# Appendix A – Notice of Intent

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State Water Resources Control Board
NOTICE OF INTENT
TO COMPLY WITH THE TERMS OF THE GENERAL PERMIT FOR
STORM WATER DISCHARGES FROM
SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEMS
(WATER QUALITY ORDER NO. 2003 – 0005 - DWQ)

## I. NOI Status

| |
|---|
| Mark Only One Item 1. [ ]New Permittee 2. [ ]Change of Information WDID #:_____ |

## II. Agency Information

| | | | |
|---|---|---|---|
| A. Agency<br>CITY OF SANTA BARBARA | | | |
| B. Contact Person | | C. Title | |
| D. Mailing Address | | E. Address (Line 2) | |
| F. City | State<br>**CA** | G. Zip | H. County |
| I. Phone | J. FAX | K. Email Address | |
| L. Operator Type (check one)<br>1. [ ] City 2. [ ] County 3. [ ] State 4. [ ] Federal 5. [ ] Special District 6. [ ] Government Combination | | | |

## III. Permit Area

_____

## IV. Boundaries of Coverage (include a site map with the submittal)

_____

_____

_____

_____

## V. Billing Information

| | | | |
|---|---|---|---|
| A. Agency | | | |
| B. Contact Person | | C. Title | |
| D. Mailing Address | | E. Address (Line 2) | |
| F. City | State<br>**CA** | G. Zip | H. County |
| I. Phone | J. FAX | K. Email Address | |

Fees are based on the daily population served by the Small MS4. To determine your fee, consult the current fee schedule (California Code of Regulations, Title 23, Division 3, Chapter 9 Article 1), which can be viewed at www.swrcb.ca.gov/stormwtr/municipal.html.

L. Population_____

Fee _____

Check(s) should be made payable to the SWRCB and submitted to the appropriate RWQCB.

SWRCB Tax ID is: 68-0281986

## VI. Discharger Information (check applicable box(es) and complete corresponding information)

1. [ ] Applying for Individual General Permit Coverage

2. [ ] Applying for a permit with one or more co-permittees

| The undersigned agree to work as co-permittees in implementing a complete small MS4 storm water program. The program must comply with the requirements found in Title 40 of the Code of Federal Regulations, parts 122.32. Attach additional sheets if necessary. Each co-permittee must complete an NOI. | |
|---|---|
| Lead Agency | Signature |
| Agency | Signature |
| Agency | Signature |
| Agency | Signature |

3. [ ] Separate Implementing Entity (SIE)

| A. Agency | | | |
|---|---|---|---|
| B. Contact Person | | C. Title | |
| D. Mailing Address | | E. Address (Line 2) | |
| F. City | State **CA** | G. Zip | H. County |
| I. Phone | J. FAX | K. Email Address | |

H. Operator Type (check one)
1. [ ] City 2. [ ] County 3. [ ] State 4. [ ] Federal 5. [ ] Special District 6. [ ] Government Combination

Minimum Control Measures being implemented by the SIE (check all that apply)

[ ] Public Education [ ] Public Involvement [ ] Illicit Discharge/Elimination
[ ] Construction [ ] Post Construction [ ] Good Housekeeping

"I agree to coordinate with the agency identified in Section III of this form and comply with its qualifying storm water program. I certify under penalty of law that this document and all attachments were prepared under my direction and supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. Additionally, I certify that the provisions of the permit, including the development and implementation of a Storm Water Management Program, will be complied with."

_____ _____
N. Signature of Official Date

## VII. Storm Water Management Plan (check box)

[ ] As per section A.2. of this General Permit, the SWMP is attached.

## VIII. Certification

"I certify under penalty of law that this document and all attachments were prepared under my direction and supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. Additionally, I certify that the provisions of the permit, including the development and implementation of a Storm Water Management Program, will be complied with."

A. Printed Name:_____

B. Title:_____

C. Signature:_____ D. Date: _____

## Appendix B

SWMP Organizational Chart ..... B-1
Airport Department Organizational Chart ..... B-2
Watershed and City Boundary Map ..... B-3
Airport Map ..... B-4
Waterfront Map ..... B-5
Storm Drain System Map ..... B-6
Storm Water Hotline Incoming Call Tree ..... B-7

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City of Santa Barbara
**Storm Water Management Program**
Organizational Chart – May 2008

**COORDINATION & ADMINISTRATION OF STORM WATER MANAGEMENT PROGRAM**

**Creeks Division**
**Cameron Benson**
805.897.2508

## PUBLIC EDUCATION AND OUTREACH

**MCM #1**

**PARKS AND RECREATION DEPARTMENT**

**Creeks Division**
**Jill Sarick**
805.897.2606

## PUBLIC PARTICIPATION AND INVOLVEMENT

**MCM #2**

**PARKS AND RECREATION DEPARTMENT**

**Creeks Division**
**Jill Sarick**
805.897.2606

## ILLICIT DISCHARGE DETECTION AND ELIMINATION

**MCM #3**

**PARKS AND RECREATION DEPARTMENT**

**Creeks Division**
**Autumn Malanca**
**Timothy Burgess**
805.897.2688

**Parks Division**
**Santos Escobar**
805.564.5464

**PUBLIC WORKS DEPARTMENT**

**Water Resources Division**
**Steve Mack**
805.564.5501

**Environmental Services**
**Richard Aparicio**
805.564.5676

**Streets Division**
**Rick Fulmer**
805.564.5394

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**
**Barbara Shelton**
805.564.5470

## CONSTRUCTION SITE RUNOFF CONTROL

**MCM #4**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Building Division**
**George Estrella**
805.564.5553
**Chris Hansen**
805.564.5566

## POST-CONSTRUCTION RUNOFF CONTROL

**MCM #5**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Building Division**
**George Estrella**
805.564.5553
**Chris Hansen**
805.564.5566

**Planning Division**
**Barbara Shelton**
805.564.5470

**PUBLIC WORKS DEPARTMENT**

**Engineering Division**
**Mark Wilde**
805.564.5552

## POLLUTION PREVENTION/GOOD HOUSEKEEPING

**MCM #6**

**PUBLIC WORKS DEPARTMENT**

**Streets, Parking & Trans. Operations**
**Rick Fulmer**
805.564.5394

**Water Resources Division**
**Steve Mack**
805.564.5501

**Building Maintenance and Facilities**
**Sean Thomas**
805.564.5415

**PARKS AND RECREATION DEPARTMENT**

**Creeks Division**
**Autumn Malanca**
**Timothy Burgess**
805.897.2688

**Parks Division**
**Santos Escobar**
805.564.5464

**Golf Division**
**Scott Jorgensen**
805.564.5547

**FIRE DEPARTMENT**

**Mitch Vaughn**
805.564.5706

## MCM IMPLEMENTATION IN CONJUNCTION WITH SWPPPs

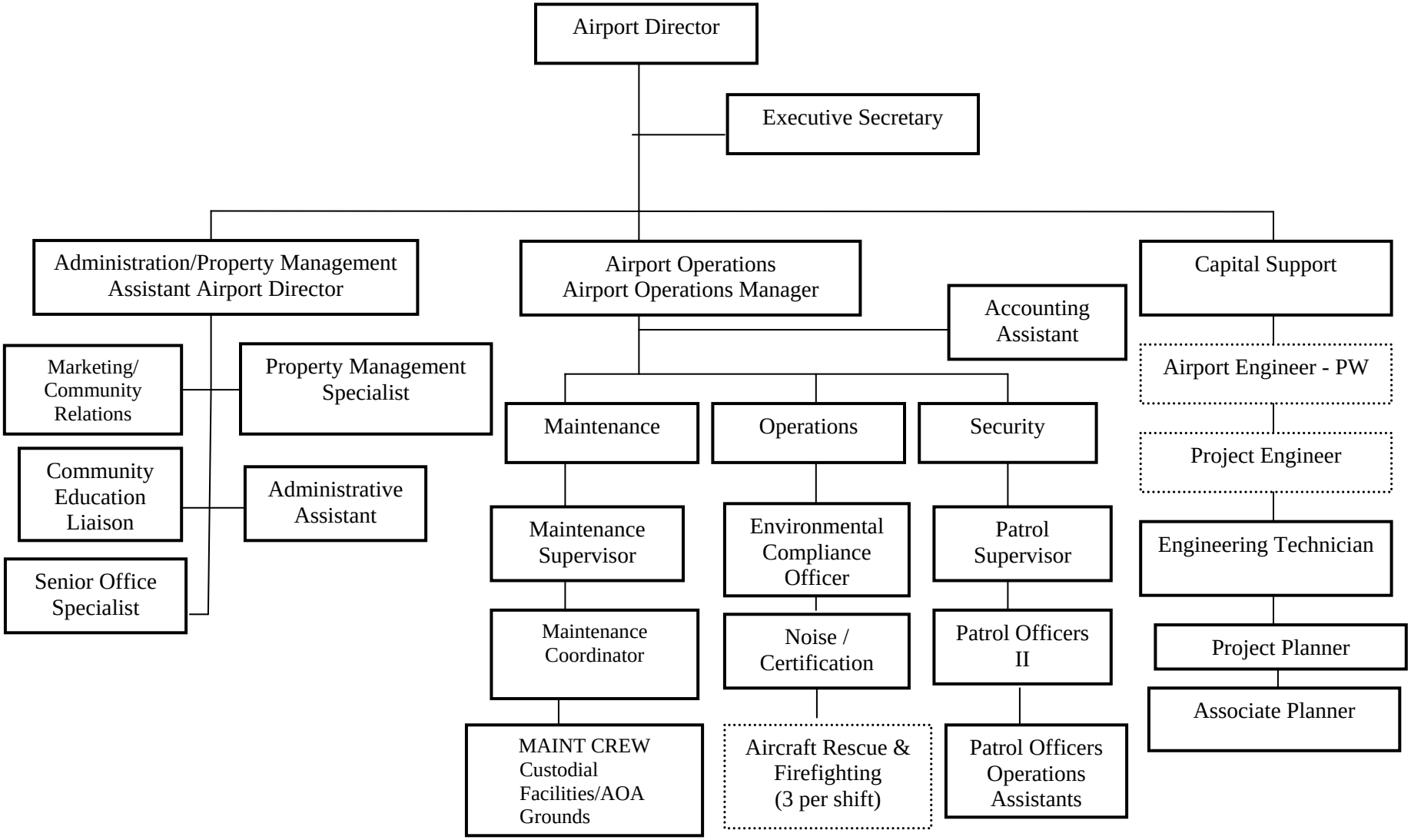
**AIRPORT DEPARTMENT**

**Jeff McKee**
805.695.6057

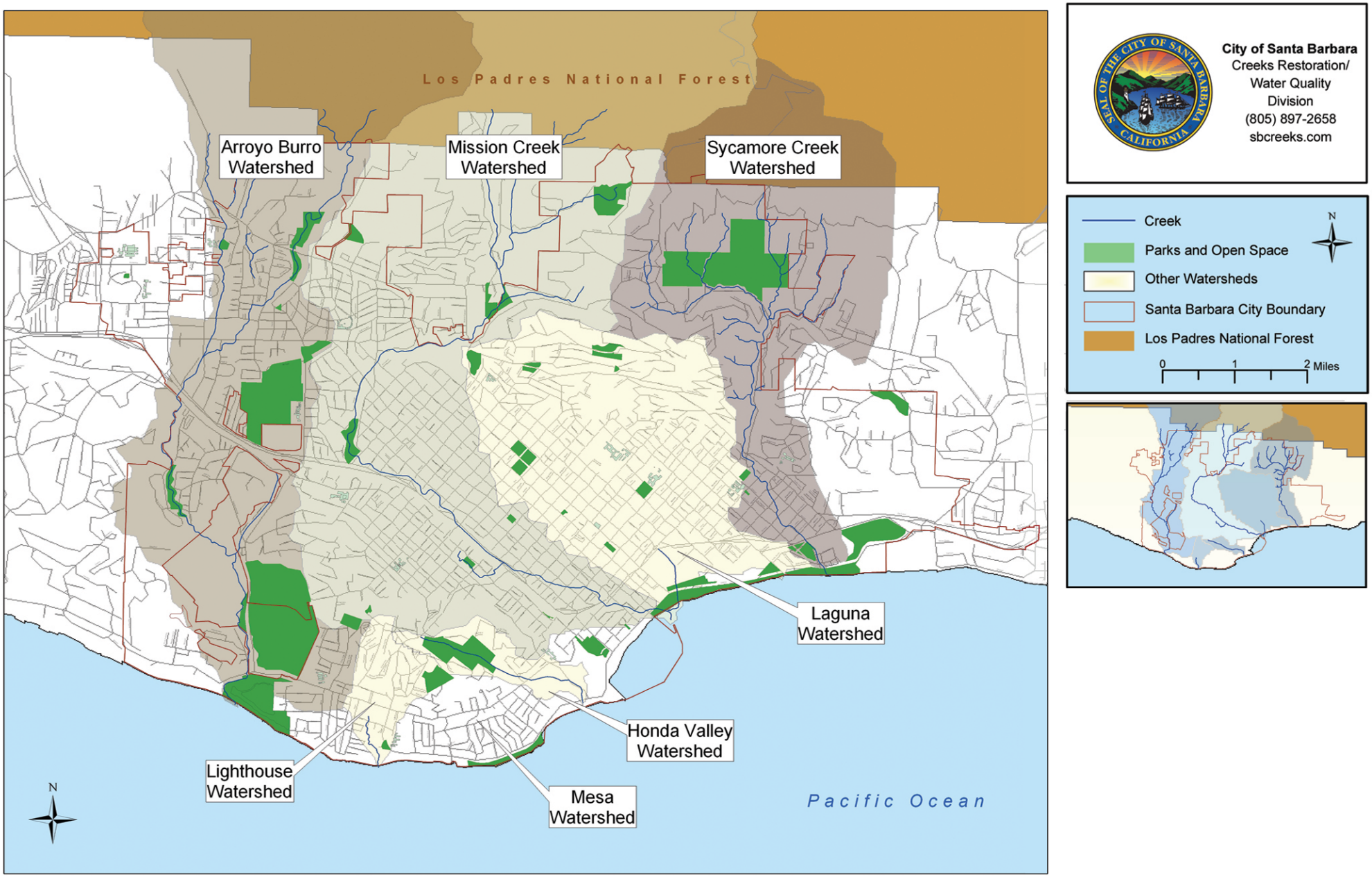
**WATERFRONT DEPARTMENT**

**Karl Treiberg**
805.564.5527

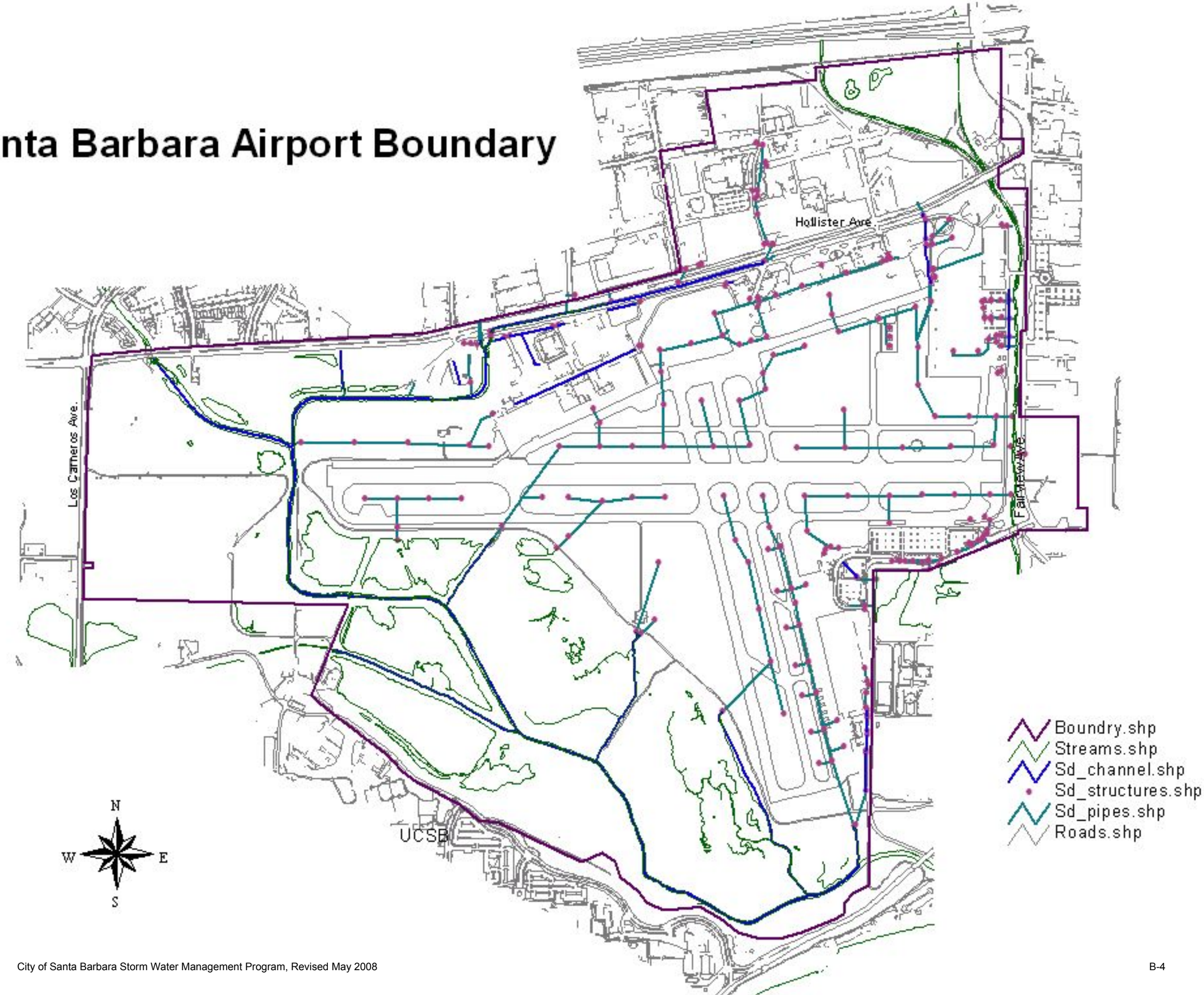
# *Santa Barbara Municipal Airport*
# *Organizational Chart*

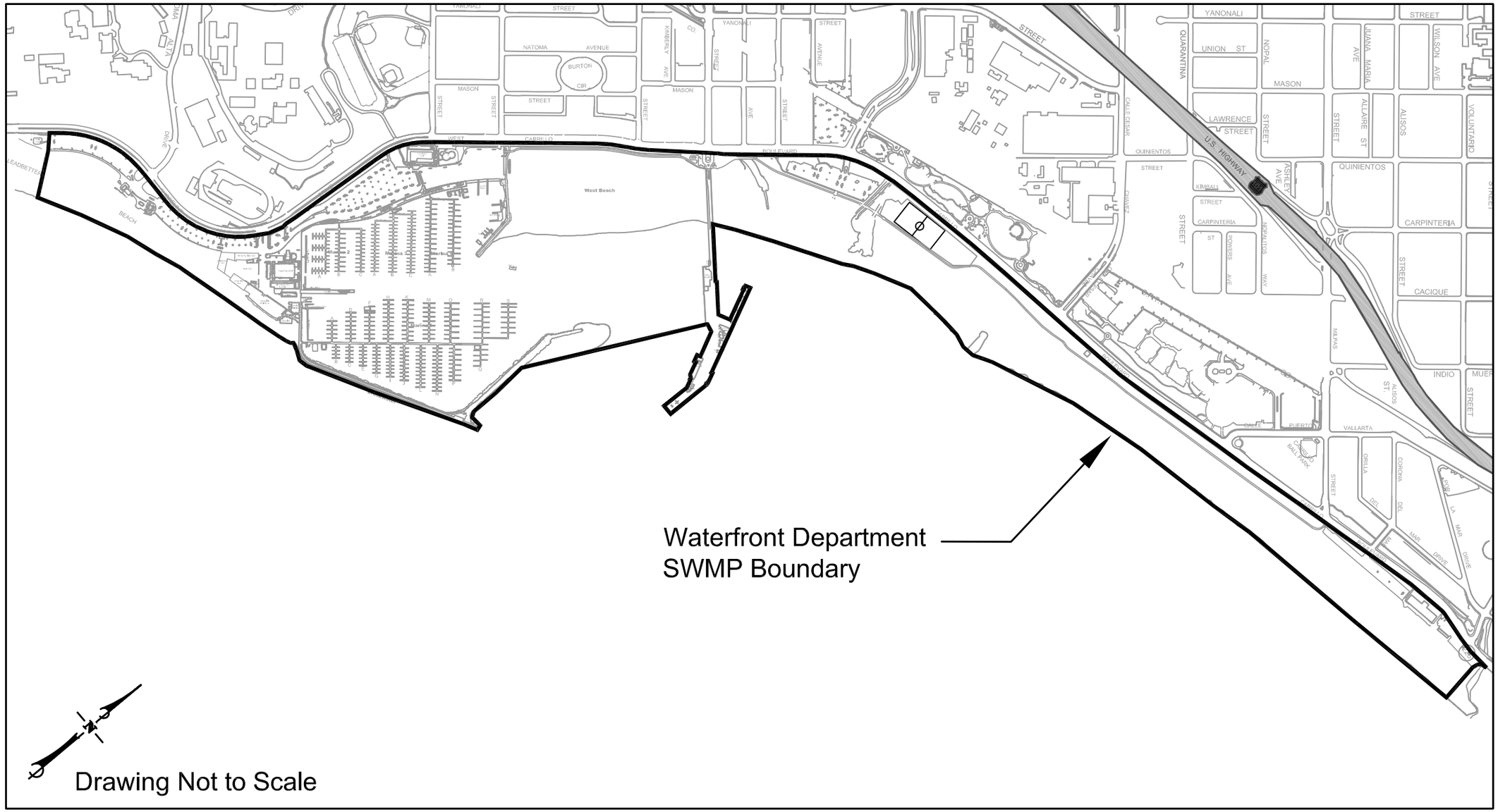


# City of Santa Barbara Permit Area (City Boundary)

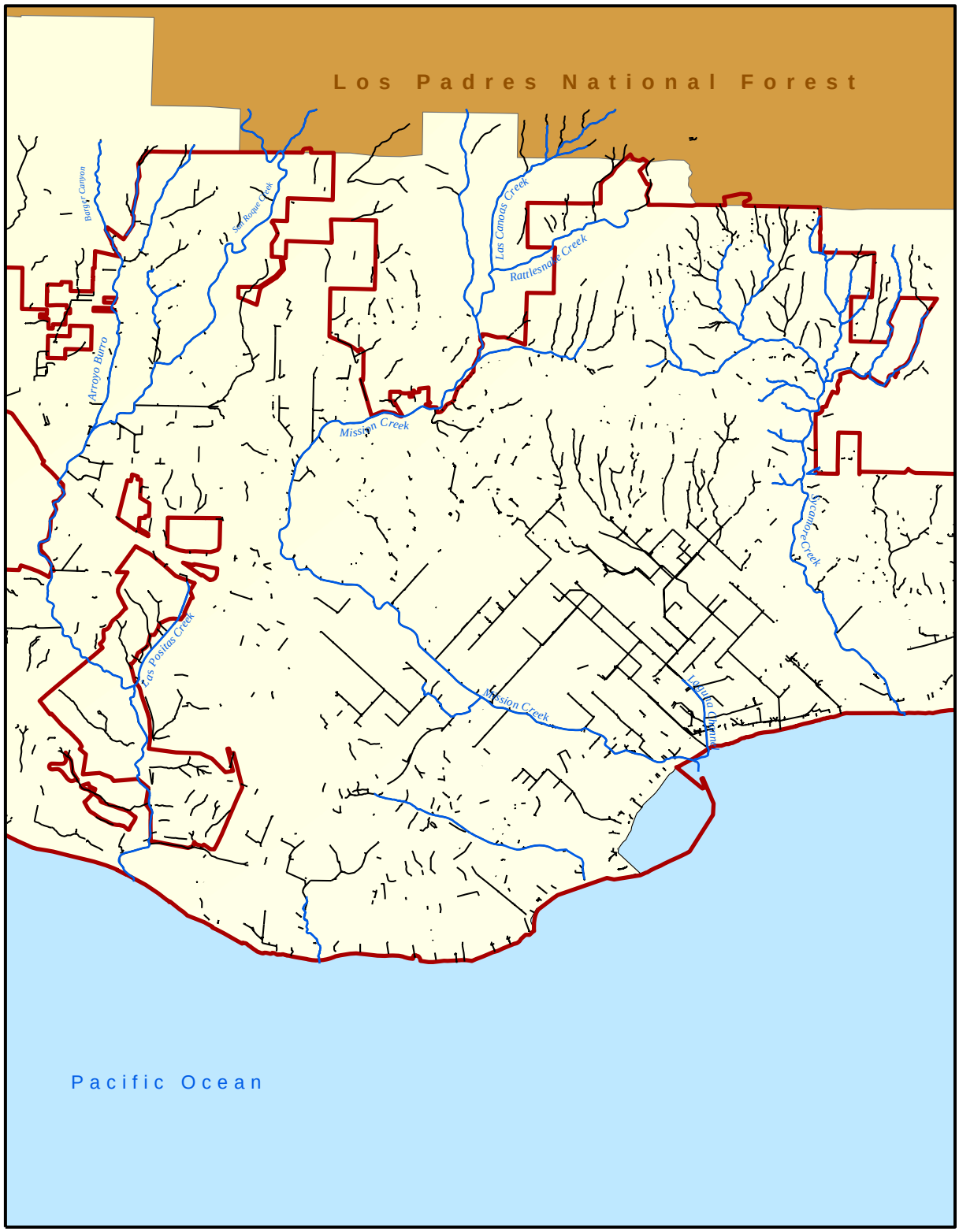


# Santa Barbara Airport Boundary




Waterfront Department
SWMP Boundary
Drawing Not to Scale
West Beach
YANONALI
STREET
NATOMA
AVENUE
BURTON
CIR
MASON
VEST
CABRILLO
BOULEVARD
KIMBERLY
AVE
QUARANTINA
UNION ST
NOPAL
LAWRENCE
STREET
U.S. HIGHWAY
QUINIENTOS
CALLE CESAR
CHAVEZ
KIMBALL
CARPINTERIA
POWERS
AVE
MIRALLOS
WAY
ASHLEY
AVE
JUANA MARIA
AVE
WILSON AVE
ALLAIRE ST
ALISOS
VOLUNTARIO
CACIQUE
MALPAS
INDIO
VALLARTA
PUERTO
ORILLA
CORONA
DEL
MAR
DRIVE
LA
BEACH
HEADBETTER

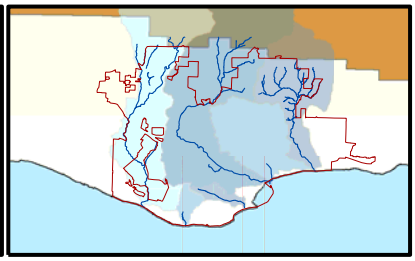
# City of Santa Barbara Storm Drain System




Creeks
Parks and Open Space
Other Watersheds
Santa Barbara City Boundary
Los Padres National Forest

N

**City of Santa Barbara**
Creek Restoration/
Water Quality
Division
(805) 897-2658
sbcreeks.com
June 2005



**Referral System: Water Quality Hotline (1-877-OUR-OCEAN)**

Please direct calls from the Water Quality Hotline according to the chart below. Record all relevant information on the report form, then call the appropriate agency and relay the information, or fax it to them if requested. If you have an ongoing problem with misdirected calls from the Water Quality Hotline, please call Michelle Gibbs, Santa Barbara County Water Agency, at 568-3546. Thank you for your participation in the hotline!

| **FOR CALLS REPORTING…** | **NECESSARY INFORMATION…** | REFER TO: (**Depending on location)** |
|---|---|---|
| • Sewage spills or leaks<br>Refer **immediately** | • Exact location<br>• If it is an RV dumping waste, or other sewage spill that is not directly from the sanitary district's lines, refer the complaint to EHS at 681-4900 | **Carpinteria Sanitary District**<br>Matt Bryant 684-7214<br>After Hours 451-7802<br>684-7213 f<br><br>**Goleta Sanitary District**<br>Harold Reyes 967-4519 p<br>964-3583 f<br><br>**Montecito Sanitary District**<br>Jim McManis 969-4200 p<br>969-9049 f<br><br>**City of Santa Barbara**<br>Lewis Guitierrez 564-5413<br>897-1991f<br><br>**Solvang Wastewater Division**<br>Nathaniel Giacinto 688-6997 p<br>686-2049 f<br><br>**Summerland Sanitary District**<br>Art Custer 969-4344 p<br>969-5794 f |

| **FOR CALLS REPORTING…** | **NECESSARY INFORMATION…** | REFER TO: (**Depending on location)** |
|---|---|---|
| • Polluted runoff<br>• Oils spills<br>• Equipment or grading in a creek<br>• Dumping in a creek | • Exact location<br>• Nature of runoff<br>• Time/date that incident was observed<br>• Oils spills should also be referred to Fire Haz Mat | **County Areas/City of Goleta:**<br>Tommy Liddel 568-3321 p<br>568-3434 f<br><br>**City of Santa Barbara**<br>Creeks Division 897.2688 p<br>897.2626 f<br><br>**City of Solvang**<br>688-6046 p<br>686-2049 f |
| • Failing septic systems<br>• Disposal of wastewater into a creek, street, or ocean<br>• Restaurant complaints | • Exact location<br>• Nature of dumped material/wastewater | **Environmental Health Services**<br>681-4900 p<br>681-4901 f |
| • Hazardous waste spills<br>• Refer immediately | • Exact location<br>• This could be a dangerous situation – refer immediately | **County Fire Department** 681-5500 p<br>681-5720 f<br>24-hour phone line 683-5723<br>**City of Solvang** 686-6046 |
| • Dumping of green waste or animal waste in a creek<br>• Large items dumped in creeks, i.e. car parts, mattresses, etc. | • Exact location<br>• Nature of dumped material/wastewater | **County Solid Waste**<br>Geoff Simpson 681-5632 p<br><br>**City of Santa Barbara**<br>Creeks Division 897-2658 p<br>897-2626 f |
| | | |

| **FOR CALLS REPORTING…** | **NECESSARY INFORMATION…** | REFER TO: (**Depending on location)** |
|---|---|---|
| • Building or other construction in or near a creek | • Exact location<br>• Is activity occurring now? | County Building Hotline 568-3558<br>County Flood Control 681-3449<br>City of Carpinteria 684-5405<br>City of Goleta 961-7500<br>City of Santa Barbara 564-5485<br>City of Solvang 688-6686 |
| • Dumping of green waste or animal waste in or near a creek<br>• Large debris dumped in creeks (mattresses, car parts, etc) | • Exact location<br>• Is hazardous waste involved? (i.e. chemical drums) | **County Solid Waste**<br>Geoff Simpson 681-5632 p<br>680-4939 c<br>882-3601 f |
| • Agricultural operations grading into creek | • Exact location<br>• Is the activity occurring now? | **California Department of Fish & Game**<br>Natasha Lohmus 684-6281 p<br>684-6281 f |

## Appendix C

Community Events ..... C- 1
Community Outreach ..... C-29
Youth Education ..... C-60
Business Outreach ..... C-66

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# Speaking of Creeks

## *A forum to discuss the future of our creeks & beaches*

Wednesday, September 25
6 to 9 p.m.
Faulkner Gallery at the Santa Barbara Downtown Library
40 E. Anapamu St.

- **Which creek or watershed matters to you?**
- **Who needs to know more about preventing water pollution? Kids? Families? Pet owners? Businesses?**
- **What needs to be done? More education? Street sweeping? Enforcement of pollution laws?**
- **What can you and your neighbors do to help? What can your business do?**
- **Do you have a great idea for protecting our creeks that we don't know about?**
- **What's YOUR vision for the future of our creeks and beaches?**

The health of the South Coast's creeks and beaches affect us all. *Speaking of Creeks* is an opportunity for you to share your concerns — as well as ideas for improving things — with representatives from the County and City and concerned citizens. We'll be listening and looking for opportunities to form stronger partnerships with the community.

**Speak Up –** Any organization, business or individual is invited to give a 3 to 5 minute presentation about their ideas to improve water quality or restore local creeks. You could discuss:

- Conceptual ideas or a vision.
- Well-developed projects that are ready for implementation.
- Existing projects that would benefit from a broader collaboration.

**Listen –** If you want to understand what's happening in the community to improve our creeks and beaches, come listen, learn, and perhaps become motivated to get involved.

Sign up to speak or request speaking guidelines
by calling 897-2658 or
emailing speakingofcreeksforum@hotmail.com

***South Coast Watershed Alliance***

PROJECT CLEAN WATER
County of Santa Barbara

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

SANTA BARBARA DOWNTOWN ORGANIZATION

Family Festival

# Celebrate

## the Vitality and Future of Old Mission Creek & Bohnett Park

Saturday, October 26
11:00 am – 3:00 pm
Bohnett Park

**Free BBQ!**

**CHILDREN'S ACTIVITIES**

- Bounce House
- Coloring Contest
- Creek Water Testing
- And More...

Live Music by
**Trio Los Barbareños de Reyes López**

**Win Raffle Prizes!**

Prepare **Native Plants** for the Park and your Home

Learn more about the upcoming park improvements and the importance of clean water for your health.

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

Co-Hosted by the City of Santa Barbara, Creeks Program
and the Westside Center Advisory Committee
897-2658/963-7567

Festival Familiar

# Celebrar

## la Vitalidad y el Futuro del Arroyo Old Mission & el Parque Bohnett

Sábado, 26 Octubre
11:00 am – 3:00 pm
Bohnett Park

**¡BBQ Gratis!**

**Actividades Para Los Niños**

- Casa para Saltar
- Competencia de Pintura
- Muestreo del Agua de Arroyo
- Y Mas...

Música
en vivo con
**Trio Los Barbareños de Reyes López**

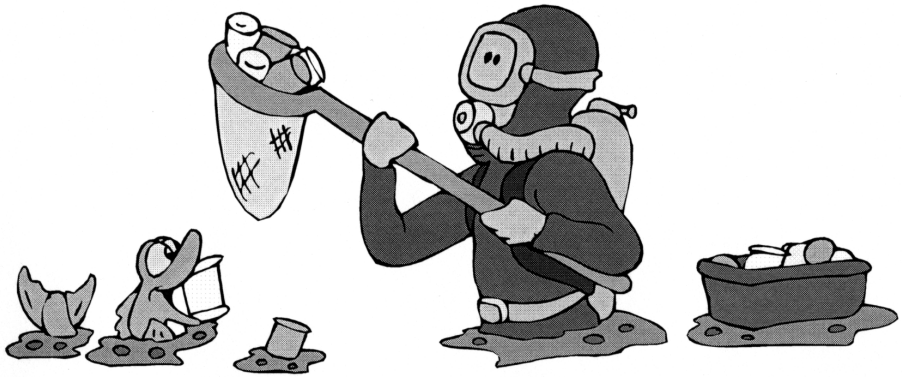
**¡Gane Premios en Sorteos!**

Prepare **Plantas Nativas** para el Parque y para su Hogar.

Conozca mas sobre las futuras mejoras del parque y la importancia del agua limpia para su salud.

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

Co-presentado por la Ciudad de Santa Barbara, el Programa de Arroyos y el Comité consultor del Centro Westside.
897-658/963-7567



# Sycamore Creek Día de Limpieza

## Sábado, 11 de oct. · 9am a mediodía

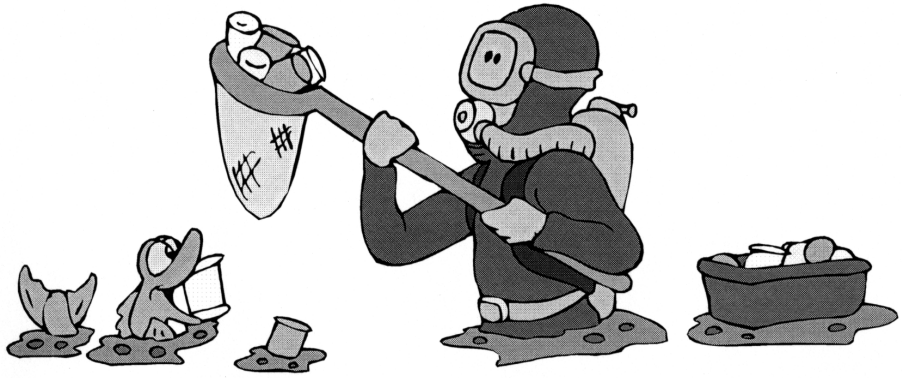
Ayúdenos a limpiar el arroyo y recibe gratis una entrada al Santa Barbara Zoo. A reunirse en la entrada del Zoo o en frente de la biblioteca Eastside, 1102. E. Montecito Street. Todas las edades están bienvenidas y prepárese para mojar los zapatos!

**Llame al 897-2658 para más información.**

SANTA BARBARA ZOO

Clean Creeks HEALTHY BEACHES CITY OF SANTA BARBARA

SEAL OF THE CITY OF SANTA BARBARA CALIFORNIA

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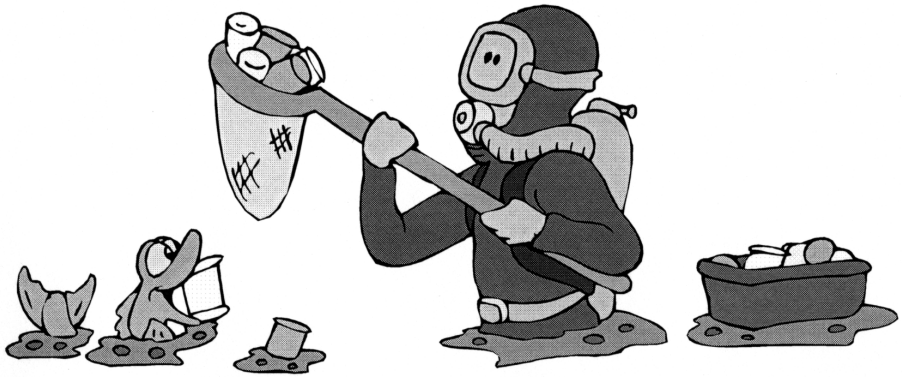
SANTA BARBARA ZOO

Clean Creeks HEALTHY BEACHES CITY OF SANTA BARBARA

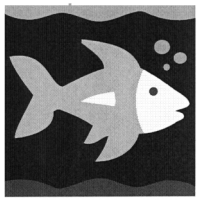
SEAL OF THE CITY OF SANTA BARBARA CALIFORNIA



# Sycamore Creek Clean-Up Day

## Saturday, Oct. 11 · 9am-noon

Help clean up the creek and receive a FREE pass to the Santa Barbara Zoo. Meet at the entrance to the Zoo or in front of the Eastside Library, 1102 E. Montecito Street. All ages welcome and be prepared to get your feet wet!

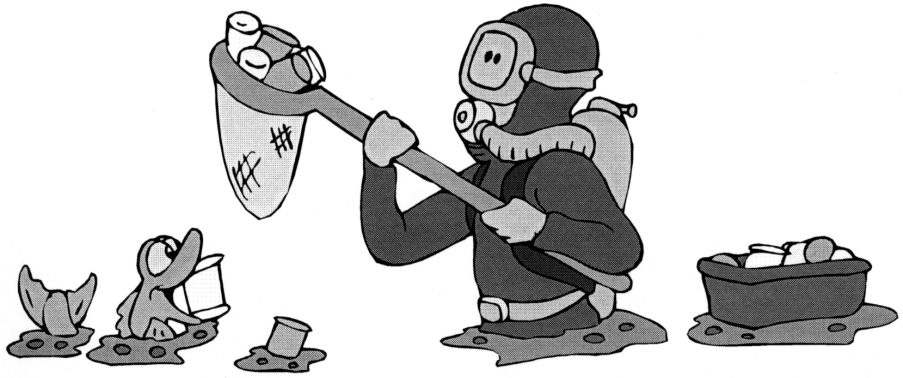


**Call 897-2658 for more information.**

SANTA BARBARA ZOO

Clean Creeks HEALTHY BEACHES CITY OF SANTA BARBARA

SEAL OF THE CITY OF SANTA BARBARA CALIFORNIA

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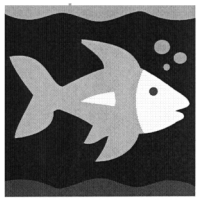


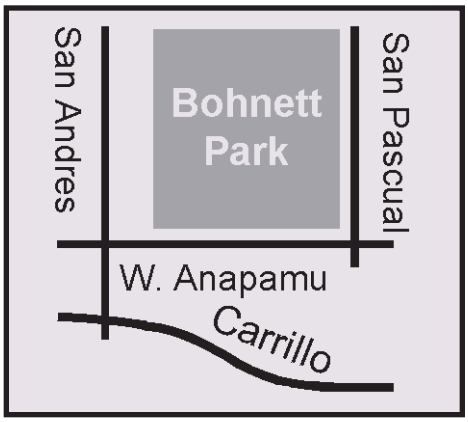
**Call 897-2658 for more information.**

SANTA BARBARA ZOO

Clean Creeks HEALTHY BEACHES CITY OF SANTA BARBARA

SEAL OF THE CITY OF SANTA BARBARA CALIFORNIA

## Creeks Division Completes First Restoration: Old Mission Creek at Bohnett Park




Old Mission Creek at Bohnett Park has undergone a remarkable transformation! Selected as the first in a series of projects along Old Mission Creek and throughout the City of Santa Barbara, the restoration of Old Mission Creek at Bohnett Park combines three key elements of restoration, water quality and education. Located in the Westside neighborhood, the restored creek provides a link to a more natural environment, and a safe and healthy place where children can play.

After removing 20 semi-truckloads of concrete, car parts, oil drums and general trash from in and along the creek, the creek channel was widened to slow down the flow of the water, reduce erosion, and increase the carrying capacity of the creek. Two low flow portions of the creek, or bioswales, were created to naturally filter pollutants. Creek crossings of stone now make the creek safer to cross, bringing a natural feel to the creek and protecting the banks from foot traffic. Constant water quality monitoring will ensure that the creek is safe for the children and families that use the park. A dedicated restoration caretaker will tend to the growth of the native plants, assist with community planting and restoration maintenance days, and serve as a knowledgeable resource to park visitors.

*Above left: The creek restoration serves as a learning laboratory for local school children on creek ecosystems and pollution.*

*Above right: Community volunteers help to replant the restoration area with native grasses and plants.*

*Photos by Daniel Huecker.*

### Get involved!

- Interpretive tours for groups or classrooms
- Water quality testing
- Community planting of native species
- Creek clean-up

**To learn more about the Bohnett Park restoration or to find out how you can become involved in ongoing activities, call the Creeks Division at 805-897-2658 or visit our web site: www.sbcreeks.com**

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

# Eastside Neighborhood Project
# Saturday, June 12
# 9 am to 1 pm

## Beautification of Sycamore Creek

**Meet at the Cacique Street Bridge**

Interested in helping clean-up and beautify Sycamore Creek? Would you like to know more about native plants and riparian habitats? Come and enjoy spring along Sycamore Creek at Cacique Street. Get to know your neighbors while helping to remove weeds and prepare the creek for new native plants. For all ages – children and adults – bring the family. Bring your gloves and we'll supply the hand tools. Refreshments will be provided.

**Questions: 730-1345**

---

## Embellecimiento de Sycamore Creek

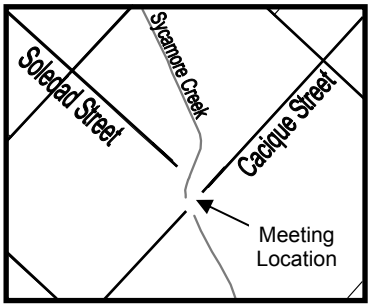
**Reunirse en el puente de la calle de Cacique**

¿Interesado en ayudar a limpiar y embellecer a Sycamore Creek? ¿Le gustaría saber más sobre las plantas nativas y los arroyos? Le invitamos a disfrutar la primavera por Sycamore Creek en Cacique Street. Conozca a sus vecinos mientras ayude a embellecer el arroyo. Para todas las edades—niños y adultos—que venga toda la familia. Trae sus guantes, nosotros tendremos las herramientas y los refrescos.

**Para más información: 897-2606**

Sponsored by the Eastside Study Group in collaboration with Santa Barbara Beautiful and the City of Santa Barbara.

## Eastside Neighborhood Community Meeting




**Tuesday, July 20, 2004**
**6 pm**
**Location: Cacique Street at Sycamore Creek**

# Community meeting to discuss proposals for tree trimming and removal on City property next to Sycamore Creek

As part of the Eastside Neighborhood Project, the City's Creeks Division has been asked to trim and remove some of the Palm and Eucalyptus trees on City property adjacent to Sycamore Creek. The purpose of the Eastside Neighborhood Project is to increase public safety, beautify the neighborhood, and enhance the creek. New trees and shrubs would be planted if any trees are removed. The meeting will be held outdoors on Cacique Street at Sycamore Creek.

Please attend the meeting to provide your input on the tree trimming and removal proposal.

**Questions: 897-2658**

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# Reunión de la comunidad para platicar propuestas para el ajuste y el retiro de árboles en la propiedad de la ciudad al lado de Sycamore Creek.

Como parte del proyecto de la Comunidad de Eastside, se ha pedido que la División de Arroyos (Creeks Division) ajuste y quite algunos de los árboles de la palma y del eucalipto dentro de la propiedad de la ciudad y al lado de Sycamore Creek. El propósito del proyecto de la Comunidad de Eastside es aumentar seguridad pública, embellecer la vecinidad, y mejorar el arroyo. Se plantará nuevos árboles y arbustos si hay necesidad de sacar cualquier árbol. La reunión será al aire libre en la calle de Cacique y Sycamore Creek.

Favor de asistir para dar su opinión sobre a la propuesta del ajuste y del retiro de los árboles.

Preguntas: 897-2606

# Westside Old Mission Creek Cleanup

## VOLUNTEER DAY
## SATURDAY, AUGUST 14
## 1:00-4:00 PM

**Corner of San Pascual & Figueroa Streets**
**One block down from the Westside Boys & Girls Club**

Come learn about the plants and animals of Old Mission Creek and help to make it a cleaner and a safer place

Snacks and drinks will be provided

FOR MORE INFORMATION PLEASE CALL:
**WESTSIDE COMMUNITY CENTER 963-7567**

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

CITY OF SANTA BARBARA
Parks & Recreation
*Enriching People's Lives*

**A project co-sponsored by:**
- Santa Barbara Beautiful
- City Creeks Program
- Community Services

**www.sbparksandrecreation.com (805) 564-5418**

# Limpieza del arroyo Vieja misiÓn en el Westside

# DÍA DE VOLUNTARIOS
# SÁBADO, 14 DE AGOSTO
# 1:00-4:00 DE LA TARDE

**Esquina San Pacual y Figueroa**
**Una cuadra del Westside Boys & Girls Club**

Venga y aprenda sobre las plantas y animales del Arroyo Vieja Misión y ayude a hacer el arroyo un lugar más limpio y seguro

Meriendas y bebidas serán proveídas

PARA MAYOR INFORMACIÓN, LLAME AL:
**WESTSIDE COMMUNITY CENTER 963-7567**

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

**Proyecto co-patrocinado por:**

- Santa Barbara Beautiful
- City Creeks Program
- Community Services

CITY OF SANTA BARBARA
Parks&Recreation
*Enriching People's Lives*

**www.sbparksandrecreation.com (805) 564-5418**

# Mission Creek Walk & Talk

## ***Neighborhood Meeting***

*Wednesday, May 11, 6pm*

***What:*** Take a walk along Mission Creek and join us to share ideas on how to improve Mission Creek between upper State Street and Oak Park.

***Where:*** Meet at the Red Cross Building, 2707 State Street, Classroom A

***Contact:*** City Creeks Division, 897-2658

"Help Keep Our Creeks and Ocean Clean"

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

Funded by hotel visitors through Measure B

# Saturday, Nov. 22
# 1-3 pm
# Bohnett Park

## Community Planting Day

Come see what's taking root at Bohnett Park. Learn about native plant species and then dig in as we improve Old Mission Creek. Plants, tools, snacks and activities for all ages will be provided.
Bring a friend, it's free!

## Día de Plantación Comunitaria

Vamos a ver qué está creciendo en Bohnett Park! Aprenderemos sobre plantas nativas y después manos a la obra para mejorar el area de Old Mission Creek. Habrán plantas, herramientas, refrescos y actividades para todas las edades.
Traigan a sus amistades – es gratis!

**Information (805) 897-2658**

Bohnett Park is located at San Pascual and West Anapamu Street

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

# Arroyo Burro Estuary and Mesa Creek Restoration

## Volunteer Day

### Help Gather Native Plants for the Creek Restoration

Saturday, April 30th

1:30 - 4:00 pm

This summer, the City of Santa Barbara will begin a restoration project at the Arroyo Burro Estuary. The project will restore Mesa Creek, increase wildlife habitat, improve water quality and provide better access between Arroyo Burro Beach and the Douglas Family Preserve. Come help collect and protect native plants before the restoration work begins.

- **Collect and protect native plants**
- **Tour the restoration project**
- **Meet at the upper Arroyo Burro Beach parking lot**
- **Bring sturdy shoes and work gloves**

For more information call the City of Santa Barbara Creeks Division at 897-2658

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

*Funded by hotel visitors through Measure B.*

# Sunday, April 25
# 1-4 pm
# Bohnett Park

## Community Celebration

Come and enjoy spring along Old Mission Creek at Bohnett Park. Join us for snacks and games of *lotería* while kids travel around the park with their Creek Passport and learn about water testing, native plants and reducing pollution. Collect all the stamps for a special gift. Bring a friend, it's free and open to everyone!

## Celebración de la Comunidad

Venga y disfrute de la primavera junto al Old Mission Creek en el Bohnett Park. Reúnase con nosotros para comer unas botanas y para jugar unos juegos de lotería mientras los niños visitan por el parque con su Creek Passport y aprenden sobre los análisis del agua, las plantas nativas y sobre como reducir la contaminación. Junte todas las estampillas para un regalo especial. ¡Traiga a un amigo o amiga, es gratis y todos están invitados!

Clean Creeks
HEALTHY BEACHES

This event is sponsored by the City of Santa Barbara Creeks Division under Measure B, which is funded through hotel visitors. For more information call 897-2658.

City of Santa Barbara
Parks and Recreation Department
Creeks Restoration/Water Quality Improvement Program

## Old Mission Creek Clean-up at Bohnett Park

**Help us restore the creek and clean up the park. Learn about the restoration project.**

**Saturday October 11th**
**1:00 – 4:00 p.m.**

The restoration of Old Mission Creek at Bohnett Park will reduce pollution in creek water, restore native riparian habitat, and provide safe access to the park. The project includes:

- Bioswales to filter creek water
- New sycamore, willow and oak trees
- Native plants and grasses
- Stairs, paths, lighting and creek crossings

## La Limpieza de Old Mission Creek en Bohnett Park

**Aprenda sobre el proyecto de restauración. Ayúdenos a restaurar el arroyo y limpiar el parque.**

**Sábado, 11 de octubre**
**1:00 – 4:00 p.m.**

La restauracion del Old Misión Creek en Bohnett Park reducirá la contaminación de las aguas del arroyo, restaurará el medio ambiente nativo de las orillas y proveerá un acceso seguro al parque. El proyecto incluye:

- Filtros orgánicos para filtrar el agua del arroyo
- Nuevos árboles de sicamores, sauces y robles
- Plantas y hierbas nativos
- Escaleras, senderos, iluminación y cruces para el arroyo

*Participate in the project and new park.*

*There will be a Community Planting Day in November 2003*

*Participe en el proyecto y neuvo parque.*

*Habrá un acto de plantación de arboles y plantas por la comunidad en noviembre 2003*

For information:
George Johnson (805) 897-1958

This **MONDAY**
at **3:00** in the
Eastside Library

It's theatrical,
It's educational,
It's theater gone
WILD!

The Creeks Program of the City of Santa Barbara and the Santa Barbara Zoo proudly present a special performance of Theater Gone Wild this Monday at 3:00 at the Eastside Library.

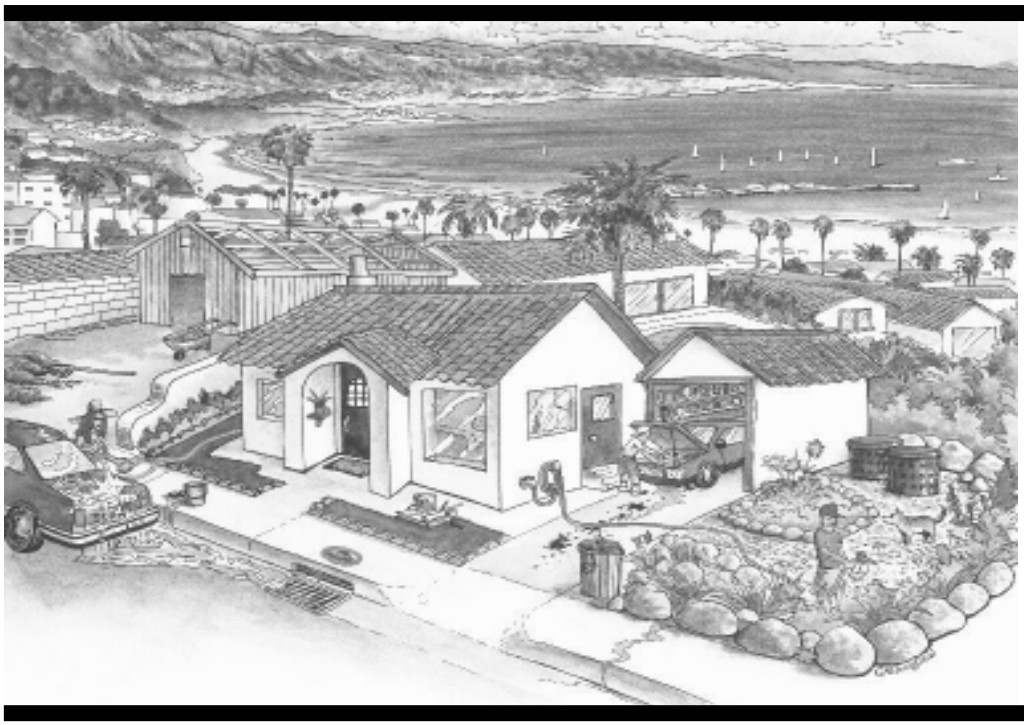
Beyond theater, beyond education, the adventurous stories and remarkable animal costumes created exclusively for Theater Gone Wild will motivate audiences to discover the wild. This special and FREE presentation from Theater Gone Wild will feature a cast of wild actors, stunning costumes, amusing masks, music, and dancing.

This performance is part of a community effort to clean-up Sycamore Creek on Saturday, October 11 from 9am – noon, with the help of the City of Santa Barbara Creeks Program, the Housing Authority and the Santa Barbara Zoo. Call 897-2658 for more information.

# Annual Water Quality Forum

# *The Ocean Begins on Your Street*

***We're all part of the solution - find out what you can do to help!***



Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

PROTECT
CLEAN WATER
County of Santa Barbara

***Wednesday, October 8, 2003***
***Faulkner Gallery, Santa Barbara Public Library***
***40 East Anapamu Street***
***5:30 to 7:30 pm***

- ***A chance to share your ideas!***
- ***Displays & exhibits***
- ***Tips on***
  - ***household hazardous waste disposal***
  - ***erosion control***
  - ***managing landscape chemicals***
  - ***pet duty, and more***
- ***Updates on City & County water quality programs***
- ***Refreshments***

## *Call 897-2658 for more information*

***Sponsored by the City & County of Santa Barbara***

# Eastside Neighborhood Project
# Saturday, August 14
# 9 am to 12 pm

## Beautification of Sycamore Creek

**Meet at the Cacique Street Bridge**

Interested in helping beautify Sycamore Creek? Join your neighbors for the second community planting day – We have 300 native trees and shrubs to plant along Sycamore Creek at Cacique Street. For all ages – children and adults – bring your family! Wear sturdy shoes, and we'll provide the gloves and hand tools.

**Questions: 730-1345**

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## Embellecimiento de Sycamore Creek

**Reunirse en el puente de la calle de Cacique**

¿Interesado en ayudar a embellecer a Sycamore Creek? Reunirse con sus vecinos por la segunda día de plantación comunitaria. Tenemos 300 árboles y arbustos nativos a plantar por Sycamore Creek y Cacique Street. Para todas las edades—niños y adultos—que venga toda la familia. Nosotros tendremos las herramientas y guantes.

**Para más información: 897-2606**

# Mission Creek

# ***Neighborhood Meeting***

*Wednesday, May 11, 6pm*

***What:*** Take a walk along Mission Creek and join us to share ideas on how to improve Mission Creek between upper State Street and Oak Park.

***Where:*** Meet at the Red Cross Building, 27XX State Street

***Contact:*** City Creeks Division, 897-2658

"Help Keep Our Creeks and Ocean Clean"

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

Funded by hotel visitors through Measure B

# Eastside Neighborhood Project

## *Sycamore Creek Clean-up*

Meet at Cacique Street and Soledad

Interested in helping beautify Sycamore Creek? Join your neighbors for a community planting day. For all ages—children and adults. We will provide tools.

## *Saturday, July 30th 9am-12:00*

## *Limpieza de Sycamore Creek*

Reunirse en la calle Cacique y Soledad

¿Interesado en ayudar a embellecer a Sycamore Creek? Reunirse con sus vecinos por un día de plantación comunitaria. Para todas las edades—niños y adultos—que venga toda la familia. Nosotros tendremos las herramientas.

*City of Santa Barbara Creeks Division, 897-1958*

# Sycamore Creek Clean-up

## ***Beautification of Sycamore Creek***

Meet at corner of Liberty and Soledad Street

Interested in helping beautify Sycamore Creek? Join your neighbors for a community planting day. For all ages—children and adults. We will provide tools and refreshments.

## Saturday, August 13th 10am-12:00

## ***Embellecimiento de Sycamore Creek***

Reunirse en la esquina de Liberty y Soledad Street

¿Interesado en ayudar a embellecer a Sycamore Creek? Reunirse con sus vecinos por un día de plantación comunitaria. Para todas las edades—niños y adultos—que venga toda la familia. Nosotros tendremos las herramientas y refrescos.

*City of Santa Barbara Creeks Division, 897-1958*

# Mission Creek Restoration

## *Planting Celebration*

*Saturday November 5, 11am to1pm*

***What:*** Celebrate the clean-up of Mission Creek and help plant new native trees. Pizza and refreshments will be provided.

***Where:*** Meet along 2700 block of Vernon Road at Mission Creek.

***Contact:*** City Creeks Division, 897-1958

"Help Keep Our Creeks and Ocean Clean"

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

Funded by hotel visitors through Measure B

# Old Mission Creek Restoration at Bohnett Park

Community volunteers helped to replant the restoration area with over 3,000 native plants

Reconstructed creek banks increase the riparian habitat for plants and animals

New bioswales naturally filter out pollutants by microbial and plant actions

Creek crossings and paths improve access while protecting the creek

Tours, field trips and workshops promote learning about creeks and water quality

# Neighborhood Creek Projects

Communities working to improve their creeks

**ARROYO BURRO ESTUARY** Everyone is invited to help gather native plants and tour the site as we begin the restoration project this summer.

## Upcoming Events:

**April 30th:** Gather native plants at Arroyo Burro Estuary from 1:30 to 4pm

**May 11th:** Creek Walk and Community Dialog along Mission Creek at upper State Street at 6pm

Learn more about these events or contact the Creeks Division at 897-2658 or www.sbcreeks.com

**OLD MISSION CREEK** Teen workers removed thousands of pounds of debris including shopping carts, a washer and nearly an entire car from around the creek.

