



**New Development Subcommittee
Proposed Agenda
October 6, 2009, 1:30 to 3:30 pm**

***Portola Valley Town Center – Town Hall Conference Room
765 Portola Road, Portola Valley
(Parking is available at the Town Center)***

**Please note:
Special location for
October meeting
only!**

- I. Introductions, Announcements, Minutes & Agree on Agenda – Laura Prickett (substituting for Matt Fabry), All (5 min.)**
Objective: Meet attendees, review and approve previous meeting summary, make announcements, and agree on agenda.

- II. Update on Technical Advisory Committee Meeting and Any Other Issues that Are Not Covered Elsewhere on the Agenda - Laura (5 min.)**
Objective: Obtain information from the TAC meeting.

- III. Municipal Regional Stormwater Permit (MRP) - Laura, Everyone (10 min.)**
Objective: Receive update on status of the MRP for issues affecting new development.

- IV. Statewide Construction General Permit - Laura, Everyone (5 min.)**
Objective: Receive update on this permit, which was adopted on September 2.

- V. Consider Options for Providing Training on the Construction General Permit and the MRP's New Development and Construction Requirements - Laura, Everyone (15 min.)**
Objective: Consider training options, including the possibility of SMCWPPP subsidizing municipal staff attendance of the San Francisco Estuary Partnership's Construction Site Compliance workshop.

- VI. Provide Input on Current Construction Enforcement Procedures and Consider the Need for an Enforcement Response Plan (ERP) Work Group – Laura/All (10 min.)**
Objective: Identify information to include in the ERP and consider options for coordinating with the Commercial and Industrial Inspection (CII) Subcommittee.

VII. Update from the Proposition 84 Stormwater Grant Application Work Group and Invitation to Suggest Projects – Work Group members/All (5 min.)

Objective: Obtain information on the work group's progress developing projects for possible stormwater grant funding of low impact development street and/or parking lot improvements - and offer suggestions you may have for additional projects.

VIII. Green Streets and Parking Lots Posters – Laura/All (5 min.)

Objective: View posters that have been prepared to help publicize green streets and parking lots and consider borrowing them for public outreach events in your jurisdiction.

IX. Update of the Guidebook of Site Design Examples – Laura/All (5 min.)

Objective: Hear about the progress obtaining information on constructed projects that will be added to the Guidebook, and suggest additional projects to include.

X. Draft Model Resolution Supporting Designs in the Sustainable Green Streets and Parking Lots Design Guidebook - Laura/All (10 min.)

Objective: Review the draft model resolution, which is intended for adoption by city and town councils, and provide comments.

XI. Roundtable Discussion - All (10 min.)

Objective: Obtain information about how municipalities are proceeding with erosion controls and implementation of Provision C.3.

XII. Next Meeting – Laura/All (5 min.)

Objective: Schedule next meeting for December 7.

XIII. Tour of Portola Valley's New Town Center – Leslie Lambert/ Brandi DeGarmeaux/ All (30 min.)

Objective: Tour the Town Center to view sustainable stormwater site features, and other "green" features of this LEED-certified green development.

DRAFT New Development Subcommittee Report

Meeting Date: August 4, 2009

Subcommittee Actions:

1. Agreed to delete from the model Operations and Maintenance (O&M) Agreement the requirement for property owners to submit annual reports on treatment measure maintenance (see Item 7).
2. Agreed to update the Guidebook of Site Design Examples (see Item 8).
3. Agreed to contact the Commercial and Industrial Inspection (CII) Subcommittee regarding potential collaboration to prepare an Enforcement Response Plan (ERP, see Item 8).
4. Agreed to prepare a model green streets resolution (see Item 8)

Requested Technical Advisory Committee Action or Feedback/Guidance (if any): None

Other Information/Announcements:

1. **Stormwater flyer for the construction industry**, developed by the San Francisco Public Utilities Commission, might be a good model for a future SMCWPPP flyer.
2. **Municipal Regional Stormwater Permit (MRP)**. Bay Area Stormwater Management Agencies Association (BASMAA) representatives have met with Water Board staff regarding potential revisions of low impact development (LID) requirements in Provision C.3 of the MRP, which would be more stringent than requirements in the February 2009 draft MRP. Jeannie Naughton and Paul Willis volunteered to help Matt review potential revisions.
3. **Draft Construction General Permit**. Laura Prickett gave an overview of the draft permit, which was circulated for public comment in April. The State Water Resources Control Board may adopt the permit in September or October, but it would go into effect after the 09/10 wet season.
4. **Workshop on the Sustainable Green Streets and Parking Lots Design Guidebook**. Attendees reviewed the May 28 training workshop. Feedback was generally positive. A similar workshop may be conducted in the future, perhaps if the guidebook is updated.
5. **Proposition 84 Work Group**. Proposition 84 funds are on hold. Preliminary descriptions have been prepared of eight potential green streets and parking lots projects in the San Francisco Creek Watershed in Menlo Park. Menlo Park staff are reviewing project concepts.
6. **Other funding sources** for green streets include economic stimulus funds (the potential projects list includes SMCWPPP's green streets and parking lots projects) and EPA's Water Quality Improvement Fund. BASMAA does not plan to include green streets in its proposal to EPA.
7. **SMCWPPP's Model O&M Agreement** requires property owners to submit an annual report on maintenance of stormwater treatment measures. Property owners are not submitting reports, and this may not be an effective way to monitor O&M.
8. **Subcommittee activities** in advance of MRP adoption may include: update the Guidebook of Site Design Examples, collaborate with the CII Subcommittee to develop an ERP, develop a model resolution to support the green streets guidebook. An Alternative Certification Form is not needed.
9. **Roundtable Discussion**. The need for erosion and sedimentation control training was discussed. San Francisco Estuary Partnership will offer training in the late fall.

