



**CITY OF PACIFIC GROVE**  
300 Forest Avenue, Pacific Grove, California 93950

**AGENDA REPORT**

**To:** Planning Commission

**From:** Anastazia Aziz, AICP, Senior Planner

**Meeting Date:** February 6, 2014

**Subject:** Post-Construction Stormwater Management Requirements For Development Projects

**CEQA:** Class 8 Section 15308.

**RECOMMENDATION**

1. Receive as information.

**DISCUSSION**

On February 5, 2013, the SWRCB adopted Water Quality Order No. 2013-0001, which is a statewide, general NPDES storm water permit required under the Federal Clean Water Act section 402(p)(6) that applies to operators of small municipal separate stormwater sewer systems (MS4s). A MS4 is a conveyance or system of conveyances that is: 1) owned by a state, city, town, village, or other public entity that discharges to waters of the United States; 2) designed or used to collect or convey storm water (including storm drains, pipes, ditches, etc.); 3) not a combined sewer; and 4) not part of a Publicly Owned Treatment Works or sewage treatment plant. The Final Order can be found on the SWRCB website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

In addition CC RWQCB adopted Resolution No. R3-2013-0032 on July 12, 2013, entitled Approving Post-Construction Stormwater Management Requirements For Development Projects in the Central Coast Region with an implementation date of March 6, 2014, including the adoption of enforceable mechanisms. City of Pacific Grove Title 9 was amended to include these new requirements.

There are generally two forms of substantial impacts of post-construction stormwater runoff. The first is caused by an increase in the type and quantity of pollutants in stormwater runoff. As runoff flows over areas altered by development, it can pick up potentially harmful sediment and chemicals such as oil and grease, pesticides, heavy metals, and nutrients (e.g., nitrogen and phosphorus). The second potential impact from post-construction runoff occurs by increasing the quantity of water delivered to the water body during storms. Increased impervious surfaces can interrupt the natural cycle of gradual percolation of water through vegetation and soil. Instead, water is collected from surfaces such as asphalt and concrete and routed to drainage systems

where large volumes of runoff are retained, and flow is slowly released to the nearest receiving water.

Resolution No. R3-2013-0032 regulates new and redevelopment projects including any public or private project creating or replaced more than 2,500 square feet of impervious surface area, including single-family residences. More rigorous stormwater treatment and retention requirements are required as the amount of impervious surface area that is created and/or replaced increases and are also dependent on the location of the project. Below is a brief summary of the regulations according to the tiered impervious surface thresholds:

| <b>Created or Replaced Impervious Surface Threshold</b>                                                                                                                           | <b>NPDES Resolution No. R3-2013-0032 Requirements</b>                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2,500 square feet including Single Family Residences, road removal and replacement, extending pavement edges, road resurfacing or upgrading from chip seal to asphalt or concrete | At least one Low impact development (LID) strategy such as limit grading and clearing of vegetation, direct roof runoff onto vegetated areas, and construct bike lanes, sidewalks, driveways, etc with permeable surfaces. |
| 5,000 square feet for all projects (15,000 for detached Single Family Residences)                                                                                                 | LID strategies and hydraulically size treatment systems for pollutant removal for the 85 <sup>th</sup> percentile rainfall event                                                                                           |
| 15,000 square feet for all project types throughout the City (Single Family Residences in primarily the southern area of the City*)                                               | LID strategies including hydraulically sized treatment and runoff retention control measures for the 95 <sup>th</sup> and 85 <sup>th</sup> percentile rainfall event                                                       |
| 22,500 square feet for all projects located in primarily the southern area of the City**                                                                                          | LID strategies including hydraulically sized treatment and peak management control measures for the 2-10 year storm events                                                                                                 |

\*In Watershed Management Zones 1, 8 & 9 in Pacific Grove. See attached Watershed Management Zone Map

\*\*In Watershed Management Zones 1, 3 & 9 in Pacific Grove. See attached Watershed Management Zone Map

The permit also includes exceptions for Technical Infeasibility and Special Circumstances, such as flow directed to highly altered channels, as is the case in parts of Pacific Grove. Ongoing operation and maintenance inspections are required as well as -robust annual reporting requirements. The full text can be found at:

[http://www.waterboards.ca.gov/rwqcb3/water\\_issues/programs/stormwater/docs/lid/lid\\_hydromod\\_charette\\_index.shtml](http://www.waterboards.ca.gov/rwqcb3/water_issues/programs/stormwater/docs/lid/lid_hydromod_charette_index.shtml)

Pacific Grove is primarily built out and unlikely to see large new development or redevelopment projects in the near future that meet the higher adopted applicability thresholds; nevertheless, the City will be fully prepared to implement the new permit requirements for all projects approved after March 6, 2014. Pacific Grove staff is collaborating with the other Peninsula jurisdictions on regional development and implementation storm water permitting requirements through the Monterey Regional Storm Water Management Program (MRSWMP) to do so to facilitate implementation. At this time, the MRSWMP Management Committee, and City of Pacific

Grove staff, are working on several steps to prepare for implementation of these new post-construction regulations, including outreach materials. Staff has updated project submittal requirements and the City's webpage to inform applicants and ease implementation of the new stormwater requirements.

