane, Sandy, Utah Parcel ID# 28121790020000

Post-Construction Storm Water Maintenance Agreement

WHEREAS, the Property Owner Chris McCandless, QRD LLC, recognizes that the Storm Water Facilities (hereinafter referred to as "Facilities") must be maintained for the development called Monte Cristo at La Caille Property, located at 3775 E Little Cottonwood Lane, in the City of Sandy, Salt Lake County, State of Utah; and,
WHEREAS, the Property Owner is the Owner of the real property more particularly described on the Attached Exhibit A as recorded by deed in the records of the Clerk of the Salt Lake County Recorder's Office (hereinafter referred to as "The Property"), and,

WHEREAS, The City of Sandy (hereinafter referred to as "The City") and the Property Owner, or its administrator, executors, successors, heirs, or assigns, agree that the health, safety, welfare and well being of the citizens of the City require that the facilities be constructed and maintained on the property, and,

WHEREAS, the Sandy City Ordinances and Code require that the Facilities as shown on the approved development plans and specifications be constructed and maintained by the Property Owner, its administrator, executors, successors, heirs, or assigns.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

Section 1

The Facility or Facilities shall be constructed by the Property Owner in accordance with the plans and specifications approved by The City for the development.

Section 2

The Property Owner, its administrators, executors, successors, heirs or assigns shall maintain the Facilities in good working conditions acceptable to the City and in accordance with the schedule of Post-Construction and Long Term Maintenance activities hereto and attached as Exhibit B.

Section 3

The Property Owner, its administrators, executors, successors, heirs or assigns hereby grants permission to the City, its authorized agents and employees, to enter upon the property and to inspect the facilities whenever the City deems necessary. Whenever possible, the City shall provide notice prior to entry.

Section 4

In the event the Property Owner, its administrator, executors, successors, heirs or assigns fails to maintain the Facilities as shown on the approved plans and specifications, in accordance with the Maintenance Schedule incorporated in this Maintenance Agreement, the City, with due notice, may enter the property and take whatever steps it deems necessary to return the Facilities to a good working condition. This provision shall not be construed to

allow the City to erect any structure of a permanent nature on the property. It is expressly understood and agreed that the City is under no obligation to maintain or repair the Facilities and in no event shall this Maintenance Agreement be construed to impose any such obligation on the City.

Section 5

In the event the City, pursuant to the Maintenance Agreement, performs work of any nature, or expends any funds in the performance of said work for labor, use of equipment, supplies, materials, and the like, the Property Owner shall reimburse the City within thirty (30) days of receipt thereof for all the costs incurred by the City hereunder. If not paid within the prescribed time period, the City shall secure a lien against the real property in the amount of such costs. The actions described in this section are in addition to and not in lieu of any and all legal remedies available to the City as a result of the Property Owner's failure to maintain the Facilities.

Section 6

The Property Owner will make accommodation for the removal and disposal of all the accumulated sediments. Temporary storage will be provided onsite in a reserved area(s). The sediment will need to be disposed within two weeks after being removed from the storm drain system.

Section 7

The Property Owner shall use the Standard Operation and Maintenance Inspection Report attached to this Maintenance Agreement as Exhibit B and by this reference made a part hereof for the purpose of a minimal annual inspection of the Facilities.

Section 8

The Property Owner, its administrator, executors, successors, heirs and assigns hereby indemnifies and hold harmless the City and its authorized agents and employees for any and all damages, accidents, casualties, occurrences or claims which might arise or be asserted against the City from the construction, presence, existence or maintenance of the Facilities by the Property Owner or the existence or maintenance of the Facilities by the Property Owner or the City. In the event a claim is asserted against the City, its authorized agents or employees, the City shall promptly notify the Property Owner and the Property Owner shall defend at its own expense any suit based on such claim. If any judgment or claims against The City, its authorized agents or employees shall be allowed, the Property Owner shall pay for all costs and expenses in connection herewith.

Section 9

This Maintenance Agreement shall be recorded among the deed records of the Clerk of the Salt Lake County Recorder's Office and shall constitute a covenant running with the land and shall be binding on the Property Owner, its administrator, executors, heirs, assigns and any other successors in interest.