Work That Affects Other Subcommittees: CII Subcommittee affected by Item 8 (ERP preparation)

Next Steps:

- Email a request to the subcommittee for additional volunteers to help Matt review potential revisions of the MRP's low impact development requirements.
- Coordinate with CII Subcommittee staff regarding potential ERP development.
- Email subcommittee a template for including information on new projects in site design guidebook.

Date of Next Meeting: Next meeting on October 6 will be held at Portola Valley Town Center.

**Regional Water Board Staff's Summary of Changes to Municipal Regional Permit:
Provision C.3 - New Development and Redevelopment (and Low Impact Development)
and
Provision C.6 - Construction Site Controls**

Provision C.3 – New Development and Redevelopment (and Low Impact Development)

C.3.b Grandfathering of private projects subject to new C.3 requirements

- Clarify that a private development project with an application “deemed complete” by a Permittee on or before the Permit effective date shall not be subject to new C.3 requirements as long as the project applicant is diligently pursuing the project. Describe “diligent pursuance” actions.
- Clarify that if a project applicant has not taken any action to obtain necessary approvals from the Permittee, the project will then be subject to the new C.3 requirement.
- Specify that a private development project with an application “deemed complete” after the Permit effective date, a new C.3 requirement does not apply if the applicant has received final discretionary approval for the project before the required implementation date for the new C.3 requirement.

C.3.b.iii Green Streets Pilot Projects

- Replace requirement for projects to contain all the key elements listed in C.3.b.iii.(2) with a requirement that as a whole, the 10 projects should contain the listed elements instead of each project containing all the elements. Add additional key element that the pilot project be in a Priority Development Area as defined by the Metropolitan Transportation Commission.
- Clarify what may be considered a green streets pilot project such as parking lot projects to that are sized in accordance with C.3.d that treat street runoff and that projects otherwise regulated under C.3 do not qualify.
- Specify that there should be at least two projects in each countywide program’s jurisdiction.
- Extend deadline to 2014, allowing for full 5-year permit term to complete the 10 projects, but with additional reporting after year 4 to inform the development of requirements for the next permit term.

C.3.c Low Impact Development (LID)

- State that every Regulated Project must treat 100% of the amount of runoff identified in Provision C.3.d with LID treatment measures onsite or at a joint treatment system.
- Clarify which treatment measures are LID measures, and that biotreatment may be considered an LID measure where other LID treatment measures are infeasible. Permittees to report how they will determine feasibility/infeasibility within 18 months. Permittees are also required to report, within 4 years, on their experiences in, and barriers to, implementing LID measures.
- Clarify minimum specifications for biotreatment systems, and that green roofs may be considered biotreatment systems that treat roof runoff. Within 18 months, Permittees are to submit a proposal of minimum specifications for designing green roofs.

C.3.e Alternative Compliance

- Clarify that Alternative Compliance is available to all Regulated Projects, and that up to 100% of runoff may be treated offsite.

- Provide two options for alternative compliance. Option 1: Treat a portion of runoff with LID measures onsite or at a joint treatment system, *and* treat the remaining runoff with LID measures at an offsite project in the same watershed. Option 2: Treat a portion of runoff with LID measures onsite or at a joint treatment system, *and* provide in-lieu fees to treat the remaining runoff at a Regional Project in the same watershed.
- Clarify that offsite and Regional Projects must provide comparable environmental benefit.

C.3.e Special Projects

- Provide opportunity for LID treatment reduction credits for smart growth, high density, and transit-oriented development projects that reduce existing impervious surfaces or create less “accessory” impervious areas and automobile-related pollutant impacts. Requires Permittees to submit a proposal for LID treatment reduction credits.

Provision C.6 – Construction Site Controls

- Clarify when construction is completed (and requirements no longer apply to the site)
- Clarify that Permittees determine whether a Notice of Intent was filed, not whether Construction General Permit coverage was obtained.
- Require Permittees to determine whether there been rainfall with runoff since the last inspection, rather than the inches of rain since the last inspection.

