



## City of San Juan Capistrano

Utilities and Public Works Department

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# LOW IMPACT DEVELOPMENT & SOURCE CONTROL BMPs FOR ALL REDEVELOPMENT/DEVELOPMENT PROJECTS

- Conserve natural areas, including existing trees, other vegetation and soils.
- Construct streets, sidewalks and parking lot aisles to the minimum widths necessary, provided that public safety is not compromised.
- Minimize the impervious footprint of the project.
- Minimize soil compaction in landscaped areas.
- Minimize disturbances in natural drainages, for example, natural swales, topographic depressions, etc.
- Disconnect impervious surfaces through distributed pervious areas by draining rooftops into adjacent landscaping, using vegetated swales in lieu of underground piping, incorporating sheet flow over vegetated areas, incorporating low flow infiltration, etc.;
- Create buffer zones for natural water bodies, where feasible and if buffer zones are not feasible, implement other buffer, such as trees, access restrictions, etc.;
- Install dry weather flow diversion inlets such as open bottom catch basins, or perforated bottom inlets with a minimum of 2 feet of  $\frac{3}{4}$  inch gravel where soil conditions allow it. This includes all on-site yard drains, and flow from driveway approach (direct to trench drain with same dry weather diversion concept). If soil conditions do not allow infiltration, then drain must include a mechanism to prevent/reduce sediment in drainage pipe, such as raised perforated pipe or other filter insert in all on site drains.
- All v-gutters or swales must have a minimum 1 foot bench on the upstream side to reduce the introduction of sediment into them. Bench could be landscaped to help capture sediments. Bench must include sediment control measures such as fiber rolls following construction until slope vegetation is established.
- Prevent illicit discharges into the MS4, including sprinkler/irrigation runoff. Place sprinkler systems a minimum of 6 inches from edge of irrigated area to minimize overspray. Install smart timer controller with rain shutoff valve.
- Do not design very narrow landscaped areas, avoid berms and promote depressions in landscaped areas where runoff can be captured rather than become urban runoff. Comply with the City's landscape and water conservation ordinance, Title 9, Section 3.527.
- Landscape with native, non-invasive and/or low water species, where feasible.
- Stencil, sign or otherwise mark, with approval from City, the storm drain system with no dumping messages.
- Properly design outdoor material storage areas, outdoor work areas, and trash storage areas to eliminate pollutants migration into the drainage system.
- Sweep street and parking lots every two weeks, at a minimum, if such action is not provided as part of City services.
- Any other Best Management Practices, BMPs deemed necessary to address any specific issues or concerns, as directed by the Public Works and Utilities Director or designee.