Section 10

This Maintenance Agreement may be enforced by proceedings at law or in equity by or against the parties hereto and their respective successors in interest.

Section 11

Invalidation of any one of the provisions of this Maintenance Agreement shall in no way effect any other provisions and all other provisions shall remain in full force and effect.

So AGREED this 3rd day of June, 2022

PROPERTY OWNER

BY: QDR LLC By its Member Chris McCandless

Title: Member

STATE OF Utah)
)ss
COUNTY OF Salt Lake)

On this 3rd day of June 2022, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Chris McCandless, the member of Quail Run Development, known or identified to me to be the person whose name is subscribed to the within instrument, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.

Notary Seal

KENDRA WILDE
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 10/05/2023
Commission # 707794

Kendra Wilde
(Signature of Notary)

My Commission Expires: October 5, 2023

Approved as to form:

BY: Dawn Barbee
Public Utilities

Date: 6/23/22

Attachments: Exhibit A (Parcel/ Plat and Legal Description)
Exhibit B (Standard Operation and Maintenance Inspection Report)
Exhibit C (Post-Construction Storm Water Maintenance Plan and Inspection Schedule)

EXHIBIT A – Parcel/ Plat and Legal Description

Monte Cristo at LaCaille Subdivision

A parcel of land situate in the Northwest Quarter of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at the Northwest Corner of Little Cottonwood East Subdivision, recorded February 13, 1980 as Entry No. 3398713 in Book 80-2 at Page 31 in the Office of the Salt Lake County Recorder, said point also being North 00°38'44" West 493.34 feet along the section line and East 1,766.31 feet from the West Quarter Corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running

thence North 03°00'57" East 155.00 feet along the Easterly Boundary Line and its extension of Mountain Valley Subdivision, recorded November 28, 1978 as Entry No. 3203350 in Book 78-11 at Page 319;

thence North 02°59'01" East 215.27 feet (North 3°00'00" West record);

thence North 86°00'59" West 79.89 feet;

thence Westerly 75.56 feet along the arc of a 176.00 foot radius curve to the left (center bears South 03°59'01" West and the chord bears South 81°41'06" West 74.98 feet with a central angle of 24°35'50");

thence South 69°23'11" West 113.87 feet;

thence North 20°36'49" West 38.62 feet;

thence South 62°57'20" West 51.54 feet;

thence North 89°45'02" West 87.71 feet to the Easterly Boundary Line of Lot 3 of the La Caille Subdivision, recorded January 30, 1995 as Entry No. 6012894 in Book 95-1P at Page 17;

thence along said Easterly Boundary Line the following two (2) courses:

(1) North 03°13'01" East 68.36 feet;

(2) North 07°35'01" East 200.00 feet to the center line of Little Cottonwood Creek;

thence along said center line the following fourteen (14) courses:

(1) North 89°59'01" East 14.42 feet;

(2) South 15°18'15" West 13.18 feet;

(3) South 74°50'45" East 64.41 feet;

(4) North 70°05'26" East 114.78 feet;

(5) South 84°10'43" East 152.38 feet;

(6) South 18°29'57" West 6.19 feet;
(7) South 78°04'52" East 8.90 feet;

(8) South 68°36'25" East 41.55 feet;

(9) South 77°13'11" East 43.44 feet;

(10) South 83°11'25" East 38.70 feet;

(11) South 73°38'13" East 40.39 feet;

(12) South 89°39'03" East 142.38 feet;

(13) South 66°52'57" East 136.14 feet;

(14) South 68°37'37" East 79.14 feet;

thence South 02°59'01" West 263.34 feet;

thence North 87°00'59" West 23.14 feet;

thence South 02°59'01" West 227.51 feet to the Northerly Boundary Line of said Little Cottonwood East Subdivision;

thence North 87°00'59" West 432.74 feet (North 87°00' West 431.86 feet record) along said Northerly Boundary Line to the point of beginning.

