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After recording return to:

City Clerk
City of Puyallup
333 South Meridian
Puyallup, WA 98371

Document Title: Stormwater Outfall Management & BMP Facilities Agreement
Grantee: City of Puyallup
Grantor: CPF Northwest Properties, LLC
Abbreviated Legal Description: Lot 2, BLA 2004-06-02-5007
Complete Legal Description on Page 5 of this Document
Assessor's Tax Parcel or Account Numbers: 0420215019
Reference Number of Related Document(s): N/A

Stormwater Management & BMP Facilities Agreement

A. **Parties**. The parties to this agreement are Grantee City of Puyallup, a Washington State municipal corporation (City), and Grantor landowner CPF Northwest Properties, LLC, a Washington limited liability company (Landowner).

B. **Property.** Landowner is the owner of certain real property (Property), which is legally described in this document and is located at the following address:
322 Valley Avenue Northwest, Puyallup, WA 98371.

C. **Development Plan & Stormwater Facilities.** The site, subdivision or other development plan (Plan) for the Property, specifically known, entitled or described as Coastal Pacific Food Distribution, provides for detention, retention, treatment or management of stormwater that is associated with the Property through the use of identified stormwater facilities or best management practices (collectively, Stormwater Facilities). Upon approval of the Plan by the City, the Plan shall be incorporated herein by this reference. In accordance with the Plan, Landowner shall adequately construct, operate, use, maintain and repair the Stormwater Facilities.

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D. Agreement. On the terms and conditions set forth herein, the City and Landowner agree as follows:

1. The Stormwater Facilities shall be constructed, operated, used, maintained and repaired by Landowner in accordance with the requirements of the Plan, and any other applicable law or regulation.
2. Landowner (which expressly includes its agents, successors and assigns, including any homeowners association) shall adequately and properly operate, use, maintain and repair the Stormwater Facilities as described in the maintenance and operations manual, which is on file with the City, and may be attached and recorded herewith as Exhibit A. This duty extends to all associated pipes and channels, as well as all structures, improvements, and vegetation that are provided to control the quantity and quality of the stormwater. Adequate maintenance shall mean maintenance that is sufficient to keep the Stormwater Facilities in good working order and operating so as to satisfy the design and performance standards of the Plan.
3. Landowner shall regularly inspect the Stormwater Facilities and shall submit an inspection report to the City at least once a year on a date prescribed by the City. The purpose of the inspection(s) is to ensure that the Stormwater Facilities are safe and functioning properly. The scope of the inspection shall include the entire Stormwater Facilities, including but not limited to, berms, outlet structures, pond areas, access roads, and so forth. Deficiencies and any performance or other related issues shall be noted by Landowner in the inspection report. The annual report shall be in a form and include content as prescribed from time to time by the City. An example copy of the report form may be attached hereto as Exhibit B.
4. Landowner hereby grants permission to the City to enter upon the Property to inspect the Stormwater Facilities. Except in case of emergency, the City shall provide Landowner with at least forty-eight (48) hours written notice prior to entering on to the Property. Landowner shall be entitled to have a representative accompany the City during such inspection. The City shall provide Landowner with copies of written inspection reports.
5. If Landowner fails to adequately and properly operate, use, maintain or repair the Stormwater Facilities, the City shall notify Landowner in writing and provide Landowner with a reasonable opportunity to cure. If Landowner fails to timely cure, then the City may enter upon the Property and remedy the issue(s) identified in the notice and those reasonably related thereto; Furthermore, if the City performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like while remedying the identified issues, the City may charge the cost of the remedy to Landowner, and Landowner shall promptly pay the costs to the City. Notwithstanding the foregoing, the City shall be under no obligation to inspect, maintain or repair the Stormwater Facilities.
6. Landowner shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with activities or operations, performed by Landowner, or on Landowner's behalf, that relate to the Stormwater Facilities and the subject matter of this agreement, except for injuries and damages caused by the negligence of the City.

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E. **Covenant.** The terms and provisions of this agreement constitute a covenant, which is subject to the following: This covenant is an equitable covenant. It touches and concerns the land that is described as the Property herein. The parties intend that this covenant shall bind the parties' successor and assigns. This covenant shall run with the land that is described as the Property herein, and shall bind whoever has possession of the land, in whole or in part, without regard to whether the possessor has title, or has succeeded to the same estate that granting parties have or had. Possessors shall include, but are not limited to, leasehold tenants, contract purchasers, subtenants, and adverse possessors. This covenant shall run with the land even in the absence of the transfer of some interest in land, other than the covenant itself, between Landowner and the City. This covenant shall not be governed by the mutuality rule. The burden of the covenant can run independently from the benefit of the covenant, and the benefit need not run. The benefit may be in gross or personal to Landowner or the City. Landowner waives its right to assert any defenses to the enforcement of this covenant, including, but not limited to, the change of neighborhood doctrine, laches, estoppel, balancing of hardships, and abandonment. If Landowner breaches any term of this covenant and agreement, then all remedies in equity and at law, including, but not limited to, injunctions, mandamus, declaratory judgments, and damages, shall be available to the City.

F. **Governing Law & Venue.** This agreement shall be governed by and construed in accordance with the laws of the State of Washington. The venue for any action that arises from or out of this instrument shall be the Pierce County Superior Court.

<signature page to follow>

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CPF Northwest Properties, LLC

BY: Coastal Pacific Food Distributors, Inc., the sole member of CPF Northwest Properties, LLC

Dated: 06-17-2025

BY: _____

William Ungerman

Chief Financial Officer of Coastal Pacific Food Distributors, Inc.

