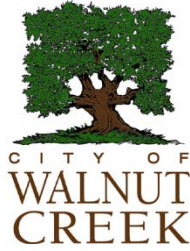


Small Projects and Single Family Homes



IMPLEMENTATION OF PROVISION C.3.i

December 2012

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Introduction:

The Federal Clean Water Act requires that storm drain systems to their part to prevent transportation of sediment in run-off to streams, creeks, rivers and bays. The State Regional Water Boards have authority to implement Federal and State Laws and provide regulations in the issuance of permits for discharges into storm sewers. The Bay Area has one permit for the cities surrounding the San Francisco Bay known as the Municipal Regional Permit (MRP). The Permittee's (local cities) have a requirement to enforce the regulations issued under those permits. The last permit had a provision in it that affected small projects and Single Family Homes. Below is an excerpt from the MRP.

From the MRP Fact Sheet:

Provision C.3.i. (Required Site Design Measures for Small Project and Detached Single-Family Homes Projects) introduces new requirements on single-family home projects that create and/or replace 2500 square feet or more of impervious surface and small development projects that create and/or replace > 2500 ft² to <10,000 ft² impervious surface (collectively over the entire project). A detached single-family home project is defined as the building of one single new house or the addition and/or replacement of impervious surface to one single existing house, which is not part of a larger plan of development.

This Provision requires these projects to select and implement one or more stormwater site design measures from a list of six. These site design measures are basic methods to reduce the amount and flow rate of stormwater runoff from projects and provide some pollutant removal treatment of the runoff that does leave the projects. Under this Provision, only projects that already require approvals and/or permits under the Permittees' current planning, building, or other comparable authority are regulated. Hence this Provision does not require Permittees to regulate small development and single-family home projects that would not otherwise be regulated under the Permittees' current ordinances or authorities. Water Board staff recognizes that the stormwater runoff pollutant and volume contribution from each one of these projects may be small; however, the cumulative impacts could be significant. This Provision serves to address some of these cumulative impacts in a simple way that will not be too administratively burdensome on the Permittees. To assist these small development and single-family home projects, this Provision also requires the Permittees to develop standard specifications for lot-scale site design and treatment measures.

Definitions:

Impervious Surface: Surface where water cannot go through to the ground below.

Pervious Surface: Surface or material that will allow water to pass through to the ground below. Wood decks count as pervious surfaces.

New Impervious Area: Sum of New Impervious Surfaces where there were lawn or landscaping or pervious pavers before the project.

Replaced Impervious Area: Sum of existing impervious surfaces where there was a driveway, roof, walkways, patios, pool decks, sheds or other buildings before the project and where an impervious surface will remain after the project.

Detached single-family home project – The building of one single new house or the addition and/or replacement of impervious surface to one single existing house, which is not part of a larger plan of development.

MRP – Municipal Regional Permit, this is the permit issued by the State Regional Water Quality Control Board that allows cities to discharge storm water into creeks, streams, rivers and the San Francisco Bay. The Regional boards ensure cities comply with provisions of State and Federal Clean Water laws.

Processing Applications/Permits

Getting information out at Information Gather phase

When a potential applicant contacts staff, either at the counter or via phone or email, and it appears they may fall under this provision, provide them with the handout from the C.3 Guidebook. This handout is an addendum to the C.3 Guidebook. The addendum contains the steps to creating the Stormwater Control Plan for these projects and details the requirements for the construction and implement of the selected treatment options. If there are still questions, please have them contact Carlton Thompson at cthompson@walnut-creek.org or 925-943-5899 x2220. This guide can be found in the Development Center website (<http://www.walnut-creek.org/citygov/depts/cd/tdc/default.asp>)

Processing the Stormwater Control Plan submittal

The Stormwater Control Plan for these projects consists of a data form, a sketch or site plan with the locations marked for implementation of the implemented options.