Contains 340,163 Square Feet or 7.809 Acres 13 Lots and 1 Parcel

EXHIBIT B – Standard Operation and Maintenance Inspection Report

Post-Construction Agreement Checklist

This report will be used initially by a Sandy City Inspector for Final Bond release and education how to keep the property maintained for Storm Water Quality. This report will also be used, by owner, to inspect the property and provide documentation of all maintenance performed every two years to sandycitystormwater@gmail.com If you have any questions 801-568-7280

Site Contact:		Property Name:	
Date:		Address:	
Frequency of Inspection	□ Biennial (Every two years)		

	Item Inspected	Checked		Maintenance Required?		Observations and Remarks
		Yes	NA	Yes	NA	
	Detention/Retention Facilities					
1	Landscaping maintenance					
2	Remove sedimentation/debris					
3	Ensure in good condition side slopes (channeling / sloughing)					
4	Ensure in good condition rip-rap protection					
5	Ensure in good condition control structure					
6	Cleaning of outfall					
7	Maintenance of inlets and outlets					
	Storm Drain System					
1	Remove sediment from catch basins					
2	Cleaning storm drainpipes					
3	Maintenance of drainage swales					
4	Remove sediment from manholes/sumps					
5	Ensure in good condition oil/water separator					
6	Ensure in good condition sand filters					
	Parking Lot and Roads Maintenance					
1	Sweeping of parking lot					
2	Sweeping of streets					
3	Cleaning of garbage enclosure					
4	Cleaning of non-hazardous spills					
5	Managing fertilizer and pesticide use					
6	Removal of grass after lawn mowing					
	Education					
1	Storm Water is not treated	Only Rain Down The Drain				Nothing should go down the drain but rain!
2	Power Washing	Great Cleaning Option				Must capture water (divert or shopvac)
3	Biodegradable products	Less hazardous				Won't degrade before impacting wildlife and water quality

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information provided is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

BY: _____ Date: _____

Site Contact

	City Use Only	
1	Contact Name	
2	Phone Number	
3	Email Address	
4	Mailing Address	

EXHIBIT C – Post-Construction Storm Water Maintenance Plan and Inspection Schedule (see attached)

POST-CONSTRUCTION STORM WATER MAINTENANCE AGREEMENT AND PLAN

Project:
Monte Cristo at LaCaille Property
3775 E Little Cottonwood
Sandy, Utah 84092

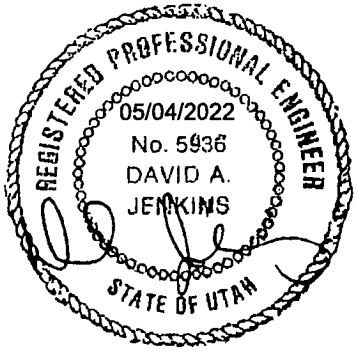
Project Number: 4978F

Prepared For:
QRD LLC
Chris McCandless
9071 South 1300 West, Suite 100
West Jordan, Utah 84088

Date:
May 4, 2022

Prepared By:
David Jenkins, PE

ENSIGN
THE STANDARD IN ENGINEERING



Ensign Engineering
45 West 10000 South, Suite 500
Sandy, Utah 84070
P: (801) 255-0529
F: (801) 255-4449
ensigneng.com

Long-Term Stormwater Maintenance Plan

for:

Monte Cristo at LaCaille Property
3775 E Little Cottonwood Lane
Sandy, Utah

PURPOSE AND RESPONSIBILTY

As required by the Clean Water Act and resultant local regulations, including Sandy City Municipal Separate Storm Sewer Systems (MS4) Permit, those who develop land are required to build and maintain systems to minimize litter and contaminants in stormwater runoff that pollute waters of the State.

This Long-Term Stormwater Management Plan (LTSWMP) describes the systems, operations and the minimum standard operating procedures (SOPs) necessary to manage pollutants originating from or generated on this property. Any activities or site operations at this property that contaminate water entering the City's stormwater system and generate loose litter must be prohibited, unless SOPs are written to manage those activities or operations, and amended into this LTSWMP.

The Little Cottonwood Creek is impaired. The LTSWMP is aimed at addressing these impairments in addition to all other pollutants that can be generated by this property.