**SYCAMORE CREEK** Community members worked to remove invasive weeds and trash, and replant with hundreds of native plants.

# Creek Stewardship Projects

## Community Planting Days at Sycamore Creek

Volunteers lined up to participate in a "Creek Clean Up" at Sycamore Creek on Saturday, July 30th, 2005 at Cacique Street on the Eastside and on August 13th at Liberty Street on the lower Eastside. The events, sponsored by the City of Santa Barbara Creeks Division, focused on restoring urban creeks since much of the debris and pollution that contaminates our ocean and beaches originate inland.

The first step was to remove invasive exotic weeds and trash from the sites that have accumulated over the past years. Glass bottles, fishing poles and diapers were among some of the trash found. Prior to the community event, the Streets Division removed a large piece of sheet metal lodged in the creek bank. After preparation, volunteers set native plants in the soil and watered them. Some of the native plants include the Sticky Monkey Flower, California Rose and the Sycamore.

**Sticky Monkey Flower**

*Above left:* A volunteer plants on the upper region of the creek bank. *Above:* Photo of a lower Eastside resident and her daughter. *Below left:* A Lower Eastside resident waters a Sticky Monkey Flower with his daughter.

The Creeks Division provided hand tools, gloves and watering cans to volunteers. After a few hours of planting, volunteers stopped for refreshments. Families and children of all ages assisted in this community effort. Restoration of the sites will help prevent erosion of the creek banks, mitigate flooding and improve the quality of community spaces and trails.

*City of Santa Barbara Creeks Division, 897-1958*

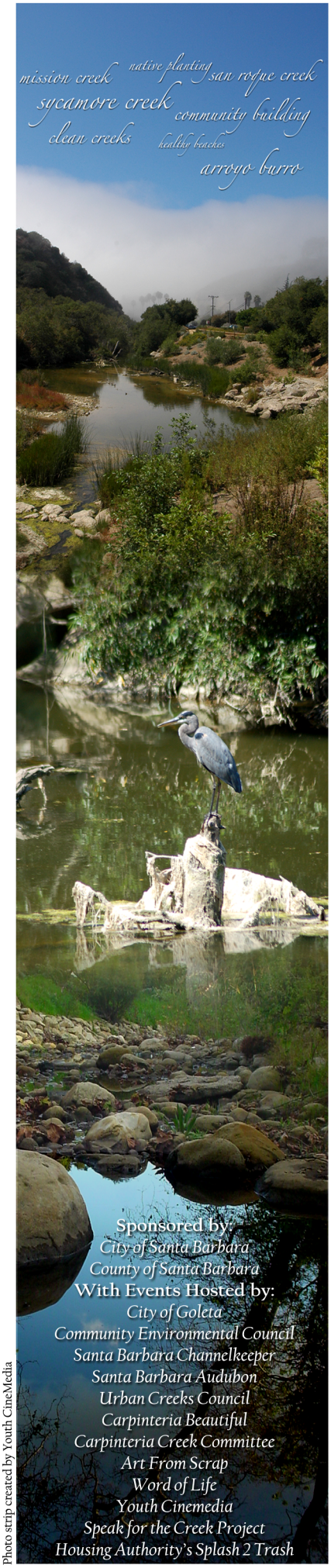



Photo strip created by Youth CineMedia

*8th Annual*

# Creek Week

## October 6 - October 14, 2007

**Saturday**
**October 6**
10:00am - 1:00pm

### Native Planting Workshop at Stevens Park

Carol Bornstein of the Botanic Garden will give tips on native planting at this community planting day. Meet at Stevens Park, 258 Canon Dr. Call 897-2606.

9:45am - 12:00pm

### Creek Clean-Ups in Carpinteria

Meet at 5400 6th Street to help clean up Carpinteria, Franklin and Santa Monica creeks. Wear boots. Call Carpinteria Creek Committee at 684-2525.

**Sunday**
**October 7**
10:00am - 12:30pm

### Water Quality Monitoring

With Santa Barbara Channelkeeper's Stream Team. Meet at the K-Mart parking lot in Goleta. Pizza provided. Please RSVP at 563-3377 x0.

**Thursday**
**October 11**
5:00pm - 6:30pm

### Enjoy a Bird Walk at the Harbor

Bring binoculars and meet at 301 W. Cabrillo Boulevard. Call Santa Barbara Audubon at 566-2191.

6:00pm - 8:00pm

### *Marine Debris "Creeks to the Sea" Community Forum*

Join guest speakers from Jean-Michel Cousteau's *Ocean Futures Society* and the *Algalita Marine Research Foundation.* Hear stories and see footage of expeditions to remote islands and learn about the impacts of marine debris. Cabrillo Pavilion, 1118 E. Cabrillo Boulevard. Refreshments provided. Call 897-2606.

**Saturday**
**October 13**

### Clean-Up Local Creeks and Beaches

Help collect trash before it makes its way into the ocean!

8:00am - 12:00pm **Mission Lagoon** - Meet at the lawn east of Stearns Wharf, wear work clothes and waterproof shoes. Call Urban Creeks Council at 968-3000.

8:00am - 12:00pm **San Jose Creek Bird Walk and Clean-Up** - Bird walk at 8am. Meet at bridge at Berkeley Road. Creek Clean-Up at 10am. Call City of Goleta at 961-7560.

9:00am - 11:00am **Beach Clean-Up** - Word of Life participants will clean Leadbetter Beach.

9:00am - 12:00pm **Hendry's Beach Clean-Up** - Help the Surfrider Foundation clean-up Hendry's.

10:00am - 12:00pm **Hospital Creek Clean-Up and Water Quality Sampling** - Meet at the end of Turnpike Road near the bioswale. Call Project Clean Water at 568-3561.

10:00am - 12:00pm **Devereux Creek** - Meet where Phelps Road crosses the creek. Call 568-3561.

10:00am - 12:00pm **Isla Vista Beach** - Meet at the Embarcadero Stairs in Isla Vista. Call 568-3561.

**Sunday**
**October 14**
10:00am - 1:00pm

### Native Planting at Arroyo Burro

Plant native plants at the site of the Arroyo Burro Estuary and Mesa Creek Restoration Project. Pizza provided. Meet at end of Arroyo Burro overflow parking lot, 2981 Cliff Drive. Call 897-2606.

12:00pm - 4:00pm

### Art From Scrap Green School's Watershed Day

Come to the Watershed Resource Center for family fun, including water bugs and microscopes, water testing, art, and more! 2981 Cliff Dr. Call 884-0459 x16.

**Ongoing Creek Events in October**

*-Check out the "***Speak for the Creek***" display of children's creek art and poetry in the Children's Wing of the Central Library (Opening Reception October 4, 4-6pm).*

*-On October 17, 6-8pm, you're invited to a public showing of multi-media creek projects created by* **Youth CineMedia** *at Muddy Waters, 508 E. Haley St.*

*-Also as part of Creek Week, the Housing Authority's* **Splash 2 Trash** *program is organizing creek activities for local youth.*

Visit www.sbcreeks.com for complete descriptions of all activities

*Partially funded by hotel visitors through Measure B.*

PROJECT CLEAN WATER
County of Santa Barbara

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

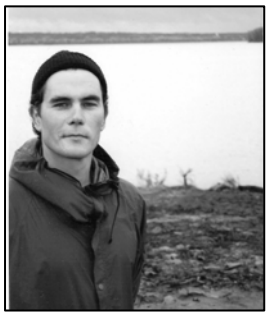
# Marine Debris
# "Creeks to the Sea"

A Free Community Forum

**Thursday, October 11, 2007 from 6:00-8:00 pm**

Cabrillo Pavillion, 1118 E Cabrillo Blvd.
Refreshments Provided

Holly Lohuis - Photo: Nancy Marr, Ocean Futures Society



Dr. Marcus Eriksen

- Hear about expeditions to remote areas of the world and the problems with marine debris in the North Pacific Gyre.
- Watch incredible video footage of the Northwestern Hawaiian Islands in "Voyage to Kure" created by Jean-Michel Cousteau's *Ocean Futures Society*.
- See a collection of plastics gathered from these remote islands, representing 12 different languages.
- Check out the "Cola Kayak," a plastic bottle boat Dr. Eriksen sailed down the LA River.

**Guest Speakers ~**

**Holly Lohuis** - Marine Biologist and diver with Jean-Michel Cousteau's *Ocean Futures Society*

**Marcus Eriksen** - Ph.D. Director of Research & Education *Algalita Marine Research Foundation*

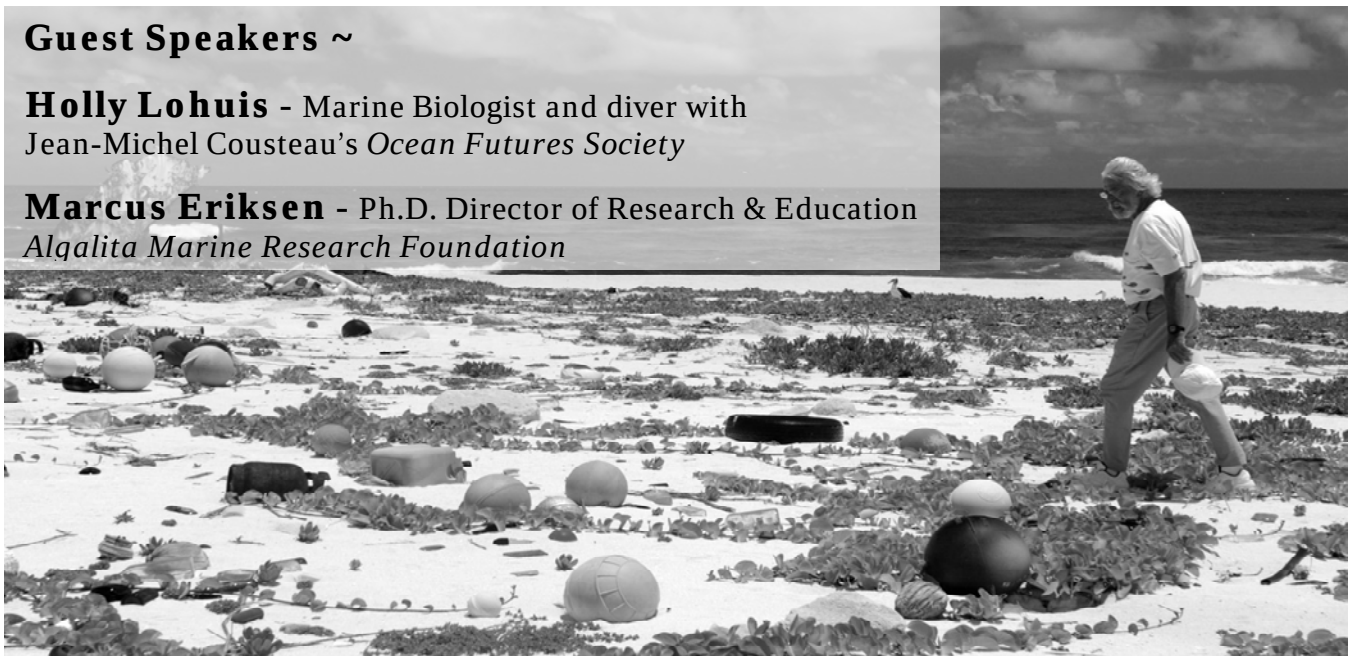


Photo of Jean-Michel Cousteau on Laysan Island by Nancy Marr, Ocean Futures Society

Forum sponsored by the City of Santa Barbara Creeks Division and County Project Clean Water. Partially funded by hotel visitors through Measure B. For information call 897-2606.

*SB Creek Week 2007*

# *"SPEAK FOR THE CREEK"*

## *COLLAGE and POETRY*

## *A MIXED-MEDIA EXHIBITION*

***By participants in***

## ***RAP***

***(Recreation Afterschool Programs) at***

***Monroe Elementary School***

***Cesar Chavez Charter School***

***Roosevelt Elementary School***

## Oct. 1 – 31, 2007

**Central Library 40 E. Anapamu St.**

**(Children's Department)**

***Reception Oct. 4, 2007 4 - 6 PM***

***Visit www.sbcreeks.com***

***for complete descriptions of all Creek Week activities.***

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

***Partially funded by hotel visitors through Measure B.***

Santa Barbara
Public Library System

# Street sweeping ahead

Did you know that the quality of our creek and ocean water is threatened every day in Santa Barbara? Leaves, dirt and debris, if not cleared from our gutters and curbsides on a regular basis, accumulate in storm drains and eventually find their way to our creeks and ocean.

**You can help!** By moving your car just once a week for 3 hours, you help our Street Sweepers clean our curbsides and improve the quality of our creek and ocean water.

Each side of your street will be swept weekly.

To ensure the success of the program, you will need to make sure that your car is not parked on the street at following times:

**Wednesday 9am to Noon, or 1pm to 4pm**
**Thursday 9am to Noon, or 1pm to 4pm**

Residential permit parking exemptions do not apply during street sweeping hours.

Be sure to check posted street signs to find out which day your street will be swept. Only one side of any given street will be swept per day so that alternative parking locations will always be as close as possible.

Thank you for passing Measure B.
For questions or comments on Clean Sweep call XXX-XXXX.
For information on Measure B programs, call 897-2658.

**Clean Sweep**

**A Measure B Program**

# Street sweeping ahead

Did you know that the quality of our creek and ocean water is threatened every day in Santa Barbara? Leaves, dirt and debris, if not cleared from our gutters and curbsides on a regular basis, accumulate in storm drains and find their way to our creeks and ocean.

We are first focusing on rejuvenating Mission Creek by sweeping the streets of the surrounding neighborhoods.

**You can help!** By moving your car just once a week for 3 hours, you help our Street Sweepers clean our curbsides and improve water quality.

**Clean Sweep**

**A Measure B Program**

Each side of your street will be swept weekly. To ensure the success of the program, you will need to make sure that your car is not parked on the street at the following times:

Wednesday 9am to Noon, or 1pm to 4pm
Thursday 9am to Noon, or 1pm to 4pm

Residential permit parking exemptions do not apply during street sweeping hours.

Be sure to check posted street signs to find out which day your street will be swept. Only one side of any given street will be swept per day so that alternative parking locations will always be as close as possible.

Thank you for passing Measure B.
For questions or comments on Clean Sweep call XXX-XXXX. For information on Measure B programs, call 897-2658.

# Clean Sweep is coming!

**Everyday the quality of our creek and ocean water is threatened. Leaves, dirt and debris, if not cleared from the gutters and curbsides of our streets on a regular basis, accumulate in storm drains and end up in our creeks and ocean.**

**We will begin to rejuvenate the quality of our water by sweeping the streets in the neighborhood that drains into Mission Creek.**

**Your help and cooperation is needed.**

**Clean Sweep**

**A Measure B Program**

**The streets in the map illustrated above, where the storm drains flow directly to Mission Creek will be swept weekly. Please check street signs for exact times.**

**For questions or comments on Clean Sweep call 897-1903. For information on Measure B programs, call 897-2658.**

# Clean Sweep is here!

## Starting December XX$^{th}$

**Everyday the quality of our creek and ocean water is threatened. Leaves, dirt and debris, if not cleared from the gutters and curbsides of our streets on a regular basis, accumulate in storm drains and end up in our creeks and ocean.**

**We will begin to rejuvenate the quality of our water by sweeping the streets in the neighborhood that drains into Mission Creek.**

**Please help us out by making sure that your car is moved - check street signs for specific times.**

**The streets in the map illustrated above will be swept weekly on either Wednesday or Thursday.**

**For questions or comments on Clean Sweep call 897-1903. For information on Measure B programs, call 897-2658.**

**Clean Sweep**

**A Measure B Program**

# Caution!

Do not play or swim in this creek water.
It may contain bacteria that could cause illness.

# ¡Cuidado!

No juege o nade en el agua de este arroyo.
Puede contener bacteria que causar enfermedades.

For information:
(805) 897-2658
www.sbcreeks.com

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

Keep our creeks clean
Mission Creek
Flows to the ocean

Keep our creeks clean
Sycamore Creek
Flows to the ocean

Keep our creeks clean
Arroyo Burro
Flows to the ocean

**City of Santa Barbara**
**Quick Reference Numbers**

## HELP KEEP SANTA BARBARA CLEAN & BEAUTIFUL

Abandoned Vehicles (Public property) ..... 897-2413
ABOP (Antifreeze, Batteries, Oil, & Paint)
Information Hotline ..... 560-7505
Airport Noise Complaint Hotline ..... 967-1900
Animal Control ..... 9-1-1 or 963-1513
Code Enforcement Hotline ..... 897-2676
Creeks ..... 897-2658
Dumping/Water Quality ..... 897-2688
Fire Department (24 hr.) ..... 965-5254
Graffiti Hotline ..... 897-2513
Hazardous Waste ..... 564-5371
Information – City Hall ..... 963-0611
Leaf Blower Complaints (PD Dispatch) ..... 897-2410
Mosquito Abatement ..... 564-5371
Noise Abatement (PD Dispatch) ..... 897-2410
Park Ranger ..... 897-1941
Police Department:
24 hr Non-Emergency ..... 897-2300
24 hr Dispatch ..... 897-2410
Tip Line (Anonymous) ..... 569-COPS (2677)
Pothole & Sidewalk Hotline ..... 897-2630
RADON Information ..... (800) 745-7236
Sand Bags ..... 564-5411
Sewer Problems (Water/Streets) ..... 564-5413
Shopping Cart Hotline ..... 1-800-252-4613
Street Lights (24 hr recording) ..... 564-5416
Street Sweeping ..... 897-2541
Traffic Signals (Public Works) ..... 564-5583
Trash/Solid Waste Complaints ..... 897-2618
Message Hotline ..... 564-5587
Tree Problems ..... 564-5434
Vector Control (Rodents, et al) ..... 564-5371
Water Problems:
Broken mains, wasting water ..... 564-5413
Conservation (audit requests) ..... 564-5460
Zoning Enforcement ..... 897-2676

**YOU CAN MAKE A DIFFERENCE!**

**City of Santa Barbara**
**Quick Reference Numbers**

## HELP KEEP SANTA BARBARA CLEAN & BEAUTIFUL

Abandoned Vehicles (Public property) ..... 897-2413
ABOP (Antifreeze, Batteries, Oil, & Paint)
Information Hotline ..... 560-7505
Airport Noise Complaint Hotline ..... 967-1900
Animal Control ..... 9-1-1 or 963-1513
Code Enforcement Hotline ..... 897-2676
Creeks ..... 897-2658
Dumping/Water Quality ..... 897-2688
Fire Department (24 hr.) ..... 965-5254
Graffiti Hotline ..... 897-2513
Hazardous Waste ..... 564-5371
Information – City Hall ..... 963-0611
Leaf Blower Complaints (PD Dispatch) ..... 897-2410
Mosquito Abatement ..... 564-5371
Noise Abatement (PD Dispatch) ..... 897-2410
Park Ranger ..... 897-1941
Police Department:
24 hr Non-Emergency ..... 897-2300
24 hr Dispatch ..... 897-2410
Tip Line (Anonymous) ..... 569-COPS (2677)
Pothole & Sidewalk Hotline ..... 897-2630
RADON Information ..... (800) 745-7236
Sand Bags ..... 564-5411
Sewer Problems (Water/Streets) ..... 564-5413
Shopping Cart Hotline ..... 1-800-252-4613
Street Lights (24 hr recording) ..... 564-5416
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Conservation (audit requests) ..... 564-5460
Zoning Enforcement ..... 897-2676

**YOU CAN MAKE A DIFFERENCE!**


Last Updated on 6/7/2005

## Santa Barbara Storm Drain Marker

# How would you like to live in a community of over 50,000 residents with no sewer system?

**Over 50,000 dogs live in Santa Barbara County, and of course, do not use the toilet.**

Pet waste washes into our creeks and oceans if pet owners do not dispose of it properly.

When it rains, or sometimes during irrigation, animal waste left uncovered or stored improperly near creeks and storm drains can flow, untreated, directly to the ocean.

Animal waste contains bacteria, which is detected in oceanwater sampling and can trigger beach advisories.

When the bacterial level in ocean water at the beach gets too high, the beach is posted with warning signs to protect the public.

## Solutions...

### On a walk

Picking up after your pet ensures that waste will not wash into catch basins that drain to creeks and eventually to the ocean. Also, picking up after your pet on the beach stops the direct flow of waste to the ocean. **Remember, in public parks it is illegal not to pick up your dog's waste.**

- Always carry a plastic bag with you when you take your dog for a walk. Although some parks and beaches provide plastic bags, don't assume you will find a public dispenser.
- Plastic grocery and vegetable bags work well. Place your hand in the bag, pick up the waste. Turn the bag inside out, and then drop it in a trash receptical.
- Commercial "scoopers" can also be purchased to make proper disposal of pet waste even easier. Some are disposable and available with biodegradable, sealable bags. Check pet stores and catalogs.
- Urge your neighborhood or community organization to sponsor a mutt mitt station. Call County Parks (568-2461) or City of Santa Barbara (564-5418) for more information.

### Clean up at home

Pet owners have many different ways of cleaning up after their pets at home. Here are a few that are creek- and ocean-friendly:

- Smaller quantities of pet waste can be raked or turned into the soil of lawns or gardens to decompose slowly.
- Larger amounts should be scooped and placed in the trash. One method suggested for this is to place a plastic bag in a 5 gallon trash can with a lid. When you pick up dog droppings in your yard, put them in that trash can, then cover them with a sprinkling of powdered lime (available at building supply stores) and close the lid. Each time you clean up the yard and add droppings to the container, add more lime. When the container is full, tie the bag closed and put it in your regular trash container.
- A more innovative method, which not only disposes of pet waste but also creates fertilizer, is to install a disposal system, commercially available through pet owners' and gardening catalogs. These systems use bacterial and enzymatic cultures. These cultures reduce the waste to a liquid, which is then absorbed into the soil.

**Dumping *anything* into a creek, gutter or storm drain is ILLEGAL**

# Would you believe...?

**MYTH #1**
**Runoff from streets and storm drains is treated at wastewater treatment plants.**

**FACT** Storm drain runoff in Santa Barbara County is not treated and goes directly into our creeks — what goes into the storm drain ends up at the beach. That is why it is important to insure that pollutants such as animal waste, automotive fluids, garbage and chemicals do not end up in storm drains.

**MYTH #2**
**Most creek pollution comes from a few big polluters.**

**FACT** The well-known stories about environmental problems tend to focus on big, recognizable targets such as industrial factories, leaking toxic waste dumps, and oil spills. As a result, people often forget that the majority of water pollution comes from small sources — especially at the household level.

**MYTH #3**
**The impact of one household doesn't really matter.**

**FACT** Although an individual home might contribute only minor amounts of pollution, the combined effect of an entire neighborhood or city is serious.

**MYTH #4**
**Creek contamination and beach postings are usually caused by chemical pollution such as paints, solvents, and motor oils.**

**FACT** Chemical contamination is always a concern. Yet, bacterial contamination from animal waste, litter, leaking septic tanks, garbage, and green waste also threaten creeks, beaches, wildlife and your health. Beach postings are actually triggered by bacterial contamination.

# Want to know more?

## Call 1-877-OUR-OCEAN if you see

- illegal dumping
- pollution in a creek
- a clogged storm drain
- a pollutant spill near a gutter, storm drain or creek
- disposal of wastewater into a gutter or storm drain

## If you need to dispose of a pollutant:

- Used motor oil, call:
  Used Oil Hotline - 800-CLEANUP
- Hazardous waste, call:
  (Paint, paint thinner, garden chemicals, etc.)
  Community Environmental Council
  805-963-0583

## For more information on clean water programs

- City of Santa Barbara Creek Restoration & Water Quality Improvement Program:
  805-897-2658
  www.ci.santa-barbara.ca.us
- Santa Barbara County Project Clean Water:
  805-568-3440
  www.co.santa-barbara.ca.us/project_cleanwater

# A Dog Owner's Duty

Part of a unified community effort to clean up Santa Barbara County's creeks and beaches

PROJECT CLEAN WATER

# So what's the problem?

## Our ocean and creeks are polluted

Bacteria and other types of pollution have been found in local creeks and the ocean. Ongoing contamination of these waters has resulted in beach and creek closures, and unconfirmed reports of illness from contact with these polluted waters. Remember, everything that flows into a storm drain or creek ends up in the ocean without being treated.

## Our community is working to solve this problem

Project Clean Water is a coalition of nonprofit organizations, businesses, government agencies and concerned citizens. All of these groups have these goals: to improve water quality in our creeks and the ocean, to promote public health and to protect the quality of life in Santa Barbara County for everyone.

## You can help

By implementing the solutions in this pamphlet, you can take part in protecting and improving the water quality of local creeks and making our beaches safe again.

# KEEP OUR CREEKS CLEAN

## LITTER POLLUTES

Clean water programs
of the City of
Santa Barbara,
City of Goleta
and the County
of Santa Barbara.
Partially funded
by hotel visitors
through Measure B.

## LA BASURA CONTAMINA

# MANTENGAMOS LIMPIOS LOS ARROYOS

# Creek Water Quality Improvement Project

Funded through a grant from the State Water Resources Control Board pursuant to the Costa-Machado Water Act of 2000 (Proposition 13) and the City of Santa Barbara Measure B, which is funded by hotel visitors.

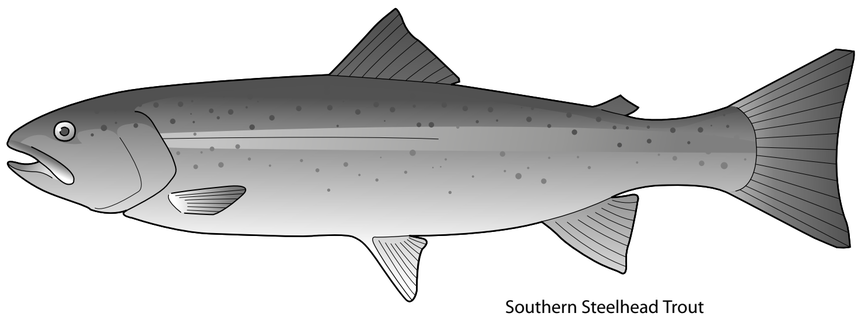
Sponsored by the City of Santa Barbara Creeks Division.
For more information call 897-2658 or www.sbcreeks.com

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

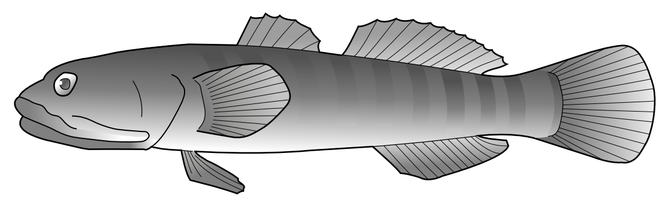
## To reduce pollution in Santa Barbara's Creeks and Ocean

# Please Help Us Protect The Lagoon

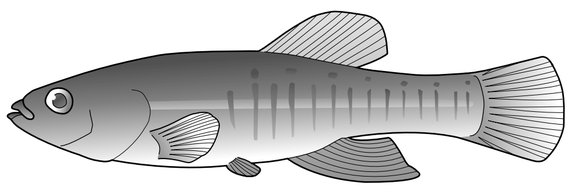
## Breaking the lagoon through to the ocean can harm these fish



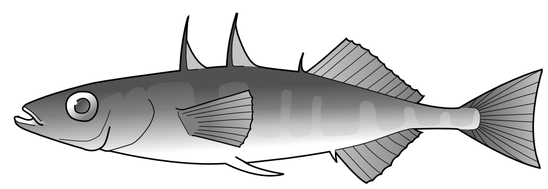
Southern Steelhead Trout
*Oncorhynchus mykiss irideus*



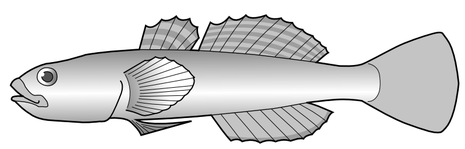
Longjaw Mudsucker
*Gillichthys mirabilis*



California Killifish
*Fundulus parvipinnis*



Threespine Stickleback
*Gasterostus aculeatus*



Tidewater Goby
*Eucyclogobius newberryi*

For more information call 897-1958
or visit www.sbcreeks.com

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

# Arroyo Burro Estuary and Mesa Creek Restoration

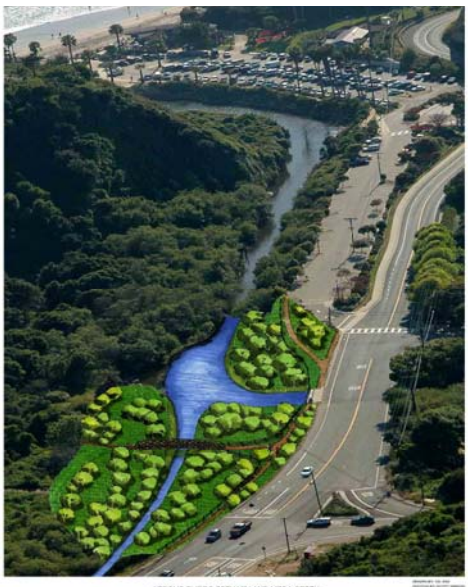
**Project Update #1 - January 2006**

Dear neighbors of Mesa Creek and Arroyo Burro Beach,

The City of Santa Barbara Creeks Division will be constructing the Arroyo Burro Estuary and Mesa Creek Restoration Project in 2006. Located at the end of the Arroyo Burro Beach parking area and within the Douglas Family Preserve, the project will restore coastal estuarine, riparian and coastal sage scrub habitats and improve water quality in Mesa Creek, the estuary and at Arroyo Burro Beach.

## Project Elements:

- Removing a concrete culvert and daylighting Mesa Creek
- Stabilization of creek banks
- Expanding the estuary to benefit the endangered Tidewater Goby
- Removal of non-native plants and planting of 5,000 native plants & trees
- Fish passage enhancements to benefit the endangered Steelhead Trout
- New trails and a footbridge to the Douglas Family Preserve



ARROYO BURRO ESTUARY AND MESA CREEK RESTORATION PROJECT

## Preliminary Site Preparation

Starting in January 2006, members of the California Conservation Corp will begin to clear some of the existing vegetation along Cliff Dr. near Las Positas. This is the first stage required to restore Mesa Creek which currently flows underground in a pipe and through a concrete culvert leading to Arroyo Burro Estuary. Full construction will begin in June.

## Project Timeline

**Jan 2006: Preliminary Site Preparation**

**June 2006: Groundbreaking**

**Dec 2006: Project Completion**

For more information call the City of Santa Barbara Creeks Division at 897- 2658 or visit www.sbcreeks.com

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

*Project funded by hotel visitors through Measure B, County of Santa Barbara Coastal Resources Enhancement Fund, California Coastal Conservancy, California Wildlife Conservation Board, California Department of Parks and Recreation, U.S. Fish and Wildlife Service, U.S. Department of Housing and Urban Development.*

# CLEAN CREEKS = HEALTHY BEACHES

**YOUR LITTER FLOWS TO THE OCEAN**

Clean water programs
of the City of
Santa Barbara,
City of Goleta
and the County
of Santa Barbara.
Partially funded
by hotel visitors
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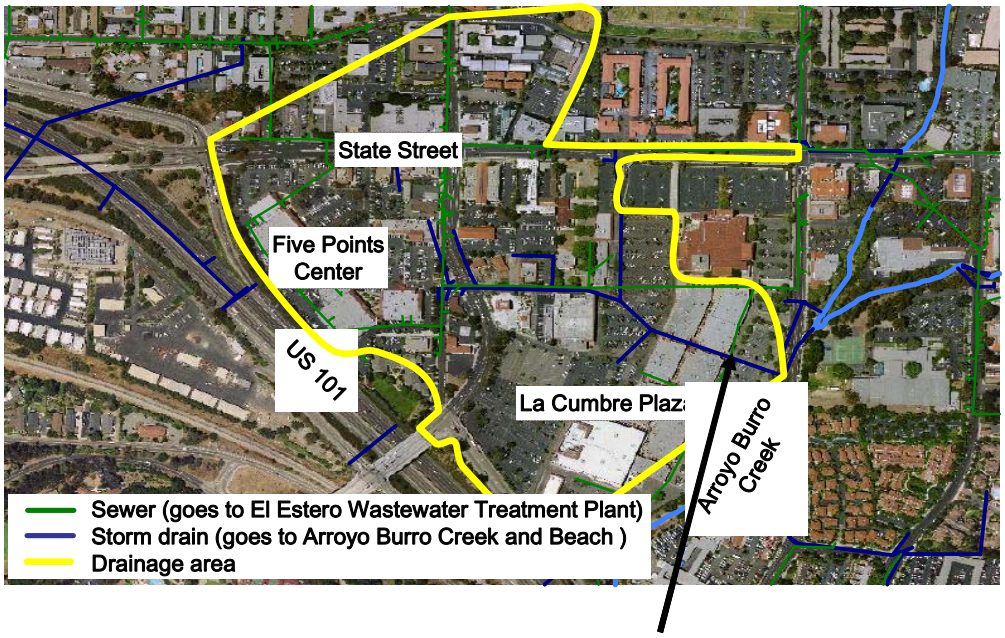
**TU BASURA VA DIRECTAMENTE AL OCÉANO**

# ARROYOS LIMPIOS = PLAYAS SALUDABLES

# Water Quality Improvement Project
## *Hope Avenue Storm Drain Diversion*

Construction on Santa Barbara's latest creek water quality improvement project is scheduled to begin January 2, 2006. The project will divert polluted urban runoff from the Hope Avenue storm drain, which conveys runoff from commercial areas along upper State Street and discharges the flow to Arroyo Burro Creek. This location is known to have high levels of indicator bacteria, which contribute to poor creek water quality and beach warnings at Arroyo Burro Beach.




**Project Site**

**Addressing Water Quality Concerns:** Did you know that much of the water used to water lawns, wash sidewalks, and spray parking lots, flows to storm drains and then to the creeks and ocean untreated? Some of this *urban runoff* is highly contaminated with microbial pollution. The City of Santa Barbara has received grant money from the State's Clean Beaches Initiative to reroute urban runoff at this site to the sanitary sewer system during the summer, with the ultimate goal of reducing beach closures.

**Timeline and Staging Area:** The Hope diversion is located underground in the parking lot at La Cumbre Plaza near Hope Street. The project is expected to begin on January 2, 2006 and is projected to end on January 31, 2006.

*Thanks to the La Cumbre Plaza and the Macerich Company for participating in project construction.*

**For more information call: 897-2658**
**or visit www.sbcreeks.com**

**We appreciate your patience during construction.**
**Thanks for supporting clean creeks and healthy beaches!**

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

*Funded by the Clean Beaches Initiative and Measure B*

# Want to know more?

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# Creekside Concerns

# Out of sight, Out of mind?

Part of a unified community effort to clean up Santa Barbara County's creeks and beaches

PROJECT CLEAN WATER

# So what's the problem?

## Our ocean and creeks are polluted

Bacteria and other types of pollution have been found in local creeks and the ocean. Ongoing contamination of these waters has resulted in beach and creek closures, and unconfirmed reports of illness from contact with these polluted waters. Remember, everything that flows into a storm drain or creek ends up in the ocean without being treated.

## Our community is working to solve this problem

Project Clean Water is a coalition of nonprofit organizations, businesses, government agencies and concerned citizens. All of these groups have these goals: to improve water quality in our creeks and the ocean, to promote public health and to protect the quality of life in Santa Barbara County for everyone.

## You can help

By implementing the solutions in this pamphlet, you can take part in protecting and improving the water quality of local creeks and making our beaches safe again.

## Anything that is dumped into a storm drain or gutter, or discarded into a creek, ends up at our beaches without being treated.

# Here's what you can do to protect and improve water quality:

### Clean Up Dog Waste

Dog owners have many different ways of cleaning up after their pets at home. Here are a few that are creek- and ocean-friendly:

- Scoop and place pet waste in the trash.
- Commercial disposal systems, available through pet and garden supply stores and catalogs, use bacterial and enzymatic cultures. These cultures reduce the waste to a liquid, which can be used as a fertilizer.
- Place a plastic bag in a 5 gallon trash can with a lid. When you pick up dog droppings in your yard, put them in that trash can, then cover them with a sprinkling of powdered lime (available at building supply stores) and close the lid. Each time you pick up the yard and add droppings to the container, add more lime. When the container is full, tie the bag closed and put it in your regular trash container.

### Properly Dispose of Yard Waste

Yard waste, trash and sediment, when washed down creeks, can clog storm drains and cause flooding.

Improperly disposed yard waste can also harm aquatic life by clogging the gills of fish, blocking sunlight, and raising water temperatures.

Fertilizer runoff feeds aquatic plants; the plants grow at an unnatural rate and take oxygen away from aquatic life, and the aquatic life dies.

- Compost the material to use in your garden.
- Recycle yard wastes through the curbside recycling program.
- Reduce the amount of waste generated by planting appropriately sized plants.

**Dumping *anything* into a creek, gutter or storm drain is ILLEGAL**

### Horse and Other Livestock Waste

Livestock waste contains nutrients that make great fertilizer, but cause problems in creeks and the ocean. It also contains bacteria which, if found at high levels, can trigger beach postings and cause illness.

- Gather up soiled bedding and manure at least 3 times per week from stalls and paddocks.
- Place it in sturdy, insect resistant, leak-proof containers, such as plastic garbage cans with lids, fly-tight wooden or concrete storage sheds, composters, or pits or trenches lined with an impermeable layer.
- Marborg Industries will collect horse waste for composting. Call Marborg at 963-1852 to arrange for a dumpster at your stable.

### Motor Oil

Don't allow oil, brake fluid, transmission fluid, antifreeze, solvents or gasoline to be exposed to rainwater or leave your property.

- Used motor oil and antifreeze should be disposed of at a collection facility. For the location nearest you, call 1-800-CLEANUP.
- Catch automotive leaks with a drip pan. Repair leaks immediately.
- Clean up spills immediately with absorbent material such as kitty litter. Dispose of the absorbent as you would hazardous waste.
- Have your car's engine degreased at a commercial facility designed to handle the waste products.
- Wash your car at a car wash that recycles their waste water.

### Reduce the Use of Pesticides and Fertilizers

- First try alternatives to pesticides. Call the Community Environmental Council for more information at 963-0583.
- Don't use pesticides during the wet season as they may be carried into creeks or the ocean by the next storm. Better yet, reduce or eliminate pesticide use.
- When irrigating landscaped areas, avoid over-watering, not only to conserve water but to avoid the discharge of water, which may carry nutrients and pesticides to creeks or the ocean.
- Store pesticides and application equipment properly, and dispose of the used containers at a hazardous waste disposal facility. See the back page of this pamphlet.

### Properly Dispose of Pesticides

Dispose of unused pesticides and empty containers at your local hazardous waste facility. Call the Community Environmental Council at 963-0583 for facility hours and hazardous waste information.

# Would you believe...?

**MYTH #1**

**Runoff from streets and storm drains is treated at wastewater treatment plants.**

**FACT** Storm drain runoff in Santa Barbara County is not treated and goes directly into our creeks — what goes into the storm drain ends up at the beach. That is why it is important to insure that pollutants such as animal waste, automotive fluids, garbage and chemicals do not end up in storm drains.

**MYTH #2**

**Most creek pollution comes from a few big polluters.**

**FACT** The well-known stories about environmental problems tend to focus on big, recognizable targets such as industrial factories, leaking toxic waste dumps, and oil spills. As a result, people often forget that the majority of water pollution comes from small sources — especially at the household level.

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**The impact of one household doesn't really matter.**

**FACT** Although an individual home might contribute only minor amounts of pollution, the combined effect of an entire neighborhood or city is serious.

**MYTH #4**

**Creek contamination and beach postings are usually caused by chemical pollution such as paints, solvents, and motor oils.**

**FACT** Chemical contamination is always a concern. Yet, bacterial contamination from animal waste, litter, leaking septic tanks, garbage, and green waste also threaten creeks, beaches, wildlife and your health. Beach postings are actually triggered by bacterial contamination.

# For Clean Creeks and Healthy Beaches…

# always pick up after your pet.

Pet waste pollutes our creeks and ocean with harmful virus and bacteria. Through rains and water runoff, waste from dogs, cats and horses is carried into our creeks and ocean where it can make swimmers, surfers and sea animals sick.

To learn more, contact the City of Santa Barbara Creeks Division.

897-2658 or sbcreeks.com
Funded by hotel visitors through Measure B

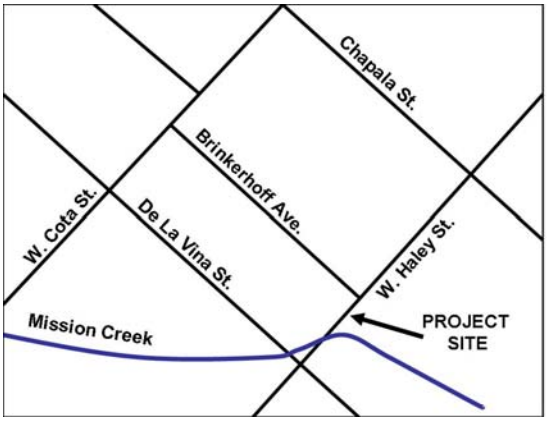
Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

# Water Quality Improvement Project

## ***Haley Street Storm Drain Diversion***

**Location: Haley St. between De La Vina St. and Brinkerhoff Ave.**

Construction on Santa Barbara's latest creek water quality improvement project is scheduled for late January through February 2006. Throughout construction, the westbound traffic and parking lanes will be closed on Haley St. between Brinkerhoff Ave. and De La Vina St. The eastbound driving lane of Haley St. will be closed periodically during construction.




The project will divert polluted urban runoff from the Haley Street storm drain, which conveys runoff from the downtown area and discharges to Mission Creek. The City of Santa Barbara has received grant money from the State's Clean Beaches Initiative to reroute runoff to the sanitary sewer system during the summer, with the ultimate goal of improving water quality and reducing beach closures.

**Thank you for your patience during construction!**

***Contact:*** City Creeks Division, 897-2658

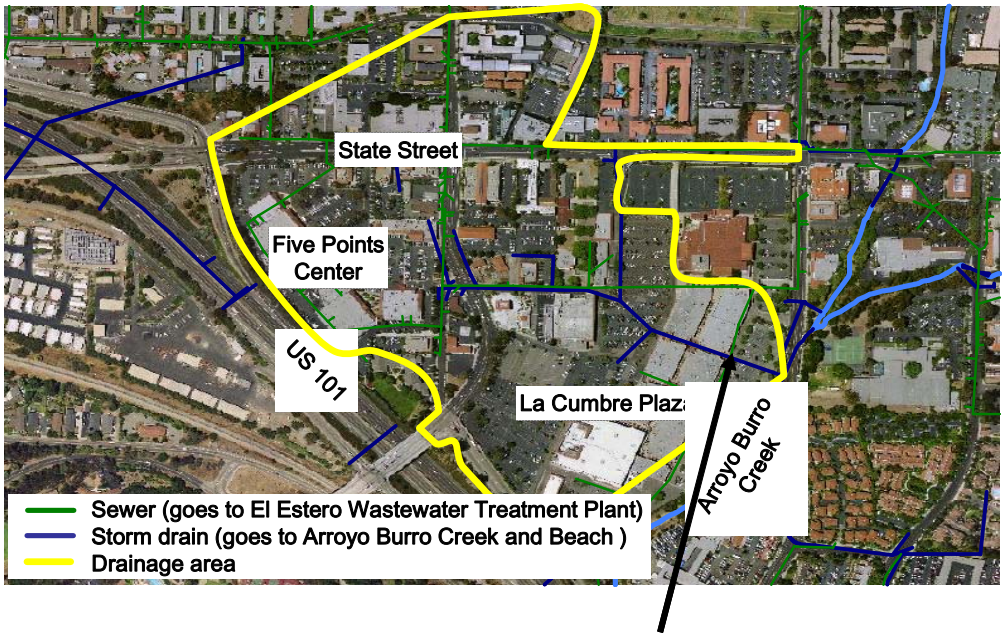
"Help Keep Our Creeks and Ocean Clean"

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

Funded by hotel visitors through Measure B

# Water Quality Improvement Project
## *Hope Avenue Storm Drain Diversion*

Construction on Santa Barbara's latest creek water quality improvement project is scheduled to begin January 2, 2006. The project will divert polluted urban runoff from the Hope Avenue storm drain, which conveys runoff from commercial areas along upper State Street and discharges the flow to Arroyo Burro Creek. This location is known to have high levels of indicator bacteria, which contribute to poor creek water quality and beach warnings at Arroyo Burro Beach.




**Project Site**

**Addressing Water Quality Concerns:** Did you know that much of the water used to water lawns, wash sidewalks, and spray parking lots, flows to storm drains and then to the creeks and ocean untreated? Some of this *urban runoff* is highly contaminated with microbial pollution. The City of Santa Barbara has received grant money from the State's Clean Beaches Initiative to reroute urban runoff at this site to the sanitary sewer system during the summer, with the ultimate goal of reducing beach closures.

**Timeline and Staging Area:** The Hope diversion is located underground in the parking lot at La Cumbre Plaza near Hope Street. The project is expected to begin on January 2, 2006 and is projected to end on January 31, 2006.

*Thanks to the La Cumbre Plaza and the Macerich Company for participating in project construction.*

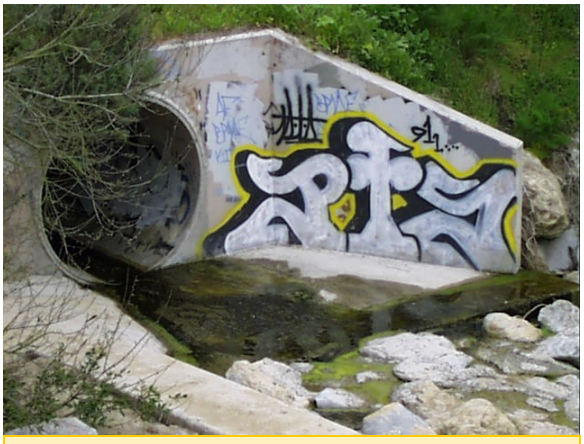
**For more information call: 897-2658**
**or visit www.sbcreeks.com**

**We appreciate your patience during construction.**
**Thanks for supporting clean creeks and healthy beaches!**

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

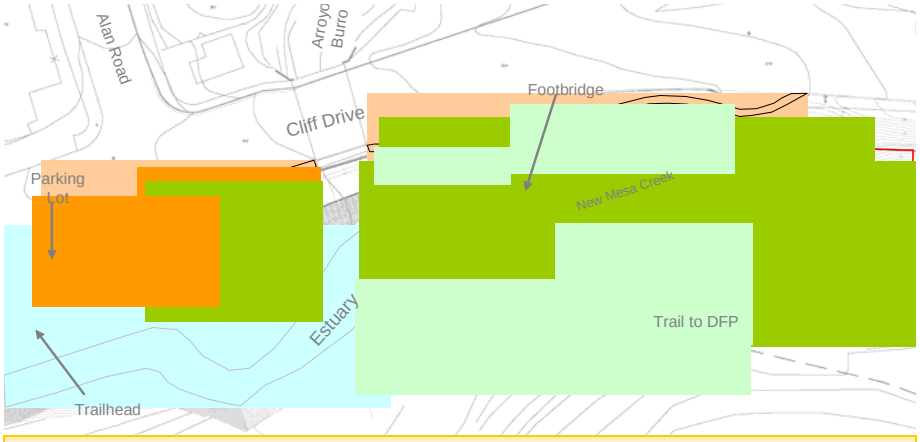
*Funded by the Clean Beaches Initiative and Measure B*

# Arroyo Burro Estuary and Mesa Creek Restoration



Remove culvert to daylight Mesa Creek

Arroyo Burro Estuary is located next to Arroyo Burro Beach and the Douglas Family Preserve




Increase estuary and riparian habitat, and create a footbridge and trail connecting to the Douglas Family Preserve

Remove invasive non-native plants and replant with natives

## Project Schedule:

**April 2005: Native Plant Salvage**

**Jan 2006: Preliminary Site Prep**

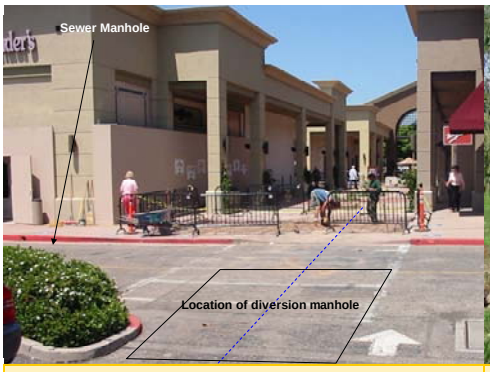
**June 2006: Restoration Begins**

To learn more about this project, contact George Johnson at 897-1958. To add your name to our mailing list or to learn more about the Creeks Division call 897-2658 or go to www.sbcreeks.com.

Create a fish ladder to provide passage for steelhead trout at Cliff Drive Bridge

# Water Quality Improvement Projects

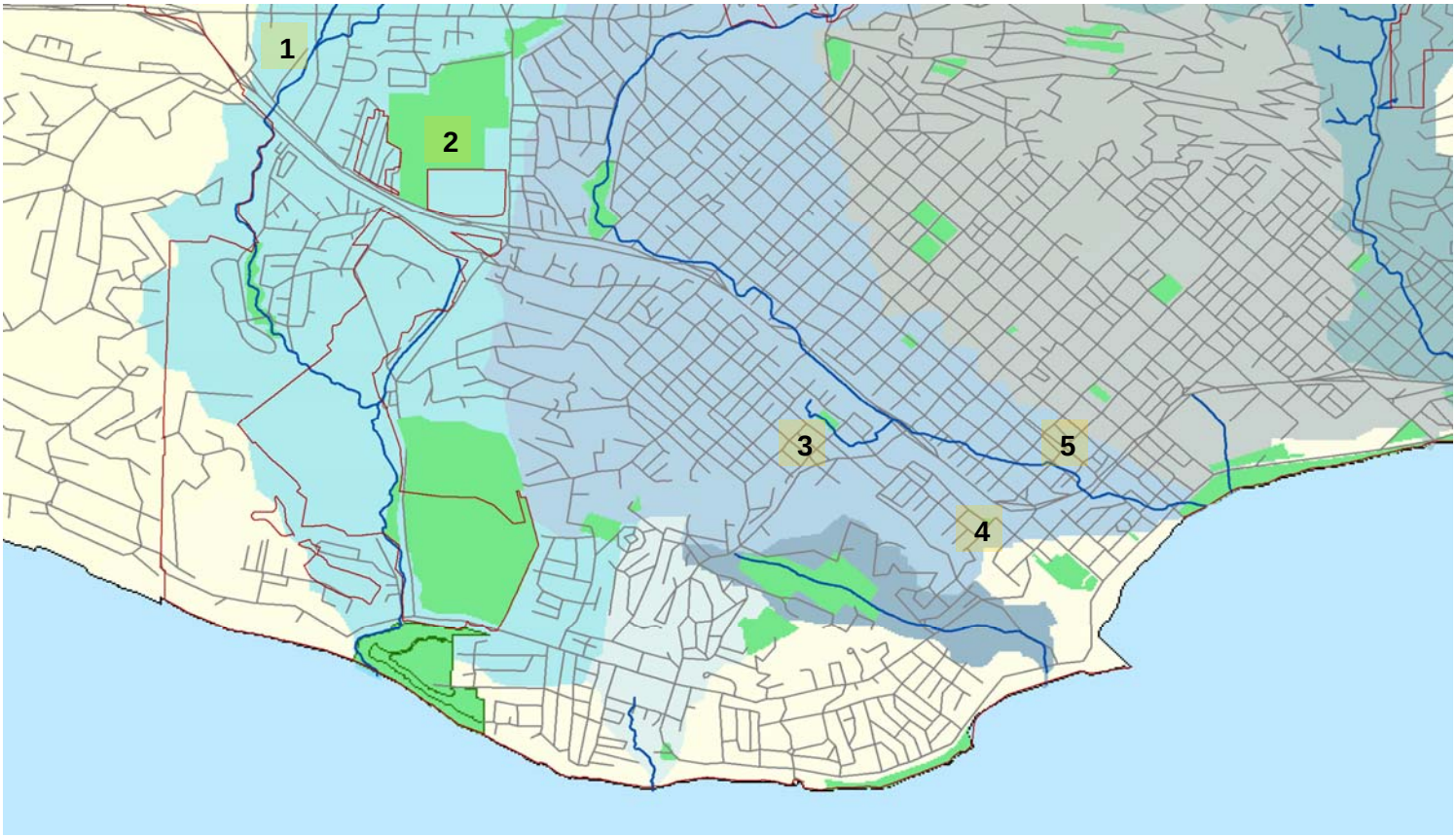
Reduce trash and sediment * Remove pathogens/bacteria * Improve stormwater treatment




**1.** Hope Diversion to Sewer

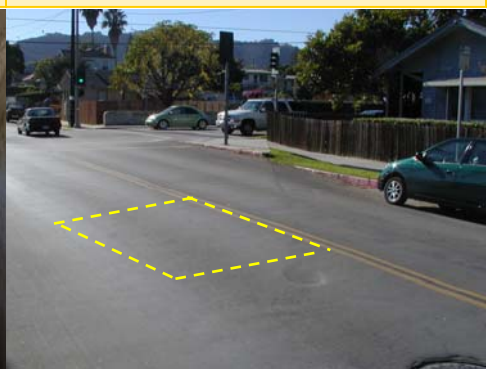
**2.** Las Positas Stormwater Detention

**3.** Westside UV Facility




**4.** Stormdrain Filters

**5.** Haley Diversion to Sewer



# IT ALL FLOWS TO THE OCEAN

Oil and detergents flow into storm drains, which flow directly to creeks and the ocean.

**Wash your car on grass or gravel to absorb the water, or take it to a car wash where the water gets treated.**

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

sbcreeks.com



Funded by hotel visitors through Measure B.

# IT ALL FLOWS TO THE OCEAN

Fertilizer gets washed into storm drains, which flow directly to creeks and the ocean. This causes algae to grow, which uses up oxygen that fish need to survive.

**If you fertilize, please follow directions and use sparingly.**

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

sbcreeks.com



Funded by hotel visitors through Measure B.

# IT ALL FLOWS TO THE OCEAN

Pet waste and bacteria gets washed into storm drains which flow directly to creeks and the ocean.

**Thank you for picking up after your pet, every time.**

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

sbcreeks.com

Funded by hotel visitors through Measure B.

arroyos

drenaje de la calle

contaminación

playa

# Ayuda a Mantener Nuestras Playas y Arroyos Limpios

¿Por que es importante recoger basura, y asegurarse que aceites, jabones y químicos no entren al drenaje de la calle?

CELEBRANDO SANTA BARBARA

5 30PM SEP 24

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

*Para que nuestras familias puedan disfrutar playas limpias y saludables.*

## www.sbcreeks.com

Para reportar polución en los drenajes pluviales o arroyos, llame al 897-2688

*Fundada por los visitantes de hoteles, parte del Medida B.*

City of Santa Barbara Storm Water Management Program,
Revised May 2008



Diseño gráfico y fotografía hecho por: Youth CineMedia

Youth CineMedia

Creeks Division
City of Santa Barbara

# Steven's Park Stewardship

## It all flows to the ocean...

- ✓ **Native Plants**
- ✓ **Creek Education**
- ✓ **Volunteer Opportunities**
- ✓ **Youth Participation**

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

# Thank You!

The City of Santa Barbara Creeks Division & Santa Barbara County Project Cleanwater would like to thank the more than 70 volunteers and local non-profit groups who helped clean up our creeks & beaches on April 19, 2008. We estimate that we collected over 200 lbs of trash.

**SB Urban Creeks Council**
**UCSB Coastal Fund**
**Channel Keepers**
**Surfrider**
**Albertson's**
**Mesa Lane Residents**

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

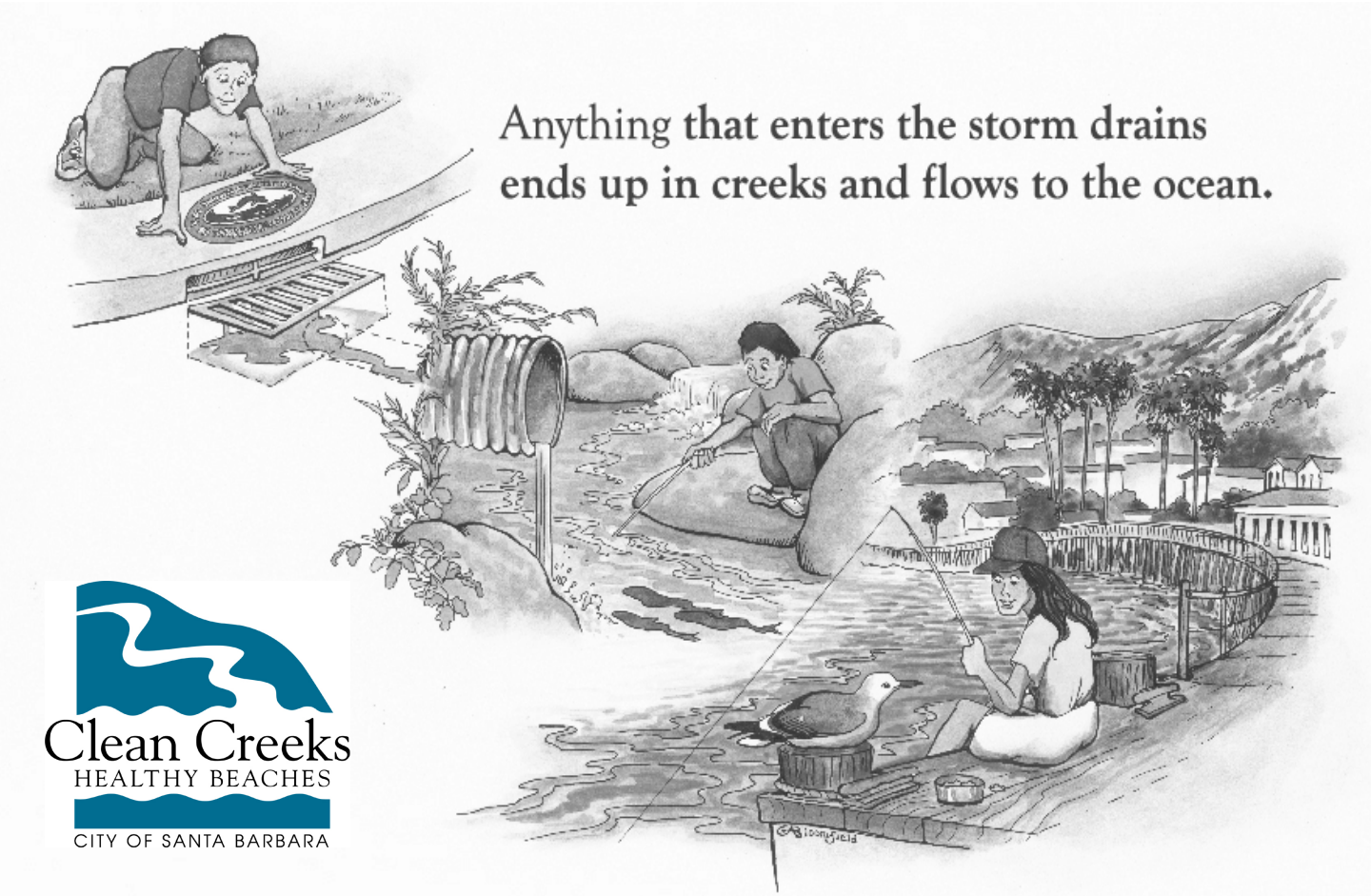
**www.sbcreeks.com**

**www.sbprojectcleanwater.org**

PROJECT
CLEAN WATER
County of Santa Barbara

# It's easy to employ clean water habits at home to protect our creeks and beaches:

- Use mulch instead of herbicides to reduce weeds and conserve water
- Use fertilizers sparingly and choose less toxic pesticides
- Don't litter!  Better yet, throw away litter you find
- Set your sprinklers to the most efficient setting
- Properly dispose of used paint and motor oil
- Sweep up yard debris and grass cuttings
- Pick up after your pet
- Get involved!