1. Review the project data form and check total up the two entries for Total New Impervious Surface and Total Replaced Impervious Surface.
 - a. The project is subject to C.3.i. if the sum of the two entries is between 2,500 SF and 10,000 SF for projects that are not gas stations, auto service, uncovered parking lots or restaurants.
 - b. If the project is a gas station, auto service, uncovered parking lot or restaurant, then a sum between 2,500 SF and 5,000 SF applies. Any sum under 2,500 SF does not require any implementation.
 - c. If the applicant will voluntarily implement, then take the information route it to Carlton.
2. Once the data form is complete, ensure that a measure is selected and the Check off sheet for the selected option is incorporated into the permit plan set. This can be done by stapling the sheets to the plans.
3. After all the other processing of the plans is complete with the applicant, route a copy of the stormwater control plan to Carlton.

FAQ

Question: Do Pools count as impervious surface? Pool decks count, pools or ponds or other water features do not. The reason is they typically can capture an inch of rainfall before

overflowing thereby capturing small rainfalls completely and delaying rainfall into storm drainage systems on larger storms.

Question: If a project replaces less than 2,500 SF do they have to do this? No. They may voluntarily add these measures or they may implement them to comply with other requirements in the building code.

Question: If a person is building a garage and replacing the driveway do they have to do this if it is over 2,500 SF total? Yes. The building and the driveway combined would total more than 2,500 SF even if the driveway doesn't require a permit. The same would be true for building additions and patios. If the applicant puts those items on the plan for the permits, it makes it part of the permit drawings and it must be counted.

Question: Do sidewalks and frontage improvements required by the City count? No.

Question: Is this only for residential projects? No. This provision is for small projects to include single family homes which were previously and specifically excluded. So small changes to commercial properties would require implementation if they fall within zone between 2,500 SF and 10,000 SF created or replace impervious surface. If the commercial use is a gas station, auto service, uncovered parking lot or restaurant, the zone is between 2,500 SF and 5,000 SF. Projects that are larger than the 5,000 SF or 10,000 SF are considered regulated projects and fall under the provisions of C.3.b of the MRP.

References

MRP Provision C.3.i

C.3.i. Required Site Design Measures for Small Projects and Detached Single-Family Home Projects

i. Task Description – The Permittees shall require all development projects, which create and/or replace > 2500 ft² to < 10,000 ft² of impervious surface, and detached single-family home projects,¹⁰ which create and/or replace 2,500 square feet or more of impervious surface, to install one or more of the following site design measures:

- Direct roof runoff into cisterns or rain barrels for reuse.
- Direct roof runoff onto vegetated areas.
- Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.
- Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.
- Construct sidewalks, walkways, and/or patios with permeable surfaces.³
- Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.³

This provision applies to all development projects that require approvals and/or permits issued under the Permittee's' planning, building, or other comparable authority.

ii. Implementation Level – All elements of this task shall be fully implemented by December 1, 2012.

iii. Reporting – On an annual basis, discuss the implementation of the requirements of Provision C.3.i, including ordinance revisions, permit conditions, development of standard specifications and/or guidance materials, and staff training.

iv. Task Description – The Permittees shall develop standard specifications for lotscale site design and treatment measures (e.g., for roof runoff and paved areas) as a resource for single-family homes and small development projects.

v. Implementation Level – This task may be fulfilled by the Permittees cooperating on a countywide or regional basis.

Due Date for Full Implementation – December 1, 2012.

vi. Reporting – A report containing the standard specifications for lot-scale treatment BMPs shall be submitted by December 1, 2012.

Walnut Creek Muni Code, Title 9, Chapter 16

9-16.105 Stormwater Control Plan Required.

Every application for a development project, including but not limited to a rezoning, tentative map, parcel map, conditional use permit, variance, site development permit, design review, or building permit that is subject to the development runoff requirements in the City's NPDES permit shall be accompanied by a stormwater control plan that meets the criteria in the most recent version of the Contra Costa Clean Water Program Stormwater C. 3. Guidebook

Attachment:

Contra Costa Clean Water Program C.3.i Addendum to Guidebook