STATE OF Virginia)
) -ss
COUNTY OF Norfolk)

On this 7 day of June, 2025, before me personally appeared William Ungerman, to me known to be the Chief Financial Officer of Coastal Pacific Food Distributors, Inc., the sole member of CPF Northwest Properties, LLC that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and stated that he or she was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

SAMANTHA J CRIVEAU NOTARY PUBLIC MY COMMISSION NUMBER 00333765 COMMONWEALTH OF VIRGINIA

Printed Name: Samantha J Criveau
Notary Public in and for the State of Virginia
Residing in: Norfolk
My appointment expires: 07-30-2025

City of Puyallup

Dated: 6/9/2025

BY: _____
Accepted by:
Kenneth Cook
Development Engineering Manager

City of Puyallup

Dated: 6/5/2025

BY: _____
Approved as to form:
Joseph N. Beck
City Attorney

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Legal Description

PARCEL A:
PARCEL 2, BOUNDARY LINE ADJUSTMENT 200406025007, ACCORDING TO THE SURVEY THEREOF RECORDED JUNE 2, 2004, RECORDS OF PIERCE COUNTY AUDITOR.
SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL B:
THOSE CERTAIN EASEMENT RIGHTS FOR ACCESS, PARKING, LANDSCAPING AND UTILITIES AS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "SUPPLEMENTAL AMENDMENT TO DECLARATION OF EASEMENTS FOR PUYALLUP INDUSTRIAL PARK," DATED JUNE 24, 2004, THE SAME BEING RECORDED UNDER RECORDING NUMBER 200407011348, SAID DOCUMENT BEING AN AMENDMENT OF THAT CERTAIN DOCUMENT
ENTITLED "DECLARATION OF EASEMENTS FOR PUYALLUP INDUSTRIAL PARK," DATED
OCTOBER 15, 2001, THE SAME BEING RECORDED UNDER RECORDING NUMBER 200110160332, AS AMENDED BY DOCUMENT ENTITLED "CORRECTIVE AMENDMENT TO DECLARATION OF EASEMENTS FOR PUYALLUP INDUSTRIAL PARK," DATED DECEMBER 3,
2001, THE SAME BEING RECORDED UNDER RECORDING NUMBER 200112100261

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Exhibit A

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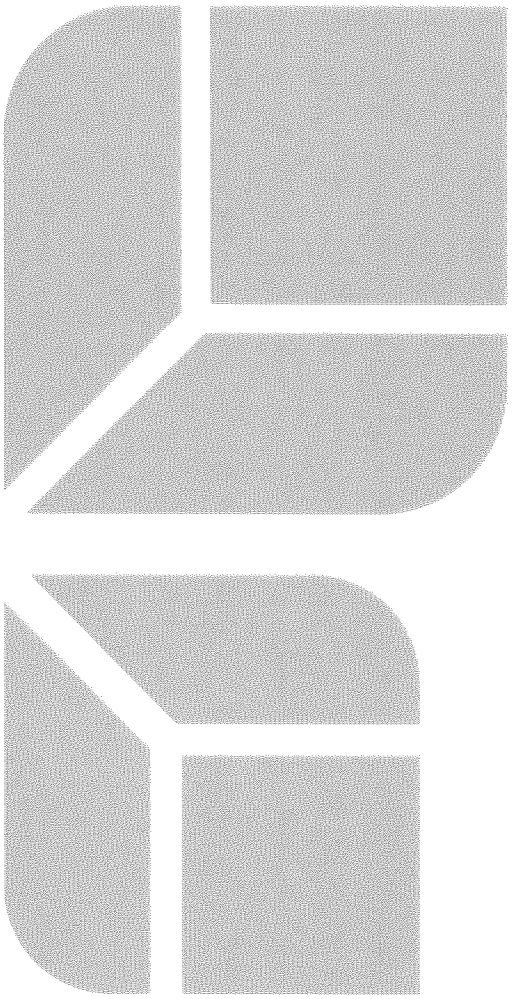

Stormwater Facilities Maintenance Plan

PREPARED FOR:

AWB Engineers
1942 Northwood Drive
Salisbury, MD 21801

PROJECT:

CPFD Puyallup
322 Valley Ave NW
Puyallup, WA 98371
2230491.11

PREPARED BY:

Christopher Watt, EIT
Project Engineer

REVIEWED BY:

Todd C. Sawin, PE, DBIA, LEED AP
Principal

DATE:

May 2024

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PREPARED BY:

Christopher Watt, EIT
Project Engineer

REVIEWED BY:

Todd C. Sawin, PE, DBIA, LEED AP
Principal

DATE:

May 2024

I hereby state that this Stormwater Facilities Maintenance Plan for the CPFD project has been prepared by me or under my supervision and meets the standard of care and expertise that is usual and customary in this community for professional engineers. I understand that the City of Puyallup does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities prepared by me.

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Appendices

Appendix C Exhibits

- Exhibit C-1: BioPod Maintenance Manual
- Exhibit C-2: BMP Maintenance Standards

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1.0 Overall Project Summary

This Stormwater Facilities Plan accompanies the Site Development plans for the Coastal Pacific Food Distribution Puyallup (CPFD) project located on Tax Parcel 0420215019 in the City of Puyallup, Washington.

This Stormwater Facilities Maintenance Plan describes the requirements for operation and maintenance of the privately-owned stormwater system.

2.0 Owner Information

This Stormwater Facilities Maintenance Plan must be kept onsite in the maintenance room at the CPFD site and made available for inspection by Pierce County and the City of Puyallup. All maintenance and operations of onsite stormwater facilities shall be the responsibility of Coastal Pacific Food Distributions.

As the owner and responsible maintenance organization, East Town Crossing, LLC shall submit a brief Annual Inspection and Maintenance Report to Pierce County Public Works Department on or before **May 15** of each calendar year, to include the following:

- Name, address, and telephone number of the businesses, persons, or firms responsible for plan implementation, and the person completing the report.
- Time period covered by the report.
- A chronological summary of activities conducted to implement the Maintenance Plan. A photocopy of the log sheet and applicable checklists (with any additional explanation needed) should normally suffice. For any activities conducted by paid parties, include a description of tasks and name of service provider and costs, or include copies of the invoices for services.
- An outline of planned activities for the coming year.