For more info log onto www.sbcreeks.com

Funded by hotel visitors through Measure B.

# IT ALL FLOWS TO THE OCEAN

Pet waste and bacteria get washed into storm drains which flow directly to creeks and to the ocean.

**Thank you for picking up after your pet, every time.**

**www.sbcreeks.com**

To report storm drain/creek pollution, call 897-2688.
Funded by hotel visitors through Measure B.

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

# Water:

# Our Greatest Resource

**Students learn in creative, interactive ways about all aspects of water in their local Santa Barbara environment.**

## Classroom Presentations about:

- Water cycle and conservation
- Protecting water resources
- Wastewater treatment
- Creeks and watersheds

## Field Trips to:

- El Estero Wastewater Treatment Plant
- Old Mission Creek at Bohnett Park
- Watershed Resource Center

## Free Bus Service!!

# City of Santa Barbara

# FREE Water Presentations & Field Trips

## Presentations

### Water cycle and conservation

**All about Water: Grades K-1st**

*40 minutes*

Students learn about local water resources, the water cycle and water conservation through cartoons, big colorful posters and an interactive discussion.

### Creeks and watersheds

**Sum of the Parts: Grades K-2nd**

*40 minutes*

Students learn why beaches close, what a watershed is and how they can help keep the creeks and ocean clean. Students will participate in a fun interactive skit, dressing up as potential polluters of the watershed.

### Protecting water resources

**The Water Puzzle: Grades 2nd- 4th**

*60 minutes*

Students learn about local water resources, the importance of water, water treatment, and water conservation through games, big colorful posters, an interactive discussion and hands-on activities.

### Creeks and watersheds

**Watershed Model Presentation: Grades 3rd-6th**

*60 minutes*

Students learn about local watersheds, ocean and creek water quality issues, storm drains and affects of pollution. Students "pollute" a watershed model and learn how human activities can affect the waterways.

### Wastewater treatment

**Wastewater Presentation: Grades 3rd- 6th**

*60 minutes*

Students discover the processes their wastewater goes through after leaving their home, and before entering the ocean. A short film, large display pieces and samples of wastewater

### Protecting water resources

**The Story of Water: Grades 5th-6th**

*60 minutes*

Students learn about their local water sources, the water cycle, water treatment, wastewater treatment and the importance of water in the world. Local rainfall patterns and impact on water supplies will be explained. Presentation includes colorful displays, big puzzles and hands-on activities.

# FREE Water Presentations & Field Trips

**The City of Santa Barbara wants to help you teach our kids about the importance of water.**

**Please contact Elise Stephens at 897-2672**

## Wastewater treatment

**El Estero Wastewater Treatment Plant Tour: Grades 3rd- 6th**

*60 minutes*

Students learn where their wastewater goes after it leaves their homes. They see the various processes that wastewater goes through before being released into the ocean.

## Creeks and watersheds

**Old Mission Creek at Bohnett Park: Grades 3rd – 6th**

*60 minutes*

Students participate in hands-on activities to learn about the physical and biological components of a healthy creek, watersheds and how they work, sources of water pollution and what students can do to improve water quality.

## Creeks and watersheds

**Watershed Resource Center: Grades K– 6th**

*60 minutes*

The South Coast Watershed Resource Center, located at Arroyo Burro Beach, offers several hands on activities focusing on watersheds, water pollution, and what students can do to protect the health of our watersheds.

To schedule a Watershed Resource Center field trip please contact Angela Lang, Community Environmental Council, 884-0459 X 13, afsadmin@cecmail.org

All presentations and field trips linked to state standards

## Creeks and watersheds

**Creek Kids: Grade 6**

The new CREEK KIDS Series consists of two in-class lessons and one half-day fieldtrip to both the Watershed Resource Center at Arroyo Burro Beach and to Old Mission Creek at Bohnett Park. Students participate in hands-on activities to learn about the physical and biological components of a healthy creek, watersheds and how they work, sources of water pollution and what students can do to improve water quality.

**To schedule the CREEK KIDS SERIES contact Tahara Ezrahti, Community Environmental Council, 884-0459 x12, enviroed@cecmail.org**

## Water Awareness Series

**Water Awareness Review Series: Grades 3rd-6th**

*60 minutes*

A wrap-up game, reviewing and reiterating material previously presented on water supply and conservation, watershed and human impacts on waterways and wastewater knowledge.

**CONTACT: Elise Stephens, City of Santa Barbara, 897-2672, estephens@ci.santa-barbara.ca.us**

These programs are jointly funded by the City Wastewater and Water funds as well as the Creeks Program through Measure B.

| K GRADE | PROGRAMS | Water Cycle & Conservation | Protecting Water Resources | Creeks & watersheds | Wastewater treatment |
|---|---|---|---|---|---|
| | All About Water | X | X | | |
| | Sum of the Parts | | X | X | |
| | Field Trip to the Watershed Resource Center | | | | |
| 1st GRADE | | | | | |
| | All About Water | X | X | | |
| | Sum of the Parts | | X | X | |
| | Field Trip to the Watershed Resource Center | | | | |
| 2nd GRADE | | | | | |
| | Sum of the Parts | | X | X | |
| | The Water Puzzle | X | X | | |
| | Field Trip to the Watershed Resource Center | | | | |
| 3rd GRADE | | | | | |
| | The Water Puzzle | X | X | | |
| | Watershed Model | | X | X | |
| | Wastewater Presentation | X | X | | X |
| | Water Awareness Review Series | X | X | X | X |
| | Field Trip to El Estero Wastewater Treatment Plant | X | X | X | X |
| | Field Trip to Old Mission Creek at Bohnett Park | X | X | X | |
| | Field Trip at the Watershed Resource Center | X | X | X | |
| 4th GRADE | | | | | |
| | Watershed Model | X | X | X | |
| | Wastewater Presentation | X | X | | X |
| | Water Awareness Review Series | X | X | X | X |
| | Field Trip to El Estero Wastewater Treatment Plant | X | X | X | X |
| | Field Trip to Old Mission Creek at Bohnett Park | X | X | X | |
| | Field Trip at the Watershed Resource Center | X | X | X | |
| 5th GRADE | | | | | |
| | Watershed Model | X | X | X | |
| | Wastewater Presentation | X | X | | X |
| | The Story of Water | X | X | X | X |
| | Water Awareness Review Series | X | X | X | X |
| | Field Trip to El Estero Wastewater Treatment Plant | X | X | X | X |
| | Field Trip to Old Mission Creek at Bohnett Park | X | X | X | |
| | Field Trip at the Watershed Resource Center | X | X | X | |
| 6th GRADE | | X | X | X | X |
| | The Story of Water | X | X | X | |
| | Wastewater Presentation | X | X | | X |
| | Field Trip to El Estero Wastewater Treatment Plant | X | X | | X |
| | Water Awareness Review Series | X | X | X | X |
| | Creek Kids Series: | | | | |
| | Watershed Model | X | X | X | |
| | Field Trip to Old Mission Creek at Bohnett Park | X | X | X | |
| | Field Trip at the Watershed Resource Center | X | X | X | |

# Kid's Creek Fest

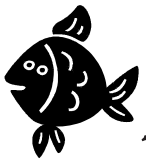
## at Arroyo Burro Beach

## Sunday, October 10

Free admission

Fun for parents too!

11:30 Puppet show



12:00 Chumash storyteller

1:00 Learn about fish in the estuary

2:00 See owls and hawks

Play games Make a creek bug Plant your own creek plant

Get your picture taken See strange microscopic creatures

Great raffle prizes!

**From 11am to 3pm**
**South Coast Watershed Resource Center**
**Arroyo Burro Beach (2981 Cliff Drive)**
**Call 682-6113 for more information**

Sponsored by:
County of Santa Barbara Project Clean Water
City of Santa Barbara Creeks Program
Community Environmental Council
Santa Barbara Channelkeeper
Santa Barbara Audubon Society

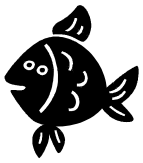
# Kid's Creek Fest

## at Arroyo Burro Beach

## Sunday, June 12

Free for everyone

Fun for parents too!



11:30 Puppet Show

12:00 Nature Walk

1:00 Chumash Storyteller

2:00 Audubon Owl Show

Also:

Play games Make a creek bug Plant your own creek plant

Get your picture taken See strange microscopic creatures

**From 11am to 3pm**
**South Coast Watershed Resource Center**
**Arroyo Burro Beach (2981 Cliff Drive)**
**Call 897-2658 for more information**

Sponsored by:
Community Environmental Council
County of Santa Barbara Project Clean Water
City of Santa Barbara Creeks Program
Santa Barbara Audubon Society
City of Goleta

# Questions?

If your business is generating runoff (other than rainwater) you may be able to discharge it to the sanitary sewer. Direct all questions regarding discharge to sanitary sewer to your local wastewater treatment plant or sanitary district listed below:

**Santa Barbara**

City of Santa Barbara:
Rebecca Bjork, Environmental Control Supervisor
(805) 897-1914

**Goleta**

***From La Cumbre Road to Santa Barbara Airport:***
Goleta Sanitary District
Teresa Kistner, Industrial Waste Control Officer
(805) 967-4519

***West of Santa Barbara Airport:***
Mark Nation, Operations Superintendent
Goleta West Sanitary District
(805) 968-2617

**Montecito**

Montecito Sanitary District
(805) 969-4200

**Carpinteria**

Carpinteria Sanitary District
Katherine Huelscamp
(805) 684-7214 x13

**General Questions**

Vivian Nelson, Environmental Health Specialist, Senior
Santa Barbara County Environmental Health Services
(805) 681-4925

PROJECT CLEAN WATER

Santa Barbara County Water Agency and the City of Santa Barbara

**For more information about clean water, or to report spills or polluted runoff, call the Water Quality Hotline at**
1-877-OUR-OCEAN

# Preventing Pollution in our Creeks and Ocean

# A Guide for Construction Contractors

Prepared by the City and County of Santa Barbara
as part of Project Clean Water

PROJECT CLEAN WATER

## Do you know where water on the pavement goes?

Some people think that runoff from the streets on the South Coast flows down storm drains to our local wastewater treatment plant. This is a common misconception!

**Anything that enters the storm drains flows to the creeks and ends up in the ocean.** This includes pollution from parking lots and automotive businesses.

# Our oceans and creeks are being polluted.

Used motor oil, bacteria, toxic chemicals, heavy metals and other types of pollution have been found in local creeks and the ocean. Pollution can be unsafe for people and affect aquatic life. As a result of pollution, beaches have been closed to protect public health.

### What's Causing the Pollution?

In our area, the sanitary sewer system and the storm drain system are separate from each other. Storm drain system openings (catch basins) are located outside in gutters, alleys and streets. The storm drains empty directly into creeks, which flow to the ocean. All materials, such as liquid and trash, that are poured, spilled or dumped on streets, alleys and gutters enter the storm drains. This waste travels into creeks and the ocean without being treated.

## To keep the ocean and creeks clean it is very important that only rain goes down the storm drain!

All other discharge to the storm drain should be prevented.

## Cement

- Keep all concrete, plaster and cement mortars out of the streets, gutters, storm drains and creeks.
- Store dry and wet materials off the streets and under cover protected from rainfall and runoff.
- Wash out concrete transit mixers and tools only when in designated wash-out areas. Identify wash-out areas with signs.
- Never dispose of washout into the streets, catch basins, storm drains, drainage ditches, or creeks.
- Whenever possible, return contents of mixer barrel to the batch plant for recycling. Dispose of small amounts of excess concrete, grout, and mortar in the trash.

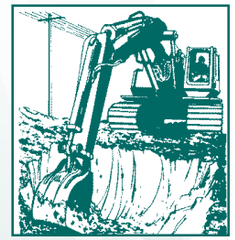
## Painting

- Never clean brushes or rinse paint containers into a street, catch basin, gutter, storm drain, or creek.
- Water based paint brushes may be rinsed in a drain leading to the sanitary sewer (i.e., indoor plumbing). Excess paint may be disposed of as hazardous waste.
- Oil-based paint, thinners and sludges must be disposed of as hazardous waste.
- Latex paint may be recycled.

**Remember Only Rain Down the Storm Drain!**

# Solution:
# Best Management Practices

Listed below are Best Management Practices (BMPs) which can help you protect water quality in our creeks and ocean.



## Working Next to Creeks, Wetlands and the Ocean

- When working near a creek, wetland or the ocean, be sure to have obtained all necessary permits from all Local, State and Federal Agencies before starting any work.
- Use all of the BMPs in this booklet, and any special requirements outlined in the permits when working in these sensitive areas.

## Waste Management

- Store materials in closed or covered areas.
- Keep covers on all trash cans and dumpsters.
- Keep the area around your trash receptacles free of debris.
- Keep trash receptacles in a covered area to prevent wind or rain from getting into the trash.
- Prevent liquids from leaking out of the trash area and entering the storm drain system.
- Maximize trash cans to prevent littering.
- Waste being held for recycling or disposal should be held separate and covered.
- Practice source reduction- reduce waste by ordering only the amount you need to finish the job.
- Recycle leftover materials whenever possible. Materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials, such as used oil, antifreeze, batteries, and tires are recyclable. Call County Solid Waste Division at 882-3609 for more information on recycling construction materials.
- Be sure that trailers carrying your materials are covered during transit.

## Construction

- Keep all stored or scrap materials such as sand, base rock, metal, wood or paper from entering the storm drain system. Keep separate and recycle when possible.
- Do not work or store materials in the streets, sidewalks, or areas exposed to rain or runoff. If work must be done outside, construct a separate, bermed area that does not drain into a storm drain.
- Protect all storm drain inlets using berms, screens or filter fabric cloth or other best management practices to prevent sediments from entering the storm drainage system during construction activities and rains.
- Schedule clearing and grubbing or heavy earth moving activities for periods of dry weather. Cover exposed piles of soil, construction materials and waste with a plastic sheeting or temporary roofs.
- Use terracing, erosion control blankets, rip rap, fiber rolls (wattles), gravel bags, rocks, straw bales, silt fences or vegetation to reduce runoff velocity and to trap sediments. Before it rains, sweep and remove materials from surfaces that drain to catch basins, storm drains, creeks, or channels.
- Prevent soil erosion. Delineate clearing limits, easements, setbacks, sensitive or critical areas, trees, drainage courses, and buffer zones to prevent excessive or unnecessary disturbances and exposure. Place straw, hay bales, silt fences, jute netting or vegetation on all exposed ground immediately after grading operations are completed. Construct temporary drainage swales in order to contain drainage flows.
- When saw cutting asphalt or concrete, a vacuum or other effective capture and containment system must be used to collect all of the water and sediments.
- When a project is completed, pick up and sweep dirt and debris from all work areas including streets, sidewalks and alleys. Do not wash down work areas, tools and equipment on surfaces that drain to the storm drains or creeks.
- Clean all vehicle and equipment tires and undercarriages to remove any mud and debris onsite and prevent tracking onto the street. Provide controlled points of entry onto a construction site with rumble plates, clean gravel or wash basin to clean vehicles leaving the site.

## Oil and Solvents

- Keep vehicles and equipment in good working order to prevent leaks. Refuel vehicles and heavy equipment in one designated location on the site and take care to clean up spills immediately.
- Recycle motor oil and solvents.
- Routinely check equipment to wipe spills and repair leaks.
- Apply absorbents on any oil leaks that may appear in parking lots. Properly dispose of absorbents before it rains. Some absorbents include: wipes, kitty litter, other organic-based absorbents. And use catch or drip pans.
- Never pour fluids down the storm drain, on a paved area or on the ground.

## Site-Dewatering

- Water loaded with silt or sediment, or water that is in any way impaired, may not be pumped or drained into the streets, catch basins, storm drains, drainage ditches or creeks.
- Follow the site-dewatering plan to provide adequate treatment or containment of sediment-laden water.
- Follow the erosion control plan to prevent silt and sediment runoff from the site, and to prevent sediment-laden runoff to the site.
- If it is necessary to dewater a site after a storm, use appropriate BMPs.
- Proper use of straw bales, filter material and lined sediment basins may provide sufficient filtration for site dewatering. If the discharge of the filtered water is still dirty, further treatment, or containment, will be required, which may include use of bag filters on pump discharge hoses or the use of poly tanks (Baker tanks).
- Regardless of the treatment method used, if the discharge is still dirty, it will not be allowed into the City storm drain system.

# We Need Your Help!

## Are your business practices sending pollution to the beach?

Storm water runoff from construction sites contributes to urban runoff pollution. Dirt, construction materials, vehicle fluids, trash, and human waste are some of the pollutants that get into the storm drain system.

Preventing these pollutants from entering the storm water system is vital to clean creeks and open beaches. City of Santa Barbara Municipal Code Title 16 Liquid and Industrial Waste Disposal prohibits discharge of any pollutants into the storm water system, and County Code Chapter 17 prohibits the discharge of solid, semi-solid, and liquid wastes. Also, County Standard Conditions of Approval may require a project to be monitored for some of the Best Management Practices (BMPs) included here.

**By using good site management methods, you can help prevent pollution in our creeks and ocean.**

The common sense measures outlined in this booklet can be implemented with little effort and at a reasonable cost to the contractor and tradespeople.

# Are you certified?

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA
CERTIFIED BUSINESS

## Clean Water Business Certification provides:

- √ clean shop practices
- √ water quality information
- √ certificate and window decal
- √ advertising for your business
- √ customer brochures

**To participate, contact Harry Slikker at 897-2688.**

This program is part of the City of Santa Barbara Creeks Division's efforts to reduce pollution in our creeks and ocean, and is funded by hotel visitors through measure B.

# Clean Creeks Certified Business

*In recognition of important steps to prevent water pollution in our creeks and ocean, the City of Santa Barbara recognizes*

_____

*as a Clean Water Business*

_____
*Date*

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA
CERTIFIED BUSINESS

_____
Marty Blum
*Mayor of the City of Santa Barbara*

_____
Jill Zachary
*Creeks Restoration/Clean Water Manager*

## Automotive Stormwater Potential Polluted Discharge (PPD) Checklist

**Business Name:**_____**Address:**_____

**Owner/Manager:**_____**Tel** _____ **Date:**_____

**Services**: Wash/Detail Body Repair/Paint Auto Repair & Service **Primary Service:** _____
Gas Station Carburetor Electric Brakes
Smog Towing Rental Tires

**Facilities**: Connected Wash/Detail Area **Y**___ **N**___ Shop Clarifier **Y**___ **N** ___ Interior Floor Drain **Y** ___ **N** ___
Onsite Sewer Connection **Y** ___ **N** ___ Uncovered Work Areas **Y N** Work performed outside of shop **Y N**

Paving Material: Indoor_____ Outdoor_____ Wash/Detail _____Parking_____Gas Pump Islands _____Prep Area_____

**Illicit Discharge: Y N** Describe:_____
**Urban Runoff Code Violations: Y N** Describe:_____

| | Applicable Activity Yes No PPD | BMPs Used | Effectiveness |
|---|---|---|---|
| Vehicle & Equipment Fueling | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Vehicle & Equipment Washing/Steam Cleaning | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Vehicle & Equipment Repair & Maintenance | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Shop Cleaning | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Work Performed Outdoors | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Outdoor Storage of Liquids | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Outdoor Storage of Parts & Equipment | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Trash Area | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Parking/Storage Area Maintenance | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Other | ( ) ( ) ( ) | | 1 2 3 4 5 |

**1 No BMPs Used 2 Some BMPs used but not effective 3 Some BMPs used and moderately effective**

**4 Source Control BMPs used and very effective/structural BMPs needed 5 All necessary BMPs used and very effective**

Number of Applicable Activities_____ BMP Score_____ BMP AVG_____ Qualifies for Certification **Y N**

**BMPs required for certification and/or for correction of code violation.**

_____ Install wastewater containment system for _____, or/
_____Activities on this site may require connection to sanitary sewer. Contact Jose Arias, (805) 897-1915 for further information and requirements on how to connect to sewer.
_____Replace asphalt pavement surrounding pump islands with Portland cement, per City and State requirements.
_____Provide covered storage and containment for materials stored outdoors

**Other Requirements:** _____

_____

_____

_____

_____

_____

_____

# CLEAN CREEKS RESTAURANT CERTIFICATION
## Potential Polluted Discharges (PPD) Checklist

**Business Name:**_____**Address:**_____

**Owner/Manager:**_____**Tel.**_____**APN:**_____

**Type of Restaurant:** _____

**Facilities**: Mop Sink **Y**___ **N**___ Grease Trap **Y**___ **N** ___ Mat Wash Area **Y** ___ **N** ___ Dumpster Sewer Connection **Y** ___ **N** ___
Outdoor Dining **Y**___ **N** ___ Outdoor Storage **Y**___ **N**___ Grease Container **Y**___ **N**___

**Illicit Discharges: Y N** Describe:_____

**Urban Runoff Code Violations: Y N** Describe:_____

| | **Applicable Activity** Yes No PPD | **BMPs Used** | **Effectiveness** |
|---|---|---|---|
| Mat Washing | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Outdoor Dining Area/Patio Cleanup | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Sidewalk Cleaning | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Trash Area - Appearance | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Trash Area - Maintenance | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Fry Oil Storage | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Parking Area Maintenance | ( ) ( ) ( ) | | 1 2 3 4 5 |
| Other Outdoor Storage | ( ) ( ) ( ) | | 1 2 3 4 5 |
| | ( ) ( ) ( ) | | 1 2 3 4 5 |
| | ( ) ( ) ( ) | | 1 2 3 4 5 |

**1: No BMPs Used 2: Some BMPs used but not effective 3: Some BMPs used and moderately effective**
**4: Source Control BMPs used and very effective/structural BMPs needed 5: All necessary BMPs used and very effective**

Number of Applicable Activities_____ BMP Score_____ BMP AVG_____

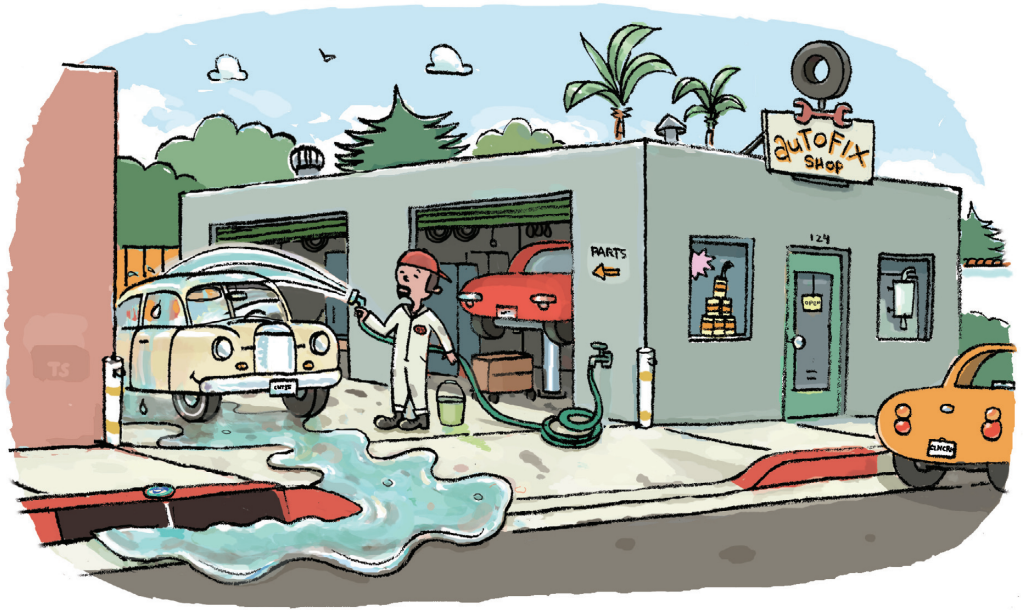
*Qualifies for Certification?* ***Y N***

**BMPs required for certification and/or for correction of code violation.**
_____Install wastewater containment system for _____
_____Activities on this site may require connection to sanitary sewer. Contact Jose Arias, (805) 897-1915 for further information and requirements on how to connect to sewer.
_____Provide covered storage and containment for materials stored outdoors
____ Maintain trash enclosure area and/or replace leaking trash receptacles

**Other Requirements:** _____

*Did You Know?*

# ALLOWING WASH WATER TO FLOW TO THE STREET IS ILLEGAL




# AND SENDS POLLUTED WATER TO OUR CREEKS AND OCEAN



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# CLEAN WATER BUSINESS PROGRAM

*Would you like to be a certified Clean Water Business?*

Auto Shop maintenance practices can cause water pollution and violate City laws. The City of Santa Barbara Creeks Division is working to stop pollution from traveling from sidewalks and streets to our creeks and ocean.

This **FREE PROGRAM** provides:

- ✔ Consultation on Clean Water Regulations
- ✔ Best Management Practice Information
  - Vehicle and Equipment Washing
  - Spill Prevention
  - Storage and Disposal
  - Maintaining Facilities and Premises
- ✔ Clean Water Business Certification
- ✔ Promotion of your Business in the local media

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA
CERTIFIED BUSINESS

*Funded by hotel visitors through Measure B*

*Compliance through certification ensures adherence to city laws*

**Call the City Creeks Division at 897-1912, to schedule a site consultation!**

City of Santa Barbara
Creeks Division
P.O. Box 1990
Santa Barbara, CA 93102



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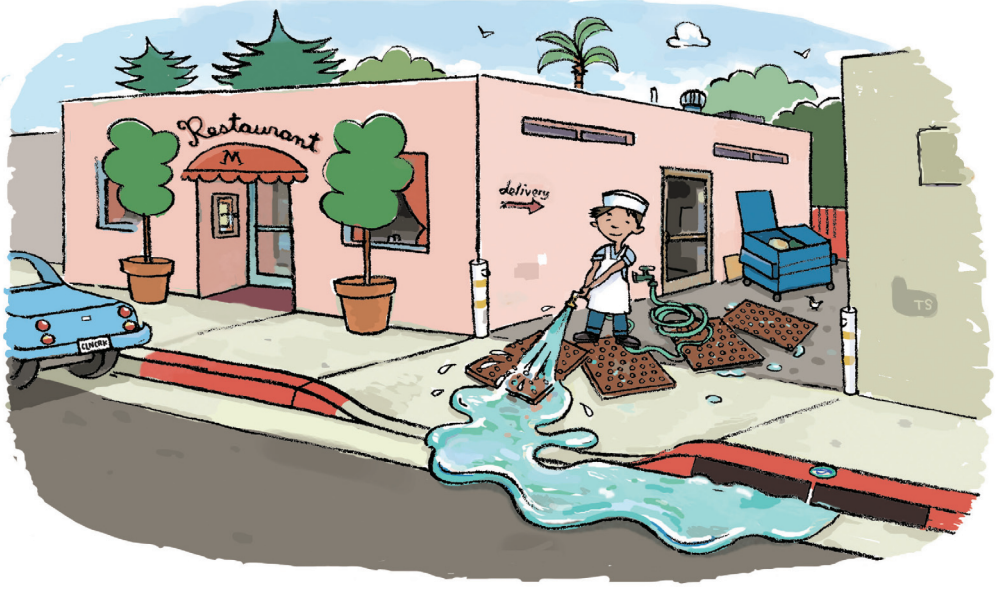
*Did You Know?*

# WASHING RESTAURANT MATS WITHOUT CONTAINMENT IS ILLEGAL




# AND SENDS POLLUTED WATER TO OUR CREEKS AND OCEAN

# CLEAN WATER BUSINESS PROGRAM

*Would you like to be a certified Clean Water Business?*

Common restaurant practices often cause water pollution and violate City laws. The City of Santa Barbara Creeks Program is working to improve management practices and stop pollution from traveling from sidewalks and streets to our creeks and ocean.

This **FREE PROGRAM** provides:

- ✔ Consultation/workshop on Clean Water Regulations
- ✔ Learn about Best Management Practices
  - Cleaning and Disposal
  - Spill Prevention
  - Grease Management
  - Maintaining Dumpster Areas
- ✔ Clean Water Business Certification
- ✔ Promotion of the Program and your Business in the Local Media

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA
CERTIFIED BUSINESS

*Funded by hotel visitors through Measure B*

*Compliance through certification ensures adherence to city laws*

**Call the City Creeks Division at 897-1910, to schedule a site consultation!**

City of Santa Barbara
Creeks Division
P.O. Box 1990
Santa Barbara, CA 93102

Clean Water Business Window Sitcker

# If you take care of YOUR CAR you will take care of OUR CREEKS

*Pollution from cars on driveways, and streets goes into the storm drain and ends up in our creeks and ocean.*

## What you can do:

- **Fix Oil Leaks**
- **Service Radiator**
- **Recycle Used Oil**
- **Use a Car Wash**

Leaks cost you money, so protect your investment and the environment. If you have a leak, get it fixed! Even a little oil can harm the birds and fish, and contaminates our beaches.

Radiator coolant is poisonous! It can attract and kill cats, birds and other animals! Soapy water from driveways and streets kill fish and pollute creeks, so wash your car at the car wash, not in the driveway. For more information call 897-2658 or go to sbcreeks.com.

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA



*Funded by hotel visitors through Measure B*

# Si usted cuida
# SU AUTOMOVIL
# Usted estará cuidando
# NUESTROS ARROYOS

*La contaminación de los automóviles en las entradas de las casas y en las calles se va para las bocas de tormentas y termina en nuestros arroyos y en el mar.*

## Que puede hacer usted:

- **Arregle las pérdidas de aceite**
- **Revise y repare el radiador**
- **Recicle el aceite usado**
- **Use un lavadero de automóviles**

Las pérdidas de líquidos le cuestan dinero a usted, por eso, proteja su inversión y el medio ambiente. Si tiene una pérdida, ¡arréglela! Un poquito de aceite puede dañar a los pájaros y a los peces, y contamina nuestras playas.

¡El congelante del radiador es venenoso! ¡Puede atraer y matar a los gatos, pájaros y otros animales! El agua enjabonada de las entradas y de las calles mata a los peces y contamina a nuestros arroyos, por eso debe lavar su automóvil en un lavadero y no en la entrada de su casa. Para más información llame al 897-2658 o visite sbcreeks.com.

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA

City of Santa Barbara Storm Water Management Program,
Revised May 2008 C-80

*Patrocinado con fondos de impuestos a los turistas en hoteles a través de la Propuesta B*

# Clean Creeks Certified Business

## Newly Certified!

**Imported Auto Service**
227 Gray Avenue
805-965-6142

**Jess Union Service**
236 N. Milpas St.
805-965-1629

**The Engine Company**
516 N. Nopal
805-965-6789

**Lang Motors**
114 E. Gutierrez St.
805-965-5671

## Previously Certified Clean Creek Auto Businesses

HP Autowerks, Richard's Accurate, Smog It, Ayer's Automotive Repair, Precision Automotive & Smog, Swedemasters, Bowman's Auto Repair, Schneider Autohaus, A's Automotive, Muller & Goss, Blanquette Automotive, Lara Auto Repairs, Clark Motors Inc., Tire Pros, Powell Garage

The City of Santa Barbara congratulates these automotive businesses for taking important steps to protect creek and ocean water quality and becoming Certified Clean Water Businesses.

**To learn more, call**
**897-1912 or visit www.sbcreeks.com**
**Funded by hotel visitors through Measure B.**

Clean Creeks
HEALTHY BEACHES
CITY OF SANTA BARBARA
CERTIFIED BUSINESS

## Appendix D

Title 1 – Administrative Code Enforcement Procedures ..... D- 1
Title 14 – Water Regulations ..... D-11
Title 16 – Urban Pollution Controls Non-Point Source Discharge Restrictions ..... D-25
Title 22 – Vegetation Removal ..... D-29
Title 28 – Development Along Creeks ..... D-59

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# TITLE 1
# General Provisions

## Chapter 1.25

## ADMINISTRATIVE CODE ENFORCEMENT PROCEDURES

**Sections:**

1.25.010 Purpose; Adoption of Administrative Guidelines

1.25.020 Applicability

1.25.030 Definitions

1.25.040 Maintaining Public Nuisances Prohibited

1.25.050 Abatement of Unlawful Conditions - Notice

1.25.060 Extensions of Time

1.25.070 Amount of Civil Fines

1.25.080 Manner of Payment - Civil Fines

1.25.090 Appeal of Notice of Administrative Citation

1.25.100 Hearing Procedures

1.25.110 Appeal Decision

1.25.120 Right to Judicial Review

1.25.130 Collection of Unpaid Fin

## 1.25.010 Purpose; Adoption of Administrative Guidelines.

A. **Purpose.** The purpose of this Chapter is to enable the City, acting as a charter city pursuant to Article XI, Sections 5 and 7 of the state Constitution, to impose and collect civil administrative fines in conjunction with the enforcement of provisions of this Code. Notwithstanding the provisions herein, the City has and shall continue to employ the philosophy of voluntary compliance when seeking compliance with this Code. Prior to the implementation of the enforcement policies and penalties stated herein, voluntary compliance approaches shall first be used in order to educate City property owners and businesses concerning the requirements of this Code and the corrective action necessary to correct a violation of this Code, unless an immediate danger to health or safety exists.

B. **Administrative Guidelines Approved by the City Council.** Concurrently with the adoption of the ordinance establishing this Chapter, the City Administrator shall prepare and promulgate administrative guidelines which shall, among other things, establish policies for providing appropriate and adequate warnings with respect to possible Municipal Code violations to those persons who may receive an administrative citation, to provide direction to City staff for the correct process of issuing a Notice of Administrative Citation, and to establish the proper format of the Notice of Administrative Citation and for service of that Notice in a manner consistent with the requirements of due process (hereinafter referred to as the "Administrative Guidelines"). Such Administrative Guidelines shall be adopted by a resolution of the City Council. (Ord. 5272, 2003; Ord. 5113, 1999.)

## 1.25.020 Applicability.

A. **ENFORCEMENT OF THE MUNICIPAL CODE.** This Chapter makes any violation of the provisions of the Santa Barbara Municipal Code, including but not limited to all uniform construction codes adopted by reference and as amended pursuant to Chapter 22.04 of the Code, subject to administrative fines.

B. **ADMINISTRATIVE AUTHORITY.** This Chapter establishes the procedures for the imposition, enforcement, collection, and review of civil administrative fines pursuant to California Government Code section 53069.4 and pursuant to the City's plenary police powers as a charter city.

C. **REMEDIES NOT EXCLUSIVE.** The use of the administrative enforcement remedies provided by this Chapter is solely at the City's discretion. By adopting this Chapter, the City does not intend to limit its discretion to exercise any other remedy, civil or criminal, or other administrative procedures, for the abatement of such violations that the City may select in a particular case, including procedures for the imposition of civil or criminal penalties.

D. **STRICT LIABILITY OF THE OWNER.** Because serious Code violations may impact public health, welfare, safety, and the adequacy and safety of housing, this Chapter is intended to impose strict civil liability upon the owners of real property (or the owner of a business where the violation is caused by or relates to the operation of a business) for all violations of the Santa Barbara Municipal Code which may occur in the City of Santa Barbara regardless of the existence of specific or general intent or prior knowledge of such violations and, further, regardless of any intent (or lack

thereof) to violate the Code. (Ord. 5272, 2003; Ord. 5113, 1999.)

**1.25.030 Definitions.**

The following definitions apply to the use of these terms for the purposes of this chapter:

A. **CODE VIOLATION**. Any violation of the Santa Barbara Municipal Code.

B. **DIRECTOR.** The City Department Head (or an expressly designated representative thereof) with responsibility for a particular title of this Code.

C. **HEARING ADMINISTRATOR**. The person or committee appointed by the City Administrator to serve as the hearing officer or committee for administrative appeal hearings.

D. **ISSUED**. Giving, mailing, or posting a Notice of Administrative Citation to a person where "issuance" is deemed to have occurred on the earlier of the date when a Notice of Administrative Citation is personally served on a person, the date it is mailed to a person by posting in the regular United States mail, or the date it is physically posted on real property where a property related Code violation is occurring or has occurred.

E. **NOTICE OF ADMINISTRATIVE CITATION.** An official City Municipal Code violation notice issued to a person(s) notifying them that they are in violation of the Santa Barbara Municipal Code with respect to certain real property or the operation of a certain business. In the case of an initial notice, if the violation has not been corrected by a specified date, a civil administrative fine will be imposed. Subsequent notices regarding the same or similar type of violation, within any twelve-month period, may be cause for imposing additional administrative fines without warning.

F. **PERSON**. Any of the following:

1. An individual who causes a Code violation to occur.

2. An individual who maintains or allows a Code violation to continue, by his or her action or failure to act in a lawful manner.

3. An individual whose agent, employee, or independent contractor causes a Code violation by its action or failure to act in a lawful manner.

4. An individual who is an owner of real property where a property related Code violation occurs.

5. An individual who is an owner of a business or who is the on-site manager of a business and who normally works at the site when the business is open and is responsible for the activities at such premises.

For purposes of this subsection "person" includes a natural person or a legal entity, including but not limited to the owners, majority stockholders, corporate officers, trustees, and general partners of a legal entity. There shall be a legally rebuttable presumption that the record owner of a parcel as listed on the County's latest equalized property tax assessment rolls is the person responsible for a Code violation on such parcel. In addition, where applicable, a commercial lessee, sublessee, or operator of a business on a parcel shall be presumed responsible for Code violations

relating to the operation of the business (for example, sign ordinance violations) on that parcel. (Ord. 5272, 2003; Ord. 5113, 1999.)

**1.25.040 Maintaining Public Nuisances Prohibited.**

Pursuant to the authority of California Government Code section 38771 and the City Charter, any continuing violation of the Santa Barbara Municipal Code constitutes a public nuisance. Therefore, any person owning or having possession of any real property in the City of Santa Barbara who is in violation of any provision of the Santa Barbara Municipal Code may be determined to be maintaining a public nuisance provided, however, that it shall not be the intent of the City that this Chapter preempt any private nuisance right of action or any and all other legal remedies available to private parties to abate such nuisances. (Ord. 5272, 2003; Ord. 5113, 1999.)

**1.25.050 Abatement of Unlawful Conditions - Notice.**

A. **INSPECTIONS.** Whenever the Director has inspected a property and finds that conditions constituting a violation of the Municipal Code exist thereon, the Director may use the procedures set forth in this Chapter to enforce the provisions of the Municipal Code as authorized by law.

B. **NOTICE OF ADMINISTRATIVE CITATION ISSUANCE.** The Director may issue a Notice of Administrative Citation for a violation to any person or persons whom the Director deems appropriate if the Director has determined, through investigation, that a violation exists. A person to whom a Notice of Administrative Citation is issued shall be liable for and shall pay to the City the administrative fine or fines described in the Notice of Administrative Citation when due pursuant to the provision of this Chapter.

C. **DEVELOPMENT REVIEW CONDITIONS.** Every person who applies for and receives a permit, license, or any type of land use approval (such as, but not limited to, a development review approval, a coastal development permit, a subdivision map approval, a conditional or special use permit, a zoning requirement modification, a variance, or other discretionary approval under Title 22, Title 27 or Title 28 of the Code) shall comply with all mandatory approval conditions imposed upon the issuance of the permit, license, or other such approval. If a person violates any condition of such permit, license, or similar land use approval, that person may be issued a Notice of Administrative Citation and may be held responsible for administrative fines under the provisions of this Chapter.

D. **CONTINUING VIOLATIONS.** Each day a violation of this Code exists shall be a separate and distinct violation and may be subject to a separate administrative fine. A Notice of Administrative Citation may charge a violation for one or more days on which a violation exists and for violation of one or more applicable Code sections.

E. **PRIOR VIOLATIONS.** The City may take into consideration the fact that a person has been previously issued a Notice of Administrative Citation when the City is determining whether to accept an application or to grant any permit, license or any similar type of land use approval for that person, and such Notice of Administrative Citation may be used as evidence that the person has committed acts that are not compatible with the health, safety, and general welfare of other persons and businesses within the City.

F. **CONTENTS OF NOTICE.** The administrative guidelines as approved by

the City Council pursuant to Section 1.25.010 hereof shall, among other things, identify those items of information which must be contained in the Notice of Administrative Citation issued to persons and allege a violation of the Municipal Code.

G. **SERVICE OF NOTICE.** The Notice of Administrative Citation and any amended Notice of Administrative Citation shall be served by mail, personal service, or posting in the manner provided for in the approved Administrative Guidelines.

H. **PROOF OF SERVICE.** Proof of personal service of the Notice of Administrative Citation shall be documented as provided for in the approved Administrative Guidelines. (Ord. 5272, 2003; Ord. 5113, 1999.)

**1.25.060 Extensions of Time.**

If the Director receives a request from any person required to comply with a Notice of Administrative Citation, the Director may grant an extension of any fine due date and abatement deadline if the Director determines that such an extension of time will not create or perpetuate imminent danger to public health and safety. The Director shall have the authority to place reasonable conditions on such an extension. (Ord. 5113, 1999.)

**1.25.070 Amount of Civil Fines.**

A. **FINE SCHEDULE.** The amount of fines for violating particular provisions of the Code shall be set in a schedule of fines adopted by resolution by the City Council concurrently with the ordinance adopting this Chapter. The schedule may include escalating fine amounts for repeat Code violations occurring within specified periods of time.

B. **DUE DATE FOR FINES.** Fines are due on the day specified in the Notice of Administrative Citation, or, in the event of an appeal, as determined by the Hearing Administrator. (Ord. 5113, 1999.)

**1.25.080 Manner of Payment - Civil Fines.**

A. **PAID BY MAIL.** Fines shall be paid to the Director within thirty (30) days of the due date. Payment shall be made by check or money order. The Director, for purposes of convenience and ease of processing, may authorize payment to be made in accordance with any other method, including designating a location within the City for such payments.

B. **FURTHER VIOLATIONS.** Payment of an administrative fine shall not excuse the person from correcting the Code violation. The issuance of a Notice of Administrative Citation or the payment of a fine does not preclude the City from taking any other enforcement or legal action regarding a Code violation that is not corrected, including issuing additional Notices of Administrative Citation or the initiation of criminal or Superior Court civil abatement proceedings. (Ord. 5113, 1999.)

**1.25.090 Appeal of Notice of Administrative Citation.**

A. **APPEAL TO HEARING ADMINISTRATOR.** Any person aggrieved by the action of the Director in issuing a Notice of Administrative Citation pursuant to the provisions of this chapter may appeal such notice to the Hearing Administrator. If no appeal is filed within ten (10) days of the date of issuance of the Notice of Administrative Citation, the order of the Director shall be deemed final.

B. **CORRECTIONS.** Revocation of the Notice of Administrative Citation by the Hearing Administrator or voluntary abatement of the nuisance either on or prior to the Notice of Administrative Citation due date, and any authorized extensions thereto, shall cause the case to be closed.

C. **CONTESTED APPEALS.** To appeal a Notice of Administrative Citation, the person receiving the Notice (the "appellant") shall file a signed written request following the appeal procedures outlined in the Notice of Administrative Citation. An appellant may contest the Notice of Administrative Citation by denying that a violation occurred, by denying that it was not corrected within the required correction period or, if applicable, by establishing that he or she is not the owner of the real property or the owner of the business at the time the violation should have been corrected.

D. **RECEIPT OF AN APPEAL REQUEST.** To be effective, the appeal request must be received by the Director within ten (10) days of the date the Notice of Administrative Citation was issued. Where a request is mailed by the appellant, the request shall be deemed filed on the date received by the Director. The Director is authorized to designate an address on the Notice of Administrative Citation to which such appeal requests shall be mailed. (Ord. 5113, 1999.)

**1.25.100 Hearing Procedures.**

A. **APPLICABLE HEARING ADMINISTRATOR.** The Hearing Administrator shall be designated by the City Administrator in the Administrative Guidelines.

B. **TIME AND PLACE OF HEARINGS.** Hearings shall be conducted by the Hearing Administrator on the date, time, and place specified by the City.

C. **APPEAL RECORDS.** The Director shall ensure that the pertinent Notice of Administrative Citation is delivered to the Hearing Administrator in sufficient time prior to the appeal hearing. Before the hearing, the Director shall also make available to the appellant a copy of any additional information concerning the Notice of Administrative Citation which will be provided to the Hearing Administrator.

D. **PRESENTATION OF EVIDENCE.** The appellant shall be given the opportunity to testify and to present evidence relevant to the Code violation specified in the Notice of Administrative Citation.

E. **USE OF REPORTS AS EVIDENCE.** The Notice of Administrative Citation and any other reports prepared by City staff or by the Director concerning a Code violation or attempted correction of a Code violation that are provided to the Hearing Administrator shall be accepted by the Hearing Administrator as prima facie evidence of the Code violation and the facts stated in such documents.

F. **STAFF WITNESSES/ADDITIONAL EVIDENCE.** Neither City staff nor any other representative of the City shall be required to attend the appeal hearing, nor shall the Hearing Administrator require that there be submitted any evidence, other than the Notice of Administrative Citation, that may exist among the public records of the City with respect to the violation. However, any such appearance or submission may be made at the discretion of the Director.

G. **CONTINUANCES.** The Hearing Administrator may continue an appeal hearing if a request is made showing good cause by the appellant or the Director. All continuance requests shall either: (1) be made in person at the hearing by the appellant or his or her representative if the appellant is physically unable to attend, or (2) be made by a written request by the Director or the appellant. If the continuance is granted, a new hearing date shall be set within thirty (30) days. If the continuance is denied, the hearing shall proceed as originally scheduled, and if the appellant is not present at the hearing, the request(s) shall be deemed abandoned in accordance with subsection I below.

H. **RULES OF EVIDENCE.** The appeal hearing shall be conducted informally and the legal or formal rules of evidence need not be followed. The Hearing Administrator does not have the authority to issue a subpoena.

I. **FAILURE TO APPEAR.** The failure of the appellant to appear at the hearing, unless the hearing was continued per subsection G above, shall constitute an abandonment of the appeal, and shall constitute a failure to exhaust administrative remedies concerning the violations set forth in the Notice of Administrative Citation. (Ord. 5272, 2003; Ord. 5113, 1999.)

### 1.25.110 Appeal Decision.

A. **NOTICE OF DECISION.** After considering all the evidence and testimony submitted at an appeal hearing, the Hearing Administrator shall issue a Notice of Decision within ten (10) business days to either uphold or revoke the Notice of Administrative Citation based upon the Hearing Administrator's conclusion of whether a violation occurred. The Notice of Decision shall be mailed by first class and certified mail, postage prepaid, return receipt requested, to the appellant or their designated representative within one (1) business day subsequent to the Hearing Administrator's issuance of the Notice of Decision. The failure by the appellant to appear at the appeal hearing shall be noted on the Notice of Decision by the Hearing Administrator. The Hearing Administrator may reduce or cancel the amount of any administrative fine or revoke the Notice of Administrative Citation in unusual cases when extenuating circumstances make doing so appropriate and in the interest of justice. The decision of the Hearing Administrator shall be final.

B. **PAYMENT OF FINE AFTER APPEAL DECISION.** The filing of an appeal shall suspend any fine assessed in the Notice of Administrative Citation. In the event that the Notice of Administrative Citation is revoked, the fine shall also be revoked. In the event that the Notice of Administrative Citation is upheld, the appellant shall both abate the violation(s) and pay the fine immediately. (Ord. 5272, 2003; Ord. 5113, 1999.)

### 1.25.120 Right to Judicial Review.

A. **APPLICABILITY OF GOVERNMENT CODE SECTION 53069.4.** The appellant may seek judicial review of the Hearing Administrator's decision by filing a further appeal with Santa Barbara Superior Court within twenty (20) calendar days after the appellant receives a copy of the Notice of Decision, in accordance with the provisions of California Government Code section 53069.4. The appeal filed with the Court must also contain a proof of service showing a copy of the appeal was served upon the City of Santa Barbara City Attorney. The appellant must pay to the Superior Court the appropriate court filing fee when the appeal is filed.

B. **FAILURE TO EXHAUST ADMINISTRATIVE APPEAL.** No appeal is permitted from a decision where the appellant is deemed to have abandoned the contest of the Notice of Administrative Citation by an unexcused failure to appear at the appeal hearing or by the failure to request an administrative appeal hearing before the Hearing Administrator.

C. **FORWARDING OF RECORDS TO SUPERIOR COURT.** The City Attorney or the City Attorney's designee shall forward to the Superior Court within fifteen (15) days of the Court's request, the pertinent Notice of Administrative Citation documents for any case appealed to that Court. If the Superior Court revokes any Notice of Administrative Citation, the City will refund to the appellant the Superior Court filing fee paid by the appellant. (Ord. 5272, 2003; Ord. 5113, 1999.)

**1.25.130 Collection of Unpaid Fines.**

A. **CITY REMEDIES.** The City, at its discretion, may pursue any and all legal, equitable, and administrative remedies for the collection of unpaid civil administrative fines.

1. **Remedies Cumulative.** Pursuit of one remedy does not preclude the pursuit of any other remedies until the total fines owed by a person under this Chapter have been collected.

2. **Refusal to Issue Permits.** A City department may refuse to accept an application for a City permit or license or to refuse to issue, extend, or renew to any person, who has unpaid delinquent fines, liens, or assessments, any city permit, license, or other City approval pertaining to the property that is the subject of a Notice of Administrative Citation and an unpaid administrative fine.

3. **Suspension of Issued Permits.** Notwithstanding any other provision of the Code, any permit, license, or any type of land use approval issued by the City to a person who has unpaid administrative fines totalling $500.00 or more which remain delinquent for thirty (30) days or longer may be suspended by the department which issued the permit or other entitlement. The suspension becomes effective ten (10) days after the date the notice of the suspension is placed by the issuing department in the United States mail, postage prepaid, addressed to the person, and continues until the administrative delinquency is paid in full. The person may request an appeal or review hearing pursuant to the specific permit, license, or other City approval procedures or ordinance if such a request is filed before the ten (10) day period ends. Continuing to operate under a suspended permit, license, or approval shall also be grounds for the Planning Commission to act pursuant to Section 28.87.360 of this Code to revoke the permit, license, or approval.

4. **Criminal Remedies.** The City Attorney, at his or her discretion, may also issue a criminal citation or complaint (infraction or misdemeanor) to any person for a Code violation when the applicable fine has not been paid.

B. **VIOLATIONS CONSTITUTE A PUBLIC NUISANCE.** The Director may pursue the remedies described in this Section whether or not the City is pursuing any other action to terminate an ongoing Code violation that was the basis for an administrative fine or to otherwise abate the violation or sanction the property owner. To compel Code compliance, the City may

also seek to collect assessed fines by means of a nuisance abatement lien or special assessment against the property where a property related violation occurred in accordance with the procedures in Government Code Sections 38773.1 and 38773.5.

C. **LIEN CONDITIONS.** To recover any delinquent administrative fines as a lien or special assessment on real property, the following conditions must be met:

1. The Director must submit to and receive approval from the City Council for a resolution certifying the amounts of the liens and special assessments sought to be collected from each property owner; and

2. The total amount of the delinquent fine against the property owner must be delinquent for 60 days or more.

D. **LIEN COLLECTIONS.** The Director is authorized to take any steps necessary to enforce collection of the lien or special assessment, including but not limited to the following:

1. Request the County Recorder to record a notice of any lien or special assessment certified by resolution of the City Council.

2. Request the County Tax Collector on behalf of the City to collect any special assessments certified by resolution of the City Council.

E. **NOTICE OF LIEN COLLECTION PROCEDURES.** All Notices of Administrative Citation shall contain a notice that unpaid fines are subject to the assessment and lien collection procedures of this Chapter. This notice shall satisfy the notice requirements of Government Code Sections 38773.1 and 38773.5 when a Notice of Administrative Citation is served on the person. In addition, the Director shall by first class mail send notice to each property owner at least ten (10) days before the City Council considers the resolution to certify the amounts of the liens and special assessments stating the date, time, and location of the meeting. The lien or special assessment shall be imposed on the date the Notice of Administrative Citation for the Code violation is issued to the responsible person and shall become effective upon the recording of a Notice of Lien or Special Assessment by the County Recorder.

F. **CONTESTING CERTIFICATION OF A LIEN.** A person may contest the amount or the validity of any lien or special assessment for a civil fine at the public hearing when the City Council considers the resolution to certify the liens or assessments. Such contests shall be limited to the issue of the amount or validity of the lien or assessment and may not consider whether the underlying Code violation occurred. Pursuit of such a contest by a person is necessary to exhaust the administrative remedies concerning a legal challenge to the validity of any such lien or special assessment. (Ord. 5113, 1999.)

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# TITLE 14
# Water and Sewers

## Chapter 14.20

## WATER REGULATIONS

**Sections:**


14.20.005 Use of Water
14.20.007 Prohibition Against Waste of Water
14.20.010 Wasting Water - Repairs - Required
14.20.040 City's Relation to Seepage, Etc. - Damage on Private Property
14.20.050 Who May Turn on Water
14.20.060 Preventing Access to Water System Outlets
14.20.070 Consumer Precautions in Case of Fire
14.20.080 Right of Access to Water Meters
14.20.090 Access to Meters Inside Premises
14.20.100 Shutting Off Water for Repairs, Etc., and Notice
14.20.105 Shutting Off Irrigation Meters
14.20.108 Place of Use of Water
14.20.110 Tanks Required for Steam Boilers
14.20.120 Check Valves and Anti-Backflow Devices
14.20.140 Illegal Consumption Shown by Meter
14.20.150 Reconnection Generally
14.20.160 Frontage Premises to be Separately Connected - Exception
14.20.170 Notice Upon Vacating Premises - Required
14.20.180 Department to Read Meter on Receipt and Stop Service
14.20.190 Rules and Regulations to be Established by Health Officer
14.20.200 Illegal Connections
14.20.210 Illegal Connection - Denial of Water from Public Water Supply
14.20.215 Water Use Regulations During Drought Conditions
14.20.225 Violations
14.20.226 Penalties and Charges
14.20.227 Notice of Violation – Hearing

### 14.20.005 Use of Water.

The use of all water obtained by or through the distribution facilities of the City shall be governed and controlled by the provisions of this Chapter. (Ord. 4558, 1989.)

### 14.20.007 Prohibition Against Waste of Water.

It shall be a violation of this Chapter for any consumer or account holder to waste any water obtained from or through the distribution facilities of the City. (Ord. 4558, 1989.)

### 14.20.010 Wasting Water - Repairs - Required.

Each and every consumer shall maintain in good order all his water pipes, faucets, valves, plumbing fixtures or any other appliances, at all times, to prevent waste of water. (Ord. 2931 §2(part), 1963; prior Code §44.30.)

### 14.20.040 City's Relation to Seepage, Etc. - Damage on Private Property.

The City shall in no way whatsoever be responsible for any damage to person or property because of any leakage, breakage or seepage from or accident or damage to any meter or pipe situated within any private premises. The City shall not be responsible for any leakage, breakage or seepage from or accident or damage to any meter or pipe situated within any private premises. The City shall not be responsible for any leakage, breakage or seepage from any pipe situated between any meter properly installed at the curb and the private premises served thereby. The City shall not be responsible for or on account of any damage, injury or loss occasioned directly or indirectly by the existence of any meter or pipe situated upon private property. (Ord. 2931 §2(part), 1963; prior Code §44.33.)

### 14.20.050 Who May Turn on Water.

No person other than an official or employee of the Public Works Department shall turn on water from the City mains without a written permit from the Director of such department. (Ord. 2931 §2(part), 1963; prior Code §44.34.)

### 14.20.060 Preventing Access to Water System Outlets.

No person shall place upon or about a fire hydrant, curbcock, water meter or water gate connected with the water system of the City, any object, material, debris or structure of any kind that shall prevent free access to the same at all times. (Ord. 2931 §2(part), 1963; prior Code §44.42.)

### 14.20.070 Consumer Precautions in Case of Fire.

In case of fire, consumers shall be required to shut off all irrigation or any steady flow of water being used when the fighting of any fire reasonably necessitates the same. (Ord. 2931 §2(part), 1963; prior Code §44.43.)

### 14.20.080 Right of Access to Water Meters.

Any duly authorized representative of the City shall at all times have the right of ingress to and egress from any water meter located upon a consumer's premises by way of such easement, license or right-of-way, if any, as the City may own and for such purposes as are permitted by the easement, license or right-of-way. (Ord.4558, 1989; Ord. 4250, 1984; Ord. 2931 §2(part), 1963; prior Code §44.44.)

### 14.20.090 Access to Meters Inside Premises.

Where a water meter is placed inside the premises of a consumer, provision shall be made for convenient meter reading and repairing by representatives of the City, for shutting off or turning on water service, and for installation or removal of flow restricters. (Ord. 4558, 1989; Ord. 4250, 1984; Ord. 2931 §2(part), 1963; prior Code §44.45.)

### 14.20.100 Shutting Off Water for Repairs, Etc., and Notice.

The City reserves the right to shut off the water from any premises, or from any part of the distribution system, as long as necessary, without notice to the consumer, at any time when the exigencies of the occasion may require it; but in all cases of extension or connections the Department shall notify consumers of the necessity of shutting off water and the probable length of time the water shall be shut off before taking such action. (Ord. 2931 §2(part), 1963; prior Code §44.46.)

### 14.20.105 Shutting Off Irrigation Meters.

The City shall have the right to shut off water service to meters restricted to irrigation uses temporarily and as necessary to determine that the use of such meters is limited to irrigation. Any person applying for service through a meter restricted to irrigation uses shall be informed of such conditions of use at the time he or she applies for such a meter. (Ord. 4558, 1989.)

### 14.20.108 Place of Use of Water.

Except as otherwise provided in this Title or as specifically authorized by the Director, water received from or through a meter may be used only on and for the property served by that meter. (Ord. 4558, 1989.)

### 14.20.110 Tanks Required for Steam Boilers.

No stationary steam boiler shall be connected directly with the water distribution system of the City but in each and every case, a suitable tank of storage capacity, sufficient for twelve (12) hours supply for such boiler, shall be provided and the service pipe supplying such tank shall discharge directly into the top of such tank. (Ord. 2931 §2(part), 1963; prior Code §44.47.)

### 14.20.120 Check Valves and Anti-Backflow Devices.

Whenever the Director shall consider it necessary for the safety of the water system to have an approved check valve or anti-backflow device placed on the property side of any consumer's service, such device shall thereupon be immediately installed at the expense of such consumer. If such device is not installed within ten (10) days after the Director shall order such installation, it shall be installed by the Public Works Department at such consumer's expense on the basis of cost, plus overhead. (Ord. 2931 §2(part), 1963; prior Code §44.48.)

### 14.20.140 Illegal Consumption Shown by Meter.

When a meter shows a consumption of water after service has been officially discontinued, the owner of the property served shall be held responsible for such consumption, in addition to which he shall pay to the City a service restoration fee and the water shall not again be turned on for either owner or tenant until such illegal consumption has been fully paid for. (Ord. 4250, 1984; Ord. 2931 §2(part), 1963; prior Code §44.50.)

### 14.20.150 Reconnection Generally.

After water has been shut off from any premises, it shall not again be connected until the City has received written application therefor; such application shall be on blanks furnished by the City, and shall be signed by the prospective consumer. (Ord. 4250, 1984; Ord. 2931 §2(part), 1963; prior Code §44.51.)

### 14.20.160 Frontage Premises to be Separately Connected - Exception.

All water furnished by the City to any structure, building, house, flat, tenement, ground floor, business room or store or any unimproved realty under one (1) ownership in or outside the City, having a street or road frontage, shall be through a separate service connection; provided, however, that where two (2) or more houses owned by the same persons are situated on one (1) lot, and have only one (1) frontage on the same street or road, such houses may be furnished with water through one (1) and the same service connection; and provided further, that each house now having a street or road frontage shall be deemed as separately connected for the purpose of the charge or collection for water furnished, and the owner shall be liable for such water so furnished any one (1) connection. (Ord. 2931 §2(part), 1963; prior Code §44.52.)