Post Office Paseo Stormwater Demonstration Site

Site Location:

855 Jefferson Avenue
Redwood City, CA

Features:

- Bioretention area
- Underground detention basin
- Vegetated swales
- Disconnected downspouts
- Demonstration site for stormwater runoff best management practices

Stormwater Benefits:

- Roof runoff is captured in the vegetated swale on the west side of the Post Office building where pollutants are naturally removed by the ryegrass
- On the east side of the building, roof runoff and sheets of rainwater from the concrete patio are captured in the drain trench, which flows into the bioretention area.
- After it is naturally treated to remove pollutants, large amounts of water can be stored in the underground detention basin beneath the bioretention area and slowly released into the stormwater system



This is the site (looking north) before any work. The Post Office building is on the left side of the image. The City of Redwood City and the federal authorities came to an agreement regarding the use and maintenance of the land.



This image shows the site (looking north) approximately 2 years after construction. The bioretention area is in the center of the photo.



Photo shows the graphics placed in the informational podium near the bioretention area located on the east side of the site as part of the demonstration aspect of the project.





The detention basin was included in the project to show residents a way to capture stormwater on smaller sites without the space for a swale. Information at the podium explains that you can build such a device underground and cover it with gravel or crushed stone leaving the surface available for parking or other non-structural uses. On this site, a bioretention area was built above the detention basin to receive the treated water before entering the stormwater system.



Another informational podium was placed on the west side of the site near the vegetated swale. The podium was placed along the walkway by the 10-minute parking area (which serves the Post Office) to the Post Office front door. It is viewed by hundreds of residents every week.



This image shows the bioretention area installed. There were several trees on the site that were incorporated into the design of the project. In fact, due to large roots from the Redwood Tree, the design was altered. The bioretention area became smaller than originally intended. In the original design, part of the walkway acted a bridge over the bioretention area.

Lessons Learned:

- Originally the design called for “eco-pavers” in the Post Office parking area (10-minute parking). The water table was too high for the pavers to work properly as a permeable alternative to concrete.
- Ryegrass goes through short “browning” phase during the year. It does come back quite beautifully and is truly a low maintenance alternative to lawn if you like “long hair”.
- Having a landscape team that is open to experimenting and trying out new plants is a gift that Redwood City appreciates.

Site Contact:
John Fraher
Pacific Facilities Service
United States Post Office
395 Oyster Point Blvd., Suite 225
South San Francisco, CA 94080-0300

Municipal Contact:
Claudia Olalla, ASLA
City of Redwood City
colalla@redwoodcity.org
650-780-7294

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RESOLUTION NO. ____

Supporting Green Designs Described in the San Mateo County Sustainable Green Street and Parking Lot Design Guidebook for Use in Private Development and Capital Improvement Projects

WHEREAS, stormwater pollution has been identified as the major source of pollutants to surface water bodies in the San Francisco Bay Area; and

WHEREAS, impervious surfaces in urbanized landscapes prevent water from being absorbed into the ground, increase the rate and volume of stormwater runoff, allow pollutants from streets, parking lots, rooftops and other surfaces to wash into storm drains and receiving water bodies, thereby contributing to creek bank erosion, destruction of natural habitat, and pollution of local waterways; and,

WHEREAS, roads and parking lots constitute as much as 70 percent of the total impervious surface cover in dense urban landscapes; and,

WHEREAS, methods to achieve low impact development have been developed to slow stormwater runoff and mimic more natural hydrology through the use of green street and parking lot designs that use rain gardens and other landscape-based facilities to filter and remove pollutants from stormwater runoff, capture, slow, detain, and potentially infiltrate stormwater runoff to reduce the rate and volume of flows; and

WHEREAS, the San Mateo Countywide Water Pollution Prevention Program (Countywide Program) has developed the San Mateo County Sustainable Green Streets and Parking Lots Design Guidebook (Guidebook) to encourage municipal staff and the development community to use green street and parking lot designs, and the Guidebook facilitates this goal by providing solutions to common implementation barriers, and guidance on how to best design, construct and maintain successful projects; and,

WHEREAS, the City of _____ is a member of the San Mateo Countywide Water Pollution Prevention Program (Countywide Program);

NOW THEREFORE, BE IT RESOLVED by the City of _____ that: Design concepts included in the San Mateo County Sustainable Green Streets and Parking Lots Guidebook (Guidebook) shall be incorporated, as appropriate, in municipal capital improvement projects and private development projects subject to the City's permitting authority; and that municipal staff is directed to identify opportunities for incorporating the Guidebook's design concepts with other municipal programs and projects affecting the public right of way, such as traffic calming, streetscape improvements, pedestrian circulation enhancement, bicycle facilities, public transit facilities, and flood control.

APPROVED AND ADOPTED this _____ day of _____, 2009.