3.0 Description of the Drainage System and Facilities Serving the Site

Paved, pollution-generating, areas drain to catch basins located around the site. Runoff collected in these catch basins is conveyed through a BioPod for treatment before directly discharging to the City conveyance system. An additional conveyance system collecting roof runoff bypasses the treatment device and directly discharges at the same point of connection as the previously mentioned line.

Refer to Appendix A, Exhibit A-4 for the Developed Conditions Map.

4.0 Site and Facility Management

4.1 Pollution Source Control Plan

Pollution source control is the application of pollution prevention practices on a developed site to reduce contamination of stormwater runoff at its source. Site specific Best Management Practices (BMPs) have been incorporated into the site plan to reduce the number of contaminants used or discharged to the environment.

Appendix C Exhibit C-2 contains the BMP Maintenance Standards as is provided by the SWMMWW.

4.2 Vegetation Management Plan

The attached maintenance schedule provides guidance on vegetation control and management. Irrigation and other maintenance, as necessary, shall be provided to ensure that vegetation remains viable and that a hardy root structure forms in the first year. Vegetation planting shall be provided as described in the construction documents and landscape plans.

4.3 BioPod

The BioPod is a stormwater biofiltration treatment system used to remove pollutants from stormwater runoff. Impervious surfaces and other suburban landscapes generate a variety of contaminants that can enter stormwater and pollute downstream receiving waters unless treatment is provided. The BioPod system uses proprietary StormMix biofiltration media to capture and retain pollutants including total suspended solids (TSS), metals, nutrients, gross solids, trash, and debris, as well as petroleum hydrocarbons. Refer to Appendix C, Exhibit C-1 for the BioPod Maintenance Manual.

4.4 Conveyance Systems

Pipes transport stormwater runoff from developed portions of the property to the water quality and then to the downstream points of connection. To work properly, pipes must be kept free of silt and other debris. If pipes become blocked, surface flooding will occur.

4.5 Catch Basins

Catch basins collect surface drainage and direct it into storm conveyance pipes. They help prevent downstream drainage problems by trapping sediment and other debris that would otherwise flow downstream with the runoff. It is important to keep catch basins clean so that accumulated silt is not flushed out during a significant storm. In addition, if the outflow pipe becomes blocked with debris, surface flooding will occur. All catch basins should be inspected at least once each year and after major storms.

5.0 Source Control

Onsite waste will consist of oil, grease (and other fluids from cars and trucks), sediment, and small quantities of fertilizers and pesticides. The following actions should be taken so that pollution generated onsite will be minimized:

- Warning signs (e.g., "Dump No Waste – Drains to Groundwater") shall be painted or embossed on or adjacent to all storm drain inlets. They shall be repainted as needed.
- Parking lots shall be swept when necessary to remove debris.
- Vehicle maintenance, washing, mixing of pesticides, or any other activities that would contribute high concentrations of pollution to the stormwater conveyance system should not be performed in the parking lot.

6.0 Instructions for Person Maintaining Stormwater System

Appendix C Exhibits contains stormwater facility maintenance checklists. Plan to complete these checklists for all system components per the following schedule:

- Monthly from October through April;
- Once in late summer (preferably September); and

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- After any major storm events (items marked "S" only).

Using photocopies of the attached pages, check off the problems that are noted each time the item is inspected. Document comments on problems found and the corrective action taken. The inspection checklist sheets should be kept on file and used to prepare the annual report required by Pierce County, due on or before **May 15** of each year. Use the Pierce County suggested inspection frequency at the left of each item as an inspection guide.

For questions, contact Pierce County Surface Water Management.

7.0 Conclusion

This analysis is based on data and records either supplied to or obtained by AHBL, Inc. These documents are referenced within the text of the analysis. The analysis has been prepared utilizing procedures and practices within the standard accepted practices of the industry. We conclude that if this plan is implemented, the owner can expect the stormwater conveyance system to function as designed.

AHBL, Inc.

Christopher Watt
Project Engineer

CJW

May 2024

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Appendix C Exhibits

- Exhibit C-1: BioPod Maintenance Manual
- Exhibit C-2: BMP Maintenance Standards

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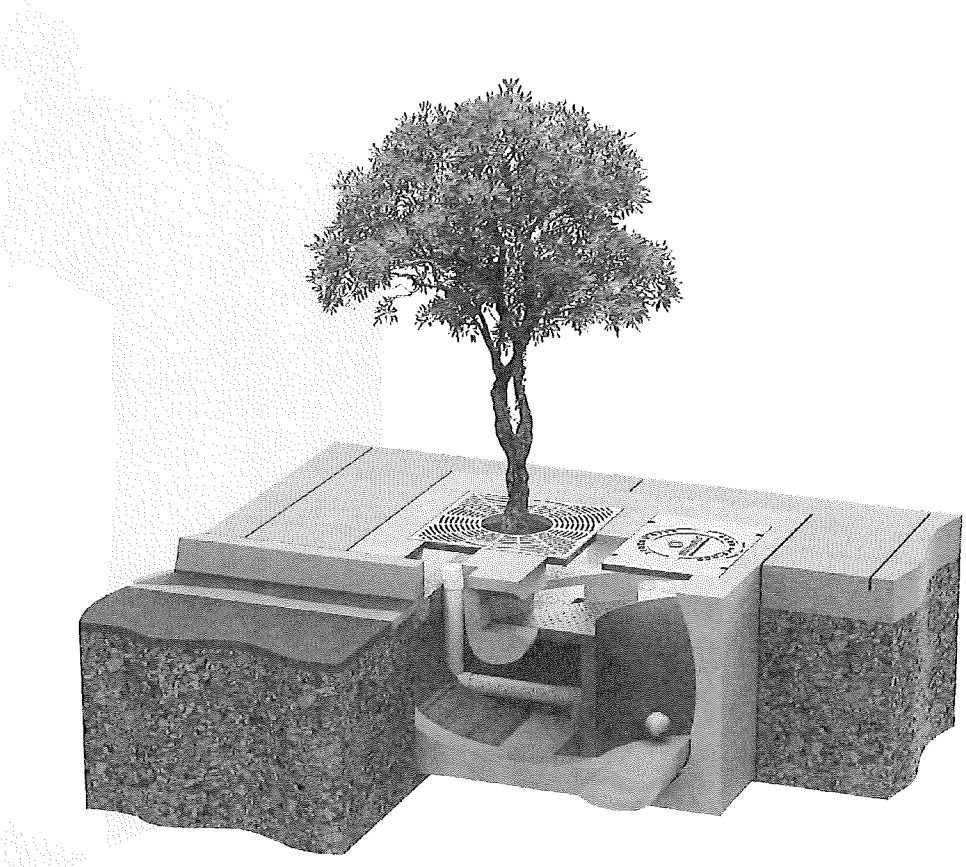
BIOPOD™ SYSTEM