**FISCAL IMPACT**

Significant cost increases are anticipated, particularly for capital public projects, as the new requirements become applicable. There are also anticipated to be increased staff costs to review the additional information for those private development projects that meet the impervious surface thresholds, particularly for 5,000 square feet and higher. Staff will analyze the cost for future permits and will return to Council with appropriate fees to fund permitting implementation.

**ATTACHMENT**

1. Watershed Management Zones – Central Coast Joint Effort, Pacific Grove Map

Respectfully submitted,

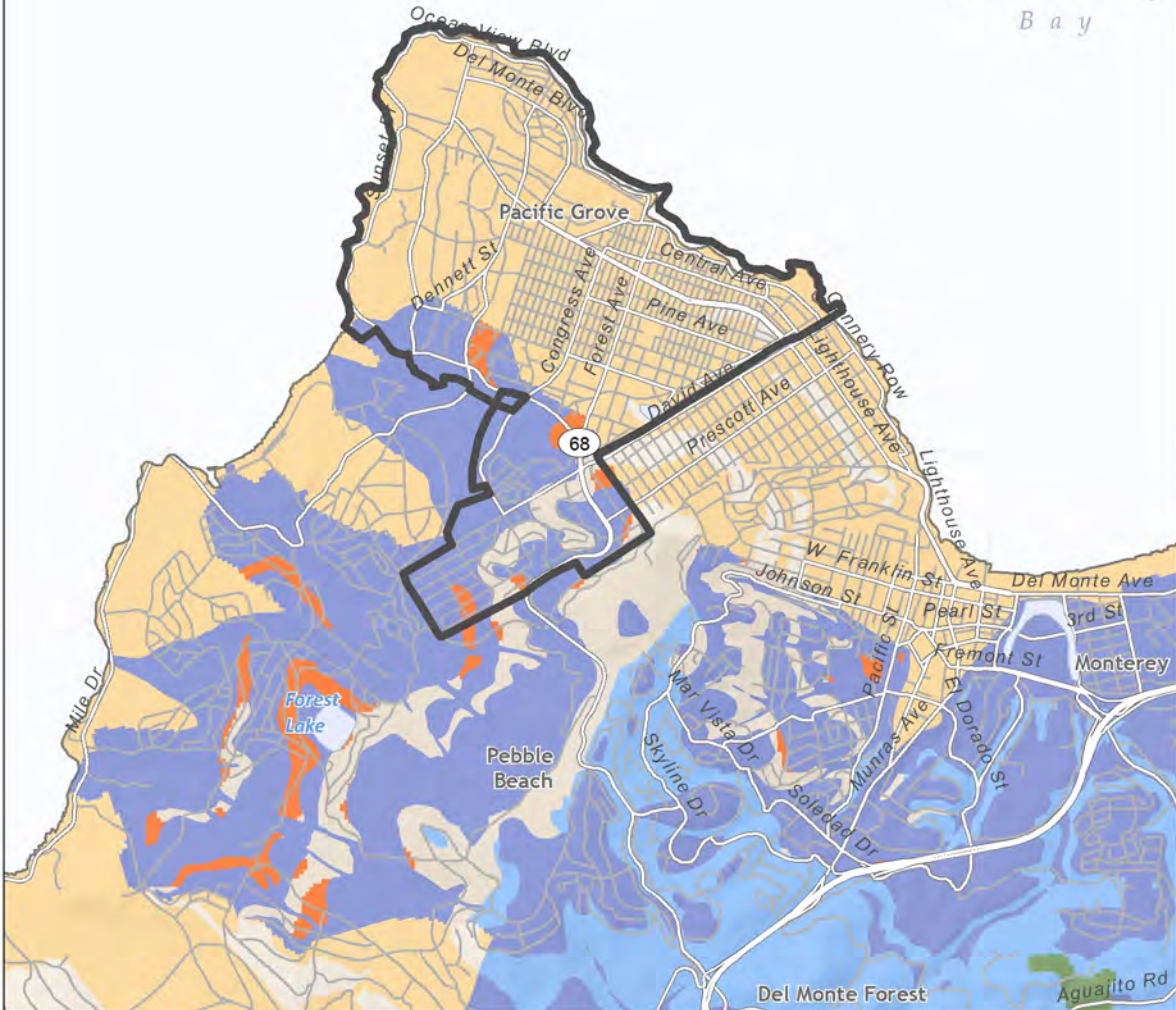


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Anastazia Aziz, AICP  
Senior Planner

**Item 6.a**


Monterey Bay



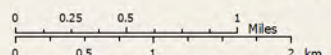
**CENTRAL COAST JOINT EFFORT Pacific Grove, California**


**Watershed management zones**


|   |   |    |
|---|---|----|
| 1 | 5 | 9  |
| 2 | 6 | 10 |
| 3 | 7 |    |
| 4 | 8 |    |

 Urban area boundary

Data sources  
 Watershed management zones: Stillwater Sciences, 2012  
 Base data: ESRI 2010







Stillwater Sciences  
[www.stillwatersci.com](http://www.stillwatersci.com)