CONTENTS

SECTION 1: SITE DESCRIPTION, USE AND IMPACT

The site infrastructure and operations described in this Section are limited at controlling and containing pollutants that if managed improperly can contaminate the environment. The LTSWMP includes standard operations procedures (SOPs) that are intended to compensate for the limitations of the site infrastructure. The property manager must use good judgment and conduct operations appropriately, doing as much as possible indoors and responsibly managing operations that must be performed outdoors.

Impervious Infrastructure, Including Parking, Sidewalk, and Flatwork

The site has a significant amount of impervious surface, primarily concrete pavement, concrete walkways, and the buildings themselves. Any sediment, debris, fluids or other waste left or that collect on it will be carried by runoff to the storm drain inlets. This waste material will settle in our storm drain system increasing maintenance cost and any material dissolving in the runoff will pass through our system. Maintenance involves regular sweeping, but it can also involve pavement washing to remove stains, slick spots and appearance when necessary. The Sweeping and the Pavement Washing SOPs are used to manage the pollutants associated with pavements.

Landscaping

This property's landscape areas will require regular maintenance. This will involve mowing, pruning, hand digging leaving grass clippings, sticks, branches, dirt, mulch, including fertilizers, pesticides and other pollutants that can fall or be left on our paved areas. It is vital that the paved areas with direct connection to the city storm drain systems remain clear and clean of landscape pollutants. The Landscape Maintenance SOP is written to control and manage this potential problem.

Storm Drain System

Stormwater inlets are located within curb and gutter, parking areas and in the detention basin, away from daily operations. Stormwater inlets direct all runoff through a stormwater treatment unit which are located in the last units prior to leaving the property. The stormwater treatment unit is designed to capture floating material and heavier sediment particles. The stormwater system is susceptible to bypass and scour during large storm event flows and pollutants. The Storm Drain Maintenance SOP is written to control and manage this system.

Waste Management

Each home will have personal trash receptacles. Each trash receptacle will have a lid intended to prevent precipitation exposure minimizing liquids that can leak to pavements and from haul trucks also minimizing the light weight trash exposed to wind. The fences have an additional benefit of trapping loose trash allowing us to pick it up before it will be carried off. Good waste management systems, if managed improperly, can end up as the source of the very pollution that they were intended to control. The Waste Management SOP is written to control and manage our waste.

Utility System

Heating and air conditioner units will be outside of the homes near the patio area. These units contain oils and other chemicals that can harm Little Cottonwood Creek if allowed to drain off our property. Liquids and other waste generated by maintenance of this system can be appropriately managed by the Spill Containment and Cleanup SOP.

Snow and Ice Removal Management

Salt is a necessary pollutant and is vital to ensuring a safe pedestrian walking areas. However, the snow removal operations should be properly managed to minimize unnecessary salt impact.

SECTION 2: TRAINING

Ensure that the HOA and maintenance contractors know and understand the SOPs specifically written to manage and maintain the property. Maintenance contractors must use the stronger of their Company and the LTSWMP SOPs. File all training records in Appendix C.

SECTION 3: RECORDKEEPING

Maintain records of operation and maintenance activities in accordance with SOPs. Mail a copy of the record to Sandy City Stormwater Division annually.

SECTION 4: APPENDICES

Appendix A- Site Drawings and Details
Appendix B- SOPs
Appendix C- Recordkeeping Documents

APPENDIX A – SITE DRAWINGS AND DETAILS

APPENDIX B – SOPs

PARKING AND ROAD MAINTENANCE (SOP)

General:
This SOP is not expected to cover all necessary procedure actions. This SOP is allowed to be changed in good judgment when it is necessary for the proper protection and containment of pollutants. Any Changes of routine operations must be amended in this SOP.

Timing: Cleaning of the parking areas will include periodic sweeping and garbage pick-up. (Spill Clean-up is covered above). Sweeping must be done in such a way as to minimize the sediment that gets into the storm drain system and with sufficient frequency to keep large amounts of sediment from building up where a large storm event could transport it into a storm drain inlet. The parking areas should be inspected on a monthly basis for the first year to determine proper timing for sweeping and garbage pick-up.