C-1

with StormMix™ Media

Inspection & Maintenance Guide



Oldcastle Infrastructure™
A CRH COMPANY

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BIOPOD™ BIOFILTER WITH STORMMIX™ BIOFILTRATION MEDIA

DESCRIPTION

The BioPod™ Biofilter System (BioPod) is a storm water biofiltration treatment system used to remove pollutants from storm water runoff. Impervious surfaces and other urban and suburban landscapes generate a variety of contaminants that can enter storm water and pollute downstream receiving waters unless treatment is provided. The BioPod system uses proprietary StormMix™ biofiltration media to capture and retain pollutants including total suspended solids (TSS), metals, nutrients, gross solids, trash and debris as well as petroleum hydrocarbons.

FUNCTION

The BioPod system uses engineered, high-flow rate filter media to remove storm water pollutants, allowing for a smaller footprint than conventional bioretention systems. Contained within a compact precast concrete vault, the BioPod system consists of a biofiltration chamber and an optional integrated high-flow bypass. The biofiltration chamber is filled with horizontal layers of aggregate, biofiltration media and mulch. Storm water passes vertically down through the mulch and biofiltration media for treatment. The mulch provides pretreatment by retaining most of the solids or sediment. The biofiltration media provides further treatment by retaining finer sediment and dissolved pollutants. The aggregate allows the media bed to drain evenly for discharge through an underdrain pipe or by infiltration.

INSPECTION & MAINTENANCE OVERVIEW

State and local regulations require all storm water management systems to be inspected on a regular basis and maintained as necessary to ensure performance and protect downstream receiving waters. Without maintenance, excessive pollutant buildup can limit system performance by reducing the operating capacity of the system and increasing the potential for scouring of pollutants during periods of high flow.

Some configurations of the BioPod may require periodic irrigation to establish and maintain vegetation. Vegetation will typically become established about two years after planting. Irrigation requirements are ultimately dependent on climate, rainfall and the type of vegetation selected.

INSPECTION & MAINTENANCE FREQUENCY

Periodic inspection is essential for consistent system performance and is easily completed. Inspection is typically conducted a minimum of twice per year, but since pollutant transport and deposition varies from site to site, a site-specific maintenance frequency should be established during the first two or three years of operation.

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INSPECTION EQUIPMENT

The following equipment is helpful when conducting BioPod inspections:

- Recording device (pen and paper form, voice recorder, iPad, etc.)
- Suitable clothing (appropriate footwear, gloves, hardhat, safety glasses, etc.)
- PPE as required for entry
- Traffic control equipment (cones, barricades, signage, flagging, etc.)
- Manhole hook or pry bar
- Flashlight
- Tape measure
- Socket

INSPECTION PROCEDURES

BioPod inspections are visual and are conducted without entering the unit. To complete an inspection, safety measures including traffic control should be deployed before the access covers or tree grates are removed. Once the covers have been removed, the following items should be checked and recorded (see form provided on page 6) to determine whether maintenance is required:

- If the BioPod unit is equipped with an internal bypass, inspect the inlet rack (or inlet chamber on underground units) and outlet chamber and note whether there are any broken or missing parts. In the unlikely event that internal parts are broken or missing, contact Oldcastle Storm water at (800) 579-8819 to determine appropriate corrective action.
- Note whether the curb inlet, inlet pipe, or inlet rack is blocked or obstructed.
- If the unit is equipped with an internal bypass, observe, quantify and record the accumulation of trash and debris in the inlet rack or inlet chamber. The significance of accumulated trash and debris is a matter of judgment. Often, much of the trash and debris may be removed manually at the time of inspection if a separate maintenance visit is not yet warranted.
- If it has not rained within the past 24 hours, note whether standing water is observed in the biofiltration chamber.
- Finally, observe, quantify and record presence of invasive vegetation and the amount of trash and debris and sediment load in the biofiltration chamber. Erosion of the mulch and biofiltration media bed should also be recorded. Often, much of the invasive vegetation and trash and debris may be removed manually at the time of inspection if a separate maintenance visit is not yet warranted. Sediment load may be rated light, medium or heavy depending on the conditions. Loading characteristics may be determined as follows:
  - **Light sediment load** – sediment is difficult to distinguish among the mulch fibers at the top of the mulch layer; the mulch appears almost new.
  - **Medium sediment load** – sediment accumulation is apparent and may be concentrated in some areas; probing the mulch layer reveals lighter sediment loads under the top 1" of mulch.
  - **Heavy sediment load** – sediment is readily apparent across the entire top of the mulch layer; individual mulch fibers are difficult to distinguish; probing the mulch layer reveals heavy sediment load under the top 1" of mulch.

