



City of Santa Barbara
Parks and Recreation Department

Memorandum

DATE: June 19, 2008

TO: Planning Commission

FROM: Autumn Malanca, Water Resources Specialist

SUBJECT: Technical Guidance Manual for Post Construction Storm Water Management – DRAFT Review

DISCUSSION

Storm water runoff carrying sediment, nutrients, bacteria, hydrocarbons, metals, pesticides, and trash is the single largest source of surface water pollution in Santa Barbara. The City of Santa Barbara's Storm Water Management Program (SWMP) is in place to reduce the discharge of pollutants into creek and ocean water. The purpose of this project is to produce a Technical Guidance Manual (Manual) to provide assistance in meeting the post-construction storm water management requirements contained in the City's SWMP. Specifically, the Manual will assist project applicants including developers, engineers, planners, landscape architects, and property owners in the selection, integration, design, and implementation of a variety of storm water best management practice (BMP) options for a project site. The Manual will identify and describe a range of BMPs including rain barrels, bioswales, and infiltration basins, which are designed to capture and treat storm water runoff from development and redevelopment projects.

The Draft Manual

Preparation of the Technical Guidance Manual is a key task identified in the City's SWMP. The Manual also responds to requests from City land development review staff and projects applicants for guidance in attaining the City's storm water treatment and volumetric standards. It is important to emphasize that the Manual is an administrative document intended to provide guidance; it is neither regulatory nor punitive.

Creeks Division staff began working on the Manual in December 2007. Outreach efforts to date have included dozens of meetings with stakeholders and City staff, as well as public workshops and hearings before the Creeks Advisory Committee, Architectural Board of Review, and Historic Landmarks Commission. On May 5, 2008, the consultant delivered the Draft Manual for review. Since then, Creeks Division staff have reviewed the document with City staff, and additional public opportunities to review and comment on the Draft are scheduled throughout May, June, and July 2008.

The Draft Manual is approximately 300 pages long, with over 100 pages of appendices. Chapters 1-5 should be the focus of most reviewers, as these chapters provide: (1) the Manual's background and thresholds, (2) how to perform a project site assessment, (3) how to perform soil and infiltration assessments, (4) how to design a site with storm water capture and treatment designs and select appropriate BMPs, and (5) the basic BMP options for single family residents.

It is important to note that the last Chapter of the Manual, Chapter 6, comprises over two-thirds of the document, with 222 pages. This Chapter contains the more technical engineering design drawings and sizing formulas that are primarily meant to be used by engineers, architects, and contractors. Chapter 6 applies mainly to larger discretionary projects that are required to incorporate storm water BMPs into their project in order to meet the storm water runoff standards required by the City's SWMP. Some minor discretionary projects, to be identified in Appendix K of the Manual, will be exempt from the SWMP requirements. Creeks Division staff is currently working with the City's Community Development Department to finalize Appendix K.

Schedule/Next Steps

Noticed public meetings for Draft Manual review are scheduled for this May and June with the City's Design Review Boards and Planning Commission. Comments will be received until the Draft is resubmitted to the consultant for final editing toward the end of June 2008. It is anticipated that the Manual will be presented to City Council in July 2008.

cc: Cameron Benson, Creeks Restoration/Clean Water Manager
Jill Zachary, Assistant Parks and Recreation Director