1. Preparation
    a. Inform HOA of proper parking and road maintenance to reinforce proper housekeeping.
    b. Restrict parking in areas to be swept prior to and during sweeping using regulations as necessary.
2. Procedure
    a. Ensure that designated parking areas and drive aisles are clean and clear of debris and sediments.
    b. Hand sweep sections of gutters in parking areas if soil and debris accumulate.
    c. Pick-up litter as required to keep parking areas clean and orderly.
3. Clean-up
    a. Dispose of debris and other materials removed from drive aisles and parking areas properly. Proper disposal of debris and other materials includes placing said materials in the designated dumpsters provided on site. Materials such as oil, batteries, and other hazardous waste must be disposed of at a hazardous waste facility. (Many local auto parts stores will dispose of used oil and vehicle batteries.)
    b. Do not store waste in locations where storm water could transport fines or liquids into the storm drain system.
4. Documentation
    a. Document completed cleanup activities in "SMP Inspection Report".
5. Frequency
    a. Roadways should be swept once every three months and more frequently if inspections deem it necessary. Fall months will require street sweeping a minimum of once a month to prevent plant foliage from entering the storm drain system.
    b. Parking areas should be swept when inspections deem it necessary.
6. Inspections

a. Inspections should occur once a month. Fall months will require a weekly inspection to ensure no plant foliage is in danger of entering or blocking the storm drain system.
b. Inspections should identify any debris, trash or sediment on roadways and parking areas.
c. Use inspections to ensure all SOPs are being followed.
d. Use inspection results to alter maintenance frequency if necessary.

LANDSCAPE MAINTENANCE (SOP)

General:

This SOP is not expected to cover all necessary procedure actions. This SOP is allowed to be changed in good judgment when it is necessary for the proper protection and containment of pollutants. Any Changes of routine operations must be amended in this SOP.

Timing:

Clean-up of plant matter and debris should be accomplished after mowing in order to reduce the chance of wind and water carrying the material to the storm water system. A cover shall be placed over the storm drain inlets adjacent to mowing operations or spraying operations in order to keep clippings and chemical spray out of the storm drain system.

Irrigation must be timed to adequately water the landscape and keep it alive not only for aesthetic reasons, but also to reduce erosion of the soils and to keep plant debris to a minimum. Watering heads and watering patterns must be checked weekly for proper operation and to ensure that broken heads are replaced promptly in order to minimize water waste and soil erosion. Lawn areas must be mown weekly to ensure healthy turf and that sprinkler heads are able to spray above the grass. Fertilizers, herbicides and pesticides must be used judiciously but with sufficient frequency to maintain healthy landscaping growth.

1. Preparation
    a. Train HOA on proper use of equipment and chemicals.
    b. Make sure your state Chemical Handling Certification is complete and up-to-date before handling any chemicals.
    c. Calibrate fertilizer and pesticide application equipment to avoid excessive application.
    d. Use pesticides only if there is an actual pest problem.
    e. Time and apply the application of fertilizers, herbicides or pesticides to coincide with the manufacturer's recommendation for best results ("Read the Label").
    f. Know the weather conditions. Do not use pesticides if rain is expected within a 24-hour period. Apply pesticides only when wind speeds are low (less than 5 mph).
2. Process
    a. Keep clippings away from storm drain system.
    b. Follow the manufacturer's recommendations for mixing, application and disposal of fertilizer and pesticides. ("Read the Label").
    c. Do not mix or prepare pesticides for application near storm drains, preferably mix inside a protected area with impervious secondary containment so that spills or leaks will not contact soils.
    d. Employ techniques to minimize off-target application (e.g. spray drift, over broadcasting.) of pesticides and fertilizers.
3. Clean-up
    a. Sweep or blow small clippings into landscape areas, or collect and properly dispose of in designated dumpsters provided on site.

b. Dispose of large clippings in approved locations or containers per waste management sop.
c. Sweep or blow pavements or sidewalks where fertilizers or other solid chemicals have fallen, back onto grassy areas before applying irrigation water. Ensure that all fertilizers or other solid chemicals are completely cleaned off pavements or sidewalks following every application.
d. Triple rinse pesticide and herbicide containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste. Do not rinse onto pavements or hardscape areas which may cause a downstream impact.
e. Always follow all federal and state regulations governing use, storage and disposal of fertilizers, herbicides or pesticides and their containers. ("Read the Label")