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MAINTENANCE INDICATORS

Maintenance should be scheduled if any of the following conditions are identified during inspection:

- The concrete structure is damaged or the tree grate or access cover is damaged or missing
- The inlet obstructed
- Standing water is observed in the biofiltration chamber more than 24 hours after a rainfall event (use discretion if the BioPod is located downstream of a storage system that attenuates flow)
- Trash and debris in the inlet rack cannot be easily removed at the time of inspection
- Trash and debris, invasive vegetation or sediment load in the biofiltration chamber is heavy or excessive erosion has occurred

MAINTENANCE EQUIPMENT

The following equipment is helpful when conducting BioPod maintenance:

- Suitable clothing (appropriate footwear, gloves, hardhat, safety glasses, etc.)
- PPE as required for entry
- Traffic control equipment (cones, barricades, signage, flagging, etc.)
- Manhole hook or pry bar
- Flashlight
- Tape measure
- Rake, hoe, shovel and broom
- Bucket
- Pruners
- Vacuum truck (optional)
- Socket

MAINTENANCE PROCEDURES

Maintenance should be conducted during dry weather when no flows are entering the system. In most cases, maintenance may be conducted without entering. Entry may be required to maintain BioPod Underground units, depending on system depth. Once safety measures such as traffic control are deployed, the access covers may be removed and the following activities may be conducted to complete maintenance:

- Remove all trash and debris from the curb inlet and inlet rack manually or by using a vacuum truck as required.
- Remove all trash and debris and invasive vegetation from the biofiltration chamber manually or by using a vacuum truck as required.
- If the sediment load is medium or light but erosion of the biofiltration media bed is evident, redistribute the mulch with a rake or replace missing mulch as appropriate. If erosion persists, rocks may be placed in the eroded area to help dissipate energy and prevent recurring erosion.
- If the sediment load is heavy, remove the mulch layer using a hoe, rake, shovel and bucket, or by using a vacuum truck as required. If the sediment load is particularly heavy, inspect the surface of the biofiltration media once the mulch has been removed. If the media appears clogged with sediment, remove and replace one or two inches of biofiltration media prior to replacing the mulch* layer.
- Prune vegetation as appropriate and replace damaged or dead plants as required.
- Replace the tree grate and/or access covers and sweep the area around the BioPod to leave the site clean.
- All material removed from the BioPod during maintenance must be disposed of in accordance with local environmental regulations. In most cases, the material may be handled in the same manner as disposal of material removed from sumped catch basins or manholes.

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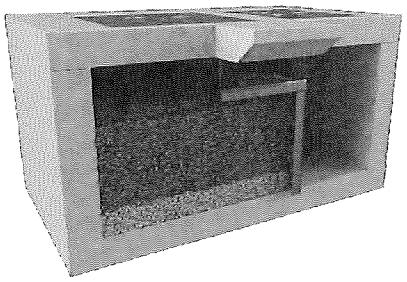
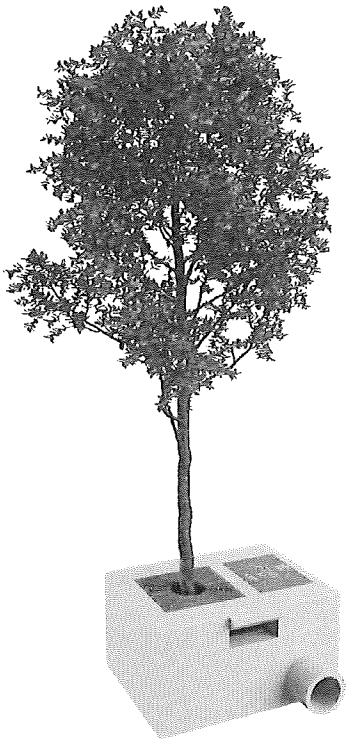
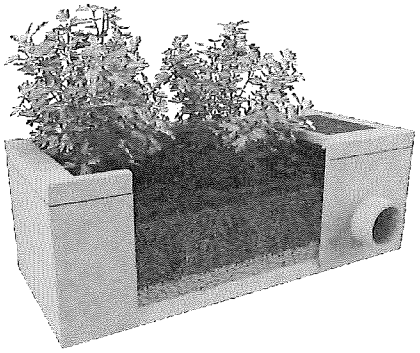
* Natural, shredded hardwood mulch should be used in the BioPod. Timely replacement of the mulch layer according to the maintenance indicators described above should protect the biofiltration media below the mulch layer from clogging due to sediment accumulation. However, whenever the mulch is replaced, the BioPod should be visited 24 hours after the next major storm event to ensure that there is no standing water in the biofiltration chamber. Standing water indicates that the biofiltration media below the mulch layer is clogged and must be replaced. Please contact Oldcastle Infrastructure at (800) 579-8819 to purchase the proprietary StormMix™ biofiltration media.



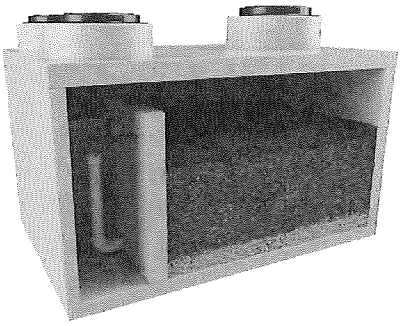
BIOPOD SURFACE



BIOPOD TREE



BIOPOD PLANTER



BIOPOD UNDERGROUND

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BIOPOD INSPECTION & MAINTENANCE LOG

BioPod Model _____ Inspection Date _____

Location _____

Condition of Internal Components *NOTES:*

☐ GOOD ☐ DAMAGED ☐ MISSING

Curb Inlet or Inlet Rack Blocked *NOTES:*

☐ YES ☐ NO

Standing Water in Biofiltration Chamber *NOTES:*

☐ YES ☐ NO

Trash and Debris in Inlet Rack *NOTES:*

☐ YES ☐ NO

Trash and Debris in Biofiltration Chamber *NOTES:*

☐ YES ☐ NO

Invasive Vegetation in Biofiltration Chamber *NOTES:*

☐ YES ☐ NO

Sediment in Biofiltration Chamber *NOTES:*

☐ LIGHT ☐ MEDIUM ☐ HEAVY

Erosion in Biofiltration Chamber *NOTES:*

☐ YES ☐ NO

Maintenance Requirements

☐ YES - Schedule Maintenance ☐ NO - Schedule Re-Inspection

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Catch Basin

Catch Basin			
Drainage System Feature	Potential Defect	Conditions When Maintenance Is Needed	Minimum Performance Standard
			Note: table spans multiple pages.
General	Trash and Debris	Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%.	No trash or debris located immediately in front of catch basin or on grate opening.
		Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe.	No trash or debris in the catch basin.
		Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height.	Inlet and outlet pipes free of trash or debris.
		Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No dead animals or vegetation present within the catch basin.
	Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.	No sediment in the catch basin.
	Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch. (Intent is to make sure no material is running into basin.)	Top slab is free of holes and cracks.
		Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached.	Frame is sitting flush on the riser rings or top slab and firmly attached.
	Fractures or Cracks in	Maintenance person judges that structure is unsound.	Basin replaced or repaired to design standards.