### 14.20.170 Notice Upon Vacating Premises - Required.

Prior to vacating any premises connected to the City water supply system, the consumer shall request that the City terminate service and prepare a final billing. (Ord. 4250, 1984; Ord. 2931 §2(part), 1963; prior Code §44.53.)

### 14.20.180 Department to Read Meter on Receipt and Stop Service.

Within two (2) working days of receipt of the notice required by Section 14.20.170, the City shall read the water meter and shut off the water to the premises. (Ord. 4250, 1984; Ord. 2931 §2(part), 1963; prior Code §44.54.)

### 14.20.190 Rules and Regulations to be Established by Health Officer.

The Health Officer of the County is hereby authorized to establish written rules and regulations, including procedures for administration, of said rules and regulations, for the protection of public water supplies.

A copy of all regulations adopted hereunder shall be filed with the City Clerk and shall be subject to rejection by the City Council within thirty (30) days of filing. Regulations rejected by the City Council shall be null and void in the City.

For the purposes of this section and Sections 14.20.200 and 14.20.210, the following definitions shall apply:

(a) "Public Water Supply" means water which is piped to the general public for human consumption by a public water system.

(b) "Cross-connection" means the unprotected joining of or connection between any part of a public water supply system and any material or substance that is not safe, wholesome or potable for human consumption.

(c) "Auxiliary water supply" means any water supply other than a public water supply.

(d) "Health Officer" means the Health Officer designated in Title 7 of the Santa Barbara Municipal Code. (Ord. 3936, §1, 1978; Ord. 2931 §2(part),

1963; prior Code §44.55.)

**14.20.200 Illegal Connections.**

It shall be unlawful:

(a) to cause, establish or maintain a cross-connection within the City; or

(b) to cause, establish or maintain an auxiliary water supply on any premises or property which obtains water from a public water supply unless the public water supply is protected by a method approved by the Health Officer of the County; or

(c) to cause, establish or maintain a connection to the public water supply on any premise or property on which any material dangerous to health or toxic substance is handled under pressure, unless the public water supply is protected by an air-gap separation or other method approved by the Health Officer of the County; or

(d) to cause, maintain or establish any use of a public water supply in violation of regulations established by the Health Officer of the County pursuant to Section 14.20.190. (Ord. 3936 §1, 1978; Ord. 2931 §2(part), 1963; prior Code §44.56.)

**14.20.210 Illegal Connection - Denial of Water from Public Water Supply.**

Water service from the public water supply shall be discontinued by the Public Works Department upon any premises upon which there is any use or connection prohibited by Section 14.20.200 and such service shall not be restored until such violation is abated. The Health Officer of the County shall notify the Director of Public Works of the prohibited use or connection. (Ord. 3936 §1, 1978; Ord. 2931 §2(part), 1963; prior Code §44.57.)

**14.20.215 Water Use Regulations During Drought Conditions.**

A. **STAGE TWO DROUGHT CONDITION.** Upon adoption by the City Council of a resolution declaring a Stage Two Drought Condition and for as long as that condition exists, the following water use regulations, and such other regulations as may be adopted by resolution of the City Council, shall apply to all use of water, other than reclaimed wastewater, that is provided by the City water supply system.

1. The use of running water from a hose, pipe, or faucet for the purpose of cleaning buildings and paved, tile, wood, plastic or other surfaces shall be prohibited, except in the event the Director determines that such use is the only feasible means of correcting a potential threat to health and safety.

2. All restaurants that provide table service shall post, in a conspicuous place, a Notice of Drought Condition as approved by the Director and shall refrain from serving water except upon specific request by a customer.

3. The operation of and introduction of water into ornamental fountains and bodies of water shall be prohibited.

4. Operators of hotels, motels, and other commercial establishments offering lodgings shall post in each room a Notice of Drought Condition as approved by the Director.

5. Any use of water that causes runoff to occur beyond the immediate vicinity of use shall be prohibited.

6. The use of potable water for cleaning, irrigation and construction purposes, including but not limited to dust control, settling of backfill, flushing of plumbing lines, and washing of equipment, buildings and vehicles, shall be prohibited in all cases where the Director has determined that use of reclaimed wastewater is a feasible alternative.

7. Irrigation at any time from 8:00 a.m. to 6:00 p.m. of any yard, orchard, park, recreational area, or other area containing vegetation shall be prohibited.

8. Boats and vehicles shall be washed only at commercial car washing facilities equipped with water recycling equipment or by use of a bucket and hose equipped with a self-closing valve that requires operator pressure to activate the flow of water.

B. **STAGE THREE DROUGHT CONDITION.** Upon adoption by the City Council of a resolution declaring a Stage Three Drought Condition and for as long as that condition exists, the following water use regulations, and such other regulations as may be adopted by resolution of the City Council, shall apply to all use of water, other than reclaimed wastewater, that is provided by the City water supply system.

1. Each of the Stage Two water use regulations set forth in Subsections A.1 through A.6 of this Section shall be applicable.

2. The introduction of water into swimming pools and spas shall be prohibited.

3. The use of water through a meter that is restricted to irrigation uses shall be prohibited, and the City shall have the right to shut off water service to any such meter without notice to the account holder or any other person.

4. Irrigation of any yard, orchard, park, recreational area, or other area containing vegetation shall be prohibited, except by means of a hand-held bucket.

5. Boats and vehicles shall be washed only by use of a hand-held bucket or at commercial car washing facilities equipped with water recycling equipment.

C. **EXEMPTIONS.** Exemptions to the water use regulations set forth in this Section may be granted by the Director for specific uses of water, on the basis of hardship and in accordance with such guidelines for exemptions as the City Council may adopt. A denial of a request for an exemption may be appealed to a review committee consisting of the Director, the Parks Director or his designated representative, one member of the Board of Water Commissioners appointed by the Board, and such other persons, if any, as the City Council may appoint. The decision of the review committee shall be final.

D. Upon the declaration of and during a Stage Three Drought Condition, the failure of a mobilehome park owner to introduce water into a swimming pool or spa located in a mobilehome park, in accordance with the requirement of Paragraph B.7 of this Section, shall not be considered an

increase in "rent" for purposes of Municipal Code Section 26.08.030.N. (Ord. 4558, 1989.)

**14.20.225 Violations.**

A. Any failure to comply with a provision of this Chapter shall constitute a violation, regardless of whether the failure to comply is caused by an account holder, a consumer or any other person or entity.

B. Where the failure to comply is continuing and intentional, each successive hour of such failure to comply shall be a separate and distinct violation. (Ord. 4558, 1989.)

**14.20.226 Penalties and Charges.**

A. The following penalties shall apply to any violation of any provision of this Chapter:

1. For the first violation within the preceding twelve (12) calendar months, the Director shall issue a written notice of the fact of such violation.

2. For a second violation within the preceding twelve (12) calendar months, the Director shall impose a surcharge against the account holder for the property where the violation occurred or is occurring, in an amount not to exceed two-hundred and fifty dollars ($250.00).

3. For a third violation within the preceding twelve (12) calendar months, the Director:

   a. Shall impose a surcharge against the account holder for the property where the violation occurred or is occurring, in an amount not to exceed two-hundred and fifty dollars ($250.00); and

   b. May install a flow restricter on the service where the violation occurred or is occurring, for a period to be determined by the Director.

4. For a fourth and any subsequent violation within the preceding twelve (12) calendar months, the Director:

   a. Shall impose a surcharge against the account holder for the property where the violation occurred or is occurring, in an amount not to exceed two-hundred and fifty dollars ($250.00); and

   b. May install a flow restricter on or shut off water service to the property where the violation occurred or is occurring, for a period to be determined by the Director.

B. If a flow restricter is installed or water service shut off pursuant to Subsection A of this Section, prior to restoration of normal water service the account holder whose service is affected shall be required to reimburse the City for whatever cost it has incurred and will incur in installing and removing a flow restricter and in shutting off and turning on water service.

C. Any surcharge imposed pursuant to this Section shall be added to the account of the account holder for the property where the violation occurred or is occurring and shall be due and payable on the same terms and subject to the same conditions as any other charge for regular water

service. The maximum amount of surcharges which an account holder may be required to pay during any twelve-month period shall be one thousand dollars ($1,000.00).

D. Nothing in this Chapter shall limit or be construed to limit the right of an account holder to seek reimbursement of a surcharge from a tenant or other consumer. (Ord. 4558, 1989.)

**14.20.227 Notice of Violation - Hearing.**

A. For each violation of this Chapter, the Director shall give notice as follows:

1. By sending written notice through the U.S. mail to the account holder for the property where the violation occurred or is occurring, at the current billing address shown in the City's water billing records; and

2. By personally giving written notice thereof to the person who committed the violation or by leaving written notice with some person of suitable age and discretion at the property where the violation occurred or is occurring; or

3. If neither the person who committed the violation nor a person of suitable age and discretion can be found, then by affixing written notice in a conspicuous place on the property where the violation occurred or is occurring.

B. Any written notice given under this Section shall contain a statement of:

1. The time, place and nature of the violation;

2. The person(s) committing the violation, if known;

3. The provision(s) of this Chapter violated;

4. The possible penalties for each violation;

5. The account holder's right to request a hearing on the violation and the time within which such a request must be made; and

6. The account holder's loss of the right to a hearing in the event the account holder fails to request a hearing within the time required.

C. Any account holder provided a notice of violation in accordance with the provisions of this Chapter shall have the right to request a hearing. The request must be made in writing and must be received by the Director within ten (10) calendar days of the date of the notice of violation. The Director shall conduct the hearing, at which both written and oral evidence may be presented, and shall decide whether a violation occurred and the appropriate penalty. In determining the appropriate penalty, the Director shall consider whether the account holder knew of the violation at the time it occurred and whether he or she took reasonable action to correct the violation upon notification of it. In addition, the Director shall exercise his discretion in accordance with such guidelines as the City Council may adopt by resolution.

1. For a first or second violation within a twelve (12) month period, the decision of the Director shall be final.

2. For a third or subsequent violation within a twelve (12) month period,

the account holder shall have the right to appeal the decision of the Director by requesting a hearing before the Board of Water Commissioners ("Board"). The request for hearing before the Board shall be in writing and shall be delivered to the Director not later than seven (7) calendar days after the date of the decision of the Director. At the hearing, the Board may receive and hear both written and oral evidence and shall have the authority to affirm, reverse, or modify the decision of the Director. The decision of the Board shall be final.

## Chapter 14.56

## NATURAL WATERCOURSES AND STORM DRAIN SYSTEM

**Sections:**


14.56.010 Definitions.

14.56.020 Watercourses - Obstructions, Etc., by Matter Unlawful.

14.56.030 Allowing Rubbish, Garbage, Debris, Etc. to Obstruct.

14.56.040 Fill Material.

14.56.050 Obstruction, Etc., by Buildings, Etc.

14.56.060 Duties of Street Superintendent.

14.56.070 Connecting with City Drain System - Permit Required.

14.56.080 Connection Permit - Plan Required - Exception to Plan Requirement.

14.56.090 Connection Permit - Issuance Generally.

14.56.100 Issuance of Permit Not an Assumption of Liability, Etc., by City.

14.56.120 Installing Pipe, Etc., in Intermediate Watercourses - Permit Required.

14.56.130 Installation Permit - Plan, Etc., Required.

14.56.140 Inspection - Approval Generally.

14.56.150 Approval Not a Guarantee.

14.56.180 Design, Etc., Standards.

14.56.190 Enforcement of Chapter

### 14.56.010 Definitions.

As used in this chapter the following terms shall have the meanings respectively ascribed to them by this section:

(1) "City storm drain system" means all pipes, structures and street appurtenances located within public right-of-way or easements and designed for the purposes of carrying storm waters.

(2) "Watercourse" means a creek, arroyo, gulch, wash and the bed thereof whether containing water or dry. It shall also mean a natural swale or depression which contains and conveys surface water during or after rain storms. (Prior Code §37.63.)

### 14.56.020 Watercourses - Obstructions, Etc., by Matter Unlawful.

It shall be unlawful for any person to dump or place, or to permit to be dumped or placed, deposited, maintained or accumulated in any watercourse, on public or private property, within the corporate limits of the City, or in the City's storm drain system, any debris, garbage, rubbish, trash, brush, timber, waste products or any combustible or incombustible material or commodity whatsoever, which obstructs, prevents, diverts or tends to obstruct, prevent or divert, the normal, natural or ordinary flow of water in such watercourse or storm drain system or which at any time may be in such watercourse or storm drain system. (Ord. 2931 §2(part), 1963; prior Code §§37.64, 44.58(part).)

### 14.56.030 Allowing Rubbish, Garbage, Debris, Etc. to Obstruct.

It shall be unlawful for any person owning or having control or possession of all, or any part of any watercourse on private property within the corporate limits of the City, to permit, maintain, retain or allow to remain in any such watercourse, or any part thereof, any debris, garbage, rubbish, trash, brush, timber, waste products, or any combustible or incombustible material or commodities whatsoever, which obstructs, prevents, diverts or tends to obstruct, prevent or divert the normal, natural or ordinary flow of water in such watercourse, or which at any time may be in such watercourse whether or not the same has been previously dumped, placed, deposited, maintained or accumulated therein by reason of any act or omission of such person, or by anyone else with or without the knowledge, consent or permission of such person, and regardless of the cause or reason for the existence of the same in such watercourse. (Ord. 2931 §2(part), 1963; prior Code §§37.64, 44.58(part).)

### 14.56.040 Fill Material.

The placement of any fill material in any natural watercourse without provision for drainage conduit of adequate size and strength to replace the existing natural watercourse capacity, so as to provide sufficient capacity for storm waters of the contributing drainage area and so as to withstand the fill and building loads which may be placed thereon, shall be considered an unlawful obstruction of a natural watercourse. (Prior Code §37.65.)

### 14.56.050 Obstruction, Etc., by Buildings, Etc.

It shall be unlawful for any person to construct or maintain, or to permit to be constructed or maintained, in any watercourse, on public or private property, within the corporate limits of the City, any building or structure which obstructs, prevents or diverts, or tends to obstruct, prevent or divert the normal, natural or ordinary flow of water in such watercourse, or which at any time may be therein, in such manner as to endanger, or tending to endanger public property, including

bridges, roads, buildings, structures or facilities, or the land crops, buildings or structures of other persons. (Ord. 2931 §2(part), 1963; prior Code §§37.66, 44.59.)

**14.56.060 Duties of Street Superintendent.**

It is the duty of the Street Superintendent to enforce all of the provisions of this chapter. (Ord. 2931 §2(part), 1963; prior Code §44.60.)

**14.56.070 Connecting with City Drain System - Permit Required.**

It shall be illegal for any person to connect any drainage pipe to the City storm drain system, without obtaining a permit therefor from the Public Works Director. (Prior Code §37.67.)

**14.56.080 Connection Permit - Plan Required - Exception to Plan Requirement.**

Such permit as required by Section 14.56.070 shall be issued only after submission of a plan prepared and signed by a licensed civil engineer showing the size, type, length and location of the drainage structures to be connected to the City's storm drain system, the type and height of fill, if any, to be placed thereon, the type of connection to be made to the City's storm drain system, including provision for access thereto, if any, which plan shall be accompanied and supported by necessary drainage area data and calculations. The Public Works Director is hereby authorized to waive the provisions of this section where installations are of such minor nature as not to require strict enforcement hereof. In no case shall the requirement for a permit be waived. (Prior Code §37.68.)

**14.56.090 Connection Permit - Issuance Generally.**

The permit issued for connection to the City's storm drain system shall be based upon the data submitted, and inspection of the site, and shall be reviewed by the Public Works Department and issued only with respect to the adequacy of the proposed installation in not causing damage to the City's storm drain system and in not causing blockage of a natural watercourse. (Prior Code §37.69.)

**14.56.100 Issuance of Permit Not an Assumption of Liability, Etc., by City.**

The City in issuing the permit under Section 14.56.090 shall in no way assume responsibility or liability for the plan, installation or performance of any drainage facility installed by the permittee. (Prior Code §37.70.)

**14.56.120 Installing Pipe, Etc., in Intermediate Watercourses - Permit Required.**

No pipe or other drainage structures shall be installed in such natural watercourses as carry drainage between portions of the City's storm drain system, or immediately upstream or downstream from portions of the City's storm drain system, or which constitute a part of the City's projected storm drainage system as delineated on the map adopted by resolution of the City Council and on file in the Public Works Department without first obtaining a permit from the Public Works Director to make such pipe or drainage structure installation. (Prior Code §37.72.)

**14.56.130 Installation Permit - Plan, Etc., Required.**

The Public Works Director, prior to issuing any permit for the installation of pipe

or drainage structures in the subject natural watercourses, shall require submission of a plan to the Public Works Department by a licensed civil engineer indicating the size, type, length, and location of the proposed installation, amount of fill, if any, to be placed thereon, the relationship of the proposed structures to existing structures in the subject watercourse or to the City's storm drain system, and any necessary data or calculations based upon the drainage area contributing to storm water flow in the subject watercourse at the location of the proposed installation. (Prior Code §37.73.)

**14.56.140 Inspection - Approval Generally.**

Approval of structure installation in such natural watercourses shall be based upon checking and inspection considerations in order that the installation will not block a natural watercourse and will tend not to cause damage to adjacent or planned portions of the City's storm drain system. (Prior Code §37.74.)

**14.56.150 Approval Not a Guarantee.**

Approval given under Section 14.56.140 shall not in any way guarantee the construction in as far as benefits or hazards which may result therefrom by the property owner or by adjacent property owners. (Prior Code §37.75.)

**14.56.180 Design, Etc., Standards.**

All installations to be approved and constructed pursuant to permits issued hereunder shall be designed and constructed equal to or in accord with standard specifications and materials criteria on file in the Public Works Department of the City and approved by the City Council. (Prior Code §37.78.)

**14.56.190 Enforcement of Chapter.**

The Public Works Department of the City is hereby empowered to enforce all of the provisions of this chapter. (Prior Code §37.79.)

D. If an account holder fails to request a hearing before the Director or the Board within the period(s) provided in this Section, the action of the Department shall be deemed final.

E. There shall be no installation of a flow restricter or shut off of water service until a notice of violation has become final or there is a final decision of the Director or the Board ordering installation of a flow restricter or shut-off of water service. (Ord. 4558, 1989.)

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# TITLE 16
# Liquid and Industrial Waste Disposal

## Chapter 16.15

## Urban Pollution Controls
## Non-Point Source Discharge Restrictions

**Sections:**

**16.15.010 Water Pollution Prohibited.**

**16.15.030 Discharges Which are Exempt from Prohibition.**

**16.15.100 Discharge of Hazardous Substances Prohibited.**

### 16.15.010 Water Pollution Prohibited

No person, who does not possess a current and valid permit or agreement for the discharge, shall throw, discharge or otherwise deposit or place or cause or permit to be placed into the waters of the state or into any drain, drop inlet, conduit, or natural or artificial watercourse flowing into any storm drain, creek, lagoon or other waters of the state, any waste, infectious waste, contamination or pollution or other substance which impairs the quality of the drainage, including without limitation:

A. any pollution or contamination or any substance, matter, or thing, liquid, solid or gas, which materially impairs the esthetics or usefulness of such water, except as may be provided for in this Chapter;

B. any commercial or industrial waste, including, without limitation, any fuel, solvent, detergent, plastic pieces or other pellets, hazardous substances, fertilizers, pesticides, slag, ash, or sludge;

C. any measurable quantity of heavy metals including without limitation, any cadmium, lead, zinc, copper, silver, nickel, mercury or chromium, or the elements of phosphorous, arsenic, or nitrogen;

D. any animal feces, any animal waste or animal discharge from confinement facilities for animals, kennel, coup, pen, stable, or recreational or show facilities;

E. any human feces, diseased matter or matter containing significant concentrations of fecal coliform, fecal streptococcus, or enterococcus;

F. any substance having a pH of less than 6 or greater than 9;

G. any quantity of petroleum hydrocarbons, including without limitation, any crude oil or any fraction thereof, hydrocarbon fuel, solvent, lubricants, surfactants, waste oil, coolant, or grease;

H. any water or other solvent or substance used for commercial or industrial processing; for commercial washing of automobiles or parts of automobiles; for cleaning industrial or commercial operations or premises; for cleaning debris, waste or residue collectors; for cleaning carpets, pads, flooring or walkways; or for cleaning construction, pavement, concrete, paint or plaster;

I. any residue or collection from portable toilets or water softeners;

J. any water or other solvent or substance collected after the use of the substance to clean, cleanse, flush, rinse or otherwise treat any commercial or industrial premises, process or equipment, or food production;

K. any water for swimming pools, spas or Jacuzzis; or

L. any economic poison, toxic or hazardous material.

Any permit for such discharge must be approved by the City of Santa Barbara Public Works Director, or a California State official or U.S. Government Official having jurisdiction over such discharge. (Ord. 5087, 1998.)

### 16.15.030 Discharges Which are Exempt from Prohibition.

The following discharges are exempt from the prohibitions of Section 16.15.010:

A. Uncontaminated discharges from landscape irrigation;
B. Uncontaminated discharges from water line flushing;
C. Uncontaminated discharges from potable water sources;
D. Uncontaminated discharges from foundation drains;
E. Uncontaminated discharges from footing drains;
F. Uncontaminated discharges from air conditioning condensate;
G. Uncontaminated discharges from irrigation water;
H. Uncontaminated discharges from lawn watering;
I. Uncontaminated discharges from crawl space pumps;
J. Uncontaminated discharges from individual residential automobile washing; and
K. Uncontaminated discharges from street washing, including sidewalk washing. (Ord. 5087, 1998.)

### 16.15.100 Discharge of Hazardous Substances Prohibited.

No person shall throw discharge or otherwise deposit or cause or permit to be placed into the waters of the state or into any drain, drop inlet, conduit, or natural or artificial watercourse flowing into any storm drain, creek, lagoon or other waters of the State, any quantity of hazardous substance as included or defined in California Health and SafetyCode §25316, without a permit or agreement approved by the Public Works Director, a California State official or U.S. Government Official having jurisdiction over the discharge. (Ord. 5087, 1998.)

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# TITLE 22
# Environmental Policy and Construction

## Chapter 22.10

## VEGETATION REMOVAL

**Sections:**


22.10.010 Title

22.10.020 Purpose

22.10.030 Definitions

22.10.040 Permit Required - Exceptions

22.10.050 Application

22.10.055 Fees

22.10.060 Approval - Conditions

22.10.090 Severability

**22.10.010 Title.**

This chapter shall be known and referred to as the Vegetation Removal Ordinance of the City of Santa Barbara. (Ord. 3808 §1, 1975.)

**22.10.020 Purpose.**

The purpose of this chapter is to control the removal of vegetation from hillside areas of the City of Santa Barbara and areas designated as open space in the Open Space Element of the General Plan in order to prevent erosion damage, reservoir siltation, denuding, flood hazards, soil loss, and other dangers created by or increased by improper clearing activities; and to establish the administrative procedure for issuance of permits for vegetation removal. (Ord. 4043, 1980; Ord. 3808 §1, 1975.)

**22.10.030 Definitions.**

For the purposes of this Chapter, the following words shall have the meanings set forth herein unless the context requires a different meaning:

A. "HILLSIDE DESIGN DISTRICT" means a parcel or a portion of a parcel which is within the Hillside Design District as defined in Section 22.68.110 of this Code.

B. "PERSON" means any individual, firm, partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit, and the plural as well as the singular number.

C. "SITE" means any lot or parcel of land or contiguous combination thereof under the same ownership, or portion of any lot or parcel, where vegetation removal is performed or permitted.

D. "VEGETATION" means introduced or native plants, shrubs, trees, grasses, and roots thereof. (Ord. 4878, 1994; Ord. 3808 §1, 1975.)

**22.10.040 Permit Required - Exceptions.**

No person may permit, cause to have done or perform vegetation removal on any site in the Hillside Design District, as defined in Section 22.10.030.A contrary to the terms of or without first having obtained a permit from the Division of Land Use Controls; except that a permit is not required for the following:

A. Harvesting of crops, fruit or nut trees.

B. Removal or destruction of vegetation on a site on which the total area of native vegetation removal is less than one thousand (1,000) square feet within a period of one year, and not exceeding three thousand (3,000) square feet in any five year period, if such removal or destruction of vegetation is deemed appropriate, taking into account potential siltation or pesticide contamination of creeks, drainages or water supply reservoirs, by the Chief of Building and Zoning. Removal or destruction of non-native vegetation on a site on which the total area of non-native vegetation removal is less than two thousand (2,000) square feet within a period of one year, and not exceeding six thousand (6,000) square feet in any five year period, if such removal or destruction of vegetation is deemed appropriate, taking into account potential siltation or pesticide contamination of creeks, drainages or water supply reservoirs, by the Chief of Building and Zoning. Removal or destruction of native or non-

native vegetation will not be subject to a Vegetation Removal Permit if the Applicant can show that the average slope of the removal site and access to the removal site is less than twenty percent (20%).

C. The removal or destruction of vegetation performed, caused to be performed, required to be performed, or approved by a fire prevention agency having jurisdiction including but not limited to weed abatement, clearance around a building or structure, fuel breaks, fire breaks and controlled burns, except that when new construction is proposed in the Hillside Design District and clearance will be required around the new construction under the Uniform Fire Code, a Vegetation Removal Permit shall be required unless the applicant can show that the vegetation removal meets the exception set forth in Paragraph B above.

D. The removal or destruction of vegetation by public utilities on existing rights-of-way or property owned by such utility or existing access rights-of-way to such utility rights-of-way or property.

E. The removal or destruction of vegetation by public agencies on publicly owned property or rights-of-way for trails, roads, highways, streets, flood control projects or other similar or related public uses.

F. The removal or destruction of vegetation in connection with work performed under a valid grading permit issued pursuant to the provisions of Chapter 22.06 of the Municipal Code (Grading Ordinance) when the work includes precautionary measures to control erosion and flood hazards during the prosecution of such work as well as upon completion thereof and all conditions set forth in Section 22.10.060 of this Chapter have been met. (Ord. 4878, 1994; Ord. 4043, 1980; Ord. 3808 §1, 1975.)

### 22.10.050 Application.

Prior to the removal or destruction of vegetation covered by this chapter, the owner or person in control of a site, or the agent of either one, shall submit a written application on forms prescribed and provided by the Division of Land Use Controls of the City of Santa Barbara, properly filled in. Said forms when completed shall at a minimum describe the proposed location, method, purpose, and duration of the vegetation removal and the anticipated impact on flood hazards, erosion, soil loss, reservoir siltation, sedimentation and water quality. No application shall be considered complete until the data requested by the application form is submitted to the Division of Land Use Controls, and an Environmental Assessment, if required, has been completed. (Ord. 4043, 1980; Ord. 3808 §1, 1975.)

### 22.10.055 Fees.

Application and permit fees shall be established by resolution of the City Council. There shall be a fee for filing of an application which is intended to cover the costs of processing the application and is not refundable. In addition, there shall be a separate fee for the permit that is issued. Any person who shall commence work for which a permit is required under this chapter without first having obtained a required permit, shall, if subsequently permitted to obtain a permit, pay fees in the amount of five (5) times the required fees as established by resolution. (Ord. 4043, 1980.)

### 22.10.060 Approval - Conditions.

The Division of Land Use Controls shall issue a permit approving the proposed vegetation removal when satisfied that the performance of the work will not be

likely to create new or increase existing flood, erosion, soil loss, reservoir siltation, sedimentation or water quality hazards, and the proposed work conforms with the requirements of all applicable laws and rules and regulations adopted pursuant thereto. No such permit shall be issued unless it has been approved by the Architectural Board of Review or the Historic Landmarks Commission if it is in a Landmarks District.

A. The Community Development Department may impose such conditions on the issuance of a permit as are deemed reasonably necessary to avoid creating new or increasing existing flood, erosion, soil loss, reservoir siltation, sedimentation or water quality hazards. These conditions may include, but shall not be limited to, the following:

   1. A requirement that certain protective structures or devices be installed in or adjacent to drainage courses to control downstream transportation of silt or debris;

   2. The methods to be used in the removal or destruction of vegetation and the sequence of such operations;

   3. A requirement that portions of the area cleared which are not necessary for prompt use for crops or trees be planted with approved grasses or other plants to provide protection against erosion damage.

B. Each permit issued shall contain the following conditions:

   1. Vegetation removal shall be prohibited from November 1 to April 15 of any year unless effective and specific erosion control measures approved by the Division of Land Use Controls are in place.

   2. Removal of any native vegetation in the one hundred (100) year flood zone of any creek or drainage shall be prohibited except as required for flood control purposes or to restore native habitat.

   3. **Soil Suitability**. Site specific agricultural soil tests shall be required on all very low suitability land planned for orchard crop production in order to determine the viability of that land for such crops prior to the issuance of any land use permits as set forth in Administrative Guidelines approved by resolution of City Council. Agricultural use shall not be allowed on land with non-viable soils including soils that are shown to have a very high erosion hazard potential or which qualify as Class VIII soils as defined by the United States Department of Agriculture Soil Conservation Service.

   4. **Avocado Root Rot**. Where a property is or is proposed to be planted with avocados in an area which is shown to have a very high root rot hazard, a three (3) to six foot (6') fence, wall or other suitable barrier shall be installed in order to prevent the spread of Avocado Root Rot.

   5. **Minimization of Soil Erosion**. A mixture of Blando Brome and Zorro Fescue shall be seeded in all cleared orchard areas between October 1 and November 15. Seeds shall be hand broadcast at a rate of eight (8) pounds per acre and shall be covered by one-half (½) to one (1) inch of soil. Mowing shall occur after the seeded grass has matured in the Spring in order to allow for continued perpetuation.

   6. **Oak Tree Removal**. Any oak tree with a minimum trunk diameter of four inches (4") measured four feet (4') from the base of the trunk removed shall be replaced by five (5) oak trees of the same species

elsewhere on the lot. Replaced oak trees shall be effectively maintained.

7. **Habitat Protection**. Removal of any native vegetation in the one hundred (100) year flood zone of any creek or drainage is prohibited, except as required for flood control purposes. In addition, vegetation removal shall be prohibited in any area that is determined to be a Southern Oak Woodland, Riparian or Bunchgrass habitat by a qualified biologist.

8. Land clearing that involves noise generation greater than 60 dB(A) at the property line adjacent to any school or other educational facility shall not occur during hours when classes are in session. (Ord. 4878, 1994; Ord. 4043, 1980; Ord. 3808 §1, 1975.)

**22.10.090 Severability.**

If any portion of this chapter or the application thereof to any person or circumstance is held invalid, the remainder of this chapter and the application thereof to other persons or circumstances shall not be affected thereby. (Ord. 3808 §1, 1975.)

## Chapter 22.24

## FLOOD PLAIN MANAGEMENT

**Sections:**


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### 22.24.010 Findings of Fact.

A. The flood hazard areas of the City of Santa Barbara are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated or otherwise protected from flood damage also contribute to the flood loss. (Ord. 4522, 1988; Ord. 3972, 1978.)

## 22.24.020 Statement of Purpose.

It is the purpose of the chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

A. To protect human life and health;

B. To minimize expenditure of public money for costly flood control projects;

C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

D. To minimize prolonged business interruptions;

E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in areas of special flood hazard;

F. To help maintain a stable tax base by providing for the second use and development of areas of special flood hazard so as to minimize future flood blight areas;

G. To insure that potential buyers are notified that property is in an area of special flood hazard; and

H. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions. (Ord. 4522, 1988; Ord. 3972, 1978.)

## 22.24.030 Methods of Reducing Flood Losses.

In order to accomplish its purposes, this Chapter includes methods and provisions for:

A. Restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

C. Controlling the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

D. Controlling filling, grading, dredging, and other development which may increase flood damage; and,

E. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas. (Ord. 4522, 1988; Ord. 3972, 1978.)

## 22.24.040 Definitions.

Unless specifically defined below, words or phrases used in this Chapter shall be interpreted so as to give them the meaning they have in common usage and to give this Chapter its most reasonable application.

A. **APPEAL**. A request for a review of the Chief of Building and Zoning's interpretation of any provision of this Chapter or a request for a variance.

B. **AREA OF SHALLOW FLOODING**. An area designated AO, AH or VO Zone on the Flood Insurance Rate Map (FIRM) and as to which the base flood depths range from one to three feet, a clearly defined channel does not exist, the path of flooding is unpredictable and indeterminate, and velocity flow may be evident.

C. **AREA OF SPECIAL FLOOD HAZARD**. See "Special flood hazard area".

D. **BASE FLOOD or 100 YEAR FLOOD**. A flood having a one percent (1%) chance of being equalled or exceeded in any given year.

E. **BASEMENT**. An area of a building having its floor subgrade (below ground level) on all sides.

F. **BREAKAWAY WALLS**. Any type of wall, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic or any other suitable building material which (i) is not part of the structural support of the building; (ii) is designed to break away under abnormally high tides or wave action without causing any damage to the structural integrity of the building or to any buildings to which they might be carried by flood waters; (iii) has a safe design loading resistance of not less than ten and no more than twenty pounds per square foot; and (iv) has been certified for use in the building by a registered engineer or architect and meets the following standards:

1. Breakaway wall collapse will result from a water load less than that which would occur during the base flood; and

2. The elevated portion of the building will not incur any structural damage due to the effects of wind and water loads acting simultaneously in the event of the base flood.

G. **COASTAL HIGH HAZARD AREA**. An area subject to high velocity waters, including coastal and tidal inundation or tsunamis and designated on a Flood Insurance Rate Map (FIRM) as Zone V1-V30, Ve or V.

H. **DEVELOPMENT**. Any man-made change to improved or unimproved real property, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

I. **FLOOD or FLOODING**. A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of flood waters;

2. The unusual and rapid accumulation or runoff of surface waters from any source; or

3. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as

defined in this definition.

J. **FLOOD BOUNDARY AND FLOODWAY MAP**. The official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of flood hazard and the floodway.

K. **FLOOD INSURANCE RATE MAP (FIRM)**. An official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

L. **FLOOD INSURANCE STUDY**. An official report provided by the Federal Insurance Administration that includes flood profiles, the FIRM, the Flood Boundary and Floodway Map, and the water surface elevation of the base flood.

M. **FLOODPLAIN or FLOOD-PRONE AREA**. Any land area susceptible to being inundated by water from any source (see definition of "flooding").

N. **FLOODPLAIN MANAGEMENT**. The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

O. **FLOODPLAIN MANAGEMENT REGULATIONS**. Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinances, grading ordinances and erosion control ordinances) and other applications of police power. The term describes such state or local regulations in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

P. **FLOODPROOFING**. Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Q. **FLOODWAY or REGULATORY FLOODWAY**. The channel of a river or other watercourse and the adjacent land areas that must be preserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

R. **FUNCTIONALLY DEPENDENT USE**. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes vessel docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

S. **HIGHEST ADJACENT GRADE**. The highest undisturbed elevation of the ground surface prior to construction next to the proposed walls of a structure.

T. **LOWEST FLOOR**. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided, that such enclosure is not built so as to render the structure in violation of the

applicable non-elevation design requirements of this chapter.

U. MANUFACTURED HOME. A structure, transportable in one or more sections, which is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes, the term "manufactured home" also includes park trailers, travel trailers and other similar vehicles placed on a site for greater than 180 consecutive days.

V. **MANUFACTURED HOME PARK or SUBDIVISION**. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for sale or rent.

W. **MEAN SEA LEVEL**. The National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

X. **NEW CONSTRUCTION**. A structure for which the "start of construction" occurred on or after the effective date of this Chapter, or any applicable amendment thereto.

Y. **ONE HUNDRED YEAR FLOOD**. See "base flood".

Z. **PERSON**. An individual, firm, partnership, association or corporation, or agent of the foregoing, or this state or its agencies or political subdivisions.

AA. **REMEDY A VIOLATION**. To bring a structure or other development into compliance with state or local floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance by various means, including but not limited to, protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.

BB. **RIVERINE**. Relating to, formed by, or resembling a river (including tributaries), stream, or brook.

CC. **SAND DUNES**. Naturally occurring accumulations of sand in ridges or mounds landward of the beach.

DD. **SPECIAL FLOOD HAZARD AREA (SFHA).** An area having special flood or coastal high hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, AH, VO, V1-V30, VE or V.

EE. **START OF CONSTRUCTION**. The date the building permit was issued, provided the actual start of construction was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation pursuant to a valid building permit. Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not as part of the main structure.

FF. **STRUCTURE**. A walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

GG. **SUBSTANTIAL IMPROVEMENT**. Any repair, reconstruction, or improvement of a structure within any twenty four (24) month period, the cost of which equals or exceed fifty percent (50%) of the market value of the structure either before the improvement or repair is started or, if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:

1. Any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or
2. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

HH. **VARIANCE**. A grant of relief from the requirements of this Chapter which permits construction in a manner that would otherwise be prohibited by this Chapter.

II. **VIOLATION**. The failure of a structure or other development to be in full compliance with this Chapter. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this Chapter is presumed to be in violation until such time as that documentation is provided. (Ord. 4522, 1988; Ord. 3972, 1978.)

### 22.24.050 Lands to Which This Chapter Applies.

This chapter shall apply to all areas of special flood hazards within the City of Santa Barbara. (Ord. 4522, 1988; Ord. 3972, 1978.)

### 22.24.060 Basis for Establishing the Areas of Special Flood Hazard.

"The Flood Insurance Study for The City of Santa Barbara", dated May 4, 1978 and revised October 15, 1985, and December 3, 1991 and all subsequent revisions by the U. S. Federal Emergency Management Agency with accompanying Flood Insurance Rate Maps is hereby adopted by reference and declared to be a part of this Chapter. Copies of the Flood Insurance Study and maps referred to therein, shall be maintained on file at 630 Garden Street, Santa Barbara, California, and at the Office of the City Clerk, City Hall, Santa Barbara, California. The Flood Insurance Study establishes the areas of special flood hazard identified by the Federal Emergency Management Agency or the Federal Insurance Administration. These areas are the minimum area of applicability of this Chapter; their boundaries may be changed, or new areas designated by the City Council following a recommendation thereon by the Chief of Building and Zoning. (Ord. 4731, 1991; Ord. 4522, 1988; Ord. 3972, 1978.)

### 22.24.070 Compliance.

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this Chapter and other applicable regulations. Violations of the provisions of this Chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a

misdemeanor. (Ord. 4522, 1988; Ord. 3972, 1978.)

### 22.24.080 Abrogation and Greater Restrictions.

This Chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail. (Ord. 4522, 1988; Ord. 3972, 1978.)

### 22.24.090 Interpretation.

In the interpretation and application of this Chapter, all provisions shall be considered as minimum requirements, liberally construed in favor of the governing body, and, deemed neither to limit nor repeal any other powers granted under state statutes. (Ord. 4522, 1988; Ord. 3972, 1978.)

### 22.24.100 Warning and Disclaimer of Liability.

The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Chapter shall not create liability on the part of the City of Santa Barbara, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this Chapter or any administrative decision made thereunder. (Ord.4522, 1988; Ord. 3972, 1978.)

### 22.24.110 Establishment of Development Permit.

A development permit shall be obtained before construction or development begins within any area of special flood hazard. Application for a development permit shall be made on forms furnished by the Chief of Building and Zoning and may include, but not be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, and drainage facilities; and the location of the foregoing. The following information is required on an application:

A. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures; in Zone AO or VO, elevation of highest adjacent grade and proposed elevation of lowest floor of all structures.

B. Elevation in relation to mean sea level to which any structure has been will be floodproofed;

C. All certifications required by Sections 22.24.130F and 22.24.160; and

D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development. (Ord. 4522, 1988; Ord. 3972, 1978.)

### 22.24.120 Designation of the Chief of Building and Zoning.

The Chief of Building and Zoning is hereby appointed to administer and implement this Chapter by granting or denying development permit applications in accordance with its provisions. (Ord. 4522, 1988; Ord. 3972, 1978.)

**22.24.130 Duties and Responsibilities of the Chief of Building and Zoning.**

Duties of the Chief of Building and Zoning shall include, but not be limited to:

A. Review of all development permits to determine that the permit requirements of this Chapter have been satisfied.

B. Review of all development permits to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required.

C. Review of all development permits to determine that the site is reasonably safe from flooding and will not result in flood elevations increasing more than one foot.

D. Review of all development permits to determine if the proposed development adversely affects the flood carrying capacity of areas where base flood elevations have been determined but a floodway has not been designated. For purposes of this Chapter, "adversely affects" means that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point.

E. When base flood elevation data in accordance with Section 22.24.060 is unavailable, the Chief of Building and Zoning shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, in order to administer Section 22.24.160 pertaining to specific standards for residential and nonresidential construction.

F. Maintain for public inspection all records pertaining to the provisions of this Chapter, including:

1. The certification required in Section 2.24.160.C.1 (floor elevations);

2. The certification required in Section 22.24.160.C.2 (elevations in areas of shallow flooding);

3. The certification required in Section 22.24.160.C.3 (elevation or floodproofing of nonresidential structures);

4. The certification required in Section 22.24.160.C.3 (wet floodproofing standard);

5. The certified elevation required in Section 22.24.160.E.2 (subdivision standards);

6. The certification required in Section 22.24.180.A (floodway encroachments); and

7. The information required in Section 22.24.170 (coastal construction standards).

G. Notify adjacent communities, the Santa Barbara County Flood Control and Water Conservation District, and the California Department of Water Resources prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration. Require that the flood carrying capacity of the altered or relocated portion of the watercourse is maintained.

H. Make interpretations as to the exact location of the boundaries of the areas of special flood hazards, (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The persons contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Section 22.24.140.

I. Take action to remedy violations of this Chapter as specified in Section 22.24.070. (Ord. 4539, 1988; Ord. 4522, 1988; Ord. 3972, 1978.)

**22.24.140 Variance and Appeal Procedure.**

A. The Planning Commission of the City of Santa Barbara shall hear and decide appeals and requests for variances from the requirements of this Chapter.

B. The Planning Commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Chief of Building and Zoning in the enforcement or administration of this Chapter.

C. The applicant or any interested person may appeal the decision of the Planning Commission to the City Council in accordance with the procedures provided in Section 1.30.050 of this Code.

D. In reviewing such application, the Planning Commission shall consider all technical evaluations, all relevant factors, standards specified in other sections of this Chapter, and each of the following:

1. The danger that materials may be swept onto other lands to the injury of others.

2. The danger to life and property due to flooding or erosion damage.

3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

4. The importance of the services provided by the proposed facility to the community.

5. The necessity to the facility of a waterfront location, where applicable.

6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage.

7. The compatibility of the proposed use with existing and anticipated development.

8. The relationship of the proposed use to the General Plan and Flood Plain Management Program for that area.

9. The safety of access to the property in times of flood for ordinary and emergency vehicles.

10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site.

11. The costs of providing governmental services during and after flood

conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

E. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items identified in Paragraph D have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

F. Upon consideration of the factors identified in Paragraph D and the purposes of this Chapter, the Planning Commission may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.

G. The Chief of Building and Zoning shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request. (Ord. 5136, 1999; Ord. 4522, 1988; Ord. 3972, 1978.)

**22.24.150 Conditions for Variances.**

A. Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use, provided the provisions of Section 22.24.140D are satisfied and that the structure or other development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety.

B. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this section.

C. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

D. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

E. Variances shall only be issued upon:

1. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and

2. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public as identified in Section 22.24.140.D, or conflict with existing local laws or ordinances.

F. An applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation. A copy of the notice shall be recorded by the Chief of Building and Zoning in the office of the Santa Barbara County Recorder in a manner so that it appears in the chain of title of the affected parcel of land. (Ord. 4522, 1988, Ord. 3972, 1978.)

## 22.24.160 General Standards for Flood Hazard Reduction.

In all areas of special flood hazards the following standards shall apply:

A. Anchoring.

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

2. All manufactured homes shall be securely anchored to a permanent foundation system to resist flotation, collapse, or lateral movement, and shall be elevated so that the lowest floor is at or above the base flood elevation, unless a higher elevation is required by the Chief of Building and Zoning.

B. Construction Material and Methods.

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

3. All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and located so as to prevent water from entering or accumulating within the components during conditions of flooding.

4. Require within Zones AH, AO or VO, adequate drainage paths around structures on slopes to guide flood waters around and away from proposed structures.

C. Elevation and Floodproofing.

1. New construction and substantial improvement of any structure shall have the lowest floor, including basement, elevated to or above the base flood elevation, unless a higher elevation is required by the Chief of Building and Zoning. Nonresidential structures may meet the standards in subsection 3. below. Upon the completion of the structure the elevation of the lowest floor, including basement, shall be certified by a registered professional engineer or surveyor, or verified by the building inspector to be properly elevated. Such certification or verification shall be provided to the Chief of Building and Zoning.

2. New construction and substantial improvement of any structure in Zone AO or VO shall have the lowest floor, including basement, elevated at least as high as the depth number specified in feet on the FIRM, or at least two feet above the highest adjacent grade if no depth number is specified. Nonresidential structures may meet the standards in subsection 3. below. Upon the completion of the structure the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor, or verified by the building inspector to be properly elevated. Such certification or verification shall be provided to the Chief of Building and Zoning.

3. Nonresidential construction shall either be elevated in conformance with subsection 2. above or, together with attendant utility and sanitary facilities, shall:

    a. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;

    b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects for buoyancy; and

    c. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certifications shall be provided to the Chief of Building and Zoning.

4. Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

    a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters; or

    b. Be certified to comply with a local floodproofing standard approved by the Federal Insurance Administration.

5. Manufactured homes shall also meet the standards in subsection A.2. above.

D. Utilities.

1. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters.

2. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

E. Subdivision Proposals.

1. All preliminary subdivision proposals shall identify the flood hazard area and the elevation of the base flood.

2. All final subdivision plans shall provide the elevation of proposed structure(s) and pads. If the site is filled above the base flood, the final pad elevation shall be certified by a registered professional engineer or surveyor and provided to the Chief of Building and Zoning.

3. All subdivision proposals shall be consistent with the need to minimize flood damage.

4. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.

5. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage. (Ord. 4522, 1988; Ord. 3972, 1978.)

**22.24.170 Coastal High Hazard Areas.**

Within coastal high hazard areas established pursuant to Section 22.24.060, the following standards shall apply:

A. All new construction and substantial improvements shall be elevated on adequately anchored pilings or columns and securely anchored to such pilings or columns so that the lowest horizontal portion of the structural members of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood elevation, unless a higher elevation is required by the Chief of Building and Zoning.

B. All new construction and substantial improvements shall have the space below the lowest floor free of obstructions or constructed with breakaway walls. Such temporarily enclosed space shall not be used for human habitation or storage.

C. Fill shall not be used for structural support of buildings.

D. Man-made alteration of sand dunes which would increase potential flood damage is prohibited.

E. The Chief of Building and Zoning shall obtain and maintain the following records:

1. Certification by a registered engineer or architect that a proposed structure complies with subsection A above.

2. The elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings or columns) of all new and substantially improved structures, and whether such structures contain a basement. (Ord. 4522, 1988; Ord. 3972, 1978.)

**22.24.180 Floodways.**

Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply to floodways.

A. No encroachments, including fill, new construction, substantial improvements, and other development are permitted unless a registered professional engineer or architect certifies that the development will not result in any increase in flood levels during the occurrence of the base flood discharge.

B. If subsection A above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Sections 22.24.160 and 22.24.170.

C. No mobile homes may be placed in any floodway, except in a mobile home park or mobile home subdivision established prior to the effective date of this Chapter. (Ord. 4522, 1988; Ord. 3972, 1978.)

# CHAPTER 22.80

# WATER CONSERVATION STANDARDS

**Sections:**

22.80.010 Plumbing Standards for Water Conservation

22.80.020 Water Conservation Landscape Design Standards

## 22.80.010 Plumbing Standards for Water Conservation.

Plumbing standards for water conservation shall be as contained in the Uniform Plumbing Code as adopted and amended by the City of Santa Barbara in Chapter 22.04 of this Code. (Ord. 4558, 1989.)

## 22.80.020 Water Conservation Landscape Design Standards.

Each development proposal that is subject to the review of the Architectural Board of Review or the Historic Landmarks Commission shall be required to comply with the City's Water Conservation Landscape Design Standards as adopted by resolution of the City Council. Each development proposal not subject to such review shall comply with such other water conservation landscape requirements as may be adopted by the City Council. (Ord. 4847, 1994; Ord. 4558, 1989)

## Chapter 22.68

## ARCHITECTURAL BOARD OF REVIEW

**Sections:**


22.68.010 Created - Purpose

22.68.020 Membership

22.68.030 Officers - Quorum

22.68.040 Applicability

22.68.045 Exceptions

22.68.050 Environmental Review

22.68.060 Neighborhood Preservation Ordinance Findings

22.68.065 Architectural Board of Review Notice and Hearing

22.68.070 Architectural Board of Review Referral to Planning Commission

22.68.080 Appeal from ABR to Council - Notice and Hearing

22.68.090 Fees

22.68.100 Issuance of Permits

22.68.110 Special Design Districts

22.68.115 Special Design District – Lower Riviera Survey Area (Bungalow District)

22.68.120 Signs

22.68.130 Approval of Plans for Buildings, or Structures, on City Lands

22.68.140 Disqualification of Members for Interest in Buildings

## 22.68.010 Created - Purpose.

An Architectural Board of Review is hereby created and established for the City to promote the general public welfare of the City and to protect and preserve the natural and historical charm and beauty of the City and its aesthetic appeal and beauty. (Ord. 3757 §35, 1975; Ord. 3646 §1, 1974.)

## 22.68.020 Membership.

The Architectural Board of Review shall be composed of nine (9) members to be appointed as provided in the charter. At least two (2) members of such Board shall be licensed architects, practicing their profession in the City, at least two (2) members of such Board shall be licensed landscape architects, practicing their profession in the City, and at least three (3) other members shall possess professional qualifications in related fields, including, but not limited to, building design, structural engineering or industrial design. These members shall serve without compensation and shall hold office at the pleasure of the appointive power. (Ord. 5050, 1998; Ord. 3792 §1, 1975; Ord. 3646 §1, 1974.)

## 22.68.030 Officers - Quorum.

The members of the Architectural Board of Review shall elect from their own members a chairman and vice-chairman. The Community Development Director or his assistant or deputy shall act as secretary and record Board action and render written reports thereof for the Board as required by this Chapter. The Board shall adopt its own rules of procedure. Four (4) members shall constitute a quorum, one (1) of which shall be an architect. (Ord. 4701, 1991; Ord. 3792 §1, 1975; Ord. 3646 §1, 1974.)

## 22.68.040 Applicability.

A. **BUILDING PERMITS - NONRESIDENTIAL, MULTIPLE RESIDENTIAL, TWO OR MORE STORY DUPLEX, TWO OR MORE DETACHED RESIDENTIAL UNITS AND MIXED USE**. Except for properties located within El Pueblo Viejo Landmark District or another landmark district, and except for designated Landmarks, Structures of Merit, and properties on the City's Potential Historic Resources List [see Chapter 22.22], all applications for building permits to erect or alter the exterior of a non-residential, multiple residential, two or more story duplex or mixed use (residential and non-residential) building or structure, or which will result in two or more detached residential units on one lot, shall be referred to the Architectural Board of Review for review.

B. **BUILDING PERMITS - SINGLE-RESIDENTIAL AND ONE-STORY DUPLEX UNITS, NEIGHBORHOOD PRESERVATION**. Except for properties located within El Pueblo Viejo Landmark District or another landmark district, and except for designated Landmarks, Structures of Merit, and properties on the City's Potential Historic Resources List [see Chapter 22.22], applications for building permits to erect or alter the exterior of a single residential or one-story duplex building or structure shall be referred to the Architectural Board of Review for review if:

1. Any portion of the lot or lots is in a special design district described in Section 22.68.110; or

2. All new, and all additions to existing single-residential and one-story duplexes, garages, and accessory structures on the lot will result in a combined floor area in excess of four thousand (4,000) square feet or a floor area to lot area ratio of thirty-five percent (35%) or greater; or

3. All additions, demolition and replacement, remodel or reconstruction projects which will result in an increase in the combined floor area of all structures on the site of more than fifty percent (50%) above the combined floor area of all structures constructed pursuant to valid building permits, existing on the site as of July 1, 1992.

4. Notwithstanding any other provision of this Code, an accessory dwelling unit being constructed on an R-2 lot pursuant to the authority of Santa Barbara Municipal Code Section 28.18.075(E).

C. **GRADING AND VEGETATION REMOVAL PERMITS**. All applications for grading permits involving grading and all vegetation removal permits on a lot or lots located within a Special Design District described in Section 22.68.110, shall be referred to the Architectural Board of Review or the Historic Landmarks Commission for review, as applicable. In order to approve any grading or vegetation removal permit, the Architectural Board of Review or Historic Landmarks Commission must find, in addition to the findings in Section 22.68.060, that the proposed grading or vegetation removal permit:

1. Will result in no significant increase in siltation or decrease in water quality of streams, drainages or water storage facilities to which the property drains; and

2. Will result in no substantial loss of southern oak woodland habitat; and

3. Is in compliance with all applicable provisions of Chapter 22.10, Vegetation Removal, of this Code.

D. **GRADING PLANS**. All subdivision grading plans involving grading on a lot or lots located within a Special Design District described in Section 22.68.110, shall be referred to the Architectural Board of Review or the Historic Landmarks Commission for review, as applicable.

E. **EXTERIOR COLOR**. Any change of the exterior color of a non-residential building or a residential project with more than two residential units which is subject to the review of the Architectural Board of Review for another alteration, shall be referred to the Architectural Board of Review for review of exterior color.

F. **OUTDOOR LIGHTING**. Any change of, or addition to the outdoor lighting of any building or property subject to review by the Architectural Board of Review shall comply with Chapter 22.75 and with the Outdoor Lighting Design Guidelines.

G. **HIGHWAY 101 IMPROVEMENTS**. Improvements to Highway 101 or appurtenant highway structures which require a Coastal Development Permit pursuant to Municipal Code Section 28.45.009 and which are located within the Highway 101 Santa Barbara Coastal Parkway Special Design District as defined by Municipal Code Section 22.68.110 shall be referred to the Architectural Board of Review for review, except for improvements to those portions of Highway 101 and its appurtenant structures that are located within the El Pueblo Viejo Landmark District subject to review pursuant to SBMC §22.22.140(B).

H. **SUBMITTAL REQUIREMENTS**. Applications for review by the Architectural Board of Review shall be made in writing in such form as is approved by the Director of Community Development. Submittal

requirements shall be established subject to approval by the Community Development Director. (Ord. 5333, 2004; Ord. 5271, 2003; Ord. 5035, 1997; Ord. 4995, 1996; Ord. 4940, 1996; Ord. 4878, 1994; Ord. 4849, 1994; Ord. 4768, 1992; Ord. 4725, 1991; Ord. 4701, 1991; Ord. 4076, 1980; Ord. 4040, 1980; Ord. 3835, 1976; Ord. 3646 §1, 1974.)

**22.68.045Exceptions.**

A. **ADMINISTRATIVE APPROVAL**. Minor design alterations specified in the ABR Design Guidelines may be approved as a ministerial action by the Community Development Director or his/her representative without review by the Architectural Board of Review. The Community Development Director or his/her representative shall have the authority and discretion to refer any minor design alteration to the Architectural Board of Review if the alteration has the potential to have an adverse effect on the architectural integrity of the building, structure or surrounding property. Designated City Landmarks and Structures of Merit are not eligible for administrative approvals.

B. **EXCEPTIONS TO REVIEW BY THE ARCHITECTURAL BOARD OF REVIEW IN THE HILLSIDE DESIGN DISTRICT**. One-family and one-story two-family structures in the Hillside Design District will not be subject to review and approval by the Architectural Board of Review if:

1. The average slope of the building site and the entire property is less than twenty percent (20%); and

2. The project will involve no more than 250 cubic yards of grading beyond the footprint of the main building; and

3. The project will not exceed the criteria outlined in Paragraphs 22.68.040.B.2 and B.3 above. If the project does exceed the criteria pursuant to Paragraphs 22.68.040.B.2 and B.3, it may be eligible for an exception pursuant to Paragraph 22.68.045.C below.

C. **EXCEPTIONS TO REVIEW BY THE ARCHITECTURAL BOARD OF REVIEW FOR PROJECTS NOT SUBJECT TO THE SPECIAL DESIGN DISTRICTS**. A one-family or one-story two-family structure will not be subject to review and approval by the Architectural Board of Review if it is not subject to review due to its location within a Special Design District and:

1. The project does not exceed one story and a basement with a maximum building height of seventeen (17) feet measured from natural grade; or

2. The project results in a total combined floor area, including the existing and proposed dwelling, garage and accessory buildings, of two thousand five hundred (2500) square feet or less; or

3. The project meets the criteria in Subsection 22.68.040.B above, and meets all of the following criteria:

   a. No approvals by the City Council, Planning Commission or Modification Hearing Officer will be needed in order to build the house or the addition.

   b. The project will be designed in a single architectural style. In determining single architectural style, the following elements shall

be taken into consideration: roof pitch and materials, window and door style and materials, window proportions and exterior colors and materials.

c. A minimum of seventy-five percent (75%) of the length of each exterior wall of the second story on a new house or a second story addition to an existing house will be set back a minimum of one and one-half times the required interior yard setback, not including uncovered decks or balconies, for all interior yards. Rear yards in the R-3 and R-4 zones are excluded.

d. The new house or the addition will not exceed 25 feet in height above natural grade at any point, exclusive of architectural elements such as chimneys, vents, antennae and towers that do not add floor area to the building. All portions of the roof are included in the building height.

e. No portion of the building will cantilever beyond the face of the structure below by more than four feet (4').

f. All new site retaining walls will either i) be less than forty-two inches (42") in height; or ii) will not exceed six feet (6') in height, will be faced with sandstone, fieldstone, slumpstone, adobe or similar natural-appearing materials and the total length of all retaining walls on the site, not including those that are part of buildings, will not exceed 150 feet.

g. There will be no more than 250 cubic yards of grading (cut and/or fill) outside the footprint of the building(s).

h. No specimen tree, skyline tree, designated Historic or Landmark tree, or oak tree with a diameter of four inches (4") or more at four feet (4') above natural grade, will be removed.

D. **REBUTTABLE PRESUMPTION**. There is a rebuttable presumption that any grading, construction of retaining walls or removal of trees which occurs within two years prior to submittal of an application for a building permit or for review by the Architectural Board of Review to erect or alter a one-family or one-story two-family structure or related accessory structures was done in anticipation of such application and said activities will be included in determining whether or not the exceptions in Subsections 22.68.045.A and B above are applicable to the project. (Ord. 4892, 1994; Ord. 4768, 1992.)

### 22.68.050 Environmental Review.

Prior to being approved by the Architectural Board of Review, all applications for building, vegetation removal and grading permits and all subdivision grading plans covered by this Chapter shall first be processed through the environmental review procedure pursuant to the guidelines adopted by the City to implement the California Environmental Quality Act. (Ord. 4878, 1994; Ord. 4701, 1991; Ord. 3646 §1, 1974.)

### 22.68.060 Neighborhood Preservation Ordinance Findings.

The Architectural Board of Review shall find that all of the following criteria are met prior to approving any application subject to review because it satisfies the Neighborhood Preservation applicability standards of Chapter 22.68 Subsection 22.68.040.B or the property is located within the Hillside Design District [see

Subsection 22.68.110.A.2 of Chapter 22.68]. Findings are not required if the application satisfies an exception per Chapter 22.68 Subsection 22.68.045.B or C.

A. The public health, safety and welfare will be protected.

B. The grading and development will be appropriate to the site, have been designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.