4. Documentation
   a. Document completed cleanup activities in "SMP Inspection Report".
   b. Keep copies of MSDS sheets for all pesticides, fertilizers and other hazardous products used.
5. Frequency
   a. Landscape maintenance should occur weekly during spring and summer months or whenever inspections deem it necessary.
   b. During fall months leaves and foliage should be collected when inspections deem it necessary.
6. Inspections
   a. Inspections should occur on a seasonal weekly basis when maintenance is occurring.
   b. Inspections should identify any leaves, clippings, or trimmings left in runoff areas.
   c. Inspections should identify any possible fertilizers, pesticides or chemicals that may enter storm water system.
   d. Use inspections to ensure all SOPs are being followed.
   e. Use inspection results to alter maintenance frequency if necessary.

WASTE MANAGEMENT (SOP)

General:
This SOP is not expected to cover all necessary procedure actions. This SOP is allowed to be changed in good judgment when it is necessary for the proper protection and containment of pollutants. Any Changes of routine operations must be amended in this SOP.

1. Preparation
   a. Proper disposal of trash includes placing waste materials in the designated trash containers provided on site. Materials such as oil, batteries (no alkaline), ink jet cartridges, cell phones, paint, etc., are considered household hazardous waste and

must be disposed of at the Household Hazardous Waste (HHW) facility at the Trans-Jordan Landfill.

b. During collection hours ensure that
c. Residents do not park vehicles near collection container.

2. Process
    a. Perform regular inspections of dumpster container for leaks, and have repairs made immediately by responsible party.
    b. Request/use dumpsters with lids and without drain holes.
    c. Do not overfill container so that the lid will not close.
    d. Keep lid on container closed to prevent trash from blowing out or container filling with water.
3. Clean-up
    a. Keep areas around garbage container clean of all garbage and debris.
    b. Have garbage container emptied regularly to keep from overfilling. Special caution should be used for all lightweight trash because in the case of strong winds, this lightweight trash may be blown out of the garbage container. In this case, clean-up may be needed in roadways and/or landscape areas due to wind-blown debris.
    c. Wash out dumpsters as needed to keep odors from becoming a problem. Wash water must not enter into any storm drain system.
4. Documentation
    a. Document completed cleanup activities in "SMP Inspection Report".
5. Frequency
    a. Waste management should be ongoing at all times. HOA should ensure all waste is disposed of in dumpster container and ready for pickup.
6. Inspections
    a. Inspections should occur once a month.
    b. Inspections should identify any damage to garbage containers, any cracks or holes which may allow waste to leak into roadways. (Replace container when necessary)
    c. Inspections should ensure garbage container is being used properly without overfilling container and lid is closed.
    d. Use inspections to ensure all SOPs are being followed.

STORM WATER CONVEYANCE SYSTEMS (SOP)

General:
This SOP is not expected to cover all necessary procedure actions. This SOP is allowed to be changed in good judgment when it is necessary for the proper protection and containment of pollutants. Any changes of routine operations must be amended in this SOP.

Timing: All storm drain structures should be inspected for sediment and debris build-up at a minimum of one time per year, but is best to be completed monthly.

Disposal: Material removed from the storm drain structures must be disposed of in a landfill.

1. Preparation
    a. Inform owners and management that storm water systems cannot be used for disposing of materials.
    b. Do visual inspection on outside of grate.
    c. Check for broken parts of the system that may need to be replaced.
    d. Do visual inspection inside cleanout boxes. (DO NOT ENTER ANY MANHOLE OR CLEANOUT BOX)
2. Process
    a. Remove any large loose debris and sorbent materials with hand tools.
    b. Clean system (pipes and boxes) using a high powered vacuum truck to suck out standing water and sediment.
    c. Use a high pressure washer to break up any remaining material in the catch basins and cleanout boxes, while capturing resulting slurry with vacuum.
    d. Once catch basins and clean out boxes are clean, clean any sediment that may remain within the pipes.
3. Clean-up
    a. When vacuum truck is full of sediment take it to designated locations to dump all sediment out of the truck into a drying bed.
    b. Wash down area before leaving the designated dump location.
4. Documentation
    a. Document completed cleanup activities in "SMP Inspection Report".
    b. Record the amount of waste collected and number of catch basins cleaned and the area they were cleaned in. Keep any notes or comments of any problems encountered.
5. Frequency
    a. Use inspection results and clean storm drain system when necessary.
6. Inspections
    a. Inspections should occur twice a year or after a large storm event for the storm drain system.
    b. Inspections should identify any flow obstructions, or damage to the system.
    c. Inspections should identify any sediment buildup in pipes and clean out boxes. If more than 2" of sediment and debris is present in pipes or boxes then maintenance is needed.
    d. Use inspections to ensure all SOPs are being followed.
    e. Use inspection results to determine maintenance frequency.

