



## STORMWATER PROTECTION RESPONSIBILITIES FOR Parking Lot Pavement Maintenance

Owners of parking lots and companies that maintain them are responsible for meeting the stormwater requirements of the Municipal Regional Stormwater Permit 3 (MRP 3) for pavement maintenance activities. These requirements include pollution prevention practices during construction; installation of permanent low impact development (LID) stormwater controls; and may include trash capture controls.

This factsheet provides a summary of the stormwater requirements that apply to **parking lot pavement reconstruction projects** and other non-road related pavement projects. You can find details on these requirements on the Clean Water Program website:

<https://cleanwaterprogram.org/development/>.

### Stormwater Protection Requirements & Responsibilities

MRP 3 mandates protection of stormwater quality for pavement reconstruction projects. This includes LID and trash controls for certain projects, as well as best management practices (BMPs) to prevent pollution during construction for all projects.

*Construction BMPs include a variety of practices that are implemented during construction to prevent sediment and construction materials and waste from being washed or blown off the project site.*

All pavement reconstruction projects must implement construction phase BMPs. These BMPs include erosion and sediment controls, run-on and runoff controls, non-stormwater management, and good site management practices. You can find information on the BMPs at the Clean Water Program website:

<https://cleanwaterprogram.org/construction/>.

*LID controls are permanent engineered design features, such as a bioretention area, that treat stormwater by filtering and absorbing stormwater. These controls are designed to continue treating stormwater for the lifetime of the development. Projects installing LID controls need to have a Maintenance Agreement with the local agency that specifies the plans for ongoing inspection and maintenance of the controls.*

Pavement reconstruction projects that involve **repairing the pavement base or removing and replacing the asphalt or concrete to the top of the base course or lower**, where these activities have a cumulative total area of 5,000 square feet or more, must implement the MRP 3 mandated LID requirements.

**Performing routine maintenance to repair asphalt or concrete pavement can help to avoid the need for major reconstruction.** When reconstruction triggers LID requirements, extensive regrading and reconfiguration of the parking lot drainage may be required.

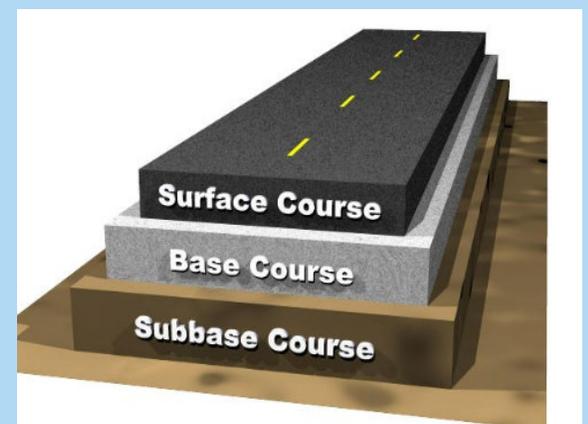
Protecting Alameda County  
Creeks, Wetlands & the Bay [cleanwaterprogram.org](https://cleanwaterprogram.org)



Construction Phase Storm Drain Protection



Bioretention Area in the City of Alameda



Source: <https://pavementinteractive.org/>

Not all pavement maintenance projects are required to implement LID controls. The following routine maintenance activities do not trigger the LID requirements:

- Pothole and square cut patching.
- Overlaying existing asphalt or concrete pavement with asphalt or concrete or upgrading a bituminous surface treatment (e.g., chip seal) with concrete or asphalt including wedge grinding without expanding the area of coverage.
- Crack sealing.
- Applying a bituminous surface treatment (e.g., chip seal) to existing asphalt or concrete pavement, without



You can obtain more information on the LID requirements in the C.3 Stormwater Technical Guidance manual on the Clean Water Program website: <https://cleanwaterprogram.org/development/>. Contact the local agency where you are planning your project to discuss the specific requirements that apply to your project.

*Trash controls include a set of Full Trash Capture Devices certified by the State Water Board that can be installed into the storm drainage system to capture trash and litter or enhanced practices to remove litter before it enters storm drains, like sweeping, litter pick up, and maintenance of trash bins for customers. These controls are designed to prevent trash that is 5 mm or greater from washing into the municipal storm drainage systems, and then into local creeks and the San Francisco Bay. Projects installing full trash capture devices need to have a Maintenance Agreement with the local agency for the ongoing inspection and maintenance of the controls.*

Parking lot reconstruction projects that drain into the local storm drainage system may be required to install a full trash capture device or implement a program to control and remove trash so that the trash cannot be washed or blown into the storm drains or public right of way.

You can obtain more information on the approved full trash capture systems from the State Water Board trash website: [https://www.waterboards.ca.gov/water\\_issues/programs/stormwater/trash\\_implementation.html](https://www.waterboards.ca.gov/water_issues/programs/stormwater/trash_implementation.html). To find out if your project is required to install trash control, contact the local agency where your project is located.

### Need More Information?

You can obtain more information on the MRP 3 requirements to protect stormwater in the C.3 Stormwater Technical Guidance manual and a list of local agency contacts on the Clean Water Program website: <https://cleanwaterprogram.org/development/>.

**Best Practice: Perform routine pavement maintenance to avoid major reconstruction.**



*Inlet Based Full Trash Capture Device*



#### CLEAN WATER PROGRAM

Learn more about preventing water pollution and the Clean Water Program at [www.cleanwaterprogram.org](http://www.cleanwaterprogram.org).