C. The project will, to the maximum extent feasible, preserve and protect any native or mature trees with a minimum trunk diameter of four inches (4") measured four feet (4') from the base of the trunk. Any specimen tree, skyline tree, or oak tree with a diameter of four inches (4") or more at four feet (4') above natural grade that must be removed will be replaced on a one-to-one basis, at a minimum. Designated Specimen, Historic and Landmark trees will not be removed.

D. The development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.

E. The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and neighborhood.

F. The development will preserve significant public scenic views of and from the hillside. (Ord. 4995, 1996; Ord. 4768, 1992; Ord. 4725, 1991.)

**22.68.065 Architectural Board of Review Notice and Hearing.**

A. **PUBLIC HEARING**. The Architectural Board of Review shall hold a public hearing prior to taking action on any project described in Paragraph B of this Section. Not less than ten calendar days before the date of the public hearing, the City shall cause notice of the right to appear and be heard; the date, time and place of the hearing; the location of the property; and the nature of the request to be sent by first class mail to the applicant and to the current record owner of any lot, or any portion of a lot, which is located not more than one hundred feet from the exterior boundaries of the lot which is the subject of the action.

   Whenever a project requires another land use action by Council or by an Advisory Board or Commission, the mailed notice of hearing for the earliest final action will contain information sufficient to satisfy the notice requirements of this Section, and in those cases notice of each hearing will not be separately mailed.

B. **PROJECTS THAT REQUIRE PUBLIC HEARING**. Projects which must be preceded by a public hearing prior to Architectural Board of Review action are:

   1. New single residential units or one story duplex units,

   2. Additions of over 500 square feet or a new story to a single residential unit or one story duplex unit,

   3. New multi-unit residential buildings or two story duplex units,

   4. Additions of over 500 square feet or changes resulting in an additional residential unit in a multi-unit residential building,

5. Small non-residential additions as defined in Chapter 28.87,

6. Projects involving substantial grading or exterior lighting, or

7. Projects that would not otherwise require mailed notice and that in the judgment of the Architectural Board of Review or the Community Development Director could result in a significant or substantial deprivation of private property rights of other landowners.

C. **PIECEMEAL PROJECTS REQUIRE HEARING**. All applications for grading permits, building permits, or any other permit for the same site, if submitted to the City within two years of any prior application date, are included in the calculations to determine whether a project meets the criteria in Subsection B of this Section. (Ord. 4995, 1996.)

**22.68.070 Architectural Board of Review Referral to Planning Commission.**

A. **PLANNING COMMISSION APPROVAL**. Applications for residential development covered by this Chapter shall be reviewed and approved, disapproved or conditionally approved by the Planning Commission, in accordance with any standards set forth by Council Resolution, prior to final Architectural Board of Review action on the application whenever:

1. The project requires the preparation of an environmental impact report ("EIR") pursuant to the California Environmental Quality Act; or

2. Any portion of the site is located within the Hillside Design District and the floor area of all existing and proposed structures exceeds a cumulative total of six thousand five hundred (6,500) square feet; or

3. Any portion of the site is located within the Hillside Design District and the amount of grading exceeds five hundred (500) cubic yards of grading (cut and/or fill) on the lot excluding grading necessary for the building foundation for the main buildings.

The Planning Commission shall find that the criteria set forth in Section 22.68.060 are met prior to approving any application reviewed under this Subsection.

B. **PLANNING COMMISSION COMMENTS**. When the Architectural Board of Review determines that a project is proposed for a site which is highly visible to the public, the Board may, prior to taking final action on the application, require presentation of the application to the Planning Commission solely for its comments to the Architectural Board of Review.

C. **PLANNING COMMISSION NOTICE AND HEARING**. The Planning Commission, or the City Council on appeal, shall hold a public hearing prior to taking any action on a project subject to its review and approval or comments under this Section. Not less than ten calendar days before the date of the public hearing, the City shall cause notice of the right to appear and be heard; the date, time and place of the hearing; the location of the property; and the nature of the request to be sent by first class mail to the current record owner of any lot, or any portion of a lot, which is located not more than four hundred fifty feet (450') from the exterior boundaries of the lot which is the subject of the action. (Ord. 4995, 1996; Ord. 4849, 1994; Ord. 4768, 1992; Ord. 4725, 1991.)

## 22.68.080 Appeal from ABR to Council - Notice and Hearing.

A. **PROCEDURE FOR APPEAL**. Any action of the Board taken under Section 22.68.040 may be appealed to the City Council by the applicant or any interested person.

1. Every appeal shall be in writing, shall state reasons for the appeal, and shall be filed with the City Clerk within ten (10) days after the meeting at which the action was taken.

2. At its next regular meeting for which an agenda has not been finalized at the time the appeal is filed, the City Council shall set a date for a public hearing thereon, allowing sufficient time for all review bodies to complete their review before hearing the appeal.

3. Not less than ten calendar days before the date of the public hearing, the City shall cause notice of the right to appear and be heard; the date, time and place of the hearing; the location of the property; and the nature of the request, to be published at least once in a newspaper of general circulation within the City, and to be sent by first class mail to the applicant, the appellant, and the current record owner of any lot, or any portion of a lot, which is located not more than one hundred feet (100') from the exterior boundaries of the lot which is the subject of the action.

4. A public hearing on the appeal shall be held on the date designated, unless continued, at which any interested party shall be provided a reasonable opportunity to be heard. The City Council may take such action on the appeal as it deems appropriate. The action of the City Council shall be final.

B. **FEE FOR APPEAL**. At the time of filing an appeal, the appellant shall pay a fee in the amount established by resolution of the City Council. (Ord. 4995, 1996; Ord. 4701, 1991; Ord. 3944, 1978; Ord. 3646 §1, 1974.)

## 22.68.090 Fees.

No application required to be referred to the Architectural Board of Review shall be considered complete and no appeal of the Board's decision shall be considered complete unless accompanied by the application fee or appeal fee in the amount established by resolution of the City Council. (Ord. 3955 §6, 1978; Ord. 3646 §1, 1974.)

## 22.68.100 Issuance of Permits.

No building or grading permit, nor approval of a subdivision grading plan, the application for which is subject to the review of the Architectural Board of Review or the Historic Landmarks Commission pursuant to this Chapter, shall be issued without the approval of the Board or the Commission, or, on appeal, by the City Council. (Ord. 4849, 1994; Ord. 3646 §1, 1974.)

## 22.68.110 Special Design Districts.

A. **DISTRICT IDENTIFICATION**. The following are identified as Special Design Districts:

1. **MISSION AREA SPECIAL DESIGN DISTRICT**. All real property located within one thousand feet (1000') of Part II of El Pueblo Viejo Landmark District, as legally described in Section 22.22.100(b).

2. **HILLSIDE DESIGN DISTRICT**. All real property within the Hillside Design District as delineated on the maps labeled "Hillside Design District" which is part of this Code and is shown at the end of this Chapter. All notations, references, and other information shown on said map are incorporated herein and made a part hereof. The entirety of any annexation shall become a part of the Hillside Design District upon annexation.

3. **HIGHWAY 101 SANTA BARBARA COASTAL PARKWAY SPECIAL DESIGN DISTRICT**. All real property within the State owned or leased right-of-way of Highway 101 and all City owned or leased right-of-way which intersects Highway 101 within the S-D-3 Coastal Overlay Zone (SBMC §28.45.009).

4. **LOWER RIVIERA SURVEY AREA - BUNGALOW DISTRICT**. All real property within "Lower Riviera Survey Area – Bungalow District" as shown on the map labeled as such and appended to the end of this Chapter – hereinafter referred to as the "Bungalow District." (Ord. 5333, 2004; Ord. 4940, 1996; Ord. 4768, 1992; Ord. 4725, 1991; Ord. 3646 §1, 1974.)

**22.68.115 Special Design District – Lower Riviera Survey Area (Bungalow District).**

A. **SPECIAL DESIGN DISTRICT AREA MAP – LOWER RIVIERA SURVEY AREA - BUNGALOW DISTRICT**. All applications for a building permit for improvements on real property within the special R-3 zone design district known as the "Lower Riviera Survey Area - Bungalow District" established pursuant to SBMC Section 22.68.110 shall be subject to the design review provision of this Section.

B. **REVIEW OF BUILDING PERMIT APPLICATIONS**. An application for a building permit to alter a structure located within the Bungalow District shall be referred to the Community Development Director for review to determine if the application constitutes a project to demolish the structure. For the purposes of this Section, a "demolition" shall be as defined in subparagraph (K) of Santa Barbara Municipal Code Section 22.22.020. Such a determination shall be made in writing within thirty (30) days of the date of the original application. If the Community Development Director determines that the application does constitute an application to demolish the structure, such application shall be referred to the City's Architectural Board of Review for review by the Board in accordance with the requirements of this Section. If the Community Development Director determines that the application does not constitute a demolition under the terms of this Section, the building permit shall be issued upon compliance with the otherwise applicable requirements of this Code for appropriate and required design and development review.

C. **REVIEW OF DEMOLITION APPLICATIONS BY THE ABR**. An application referred to the Architectural Board of Review pursuant to Subsection B above shall be reviewed by the ABR in accordance with the hearing, noticing, and appeal procedures established in SBMC Sections 22.68.065 and 22.68.080. An application referred to the Architectural Board of Review pursuant to Subsection B above shall not be approved unless the Architectural Board of Review makes all of the following findings with respect to that application:

1. That the demolition will not result in the loss of a structure containing a

primary feature or features of Bungalow or Arts and Crafts style residential architecture, which features are worthy of or appropriate for historical preservation;

2. That the demolition will not result in the loss of a structure which, although not eligible as a City Historic Resource, is a prime example of the Bungalow or Arts and Crafts style residential building appropriate for historical preservation;

3. That the demolition will not result in the loss of a structure which is prominent or which is a prime example of the Bungalow or Arts and Crafts style residential architecture for which this neighborhood is characterized or known.

D. **ABR CONDITIONAL APPROVAL OF DEMOLITION WITHIN THE BUNGALOW DISTRICT**. Notwithstanding the above-stated requirement for appropriate demolition findings, the ABR may approve a demolition application within the Bungalow District if the ABR conditions the demolition permit such that any proposed future development of the real property upon which the structure or structures are located must comply with express conditions of approval designed to preserve certain existing architectural features or buildings, as determined appropriate by the ABR.

Such conditions may provide that any future development of the property involved must either incorporate the existing structures, in whole or in part, into the new development, or it must preserve certain features or aspects of the existing structures or of the site such that these features are incorporated into any future development of the real property, either through the preservation of the building or feature or its replication in the new development, as may be determined appropriate by the ABR.

Such conditions of approval shall be prepared in written format acceptable to the Community Development Director and the City Attorney and shall be recorded in the official records of Santa Barbara County with respect to the involved real property such that these conditions shall be binding on all future owners of the real property as conditions imposed on any new development for a period of twenty (20) years after the conditional approval of the original demolition application and the completion of the demolition.

E. **REVIEW OF NEW DEVELOPMENT WITH BUNGALOW DISTRICT BY ARCHITECTURAL BOARD OF REVIEW**. Any application for a new structure or development within the Bungalow District, in addition to whatever form of City design review may be necessitated by other provision of this Code, shall also be referred to the Architectural Board of Review for development plan review and approval in accordance with the public hearing, noticing and appeal requirements of SBMC Section 22.68.065 and 22.68.080, provided that the property owner/applicant may be required to submit those development plan materials deemed necessary for full and appropriate review by the ABR prior to the ABR hearing.

The ABR shall not approve a new development within the Bungalow District unless it makes both of the following findings:

1. Express conditions of approval have been imposed on the proposed development which appropriately incorporate the existing structures or architectural features or other aspects of these structures (or of the site involved) into the new development, or these structures, features or

aspects will be appropriately replicated in the new development;

2. The proposed development will not substantially diminish the unique architectural style and character of the Bungalow District as a residential neighborhood of the City.

F. **GUIDELINES FOR SPECIAL DESIGN DISTRICT**. Within 180 days of the adoption of the ordinance approving the codification of this Section, the City Council, acting by resolution and after consultation with the ABR, the Historic Landmarks Commission (the "HLC"), and the Planning Commission, shall review and approve design and preservation guidelines intended for the purposes of defining and thereafter preserving the unique character and style of the Bungalow District neighborhood, which neighborhood guidelines shall thereafter provide direction and appropriate guidance to the ABR, the HLC, and the Planning Commission and City staff in connection with the review of applications filed pursuant to this Section. (Ord. 5333, 2004.)

### 22.68.120 Signs.

Application for sign permits shall be considered by the Architectural Board of Review only upon an appeal filed pursuant to Section 22.70.050.9 of this Code. (Ord. 4101, 1981; Ord. 3646 §1, 1974.)

### 22.68.130 Approval of Plans for Buildings, or Structures, on City Lands.

No building or structure shall be erected upon any land owned or leased by the City, or allowed to extend over or upon any street, or other public property, unless plans for the same and the location thereof shall first have been submitted to the Architectural Board of Review or the Historic Landmarks Commission, as applicable, for its approval. (Ord. 4849, 1994; Ord. 4701, 1991; Ord. 3646 §1, 1974.)

### 22.68.140 Disqualification of Members for Interest in Buildings.

Any member of the Architectural Board of Review who shall be employed to execute a building or structure of any kind requiring the approval of the Architectural Board of Review or who shall take part in competition for any such building or structure shall be disqualified from voting thereon, and in such instance the Architectural Board of Review may at its discretion invite an expert to advise with it thereon but not at the expense of the City. (Ord. 3646 §1, 1974.)

# TITLE 28
# The Zoning Ordinance

## 28.87.250 Development Along Creeks.

1. **Legislative Intent**. The purpose of this Section is to provide controls on development adjacent to the bed of Mission Creek within the City of Santa Barbara. These controls are necessary:

   a. to prevent undue damage or destruction of developments by flood waters;

   b. to prevent development on one parcel from causing undue detrimental impact on adjacent or downstream properties in the event of flood waters;

   c. to protect the public health, safety and welfare.

2. **Limitation on Development**. No person may construct, build, or place a development within the area described in Subsection 28.87.250.3 unless said development has been previously approved as provided in Subsection 28.87.250.5.

3. **Land Area Subject to Limitation**. The limitations of this Section shall apply to all land within the banks and located within twenty-five (25) feet of the top of either bank of Mission Creek within the City of Santa Barbara.

   "Top of bank" means the line formed by the intersection of the general plane of the sloping side of the watercourse with the general plane of the upper generally level ground along the watercourse; or, if the existing sloping side of the watercourse is steeper than the angle of repose (critical slope) of the soil or geologic structure involved, "top of bank" shall mean the intersection of a plane beginning at the toe of the bank and sloping at the angle of repose with the generally level ground along the watercourse. The angle of repose is assumed to be 1.5 (horizontal) : 1 (vertical) unless otherwise specified by a geologist or soils engineer with knowledge of the soil or geologic structure involved.

   "Toe of bank" means the line formed by the intersection of the general plane of the sloping side of the watercourse with the general plane of the bed of the watercourse.

4. **Development Defined**. Development, for the purposes of this Section, shall include any building or structure requiring a building permit; the construction or placement of a fence, wall, retaining wall, steps, deck (wood, rock, or concrete), or walkway; any grading; or, the relocation or removal of stones or other surface which forms a natural creek channel.

5. **Approval Required**. Prior to construction of a development in the area described in Subsection 28.87.250.3, the property owner shall obtain approvals as follow:

   a. Any development subject to the requirement for a building permit shall be reviewed and approved by the Chief of Building and Zoning or the Planning Commission on appeal prior to the issuance of a building permit.

   b. Any development not requiring a building permit shall be reviewed and approved by the Chief of Building and Zoning or his designated representative or the Planning Commission on appeal. A description of the

development shall be submitted showing the use of intended development, its location, size and manner of construction.

6. **Development Standards**. No development in the area subject to this Section shall be approved unless it is found that it will be consistent with the purposes set forth in Subsection 28.87.250.1.

   a. The Chief of Building and Zoning or the Planning Commission on appeal shall consider the following in determining whether the development is consistent with Subsection 28.87.250.1:

      (1) That the proposed new development will not significantly reduce existing floodways, re-align stream beds or otherwise adversely affect other properties by increasing stream velocities or depths, or by diverting the flow, and that the proposed new development will be reasonably safe from flow-related erosion and will not cause flow-related erosion hazards or otherwise aggravate existing flow-related erosion hazards.

      (2) That proposed additions, alterations or improvements comply with Subsection a(1) above.

      (3) That proposed reconstruction of structures damaged by fire, flood or other calamities will comply with Subsection a(1) above, or be less nonconforming than the original structure and will not adversely affect other properties.

      (4) The report, if any, of a qualified soils engineer or geologist and the recommendations of the Santa Barbara County Flood Control and Water Conservation District.

**28.90.050 Landscaping and Lighting.**

3. **PERIMETER PLANTERS**. Where such parking areas and/or driveways abut a street, a planting area at least five (5) feet in depth shall be provided and an ornamental wall or fence three-and-one-half (3-1/2) feet in height shall be provided, except if the planting area is eight (8) feet or greater in depth and suitable screen planting is provided, the ornamental fence or wall may be omitted. Where parking areas or driveways abut a neighboring building or a property line not adjoining a street, a planting area at least five (5) feet in depth shall be provided. The Architectural Board of Review, or the Historic Landmarks Commission if the property is located within El Pueblo Viejo Landmark District or another landmark district or if the structure is a designated City Landmark, may reduce or waive the requirement regarding the five (5) foot planting area where alternative landscaping and designs are presented that result in landscaping and designs that are equally effective.

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# ARCHITECTURAL BOARD OF REVIEW GUIDELINES

## PART 1

# **ARCHITECTURAL DESIGN**

Prepared By

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF SANTA BARBARA

CALIFORNIA

November 4, 2003

## ABR Goals

The ABR is guided by a set of general goals that define the major concerns and objectives of its review process. These goals are:

A. to protect the historic and architectural qualities of Santa Barbara;

B. to protect the beauty and ecological balance of Santa Barbara's natural resources;

C. to insure development and building consistent with the policies of the General Plan and Zoning Ordinance;

D. to promote high standards in architectural design and the construction of aesthetically pleasing structures;

E. to improve the general quality of the environment and promote conservation of natural and manmade resources of the City;

F. to encourage planning which is orderly, functionally efficient, healthful, convenient to the public, and aesthetically pleasing;

G. to encourage the construction of convenient and attractive commercial facilities and residences;

H. to promote neighborhood compatibility;

I. to encourage the preservation of pre-1925 and Hispanic styles of architecture;

J. to promote visual relief throughout the community by preservation of public scenic ocean and mountain vistas, creation of open space, and variation of styles of architecture; and

K. to preserve creek areas through restoration, maintenance, and enhancement, and to discourage removal of significant trees and foliage removal.

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# INTRODUCTION

## Purpose of the ABR Guidelines

The Architectural Board of Review (ABR) set of Guidelines have been developed to guide development proposals to ensure high standards of design are maintained in development and construction in the City of Santa Barbara. The Guidelines are also intended to assist public understanding of the stated goals and adopted policies of the ABR. In addition to ABR-specific guidelines, there are Supplemental Design Guidelines found in a series of separate documents. These Supplemental Design Guidelines provide more detailed guideline information for some projects. However, many ABR projects are not in an area with supplemental guidelines. These guidelines clarify ABR criteria for reviewing plans throughout the City.

## SECTION 1 Architectural Board of Review Background, Purpose, and Interpretation

### 1.1 Background.

The Architectural Board of Review (ABR) was established by ordinance on July 16, 1925, and met for seven months before being dissolved. It was re-established by ordinance in 1947. In 1949, the ABR was designated a Charter Committee by popular vote. Currently, the ABR consists of nine members, two of whom must be licensed architects, one a landscape architect, and three other professionals in related fields such as design or engineering. A quorum consists of four members, one of whom is an architect.

### 1.2 Objective.

The ABR is charged with the responsibility for "the protection and preservation as nearly as is practicable of the natural charm and beauty of the area in which the City is located and the historical style, qualities and characteristics of the buildings, structures and architectural features associated with and established by its long, illustrious and distinguished past". Santa Barbara has, for many years, enjoyed a widespread reputation for its distinctive buildings and the generally pleasing inter-relationship of these buildings with plantings, parks, beaches and the harbor, against a background of gently rounded foothills and mountains. The beauty and charm of this picture has enhanced the basic attraction of its year-round mild and equable climate.

Santa Barbara's distinctive architecture is a regional style with a Mediterranean influence. It reflects the City's historic past and compliments its setting in the natural environment. The successful adaptation of these architectural forms, with ingenious variations to meet modern needs, using simple materials, generous landscaping, human scale and soft colors, has resulted in the achievement of an architectural harmony that distinguishes Santa Barbara from other cities. It is essential to a rational and continued

improvement of our community that property owners, architects and builders recognize these facts and use initiative and their best judgment and talents toward development of buildings of character that harmonize with their surroundings and are suitable for the proposed site.

## SECTION 2 Guideline Interpretation and Application

The ABR is guided by a set of general goals that define the major concerns and objectives of its review process. These goals are listed on the back side of the cover of this document. These guidelines help to define how ABR carries out the goals.

These Guidelines are designed to provide direction to the ABR members and to the public as a whole; they are not intended to be binding in nature. Although failure to meet the Guidelines can form a basis for denial of a project, non-compliance with these Guidelines shall not be grounds to invalidate any action taken by the ABR, nor shall such non-compliance constitute a cause of action against the City or its officers, employees or agents concerning any matter.

All questions regarding the proper interpretation and application of these Guidelines shall be resolved by the ABR or, upon appeal, the City Council.

**Relationship to the General & Coastal Plans.** The Santa Barbara General Plan contains policies and direction regarding the visual aspect of development, neighborhood compatibility, and landscaping. General and Coastal Plan policies and direction prevail over both the Zoning Ordinance and ABR Guidelines.

**Relationship to Zoning Ordinance.** The Zoning Ordinance contains many standards which plans must comply with prior to ABR review. In using the Design Guidelines, Code requirements prevail over the guidelines. These guidelines are intended to augment the Municipal Code by providing guideline details to complement topics in the Code, as well as to provide guidelines on additional topics.

**Relationship to Other ABR Guidelines.** A number of other ABR Guidelines, described below under "Special Guidelines," also include direction regarding architectural appearance, site design and landscaping. This set of ABR Guidelines are compatible with those guidelines. These ABR Guidelines are more detailed on some subjects than the supplemental guidelines. However, where there are two guideline sets applicable to a project addressing the same issue, specific area or special district guidelines would prevail over these ABR guidelines. (See SBMC 22.68.110 B).

**Relationship to Neighborhood Preservation Ordinance (NPO).** The NPO triggers ABR review for single-family projects of substantial size or with substantial grading. These ABR Guidelines apply to single-family home projects subject to the NPO.

**Guideline Organization.** The ABR Design Guidelines are divided into three parts. This document (Part 1) contains the Architectural Design Guidelines. Only some projects require landscape plans, therefore Landscape Guidelines are under a separate cover (Part 2). Applicants may also consult the ABR Meeting Procedures

document (Part 3) which provides ABR background information and explains the ABR's meeting and review process and Staff's role in ABR agenda preparation.

## SECTION 3 Supplemental Design Guidelines

In addition to the basic guidelines outlined in the ABR's Architectural & Landscape Guidelines, other guidelines for specific types of development and for specific areas of the City have been prepared with input from the ABR, Landmarks Commission, Planning Commission, and others. These supplemental guidelines are contained in separate documents and include the following:

A. **Haley-Milpas Design Manual**. The purpose of these guidelines is to assist the people in the Haley-Milpas area in improving the appearance of their property. Goals in this area are to provide a more human-scaled and pedestrian environment; to give more attention to details to provide more interest and feeling; and to encourage mixed-use development to accommodate the mix of uses already existing in the area. U.S. Highway 101, Santa Barbara, Ortega, Salsipuedes and Haley Streets, and the properties facing Milpas Street bound this area.

B. **Airport Design Guidelines**. These Guidelines were established to recognize the aviation-oriented architecture in this area and to protect the theme established by the Mediterranean style of the airport terminal. The Guidelines apply to all property in the airport area.

C. **Waterfront Area Design Guidelines**. These Guidelines establish a general design theme, which emphasizes the area's proximity to the ocean and Harbor areas. These Guidelines apply to all property in the area of the Harbor and Pershing Park, as well as properties south of U.S. Highway 101 between Castillo Street on the west and the City limits on the east.

D. **Single-Family Residence Design Guidelines**. These Guidelines apply to almost all single family and one-story duplexes constructed or altered in the Hillside Design District and to certain houses outside of the Hillside Design District. The purpose of these guidelines is to assist applicants and designers to prepare homes and home addition proposals compatible with existing neighborhoods.

E. **Upper State Street Area Design Guidelines**. These Guidelines apply to the Upper State Street Area, an area generally on both sides of State Street from Constance Avenue to the westerly City limits. It also includes upper De la Vina Street from Constance Avenue to State Street; commercially developed areas along Hope Avenue, Hitchcock Way and La Cumbre Road and the commercial areas along Calle Real and Pesetas Way. The Upper State Street area is divided into 6 separate neighborhoods. It is recognized each of these is different and requires unique architectural solutions. These Guidelines describe the different neighborhoods and provide assistance for design development to remain compatible with the neighborhoods. In addition, there are special landscaping guidelines for the Upper State Street Area.

F. **Sign Review Guidelines**. These guidelines itemize acceptable standards for

the placement of signs throughout the City. The guidelines describe specific points of Sign Committee review, which promote aesthetic signing, and graphic design that enhances the architectural style or historical quality of a building.

G. **Outdoor Lighting Design Guidelines.** These guidelines itemize acceptable standards for outdoor lighting installations throughout the City. The guidelines recommend specific outdoor lighting design standards to avoid excessive glare.

H. **Urban Design Guidelines.** These guidelines apply to the City's Urban Grid. The intent of the guidelines is to ensure traditional design principles and pedestrian-friendly design concepts are incorporated into development proposal designs. The guidelines provide design criteria illustrations usable by design professionals, the public, and the ABR to evaluate development proposal consistency appropriate design principles.

I. **Outdoor Vending Machine Design Guidelines.** These guidelines establish design standards for screening, location, signage, illumination and appearance of outdoor vending machines to minimize negative visual impacts related with these installations.

J. **Wireless Communication Facilities/Antenna Design Guidelines**. These guidelines establish design standards for the screening, location, and appearance of wireless communication facilities to minimize adverse visual impacts related with these installations.

# ARCHITECTURAL DESIGN GUIDELINES

## Purpose of the Architectural Design Guidelines

The Architectural Board of Review (ABR) Architectural Design Guidelines have been developed to guide development proposals to insure high standards of design are maintained in development and construction in the City of Santa Barbara. The ABR Architectural Design Guidelines are also intended to assist the public understand the stated goals and adopted policies of the ABR. The ABR architectural design guidelines are intended to provide a clear statement of preferred design solutions and building materials considered acceptable by the ABR.

## SECTION 1 Site and Neighborhood Considerations

1.1 **Relation To Site.** Buildings should be designed to relate to site existing landforms and contours and to present an integrated appearance. Over-building of a site may be considered grounds for project denial.

1.2 **Neighborhood Compatibility**

A. **General.** In neighborhoods, which possess examples of distinctive architecture, structures and additions should present a harmonious character to not clash or exhibit discord with the particular surrounding neighborhood in which they are placed. Structure elements should be consistent with the best elements that distinguish the particular neighborhood in which they are proposed. These elements include, but are not limited to:

- mass
- scale
- rooflines
- colors
- textures
- materials

Maintenance of the existing setback and patterns of development in the particular neighborhood is also important.

B. **Neighborhoods Without Distinctive Architecture.** In neighborhoods which do not possess examples of distinctive architecture, structures and additions should be designed to lead the neighborhood toward designs, which are harmonious with Santa Barbara's distinctive built environment.

C. **Transitional Areas.** When a project is within close proximity to a landmark district, City Landmarks or Structures of Merit, consideration may be given to that district's guidelines [SBMC 22.22.100 B]. In these areas, project design should promote a smooth transition from one usage area or architectural style to the next. Special attention to consistency with the City's Urban Design Guidelines is recommended.

## SECTION 2 Architectural Imagery

2.1 **Building Design Compatibility & Consistency.** Buildings shall demonstrate compatibility in materials and consistency in style throughout exterior elevations. Building components such as windows, doors, arches and parapets should have proportions appropriate to the architecture. Additions should relate to the existing building in design, details, colors, and material.

2.2 **Architectural Styles.** The ABR does not mandate required architectural styles for specific neighborhoods or locations; however, consideration should be given to several factors that influence the ABR's preference concerning proposed architectural styles. Factors such as area prevailing architectural styles, neighborhood compatibility and structure visibility are factors which should be considered. One of the ABR's stated goals is to encourage the preservation of pre-1925 and Hispanic styles of architecture. In addition, traditional architectural styles based on the City's Hispanic tradition are preferred at highly visible locations such as: gateway or entry points into the City, hillside development as well as locations in close proximity to El Pueblo Viejo Landmark District.

2.3 **Building Materials.** Architectural style expressed through building materials, colors, design, exterior treatment, roof articulation and overall design in construction should be of good quality and durable exterior materials. Typical architectural enhancements include:

A. High quality construction & materials for exterior finishes

B. Wood windows, recesses, articulation of openings, wood shutters, ornamental ironwork

C. Enhanced landscaping, paving and/or decking

D. Heavy timber trellis or arbor structures

E. Stonework and/or tile work on walls

F. Front entry elements and/or porches

G. Enhanced or high quality roofing materials

H. Exposed downspouts and gutters painted or made of copper materials

## SECTION 3 Historical Significance

Potential historical or architectural significance should be researched. Plans should show consideration for significant historical or architectural elements if any exist on the site. Existing sandstone walls, stairways and wrought iron gates should be preserved and included as a part of the overall plan.

## SECTION 4 Accessory Buildings, Garages, and Carports

4.1 **Garages.** Where possible, garages should not front or face the street. If the garage faces the street, windows and other architectural detailing should be used on garage doors to eliminate a blank appearance.

4.2 **Accessory Buildings.** In residential zones, accessory buildings should not be of large size or located in visually prominent areas that detract from the neighborhood quality.

4.3 **Construction Over Carports.** In residential zones construction over carports is not allowed unless there are special considerations. Garages are more appropriate on the ground floor of multiple story buildings as they provide a more visually substantial mass to support the visual mass of upper stories.

## SECTION 5 Utilities and Equipment

5.1 **Utility Screening.** Utilitarian facilities, such as electrical transformers, satellite dishes, backflow prevention devices, loading docks, maintenance or trash storage areas should be located with consideration of neighboring structures and must be appropriately screened.

5.2 **Rooftop Equipment**. Equipment shall be screened. Screening shall present an integrated appearance with the overall building.

5.3 **Solar Panels.** Reflective solar panels may be approved if the location of panels are sensitively placed and are installed to not produce excessive glare**.** A very visible location and/or excessive use of these elements can detract from a residence's overall quality of appearance. Proposed solar panel installations will be reviewed to determine compatibility with existing structures and the site and to prevent significant glare problems.

5.4 **Skylights.**

A. Skylights are allowed when they are compatible with the architectural style of the building in which they are proposed and when they are compatible with the character of the surrounding neighborhood.

B. Flat skylights, made of non-reflective materials, is the preferred skylight type.

C. White plastic skylights or small dome shaped skylights may be acceptable if the skylights are screened by existing parapets, roofs, building forms or other equipment and it can be clearly demonstrated that the proposed skylights are not readily visible from adjacent properties or public ways.

D. Plastic domed solar tube skylights may be allowed if placed in areas that are not highly visible.

E. The cumulative impacts of exposed roof equipment shall be a consideration when determining the appropriate size, quantity and type of skylights proposed.

5.5 **Site Lighting.** Outdoor lighting shall be directed so it will not cast light or glare onto adjacent sites and shall comply with the Outdoor Lighting Design Guidelines.

## SECTION 6 Energy Efficiency, Green Building Design

6.1 **Energy Efficiency.** Buildings shall be designed and oriented to maximize energy efficiency and conservation including lighting design. Feasible passive and active solar design principles are encouraged.

6.2 **Green Building Design.** The ABR supports building designs that incorporate green building design principles and use energy efficiently. Buildings that conserve resources and use renewable sources of energy, including solar, wind, and biomass can be supported if the designs maintain an acceptable aesthetic quality and fit into the site and neighborhood.

Developing a plan for a green building design can reduce energy use, cool urban heat islands, and prevent storm-water runoff, as well as contribute to wildlife habitat and air quality. There are many ways to conserve resources during the building process.

Following are some example green building concepts:

- Selecting materials that have at least some recycled content can conserve natural resources and virgin materials.
- Selecting materials with less chemical or synthetic content, such as low VOC paints or adobe bricks, can reduce environmental toxins.
- Minimizing construction waste can ease the impact on landfills and resources.
- Installing water and energy-efficient product and/or orienting a building and selecting landscaping in response to solar and breeze patterns can conserve resources while reducing operating costs.
- Selecting building materials made from easily renewable resources conserves non-renewable resources.

## SECTION 7 Roofing Materials

7.1 **General.** Roofing material and color should be consistent with the building architectural style. Eave closures, a.k.a. bird stops, if any are proposed, shall be mortared with natural cement.

7.2 **Mission Tile.** Where a traditional Hispanic architectural style is proposed or where the location is highly visible or prominent, the use of two-piece terra cotta (Mission, “C-tile”) roof is required.

a) Terra Cotta roof tile shall not have a glossy finish.

b) Where two-piece “cap and pan” Mission tile is used on gable, shed and hipped roofs, the following installation criteria shall apply:

There shall be a double starter row employed at the eave ends. Field tiles are to be laid in random or scattered fashion. The roof shall have natural cement mortared hips and ridges. Terra Cotta red color shall be the predominant color

except where other color mixtures are specifically approved. Tile color shall be one consistent color with only slight natural variations acceptable. Artificial color "blends" shall be discouraged.

Exceptions to the required use of Mission Tile policy may be granted if the ABR makes the appropriate findings and determines a hardship condition exists that precludes Mission "C" roof tile use. Clay S-tile installation will be required to follow standard installation details as outlined below to mimic the Mission tile appearance.

7.3 **Clay S-Tile.**

A. Non-clay simulated Mission Tile use is generally unacceptable.

B. Clay S-Tile will be considered for approval for Affordable or Low-Income Housing projects only.

C. The following four criteria will be utilized to determine if the use of clay S-tile will be allowed for existing buildings:

1. The proposed clay S-tile installation is compatible with the building's architecture and the neighborhood character.
2. The proposed application meets with the intent of the ABR guidelines.
3. The building cannot structurally support the weight of 2-piece, clay barrel tile and clay S-tile is an appropriate alternative solution.
4. The applicant made a concerted effort to make the roof attractive.

7.4 **Required Installation Details as Conditions of Approval.**

A. There shall be a double starter row of two-piece barrel tile employed at the eave ends.

B. The roof shall have 15% to 20% of the field tiles laid with mortared randomly placed boosters (kickers).

C. The roof shall have natural cement mortared hips and ridges.

## SECTION 8 Architectural Elements - Commercial

Architectural elements such as windows, doors, cornice elements, columns, arches and roof forms can be utilized to enhance a building. These elements should be detailed to provide modulation, visual interest and textured relief.

8.1 **Architectural Features.** Features should enhance the architectural form and style of the structure. As a general rule, massing and details should be simple and proportionate to the building scale. Windows, entries, recesses, balconies, and stairways should add building interest.

8.2 **Color.** Building color should complement architectural details and blend with surrounding buildings or dominant structures. For large buildings located in the Downtown area, the major building mass of a structure should be white (where appropriate to the architectural style proposed). For smaller buildings, a more varied color palette for body and trim color may be appropriate.

8.3 **Stucco Texture**. Unless otherwise directed by the ABR, stucco should present a smooth, undulating troweled finish. A float sand finish may be acceptable. Rough texture, such as skip trowel or Spanish lace, is unacceptable Exterior materials and architectural elements should compliment each other. For example, heavy materials should appear to support lighter materials.

8.4 **Windows and Doors.** The pattern of windows and doors should be consistent with the building architectural style.

8.5 **Roof Ridgelines.** roofs should be articulated using elements such as false chimneys, towers and decorative vents and caps. Roof materials and overhangs can create shadow patterns. Decorative cornices can be added to provide visual interest.

## SECTION 9 Architectural Elements - Residential

Architectural elements such as windows, doors, cornice elements should create a rhythmic composition taking into consideration scale, style and architectural proportion. These elements should be detailed to provide modulation, visual interest and textured relief.

9.1 **General.**

A. **Architectural Features.** Features should enhance the architectural form and style of the house. For example, dormers, bay windows, porches, balconies, and entrance projections can add interest to the home.

B. **Color.** Building color should complement architectural details and blend with neighborhoods.

C. **Stucco Texture.** Unless otherwise directed by the ABR, stucco should present a smooth, undulating troweled finish. A float sand finish may be acceptable. Rough texture, such as skip trowel or Spanish lace, is unacceptable.

D. **Windows.** The pattern of windows and doors should reflect the scale and patterns in the neighborhood.

E. **Reflective Glass Material.** In General, deck-railing materials should be selected to be consistent with the architectural style of the structure. The use of decorative glass railings as guardrails or as windscreens is not the preferred material at highly visible locations due to the possible glare associated with these types of installations.

Installations of reflective glass materials will be reviewed to determine if the installation is compatible with the structure and that it does not create significant glare problems.

F. **Cost Consideration.** The ABR shall take the total cost of the applicant's design into consideration when reviewing qualified affordable housing projects. The expected cost of certain preferred

design elements is to be evaluated to maintain the affordability of residential units.

### 9.2 **R-2 (Two Family) Zone Accessory Dwelling Units.**

Review of accessory dwelling units proposed on lots 5,000 to 6,000 square feet in the R-2 Zone shall be guided by the following. Also, note landscaping guidelines specific to the R-2 zone in the ABR Landscaping Guidelines.

A. Accessory Dwelling Units shall be reviewed for neighborhood compatibility and neighborhood character preservation.

B. Encourage existing building preservation when feasible.

C. Consider second-story window placement in relationship to neighboring buildings to prevent privacy issues.

D. Fencing or barriers consistent with zoning shall be required along driveways to prevent parking on front yards.

### 9.3 **Condo Conversions.**

Projects which convert existing residences into condominiums are required to be aesthetically attractive, safe, and of quality construction in the SBMC. The ABR following guidelines apply specifically to condominium conversion projects.

A. Unit design should create a sense of separate identity and individuality

B. Entries should be easily identifiable and functional

C. Open space should be designed to be useable, defensible and safe

D. Special consideration should be given to privacy issues in project design

E. Special attention should be given to appropriate project scale, especially with apartment buildings built in the ‘50s and ‘60s

The architectural character of the proposed condominium should also be carefully considered.

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# ARCHITECTURAL BOARD OF REVIEW GUIDELINES

## PART 2

# **LANDSCAPE DESIGN**

Prepared By

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF SANTA BARBARA

CALIFORNIA

November 4, 2003

## ARCHITECTURAL BOARD OF REVIEW GOALS

The ABR is guided by a set of general goals that define the major concerns and objectives of its review process. These goals are:

A. to protect the historic and architectural qualities of Santa Barbara;

B. to protect the beauty and ecological balance of Santa Barbara's natural resources;

C. to insure development and building consistent with the policies of the General Plan and Zoning Ordinance;

D. to promote high standards in architectural design and the construction of aesthetically pleasing structures;

E. to improve the general quality of the environment and promote conservation of natural and manmade resources of the City;

F. to encourage planning which is orderly, functionally efficient, healthful, convenient to the public, and aesthetically pleasing;

G. to encourage the construction of convenient and attractive commercial facilities and residences;

H. to promote neighborhood compatibility;

I. to encourage the preservation of pre-1925 and Hispanic styles of architecture;

J. to promote visual relief throughout the community by preservation of public scenic ocean and mountain vistas, creation of open space, and variation of styles of architecture; and

K. to preserve creek areas through restoration, maintenance, and enhancement, and to discourage removal of significant trees and foliage removal.

# ABR LANDSCAPE GUIDELINES

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## INTRODUCTION

**Purpose of the Guidelines.** To provide general and specific guidelines for landscape plan design and installation throughout the City. Landscaping should be used as a unifying element within a project to enhance a building site and help achieve project compatibility with existing surroundings while complying with applicable policies and regulations.

**Relationship to the General & Coastal Plans.** The Santa Barbara General Plan contains policies and direction regarding landscaping in the Land Use, Conservation, and Seismic Safety Elements. City scenic routes, tree preservation, creek protection and other topics are covered in the elements. The Coastal Plan also contains landscaping direction; especially regarding bluff-top development, views from Highway 101, and tree preservation and protection. General and Coastal Plan policies and direction prevail over both the Zoning Ordinance and ABR Guidelines.

**Relationship to Zoning Ordinance.** The Zoning Ordinance requires all projects involving new commercial, industrial, institutional, or multi-family buildings and site improvements to have a landscape plan prepared by a licensed design professional. The Santa Barbara Municipal Code contains specific standards which must be met in landscape plans, including:

- parking lot standards (22.90)
- planting material standards (28.87)
- Water Conservation (22.08)
- tree maintenance (15.24)
- vegetation removal (22.10)

In using the Design Guidelines, Code requirements prevail over the guidelines. These guidelines are intended to augment the Municipal Code by providing further guidelines and details to complement topics in the Code, as well as to provide guidelines on additional topics. For convenience, a compiled handout of the codes listed above is available.

**Why ABR Landscape Guidelines?** Many projects subject to projects subject to ABR review are required to have landscape plans. Projects in some areas, such as the Hillside District or the downtown grid, are subject to supplemental guidelines which include direction regarding landscaping. However, many ABR projects are not in an area with such specific supplemental guidelines. These guidelines clarify and expand on ABR criteria for reviewing required landscape plans throughout the City.

**Relationship to Other ABR Guidelines.** A number of other Supplemental Guidelines, described in Part 1 of the ABR Architectural Design Guidelines, include landscaping guidelines, this document is compatible with those guidelines. This document is generally more detailed on landscape subjects. However, where there are two guideline sets applicable to a project addressing the same issue, specific area or special district guidelines would prevail over these ABR guidelines.

**Relationship to Neighborhood Preservation Ordinance (NPO).** The NPO triggers ABR review for single family projects of substantial size or with substantial grading. Often, the ABR requires landscape plans for these projects.

**Guideline Organization.** The ABR landscaping guidelines are broken into five sections. The first section describes when Landscape Plans are required and licensing requirements. The second section consists of general landscape guidelines applicable to all projects, including single-family residential projects. The third section includes additional guidelines for commercial and industrial projects. Vegetation removal guidelines and their relationship with NPO vegetation removal findings is described in the fourth section. The last section covers special constraint area guideline topics.

## SECTION 1 Landscape and Irrigation Plan Applicability

### 1.1. Landscape Plans

A. **Applicability.**

1. **Commercial, Industrial, Institutional, or Multi-Family Projects** on vacant lots require a landscape plan.
2. **Single-Family Home Projects.** ABR may require a landscape plan for new primary or secondary unit single-family home projects.
3. **Planning Commission Projects.** A Landscape Plan is required for some types of projects subject to Planning Commission review.
4. **Major Addition or Alteration Projects.** Projects involving substantial additions or alterations to existing developed sites may require landscape plans when:
   - existing landscaped areas are proposed for removal or alteration, and/or
   - new landscaping improvements are proposed.
5. **Projects with Grading Work or Vegetation Removal.** Projects which propose substantial landscaping changes as a result of grading work or vegetation removal may require landscape plans or additional landscaping information submittal at the ABR's discretion.
6. **Projects Which Involve Historic, Archaeological, or Environmental Resource or Hazards and Projects with Potential Public View Impacts.** Landscape improvements and a landscape plan may be required to address aesthetic concerns in the following cases:
   - when a proposed improvement involves a historic, archaeological, or environmental resource hazard, and/or
   - to lessen potential project impacts to public scenic views

B. **Exemptions.** Minor projects, small parking area landscaping or landscaping which is not visible to the public may be exempt from the above requirements as determined by the ABR. In these instances, proposed landscaping may be shown on the site plan rather than on a separate landscape plan.

C. **Plan Contents.** Landscape plans must be submitted prior to the ABR Preliminary Review hearing. Landscape plans shall indicate:

1. Location, size and species of existing and proposed trees, shrubs, and plants
2. Any trees proposed for removal indicated with an "X"
3. Total Landscaped area in square feet
4. Location of any proposed paved surfaces
5. Site and lot landscape and hardscape area percentages.

6. Existing and proposed landscaping for street parkway strips fronting the subject property

7. Irrigation plans, except when the ABR waives this requirement. An irrigation plan must include the City Water Conservation compliance statement at final approval. Refer to Landscape Design Standards for Water Conservation § 22.080.020 for further irrigation plan requirements.

Final Landscape Plans may also be required to include additional planting, specifications, and erosion control measures.

### 1.2 Licensing Requirement

A. **General.** Pursuant to State Law, the preparation of landscape and/or irrigation plans for all commercial, industrial, institutional and multi-family projects must be executed and stamped by a licensed landscape architect.

B. **Plans Prepared by Unlicensed Persons.** Unlicensed persons may prepare landscape plans for minor work involving single residential units, or projects solely consisting of landscaping for 5,000 square feet or less. (Please refer to current State Landscape Architects Practice Act, §5641)

However, the ABR may require a licensed landscape architect to prepare plans for these projects in the following circumstances:

1. Unlicensed person landscape or irrigation plan submittals are determined inadequate; or otherwise do not meet minimum review standards.

2. The proposed project involves extensive grading, revegetation or improvements with unique or sensitive habitats or environments.

## SECTION 2 General Guidelines

Landscaping is considered an integral part of a project's design. Landscaping can enhance the City's natural beauty. Landscaping can compliment new development as well as provide neighborhood cohesiveness. Landscaping embellishes and enhances new construction. Landscape plans should reflect consideration of overall site aesthetics. Landscaping improvements should:

- compliment architecture,
- provide outdoor privacy areas,
- provide screening for undesirable views, and
- provide usable and functional open space.

The following general guidelines apply to all types of landscaping proposals.

### 2.1 Site Layout and Massing

Landscape massing refers to plant material that creates an appearance of substantial vegetation. The landscape plan should balance plant material and hardscape site elements such as walkways and walls.

A. **Lot Landscape Coverage.** Landscape massing shall provide for a generous overall percentage of plant landscaping in relation to the site and lot hardscape. Paved areas should be minimized and planting areas maximized.

B. **Neighbor Screening.** Screening plants, such as hedges, should be considered to create privacy between neighbors. Hedges shall comply with SBMC 28.87.170.

C. **Neighborhood Compatibility.** Landscaping visible from the street should be compatible with the surrounding neighborhood in plant type and scale. Site elements such as walls, steps, fences, etc. should be compatible with neighborhood elements in scale, color and materials.

D. **Trees for Shade and Weather Protection.** Canopy, skyline, and specimen trees shall be provided for shade and weather protection.

## 2.2 Plant Selection

Plant selection for the landscape plan should consider principles of sustainable landscaping and be sensitive to various elements described below.

A. **Blending with Existing Vegetation.** Blend the type, coloring, size, and height of proposed vegetation into existing vegetation.

B. **Growth.** Consider appropriate plant selection and location to:

1. reduce the potential for normal plant material growth to significantly block an adjacent property's primary scenic view or sunlight (solar access), and/or
2. allow normal plant material growth to achieve privacy screening and to produce a desired aesthetic result.
3. Ensure vegetation scale consistent with public view preservation called for in the Coastal Plan and General plan (e.g. Land Use Element City Scenic Routes).

C. **Adaptability.** Plant selection shall be based on adaptability to climatic, geologic, and topographical site conditions.

D. **Native and Mediterranean Plants.** Use native plants whenever possible. Where non-native species are used, emphasize plants from other Mediterranean climate regions.

E. **Invasive Plants.** Avoid invasive plant use, especially in, or adjacent to environmentally sensitive habitat areas. Carefully select plants to avoid species that might migrate from the landscape and become "weeds". (Refer to the attached list of invasive plants published by the California Exotic Pest Plant Council.)

F. **Plant Spacing.** Space plants correctly, allowing for plant maturation without crowding or root damage. Plants with similar cultivation and watering requirements should be grouped together.

## 2.3 Sustainability Principles

Guidelines throughout this document support sustainable principles. Landscape plan plant selection should reflect consideration of sustainable landscaping principles and be

sensitive to elements described below. Also, see Special Area Guidelines Section 5 where additional sustainability concepts are located.

A. **Waste Minimization.** Sustainable landscape planning that protects the environment by using minimal resources and creating minimal waste is encouraged. (See Section 4.6).

B. **Natural Features and Graded Areas.** Protect existing natural features and re-vegetate graded areas.

C. **Erosion-Prone Areas.** Consistent with the Seismic Safety Element, species that add weight to a hillside (such as iceplant) shall be avoided on steep hillsides or adjacent to bluff top areas susceptible to erosion. Deep-rooted species that assist in stabilizing slopes and control erosion are encouraged.

D. **Water Efficiency.** Water efficient landscaping is mandatory per City Resolution 89-077. Landscaping and irrigation shall be planned with consideration for water conservation through use of drought-tolerant species, low water irrigation systems and other methods listed in City Resolution 89-077.

E. **Irrigated Landscapes.** Species that require significant watering (such as turf) shall be avoided on steep hillsides or narrow pathways, which are difficult to irrigate.

F. **Natural Drainage.** Design landscaping to enhance natural drainage and biofiltration of pollutants through the use of bioswales and other techniques.

G. **Permeability and Percolation.** Use urban runoff/pollution control Best Management Practices to increase the permeability of sites and on-site percolation of runoff. For example, design projects to collect runoff on-site and maximize hardscape area permeability with brick or pavers on sand.

H. **Drainage Flow.** Use natural watercourses, earth swales, v-ditches, drywells and water dissipation devices to enhance drainage flow on and through the site.

I. **On-Site Water Retention.** Use methods to retain water on the site to recharge groundwater, and to use for future watering (e.g. cisterns).

## 2.4 Street and Driveway Design

Street and driveway designs should utilize the following design concepts.

A. **Grading, Exposed Excavations and Retaining Walls.** Design streets or driveways to limit grading quantities, steep, exposed excavations and avoid the use of retaining walls where possible.

B. **Street and Driveway Widths.** Limit street and driveway widths to reduce paving quantity and encourage slower vehicle speeds, while providing adequate access. Consider the use of ribbon driveways, pavers and other materials that decrease the amount of pavement and increase permeability. Please note, applicants must consult with the Fire Department and Transportation Division regarding alternative paving methods.

C. **Garage Orientation.** Where possible, orient driveways and garages to be street-friendly, so that garage or carport openings are not facing directly onto streets.

D. **Sidewalk Widths.** Provide street sidewalk widths that allow for landscaped parkways to buffer pedestrians from street traffic.

E. **Street Trees.** City street trees should be incorporated into a project when none exist and/or at locations recommended by the ABR or City Arborist and the Street Tree Master Plan. Any street tree removal is subject to Park Commission approval.

F. **Street Tile**: Refer to City of Santa Barbara Paver Surfaces and Transitions Guidelines. The guidelines have been developed by the City under the auspices of the Access Advisory Committee to Staff, the Architectural Board of Review, and the Landmarks Commission. The guidelines are intended to facilitate the design review process, in consideration of City discretionary standards and in conjunction with the California Title 24 Accessibility requirements.

## 2.5 Parking Lots

Parking lot designs for commercial, industrial, institutional, or multi-family residential developments are required to provide attractive and durable screening for adjoining areas (SBMC §28.90.050). Canopy trees provide important benefits in parking lots such as producing shade, moderating the heat absorbed by asphalt, and reducing air pollution from parked cars. The ABR is charged with enhancing parking lot designs to offset utilitarian appearances. The following standards apply to all parking areas, parking lots, and automobile service station/mini-market designs. Please note paving standards are also included in Section 3.1 and 3.2.C.

A. **Perimeter Planter Requirements.** Municipal Code §28.90.050.3 contains perimeter planter requirements. The Code also provides the ABR with the ability to reduce or waive the requirements where alternative landscaping and designs proposed are equally effective in meeting the ordinance intent. In accordance with the ordinance, the ABR will consider whether a landscape planter waiver can be granted in the following circumstances:

1. unique lot or existing building configurations will not allow a full parking area with five (5) foot wide planters; or,
2. where an existing building precludes a driveway with full-sized planters; or
3. the project entrance is enhanced with an effective landscape screen, screen walls, decorative paving, significant architectural elements and/or skyline trees, or
4. significant landscaping is proposed on other portions of the site so the plan maximizes landscaping within the parking area and/or throughout the project.

B. **Plant Types.** Planting shall consist of trees, shrubs and ground cover. Drought tolerant plant use is encouraged, as is flowering vine use on fences and walls.

C. **Shade and Greenery.** Use canopy trees in the interior of surface parking lots to provide shade and greenery. SBMC §28.90.050.3 requires a ratio of trees to parking spaces. Beyond this requirement, providing tree canopy coverage to

result in at least 50% of the total paved area to be shaded within fifteen (15) years is recommended. (Refer to List of Recommended Parking Lot Canopy Trees-Appendix A).

D. **Vertical Clearance.** Mature tree canopies should have a vertical clearance of fifteen (15) feet in order to accommodate lighting fixtures. Lighting fixtures should be lower than mature canopy trees. (Comply with Outdoor Lighting Design Guidelines).

E. **Pavement Minimization.** Consider variable materials to reduce the appearance of substantial paving and to increase permeability. Please note, applicants must consult with the Fire Department and Transportation Division regarding alternative paving methods.

## SECTION 3 Additional Guidelines for Commercial/Industrial/Institutional, Multi-Family, and Two-Family Residential Projects

The following guidelines are applied to Commercial/Industrial and Multi-Family Residential projects in addition to the General Guidelines in Section 2.

### 3.1 Commercial/Industrial/Institutional

Landscape planning in commercial and industrial areas of the City should have a different emphasis than residential areas. The focus in commercial/industrial areas should be on streetscape, driveway areas and parking lots. Mixed-use developments should consider goals from both commercial and residential landscape guidelines. Large pavement areas, such as driveways and parking areas, should be embellished through material variation, and/or pedestrian walkway delineation.

### 3.2 Multi-Family Residential

Exceptional landscape plans for multi-family residential developments are important due to the dense nature of these projects. The following guidelines are specific to proposed multi-family residential landscape plans.

A. **Outdoor Living Space Area.** Designs should attempt to maximize the open yard area for each new dwelling unit, providing real usable outdoor living space, with special emphasis on safe, usable play areas for children. Consideration will be given for small or alternative landscaping designs for highly urban areas.

B. **Outdoor Living Space Design.** Outdoor living area designs should have functional areas relating to site, solar access, and floor plans.

C. **Pavement.** Vary paving materials to create interest and to delineate circulation within the ground plane, including separation between pedestrian and vehicular access.

D. **Habitat Enhancement.** Use habitat-enhancing trees and shrubs.

E. **Plants for Building Edges.** Use vines and espaliered plants to soften building edges.

F. **Screening.** Design the site to screen unsightly elements (e.g., carports, parking stalls, trash areas).

G. **Maintenance.** Projects must be maintainable and sustainable.

H. **Landscape Protection.** Protect landscaped areas from vehicular and pedestrian encroachment with raised planting surfaces or curbs. Concrete step areas or stepping-stones should be provided in landscape planters adjacent to parking spaces.

### 3.3 Two-Family (R-2) Zone

Two-family (R-2) Zone projects are subject to the following guidelines. These projects should also be designed with special consideration for consistency with Street and Driveway Guideline 2.4.B, above.

A. **Street Presence.** Street presence is an important consideration. When required private outdoor living space is provided in the front yard, discourage high hedges and/or solid walls.

B. **Open Yard Area Landscaping.** The required 600 square foot open yard area should include landscaping (e.g. trees and plant materials).

C. **Pavement Minimization.** Consider the great value in minimizing pavement to the extent possible and including pervious surfaces.

## SECTION 4 Tree and Vegetation Preservation

### 4.1 General

Development should be sensitive to existing mature trees as they are a valued community resource. The ABR's goal is to prevent unnecessary tree removal. Mature trees should be integrated into project design rather than removed. All feasible options should be exhausted prior to tree removal.

A. **Goal.** Existing tree preservation and protection shall be a primary goal of a landscape design.

B. **Projects Proposing Tree Removal**. If existing tree preservation is not possible, tree loss may result in required tree replacement(s) or possible project denial.

C. **General Tree Replacement Standards.**

Trees four (4) inches in diameter or greater at four (4) feet above grade in height removed shall be replaced on site on a minimum one-to-one basis, unless an alternative replacement ratio is deemed necessary as part of the environmental review process. Typically required standard mitigation for tree loss is a 3:1 ratio replacement standard. This standard can also be increased up to 10:1 depending on the type of tree removed, lot size, and size and expected survival rate of replacement trees.

The appropriate replacement size shall be determined through the environmental review process in conjunction with ABR review depending on the size and biological value of the tree and on-site conditions. (See Native and Specimen Tree Protection and Replacement Standards, below).

D. **Native and Specimen Tree Protection and Replacement Standards.**

Consistent with Conservation Element Visual Resources Policy 4.0 and Biological Resource Policy 4.0, efforts shall be made to preserve trees. In particular, native trees, including oak trees, and specimen trees are subject to the following guidelines:

1. **Earth Disturbance Prohibitions.** No earth disturbance is allowed in the circular area one-third the distance of the overall canopy/dripline as measured from the trunk. (For example, if the tree canopy is 30 feet, no work can be done in the first 10 feet from the outside edge of the trunk in all directions.) In other areas under the canopy/dripline, earth may only be disturbed with hand tools.
2. **Arborist's Report.** Any work within the general vicinity of the dripline of a native or specimen tree may require an Arborist's Report. If an Arborist's report is required, the ABR may defer to the report's recommendations.
3. **Paving.** Paving and other non-permeable surface encroachment under native and specimen tree canopy/driplines should be minimized. For oak trees, no paving is allowed under the canopy due to their sensitivity to paving. If paving or other non-permeable surfaces encroach within a canopy, no more than 25% of the total area beneath the canopy dripline can be covered and paving may only be placed by hand or with hand tools.
4. **Distance from Structures.** The edge of the mature native or specimen tree canopy dripline should remain a minimum of five (5) feet from all new structures.
5. **Protection Notes.** Proposed projects which may impact existing native or specimen trees are required to submit Tree Protection notes as part of the final landscape submittal. Notes shall be located on all site and/or grading plans.
6. **Replacement Dimensions.** If it is determined that a native or specimen tree is to be removed, the diameter of the required replacement tree(s) will be equal to or greater than one-quarter the diameter of the existing tree (e.g., a 12-inch-diameter oak will be replaced with one measuring no less than 3 inches). Smaller tree replacement sizes than this formula may be specified in some cases to ensure replacement tree availability.

## 4.2 Vegetation Removal and Neighborhood Preservation Ordinance (NPO)

There are specific vegetation removal types and quantities that may require a vegetation removal permit and ABR review. For example, the Fire Department requires weed abatement in specific areas of the City; a vegetation removal permit may be required for some forms of weed abatement. Please refer to SBMC §22.10 for exemption categories.

NPO findings are made for appropriate grading and for native tree protection on hillsides. The ABR strongly encourages native vegetation preservation. ABR NPO findings must be made for project approval.

### 4.3 Landscape Maintenance/Conditions of Approval

The ABR may conditionally approve projects to maintain landscaping to allow natural tree growth to mature heights. It is unlawful to cut down or otherwise destroy trees as outlined in Chapter SBMC §15.24. Tree removal and excessive pruning of trees is considered destruction and shall be considered a violation of ABR conditions of approval for required landscaping.