SPILL RESPONSE (SOP)

General:

This SOP is not expected to cover all necessary procedure actions. This SOP is allowed to be changed in good judgment when it is necessary for the proper protection and containment of pollutants. Any changes of routine operations must be amended in this SOP.

Timing: In the event of a fuel, oil, or chemical (including herbicides, pesticides and fertilizers) spill, timely clean-up is important for protection of the storm water system. All spills must be cleaned up immediately.

1. Preparation
    a. Understand Material Safety Data Sheet (MSDS) for handling of product.
    b. Supervisors ensure that HOA handling and transporting chemicals are trained on the proper procedures.
    c. Determine proper place of handling.
    d. Have necessary containment and spill kits at handling place
    e. Have proper Personal Protective Equipment (PPE) available and wear it prior to handling chemicals as necessary or as required.
2. Process
    a. Wear proper PPE for the chemical being used, transported or handled.
    b. Begin transfer or handling process.
    c. Discontinue process if spills occur.
    d. Disconnect and store handling equipment.
3. Clean-up
    a. Do not wash spill down the storm drain.
    b. Clean up spills with proper material using dry methods or other means that will pick the spill up. The dry method includes using sorbent materials, broom and shovel, and vacuum operations. If using water and/or detergents to clean the spilled material, this waste must be vacuumed or effectively picked up by other methods.
    c. Dispose of contaminated material at appropriate facility. Appropriate facilities include dumpsters and receptacles so long as waste is solid at time of disposal. Liquid waste may be disposed in the sanitary sewer system after the following conditions have been met:
        i. Dry cleanup methods have been used to remove the bulk of the spill and disposed per the Waste Management SOP.
        ii. The liquid waste amounts are small and diluted with water. This is intended for spill cleanup waste only and never for the disposal of unused or spent liquids.
4. Documentation
    a. Document completed cleanup activities in "SMP Inspection Report".
5. Frequency
    a. Spill response should occur after every spill event.
6. Inspections
    a. Inspections should occur after every spill response event.
    b. Use inspections to ensure all SOPs are being followed.

PAVEMENT WASHING OPERATIONS

General:
These SOPs are not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in these SOPs.

1. Procedure:
   a) Prevent waste fluids and any detergents if used from entering storm drain system. The following methods are acceptable for this operation:
      - Dam the inlet using a boom material that seals itself to the pavement and pick up the wastewater with shop-vacuum or absorbent materials.
      - Collect wastewater with shop-vacuum simultaneous with the washing operation.
      - Collect wastewater with vacuum truck or trailer simultaneous with the washing operation.
   b) This procedure must not used to clean the initial spills. First apply the Spill Containment and cleanup SOP.
2. Disposal Procedure:
   a) Small volumes can usually be drained to the local sanitary sewer. Contact the South Valley Sewer District.
   b) Large volumes must be disposed at regulated facilities.
2. Pavement Cleaning Frequency:
   a) There is no regular pavement washing regimen. Pavement washing is determined by conditions that warrant it, including but not limited to prevention of slick or other hazardous conditions or restoring the acceptable appearance of pavements.
3. Training:
   a) Annually and at hire.

SNOW AND ICE REMOVAL MANAGEMENT

General:
This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

1. Application:
   a) Parking and sidewalk winter management operations.
2. De-Icing Procedure:
   a) Do not store or allow salt or equivalent to be stored on outside paved surfaces.
   b) Minimize salt use varying salt amounts relative to hazard potential.
   c) Sweep excessive piles left by the spreader.
   d) Watch forecast and adjust when warm ups are expected the same day.
3. Training:
   a) Annually and at hire.
   b) Require snow and ice service contractors to follow the stronger of this SOP and their company SOPs.