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	Basin Walls/ Bottom	Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Pipe is regrouted and secure at basin wall.
	Settlement/ Misalignment	Catch basin has settled more than 1 inch or has rotated more than 2 inches out of alignment.	Basin replaced or repaired to design standards.
	Vegetation Inhibiting System	Vegetation growing across and blocking more than 10% of the basin opening.	No vegetation blocking opening to basin.
		Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation or root growth present.
	Contaminants and Pollution	Any evidence of oil, gasoline, contaminants, or other pollutants. Sheen, obvious oil, or other contaminants present. • Identify and remove source	No contaminants or pollutants present.
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Catch basin cover is closed.
	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread. One or more bolts are missing.	Mechanism opens with proper tools. All bolts are seated and no bolts are missing. Cover is secure.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure (Intent is to keep cover from sealing off access to maintenance).	Cover can be removed by one maintenance person.
Metal Grates (If Applicable)	Grate Opening Unsafe	Grate with opening wider than 7/8 inch.	Grate opening meets design standards.
	Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.	Grate free of trash and debris.
	Damaged or Missing	Grate missing or broken member(s) of the grate.	Grate is in place and meets design standards.
Oil/Debris Trap (If Applicable)	Dislodged	Oil or debris trap is misaligned with or dislodged from the outlet pipe.	Trap is connected to and aligned with outlet pipe.

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IV-1 Source Control BMPs Applicable to All Sites

S410 BMPs for Correcting Illicit Discharges to Storm Drains

Description of Pollutant Sources: Illicit discharges are unpermitted sanitary or process wastewater discharges to a storm sewer or to surface water, rather than to a sanitary sewer, industrial process wastewater, or other appropriate treatment. They can also include swimming pool water, filter backwash, cleaning solutions/washwaters, cooling water, etc. Experience has shown that illicit discharges are common, particularly in older buildings.

Pollutant Control Approach: Identify and eliminate unpermitted discharges or obtain an NPDES permit, where necessary, particularly at industrial and commercial facilities.

Applicable Operational BMPs:

- For all real properties, responsible parties must examine their plumbing systems to identify any potential illicit discharges. Review site plans, engineering drawings, or other sources of information for the plumbing systems on the property.
- If an illicit discharge is suspected, trace the source using an appropriate method such as visual reconnaissance, smoke test, flow test, dye test with a nontoxic dye, or closed circuit television (CCTV) inspection. These tests are to be performed by qualified personnel such as a plumbing contractor. Note: Contact Ecology prior to performing a dye test which may result in a discharge to a receiving water.
- If illicit connections are found, permanently plug or disconnect the connections.
- Eliminate prohibited discharges to storm sewer, ground water, or surface water.
- Convey unpermitted discharges to a sanitary sewer if allowed by the local sewer authority, or to other approved treatment.
- Obtain all necessary permits for altering or repairing side sewers and plumbing fixtures. Restrictions on certain types of discharges, particularly industrial process waters, may require pretreatment of discharges before they enter the sanitary sewer. It is the responsibility of the property owner or business operator to obtain the necessary permits and to replace the connection.
- Obtain appropriate state and local permits for these discharges.

Recommended Additional Operational BMPs:

At commercial and industrial facilities, conduct a survey of wastewater discharge connections to storm drains and to surface water as follows:

- Conduct a field survey of buildings, particularly older buildings, and other industrial areas to locate storm drains from buildings and paved surfaces. Note where these discharge.
- During non-stormwater conditions, inspect each storm drain for non-stormwater discharges. Record the locations of all non-stormwater discharges. Include all permitted discharges.
- If useful, prepare a map of each area. Show on the map the known location of storm sewers, sanitary sewers, and permitted and unpermitted discharges. Aerial photos may be useful. Check records such as piping schematics to identify known side sewer connections and show these on the map. Consider using smoke, dye, or chemical analysis tests to detect connections between two conveyance systems (e.g., process water and stormwater). If desirable, conduct TV inspections of the storm drains and record the footage on videotape.
- Compare the observed locations of connections with the information on the map and revise the map accordingly. Note suspect connections that are inconsistent with the field survey.
- Identify all connections to storm sewers or to surface water and take the actions specified above as applicable BMPs.

S453 BMPs for Formation of a Pollution Prevention Team

The pollution prevention team should be responsible for implementing and maintaining all BMPs and treatment for the site. This team should be able to address any corrective actions needed on site to mitigate potential stormwater contamination. The team members should:

- Consist of those people who are familiar with the facility and its operations.
- Possess the knowledge and skills to assess conditions and activities that could impact stormwater quality at your facility, and who can evaluate the effectiveness of control measures.
- Assign pollution prevention team staff to be on duty on a daily basis to cover applicable permittee facilities when those facilities are in operation.
- Have the primary responsibility for developing and overseeing facility activities necessary to comply with stormwater requirements.
- Have access to all applicable permit, monitoring, SWPPP, and other records.
- Be trained in the operation, maintenance and inspections of all BMPs and reporting procedures.
- Establish responsibilities for inspections, operation, maintenance, and emergencies.
- Regularly meet to review overall facility operations and BMP effectiveness.

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S454 BMPs for Preventive Maintenance / Good Housekeeping

Preventative maintenance and good housekeeping practices reduce the potential for stormwater to come into contact with pollutants and can reduce maintenance intervals for the drainage system and sewer system.