## SECTION 5 Special Areas

### 5.1 Hillside Residential Landscape Design

Landscaping in hillside areas should be sensitive to the community's view of the new development as well as the view from the subject property. Plantings should soften the appearance of new home, major addition, and retaining wall project components. The following guidelines are specific to hillside areas of the City.

A. **Appearance.** Landscaping should visually diminish the mass of structures as viewed from the community. Plantings should be selected from a palette of California native plants or Mediterranean plants that blend into the hillside and frame views. Plantings should not distract from the natural hillside profile. For example, palm tree installation would be discouraged, especially along ridgelines.

B. **Natural Surroundings.** Oak woodlands, steep slopes, bluffs, creeks, watersheds, or other native habitats should be evaluated by a biologist, arborist, or landscape architect to determine appropriate landscape plant selection and maintenance to minimize negative effects on natural areas.

C. **Grading.** Grading should be minimized.

D. **Slope Failure.** In the event of slope failure, a soils engineer, geologist or landscape architect may be required to recommend appropriate mitigation for plantings and/or irrigation installation as well as erosion control measures.

E. **Erosion Control Measures.** Erosion control measures should also be included on hillside landscape plans. Also, refer to the Seismic Safety Element Landslides Hazard Reduction recommendations section.

### 5.2 Creeks, Water Courses and Wetlands

Projects near creeks, water courses and wetlands are subject to the following guidelines. These projects should also be designed with special consideration for consistency with Sustainability Guidelines 2.3.C through E.

A. **Degradation Prohibition.** Development in and adjacent to creeks shall not degrade the creeks or their riparian environments. Where existing creeks, watercourses, and/or wetlands provide a natural environment, avoid removal of these environments.

B. **Native Plant Species.** Protect, maintain, enhance, and/or restore native plant species and vegetation in areas along natural creeks, watercourses and wetlands.

C. **Expert Use.** Consult a licensed landscape architect and/or biologist to provide recommendations and/or specifications to plant, protect or revegetate a site. In many cases, a biologist will be required to participate in the development of restoration and/or revegetation plans.

D. **Immediately Adjacent Landscaping.** Only native, non-invasive vegetation shall be planted immediately adjacent to creeks, watercourses and wetlands. Also, see Conservation Element and Local Coastal Plan direction regarding development on bluffs.

E. **Buffer Landscaping.** Vegetative buffers shall be provided between natural areas and developed or high-use areas. Buffer vegetation should be native, but may include non-native vegetation if it is non-invasive.

## 5.3 High Fire Hazard Area Landscape Design

A. **Vegetation Modification Zone.** Provide or create a vegetation modification zone around structures consistent with Fire Department High Fire Hazard Area Landscape Guidelines. The guidelines specify drought tolerant and fire-resistant plants to reduce wildfire risks. Please consult with the Fire Department's Wildland Interface Specialist.

B. **Native and Fire Retardant Vegetation.** Native and fire retardant vegetation use is encouraged for major cut and fill slope landscaping where development occurs on hillsides.

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# APPENDIX A

## LIST OF RECOMMENDED PARKING LOT CANOPY TREES

| | |
|---|---|
| *Acacia stenophylla* | Shoestring Acacia |
| *Acer paxii* | Evergreen Maple |
| *Acrocarpus fraxinifolius* | Pink Cedar |
| *Bauhinia variegata* | Purple Orchid Tree |
| *Brachychiton populneus* | Bottle Tree |
| *Calodendrum capensde* | Cape Chestnut |
| *Cassia excelsa* | Crown Of Gold |
| Cedrela fissilis | Cigarbox Tree |
| Chionanthus retusus | Fringe Tree |
| Cupaniopsis anacardiodes | Carrotwood |
| *Eucalyptus ficifolia* | Red Flowering Gum |
| *Eucalyptus leucoxylon* | White Ironbark |
| *Firmiana simplex* | Chinese Parasol Tree |
| *Fraxinus 'raywood'* | Raywood Ash |
| *Jacaranda mimosifolia* | Jacaranda |
| *Koelreuteria bipinnata* | Chinese Flame Tree |
| *Magnolia grandiflora* | Southern Magnolia |
| *Melaleuca quinquinervia* | Paperbark |
| *Melaleuca styphelioides* | Prickley Paperbark |
| *Metrocediros excelsus* | New Zealand Christmas Tree |
| *Morus alba* | White Mulberry |
| *Pistaia chinensis* | Chinese Pistache |
| *Platanus acerifolia* | London Plane Tree |
| *Podocarpus gracilior* | Fern Pine |
| *Pyrus calleryana* | Bradford Pear |
| *Pyrus kawakamii* | Evergreen Pear |
| *Quercus suber* | Cork Oak |
| *Quercus virginiana* | Southern Live Oak |
| *Sophora japonica* | Japanese Pagoda Tree |
| *Spathodea campanulata* | African Tulip Tree |
| *Tabebuia ipe* | Pink Trumpet Tree |
| *Tabebuia chrysotrica* | Golden Trumpet Tree |
| *Tipuana tipu* | Tipu Tree |
| *Tristania conferta* | Brisbane Box |
| *Ulmus parvifolia* | Chinese Elm |

Trees selected from *Street Trees Recommended for Southern California*, published by Street Tree Seminar, Inc.

Criteria for inclusion as follows:

- adaptable to Sunset Zones 23-24,
- mature height over 30 feet,
- small planter areas adaptability,
- fast to moderate growth rate,
- form somewhat spreading
- not overly messy.

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# APPENDIX B

CalEPPC List of Exotic Pest Plants of Greatest Ecological Concern in California

SEE ATTACHED LIST

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**Single Family Residence Design Guidelines, City of Santa Barbara**

**Pages 5 and 6 and H-6 through N-2 text only.** For full document and illustrations, please visit the **Zoning Counter at 630 Garden Street.**

**Table of Contents** For full document and illustrations, please visit the **Zoning Counter at 630 Garden Street.**

**Introduction**

According to the Santa Barbara General Plan, "Santa Barbara has, as its primary… [goal], the provision of a particularly desirable living environment." The City's hillsides are a unique resource. The Conservation Element of the General Plan also states that "hillside developments provide vistas for residents who inhabit those structures. Yet, residential developments render hillsides less natural as topography and vegetation are modified."

The Conservation Element recognizes several threats to Santa Barbara's visual resources including grading, view blockage by new structures, ridgeline development and the loss of important trees. It recommends provisions to protect and enhance the scenic character of the City.

Changes in neighborhood that are not on the hillsides of the City have raised a number of concerns in recent years. These concerns involve new and remodeled houses that are significantly larger than surrounding houses, that use materials and designs that are incompatible with their surroundings, that invade the privacy of surrounding properties or are so sited that they block light and views for other existing homes.

The City Charter assigns responsibility for carrying out the mandates of the General Plan to the Planning Commission. It also gives direction to the Architectural Board of Review (ABR). The ABR must consider "…the preservation and protection as nearly as practicable of the natural charm and beauty of the area in which the City is located and the historical style, qualities and characteristics of the buildings, structures and architectural features associated with and established by its long, illustrious and distinguished past."

The Guidelines are primarily a guide for the homeowner, architect, developer and builder who are designing new single family homes or remodeling existing houses. These Guidelines also provide a framework for the design review process for City staff, ABR, Planning Commission and City Council.

Within the landmark districts, design is handled primarily by the Landmarks Committee and will be more strictly reviewed for consistency with the architectural styles allowed within the districts. See the Landmarks Committee Guidelines and Guidelines, El Pueblo Viejo District (1987) for more informaiton.

The design policies and implementation techniques set forth in these Guidelines are not meant to discourage unique and inventive design solutions; they serve as the guide for the decision makers to make the necessary findings for their design related decisions.

**Objective** For full document and illustrations, please visit the **Zoning Counter at 630 Garden Street.**

**Legal Authority** For full document and illustrations, please visit the **Zoning Counter at 630 Garden Street.**

**Hillside Housing Techniques**

**Design Policies and Techniques**

In order to approve new houses and additions to existing houses in the Hillside Design District, the ABR (and the Planning Commission for those houses subject to its review) must make the following findings:

1 The public health, safety and welfare will be protected.
2 The grading and development will be appropriate to the site, have been designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
3 The project will, to the maximum extent feasible, preserve and protect any native or mature trees with a minimum trunk diameter of four inches (4") measured four feet (4') from the base of the trunk. Any specimen tree, skyline tree, or oak tree with a diameter of four inches (4") or more at four feet (4') above natural grade that must be removed will be replaced on a one-to-one basis, at a minimum. Designated Specimen, Historic and Landmark trees will not be removed.
4 The development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
5 The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and neighborhood.
6 The development will preserve significant public scenic views of and from the hillside.

1 **Blend the house into its surroundings.**
1.1 Set building into hillside.
1.2 Step the building up or down the hill.
1.3 Minimize the visual impact of grading by doing most of the cut under the buildings.
1.4 Use materials and colors to reduce the apparent bulk.
1.5 Avoid exposed underfloor areas.
1.6 Avoid excessive soil removal and fill.
1.7 Avoid large downhill cantilevers.
1.8 Avoid tall support columns for overhanging areas.
1.9 Select colors that are compatible with the neighborhood.
1.10 Fit in with hillside topography and background.
1.11 Avoid interrupting the natural ridgelines.
1.12 Avoid using fill to hide downhill foundations.

2 **Building height should be in proportion to the style and size of the house and to the lot area**
2.1 Set back higher portions of the structure to reduce the appearance of height.
2.2 Vary height of building elements.
2.3 Minimize areas of maximum height.
2.4 Avoid using designs intended for flat lots on the hillsides.
2.5 Avoid exposing underside of buildings or decks.

3 **Limit the amount of grading to avoid erosion visual and other impacts.**
3.1 Preserve slopes greater than 30% by avoiding grading and clearing.
3.2 Avoid visual scarring.
3.3 Preserve natural ridgelines.
3.4 Set house below ridgeline.
3.5 Preserve natural vegetation and mature trees.
3.6 Set buildings into hillside by cutting into slope.
3.7 Grading immediately under the house is encouraged; up to 500 cubic yards is allowed beyond the footprint of the house without Planning Commission review.
3.8 Retaining walls should be incorporated under the house.
3.9 Minimize grading outside of the building footprints.
3.10 Attempt to balance cut and fill on site, while recognizing that export may be necessary to preserve the natural topography.

3.11 Excess materials may be used elsewhere on the site if the grading results in minimum changes to the natural contours and will not be distinguished from surroundings within a short period of time.
3.12 Man made contours should mimic natural contours.
3.13 Avoid hiding downhill foundations with fill.

**GRADING FOR DRIVEWAY PURPOSES. Minimize and mitigate visual effects.**

3.14 Set house on the site so that the length of the driveway is minimized.
3.15 Minimize the visibility of driveway cuts from the property.
3.16 Use planting, wall materials and colors to minimize visual effects of driveway cuts.
3.17 Design driveway slope with the natural topography.

4 **Design retaining walls to blend into their surroundings.**

4.1 Walls should not exceed 50 feet in length.
4.2 Walls should not exceed 6 feet in height.
4.3 Stepped or terraced retaining walls, with planting in between, may be an acceptable alternative to tall retaining walls.
4.4 Long continuous walls may be an acceptable alternative to tall retaining walls.
4.5 Long continuous walls may be acceptable if they undulate, are broken by buttresses or pilasters and are of appropriate natural materials such as stone or adobe. Plaster walls may be acceptable at ABR's discretion.
4.6 Use colors which tend to blend with the surrounding natural colors of the hillsides.
4.7 Use stone or other natural materials.
4.8 Use planting, wall materials and colors which minimize the visual effects of retaining walls.

5 **Use architectural features to break up unacceptable massing.**

5.1 Vary rooflines.
5.2 Use a combination of vertical and horizontal elements.
5.3 Use design elements that are consistent with the chosen style.
5.4 Use doors and windows to create patterns.
5.5 Use step backs and projections in the design to create interest.
5.6 Tall elements should be placed toward the center of the uphill portion of the building.

6 **Neighborhood Compatiblity: Design structure to fit with the existing neighborhood.**

6.1 Be compatible with neighboring houses in terms of proportion, size, mass and height.
6.2 Architectural style is not restricted to the existing neighborhood style, but should be compatible.
6.3 Avoid crowding or overwhelming neighboring residences.
6.4 Minimize creation of a vertical canyon effect between houses. When a two-story house is proposed adjacent to one story houses, the space between them is important. The space between houses should increase as wall height increases.
6.5 Avoid large expanses of building walls, especially when combined with retaining walls.
6.6 Also review Good Neighbor Policies on pages N-1 and N-2.

7 **Hillside Housing - Landscaping**
**Use landscaping to blend the structure with the environment.**

7.1 Preserve existing vegetation and significant trees as much as possible.
7.2 Blend the type, coloring, size and height of new vegetation into pre-existing vegetation.
7.3 Use landscaping to enhance the architecture.
7.4 Avoid using vegetation to correct problems of design, privacy and bulk.

7.5 Modify soils to minimize watering.
7.6 Revegetate graded areas as soon as possible after grading.
7.7 Use drought tolerant, native and/or Mediterranean vegetation.
7.8 Use fire retardent landscaping.
7.9 Use drip irrigation where possible.
7.10 Avoid unneccessary grading and removal of soil.
7.11 Use landscaping to control sun and wind: e.g. use deciduous trees and/or vines on the south sides of buildings to provide passive heat in the winter and cooling in the summer.

8 **Integrate fences and walls with structures and setting.**

8.1 Minimize fence and wall heights.
8.2 Break walls into low segments, stepping up or down the hill.
8.3 Use horizontal lines and proportions to reduce perception of height and bulk.
8.4 Follow topography with fence and wall design.
8.5 Minimize length of solid fences and walls on hillsides.
8.6 Use open rather than solid fence design ot reduce visual and structural bulk.
8.7 Use earth tone colors and native, natural materials.
8.8 Integrate vegetation and landscaping with fence and wall design.
8.9 Chain link fences are strongly discouraged in the Hillside Design District. Where proposed, chain link should be softened with landscaping.

9 **Miscellaneous Concerns**

9.1 Use a single architectural theme or design. Additions to existing houses should be compatible with the existing architecture or the entire structure should be remodeled in a single architectural style.
9.2 Use similar materials, colors and roof pitch on all structures on the site.
9.3 Use stepped roof and building lines.
9.4 Avoid using highly reflective materials.
9.5 Screen mechanical equipment.
9.6 Integrate solar panels into site design.
9.7 Avoid large continuous paved areas. Paved areas should be broken up by using colored or textured materials.
9.8 Also review Good Neighbor Policies on pages N-1 and N-2.

## Infill Housing Techniques

### Design Policies and Techniques

Many larger houses and large additions to existing houses outside the Hillside Design District will also be subject to review and approval by the ABR. In order to approve these projects, the ABR will be required to make the following findings:

1 The public health, safety and welfare will be protected.
2 The grading and development will be appropriate to the site, have been designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.

3 The project will, to the maximum extent feasible, preserve and protect any native or mature trees with a minimum trunk diameter of four inches (4") measured four feet (4') from the base of the trunk. Any specimen tree, skyline tree, or oak tree with a diameter of four inches (4") or more at four feet (4') above natural grade that must be removed will be replaced on a one-to-one basis, at a minimum. Designated Specimen, Historic and Landmark trees will not be removed.
4 The development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
5 The development will be compatible with the neighborhood, and its size, bulk, and scale will be appropriate to the site and neighborhood.
6 The development will preserve significant public scenic views of and from the hillside.

The following techniques are included in order to assist in designing a house that will be favorably reviewed by the ABR. Many of these techniques are the same as those for Hillside Housing since they apply equally well to Infill Housing.

1 **Design structure to fit with the existing neighborhood.**

1.1 Use materials and colors to reduce apparent bulk.
1.2 Select colors that are compatible with the neighborhood.
1.3 Building height should be in proportion to the style and size of the house and the lot area.
1.4 Minimize areas of maximum height.
1.5 Vary height of building elements.
1.6 Set back higher portions of structures from the lot lines to reduce the appearance of height.
1.7 Use architectural features to break up unacceptable bulk.
1.8 Vary rooflines.
1.9 Use a combination of vertical and horizontal elements.
1.10 Use design elements that are consistent with the chosen style.
1.11 Create patterns with doors and windows.
1.12 Use recessed and projecting spaces to create interest.
1.13 Be compatible with neighboring houses in terms of proportion, size, mass, and height.
1.14 Architectural style is not restricted to the existing neighborhood style, but should be compatible.
1.15 Avoid crowding or overwhelming neighboring residences.
1.16 Minimize creation of a vertical canyon effect between houses. When a two-story house is proposed adjacent to one-story houses, the space between them is important. The space between the houses should increase as wall height increases.
1.17 Also review Good Neighbor Policies on pages N-1 and N-2.

2 **Landscaping**

**Use landscaping to blend the structure with the environment. Note that there are no requirements for landscaping; these are suggestions only.**

2.1 Preserve existing vegetation and significant trees as much as possible.
2.2 Blend type, coloring, size and height of new vegetation into existing vegetation.
2.3 Use landscaping to enhance the architecture.
2.4 Avoid using vegetation to correct problems of design, privacy or bulk.
2.5 Revegetate graded areas as soon as possible after grading.
2.6 Use drought tolerant native and/or Mediterranean vegetation.
2.7 Use fire retardant landscaping.
2.8 Modify soils to minimize watering.
2.9 Use drip irrigation where possible.
2.10 Use landscaping to control sun and wind: e.g. Use of deciduous trees and/or vines on the south sides of buildings to provide passive heat in the winter and cooling in the summer.

3 **Miscellaneous Concerns**

3.1 Use a single architectural theme or design.
3.2 Use similar materials, colors and roof pitch on all structures on the site.
3.3 Use stepped roof and building lines.
3.4 Avoid use of highly reflective materials.
3.5 Screen mechanical equipment.
3.6 Integrate solar panels into site design.
3.7 Avoid large continuous paved areas. Paved areas should be broken up by using textured or colored materials.
3.8 Also review Good Neighbor Policies on pages N-1 and N-2.

4 **Fences and Walls - Integrate fences and walls with structures and setting.**

4.1 Minimize fence and wall heights. Break retaining walls into low segments.
4.2 Use horizontal lines and proportion to reduce perception of height and bulk.
4.3 Use open rather than solid fence design to reduce visual and structural bulk.
4.4 Use earth tone colors and native, natural materials.
4.5 Integrate vegetation and landscaping with fence and wall design.
4.6 Avoid chain link fences if at all possible. If proposed, chain link should be softened with landscaping.

## How to be a Good Neighbor When You Build

None of the following techniques is required; they are suggested as a way to remain friends with your neighbors after the completion of your new or remodeled house. They are based on the "Golden Rule:" Do unto others as you would have them do unto you."
Think about what your concerns would be if your next door neighbor were proposing to either build a new house or add on to an existing house. Incorporate those concerns into your thinking as you design your own new or remodeled house.

**Before Completing Your Design**

Design your addition or your new house as if you were going to live next door to it.
Talk with your neighbors and show them your proposed design.

**Privacy**

Privacy is a major concern of residents which should be addressed in the initial stages of the design. Sensitivity to privacy is as important on hillsides as on small lots.
Locate structures and additions to maximize visual distance between buildings.
Orient your upper floor balconies toward your yard area
Orient your second story windows to protect your neighbor's privacy. You may not want to see them any more than they want to be seen by you.
Use translucent windows or high windows to allow illumination while protecting privacy.
Locate areas that require more privacy away from your neighbors.
Orient active outdoor areas away from neighbors.
Keep existing vegetation that currently gives privacy to you or your neighbors.
Use landscaping to screen living areas.
Use evergreen trees and shrubs to provide year round privacy.

**Noise**

Neighborhood noise is an ongoing issue. While these guidelines cannot do anything about late night parties, the following suggestions will contribute to the overall neighborhood peace and quiet.
Orient active outdoor areas away from neighbors.

Avoid placing noise sources at the sides of small lots (pool or air conditioning equipment, garbage can, parking areas, etc.).
Retain walls that act as noise buffers.

**Lighting**

There is a legitimate concern about adequate lighting for safety purposes but lighting should not spill onto your neighbor's property.
Screen light sources from neighboring properties and/or use directional lighting. Light should be directed downward and light sources shielded.
Light sources should be at ground level.
Limit light intensity.
Light sources should not be seen from a distance.
Design driveways so that headlights do not shine onto neighboring properties.

**Views**

The City has policies in the Conservation Element and Local Coastal Plan which protect public views. The City does not have a policy which protects private views. Private views are an issue between private parties. Be sensitive to your neighbors' views and work with them to minimize impacts on their views. Views are valuable.
Visit your neighbors houses to see how your building will affect their views and work to accommodate their concerns.
Be sensitive to your neighbors views in the placement and architectural appearance of your house or addition.
Reduce height of the structure to minimize blockage of views.
Locate higher portions of the structures to minimize obstruction of views.
Protect views from major living areas as well as other high quality views.
Avoid tall landscaping that interferes with your neighbors' views.
Screen solar panels, satellite dishes, radio antennae and other equipment from neighbors views to maximum amount possible.
Refer to pages H-6 and I-2 regarding design techniques to minimize impacts on views.

**Supplemental Information -** For full document and illustrations, please visit the **Zoning Counter at 630 Garden Street.**

**Zoning Ordinance Requirements:**

Tree Removal (Ch. 15.2)
Fences, Walls and Hedges (28.87.170)
Measuring Height Limits (28.04.120)
Solar Access Height Limitations (Ch. 28.11)
Calculating Slopes (28.15.080)

**Glossary of Terms** For full document and illustrations, please visit the **Zoning Counter at 630 Garden Street.**

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## City of Santa Barbara Development Application Review Team (DART)

## Storm Water Management

## BMP Design Criteria and Example Conditions of Approval

Following are design criteria for storm water management and standard wording for conditions of approval applied to discretionary projects to implement State and local regulations and/or to mitigate environmental impacts associated with storm water management and water quality. The example condition language is a starting point for developing project-specific conditions of approval appropriate to an individual project and site circumstances. Because specific project characteristics and physical site and environmental situations differ from project to project, it is important that the condition language be reviewed carefully and customized as appropriate before applying it to an individual project.

### CONSTRUCTION-RELATED BMP DESIGN CRITERIA AND CONDITIONS

Construction erosion and sedimentation control is provided for all projects in accordance with the Building Division Erosion Control Policy (July 2003) of the and Public Works Department Procedures for the Control of Runoff into Storm Drains and Watercourses, which identifies the types of BMPs, methods for application, design and installation relative to project size and type, location, and site characteristics, and inspection and approval requirements. Reference manuals used for BMPs are the Association of Bay Area Governments Manual of Standards for Erosion and Sediment Control, the Erosion and Sediment Field Control Manual, and the California Stormwater Best Management Practices Handbook.

**Detailed Erosion/Sedimentation Control Plan** *(Apply when soil disturbance ≥ 1 acre, and/or steep slopes ≥15%, and/or adjacent to creek) (Prior to Building or Public Works Permit).* Project grading and construction shall be conducted in accordance with an approved erosion control plan to protect water quality throughout the site preparation, earthwork, and construction process. The applicant shall submit and obtain Building Division approval of a detailed erosion control plan for the project prepared by a licensed or certified professional soil erosion and sediment control specialist, a California licensed civil engineer, landscape architect, registered geologist, or a licensed architect. The erosion control plan shall specify appropriate best management practices to control erosion and sedimentation based on the Association of Bay Area Governments *Manual of Standards for Erosion and Sediment Control*, the *Erosion and Sediment Field Control Manual*, and/or the *California Stormwater Best Management Practices Handbook.* Construction site operators shall be responsible for implementation of sedimentation control and good housekeeping measures in accordance with the approved erosion control plan and the Public Works Department *Procedures for the Control of Runoff into Storm Drains and Watercourses.* City Building Division and Public Works Department staff will site inspect to ensure proper installation, ongoing implementation, and effectiveness of approved BMPs, and may adjust requirements in the field if necessary to protect water quality.

**Standard Erosion/Sedimentation Control Plan** *(Apply when soil disturbance < 1 acre, slopes < 15%, and not immediately adjacent to creek) (Prior to Building or Public Works Permit)* Project grading and construction shall be conducted using adequate and appropriate best management practices (BMPs) to minimize erosion and sedimentation and protect water quality throughout the site preparation, earthwork, and construction process, in accordance with the Building Division *Erosion Control Policy* and Public Works Department *Procedures for the Control of Runoff into Storm Drains and Watercourses*. BMPs are outlined in the following reference manuals: Association of Bay Area Governments *Manual of Standards for Erosion and Sediment Control*, the *Erosion and Sediment Field Control Manual*, and/or the *California Stormwater Best Management Practices Handbook.* Construction site operators shall be responsible for implementation of sedimentation control and good housekeeping measures. City *(Building Division or Public Works Department)* staff shall approve BMPs to be used, and shall site inspect to ensure their proper installation, ongoing implementation, and effectiveness, and may adjust requirements in the field if necessary to protect water quality.

**Post-Construction BMP Design and Conditions**

The following design provisions for post-construction storm water best management practices are minimum requirements* for <u>one-acre or larger discretionary development or redevelopment projects</u> of the following types, and must be implemented as applicable through the DART project design review process and/or conditions of approval:

Single-Family Hillside Residences
100,000 Square Foot Commercial Developments
Automotive Repair Shops
Retail Gasoline Outlets
Restaurants
Home Subdivisions with 10 or more housing units
Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff.

These criteria are also incorporated as applicable to <u>all</u> discretionary projects through the DART design review process and/or conditions of approval to the maximum extent feasible given project and site circumstances.

As appropriate to ensure ongoing implementation of post-construction best management practices BMPs, BMP facility design and owner responsibility for ongoing facility maintenance and inspection/reporting should be applied as Recorded Conditions that run with the land. Review and approval of post-construction BMP facility design and construction-related BMPs should be required prior to issuance of grading/construction permits.

(*from State General Permit of the State Water Resources Control Board for Small Municipal Storm Water Systems pursuant to the National Pollutant Discharge Elimination System (NPDES), Attachment 4).

**Storm Water Management** *(Recorded)***.** Project storm water shall be conveyed per approved plans that incorporate long-term (*site layout/landscaping, structural, and/or treatment*) best management practices (BMPs) to manage storm water quantity and protect water quality, including *(peak storm water discharge rates, natural area conservation, minimization of pollutants of concern, protection of slopes and channels, storm water drain system stenciling and signage, outdoor material storage design, trash storage area design, structural or treatment control BMPs, individual project type design components)*.

**Ongoing Storm Water BMP Maintenance** *(Recorded)*. For all approved long-term site *(layout/landscaping, structural, treatment)* best management practices (BMPs) for storm water management and the protection of water quality, the *(landowner and/or owners association)* shall provide ongoing maintenance in working order, and yearly inspection and *(> 1-acre projects - report to the City annually, others - maintain annual records and provide to City upon request*), for the life of the project. The owners and any future owners shall record in the official records of Santa Barbara County either (*private covenants, a reciprocal easement agreement, or a similar agreement*) which shall provide for the ongoing maintenance and at least yearly inspection and reporting of long-term structural and treatment BMPs until such time as property ownership is transferred or a signed agreement from an public entity is established that assumes responsibility for ongoing BMP maintenance and inspection. Printed information materials shall be required to accompany the first deed transfer and any subsequent sale of the property, to highlight the existence of the requirement, the storm water management facilities, signs that maintenance is needed, how necessary maintenance can be performed, and assistance that local government may be able to provide.

**Peak Storm Water Runoff Discharge Rates** *(prior to Building or Public Works Permit)***.** (*Apply for specified ≥ 1-acre projects, and for other projects as feasible and where the peak rate would result in downstream erosion*) Storm water shall be conveyed per approved plans, and project peak storm water discharge rates shall not exceed pre-project rates. The applicant shall submit project plans and drainage calculations demonstrating to the satisfaction and approval of (*Public Works Engineering and/or Building and Safety Division*) that project peak storm water discharge rates shall not exceed pre-project rates. The *(landowner and/or owners association)* shall maintain approved storm water systems in working order for the life of the project, and shall inspect and *(≥1 acre-report to City annually, < 1 acre - maintain annual reports*).

Design Criteria: An increase in run-off is to be retained on-site and filtered using structural BMPs, such as detention basins, bioswales (vegetated filters) an mechanical BMPs, such as manufactured filters. These systems are to retain at a minimum the peak run-off differential from pre- and post-conditions for a 25-year storm, if feasible and practicable for the site. If these methods are not feasible or practical, projects are to retain excess water with underground tanks under the same above-mentioned criteria if feasible. Runoff is calculated by County of Santa Barbara hydrograph data and the Manning Equation. Bioswale and retention calculations are determined with the SCS, synthetic unit triangular method. The project review and approval process directs all developments to decrease the post-construction runoff with at least the same volume of retention. The following equation has been used for volumetric calculations of retention:

V=0.5 X Q25 increase X 2.67 X Tc, where Q25 increase is the increased post-construction runoff and Tc is the time of concentration which is 720 seconds.

**Natural Area Conservation** *(prior to BP)***.** The applicant shall submit project plans and landscape plans demonstrating that the project shall conserve natural areas to the extent feasible to the satisfaction and approval of the *(Architectural Board of Review or Historic Landmarks Commission or Planning Division).* The *(landowner and/or owners association)* shall maintain approved landscaping and natural areas for the life of the project, and shall inspect yearly and *(≥ 1 acre - report to City annually, < 1 acre – maintain annual reports for submittal to City upon request*).

Design Criteria*: Project site lay-out and landscape plans shall, to the extent feasible, minimize the amount of grading and native vegetation removal; maximize the amount of natural area, trees, and vegetation; utilize native and drought-tolerant plants; meet ordinance provisions for parking lot landscaping; and preserve riparian and wetlands areas. See also Conservation and Open Space Element policies, Local Coastal Plan policies, ABR Design Guidelines and Landscape Guidelines, Erosion/Sedimentation Control Policy, and SBMC provisions for Development Along Creeks, Neighborhood Preservation Ordinance, single Family Design Guidelines, and Parking Design. For riparian and wetland areas, coordinate measures with any applicable permitting agencies, such as U.S. Army Corps of Engineers, State Department of Fish and Game, and Regional Water Quality Control Board.*

**Minimization of Storm Water Pollutants of Concern** *(prior to BP)***.** The applicant shall implement approved plans incorporating long-term storm water best management practices (BMPs) to minimize identified storm water pollutants of concern (*specify BMPs*). The applicant shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent feasible, and obtain approval from *(Public Works Engineering and/or Building and Safety Division)*. The *(landowner and/or owners association)* shall maintain approved facilities in working order for the life of the project, and shall inspect annually and *(≥ 1 acre – submit report to City annually, <1 acre – maintain annual reports and submit upon City request*).

Design Criteria: General pollutants of concern are those associated with automobiles, such as oil, grease, and metals, and suspended solids resulting from erosion and sedimentation. Use-specific pollutants of concern are oils, grease, metals, and nutrients associated with particular commercial/industrial uses, such as restaurants, gas stations, and auto repair facilities that involve site, equipment, or vehicle washing. The general criterion is to apply one or more BMPs as feasible given site circumstances.

For small projects, the direction is to promote passive BMPs that require little maintenance, such as use of vegetated swales for site drainage, use of permeable types of paving, and minimizing hardscape areas. If detention is required per the general policy of no increase in post-development runoff, it can be part of a treatment system. This may consist of BMPs such as vegetated swales and detention basins, or filters coupled with detention or infiltration BMPs, where water is filtered through a manufactured filter before discharge to the vegetated swale or detention basin. The general design criteria is 1” for detention systems and .25” for flow-through treatment systems.

For automotive-related pollutants of concern, projects with 10 or more parking spaces are required to incorporate BMPs. A BMP may be required to treat runoff from the entrance drive for covered parking areas by collecting the water in a trench drain and filtering before discharge. Basement parking garages must provide for treatment of any storm water that is discharged from the basement garage to the storm drain. Typical BMPs are to discharge to a vegetated swale, constructed sand filter, or through a manufactured BMP, such as a drain filter or wet-sump filter.

For suspended solids associated with erosion and sedimentation, particularly for projects in hillsides, near creeks, or that involve substantial earthwork, adequate measures are required for long-term post-construction slope stability and erosion/sedimentation control through the project design review and conditions. Such measures may include project siting and layout to avoid steep slopes (exceeding 15%); adequate setbacks from creeks, as determined based on technical analysis of individual project and site circumstances, including geomorphic, hydraulic, biologic, and geotechnical investigation as appropriate, generally with minimum 25-foot setback from urban area creeks.

See also Conservation Element policies, Local Coastal Plan policies, and Municipal Code provisions for Development Along Creeks, Natural Watercourses and Storm Drain System, Liquid and Industrial Waste Disposal, Parking Design, and Public Works Procedures for the Control of Runoff to Storm Drains and Watercourses, and Erosion/Sedimentation Control Policy.

**Protection of Slopes and Channels** *(prior to BP)***.** The project shall incorporate long-term storm water best management practices (BMP) facilities per approved plans to decrease the potential of slopes and/or channels from eroding and impacting storm water runoff, including (*apply as appropriate).* The applicant shall submit project plans to the satisfaction of *(Public Works Engineering and/or Building and Safety Division)* that incorporate long-term storm water BMPs to minimize to the extent practicable erosion of slopes and/or channels and impacts to storm water runoff quantity and quality. The *(landowner and/or owners association)* shall maintain approved BMP facilities in working order for the life of the project, and shall inspect at least annually and *(> 1 acre – submit report to City annually; < 1 acre – maintain annual reports and submit upon City request*).

<u>Design Criteria</u>: Adequate long-term post construction slope stability and erosion/sedimentation control shall be provided through project design review and conditions. Such measures may include project siting and layout to avoid steep slopes (exceeding 15%); adequate setbacks from creeks, as determined based on technical analysis of individual project and site circumstances, including geomorphic, hydraulic, biologic, and geotechnical investigation as appropriate, generally with minimum 25-foot setback from urban area creeks; conveyance of runoff safely from the tops of slopes and stabilization of disturbed slopes; utilization of natural drainage systems to the maximum extent practicable; stabilization of permanent channel crossings; vegetation of slopes with native or drought-tolerant vegetation; installation of energy dissipators such as riprap at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with specifications to minimize erosion.

See also Conservation Element policies, Local Coastal Plan policies, Architectural Board of Review design guidelines and landscape guidelines, and Municipal Code provisions for Neighborhood Preservation Ordinance, Development Along Creeks, Natural Watercourses and Storm Drain System, Liquid and Industrial Waste Disposal, and Public Works Procedures for the Control of Runoff to Storm Drains and Watercourses, and Erosion/Sedimentation Control Policy.

**Storm Drain System Stenciling and Signage** *(prior to BP)***.** Within the project area, the applicant shall implement stenciling of all storm drain inlets and catch basins, and posting of signs at all public access points along channels and creeks, with language in English and Spanish and graphic icons prohibiting dumping, per approved plans. The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that identify storm drain inlet locations throughout the project area, and specified wording and design treatment for stenciling of storm drain inlets and signage for public access points that prohibit dumping. The (*landowner and/or owners association*) shall maintain ongoing legibility of the stenciling and signage for the life of the project, and shall inspect at least annually and *(≥ 1 acre – submit report annually; < 1 acre – maintain annual reports and submit upon City request*).

*Design Criteria: Apply to all public and private storm drain inlets and catch basins as feasible.*

**Outdoor Material Storage Area Design** *(prior to BP)***.** The project outdoor material storage area(s) shall incorporate long-term structural storm water best management practices (BMPs) per approved plans: The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term structural containment BMPs for outdoor materials storage areas to protect storm water quality. The (*landowner and/or owners association*) shall maintain these structures in working order for the life of the project to protect storm water quality, and shall inspect at least annually and *(≥ 1 acre - report to City annually; < 1 acre – maintain annual reports and submit upon City request*).

Design Criteria: Apply the following design criteria as feasible when material storage area may contribute pollutants to the storm water conveyance system. (1) Materials with the potential to contaminate storm water shall be placed within an enclosure such as cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system, or shall be protected by secondary containment structures such as berms, dikes, or curbs; (2) The storage area shall be paved and sufficiently impervious to contain leaks and spills; and (3) The storage shall have a roof or awning to minimize collection of storm water within the secondary containment area.

**Trash Storage Area Design** *(prior to BP)***.** Project trash container areas shall incorporate approved long-term structural storm water best management practices (BMPs) to protect water quality: The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and Solid Waste and/or Building and Safety Division*) that incorporate long-term structural best management practices for trash storage areas to protect storm water quality. The (*landowner and/or owners association*) shall maintain these structural storm water quality protections in working order for the

life of the project, and shall inspect at least annually and *(≥ 1 acre - report to City annually; < 1 acre – maintain annual records and submit upon City request*).

Design Criteria: Trash containers shall have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas shall be screened or walled to prevent off-site transport of trash. Individual single family residences may be exempted from this requirement if determined by City to be infeasible.

**Structural or Treatment Control BMPs.** *(Restaurants and retail gasoline outlets with less than 5,000 square feet of development/redevelopment area are excluded by State from numerical requirements below, but the measures should be applied if feasible)* Long-term (*volumetric and/or flow-based treatment control*) best management practices (BMPs) shall be incorporated into project development per approved plans and shall (*infiltrate, filter or treat*) storm water as follows: (*apply as appropriate.*) The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term structural or treatment control BMPs to protect storm water quality. The (*landowner and/or owners association*) shall maintain these storm water quality protections facilities and practices for the life of the project, and shall inspect at least annually and *(≥ 1 acre - report to City annually; < 1 acre – maintain annual records and submit upon City request).*

Design Criteria: For volumetric systems, the design criterion is a 1" storm. For flow-through treatment systems, the design criterion is .25" for four hours.

(The State General Permit minimum design standards in Attachment 4 are as follows for specified 1-acre or larger discretionary projects, except restaurants and retail gasoline outlets where the developed area is less than 5,000 square feet are exempt from the numerical BMP design requirements: Volumetric Treatment Control BMP: (a) The 85$^{th}$ percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998), or (b) The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in California Stormwater Best Management Practices Handbook – Industrial/Commercial (2003); or (c)The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for "treatment" that achieves approximately the same reduction in pollutant loads achieved by the 85$^{th}$ percentile 24-hour runoff event. Flow-Based Treatment Control BMP: (a) The flow of runoff produced from a rain event equal to at least two times the 85$^{th}$ percentile hourly rainfall intensity for the area; or (b) The flow of runoff produced from a rain event that will result in treatment of the same portion of runoff as treated using volumetric standards above.)

**Storm Water BMP Maintenance Agreement** *(prior to BP)***.** The applicant shall submit draft agreements for recordation, to the satisfaction of the City Attorney, (*Community Development Director, and/or Public Works Director*), that provide that (*owner, owner association, and/or public agency*) for ongoing maintenance in working order and yearly inspection and *(≥ 1 acre - report to the City annually; < 1 acre – maintain annual records and submit upon City request*) for long-term (*site layout/landscaping, structural, and/or*

*treatment*) best management practices (BMPs) approved as part of the project plans for storm water management and protection of water quality.

Design Standards: Maintenance agreements shall provide for ongoing owner maintenance and at least yearly inspection and reporting of long-term structural and treatment BMPs, until such time as property ownership is transferred or a signed agreement from an public entity is established that assumes responsibility for ongoing BMP maintenance and inspection. Printed information materials shall be required to accompany the first deed transfer and any subsequent sale of the property, to highlight the existence of the requirement, the storm water management facilities, signs that maintenance is needed, how necessary maintenance can be performed, and assistance that local government may be able to provide.

**Individual Project Types - Design Components.** The project shall implement approved structural best management practice (BMP) components to protect storm water quality, including **(***specify***).** The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term structural or treatment control BMPs to protect storm water quality. The (*landowner and/or owners association*) shall maintain approved storm water quality protection facilities in working order for the life of the project, and shall inspect at least annually and *(> 1 acre – submit report to City annually; < 1 acre – maintain annual records and submit upon City request*).

Design Standards:

- Loading/Unloading Dock Area Design [100,000 square foot commercial developments; automotive repair shops]: Design to minimize potential transport of spills to storm water system: Loading dock areas shall be covered, or drainage shall be designed to minimize run-on and runoff of storm water. Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
- Repair/Maintenance Bay Design [100,000 square foot commercial developments; automotive repair shops]: Design to avoid oil, grease, solvents, car battery acid, coolant, and gasoline from entering storm water runoff: Bays shall be indoors or designed to avoid storm water run-on or contact with storm water runoff. Bay drainage system shall be designed to capture all washwater, leaks and spills, with drains connected to a sump for collection and disposal, and direct connection of bays to the storm water system prohibited. Obtain Industrial Waste Discharge Permit if required.
- Vehicle/Equipment Wash Area Design [100,000 square foot commercial developments; restaurants; automotive repair shops]: Design to avoid allowing metals, oil, grease, solvents, phosphates, and suspended solids to get into the storm water system. Area for washing/steam cleaning of vehicles and equipment shall be self-contained and/or covered, equipped with a clarifier (restaurants with greasetraps), or other pretreatment facility, and wash area shall be properly connected to a sanitary sewer or other appropriate permitted disposal facility.
- Fueling Area Design [retail gasoline outlets; automotive repair shops]: Design to avoid oil, grease, solvents, car battery acid, coolant, and gasoline from getting into

the storm water system. The fuel dispensing area shall be covered with an overhanging roof structure, or canopy with minimum dimensions equal to or greater than the area with the grade break. The canopy shall not drain onto the fuel dispensing area, and canopy downspouts must be routed to prevent drainage across the fueling area. The fuel dispensing area shall be paved with Portland cement concrete or equivalent smooth impervious surface, and the use of asphalt concrete is prohibited. The fuel dispensing area shall have a 2% to 4% slope to prevent ponding, and shall be separated from the rest of the site by a grade break that prevents run-on of storm water to the extent practicable. The concrete fuel dispensing area shall extend a minimum of 6.5 feet from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot, whichever is less.

- Parking Lot Design: Design to contain pollutants such as heavy metals, oil and grease, and polycyclic aromatic hydrocarbons from vehicles and prevent their transport to storm water systems. Reduce impervious land coverage of parking areas. Infiltrate or treat runoff: For heavily used parking lots (lots with 25 or more parking spaces and lots for uses such as fast food outlets, sporting events, shopping malls, grocery stores, discount warehouse stores) treat to remove oil and hydrocarbons; and ensure adequate operation and maintenance of treatment systems , especially sludge and oil removal and system fouling and plugging prevention. )

**Other Example Condition Wording**

**B.** **Recorded Agreement.** Prior to the issuance of any Public Works permit or building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner (with the Final Map on an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property") (in a written instrument) which shall be reviewed as to form and content by the City Attorney, Community Development Director and/or Public Works Director, which shall be recorded in the Office of the County Recorder:

1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.

2. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan as approved by the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)). Such plan shall not be modified unless prior written approval is obtained from the (ABR)/ (HLC). The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.

3. **Water Rights Assignment.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said assignment and any related agreements are subject to the review and approval of the City Attorney and the City Public Works Director. Said agreement shall be recorded in the Office of the County Recorder. This assignment of rights shall not include a right of surface entry on or from the Real Property.

4. **Development Rights Restrictions.** The Owner shall not make any use of the restricted portion of the Real Property as designated on the approved (Tentative Subdivision Map) (Development Plan) in order that those portions of the Real Property remain in their natural state. These restrictions include, but are not limited to the right to develop the restricted portions with any grading, irrigation, buildings, structures or utility service lines. (The restricted areas shall be shown on the Final Map.) The Owner shall continue to be responsible for (i) maintenance of the restricted area, and (ii) compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment.

5. **Allowed Development.** The development of the Real Property approved by the Planning Commission on is limited to sq. ft. of building area, (dwelling units) (lots) and the improvements shown on the (Tentative Subdivision Map) (Development Plan) signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:

   a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.

   b. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.

   c. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition. and which also provides that such covenants may be enforced by the owners' association in accordance with the requirements of the state Subdivision Sales Law.

7. **Use Limitations.** Due to potential (traffic) (air quality) (parking) impacts, uses other than (general office/ ) are not permitted without further environmental and/or Planning Commission review and approval. Prior to initiating a change of use, the Owner shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Applicant.

8. **Tree Protection.** The existing tree(s) shown on the (Tentative Subdivision Map) (Development Plan) shall be preserved, protected and maintained. During construction, protection measures shall be provided, including but not limited to fencing of the area surrounding the tree(s).

9. **Street Tree Protection.** The street trees within the City's right-of-way shall be preserved and protected.

10. **Oak Tree Protection.** The following provisions shall apply to any oak trees to remain on the property:

    a. No irrigation systems shall be installed within the drip line of any oak tree.

    b. The use of herbicides and fertilizer shall be prohibited within the drip line of any oak tree.

11. **Pesticide and Fertilizer Usage Near Creeks.** The use of pesticides and fertilizer shall be prohibited within the area draining directly into Creek.

12. **Recyclable Material Use and Collection.** Hotel and restaurant operators shall encourage guests to recycle by using recyclable materials, and providing sufficient and appropriate receptacles, such as recycling or green waste containers, in each room. Recyclable material collection and pick-up areas shall be provided on-site for the hotel and restaurant operations. The hotel and restaurant operators shall use materials that are recyclable to the extent feasible.

13. **BMP Training.** Employee training shall be provided on the implementation of Best Management Practices (BMPs) in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/ unloading areas in order to keep debris from entering the storm water collection system.

14. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the City Land Development Engineer.

**D. Design Review.** The following is subject to the review and approval of the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)):

1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on a one-for-one basis with a minimum (24-inch box sized) (15 gal. size) tree of an appropriate species or like species.

2. **Tree Protection Measures.** The landscape and grading plans shall include the following tree protection measures:

   a. **Fencing.** Fencing or protective barriers around the tree(s) during construction.

   b. **Landscaping Under Trees.** Landscaping under the tree(s) that is compatible with the preservation of the tree(s).

   c. **Grading Plan Notes.** Notes on the plans that specify the following:

      (1) No irrigation systems shall be installed under the driplines of tree(s).

      (2) No grading shall occur under the driplines of the existing tree(s).

      (3) A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which (is) (are) required to be protected.

      (4) All excavation within the dripline of the tree(s) shall be done with hand tools.

      (5) Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.

      (6) The tree(s) shall be thinned as needed in accordance with recommendations of a qualified Arborist.

      (7) No heavy equipment, storage of materials or parking shall take place under the dripline of the tree(s).

      (8) Any root pruning and trimming shall be done under the direction of a qualified Arborist.

3. **Tree Relocation.** The existing *** tree(s) shall be relocated on the Real Property and shall be fenced and protected during construction.

4. **Existing Tree Preservation.** The existing tree(s) shown on the approved (Tentative Subdivision Map) /(Development Plan) to be saved shall be preserved and protected and (fenced) (fenced at the dripline) during construction.

5. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material, and to the sloped areas. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not

disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion.

6. **Landscape Screening.** Landscaping with low water use plants and/or a solid screen wall or fence shall be provided to (buffer the parking area from ) (screen the ***).

7. **Useable Open Space.** Adequate usable open space shall be provided.

8. **Minimize Visual Effect of Paving.** (Textured or colored pavement shall be used in paved areas of the project) (Landscaping shall be provided) to minimize the visual effect of the expanse of paving.

9. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Lighting shall be directed toward the ground.

10. **Trash Enclosure Provision.** A trash enclosure with an area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Such structure shall be located at least five (5) feet from any building unless protected with fire sprinklers.

11. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler (and irrigation) systems shall be provided in a location screened from public view or included in the exterior wall of the building.

12. **Oak Tree Protection Measures.** The following provisions shall apply to oak trees on site:

    b. Oak trees not indicated for removal on the site plan shall be preserved protected, and maintained.

    c. During construction, fencing or protective barriers shall be placed around the driplines of all oak trees with driplines within 25 feet of development.

    d. No grading shall occur under any oak tree dripline except as indicated on the drainage and grading plan for construction of the **. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.

    e. A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.

f. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree(s).

g. Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)). No irrigation system shall be installed under the dripline of any oak tree(s).

h. Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a (three to one (3:1)) (five to one (5:1)) (ten to one (10:1)) ratio, at a minimum five (5) gallon size, from South Coastal Santa Barbara County Stock.

i. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.

13. **Permeable Paving.** A permeable paving system for the (project driveway(s)) (parking area(s)) that will allow a portion of the driveway runoff to percolate to the ground.

**E. Final/Parcel Map Submittal.** The Owner shall submit to the Public Works Department, a (Final)/ (Parcel) Map prepared by a licensed land surveyor or registered Civil Engineer. The (Final)/ (Parcel) Map shall conform to the requirements of the City Survey Control Ordinance.

**F. Public Works Submittal Prior to (Building Permit Issuance) (Final Map Recordation).** The Owner shall submit the following or evidence of completion of the following to the Public Works Department (prior to the issuance of a Building Permit) (prior to the recordation of the Final Map) for the project:

1. **Flood Control and Public Drainage Improvement Plans.** Improvement plans for construction of "100-Year Storm" flood control and drainage improvements along Street. These plans shall be prepared by a registered civil engineer and shall be reviewed and signed by the City Engineer.

2. **Street Improvement Plans.** Improvement plans for construction of improvements on Street. As determined by the Public Works Department, the improvements shall include but not be limited to curbs, gutters, sidewalks, asphalt/concrete pavement on aggregate base, underground utilities, street lights with underground wiring, appropriate directional and regulatory traffic control signs, traffic signals, pavement striping and marking, curb sandblasting and/or painting and stenciling, sewer system, water system, and adequate positive drainage. The

improvement plans shall be prepared by a registered Civil Engineer and reviewed and signed by the City Engineer.

3. **Other Improvement Plans.** Improvements as shown on the building plans for construction of improvements on . As determined by the Public Works Department, the improvements shall include, but not be limited to, curbs, gutters, sidewalks, asphalt concrete pavement on aggregate base, underground utilities, street lights with underground wiring, appropriate directional and regulatory traffic control signs, sewer system, water system, and adequate positive drainage. The improvement plans shall be prepared by a registered Civil Engineer and reviewed by the City Engineer.

4. **(Private Road)(Driveway) Improvements.** The proposed (private road) (driveway) will be constructed to the standards provided in the Subdivision Design and Improvement Standards and as approved by the Public Works Director.

5. E**ngineered drainage plan**.

6. S**tructural engineer's analysis.** All recommendations shall be incorporated into the plans.

8. **Agreement for Land Development Improvements.** An Executed Agreement for Land Development Improvements and improvement security for construction of improvements.

9. **Dedication(s).** Dedicate or offer to make a dedication for:

   a. All street purposes along Street in order to establish a -foot wide public right-of-way.

   b. An easement for storm drainage purposes (width to be determined) for .

   c. Easements for water, sewer, and other utilities.

   d. Easements (as shown on the approved Tentative Subdivision Map) (described as follows), subject to approval by the Public Works Department and/or the Building &and Safety Division:

      (1) -foot wide access for vehicles/pedestrians.

      (2) Storm drainage.

      (3) `Sanitary sewer.

      (4) Water.

      (5) Other:

      (6) Hiking and/or riding trail, subject to approval by the Parks and Recreation Department and the Transportation Planning Manager.

10. **Water Rights Dedication.** Execute and record a dedication of water rights in a form satisfactory to the City Attorney, including but not limited to, existing wells and any related facilities.

12. **Reciprocal Access Agreement.** An adequate reciprocal access easement ( feet in width) which has been recorded and which provides ingress and egress to .

13. **Encroachment Permits.** Any encroachment permits from other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way (easement). Such permits shall be submitted to the Public Works Department.

14. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities, structures, or trees must be performed by the Owner or by the person or persons having ownership or control thereof. Removal and relocation must be accomplished at no expense to the City.

15. **Maintenance Agreement Required.** An Executed Agreement for Maintenance of the proposed private road or driveway subject to the review and approval of the Public Works Director and City Attorney.

16. **Storm Drain Operation and Maintenance Plan Required.** The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing filters, etc.) for the operation and use of the storm drain surface pollutant interceptor. The Plan shall be reviewed and approved by the Land Development Engineer.

**G. Required Prior to Building Permit Issuance.** (The following shall be finalized and specified in written form and submitted with the application for a building permit:) OR (The Owner shall complete the following prior to the issuance of building permits:):

1. **Mitigation Monitoring and Reporting Requirement.** The owner shall submit to the City's Environmental Analyst a monitoring program for the project's mitigation measures, as stated in the Mitigated Negative Declaration or the Environmental Impact Report for the project. (A Project Environmental Coordinator (PEC) and) Mitigation monitors responsible for permit compliance monitoring must be hired and paid for by the applicant. The mitigation monitoring program shall include, but not be limited to:

   a. A list of the project's mitigation measures.

   b. An indication of the frequency of the monitoring of these mitigation measures.

   c. A schedule of the monitoring of the mitigation measures.

   d. A list of reporting procedures.

   e. A list of the mitigation monitors to be hired.

2. **Project Environmental Coordinator Required.** A qualified representative for the Owner, approved by the City Planning Division, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.

3. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) and Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice shall be reviewed and approved by the City Planning Division prior to being distributed.

4. **Contractor and Subcontractor Notification.** All contractors and subcontractors shall be notified in writing of site rules, restrictions and Conditions of Approval.

5. **Completion Bond.** Owner shall show proof of bond to assure that, if project demolition and construction are not completed, the project site shall be left in an aesthetically acceptable condition. *[This is a place-holder condition.]*

6. **Park Commission Tree Removal Approval.** Apply for and receive approval from the Park Commission for the removal of) * trees (with a trunk diameter greater than four (4) inches at a point twenty-four (24) inches above the ground) in the front yard setback) (street tree(s)).

7. **Arborist Monitoring.** Contract with a qualified arborist for monitoring of all work (within the driplines of all **** trees) (within **** feet of all **** trees) during construction.

8. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Community Development Director a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the building permit has been issued, the General Contractor shall schedule a pre-construction conference. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the Building and Safety Division, the Planning Division, the Property Owner, the (Archaeologist, the Architect, the Arborist, the Landscape Architect, the Biologist, the

Geologist, the Project Engineer, the Project Environmental Coordinator), the Contractor and subcontractors.

H. Building Permit Plan Requirements. The following requirements shall be incorporated into the construction plans submitted to the Building &and Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy:

1. **Design Review Requirements Included on Plans:** Plan submitted for building permits shall show all design elements, as approved by (Architectural Board of Review) (Historic Landmarks Commission), outlined in Section * above.

2. **Pre-Construction Conference.** Prior to commencement of construction, a construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner (Archaeologist, Architect, Arborist, Landscape Architect, Biologist, Geologist, Project Engineer, Project Environmental Coordinator, Mitigation Monitors), Contractor and Subcontractor(s).

3. **On-Site Drainage Plan.** A complete drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality of water run-off conditions from the site. The owner shall install bioswales, catch basins, storm drainage interceptors or clarifiers on the Real Property to intercept drainage pollutants from the parking lot areas and other service areas prior to drainage discharge into the public storm drain system including any creeks. The proposed interceptors or clarifiers shall be reviewed and approved by the Public Works Department. Maintenance of these facilities shall be provided by the Owner which shall include the regular sweeping and/or vacuuming of parking areas where interceptors and clarifiers are located and a catch basin cleaning program.

4. **Drainage and grading plan**.

5 **Geology Report.** A geology report prepared by a licensed engineer, geologist or equal and all recommendations incorporated into the construction plans.

6 **Structural Engineer Report.** A report prepared by a structural engineer as required by the Building Official for .

7. **Tree Preservation Measures.** The following tree preservation measures:

   a. **Fencing.** Fencing or protective barriers around the tree(s) dripline during construction.

   b. **Landscaping Under Trees.** Landscaping under the tree(s) that is compatible with the preservation of the tree(s) as determined by the

(Architectural Board of Review (ABR)) (Historic Landmarks Commission (HLC)).

c. **Grading Plan Notes.** Notes on the grading plans that specify the following:

(1) No irrigation systems shall be installed under the dripline(s) of the tree(s).

(2) No grading shall occur under the driplines of the existing tree(s).

(3) A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which is/are required to be protected.

(4) All excavation within the dripline of the tree(s) shall be done with hand tools.

(5) Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.

(6) The tree(s) shall be thinned as needed in accordance with recommendations of a qualified Arborist.

(7) No heavy equipment, storage of materials or parking shall take place under the dripline of the tree(s).

(8) Any root pruning and trimming shall be done under the direction of a qualified Arborist.

8. **Fire Vehicle Access.** Driveway access for fire vehicles shall be 16-20 ft. wide, all-weather concrete or asphalt pavement capable of supporting a 40,000 lb. fire truck. Vertical clearance shall be a minimum of 13 feet-6 inches (13' 6").

9. **Driveway Slope.** Driveway slope shall not exceed a 16% grade.

10. **Trash Areas.** All trash areas with shall include an area for recycling containers and shall be located a minimum of five (5) feet from any building unless protected by fire sprinklers.

11. **Commercial Dumpsters.** Commercial dumpsters shall be provided, including an area for recycling containers, and shall not be placed within 5 feet of combustible walls, openings or combustible roof eaves lines unless sprinkler coverage is provided.

12. **Recyclable Material Use and Collection.** Hotel and restaurant operators shall provide sufficient and appropriate receptacles, such as recycling or green waste containers, in each room. Recyclable material collection and pick-up areas shall be provided on-site for the hotel and restaurant operations.

13. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out and containers

shall be provided on site for that purpose in order to minimize construction-generated waste conveyed to the landfill.

14. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, pursuant to Santa Barbara Municipal Code Section 14.20.020, Water Saving Devices, subject to the approval of the Water Resources Management Staff.

15. **Drainage Control.** Any sheet flow runoff from the driveway/parking areas shall be directed through an adequately sized bio-filter (vegetated filter strips, grassy swale) or other filtration-oriented Best Management Practice (BMP) prior to its discharge into the storm drain.

16. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

    Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

17. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.

18. **Disturbed Soil Stabilization.** After clearing, grading, earth moving and/or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:

    a. Seeding and watering until grass cover is grown;

    b. Spreading soil binders;

    c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind; or

    d. Other methods approved in advance by the Air Pollution Control District.

19. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

20. **Construction Contact Sign.** Immediately after building permit issuance, signage shall be posted at the points of entry to the site that list the

contractor(s) (and Project Environmental Coordinator's (PEC)) name, contractor(s) (and PEC's) telephone number, work hours and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.

21. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained.

22. **Arborist's Monitoring.** Schedule for the qualified Arborist's presence during grading and construction activities near the tree(s) that are to be preserved pursuant to applicable conditions contained herein.

23. **Oak Tree Protection.** The following measures shall be carried out to protect oak trees during construction:

    a. During construction, fencing or protective barriers shall be placed around the driplines of all oak trees with driplines within 25 feet of development.

    b. No grading shall occur under any oak tree dripline except as indicated on the drainage and grading plan for construction of the **. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.

    c. A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.

    d. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree(s).

    e. Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the Architectural Board of Review (ABR)/Historic Landmarks Commission (HLC). No irrigation system shall be installed under the dripline of any oak tree(s).

    f. Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a three to one (3:1) ratio at a minimum five (5) gallon size from south coastal Santa Barbara County stock.

    g. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1)

ratio. Replacement trees shall be a minimum of one-gallon size derived from south coastal Santa Barbara County stock.

24. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.

25. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____

Property Owner Date

_____

Contractor Date
License No.

_____

Architect Date
License No.

_____

Engineer Date
License No.

**H. Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified Arborist.

2. **Complete Public Improvements.** Public improvements as shown in the improvement/building plans.

3. **Fire Hydrant Replacement.** Replace existing nonconforming type fire hydrant(s) with commercial-type hydrant(s) described in Standard Detail 6-003.1 Paragraph 2 of the Public Works Department Standard Details.

4. **Check Valve/Anti-Backflow Device.** Provide an approved check valve or anti-backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120 and Public Works Construction Standard Detail 5-009.0.

