

POST CONSTRUCTION REQUIREMENTS

On July 12, 2013 the Central Coast Regional Water Quality Control Board adopted Post Construction Requirements (PCR) for development and re-development projects. These requirements will be implemented by all agencies in the Region, effective **March 6, 2014**. The Central Coast Region is roughly Monterey, San Luis Obispo, and Santa Barbara counties.

The City is enrolled in the State General Permit National Pollutant Discharge Elimination System permit program governing stormwater. As part of this enrollment, the City is required to implement the adopted Post Construction requirements through the development review process

What projects are affected?

The requirements affect any development or redevelopment over 2,500 square feet. The requirements increase with increasing project size.

At the time of implementation on **March 6, 2014**, the following projects must meet the adopted PCR:

- ✓ **Discretionary Projects** which have not received their 1st discretionary approval of design
- ✓ **Ministerial Projects** (subject only to ministerial approval) which have not received any ministerial approvals

Exemptions to the requirements may be requested from the Executive Officer of the Central Coast Regional Water Quality Control Board for projects with completed project applications dated prior to September 6, 2012 and demonstrated financial infeasibility for the project.

Where is more detailed information available?

The regulations are available from the Central Coast Regional Water Quality Control Board site:

http://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/lid_hydromod_charette_index.shtml

When searching websites for related documents, other terms used by the Regional Board include “Hydromodification” “Joint Effort” and “Low Impact Development”

What is the Board trying to accomplish?

The primary goal of PCR is to protect watershed health and processes through development runoff controls using:

1. Site Design & Runoff Reduction
2. Water Quality Treatment
3. Runoff Retention
4. Peak Management

1. Site Design

Site design requirements apply to projects of 2,500 square feet or more of new and replaced impervious surface.

Site design is about how a project is laid out to minimize disturbance to creeks, natural vegetation, and other natural features. The project should minimize grading and soil compaction, and should strategize how best to minimize runoff.

2. Water Quality Treatment

Water Quality Treatment requirements apply to general projects of 5,000 square feet or more of net impervious area, and to detached single family home projects of 15,000 square feet or more of net impervious area. **Note:** Net Impervious Area = (new and replaced impervious area) – (pre project – post project impervious area OR 0)

Water Quality Treatment is to be done using one of the following methods (in priority order):

- ✓ Harvesting – Infiltration, evapotranspiration, reuse
- ✓ Bio-filtration
- ✓ Non-retention treatment

3. Runoff Retention

Runoff Retention requirements *typically* apply to general projects of 15,000 square feet or more of new and replaced impervious surface, and to single family home projects of 15,000 square feet or more of net impervious area.

Some variation exists for this category based on the underlying conditions of the site including such things as ground water, slopes, and geological conditions. See your local agency to determine whether or not these requirements apply.

3a. Runoff Retention Adjustments

The Regional Board has provided for some adjustments to be made to encourage redevelopment. These include:

- ✓ Using ½, instead of all, of the replaced impervious surfaces for calculating the runoff volume to be retained.
- ✓ In specially designated areas, the runoff volume to be retained has to be only that retained by the previous site use.

4. Peak Management

Peak management requirements *typically* apply to projects of 22,000 square feet of new and replaced impervious surfaces. It is the more traditional approach of detaining water to minimize peaks in the watershed's drainage corridors. As with Retention requirements, the underlying site conditions play a role in determining the applicability of the requirements.

How are conflicts between the PCR and the City's existing requirements going to be handled?

There may be some areas where an exemption from City requirements will be appropriate. Work with City staff to identify those early. Some development standards are currently being modified for Council approval, ahead of the implementation date. The drainage requirements in the City's Drainage Design Manual and Uniform Design Criteria may be superseded by the new PCR, with the more restrictive applied.

How should developers prepare?

Talk with a City staff person about any projects underway and the likelihood the project can receive a necessary approval prior to March 6, 2014, to allow it to be exempt. If there is a certainty or risk that the project will not be exempted, start the project with the intent to meet the requirements.