Applicable BMPs:

- Prevent the discharge of unpermitted liquid or solid wastes, process wastewater, and sewage to ground or surface water, or to storm drains that discharge to surface water, or to the ground. Conduct all oily parts cleaning, steam cleaning, or pressure washing of equipment or containers inside a building, or on an impervious contained area, such as a concrete pad. Direct contaminated stormwater from such an area to a sanitary sewer where allowed by local sewer authority, or to other approved treatment.
- Promptly contain and clean up solid and liquid pollutant leaks and spills including oils, solvents, fuels, and dust from manufacturing operations on an exposed soil, vegetation, or paved area.
- If a contaminated surface must be pressure washed, collect the resulting washwater for proper disposal (usually involves plugging storm drains, or otherwise preventing discharge and pumping or vactoring up washwater, for discharge to sanitary sewer or for vactor truck transport to a waste water treatment plant for disposal).
- Do not hose down pollutants from any area to the ground, storm drains, conveyance ditches, or receiving water. Convey pollutants before discharge to a treatment system approved by the local jurisdiction.
- Sweep all appropriate surfaces with vacuum sweepers quarterly, or more frequently as needed, for the collection and disposal of dust and debris that could contaminate stormwater. Use mechanical sweepers, and manual sweeping as necessary to access areas that a vacuum sweeper can't reach to ensure that all surface contaminants are routinely removed.
- Do not pave over contaminated soil unless it has been determined that ground water has not been and will not be contaminated by the soil. Call Ecology for assistance.
- Construct impervious areas that are compatible with the materials handled. Portland cement concrete, asphalt, or equivalent material may be considered.
- Use drip pans to collect leaks and spills from industrial/commercial equipment such as cranes at ship/boat building and repair facilities, log stackers, industrial parts, trucks and other vehicles stored outside.
- At industrial and commercial facilities, drain oil and fuel filters before disposal. Discard empty oil and fuel filters, oily rags, and other oily solid waste into appropriately closed and properly labeled containers, and in compliance with the Uniform Fire Code or International Building Code.
- For the storage of liquids use containers, such as steel and plastic drums, that are rigid and

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durable, corrosion resistant to the weather and fluid content, non-absorbent, water tight, rodent-proof, and equipped with a close fitting cover.

- For the temporary storage of solid wastes contaminated with liquids or other potential polluted materials use dumpsters, garbage cans, drums, and comparable containers, which are durable, corrosion resistant, non-absorbent, non-leaking, and equipped with either a solid cover or screen cover to prevent littering. If covered with a screen, the container must be stored under a roof or other form of adequate cover.
- Where exposed to stormwater, use containers, piping, tubing, pumps, fittings, and valves that are appropriate for their intended use and for the contained liquid.
- Clean oils, debris, sludge, etc. from all stormwater facilities regularly, including catch basins, settling/detention basins, oil/water separators, boomed areas, and conveyance systems to prevent the contamination of stormwater. Refer to Ecology Requirements for Generators of Dangerous Wastes in I-2.15 Other Requirements for references to assist in handling potentially dangerous waste.
- Promptly repair or replace all substantially cracked or otherwise damaged paved secondary containment, high-intensity parking, and any other drainage areas, subjected to pollutant material leaks or spills. Promptly repair or replace all leaking connections, pipes, hoses, valves, etc., which can contaminate stormwater.
- Do not connect floor drains in potential pollutant source areas to storm drains, surface water, or to the ground.

Recommended BMPs:

- Where feasible, store potential stormwater pollutant materials inside a building or under a cover and/or containment.
- Minimize use of toxic cleaning solvents, such as chlorinated solvents, and other toxic chemicals.
- Use environmentally safe raw materials, products, additives, etc. such as substitutes for zinc used in rubber production.
- Recycle waste materials such as solvents, coolants, oils, degreasers, and batteries to the maximum extent feasible. Contact Ecology's *Hazardous Waste & Toxics Reduction Program* at https://ecology.wa.gov/About-us/Get-to-know-us/Our-Programs/Hazardous-Waste-Toxics-Reduction for recommendations on recycling or disposal of vehicle waste liquids and other waste materials.
- Empty drip pans immediately after a spill or leak is collected in an uncovered area.
- Stencil warning signs at stormwater catch basins and drains, e.g., "Dump no waste – Drains to waterbody".
- Use solid absorbents, e.g., clay and peat absorbents and rags for cleanup of liquid spills/leaks, where practicable.
- Promptly repair/replace/reseal damaged paved areas at industrial facilities.

- Recycle materials, such as oils, solvents, and wood waste, to the maximum extent practicable.

Note: Evidence of stormwater contamination by oils and grease can include the presence of visible sheen, color, or turbidity in the runoff, or present or historical operational problems at the facility. Operators can use simple pH tests, for example with litmus or pH paper. These tests can screen for high or low pH levels (anything outside a 6.5-8.5 range) due to contamination in stormwater.

S455 BMPs for Spill Prevention and Cleanup

Description of Pollutant Sources: Spills and leaks can damage public infrastructure, interfere with sewage treatment, and cause a threat to human health or the environment. Spills are often preventable if appropriate chemical and waste handling techniques are practiced effectively and the spill response plan is immediately implemented. Additional spill control requirements may be required based on the specific activity occurring on site.

Applicable BMPs:

Spill Prevention

- Clearly label or mark all containers that contain potential pollutants.
- Store and transport liquid materials in appropriate containers with tight-fitting lids.
- Place drip pans underneath all containers, fittings, valves, and where materials are likely to spill or leak.
- Use tarpaulins, ground cloths, or drip pans in areas where materials are mixed, carried, and applied to capture any spilled materials.
- Train employees on the safe techniques for handling materials used on the site and to check for leaks and spills.