5. **Manholes.** Raise all sewer and water manholes on easement to final finished grade.

6. **Montecito Water District Service.** Obtain a "can and will serve" letter from Montecito Water District .

7. **Utilities Undergrounded.** Place utilities underground from the transmission source and within the Real Property.

8. **Existing Street Trees.** The Applicant shall root prune and trim existing street tree(s) under the direction of a qualified Arborist.

9. **New Street Trees.** Provide (size) tree(s) on and plant to City Parks Department Street Tree Standards.

10. **Landscape Maintenance Performance Bond.** A Performance Bond shall be provided to the Building and Safety Division for landscape maintenance and assurance of adequate plant growth and health. Such Bond shall be for a period of years and shall be in an amount necessary to cover the cost of installation and replacement of the landscaping and irrigation system for the entire site in accordance with landscaping plans approved by the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)) and on file at the Building &and Safety Division. Prior to the release of said Bond, the Building &and Safety Division shall make an inspection of the Real Property and make a determination that the landscaping is in substantial compliance with the approved plans. If the landscaping is not in compliance, the Bond shall not be released and shall be extended for a period of time as determined by the Building Official.

D R A F T

City of Santa Barbara Development Application Review Team (DART)
Storm Water Management Plan (SWMP)

# DART SWMP CHECKLIST

Project Address: _____ Project Type: _____

MST _____ PRT or DART:_____

Date: _____ Case Planner: _____

The following design standards and best management practices (BMP) for storm water management are required under National Pollution Discharge Elimination System (NPDES) provisions ( State Regional Water Quality Control Board Phase II General Permit for the City). These measures are included in the City Storm Water Management Plan (SWMP) adopted to implement the NPDES requirements through the City development and redevelopment review and permitting process. The City is required to document to the Regional Board yearly how these measures have been implemented.

As part of a pre-application or application review process for a project discretionary permit by the City, DART members review for project design standards and other BMPs that can feasibly be taken to reduce storm water pollution to the maximum extent practicable.

Identify whether measures on the checklist are applicable, and whether they are applied through a project design revision prior to permit approval, and/or a condition of project approval. If the measure is not feasible, indicate why not.

## 1.0 CONSTRUCTION PHASE BEST MANAGEMENT PRACTICES

### 1.1 Erosion and Sedimentation Control (*Building and Safety*)

☐ Not applicable. Project does involve ground disturbance.

_____

☐ Apply Standard Erosion Control Measures as condition (where disturbed soil <1 acre, slope <15%, property not adjacent to creek).

_____

☐ Detailed Erosion Control Plan required (where disturbed soil ≥ 1 acre, slope > 15%, property not adjacent to creek):

__ Detailed Plan required as part of DART application. Apply condition requiring plan implementation; or

__ Apply condition requiring Detailed Plan submittal and approval prior to Building Permit, and plan implementation.

_____

## 2.0 POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

### 2.1 Peak Storm Water Run-Off Discharge Rates *(Public Works)*

☐ Not applicable. Project involves no/minimal change in permeable surface or peak storm water run-off discharge rate. No BMPs required.

_____

☐ Drainage calculations are required as part of DART application (using County of Santa Barbara hydrograph data and Manning equation). __ Drainage calculations are adequate.

☐ Project design would not increase peak 25-year storm water run-off and would reduce peak storm water run-off discharge rate to the maximum extent practicable, through:

___ Any increase in run-off will be retained on-site and filtered using structural BMPs such as detention basins, bioswales (vegetated filters), and/or mechanical BMPs such as manufactured filters.
BMPs _____

___ Increase in water will be retained with underground tanks.

☐ BMPs will be applied as follows:

__ Project design as proposed (with condition of approval requiring project implementation as proposed, and ongoing maintenance of BMPs if applicable).

__ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).

__ Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

## 2.2 Structural and Treatment Control BMPs *(Public Works, Creeks)*

☐ Not applicable.

_____

☐ Long-term volumetric treatment control BMP will be incorporated into the project development (design criterion is a 1" storm).

_____

☐ Long-term flow-based treatment control BMP will be applied (design criterion is .25" for four hours).

_____

☐ BMPs will be applied as follows:

__ Project design as proposed (with condition of approval requiring project implementation as proposed and ongoing maintenance of BMPs if applicable).

__ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).

__ Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

## 2.3 Minimization of Storm Water Pollutants of Concern *(Creeks, Public Works)*

☐ Not applicable

☐ General pollutants/ small projects: Passive, low maintenance BMPs will be applied through minimizing hardscape; vegetative swales, use of permeable paving; and/or detention basin.

_____

☐ Automotive pollutants/ oil, grease, metals: The following BMPs will be applied for projects with 10 or more parking spaces: __Runoff from entrance drive for covered parking will be treated by collecting water in a trench drain and filtering before discharge. __Basement parking garages will provide treatment of any storm water discharged from basement garage to storm drain. __Runoff will be discharged to a vegetated swale or constructed sand filter, or through a manufactured BMP (drain filter or wet-sump filter).

_____

☐ Erosion and Sedimentation/ suspended solids: Projects in hillsides, near creeks, or involving substantial earthwork: BMPs applied for long-term post-construction slope stability and erosion/sedimentation control, such as site layout to avoid $\geq$15% slopes, adequate setbacks from creeks.

_____

☐ BMPs will be applied as follows:

__ Project design as proposed (with condition of approval requiring project implementation as proposed and ongoing maintenance of BMPs if applicable).

__ Revised project design submitted as part of the DART application process (and condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).

__ Condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

## 2.4 Natural Area Conservation BMPs *(Planning)*

☐ Not applicable.

_____

☐ Development is clustered leaving remaining land in natural condition.

_____

☐ Grading and clearing of native vegetation is limited to amount needed for lots, access, and fire protection.

_____

☐ Trees and vegetation are maximized to the extent feasible, and use of drought-tolerant plants is promoted.

_____

☐ Natural vegetation is promoted through use of parking lot islands and other landscaped areas.

_____

☐ Riparian areas and wetlands are preserved.

_____

☐ Natural area design standards will be incorporated to the extent applicable and feasible, consistent with City policies, as follows:

___ Project design as proposed (with condition of approval requiring project implementation as proposed, and ongoing maintenance of BMPs if applicable).

___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).

___ Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

## 2.5 Protection of Slopes and Channels (*Planning, Building, Public Works, Creeks)*

☐ Not applicable. Project is not adjacent to creek, and does not include substantial slopes.

☐ The following additional information has been required:

___ Existing site conditions: geomorphic, hydraulic, biological, geotechnical; top-of-bank determination.

___ Proposed project information and plans, potential effects on slopes and channels, and plans/measures to protect slopes/channels (preliminary grading plan; preliminary drainage plan; slope stability, permanent erosion control, vegetation management,, preliminary creek restoration and enhancement plan, including protection of biological values such as shade provisions, water temperature maintenance, nutrient filtering, wildlife movement corridors; fish movement; wildlife habitat protection.)

☐ Runoff will be conveyed safety from the topes of slopes and disturbed slopes will be stabilized.

☐ Natural drainage channels will be used to the maximum extent practicable.

☐ Permanent channel crossings will be stabilized.

☐ Slopes will be vegetated with appropriate native or drought-tolerant vegetation.

☐ Energy dissapators, such as riprap, will be installed at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion with the approval of all agencies with jurisdiction.

☐ The project will incorporate slope and/or channel protection design standards to the extent applicable and feasible, consistent with applicable City policies, as follows:

___ Project design as proposed (with condition of approval requiring project implementation as proposed, and ongoing maintenance of BMPs if applicable); or

___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs); or

___ Condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

## 2.6 Storm Drain Stenciling and Signage (*Public Works, Building*)

☐ Not applicable. No storm drains inlets.

☐ Condition of approval will be applied that public and private storm drain inlets and catch basins within the project area must be stenciled with language and/or graphic icons prohibiting dumping of improper materials directly into the storm water conveyance system. Signs prohibiting illegal dumping must be posted at public access points along channels and creeks within the project area. Legibility of stenciling and signs must be maintained.

## 2.7 Outdoor Material Storage Design *(Planning, Building)*

☐ Not applicable. No outdoor material storage area.

☐ Materials with the potential to pollute storm water will be placed within an enclosure such as cabinet, shed or similar structure that prevents contact with runoff or spillage to the storm water conveyance system, or will be protected by secondary containment structures such as berms, dikes, or curbs. The storage area will be paved and sufficiently impervious to contain leaks and spills. The storage will have a roof or awning to minimize collection of storm water within the secondary containment.

_____

☐ The project will incorporate BMPs as follows:
___ Project design as proposed incorporates these measures.
___ Revised project design submitted as part of DART review process incorporates these measures.
___ These measures are feasible and will be applied as a condition of permit approval.

## 2.8 Trash Storage Area Design *(Planning, Building)*

☐ Not applicable. No trash storage area.

☐ Trash containers will have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas will be screened or walled to prevent off-site transport of trash. Individual single family residences may be exempted if determined by City to be infeasible.)

☐ The BMPs will be incorporated as follows:
___ Project design as proposed.
___ Revised project design submitted as part of DART review process.
___ These measures are feasible and will be applied as a condition of permit approval.

_____

## 2.9 Ongoing BMP Maintenance

☐ Not applicable. No BMPs are required.

☐ Condition will be applied to establish BMP maintenance agreement providing owner ongoing maintenance and yearly inspection.

_____

## 2.10 Design Standards for Specified Individual Project Categories

☐ Not applicable.

☐ Commercial Projects: Proper design of loading/unloading dock areas; repair/maintenance bays; vehicle wash areas to protect water quality.

_____

☐ Restaurants: Proper design of equipment/ accessory wash areas to protect water quality.

_____

☐ Retail Gasoline Outlets: Proper design of fueling areas to protect water quality.

_____

☐ Automotive Repair Shops: Proper design of fueling areas; repair/maintenance bays; vehicle/equipment wash areas; and loading/unloading dock areas to protect water quality.

_____

☐ Parking Lots: Proper design of parking areas to protect water quality; and operational provisions to limit oil contamination.

_____

☐ BMPs will be incorporated as follows:
___ Project design as proposed.
___ Revised project design submitted as part of DART review process.
___ These measures are feasible and will be applied as a condition of permit approval.

## City of Santa Barbara Development Application Review Team (DART)

## Storm Water Management

## BMP Design Criteria and Example Conditions of Approval

Following are design criteria for storm water management and standard wording for conditions of approval applied to discretionary projects to implement State and local regulations and/or to mitigate environmental impacts associated with storm water management and water quality. The example condition language is a starting point for developing project-specific conditions of approval appropriate to an individual project and site circumstances. Because specific project characteristics and physical site and environmental situations differ from project to project, it is important that the condition language be reviewed carefully and customized as appropriate before applying it to an individual project.

### CONSTRUCTION-RELATED BMP DESIGN CRITERIA AND CONDITIONS

Construction erosion and sedimentation control is provided for all projects in accordance with the Building Division Erosion Control Policy (July 2003) of the and Public Works Department Procedures for the Control of Runoff into Storm Drains and Watercourses, which identifies the types of BMPs, methods for application, design and installation relative to project size and type, location, and site characteristics, and inspection and approval requirements. Reference manuals used for BMPs are the Association of Bay Area Governments Manual of Standards for Erosion and Sediment Control, the Erosion and Sediment Field Control Manual, and the California Stormwater Best Management Practices Handbook.

**Detailed Erosion/Sedimentation Control Plan** *(Apply when soil disturbance ≥ 1 acre, and/or steep slopes ≥15%, and/or adjacent to creek) (Prior to Building or Public Works Permit).* Project grading and construction shall be conducted in accordance with an approved erosion control plan to protect water quality throughout the site preparation, earthwork, and construction process. The applicant shall submit and obtain Building Division approval of a detailed erosion control plan for the project prepared by a licensed or certified professional soil erosion and sediment control specialist, a California licensed civil engineer, landscape architect, registered geologist, or a licensed architect. The erosion control plan shall specify appropriate best management practices to control erosion and sedimentation based on the Association of Bay Area Governments *Manual of Standards for Erosion and Sediment Control*, the *Erosion and Sediment Field Control Manual*, and/or the *California Stormwater Best Management Practices Handbook.* Construction site operators shall be responsible for implementation of sedimentation control and good housekeeping measures in accordance with the approved erosion control plan and the Public Works Department *Procedures for the Control of Runoff into Storm Drains and Watercourses.* City Building Division and Public Works Department staff will site inspect to ensure proper installation, ongoing implementation, and effectiveness of approved BMPs, and may adjust requirements in the field if necessary to protect water quality.

**Standard Erosion/Sedimentation Control Plan** *(Apply when soil disturbance < 1 acre, slopes < 15%, and not immediately adjacent to creek) (Prior to Building or Public Works Permit)* Project grading and construction shall be conducted using adequate and appropriate best management practices (BMPs) to minimize erosion and sedimentation and protect water quality throughout the site preparation, earthwork, and construction process, in accordance with the Building Division *Erosion Control Policy* and Public Works Department *Procedures for the Control of Runoff into Storm Drains and Watercourses*. BMPs are outlined in the following reference manuals: Association of Bay Area Governments *Manual of Standards for Erosion and Sediment Control*, the *Erosion and Sediment Field Control Manual*, and/or the *California Stormwater Best Management Practices Handbook.* Construction site operators shall be responsible for implementation of sedimentation control and good housekeeping measures. City *(Building Division or Public Works Department)* staff shall approve BMPs to be used, and shall site inspect to ensure their proper installation, ongoing implementation, and effectiveness, and may adjust requirements in the field if necessary to protect water quality.

**Post-Construction BMP Design and Conditions**

The following design provisions for post-construction storm water best management practices are minimum requirements* for <u>one-acre or larger discretionary development or redevelopment projects</u> of the following types, and must be implemented as applicable through the DART project design review process and/or conditions of approval:

Single-Family Hillside Residences
100,000 Square Foot Commercial Developments
Automotive Repair Shops
Retail Gasoline Outlets
Restaurants
Home Subdivisions with 10 or more housing units
Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff.

These criteria are also incorporated as applicable to <u>all</u> discretionary projects through the DART design review process and/or conditions of approval to the maximum extent feasible given project and site circumstances.

As appropriate to ensure ongoing implementation of post-construction best management practices BMPs, BMP facility design and owner responsibility for ongoing facility maintenance and inspection/reporting should be applied as Recorded Conditions that run with the land. Review and approval of post-construction BMP facility design and construction-related BMPs should be required prior to issuance of grading/construction permits.

(*from State General Permit of the State Water Resources Control Board for Small Municipal Storm Water Systems pursuant to the National Pollutant Discharge Elimination System (NPDES), Attachment 4).

**Storm Water Management** *(Recorded)***.** Project storm water shall be conveyed per approved plans that incorporate long-term (*site layout/landscaping, structural, and/or treatment*) best management practices (BMPs) to manage storm water quantity and protect water quality, including *(peak storm water discharge rates, natural area conservation, minimization of pollutants of concern, protection of slopes and channels, storm water drain system stenciling and signage, outdoor material storage design, trash storage area design, structural or treatment control BMPs, individual project type design components)*.

**Ongoing Storm Water BMP Maintenance** *(Recorded)*. For all approved long-term site *(layout/landscaping, structural, treatment)* best management practices (BMPs) for storm water management and the protection of water quality, the *(landowner and/or owners association)* shall provide ongoing maintenance in working order, and yearly inspection and *(> 1-acre projects - report to the City annually, others - maintain annual records and provide to City upon request*), for the life of the project. The owners and any future owners shall record in the official records of Santa Barbara County either (*private covenants, a reciprocal easement agreement, or a similar agreement*) which shall provide for the ongoing maintenance and at least yearly inspection and reporting of long-term structural and treatment BMPs until such time as property ownership is transferred or a signed agreement from an public entity is established that assumes responsibility for ongoing BMP maintenance and inspection. Printed information materials shall be required to accompany the first deed transfer and any subsequent sale of the property, to highlight the existence of the requirement, the storm water management facilities, signs that maintenance is needed, how necessary maintenance can be performed, and assistance that local government may be able to provide.

**Peak Storm Water Runoff Discharge Rates** *(prior to Building or Public Works Permit)***.** (*Apply for specified ≥ 1-acre projects, and for other projects as feasible and where the peak rate would result in downstream erosion*) Storm water shall be conveyed per approved plans, and project peak storm water discharge rates shall not exceed pre-project rates. The applicant shall submit project plans and drainage calculations demonstrating to the satisfaction and approval of (*Public Works Engineering and/or Building and Safety Division*) that project peak storm water discharge rates shall not exceed pre-project rates. The *(landowner and/or owners association)* shall maintain approved storm water systems in working order for the life of the project, and shall inspect and *(≥1 acre-report to City annually, < 1 acre - maintain annual reports*).

Design Criteria: An increase in run-off is to be retained on-site and filtered using structural BMPs, such as detention basins, bioswales (vegetated filters) an mechanical BMPs, such as manufactured filters. These systems are to retain at a minimum the peak run-off differential from pre- and post-conditions for a 25-year storm, if feasible and practicable for the site. If these methods are not feasible or practical, projects are to retain excess water with underground tanks under the same above-mentioned criteria if feasible. Runoff is calculated by County of Santa Barbara hydrograph data and the Manning Equation. Bioswale and retention calculations are determined with the SCS, synthetic unit triangular method. The project review and approval process directs all developments to decrease the post-construction runoff with at least the same volume of retention. The following equation has been used for volumetric calculations of retention:

V=0.5 X Q25 increase X 2.67 X Tc, where Q25 increase is the increased post-construction runoff and Tc is the time of concentration which is 720 seconds.

**Natural Area Conservation** *(prior to BP)***.** The applicant shall submit project plans and landscape plans demonstrating that the project shall conserve natural areas to the extent feasible to the satisfaction and approval of the *(Architectural Board of Review or Historic Landmarks Commission or Planning Division).* The *(landowner and/or owners association)* shall maintain approved landscaping and natural areas for the life of the project, and shall inspect yearly and *(≥ 1 acre - report to City annually, < 1 acre – maintain annual reports for submittal to City upon request*).

Design Criteria*: Project site lay-out and landscape plans shall, to the extent feasible, minimize the amount of grading and native vegetation removal; maximize the amount of natural area, trees, and vegetation; utilize native and drought-tolerant plants; meet ordinance provisions for parking lot landscaping; and preserve riparian and wetlands areas. See also Conservation and Open Space Element policies, Local Coastal Plan policies, ABR Design Guidelines and Landscape Guidelines, Erosion/Sedimentation Control Policy, and SBMC provisions for Development Along Creeks, Neighborhood Preservation Ordinance, single Family Design Guidelines, and Parking Design. For riparian and wetland areas, coordinate measures with any applicable permitting agencies, such as U.S. Army Corps of Engineers, State Department of Fish and Game, and Regional Water Quality Control Board.*

**Minimization of Storm Water Pollutants of Concern** *(prior to BP)***.** The applicant shall implement approved plans incorporating long-term storm water best management practices (BMPs) to minimize identified storm water pollutants of concern (*specify BMPs*). The applicant shall submit project plans incorporating long-term BMPs to minimize storm water pollutants of concern to the extent feasible, and obtain approval from *(Public Works Engineering and/or Building and Safety Division)*. The *(landowner and/or owners association)* shall maintain approved facilities in working order for the life of the project, and shall inspect annually and *(≥ 1 acre – submit report to City annually, <1 acre – maintain annual reports and submit upon City request*).

Design Criteria: General pollutants of concern are those associated with automobiles, such as oil, grease, and metals, and suspended solids resulting from erosion and sedimentation. Use-specific pollutants of concern are oils, grease, metals, and nutrients associated with particular commercial/industrial uses, such as restaurants, gas stations, and auto repair facilities that involve site, equipment, or vehicle washing. The general criterion is to apply one or more BMPs as feasible given site circumstances.

For small projects, the direction is to promote passive BMPs that require little maintenance, such as use of vegetated swales for site drainage, use of permeable types of paving, and minimizing hardscape areas. If detention is required per the general policy of no increase in post-development runoff, it can be part of a treatment system. This may consist of BMPs such as vegetated swales and detention basins, or filters coupled with detention or infiltration BMPs, where water is filtered through a manufactured filter before discharge to the vegetated swale or detention basin. The general design criteria is 1” for detention systems and .25” for flow-through treatment systems.

For automotive-related pollutants of concern, projects with 10 or more parking spaces are required to incorporate BMPs. A BMP may be required to treat runoff from the entrance drive for covered parking areas by collecting the water in a trench drain and filtering before discharge. Basement parking garages must provide for treatment of any storm water that is discharged from the basement garage to the storm drain. Typical BMPs are to discharge to a vegetated swale, constructed sand filter, or through a manufactured BMP, such as a drain filter or wet-sump filter.

For suspended solids associated with erosion and sedimentation, particularly for projects in hillsides, near creeks, or that involve substantial earthwork, adequate measures are required for long-term post-construction slope stability and erosion/sedimentation control through the project design review and conditions. Such measures may include project siting and layout to avoid steep slopes (exceeding 15%); adequate setbacks from creeks, as determined based on technical analysis of individual project and site circumstances, including geomorphic, hydraulic, biologic, and geotechnical investigation as appropriate, generally with minimum 25-foot setback from urban area creeks.

See also Conservation Element policies, Local Coastal Plan policies, and Municipal Code provisions for Development Along Creeks, Natural Watercourses and Storm Drain System, Liquid and Industrial Waste Disposal, Parking Design, and Public Works Procedures for the Control of Runoff to Storm Drains and Watercourses, and Erosion/Sedimentation Control Policy.

**Protection of Slopes and Channels** *(prior to BP)***.** The project shall incorporate long-term storm water best management practices (BMP) facilities per approved plans to decrease the potential of slopes and/or channels from eroding and impacting storm water runoff, including (*apply as appropriate).* The applicant shall submit project plans to the satisfaction of *(Public Works Engineering and/or Building and Safety Division)* that incorporate long-term storm water BMPs to minimize to the extent practicable erosion of slopes and/or channels and impacts to storm water runoff quantity and quality. The *(landowner and/or owners association)* shall maintain approved BMP facilities in working order for the life of the project, and shall inspect at least annually and *(> 1 acre – submit report to City annually; < 1 acre – maintain annual reports and submit upon City request*).

<u>Design Criteria</u>: Adequate long-term post construction slope stability and erosion/sedimentation control shall be provided through project design review and conditions. Such measures may include project siting and layout to avoid steep slopes (exceeding 15%); adequate setbacks from creeks, as determined based on technical analysis of individual project and site circumstances, including geomorphic, hydraulic, biologic, and geotechnical investigation as appropriate, generally with minimum 25-foot setback from urban area creeks; conveyance of runoff safely from the tops of slopes and stabilization of disturbed slopes; utilization of natural drainage systems to the maximum extent practicable; stabilization of permanent channel crossings; vegetation of slopes with native or drought-tolerant vegetation; installation of energy dissipators such as riprap at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with specifications to minimize erosion.

See also Conservation Element policies, Local Coastal Plan policies, Architectural Board of Review design guidelines and landscape guidelines, and Municipal Code provisions for Neighborhood Preservation Ordinance, Development Along Creeks, Natural Watercourses and Storm Drain System, Liquid and Industrial Waste Disposal, and Public Works Procedures for the Control of Runoff to Storm Drains and Watercourses, and Erosion/Sedimentation Control Policy.

**Storm Drain System Stenciling and Signage** *(prior to BP)***.** Within the project area, the applicant shall implement stenciling of all storm drain inlets and catch basins, and posting of signs at all public access points along channels and creeks, with language in English and Spanish and graphic icons prohibiting dumping, per approved plans. The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that identify storm drain inlet locations throughout the project area, and specified wording and design treatment for stenciling of storm drain inlets and signage for public access points that prohibit dumping. The (*landowner and/or owners association*) shall maintain ongoing legibility of the stenciling and signage for the life of the project, and shall inspect at least annually and *(≥ 1 acre – submit report annually; < 1 acre – maintain annual reports and submit upon City request*).

*Design Criteria: Apply to all public and private storm drain inlets and catch basins as feasible.*

**Outdoor Material Storage Area Design** *(prior to BP)***.** The project outdoor material storage area(s) shall incorporate long-term structural storm water best management practices (BMPs) per approved plans: The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term structural containment BMPs for outdoor materials storage areas to protect storm water quality. The (*landowner and/or owners association*) shall maintain these structures in working order for the life of the project to protect storm water quality, and shall inspect at least annually and *(≥ 1 acre - report to City annually; < 1 acre – maintain annual reports and submit upon City request*).

Design Criteria: Apply the following design criteria as feasible when material storage area may contribute pollutants to the storm water conveyance system. (1) Materials with the potential to contaminate storm water shall be placed within an enclosure such as cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system, or shall be protected by secondary containment structures such as berms, dikes, or curbs; (2) The storage area shall be paved and sufficiently impervious to contain leaks and spills; and (3) The storage shall have a roof or awning to minimize collection of storm water within the secondary containment area.

**Trash Storage Area Design** *(prior to BP)***.** Project trash container areas shall incorporate approved long-term structural storm water best management practices (BMPs) to protect water quality: The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and Solid Waste and/or Building and Safety Division*) that incorporate long-term structural best management practices for trash storage areas to protect storm water quality. The (*landowner and/or owners association*) shall maintain these structural storm water quality protections in working order for the

life of the project, and shall inspect at least annually and *(≥ 1 acre - report to City annually; < 1 acre – maintain annual records and submit upon City request*).

Design Criteria: Trash containers shall have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas shall be screened or walled to prevent off-site transport of trash. Individual single family residences may be exempted from this requirement if determined by City to be infeasible.

**Structural or Treatment Control BMPs.** *(Restaurants and retail gasoline outlets with less than 5,000 square feet of development/redevelopment area are excluded by State from numerical requirements below, but the measures should be applied if feasible)* Long-term (*volumetric and/or flow-based treatment control*) best management practices (BMPs) shall be incorporated into project development per approved plans and shall (*infiltrate, filter or treat*) storm water as follows: (*apply as appropriate.*) The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term structural or treatment control BMPs to protect storm water quality. The (*landowner and/or owners association*) shall maintain these storm water quality protections facilities and practices for the life of the project, and shall inspect at least annually and *(≥ 1 acre - report to City annually; < 1 acre – maintain annual records and submit upon City request).*

Design Criteria: For volumetric systems, the design criterion is a 1" storm. For flow-through treatment systems, the design criterion is .25" for four hours.

(The State General Permit minimum design standards in Attachment 4 are as follows for specified 1-acre or larger discretionary projects, except restaurants and retail gasoline outlets where the developed area is less than 5,000 square feet are exempt from the numerical BMP design requirements: Volumetric Treatment Control BMP: (a) The 85$^{th}$ percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87 (1998), or (b) The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in California Stormwater Best Management Practices Handbook – Industrial/Commercial (2003); or (c)The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for "treatment" that achieves approximately the same reduction in pollutant loads achieved by the 85$^{th}$ percentile 24-hour runoff event. Flow-Based Treatment Control BMP: (a) The flow of runoff produced from a rain event equal to at least two times the 85$^{th}$ percentile hourly rainfall intensity for the area; or (b) The flow of runoff produced from a rain event that will result in treatment of the same portion of runoff as treated using volumetric standards above.)

**Storm Water BMP Maintenance Agreement** *(prior to BP)***.** The applicant shall submit draft agreements for recordation, to the satisfaction of the City Attorney, (*Community Development Director, and/or Public Works Director*), that provide that (*owner, owner association, and/or public agency*) for ongoing maintenance in working order and yearly inspection and *(≥ 1 acre - report to the City annually; < 1 acre – maintain annual records and submit upon City request*) for long-term (*site layout/landscaping, structural, and/or*

*treatment*) best management practices (BMPs) approved as part of the project plans for storm water management and protection of water quality.

Design Standards: Maintenance agreements shall provide for ongoing owner maintenance and at least yearly inspection and reporting of long-term structural and treatment BMPs, until such time as property ownership is transferred or a signed agreement from an public entity is established that assumes responsibility for ongoing BMP maintenance and inspection. Printed information materials shall be required to accompany the first deed transfer and any subsequent sale of the property, to highlight the existence of the requirement, the storm water management facilities, signs that maintenance is needed, how necessary maintenance can be performed, and assistance that local government may be able to provide.

**Individual Project Types - Design Components.** The project shall implement approved structural best management practice (BMP) components to protect storm water quality, including **(***specify***).** The applicant shall submit project plans to the satisfaction of (*Public Works Engineering and/or Building and Safety Division*) that incorporate long-term structural or treatment control BMPs to protect storm water quality. The (*landowner and/or owners association*) shall maintain approved storm water quality protection facilities in working order for the life of the project, and shall inspect at least annually and *(> 1 acre – submit report to City annually; < 1 acre – maintain annual records and submit upon City request*).

Design Standards:

- Loading/Unloading Dock Area Design [100,000 square foot commercial developments; automotive repair shops]: Design to minimize potential transport of spills to storm water system: Loading dock areas shall be covered, or drainage shall be designed to minimize run-on and runoff of storm water. Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
- Repair/Maintenance Bay Design [100,000 square foot commercial developments; automotive repair shops]: Design to avoid oil, grease, solvents, car battery acid, coolant, and gasoline from entering storm water runoff: Bays shall be indoors or designed to avoid storm water run-on or contact with storm water runoff. Bay drainage system shall be designed to capture all washwater, leaks and spills, with drains connected to a sump for collection and disposal, and direct connection of bays to the storm water system prohibited. Obtain Industrial Waste Discharge Permit if required.
- Vehicle/Equipment Wash Area Design [100,000 square foot commercial developments; restaurants; automotive repair shops]: Design to avoid allowing metals, oil, grease, solvents, phosphates, and suspended solids to get into the storm water system. Area for washing/steam cleaning of vehicles and equipment shall be self-contained and/or covered, equipped with a clarifier (restaurants with greasetraps), or other pretreatment facility, and wash area shall be properly connected to a sanitary sewer or other appropriate permitted disposal facility.
- Fueling Area Design [retail gasoline outlets; automotive repair shops]: Design to avoid oil, grease, solvents, car battery acid, coolant, and gasoline from getting into

the storm water system. The fuel dispensing area shall be covered with an overhanging roof structure, or canopy with minimum dimensions equal to or greater than the area with the grade break. The canopy shall not drain onto the fuel dispensing area, and canopy downspouts must be routed to prevent drainage across the fueling area. The fuel dispensing area shall be paved with Portland cement concrete or equivalent smooth impervious surface, and the use of asphalt concrete is prohibited. The fuel dispensing area shall have a 2% to 4% slope to prevent ponding, and shall be separated from the rest of the site by a grade break that prevents run-on of storm water to the extent practicable. The concrete fuel dispensing area shall extend a minimum of 6.5 feet from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot, whichever is less.

- Parking Lot Design: Design to contain pollutants such as heavy metals, oil and grease, and polycyclic aromatic hydrocarbons from vehicles and prevent their transport to storm water systems. Reduce impervious land coverage of parking areas. Infiltrate or treat runoff: For heavily used parking lots (lots with 25 or more parking spaces and lots for uses such as fast food outlets, sporting events, shopping malls, grocery stores, discount warehouse stores) treat to remove oil and hydrocarbons; and ensure adequate operation and maintenance of treatment systems , especially sludge and oil removal and system fouling and plugging prevention. )

**Other Example Condition Wording**

**B.** **Recorded Agreement.** Prior to the issuance of any Public Works permit or building permit for the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded by the Owner (with the Final Map on an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property") (in a written instrument) which shall be reviewed as to form and content by the City Attorney, Community Development Director and/or Public Works Director, which shall be recorded in the Office of the County Recorder:

1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.

2. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan as approved by the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)). Such plan shall not be modified unless prior written approval is obtained from the (ABR)/ (HLC). The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.

3. **Water Rights Assignment.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said assignment and any related agreements are subject to the review and approval of the City Attorney and the City Public Works Director. Said agreement shall be recorded in the Office of the County Recorder. This assignment of rights shall not include a right of surface entry on or from the Real Property.

4. **Development Rights Restrictions.** The Owner shall not make any use of the restricted portion of the Real Property as designated on the approved (Tentative Subdivision Map) (Development Plan) in order that those portions of the Real Property remain in their natural state. These restrictions include, but are not limited to the right to develop the restricted portions with any grading, irrigation, buildings, structures or utility service lines. (The restricted areas shall be shown on the Final Map.) The Owner shall continue to be responsible for (i) maintenance of the restricted area, and (ii) compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment.

5. **Allowed Development.** The development of the Real Property approved by the Planning Commission on is limited to sq. ft. of building area, (dwelling units) (lots) and the improvements shown on the (Tentative Subdivision Map) (Development Plan) signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

6. **Required Private Covenants.** The Owners shall record in the official records of Santa Barbara County either private covenants, a reciprocal easement agreement, or a similar agreement which, among other things, shall provide for all of the following:

   a. **Common Area Maintenance.** An express method for the appropriate and regular maintenance of the common areas, common access ways, common utilities and other similar shared or common facilities or improvements of the development, which methodology shall also provide for an appropriate cost-sharing of such regular maintenance among the various owners of the condominium parcels.

   b. **Landscape Maintenance.** A covenant that provides that the landscaping shown on the approved Landscaping Plan shall be maintained and preserved at all times in accordance with the Plan.

   c. **Covenant Enforcement.** A covenant that permits each owner to contractually enforce the terms of the private covenants, reciprocal easement agreement, or similar agreement required by this condition. and which also provides that such covenants may be enforced by the owners' association in accordance with the requirements of the state Subdivision Sales Law.

7. **Use Limitations.** Due to potential (traffic) (air quality) (parking) impacts, uses other than (general office/ ) are not permitted without further environmental and/or Planning Commission review and approval. Prior to initiating a change of use, the Owner shall submit a letter to the Community Development Director detailing the proposal, and the Director shall determine the appropriate review procedure and notify the Applicant.

8. **Tree Protection.** The existing tree(s) shown on the (Tentative Subdivision Map) (Development Plan) shall be preserved, protected and maintained. During construction, protection measures shall be provided, including but not limited to fencing of the area surrounding the tree(s).

9. **Street Tree Protection.** The street trees within the City's right-of-way shall be preserved and protected.

10. **Oak Tree Protection.** The following provisions shall apply to any oak trees to remain on the property:

    a. No irrigation systems shall be installed within the drip line of any oak tree.

    b. The use of herbicides and fertilizer shall be prohibited within the drip line of any oak tree.

11. **Pesticide and Fertilizer Usage Near Creeks.** The use of pesticides and fertilizer shall be prohibited within the area draining directly into Creek.

12. **Recyclable Material Use and Collection.** Hotel and restaurant operators shall encourage guests to recycle by using recyclable materials, and providing sufficient and appropriate receptacles, such as recycling or green waste containers, in each room. Recyclable material collection and pick-up areas shall be provided on-site for the hotel and restaurant operations. The hotel and restaurant operators shall use materials that are recyclable to the extent feasible.

13. **BMP Training.** Employee training shall be provided on the implementation of Best Management Practices (BMPs) in order to prevent or reduce the discharge of pollutants to storm water from buildings and ground maintenance. The training shall include using good housekeeping practices, preventive maintenance and spill prevention and control at outdoor loading/ unloading areas in order to keep debris from entering the storm water collection system.

14. **Storm Water Pollution Control Systems Maintenance.** The Owner(s) shall maintain drainage system, storm drain water interceptor and other storm water pollution control devices in accordance with the Operations and Maintenance Procedure Plan approved by the City Land Development Engineer.

**D. Design Review.** The following is subject to the review and approval of the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)):

1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on a one-for-one basis with a minimum (24-inch box sized) (15 gal. size) tree of an appropriate species or like species.

2. **Tree Protection Measures.** The landscape and grading plans shall include the following tree protection measures:

   a. **Fencing.** Fencing or protective barriers around the tree(s) during construction.

   b. **Landscaping Under Trees.** Landscaping under the tree(s) that is compatible with the preservation of the tree(s).

   c. **Grading Plan Notes.** Notes on the plans that specify the following:

      (1) No irrigation systems shall be installed under the driplines of tree(s).

      (2) No grading shall occur under the driplines of the existing tree(s).

      (3) A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which (is) (are) required to be protected.

      (4) All excavation within the dripline of the tree(s) shall be done with hand tools.

      (5) Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.

      (6) The tree(s) shall be thinned as needed in accordance with recommendations of a qualified Arborist.

      (7) No heavy equipment, storage of materials or parking shall take place under the dripline of the tree(s).

      (8) Any root pruning and trimming shall be done under the direction of a qualified Arborist.

3. **Tree Relocation.** The existing *** tree(s) shall be relocated on the Real Property and shall be fenced and protected during construction.

4. **Existing Tree Preservation.** The existing tree(s) shown on the approved (Tentative Subdivision Map) /(Development Plan) to be saved shall be preserved and protected and (fenced) (fenced at the dripline) during construction.

5. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material, and to the sloped areas. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not

disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion.

6. **Landscape Screening.** Landscaping with low water use plants and/or a solid screen wall or fence shall be provided to (buffer the parking area from ) (screen the ***).

7. **Useable Open Space.** Adequate usable open space shall be provided.

8. **Minimize Visual Effect of Paving.** (Textured or colored pavement shall be used in paved areas of the project) (Landscaping shall be provided) to minimize the visual effect of the expanse of paving.

9. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Lighting shall be directed toward the ground.

10. **Trash Enclosure Provision.** A trash enclosure with an area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Such structure shall be located at least five (5) feet from any building unless protected with fire sprinklers.

11. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler (and irrigation) systems shall be provided in a location screened from public view or included in the exterior wall of the building.

12. **Oak Tree Protection Measures.** The following provisions shall apply to oak trees on site:

    b. Oak trees not indicated for removal on the site plan shall be preserved protected, and maintained.

    c. During construction, fencing or protective barriers shall be placed around the driplines of all oak trees with driplines within 25 feet of development.

    d. No grading shall occur under any oak tree dripline except as indicated on the drainage and grading plan for construction of the **. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.

    e. A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.

f. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree(s).

g. Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)). No irrigation system shall be installed under the dripline of any oak tree(s).

h. Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a (three to one (3:1)) (five to one (5:1)) (ten to one (10:1)) ratio, at a minimum five (5) gallon size, from South Coastal Santa Barbara County Stock.

i. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.

13. **Permeable Paving.** A permeable paving system for the (project driveway(s)) (parking area(s)) that will allow a portion of the driveway runoff to percolate to the ground.

**E. Final/Parcel Map Submittal.** The Owner shall submit to the Public Works Department, a (Final)/ (Parcel) Map prepared by a licensed land surveyor or registered Civil Engineer. The (Final)/ (Parcel) Map shall conform to the requirements of the City Survey Control Ordinance.

**F. Public Works Submittal Prior to (Building Permit Issuance) (Final Map Recordation).** The Owner shall submit the following or evidence of completion of the following to the Public Works Department (prior to the issuance of a Building Permit) (prior to the recordation of the Final Map) for the project:

1. **Flood Control and Public Drainage Improvement Plans.** Improvement plans for construction of "100-Year Storm" flood control and drainage improvements along Street. These plans shall be prepared by a registered civil engineer and shall be reviewed and signed by the City Engineer.

2. **Street Improvement Plans.** Improvement plans for construction of improvements on Street. As determined by the Public Works Department, the improvements shall include but not be limited to curbs, gutters, sidewalks, asphalt/concrete pavement on aggregate base, underground utilities, street lights with underground wiring, appropriate directional and regulatory traffic control signs, traffic signals, pavement striping and marking, curb sandblasting and/or painting and stenciling, sewer system, water system, and adequate positive drainage. The

improvement plans shall be prepared by a registered Civil Engineer and reviewed and signed by the City Engineer.

3. **Other Improvement Plans.** Improvements as shown on the building plans for construction of improvements on . As determined by the Public Works Department, the improvements shall include, but not be limited to, curbs, gutters, sidewalks, asphalt concrete pavement on aggregate base, underground utilities, street lights with underground wiring, appropriate directional and regulatory traffic control signs, sewer system, water system, and adequate positive drainage. The improvement plans shall be prepared by a registered Civil Engineer and reviewed by the City Engineer.

4. **(Private Road)(Driveway) Improvements.** The proposed (private road) (driveway) will be constructed to the standards provided in the Subdivision Design and Improvement Standards and as approved by the Public Works Director.

5. E**ngineered drainage plan**.

6. S**tructural engineer's analysis.** All recommendations shall be incorporated into the plans.

8. **Agreement for Land Development Improvements.** An Executed Agreement for Land Development Improvements and improvement security for construction of improvements.

9. **Dedication(s).** Dedicate or offer to make a dedication for:

   a. All street purposes along Street in order to establish a - foot wide public right-of-way.

   b. An easement for storm drainage purposes (width to be determined) for .

   c. Easements for water, sewer, and other utilities.

   d. Easements (as shown on the approved Tentative Subdivision Map) (described as follows), subject to approval by the Public Works Department and/or the Building &and Safety Division:

      (1) -foot wide access for vehicles/pedestrians.

      (2) Storm drainage.

      (3) `Sanitary sewer.

      (4) Water.

      (5) Other:

      (6) Hiking and/or riding trail, subject to approval by the Parks and Recreation Department and the Transportation Planning Manager.

10. **Water Rights Dedication.** Execute and record a dedication of water rights in a form satisfactory to the City Attorney, including but not limited to, existing wells and any related facilities.

12. **Reciprocal Access Agreement.** An adequate reciprocal access easement ( feet in width) which has been recorded and which provides ingress and egress to .

13. **Encroachment Permits.** Any encroachment permits from other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way (easement). Such permits shall be submitted to the Public Works Department.

14. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities, structures, or trees must be performed by the Owner or by the person or persons having ownership or control thereof. Removal and relocation must be accomplished at no expense to the City.

15. **Maintenance Agreement Required.** An Executed Agreement for Maintenance of the proposed private road or driveway subject to the review and approval of the Public Works Director and City Attorney.

16. **Storm Drain Operation and Maintenance Plan Required.** The Owner shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing filters, etc.) for the operation and use of the storm drain surface pollutant interceptor. The Plan shall be reviewed and approved by the Land Development Engineer.

**G. Required Prior to Building Permit Issuance.** (The following shall be finalized and specified in written form and submitted with the application for a building permit:) OR (The Owner shall complete the following prior to the issuance of building permits:):

1. **Mitigation Monitoring and Reporting Requirement.** The owner shall submit to the City's Environmental Analyst a monitoring program for the project's mitigation measures, as stated in the Mitigated Negative Declaration or the Environmental Impact Report for the project. (A Project Environmental Coordinator (PEC) and) Mitigation monitors responsible for permit compliance monitoring must be hired and paid for by the applicant. The mitigation monitoring program shall include, but not be limited to:

   a. A list of the project's mitigation measures.

   b. An indication of the frequency of the monitoring of these mitigation measures.

   c. A schedule of the monitoring of the mitigation measures.

   d. A list of reporting procedures.

   e. A list of the mitigation monitors to be hired.

2. **Project Environmental Coordinator Required.** A qualified representative for the Owner, approved by the City Planning Division, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.

3. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) and Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The language of the notice shall be reviewed and approved by the City Planning Division prior to being distributed.

4. **Contractor and Subcontractor Notification.** All contractors and subcontractors shall be notified in writing of site rules, restrictions and Conditions of Approval.

5. **Completion Bond.** Owner shall show proof of bond to assure that, if project demolition and construction are not completed, the project site shall be left in an aesthetically acceptable condition. *[This is a place-holder condition.]*

6. **Park Commission Tree Removal Approval.** Apply for and receive approval from the Park Commission for the removal of) * trees (with a trunk diameter greater than four (4) inches at a point twenty-four (24) inches above the ground) in the front yard setback) (street tree(s)).

7. **Arborist Monitoring.** Contract with a qualified arborist for monitoring of all work (within the driplines of all **** trees) (within **** feet of all **** trees) during construction.

8. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Community Development Director a letter of commitment that states that, prior to disturbing any part of the project site for any reason and after the building permit has been issued, the General Contractor shall schedule a pre-construction conference. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the Building and Safety Division, the Planning Division, the Property Owner, the (Archaeologist, the Architect, the Arborist, the Landscape Architect, the Biologist, the

Geologist, the Project Engineer, the Project Environmental Coordinator), the Contractor and subcontractors.

H. Building Permit Plan Requirements. The following requirements shall be incorporated into the construction plans submitted to the Building &and Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy:

1. **Design Review Requirements Included on Plans:** Plan submitted for building permits shall show all design elements, as approved by (Architectural Board of Review) (Historic Landmarks Commission), outlined in Section * above.

2. **Pre-Construction Conference.** Prior to commencement of construction, a construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owner (Archaeologist, Architect, Arborist, Landscape Architect, Biologist, Geologist, Project Engineer, Project Environmental Coordinator, Mitigation Monitors), Contractor and Subcontractor(s).

3. **On-Site Drainage Plan.** A complete drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality of water run-off conditions from the site. The owner shall install bioswales, catch basins, storm drainage interceptors or clarifiers on the Real Property to intercept drainage pollutants from the parking lot areas and other service areas prior to drainage discharge into the public storm drain system including any creeks. The proposed interceptors or clarifiers shall be reviewed and approved by the Public Works Department. Maintenance of these facilities shall be provided by the Owner which shall include the regular sweeping and/or vacuuming of parking areas where interceptors and clarifiers are located and a catch basin cleaning program.

4. **Drainage and grading plan**.

5 **Geology Report.** A geology report prepared by a licensed engineer, geologist or equal and all recommendations incorporated into the construction plans.

6 **Structural Engineer Report.** A report prepared by a structural engineer as required by the Building Official for .

7. **Tree Preservation Measures.** The following tree preservation measures:

   a. **Fencing.** Fencing or protective barriers around the tree(s) dripline during construction.

   b. **Landscaping Under Trees.** Landscaping under the tree(s) that is compatible with the preservation of the tree(s) as determined by the

(Architectural Board of Review (ABR)) (Historic Landmarks Commission (HLC)).

c. **Grading Plan Notes.** Notes on the grading plans that specify the following:

(1) No irrigation systems shall be installed under the dripline(s) of the tree(s).

(2) No grading shall occur under the driplines of the existing tree(s).

(3) A qualified Arborist shall be present during any excavation adjacent to or beneath the dripline of the tree(s) which is/are required to be protected.

(4) All excavation within the dripline of the tree(s) shall be done with hand tools.

(5) Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.

(6) The tree(s) shall be thinned as needed in accordance with recommendations of a qualified Arborist.

(7) No heavy equipment, storage of materials or parking shall take place under the dripline of the tree(s).

(8) Any root pruning and trimming shall be done under the direction of a qualified Arborist.

8. **Fire Vehicle Access.** Driveway access for fire vehicles shall be 16-20 ft. wide, all-weather concrete or asphalt pavement capable of supporting a 40,000 lb. fire truck. Vertical clearance shall be a minimum of 13 feet-6 inches (13' 6").

9. **Driveway Slope.** Driveway slope shall not exceed a 16% grade.

10. **Trash Areas.** All trash areas with shall include an area for recycling containers and shall be located a minimum of five (5) feet from any building unless protected by fire sprinklers.

11. **Commercial Dumpsters.** Commercial dumpsters shall be provided, including an area for recycling containers, and shall not be placed within 5 feet of combustible walls, openings or combustible roof eaves lines unless sprinkler coverage is provided.

12. **Recyclable Material Use and Collection.** Hotel and restaurant operators shall provide sufficient and appropriate receptacles, such as recycling or green waste containers, in each room. Recyclable material collection and pick-up areas shall be provided on-site for the hotel and restaurant operations.

13. **Demolition/Construction Materials Recycling.** Recycling and/or reuse of demolition/construction materials shall be carried out and containers

shall be provided on site for that purpose in order to minimize construction-generated waste conveyed to the landfill.

14. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, pursuant to Santa Barbara Municipal Code Section 14.20.020, Water Saving Devices, subject to the approval of the Water Resources Management Staff.

15. **Drainage Control.** Any sheet flow runoff from the driveway/parking areas shall be directed through an adequately sized bio-filter (vegetated filter strips, grassy swale) or other filtration-oriented Best Management Practice (BMP) prior to its discharge into the storm drain.

16. **Water Sprinkling During Grading.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.

    Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph.

17. **Covered Truck Loads.** Trucks transporting fill material to and from the site shall be covered from the point of origin.

18. **Disturbed Soil Stabilization.** After clearing, grading, earth moving and/or excavation is completed, the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:

    a. Seeding and watering until grass cover is grown;

    b. Spreading soil binders;

    c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind; or

    d. Other methods approved in advance by the Air Pollution Control District.

19. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., shall be paved as soon as possible. Additionally, building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

20. **Construction Contact Sign.** Immediately after building permit issuance, signage shall be posted at the points of entry to the site that list the

contractor(s) (and Project Environmental Coordinator's (PEC)) name, contractor(s) (and PEC's) telephone number, work hours and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.

21. **Tree Protection.** All trees not indicated for removal on the site plan shall be preserved, protected and maintained.

22. **Arborist's Monitoring.** Schedule for the qualified Arborist's presence during grading and construction activities near the tree(s) that are to be preserved pursuant to applicable conditions contained herein.

23. **Oak Tree Protection.** The following measures shall be carried out to protect oak trees during construction:

    a. During construction, fencing or protective barriers shall be placed around the driplines of all oak trees with driplines within 25 feet of development.

    b. No grading shall occur under any oak tree dripline except as indicated on the drainage and grading plan for construction of the **. Grading within the dripline during construction of this area shall be minimized and shall be done with light (one ton or less) rubber-tired equipment or by hand. If use of larger equipment is necessary within the dripline of any oak, it shall only be operated under the supervision and direction of a qualified Arborist.

    c. A qualified Arborist shall be present during any grading or excavation adjacent to or beneath the dripline of any oak tree. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound. Any thinning or root pruning and trimming shall be done under the direction of a qualified Arborist.

    d. No storage of heavy equipment or materials, or parking shall take place within five (5) feet of the dripline of any oak tree(s).

    e. Landscaping provided under the oak tree(s) shall be compatible with preservation of the trees as determined by the Architectural Board of Review (ABR)/Historic Landmarks Commission (HLC). No irrigation system shall be installed under the dripline of any oak tree(s).

    f. Oak trees greater than four inches (4") in diameter at four feet (4') above grade removed as a result of the project shall be replaced at a three to one (3:1) ratio at a minimum five (5) gallon size from south coastal Santa Barbara County stock.

    g. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1)

ratio. Replacement trees shall be a minimum of one-gallon size derived from south coastal Santa Barbara County stock.

24. **Construction Equipment Maintenance.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices.

25. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____

Property Owner Date

_____

Contractor Date
License No.

_____

Architect Date
License No.

_____

Engineer Date
License No.

**H. Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified Arborist.

2. **Complete Public Improvements.** Public improvements as shown in the improvement/building plans.

3. **Fire Hydrant Replacement.** Replace existing nonconforming type fire hydrant(s) with commercial-type hydrant(s) described in Standard Detail 6-003.1 Paragraph 2 of the Public Works Department Standard Details.

4. **Check Valve/Anti-Backflow Device.** Provide an approved check valve or anti-backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120 and Public Works Construction Standard Detail 5-009.0.

5. **Manholes.** Raise all sewer and water manholes on easement to final finished grade.

6. **Montecito Water District Service.** Obtain a "can and will serve" letter from Montecito Water District .

7. **Utilities Undergrounded.** Place utilities underground from the transmission source and within the Real Property.

8. **Existing Street Trees.** The Applicant shall root prune and trim existing street tree(s) under the direction of a qualified Arborist.

9. **New Street Trees.** Provide (size) tree(s) on and plant to City Parks Department Street Tree Standards.

10. **Landscape Maintenance Performance Bond.** A Performance Bond shall be provided to the Building and Safety Division for landscape maintenance and assurance of adequate plant growth and health. Such Bond shall be for a period of years and shall be in an amount necessary to cover the cost of installation and replacement of the landscaping and irrigation system for the entire site in accordance with landscaping plans approved by the (Architectural Board of Review (ABR))/ (Historic Landmarks Commission (HLC)) and on file at the Building &and Safety Division. Prior to the release of said Bond, the Building &and Safety Division shall make an inspection of the Real Property and make a determination that the landscaping is in substantial compliance with the approved plans. If the landscaping is not in compliance, the Bond shall not be released and shall be extended for a period of time as determined by the Building Official.

D R A F T

City of Santa Barbara Development Application Review Team (DART)
Storm Water Management Plan (SWMP)

# DART SWMP CHECKLIST

Project Address: _____ Project Type: _____

MST _____ PRT or DART:_____

Date: _____ Case Planner: _____

The following design standards and best management practices (BMP) for storm water management are required under National Pollution Discharge Elimination System (NPDES) provisions ( State Regional Water Quality Control Board Phase II General Permit for the City). These measures are included in the City Storm Water Management Plan (SWMP) adopted to implement the NPDES requirements through the City development and redevelopment review and permitting process. The City is required to document to the Regional Board yearly how these measures have been implemented.

As part of a pre-application or application review process for a project discretionary permit by the City, DART members review for project design standards and other BMPs that can feasibly be taken to reduce storm water pollution to the maximum extent practicable.

Identify whether measures on the checklist are applicable, and whether they are applied through a project design revision prior to permit approval, and/or a condition of project approval. If the measure is not feasible, indicate why not.

## 1.0 CONSTRUCTION PHASE BEST MANAGEMENT PRACTICES

### 1.1 Erosion and Sedimentation Control (*Building and Safety*)

☐ Not applicable. Project does involve ground disturbance.

_____

☐ Apply Standard Erosion Control Measures as condition (where disturbed soil <1 acre, slope <15%, property not adjacent to creek).

_____

☐ Detailed Erosion Control Plan required (where disturbed soil ≥ 1 acre, slope > 15%, property not adjacent to creek):

__ Detailed Plan required as part of DART application. Apply condition requiring plan implementation; or

__ Apply condition requiring Detailed Plan submittal and approval prior to Building Permit, and plan implementation.

_____

## 2.0 POST-CONSTRUCTION BEST MANAGEMENT PRACTICES

### 2.1 Peak Storm Water Run-Off Discharge Rates *(Public Works)*

☐ Not applicable. Project involves no/minimal change in permeable surface or peak storm water run-off discharge rate. No BMPs required.

_____

☐ Drainage calculations are required as part of DART application (using County of Santa Barbara hydrograph data and Manning equation). __ Drainage calculations are adequate.

☐ Project design would not increase peak 25-year storm water run-off and would reduce peak storm water run-off discharge rate to the maximum extent practicable, through:

___ Any increase in run-off will be retained on-site and filtered using structural BMPs such as detention basins, bioswales (vegetated filters), and/or mechanical BMPs such as manufactured filters.
BMPs _____

___ Increase in water will be retained with underground tanks.

☐ BMPs will be applied as follows:

__ Project design as proposed (with condition of approval requiring project implementation as proposed, and ongoing maintenance of BMPs if applicable).

__ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).

__ Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

## 2.2 Structural and Treatment Control BMPs *(Public Works, Creeks)*

☐ Not applicable.

☐ Long-term volumetric treatment control BMP will be incorporated into the project development (design criterion is a 1" storm).

☐ Long-term flow-based treatment control BMP will be applied (design criterion is .25" for four hours).

☐ BMPs will be applied as follows:

__ Project design as proposed (with condition of approval requiring project implementation as proposed and ongoing maintenance of BMPs if applicable).

__ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).

__ Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

## 2.3 Minimization of Storm Water Pollutants of Concern *(Creeks, Public Works)*

☐ Not applicable

☐ General pollutants/ small projects: Passive, low maintenance BMPs will be applied through minimizing hardscape; vegetative swales, use of permeable paving; and/or detention basin.

☐ Automotive pollutants/ oil, grease, metals: The following BMPs will be applied for projects with 10 or more parking spaces: __Runoff from entrance drive for covered parking will be treated by collecting water in a trench drain and filtering before discharge. __Basement parking garages will provide treatment of any storm water discharged from basement garage to storm drain. __Runoff will be discharged to a vegetated swale or constructed sand filter, or through a manufactured BMP (drain filter or wet-sump filter).

☐ Erosion and Sedimentation/ suspended solids: Projects in hillsides, near creeks, or involving substantial earthwork: BMPs applied for long-term post-construction slope stability and erosion/sedimentation control, such as site layout to avoid $\geq$15% slopes, adequate setbacks from creeks.

☐ BMPs will be applied as follows:

__ Project design as proposed (with condition of approval requiring project implementation as proposed and ongoing maintenance of BMPs if applicable).

__ Revised project design submitted as part of the DART application process (and condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).

__ Condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

## 2.4 Natural Area Conservation BMPs *(Planning)*

☐ Not applicable.

☐ Development is clustered leaving remaining land in natural condition.

☐ Grading and clearing of native vegetation is limited to amount needed for lots, access, and fire protection.

☐ Trees and vegetation are maximized to the extent feasible, and use of drought-tolerant plants is promoted.

☐ Natural vegetation is promoted through use of parking lot islands and other landscaped areas.

☐ Riparian areas and wetlands are preserved.

☐ Natural area design standards will be incorporated to the extent applicable and feasible, consistent with City policies, as follows:

___ Project design as proposed (with condition of approval requiring project implementation as proposed, and ongoing maintenance of BMPs if applicable).

___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs).

___ Application of a condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

## 2.5 Protection of Slopes and Channels (*Planning, Building, Public Works, Creeks)*

☐ Not applicable. Project is not adjacent to creek, and does not include substantial slopes.

☐ The following additional information has been required:

___ Existing site conditions: geomorphic, hydraulic, biological, geotechnical; top-of-bank determination.

___ Proposed project information and plans, potential effects on slopes and channels, and plans/measures to protect slopes/channels (preliminary grading plan; preliminary drainage plan; slope stability, permanent erosion control, vegetation management,, preliminary creek restoration and enhancement plan, including protection of biological values such as shade provisions, water temperature maintenance, nutrient filtering, wildlife movement corridors; fish movement; wildlife habitat protection.)

☐ Runoff will be conveyed safety from the topes of slopes and disturbed slopes will be stabilized.

☐ Natural drainage channels will be used to the maximum extent practicable.

☐ Permanent channel crossings will be stabilized.

☐ Slopes will be vegetated with appropriate native or drought-tolerant vegetation.

☐ Energy dissapators, such as riprap, will be installed at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion with the approval of all agencies with jurisdiction.

☐ The project will incorporate slope and/or channel protection design standards to the extent applicable and feasible, consistent with applicable City policies, as follows:

___ Project design as proposed (with condition of approval requiring project implementation as proposed, and ongoing maintenance of BMPs if applicable); or

___ Revised project design submitted as part of the DART process (and application of condition of approval requiring project implementation as revised, and ongoing maintenance of BMPs); or

___ Condition of approval requiring feasible project design changes and/or other BMPs, and ongoing maintenance of BMPs.

## 2.6 Storm Drain Stenciling and Signage (*Public Works, Building*)

☐ Not applicable. No storm drains inlets.

☐ Condition of approval will be applied that public and private storm drain inlets and catch basins within the project area must be stenciled with language and/or graphic icons prohibiting dumping of improper materials directly into the storm water conveyance system. Signs prohibiting illegal dumping must be posted at public access points along channels and creeks within the project area. Legibility of stenciling and signs must be maintained.

## 2.7 Outdoor Material Storage Design *(Planning, Building)*

☐ Not applicable. No outdoor material storage area.

☐ Materials with the potential to pollute storm water will be placed within an enclosure such as cabinet, shed or similar structure that prevents contact with runoff or spillage to the storm water conveyance system, or will be protected by secondary containment structures such as berms, dikes, or curbs. The storage area will be paved and sufficiently impervious to contain leaks and spills. The storage will have a roof or awning to minimize collection of storm water within the secondary containment.