GENERAL CONSTRUCTION MAINTENANCE

General:
This SOP is not expected to cover all necessary procedure actions. Operators are allowed to adapt SOPs to unique site conditions in good judgment when it is necessary for safety, and the proper, and effective containment of pollutants. However, any changes of routine operations must be amended in this SOP.

Rule: Prevent any solids, *liquids or any light weight material from being carried away from the construction or maintenance envelop by wind or water.

*liquids - including culinary water and irrigation water that are polluted with material that will damage the environment.

1. Application:
   a) This SOP should provide sufficient direction for many of the general operations, e.g., building maintenance, curb/sidewalk/flatwork, overlay/patching, landscape renovations, miscellaneous maintenance/repairs, etc.
2. Construction Procedure:
   a) Remove or contain all erodible or loose material prior to forecast wind and precipitation events or before non-stormwater will pass through the project site. For light-weight debris, maintenance can require immediately attention for wind events and many times daily maintenance or as needed for precipitation or non-stormwater events.
   b) Project materials and waste can be contained or controlled by operational or structural best management practices.
      - Operational; including but not limited to:
        - Strategic staging of materials eliminating exposure, such as not staging on pavement;
        - Avoiding multiple day staging of backfill and spoil;
        - Haul off spoil as generated or daily.
      - Structural; including but not limited to:
        - Inlet protection, e.g. wattles, filter fabric, drop inlet bags, boards, planks;
        - Gutter dams, e.g. wattles, sandbags, dirt dams;
        - Boundary containment, e.g. wattles, silt fence;
        - Dust control, e.g. water hose;
        - Waste control, e.g. construction solid or liquid waste containment, dumpster, receptacles.
   c) Inspect often to insure the structural best management practices are in good operating condition and at least prior to the workday end. Promptly repair damaged best management practices to achieve effective containment.

d) Cleanup:
   - Use dry cleanup methods, e.g. square nose shove and broom.
   - Wet methods are allowed if wastewater is prevented from entering the stormwater system, e.g. wet/dry vacuum, disposal to our landscaped areas.

e) Cleanup Standard:
   - When a broom and a square nosed shovel cannot pick any appreciable amount of material.

3. Waste Disposal:
   a) Dispose of waste according to General Waste Management SOP, unless superseded by specific SOPs for the operation.
   b) Never discharge waste material to storm drains.

4. Equipment:
   a) Tools sufficient for proper containment of pollutants and cleanup.
   b) Push broom and square blade shovel should be a minimum.

5. Training:
   a) Annually and at hire.

APPENDIX C – PLAN RECORDKEEPING DOCUMENTS

[Insert PLAN Recordkeeping forms following this page.]

MAINTENANCE/INSPECTION SCHEDULE

Frequency	Site Infrastructure.
	Replace text with the infrastructure / system that must be maintained; repeat

Inspection Frequency Key: A=annual, Q=Quarterly, M=monthly, W=weekly, S=following appreciable storm event, U=Unique infrastructure specific (specify)

RECORD INSPECTIONS IN THE MAINTENANCE LOG

Inspection Means: Either; Traditional walk through, Awareness/Observation, and during regular maintenance operations while noting efficiencies/inefficiencies/concerns found, etc.

MAINTENANCE LOG

Date	Maintenance Performed/Spill Events. Perform Maintenance per SOPs	Observation Notes, including but not limited to; Inspection results, Observations, System Performance (effectiveness/inefficiencies), SOP Usefulness, Concerns, Necessary Changes…	Initials

Contact the Stormwater Division for an example of a maintenance/inspection log xxx-xxx-xxxx

Annual Summary of LTSWMP effectiveness, inefficiencies, problems, necessary changes etc.

*You may create your own form that provides this same information or request a word copy of this document.

Annual SOP Training Log per Section 2

SOP	Trainer	Employee Name / Maintenance Contractor Co	Date

*You may create your own form that provides this same information or request a Word copy of this document.