

Land Development Planning Requirements R9-2013-0001

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Goal of Provision

Implement strategies to reduce the discharge of pollutants in storm water caused by land development to the maximum extent practicable (MEP)

Requirements for...

- ALL Projects
- Priority Development Projects (PDPs)

Example Requirements, ALL Projects(where applicable)

- Source Control
 - Storm drain signage
 - Cover trash storage areas
- Low Impact Development (LID)
 - Conservation of natural areas
 - Minimization of impervious footprint
 - Use of permeable materials

Priority Development Projects

- Exceeds square footage threshold and/or supports specific uses
- Exemptions:
 - **Sidewalks, bike lanes, trails** that are hydraulically disconnected from paved streets, drain to vegetated areas, or use permeable surfaces
 - Retrofitting of **streets** designed and constructed in accordance to Green Streets guidance

PDP Sizing Requirements

- Storm Water Pollutant Control BMP Requirements
- Hydromodification Management BMP Requirements (Flow Control)

Pollutant Control

- Retain onsite 85th percentile runoff (infiltrate, evaporate, evapotranspirate, harvest and use)
- Biofiltration if infeasible to retain runoff
- Flow-thru treatment control BMPs AND mitigate offsite for the volume not retained onsite, if infeasible to retain or biofiltrate

Pollutant Control BMP Hierarchy

Retain 85 percentile runoff



Biofiltrate (oversized)



Flow-thru treatment control
AND offsite mitigation

Hydromodification Management

- BMPs for flow control where there is potential for erosion of creek bed and bank
- Post-project runoff condition must not exceed pre-development runoff condition
- Avoid critical sediment yield areas

Hydromodification Management

- Exemptions:
 - Underground drain to lake, bay, Pacific Ocean
 - Concrete lined channel from point of discharge to lake, bay, Pacific Ocean
 - Other areas identified in Optional Watershed Management Area Analysis

Watershed Management Area Analysis

- Characterization of watershed
 - Description of dominant hydrologic processes, current and future land uses
 - Locations of streams, channel structures
- List of “Candidate Projects” to be used for Alternative Compliance (offsite mitigation)
 - Can be used *in lieu of* implementing BMPs onsite

Candidate Projects

- Stream rehabilitation
- Retrofitting existing infrastructure
- Regional BMPs
- Groundwater or water supply augmentation
- Land purchases to retain floodplain functions

How To Utilize Alternative Compliance?

- Copermittees must perform Watershed Management Area Analysis
- Voluntary agreement between PDP and Copermittee
- “Greater” water quality benefit by mitigating for impacts offsite than implementing BMPs onsite

Pollutant Control BMP Hierarchy

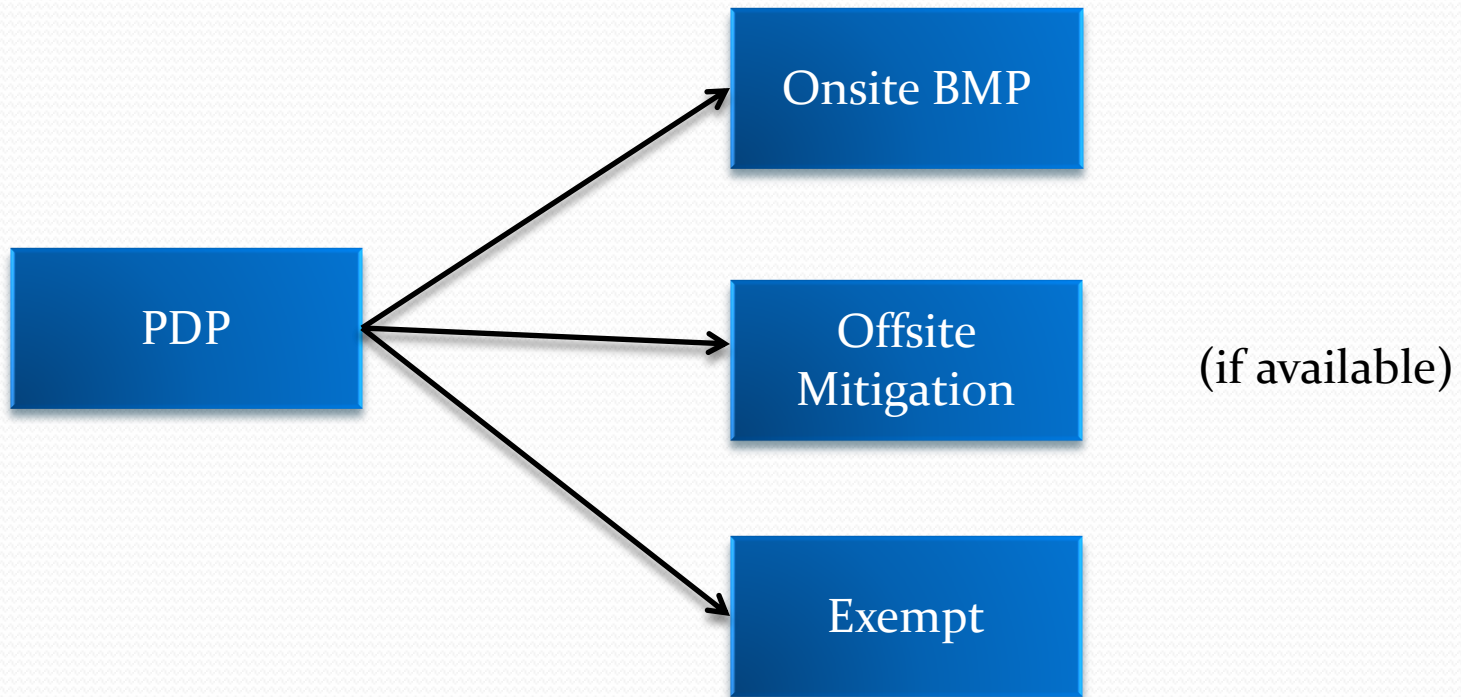
Retain 85 percentile runoff

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graph TD; A[Retain 85 percentile runoff] --> B[Biofiltrate (oversized)]; B --> C[Flow-thru treatment control AND offsite mitigation];
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Biofiltrate (oversized)

Flow-thru treatment control
AND offsite mitigation

Hydromodification Management BMP Requirements



Proposed Change to Permit in Response to RoWD

- Add Provision allowing use of **interim hydromodification management requirements** until Water Quality Improvement Plan is developed