Spill Plan

- Develop and implement a spill plan and update it annually or whenever there is a change in activities or staff responsible for spill cleanup. Post a written summary of the plan at areas with a high potential for spills, such as loading docks, product storage areas, waste storage areas, and near a phone. The spill plan may need to be posted at multiple locations. Describe the facility, including the owner's name, address, and telephone number; the nature of the facility activity; and the general types of chemicals used at the facility.
- Designate spill response employees to be on-site during business activities. Provide a current list of the names and telephone numbers (home and office) of designated spill response employees who are responsible for implementing the spill plan.
- Provide a site plan showing the locations of storage areas for chemicals, inlets/catch basins, spill kits and other relevant infrastructure or materials information.
- Describe the emergency cleanup and disposal procedures. Note the location of all spill kits in

the spill plan.

- List the names and telephone numbers of public agencies to contact in the event of a spill.

Spill Cleanup Kits

- Store all cleanup kits near areas with a high potential for spills so that they are easily accessible in the event of a spill. The contents of the spill kit must be appropriate to the types and quantities of materials stored or otherwise used at the facility, and refilled when the materials are used. Spill kits must be located within 25 feet of all fueling/fuel transfer areas, including on-board mobile fuel trucks.

  Note: Ecology recommends that the kit(s) include salvage drums or containers, such as high density polyethylene, polypropylene or polyethylene sheet-lined steel; polyethylene or equivalent disposal bags; an emergency response guidebook; safety gloves/clothes/equipment; shovels or other soil removal equipment; and oil containment booms and absorbent pads; all stored in an impervious container.

Spill Cleanup and Proper Disposal of Waste

- Stop, contain, and clean up all spills immediately upon discovery.
- Implement the spill plan immediately.
- Contact the designated spill response employees.
- Block off and seal nearby inlets/catch basins to prevent materials from entering the drainage system or combined sewer.
- Use the appropriate material to clean up the spill.
- Do not use emulsifiers or dispersants such as liquid detergents or degreasers unless disposed of proplerly. Emulsifiers and dispersants are not allowed to be used on surface water, or in a place where they may enter storm drains, surface waters, treatments systems, or sanitary sewers.
- Immediately notify Ecology and the local jurisdiction if a spill has reached or may reach a sanitary or storm sewer, ground water, or surface water. Notification must comply with state and federal spill reporting requirements.
- Do not wash absorbent material into interior floor drains or inlets/catch basins.
- Place used spill control materials in appropriate containers and dispose of according to regulations.

S456 BMPs for Employee Training

Train all employees that work in pollutant source areas about the following topics:

- Identifying Pollution Prevention Team Members.
- Identifying pollutant sources.

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- Understanding pollutant control measures.
- Spill prevention and response.
- Emergency response procedures.
- Handling practices that are environmentally acceptable. Particularly those related to vehicle/equipment liquids such as fuels, and vehicle/equipment cleaning.

Additional specialized training may be needed for staff who will be responsible for handling hazardous materials.

S457 BMPS for Inspections

Qualified personnel shall conduct inspections monthly. Make and maintain a record of each inspection on-site. The following requirements apply to inspections:

- Be conducted by someone familiar with the facility's site, operations, and BMPs.
- Verify the accuracy of the pollutant source descriptions in the SWPPP.
- Assess all BMPs that have been implemented for effectiveness and needed maintenance and locate areas where additional BMPs are needed.
- Reflect current conditions on the site.
- Include written observations of the presence of floating materials, suspended solids, oil and grease, discoloration, turbidity and odor in the stormwater discharges; in outside vehicle maintenance/repair; and liquid handling, and storage areas. In areas where acid or alkaline materials are handled or stored use a simple litmus or pH paper to identify those types of stormwater contaminants where needed.
- Eliminate or obtain a permit for unpermitted non-stormwater discharges to storm drains or receiving waters, such as process wastewater and vehicle/equipment washwater.
- Identify actions to address inspection deficiencies.

S458 BMPs for Record Keeping

See the applicable permit for specific record-keeping requirements and retention schedules for the following reports. At a minimum, retain the following reports for five years:

- Inspection reports which should include:
    - Time and date of the inspection
    - Locations inspected
    - Statement on status of compliance with the permit
    - Summary report of any remediation activities required
    - Name, title, and signature of person conducting the inspection

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- Reports on spills of oil or hazardous substances in greater than Reportable Quantities (Code of Federal Regulations Title 40 Parts 302.4 and 117). Report spills of the following: antifreeze, oil, gasoline, or diesel fuel, that cause:
    - A violation of the State of Washington's Water Quality Standards.
    - A film or sheen upon or discoloration of the waters of the State or adjoining shorelines.
    - A sludge or emulsion to be deposited beneath the surface of the water or upon adjoining shorelines.

  To report a spill or to determine if a spill is a substance of a Reportable Quantity, call the Ecology regional office and ask for an oil spill operations or a dangerous waste specialist:

    - Northwest Region (425)649-7000
    - Southwest Region (360)407-6300
    - Eastern Region (509)329-3400
    - Central Region (509) 575-2490

  In addition, call the Washington Emergency Management Division at 1-800-258-5990 or 1-800-OILS-911 AND the National Response Center at 1-800-424-8802.

  Also, refer to *Focus on Emergency Spill Response* (Ecology, 2009).

The following is additional recommended record keeping:

Maintain records of all related pollutant control and pollutant generating activities such as training, materials purchased, material use and disposal, maintenance performed, etc.

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Exhibit B

Annual Inspection Report

City of Puyallup - Stormwater BMP Facilities Inspection and Maintenance Log

Facility Name _____

Address _____

Begin Date _____ End Date _____

Date	BMP ID#	BMP Facility 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. Submit a copy of the completed log with the Annual Independent Inspectors' Report to the City, and start a new log at that time.

BMP ID# — Always use ID# from the Operation and Maintenance Manual.
Inspected by — Note all inspections and maintenance on this form, including the required independent annual inspection.
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.

Return Form to: Stormwater Engineer/City of Puyallup
333 South Meridian
Puyallup, WA 98371

Annual Inspection Report

City of Puyallup - Stormwater BMP Facilities Inspection and Maintenance Log

Facility Name _____

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

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To view the stormwater site plan pages, go to the City of Puyallup CityView permit portal using this web address:

https://permits.puyallupwa.gov/Portal/Permit/GetFile/148088