_____

☐ The project will incorporate BMPs as follows:
___ Project design as proposed incorporates these measures.
___ Revised project design submitted as part of DART review process incorporates these measures.
___ These measures are feasible and will be applied as a condition of permit approval.

## 2.8 Trash Storage Area Design *(Planning, Building)*

☐ Not applicable. No trash storage area.

☐ Trash containers will have drainage from adjoining roofs and pavement diverted around the areas; and trash container areas will be screened or walled to prevent off-site transport of trash. Individual single family residences may be exempted if determined by City to be infeasible.)

☐ The BMPs will be incorporated as follows:
___ Project design as proposed.
___ Revised project design submitted as part of DART review process.
___ These measures are feasible and will be applied as a condition of permit approval.

_____

## 2.9 Ongoing BMP Maintenance

☐ Not applicable. No BMPs are required.

☐ Condition will be applied to establish BMP maintenance agreement providing owner ongoing maintenance and yearly inspection.

_____

## 2.10 Design Standards for Specified Individual Project Categories

☐ Not applicable.

☐ Commercial Projects: Proper design of loading/unloading dock areas; repair/maintenance bays; vehicle wash areas to protect water quality.

_____

☐ Restaurants: Proper design of equipment/ accessory wash areas to protect water quality.

_____

☐ Retail Gasoline Outlets: Proper design of fueling areas to protect water quality.

_____

☐ Automotive Repair Shops: Proper design of fueling areas; repair/maintenance bays; vehicle/equipment wash areas; and loading/unloading dock areas to protect water quality.

_____

☐ Parking Lots: Proper design of parking areas to protect water quality; and operational provisions to limit oil contamination.

_____

☐ BMPs will be incorporated as follows:
___ Project design as proposed.
___ Revised project design submitted as part of DART review process.
___ These measures are feasible and will be applied as a condition of permit approval.

# Appendix F

Procedures for Runoff Controls ..... F- 1
Erosion/Sedimentation Control Policy ..... F-31

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# PROCEDURES FOR THE CONTROL OF RUNOFF INTO STORM DRAINS AND WATERCOURSES

**Implementation of the procedures contained herein is a condition of all Public Works permits and all Building permits.**

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# INTRODUCTION

Storm water runoff and other water discharges from construction sites contribute to our ocean and creeks being polluted. Preventing these pollutants from entering the storm water system is vital to clean creeks and open beaches. The City of Santa Barbara Municipal Code Title 16 prohibits the discharge of any pollutants into the storm water system. The following procedures are intended to implement Title 16 on all construction projects.

**Implementation of the procedures contained herein is a condition of all Public Works permits and all Building permits.**

# STANDARD SPECIFICATIONS

The work covered by this specification section, Procedures for the Control of Runoff Into Storm Drains and Watercourses, shall be performed in accordance with the Standard Specifications for Public Works Construction (1997 edition) of the Southern California Chapter American Public Works Association; with the Caltrans Best Management Practices (BMP's) Manual; and with the Caltrans Standard Specifications (current edition), where referenced herein.

In case of conflict between the other references cited above and this specification section, Procedures for the Control of Runoff Into Storm Drains and Watercourses, this specification section shall control.

Copies of the Caltrans Best Management Practices (BMP's) Manual may be obtained by contacting the California Department of Transportation Publications Unit,
1900 Royal Oaks Drive, Sacramento, CA 95815-3800. telephone (916) 445-3520, fax (916) 324-8997, or by logging onto the Caltrans web site at http:/www.dot.ca.gov/hq/construc/stormwater.html.

Prior to construction, the contractor and lead foreman will be required to meet with the City's Water Resources Specialist, to discuss implementation of this program for the project. Please allow two hours for this meeting.

# Street Sweeping and Vacuuming

I. Definition and Purpose

Practices to remove tracked sediment to prevent the sediment from entering a storm drain or watercourse.

II. Appropriate Applications

These practices are implemented anywhere sediment is tracked from the project site onto public or private paved roads, typically at points of egress.

III. Standards and Specifications

A. Do not use kick brooms or sweeper attachments.

B. Visible sediment tracking shall be swept and vacuumed on a daily basis.

C. Do not sweep up any unknown substance or any object that may be potentially hazardous

D. Adjust brooms frequently; maximize efficiency of sweeping operations.

E. After storm drain protection measures are implemented, and sweeping is finished, the street may be washed down.

# Sand Bag Barrier

I. Definition and Purpose

A sandbag barrier is a temporary linear sediment barrier consisting of stacked sandbags, designed to intercept and slow the flow of sediment-laden sheet flow runoff. Sandbag barriers allow sediment to settle from runoff before water leaves the construction site. Straw wattles or fiber rolls can also be used for this purpose. Sandbags can also be used where flows are moderately concentrated, such as ditches, swales, and storm drain inlets.

II. Appropriate Applications

A. Around stockpiles.

B. To divert or direct flow or create a temporary sediment basin.

C. Along the perimeter of vehicle and equipment fueling and maintenance areas or chemical storage areas.

D. To capture and detain non-storm water flows until proper cleaning operations occur.

E. To temporarily close or continue broken, damaged or incomplete curbs.

F. To prevent sediment from washing on to roads.

III. Standards and Specifications

A. ***Sandbag Material:*** Sandbag shall be woven polypropylene, polyethylene or polyamide fabric, minimum unit weight 135 g/m$^2$ (four ounces per square yard), mullen burst strength exceeding 2,070 kPa (300 psi) in conformance with the requirements in ASTM designation D3786, and ultraviolet stability exceeding 70% in conformance with the requirements in ASTM designation D4355. Use of burlap is acceptable for short term use. (less than 2 weeks)

B. ***Sandbag Size:*** Each sand-filled bag shall have a length of 450 mm (18 in), width of 300 mm (12 in), thickness of 75 mm (3 in), and mass of approximately 15 kg (33 lb.). Bag dimensions are nominal, and may vary based on locally available materials. Alternative bag sizes shall be submitted to the Engineer for approval prior to deployment.

C. ***Fill Material:*** All sandbag fill material shall be non-cohesive, Class I or Class 2 permeable material free from clay and deleterious material, conforming to the provisions in Section 68-1.025 “Permeable Material,” of the Caltrans Standard Specifications. The requirements for the Durability Index and Sand Equivalent do not apply. Fill material is subject to approval by the Engineer.

# Sand Bag Barrier; (continued)

IV. Maintenance and Inspection

A. Contractor shall Inspect sandbag barriers before and after each use.

B. Inspect sandbag barriers for sediment accumulations and remove sediments when accumulation reaches one-third the barrier height. Removed sediment shall be incorporated in the project at locations designated by the Engineer or disposed of in conformance with the Standard Specifications.

C. Remove sandbags when no longer needed. Remove and dispose of sediment accumulation, clean, re-grade, and stabilize the area.

# Storm Drain Inlet Protection

I. Definition and Purpose

Devices used at storm drain inlets that are subject to runoff from construction activities to detain and/or to filter sediment-laden runoff to allow sediment to settle and/or to filter sediment prior to discharge of storm water into storm water drainage systems or watercourses.

II. Appropriate Applications

A. Where ponding will not encroach into highway traffic.

B. Where sediment laden surface runoff has the potential to enter an inlet.

C. Whenever street is washed down

D. For dewatering purposes.

III. Standards and Specifications

A. Identify existing and/or planned storm drain inlets that have the potential to receive sediment-laden surface runoff. If storm drain inlet protection is needed, use Type 3 D1 protection or other approved measures.

B. ***DI Protection Type 3 – Sandbag Barrier –*** The sandbag barrier (Type 3) is illustrated on Page 7. Flow from a severe storm shall not overtop the curb. In areas of high clay and silts, use filter fabric and gravel as additional filter media. Construct sandbags in accordance with "Sandbag Barrier".

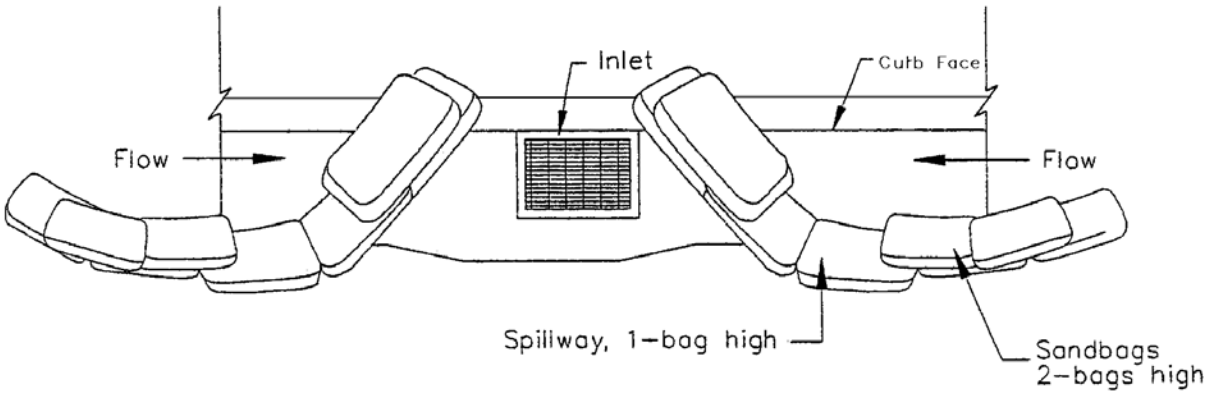
C. Inspect bags for holes, gashes, and snags.

D. Check sandbags for proper arrangement or displacement (per attached detail) Remove the sediment behind the barrier when it reaches one-third the height of the barrier. Removed sediment shall be incorporated in the project at locations designated by the RE or disposed of outside the highway right-of-way in conformance with the Standard Specifications.

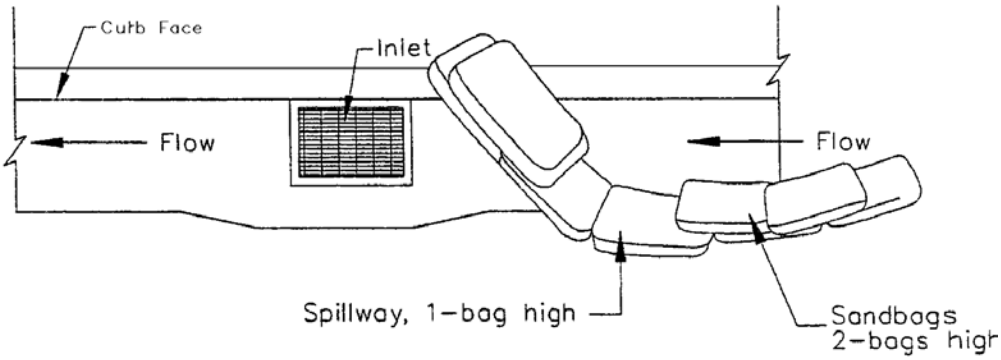
E. Remove all inlet protection devices when the inlet protection is no longer needed.

F. Clean and/or re-grade area around the inlet as appropriate, and clean the inside of the storm drain inlet as it must be free of sediment and debris at the time of final inspection.

# Storm Drain Inlet Protection; (continued)




TYPICAL PROTECTION FOR INLET ON SUMP




TYPICAL PROTECTION FOR INLET ON GRADE

D1 Protection Type 3
Notes

NOTES:

1. Intended for short-term use.
2. Use to filter non-storm water flow.
3. Allow for proper maintenance and cleanup.
4. Bags must be removed after adjacent operation is completed.
5. Not applicable in areas with high silts and clays without filter fabric.
6. Silt or sediment must be removed and disposed of in accordance with the Standard Specifications after operations are completed. Washing into storm drains is prohibited.

# Stabilized Construction Entrance/Exit

I. Definition and Purpose

a. A stabilized construction access is a defined point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

II. Appropriate Applications

a. Use at construction sites where dirt or mud has the potential to be tracked onto public roads.

b. Use at construction sites where dust is a problem during dry weather conditions.

III. Standards and Specifications

a. Limit the points of entrance/exit to the construction site.

b. Limit speed of vehicles to control dust.

c. Properly grade each construction entrance/exit to prevent runoff from leaving the construction site.

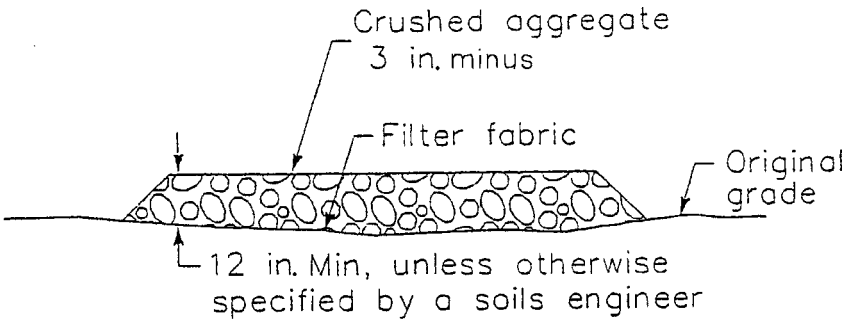
d. Route runoff from stabilized entrances/exits through an approved sediment-trapping device before discharge.

e. Select construction access stabilization (aggregate, asphaltic concrete, concrete) based on longevity, required performance, and site conditions. The use of asphalt concrete (AC) grindings for stabilized construction access/roadway is not allowed. Use Type I.

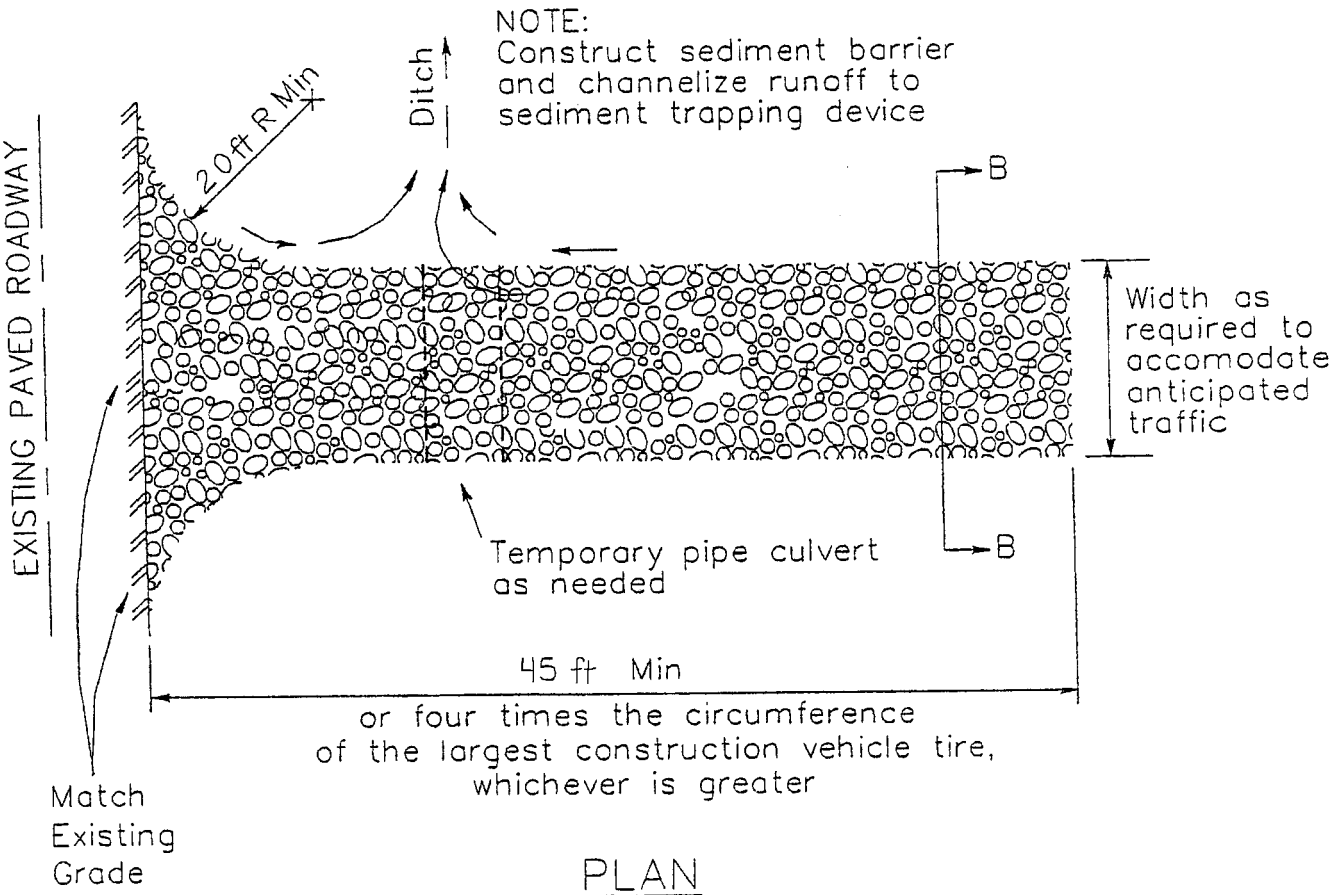
f. If aggregate is selected, place crushed aggregate over geo-textile fabric to at least 300 mm (12 in) depth, or place aggregate to a depth recommended by a geotechnical soils engineer. A crushed aggregate of 75 mm (3 inch minus) shall be used, with the gradation percentage approved by the engineer.

g. All employees, subcontractors, and suppliers shall be required to utilize the stabilized construction access.

# Stabilized Construction Entrance/Exit; (continued)




SECTION B–B
NTS




PLAN
NTS

Stabilized Construction Entrance/Exit (Type 1)

# Water Conservation Practices

I. Definition and Purpose

Water conservation practices are activities that use water during the construction of a project in a manner that avoids causing erosion and/or the transport of pollutants offsite.

II. Appropriate Applications

A. Water conservation practices are implemented wherever water is used.

B. Applies to all construction projects.

III. Standards and Specifications

A. Keep water equipment in good working condition.

B. Repair water leaks promptly.

C. Do not use water or toxic agents to clean construction areas. Paved areas shall be swept and vacuumed.

D. Direct non-contaminated construction water runoff to areas where it can soak into the ground.

E. Apply water for dust control in accordance with the Caltrans Standard Specifications.

# Dewatering Operations

I. Definition and Purpose

Dewatering operations are practices that manage the discharge of pollutants from groundwater and accumulated precipitation dewatering operations. This section does not apply to work within watercourses, where other, more specific, rules apply

II. Appropriate Applications

A. Removal of uncontaminated groundwater.

B. Removal of accumulated rainwater from work areas.

III. Standards and Specifications

A. Contractor shall provide 48 hours notification to the Engineer of planned discharges.

B. Discharges must comply with regional and watershed-specific discharge requirements.

C. Ensure that dewatering discharges do not cause erosion at the discharge point.

D. A filtration device may be substituted for a desilting basin or sediment trap if the Contractor can demonstrate, to the Engineer's satisfaction, that the filtration device provides equivalent or greater removal of suspended solids than the basin.

E. Filter bags may be used for small-scale dewatering operations.

# Paving and Grinding Operations

I. Definition and Purpose

Procedures that minimize pollution of storm water runoff during paving operations, including new paving and preparation of existing paved surfaces for overlays.

II. Appropriate Applications

These procedures are implemented where paving, surfacing, resurfacing, or sawcutting, may pollute storm water runoff or discharge to the storm drain system or watercourses.

III. Standards and Specifications

A. Substances used to coat asphalt transport trucks and asphalt spreading equipment shall not contain soap and shall be non-foaming and non-toxic.

B. Place drip pans or absorbent materials under paving equipment while not in use, to catch and/or contain drips and leaks. See also "Liquid Waste Management".

C. When paving involves asphaltic concrete (AC), the following steps shall be implemented to prevent the discharge of grinding residue, uncompacted or loose AC, tack coats, equipment cleaners, or unrelated paving materials.

1) Do not wash sand or gravel from new asphalt into storm drains, streets, and creeks. Sweeping or other means of removal from the site shall be utilized.

2) AC grindings, pieces, or chunks used in embankments or shoulder backing must not be allowed to enter any storm drains or watercourses.

3) Collect and remove all broken asphalt and recycle when practical; otherwise, dispose in accordance with the Caltrans Standard Specification 7-1.13.

4) Any AC chunks and pieces used in embankments must be placed above the water table and covered by at least 0.3m (1 ft) of material.

5) Use only non-toxic substances to coat asphalt transport trucks and asphalt spreading equipment.

D. Drainage inlet structures and manholes shall be covered with filter fabric or tape during application of seal coat, tack coat, slurry seal, and/or fog seal.

E. Seal coat, tack coat, slurry seal, or fog seal shall not be applied if rainfall is predicted to occur during the application or curing period.

F. Clean asphalt coated equipment off-site. When cleaning dry, hardened asphalt from equipment, manage hardened asphalt debris as described in "Solid Waste Management". Any cleaning on site shall follow the section of this specification "Vehicle and Equipment Cleaning".

## Paving and Grinding Operations; (continued)

G. Do not wash sweepings from exposed aggregate concrete into a storm drain system. Collect and return to aggregate base stockpile, or dispose of properly.

H. Allow aggregate rinse to settle. Then, either allow rinse water to dry in a temporary pit as described in “Concrete Waste Management”, or pump the water to the sanitary sewer if allowed by the local wastewater authority.

I. Do not allow saw-cut Portland Concrete Cement (PCC or AC) slurry to enter storm drains or watercourses. Residue from grinding operations shall be picked up by means of a vacuum attachment to the grinding machine, shall not be allowed to flow across the pavement, and shall not be left on the surface of the pavement. See also the sections of this specification “Concrete Waste Management”, and “Liquid Waste Management”.

J. When approved by the Engineer, stockpile material removed from roadways shall be kept away from drain inlets, drainage ditches, and watercourses.

K. Do not transfer or load bituminous material near drain inlets, the storm water drainage system or watercourses.

# Illicit Connection/Illegal Discharge Detection and Reporting

I. Definition and Purpose

Procedures and practices designed for construction contractors to recognize illicit connections or illegally dumped or discharged materials on a construction site and report incidents to the Engineer.

II. Appropriate Applications

Illicit connection/illegal discharge detection and reporting is applicable anytime an illicit discharge is discovered or illegally dumped material is found on the construction site.

III. Standards and Specifications

A. Contractor shall inspect the site before beginning the job for evidence of illicit connections or illegal dumping or discharges, and shall promptly notify the Project Engineer of such conditions.

B. Contractor shall inspect the site regularly during project execution for evidence of illicit connections or illegal dumping or discharges.

C. Contractor shall observe site perimeter for evidence or potential of illicitly discharged or illegally dumped material that may enter the job site.

D. Contractor shall inspect the site regularly during the project for pungent odors coming from the drainage systems.

E. Contractor shall inspect the site regularly for discoloration or oily substances in the water or stains and residues detained within ditches, channels or drain boxes.

F. Contractor shall inspect the site regularly for abnormal water flow during the dry weather season.

G. Contractor shall inspect the site regularly for unusual flows in subdrain systems used for dewatering.

H. Contractor shall inspect the site regularly for excessive sediment deposits, particularly adjacent to or near active off-site construction projects.

# Potable Water/Irrigation

I. Definition and Purpose

Potable Water/Irrigation consists of practices and procedures to reduce the possibility for the discharge of potential pollutants generated during discharges from irrigation water lines, landscape irrigation, lawn or garden watering, planned and unplanned discharges from potable water sources, water line flushing, and hydrant flushing.

II. Appropriate Applications

Implement this Policy whenever the above activities or discharges occur at or enter a construction site.

III. Standards and Specifications

A. Where possible, direct water from off-site sources around or through a construction site in a way that minimizes contact with the construction site.

B. Shut off the water source to broken lines, sprinklers, or valves as soon as possible to prevent excess water flow.

C. Protect downstream storm water drainage systems and watercourses from water pumped or bailed from trenches excavated to repair water lines using storm drain inlet protection measures.

D. Inspect irrigated areas within the construction limits for excess watering. Adjust watering times and schedules to ensure that the appropriate amount of water is being used and to minimize runoff.

E. Repair broken water lines as soon as possible or as directed by the Engineer.

# Vehicle and Equipment Cleaning

I. Definition and Purpose

Procedures and practices used to minimize or eliminate the discharge of pollutants from vehicle and equipment cleaning operations to storm drain system or to watercourses.

II. Appropriate Applications

These procedures are applied on all construction sites where vehicle and equipment cleaning is performed.

III. Standards and Specifications

A. On-site vehicle and equipment washing is prohibited.

B. Cleaning of vehicles and equipment with soap, solvents or steam shall not occur on the project site unless the Engineer has been notified in advance and the resulting wastes are fully contained and disposed of outside the street right-of-way in conformance with the provisions in Section 7-1.13 of the Caltrans Standard Specifications. Resulting wastes shall not be discharged or buried within the street right-of-way.

C. Vehicle and equipment wash water shall be contained for percolation or evaporative drying away from storm drain inlets or watercourses and shall not be discharged within the street right-of-way.

D. All vehicles/equipment that regularly enter and leave the construction site must be cleaned off-site.

E. When vehicle/equipment washing/cleaning must occur on-site, and the operation cannot be located within a structure or building equipped with appropriate disposal facilities, the outside cleaning area shall have the following characteristics:

1. Located away from storm drain inlets, drainage facilities, or watercourses.

2. Paved with concrete or asphalt and bermed to contain wash waters and to prevent run-on and runoff.

3. Configured with a sump to allow collection and disposal of wash water.

4. Wash waters shall not be discharged to storm drains or watercourses.

# Vehicle and Equipment Fueling

I. Definition and Purpose

Procedures and practices to minimize or eliminate the discharge of fuel spills and leaks into the storm drain system or to watercourses.

II. Appropriate Applications

These procedures are applied on all construction sites where vehicle and equipment fueling takes place.

III. Standards and Specifications

A. On-site vehicle and equipment fueling shall only be used where it's impractical to send vehicles and equipment off-site for fueling.

B. When fueling must occur on-site, the contractor shall select and designate an area to be used, subject to approval of the Engineer.

C. Equipment being fueled shall never be left unattended.

D. Absorbent spill clean-up materials and spill kits shall be available in fueling areas and on fueling trucks and shall be disposed of properly after use. The contractor shall notify the personnel performing fueling of the location of cleanup materials and spill kits.

E. Drip pans or absorbent pads shall be used during vehicle and equipment fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area.

F. Dedicated fueling areas shall be protected from storm water run-on and runoff, and shall be located at least 15 m (50') from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.

G. Nozzles used in vehicle and equipment fueling shall be equipped with an automatic shut-off to control drips. Fueling operations shall not be left unattended.

H. Protect fueling areas with berms and/or dikes to prevent run-on, runoff, and to contain spills.

I. Use vapor recovery nozzles to help control drips as well as air pollution where required by Air Pollution Control District (APCD).

J. Fuel tanks shall not be "topped off."

K. Vehicles and equipment shall be inspected by the contractor on each day of use for leaks. Leaks shall be repaired immediately or problem vehicles or equipment shall be removed from the project site.

L. Absorbent materials shall be used on small spills instead of hosing down or burying techniques.

M. Mobile fueling of construction equipment throughout the site shall be minimized. Whenever practical, equipment shall be transported to the designated fueling area.

# Vehicle and Equipment Maintenance

I. Definition and Purpose

Procedures and practices to minimize or eliminate the discharge of pollutants to the storm drain system or to watercourses from vehicle and equipment maintenance procedures.

II. Appropriate Applications

These procedures are applied on all construction projects where an on-site yard area is necessary for storage and maintenance of heavy equipment and vehicles.

III. Standards and Specifications

A. Drip pans or absorbent pads shall be used during vehicle and equipment maintenance work that involves fluids, unless the maintenance work is performed over an impermeable surface in a dedicated maintenance area.

B. All fueling trucks and fueling areas are required to have spill kits and/or use other spill protection devices. Contractor instruct all personnel involved in fueling operations in proper use of spill kits and related devices.

C. Dedicated maintenance areas shall be protected from storm water run-on and runoff, and shall be located at least 15 m (50') from downstream drainage facilities and watercourses.

D. Absorbent spill clean-up materials shall be available in maintenance areas and shall be disposed of properly after use. Substances used to coat asphalt transport trucks and asphalt spreading equipment shall be non-toxic. Drainage inlet structures and manholes shall be covered with filter fabric when seal coat, tack coat, slurry seal, or fog seal is applied to adjacent surfaces.

E. Use off-site maintenance facilities.

F. Properly dispose of used oils, fluids, lubricants and spill cleanup materials.

G. Do not dump fuels and lubricants onto the ground.

H. Do not place used oil in a dumpster or pour into a storm drain or watercourse.

I. Properly dispose of or recycle used batteries.

J. Do not bury used tires.

K. Repair leaks of fluids and oil immediately.

L. Provide spill containment dikes or secondary containment around stored oil and chemical drums.

## Vehicle and Equipment Maintenance; (continued)

M. Vehicles and equipment shall be inspected on each day of use. Leaks shall be repaired immediately or the problem vehicle(s) or equipment shall be removed from the project site.

N. Inspect equipment for damaged hoses and leaky gaskets routinely. Repair or replace as needed.

# Stockpile Management

I. Definition and Purpose

Procedures and practices to reduce or eliminate pollution of storm water from stockpiles of soil, and paving materials such as Portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub-base or pre-mixed aggregate and asphalt binder (also called “cold mix” asphalt).

II. Appropriate Applications

Implemented in all projects that stockpile soil and paving materials.

III. Standards and Specifications

A. Protection of stockpiles is a year-round requirement.

B. Locate stockpiles away from concentrated flows of storm water, drainage courses, and inlets.

C. Protect all stockpiles from silt run-off by using a temporary perimeter sediment barrier such as silt fences, sandbag barriers, or straw wattles(fiber rolls).

D. During the rainy season, soil stockpiles shall be covered or protected with soil stabilization measures and a temporary perimeter sediment barrier at all times.

E. During the non-rainy season, soil stockpiles shall be either covered or protected with a temporary perimeter sediment barrier prior to the onset of precipitation.

F. Stockpiles of Portland cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, or aggregate sub-base shall be either covered or protected with a temporary perimeter sediment barrier prior to the onset of precipitation.

G. Stockpiles of “cold mix” shall be placed on and covered with plastic or comparable material prior to the onset of precipitation.

# Spill Prevention and Control

I. Definition and Purpose

These are procedures and practices implemented to prevent and control spills in a manner that minimizes or prevents the discharge of spilled material to the drainage system or watercourses.

II. Appropriate Application

This Policy applies to all construction projects. Spill control procedures are implemented anytime chemicals and/or hazardous substances are stored. Substances may include, but are not limited to:

A. Fuels

B. Lubricants

C. Other petroleum distillates

III. Standards and Specifications

A. To the extent that it doesn't compromise clean up activities, spills shall be covered and protected from storm water run-on during rainfall.

B. Spills shall not be buried or washed with water.

C. Water used for cleaning and decontamination shall not be allowed to enter storm drains or watercourses and shall be collected and disposed of in accordance with "Liquid Waste Management".

D. Water overflow or minor water spillage shall be contained and shall not be allowed to discharge into drainage facilities or watercourses.

IV. Clean up and Storage Procedures

A. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.

B. Use absorbent materials on small spills. Do not hose down or bury.

C. Semi-significant spills still can be controlled by the first responder along with the aid of the other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.

D. Clean up spills immediately.

E. If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.

## Spill Prevention and Control; (continued)

F. If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.

G. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

# Solid Waste Management

I. Definition and Purpose

These are procedures and practices to minimize or eliminate the discharge of pollutants to the drainage system or to watercourses as a result of the creation, stockpiling, and removal of construction site wastes.

II. Appropriate Applications

A. Solid wastes include but are not limited to:

1) Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, Styrofoam and other materials used to transport and package construction materials.

2) Highway planting wastes, including vegetative material, plant containers, and packaging materials.

3) Litter, including food containers, beverage cans, coffee cups, paper bags, plastic wrappers, and smoking materials, including litter generated by the public.

III. Standards and Specifications

A. Littering on the project site shall be prohibited.

B. To prevent clogging of the storm drainage system, litter and debris removal from drainage grates, trash racks, and ditch lines shall be performed weekly.

C. Trash receptacles shall be provided in the Contractor's yard, field trailer areas, and at locations where workers congregate for lunch and break periods.

D. Litter from work areas within the construction limits of the project site shall be collected and placed in water tight dumpsters at least weekly regardless of whether the litter was generated by the Contractor, the public, or others. Collected litter and debris shall not be placed in or next to drain inlets, storm water drainage systems or watercourses.

E. Storm water run-on shall be prevented from contacting stored solid waste through the use of berms, dikes, or other temporary diversion structures or through the use of measures to elevate waste from site surfaces.

F. Solid waste storage areas shall be located at least 15 m (50') from drainage facilities and watercourses and shall not be located in areas prone to flooding or ponding.

G. Dumpster washout on the project site is not allowed.

H. Toxic liquid wastes (used oils, solvents, and paints) and chemicals (acids, pesticides, additives, curing compounds) shall not be disposed of in dumpsters.

# Concrete Waste Management

I. Definition and Purpose

These are procedures and practices that are implemented to minimize or eliminate the discharge of concrete waste materials to the storm drain system or to watercourses.

II. Appropriate Applications

A. Concrete waste management practices are implemented on construction projects where concrete is used as a construction material or where concrete dust and debris result from demolition activities.

B. Where slurries containing Portland cement concrete (PCC) or asphalt concrete (AC) are generated, such as from sawcutting, coring, grinding, grooving, and hydro-concrete demolition.

C. Where concrete trucks and other concrete-coated equipment are washed on site, when approved by the Engineer. See also Vehicle and Equipment Cleaning.

D. Where mortar-mixing stations exist.

III. Standards and Specifications

A. PCC and AC waste shall not be allowed to enter storm drains or watercourses.

B. PCC and AC waste shall be collected and disposed of outside the highway right-of-way in conformance with section 7-1.13 of the Caltrans Standard Specifications or placed in a temporary concrete washout facility.

C. Below grade concrete washout facilities are typical. Above grade facilities are used if excavation is not practical.

D. Do not allow slurry residue from wet coring or saw-cutting AC or PCC to enter storm drains or receiving waters by:

1. Placing temporary berms or sandbags around coring or saw-cutting locations to capture and contain slurry runoff.

2. Placing straw bales, straw wattles(fiber rolls), sandbags, or gravel dams around inlets to prevent slurry from entering storm drains.

E. Vacuum slurry residue and dispose.

F. Temporary concrete washout facilities shall be located a minimum of 15 m (50 ft) from storm drain inlets, open drainage facilities, and watercourses, unless determined unfeasible by the engineer. Each facility shall be located away from construction traffic or access areas to prevent disturbance or tracking.

# Concrete Waste Management; (continued)

G. Temporary concrete washout facilities shall be constructed above grade or below grade at the option of the Contractor. Temporary concrete washout facilities shall be constructed and maintained in sufficient quantity and size to contain all liquid and concrete waste generated by washout operations.

H. Temporary washout facilities shall have a temporary pit or bermed areas of sufficient volume to completely contain all liquid and waste concrete materials generated during washout procedures.

I. Perform washout of concrete trucks in designated areas only.

J. Once concrete wastes are washed into the designated area and allowed to harden, the concrete shall be broken up, removed, and disposed of per “Solid Waste Management”.

K. Temporary concrete washout facilities shall be constructed as shown on the plans, with a recommended minimum length and minimum width of 3 m (10’), but with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. The length and width of a facility may be increased, at the Contractor’s expense, upon approval of the engineer.

L. Existing facilities must be cleaned, or new facilities must be constructed and ready for use once the washout is 75% full.

# Sanitary/Septic Waste Management

I. Definition and Purpose

Procedures and practices to minimize or eliminate the discharge of construction site sanitary/septic waste materials to the storm drain system or to watercourses.

II. Appropriate Applications

Sanitary/septic waste management practices are implemented on all construction sites that use temporary or portable sanitary/septic waste systems.

III. Standards and Specifications

A. Temporary sanitary facilities shall be located away from drainage facilities, watercourses, and from traffic circulation. When subjected to high winds or risk of high winds, as determined by the Engineer, temporary sanitary facilities shall be secured to prevent overturning.

B. Wastewater shall not be discharged or buried within the street right-of-way.

C. Ensure that sanitary/septic facilities are maintained in good working order by a licensed service.

D. Use only reputable, licensed sanitary/septic waste haulers.

# Liquid Waste Management

I. Definition and Purpose

Procedures and practices to prevent discharge of pollutants to the storm drain system or to watercourses as a result of the creation, collection, and disposal of non-hazardous liquid wastes.

II. Appropriate Applications

Liquid waste management is applicable to construction projects that generate any of the following non-hazardous liquid wastes.

A. Drilling slurries and drilling fluids.

B. Grease-free and oil-free wastewater and rinse water.

C. Dredgings.

D. Other non-storm water liquid discharges not permitted by separate permits.

III. Standards and Specifications

A. Drilling residue and drilling fluids shall not be allowed to enter storm drains and watercourses and shall be disposed of outside the street right-of-way as approved by the engineer.

B. Liquid wastes generated as part of an operational procedure, such as water-laden dredged material and drilling mud, shall be contained and not allowed to flow into drainage channels or receiving waters prior to treatment.

C. Contain liquid wastes in a controlled area, such a holding pit, sediment basin, or portable tank.

D. Containment devices must be structurally sound and leak free.

E. Do not locate containment areas or devices where accidental release of the contained liquid can threaten health or safety, or discharge to water bodies, channels, ground water, or storm drains.

F. Capture all liquid wastes running off a surface that has the potential to affect the storm drainage system, such as wash water and rinse water from cleaning walls or pavement.

G. Do not allow liquid wastes to flow or discharge uncontrolled. Use temporary dikes or berms to intercept flows and direct them to a containment area for capture.

H. If the liquid waste is sediment laden, use a sediment trap for capturing and treating the liquid waste stream, or capture in a containment device and allow sediment to settle.

I. If necessary, further treat liquid wastes prior to disposal. Treatment may include, though is not limited to, sedimentation, filtration, and chemical neutralization.

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## City of Santa Barbara

## Building & Safety Division

# EROSION/SEDIMENTATION CONTROL POLICY

## Effective July 1, 2003

Updated 11/15/2004 11:37:00 AM Last saved by Larry Cassidy

# EROSION / SEDIMENTATION CONTROL
# AND
# STORMWATER QUALITY MANAGEMENT PROGRAM

## 1. Introduction

This Policy identifies standards for erosion prevention, sediment control and stormwater quality management during construction, and long-term post-construction site stabilization. The provisions of this section are intended to prevent and reduce adverse impacts to the drainage system and creeks of the City of Santa Barbara. In combination with other state, federal, and local laws and ordinances, these requirements are intended to protect the beneficial uses of waters within the watershed. Also, see the City of Santa Barbara Public Works Department's Procedures for the Control of Runoff into Storm Drains and Watercourses for Public Works Construction requirements.

- Erosion prevention techniques are designed to protect soil particles from the force of rain and wind so that they will not erode. These techniques include, but are not limited to such things as construction scheduling, ground cover and plantings, and installation of erosion control matting.

- Sediment control measures are designed to capture soil particles after they have been dislodged and attempt to retain the soil particles on-site. These measures include, but are not limited to silt fences, sediment barriers, and settling or sediment detention basins. Both erosion prevention techniques and sediment control measures have appropriate uses; however, it has been shown that sediment control measures are less effective in preventing soil movement and water quality impacts than erosion prevention techniques.

- Use of ***Standard Erosion Control Measures*** (see Sect. 5) would be required for any grading or land clearing for a development project on slopes less than or equal to 15%, and where the project area is less than or equal to 1.0 acre. A listing of the Standard Erosion Control Measures to be utilized shall appear either attached to the grading plan (if one is required to be submitted), or on a plot plan (if no grading plan is required), as part of the Building , Grading, or Public Works Permit application. The site may be field checked to verify that there are no critical (unstable or highly erosive) areas on the site and the Standard Erosion Control Measures proposed are adequate.

- For project areas greater than 1.0 acre, on slopes greater than 15%, projects within the Hillside Design District or other critical areas, as determined on a case-by-case basis, a ***Detailed Erosion Control Plan*** (see Sect. 9) is required. Most projects located in the Hillside Design District will be considered to be in a potentially critical area requiring completion of a Detailed Erosion Control Plan.

## 2. Authorized Personnel

Persons authorized to prepare the Detailed Erosion Control Plans include:

- A Certified Professional Soil Erosion and Sediment Control Specialist,
- A California Licensed Civil Engineer,
- A California Licensed Landscape Architect,
- A California Registered Geologist, certified as an Engineering Geologist,
- A California Licensed Architect.

## 3. Slope Determination

Before Standard Erosion Control Measures can be applied to a project, it must be determined that the slope is not more than 15%. This is calculated according to the following procedures:

"Average slope" of a parcel of land or any portion thereof shall be computed by applying the formula (S=.00229 IL divided by A) to the natural slope of the land, before grading is commenced as determined from a topographic map conforming to National Mapping Standards and having a scale of not less than 1 inch equals 200 feet and a contour interval of not less than five feet (5'). The letters in this formula shall have the following significance:

S = The average slope of the land in percent.

I = The contour interval in feet.

L = The combined length of all contours in feet, excluding the length of contours in drainage channels and in natural water courses below the 25 year flood level.

A = The net area of parcel or portion thereof, in acres, after deducting all areas in drainage channels below the 25 year flood level, for which the slope is to be determined. (Ord. 4726, 1991; Ord. 3753, 1975; Ord. 3710, 1974; Ord. 2585, 1957.)

The City may require topographical contour mapping prepared by a licensed professional in order to determine slope.

## 4. Erosion Control and Stormwater Management Manuals

The ***Association of Bay Area Governments (ABAG) Manual of Standards for Erosion and Sediment Control (Second Edition, May 1995)*** should be adopted as the erosion control standards manual for planning and design in the City of Santa Barbara. Drawings and design details from this source may be used in submittal of Standard Erosion Control Measures and detailed Erosion Control Plans. Their website may be used for viewing and/or downloading of information.
www.cabmphandbooks.com/construction.asp

The ***Erosion and Sediment Control Field Manual*** available from the California Regional Water Quality Control Board, San Francisco Bay Region should be adopted as the manual for use by contractors and City inspectors in the field.

The ***California Stormwater Best Management Practices Handbooks*** available from the Stormwater Quality Task Force, March 1993, should be adopted for use in preparing Stormwater Pollution Prevention Plans (SWPPP). Separate handbooks are available for: 1) Construction Activity; 2) Industrial/Commercial; and, 3) Municipal work areas.

In addition several commercial publications and design drawings are available for preparation of Erosion Control Plans, such as Erosion Draw.

## 5. Standard Erosion and Sediment Control Measures

The following standard measures for soil erosion and sediment control are to be used on small projects that will implement the standards for parcels less than or equal to 1.0 acre in size, or on slopes less than 15%. Such areas cannot be located within critical areas, or within the Hillside Design District.

The techniques and methods contained and prescribed in the latest addition of the *Association of Bay Area Governments Manual of Standards for Erosion and Sediment Control Plans*, should be used along with the following additional guidance and requirements:

**Gravel Construction Entrance.** A gravel construction entrance is generally required where vehicle traffic is anticipated off of existing paved or graveled roads. If there is more than one vehicle access point, a

gravel construction entrance should be installed at each entrance. The responsibility for field design to meet site conditions, and maintenance of the construction entrances remains with the property owner or construction contractor. The owner/contractor shall remain responsible for the clean-up of any mud or dirt that is tracked onto streets or paved areas, even with the installation of gravel construction entrances.

Vehicles or equipment shall not enter a property adjacent to a creek, watercourse, or storm water facility unless adequate measures are installed to prevent physical erosion into the water.

**Catch Basin Protection.** A filter system shall be used on catch basins (drop inlets) in public and private streets, and parking areas as a means of sediment control. Alternate methods will require the approval of the City.

**Sediment Filters/Barriers.** For all projects, a silt fence or straw wattle dike shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment filter structures will be located so that all runoff from the construction site is filtered, or passes through a sediment detention basin prior to crossing a property line, entering a creek or entering the City storm drain system. Sediment filter structures are to be inspected regularly by City Inspection staff during inspections scheduled by the Contractor or Engineer of Record, and sediment removed when the depth of sediment is no more than one half the height of the structure. Silt fences and straw wattles shall be installed according to the standard references cited.

**Straw wattles** can be used as dikes to stabilize temporary channel flow lines or as a perimeter filter barrier. Straw wattles must be installed in a trench, staked and backfilled if they are to be effective in reducing flow velocity and filtering sediment from runoff.

Straw wattles should not remain in place more than 12 months after installation unless it can be determining significant deterioration has not occurred. When used as a perimeter filter, sediment should be removed when material is within 3 inches of the top of any wattle.

**Silt fences** should be installed where sediment from sheet flow or rill and gully erosion will enter directly onto adjacent property. When installing, it is important the fabric material be anchored into a trench and backfilled.

Maintenance of filter fences is similar to that of straw wattles in that the fabric must be inspected and needed repairs implemented after every storm event. Sediment deposits should be removed when material reaches no more than a depth of one-half the fence height.

**Plastic Sheeting** Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

**Existing Vegetation and Revegetation.** As far as is practicable, existing vegetation shall be protected and left in place, in accordance with the clearing limits shown on the approved Building, Grading, or Public Works and Erosion Control Plans. The exception is where exotic plant materials are to be removed, or fire fuels reduced in accordance with an approved Plan. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated, and the vegetation established, as soon as practicable, but no later than **October 15.**

**Slope Protection:** Hydroseeding alone will normally not be considered satisfactory erosion protection for disturbed slopes steeper than 4V:1H. These areas should also be protected using straw and tackifier. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 20 feet in slope length. Installation of straw wattles staked on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or silt

fencing should be installed at the toe of all slopes steeper than 4H:1V, and along (just below) top of bank along all creeks.

**Wet Weather Measures.** On sites where vegetation and ground cover have been removed from more than 0.5 acre of land, vegetative ground cover shall be planted on or before **September 15** with the ground cover established by **October 15**. As an alternative, if a protective ground cover is not established by **October 15**, the open areas shall be protected through the winter with straw mulch, erosion blankets, the installation of additional straw wattles, or other method(s) approved by the City.

**Seeding.** Seeding shall be as follows, or as recommended by a California Licensed Landscape Architect or a Certified Professional Soil Erosion and Sediment Control Specialist.

| **SEED MIX ONE**<br>(Application rate = 40 kg/ha or 35 lb/ac) | | **SEED MIX TWO**<br>Application rate=40 kg/ha or 35 lbs/acre) | |
|---|---|---|---|
| blando brome | 40% | blando brome | 35% |
| zorro annual fescue | 8% | rose clover | 20% |
| lana vetch | 12% | annual ryegrass | 15% |
| rose clover | 15% | crimson clover | 10% |
| crimson clover | 15% | creeping red fescue | 5% |
| sub clover | 10% | zorro annual fescue | 5% |
| TOTAL | 100% | TOTAL | 100% |

**Fertilizer**

12-12-12 450 kg/ha (400 lb/ac), or 15-15-15 340 kg/ha (300 lb/ac), or 16-20-0 340 kg/ha (300 lb/ac).

**Mulch**

Straw 3,400 kg/ha (3,000 lb/ac), or wood fiber (if hydroseeded) 2,300 kg/ha (2,000 lb/ac)

### 6. Protection Measure Removal

The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.

### 7. Standard Erosion Control Measures Submittal Requirements

The submittal for the proposed use of **Standard Erosion Control Measures** can be brief and shall include a plot plan or grading plan, providing the following information:

- Site location; assessor parcel number and address (if known).
- Property owners name, address and phone number, including emergency number.
- Building contractors name, address and phone number.
- General locations where measures will be installed.
- Installation details shall be attached to the plot plan (these can be copied from the Standard references).

### 8. Review and Field Checks of Standard Erosion Control Measures

The City will review the submitted grading or plot plan with Standard Erosion and Sediment Control Measures to make sure that all information requested is on the plans. If the project is to be completed less than 2 months before the rainy season (after August 15) the measures must be shown on the plans to avoid any problems in the future if the schedule should stop for some unforeseen circumstance.

Depending upon the timing of the project, there will be one to four field inspections.

Projects may require a Pre-Construction meeting between the Applicant and the City Inspection staff to discuss proposed erosion control and stormwater protection measures, implementation schedule, frequency and nature of inspections. Inspection staff will forward copies of all inspection documentation completed by deputy inspectors if deemed necessary (some inspections may be conducted by the Engineer or third party independent inspectors).

If the project is completed over the summer (by August 15) and includes landscaping, the regular final inspection will include the Standard Erosion Control Measures inspection. If the project is not completed by the onset of the rainy season, then a specific inspection will be made between September 15 and October 1. All temporary erosion and sediment control measures must be purchased and mobilized on-site by October 1 (including additional sand bags, covered straw bales and straw wattles or silt fencing for emergency and remedial repairs and maintenance) , and are to be installed by October 15. Other field inspections will be made to assure that revegetation has occurred and is growing, and adequate maintenance is taking place (various times from early November through March).

**9. Detailed Erosion Control Plan Guidelines**

A Detailed Erosion Control Plan submittal will be required for sites greater than 1.0 acre, or for buildings or other site disturbance proposed for slopes over 15%, or projects located within critical areas, as determined on a case-by-case basis. A copy of the Notice of Intent (NOI) that was submitted to the Calif. State Regional Water Quality Control Board must accompany the Detailed Erosion Control Plan. The Detailed Erosion Control Plan submittal must comply with all of the requirements for the Standard Erosion Control Measures and also include a written narrative and detailed site plan and typical drawings and details.

**10. Narrative**

Written narrative (to be included with Plan) on letterhead or signed plan sheet of person responsible for Plan preparation should include:

- Proposed schedule of grading activities and infrastructure milestones in a chronological format, including dates for beginning of phased grading areas and dates that areas will be stabilized. For example, easterly slope rough grading complete, streets graded, storm sewers and inlets installed, paving complete on Street X, creek outfall structure complete, etc.
- Description of potentially affected areas adjacent to site.
- Description of soils, geology, vegetation and nearby creeks.
- Description of critical areas of high erodibility potential; unstable slopes.
- Description of erosion control measures on slopes, lots, streets, etc.
- Description of sediment detention basins, including design assumption and calculations.
- Description of emergency erosion and sediment control measures to be implemented for storms within 48 hours.
- Name and 24 hour telephone number of person responsible for erosion and sediment control.

**11. Site Plan**

The site plan shall include the following information:

- Scale, north arrow and legend.
- Vicinity map.

- Watershed boundaries within project.
- Contours and spot elevations indicating runoff patterns before and after grading.
- Critical areas within or near the project (creeks, wetlands, landslides, steep slopes, etc.).
- Limits of clearing and grading.
- Creek top of bank, delineation of Creek Buffer Areas A and B and existing vegetation and any special trees/wetlands to be fenced and protected.
- Location and types of temporary and permanent erosion and sediment control measures.
- Site access locations.
- Signature block for plan preparer.
- Additional plans that may be needed to illustrate narrative addressing stages of construction such as street graded-no storm drains; storm system installed; streets paved; etc.

**12. General Erosion and Sediment Control Notes to be Included on Site Plan**

The following notes and information should be included on the plan sheets of the Detailed Erosion Control Plan:

- Contractor/Owner: name, address, phone number. It shall be the owner's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the soil Erosion Control Plan.

- Civil Engineer, Landscape Architect, or Detailed Erosion Control Plan preparer: name, address, phone number.

- Construction Superintendent: name, address, 24-hour phone number.

- Contractor: name, address, 24-hour phone number.

- This Plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

- Owner/contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a red-line map of remedial implementation measures.

- Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate clean-up shall occur.

- Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceway.

- Sanitary facilities shall be maintained on-site as appropriate.

- During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 1.5 $m^3$ (2.0 $yd^3$) shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

- Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

- The facilities shown on this plan are designed to control erosion and sediment during the rainy season, **November 1 to April 15.** Facilities are to be operable prior to October 15 of any year.

Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes. This will include use of straw mulch and tackifier, and erosion control blankets.

- This plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. **Prior to September 15**, the completion of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to **August 15** of each subsequent year until site improvements are accepted by the City.

## 13. Procedures for Review and Inspection of Detailed Erosion Control Plans

Submission of a **Detailed Erosion Control Plan** must accompany any applicable Public Works, Grading, or Building Permit application. The Public Works Department/Engineering Division will review the submittal in conjunction with the City Community Development Department for compliance with their Procedures for the Control of Runoff into Storm Drains and Watercourses for Public Works construction polluted discharge control requirements..

Work that is within the creek (top of bank to top of bank) will be reviewed by Public Works, but if any included work is on private property, the submittal will also be reviewed by the City's Building and Safety Division (who normally coordinates the routing of projects). Following plan approval, the City Building or Public Works Inspector will: (1) arrange a Pre-Construction meeting to review project scheduling, and proposed erosion control and stormwater management plans and procedures, and implementation dates, (2) make a specific pre-winter erosion control inspection **(by October 15)** to verify that all temporary erosion control measures have been installed according to the approved plan, (3) make at least one interim inspection during the winter rainy period to insure adequate on-going maintenance and repair of the erosion control measures, and that appropriate documentation of remedial measures has occurred, and (4) make a final inspection at project construction completion to verify that all required permanent erosion control measures, including any planting and revegetation elements have been installed according to plan. Compliance inspections will be scheduled by the Applicant/Contractor. On-site building contractor documentation of all on-going Detailed Erosion Control Plan site inspections, maintenance and repair both before and following significant rainfall events will also be checked during these visits (before and after storm-event inspection/repair documentation). Inspections will include:

**Initial Inspection**. On a site development or any other type of project, the erosion prevention and sediment control measures shall be installed prior to the start of any permitted activity. The permittee shall call the City prior to the foundation inspection of a building for an inspection of the erosion prevention and sediment control measures.

**Owner Inspections and Inspection Logs**. The owner shall be required to inspect erosion prevention and sediment control measures and provide information on log forms. Inspections shall be completed as required by the Detailed Erosion Control Plan. Logs are to be maintained on-site and available to City inspectors upon request.

**Final Inspection**. A final erosion control inspection shall be required prior to the sale or conveyance to new property owner(s) or prior to the issuance of a Certificate of Compliance, Occupancy or other final checkpoint, to verify that temporary erosion prevention and sediment control measures have been removed and that permanent measures have been satisfactorily installed.

Copies of Inspections conducted by others shall be submitted to the City's Building and Safety Division in a timely manner following the conclusion of each inspection.

## 14. Maintenance

The permittee shall maintain the facilities and erosion control measures prescribed in the approved ***Detailed Erosion Control Plan*** so as to continue to be effective during the construction phase, post construction phase, establishment of permanent vegetation, or any other permitted activity. If the facilities and techniques approved in a Detailed Erosion Control Plan are not effective or sufficient as determined by a City site inspection, the permittee shall submit a revised Plan within three working days of written notification by the City of unacceptable site erosion conditions. Upon approval of the revised plan by the City, the permittee shall immediately implement the additional facilities and measures included in the revised plan. In cases where significant erosion is likely to occur, the City may require that the applicant install interim control measures prior to submittal of the revised Erosion Control Plan.

## Appendix G

City Environmental Program ..... G-1
Water Quality Update ..... G-5

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## City of Santa Barbara Environmental Programs that Support Water Quality Improvement Objectives

The City of Santa Barbara has a number of environmental programs that support water quality improvement objectives and supplement the Storm Water Management Program. These programs include integrated pest management, water conservation, recycling and household hazardous waste management, mandatory trash collection. A private lateral inspection ordinance is currently under development. The Creeks Division is also involved in a range of creek restoration and water quality improvement projects as well as community outreach programs that support the objectives of the Storm Water Management Program. Programs described below are City-specific initiatives and respond to Santa Barbara community priorities.

### Integrated Pest Management

On June 17, 2003, the City Council of the City of Santa Barbara adopted Resolution 03-038 which directed staff to develop an Integrated Pest Management (IPM) strategy for all City Departments. In that resolution the City acknowledged the need to reduce the use of toxic pesticides and herbicides in public places, and to promote environmental stewardship. The City acknowledges that the IPM approach to pest management offers the best balance of environmental sensitivity, cost-effective pest management and public acceptance.

Integrated Pest Management is an effective and environmentally sensitive approach to pest management. It uses monitoring to determine pest levels and tolerance thresholds. IPM utilizes extensive knowledge about pests, such as infestation threshold, life histories, environmental requirements, and natural enemies to compliment and facilitate biological and other natural controls of pests. With the goal of minimizing health, environmental, and financial risks, the use of biological, cultural and physical control methods is emphasized with pesticides, generally least toxic pesticides, used only as a last resort. By reducing pesticide use, common household pesticides are less likely to show up in treated wastewater and in local waterways.

The City's IPM Strategy and 2004 Annual Report are posted on the City's website: http://www.santabarbaraca.gov/Resident/Community/Parks_and_Beaches/Integrated_Pest_Management.htm.

### Water Conservation

The overuse of water to maintain urban landscapes can result in direct and indirect types of non-point source pollution including increased nutrient and soil runoff from the landscaped area and urban and developed lands, and the increasing demand for additional water supply reservoirs. Decreasing the amount of water used for landscape maintenance and implementing pesticide management plans can reduce the entry of these pollutants into surface and ground waters.[1]

[1] http://www.epa.gov/ow/you/chap2.html

The City of Santa Barbara depends on water conservation as a part of its water supply program. Many water efficiency improvements can be used at less cost than obtaining new water supplies, with no sacrifice of convenience, aesthetics, or functionality. Information on this program is available at:
www.santabarbaraca.gov/Government/Departments/PW/WCHome.htm or
www.sbwater.org.

**Sewer Lateral Inspection Ordinance**

Sewer laterals that are failing or adversely affecting the City's sewers represent a threat to public health and must be repaired or replaced. Although the Santa Barbara Municipal Code Section 14.44.160, Maintenance of Private Systems, Etc., identifies that it is the property owner's responsibility to maintain sewer laterals, very little attention is given to these pipes unless they fail. Poorly maintained laterals allow roots to grow into them that can cause blockages or sewage spills from the City's sewer mains during the process of root removal. This is the leading cause of dry weather spills in the publicly maintained part of the sewer system. Poorly maintained laterals also allow groundwater and rainwater into the sewer system during wet weather.

To address the concern, a Mandatory Lateral Inspection Ordinance is currently under development. The proposed triggers for residential properties are 1) the sale of property; 2) the addition or remodel of property that includes addition of 400 square feet and/or increases in the number of plumbing fixtures; 3) following a spill from the private lateral that reaches the public right-of-way; or 4) the identification of defects during routine inspections. The ordinance also proposes that commercial properties and Planned Unit Developments (condos) have their laterals inspected once every ten years. Additional information about the proposed ordinance can be obtained from the City's web site:
http://www.santabarbaraca.gov/Government/Departments/PW/WWLateralOrd.htm

**Mandatory Trash Ordinance**

Adequate trash collection services are provided for every residential dwelling and food serving business located within the City of Santa Barbara. Weekly refuse service regularly removes garbage and waste material to prevent the accumulation of materials that attract flies, rodents or other vectors as well as deter residents and food serving business owners from littering or contributing to illicit waste. Fees may be waived based for regular residential collection based on economic hardship.

## Recycling and Hazardous Waste

Commingled recycling and green waste service is provided by the City's contracted waste haulers. All single-family residences are entitled to 95 gallons of recycling and 32 gallons of green waste recycling each week free of charge. Apartment complex residents are also encouraged to recycle. A small amount of recycling is free while the cost of recycling at larger complexes is less than the cost of trash. City recycling personnel also provide cost analysis for building managers. The City of Santa Barbara's Antifreeze, Batteries, Oil, and Paint (ABOP) facility accepts antifreeze, batteries, oil, paint, compact discs, and cell phones from residents at no cost. These free services offer an opportunity for Santa Barbara residents and businesses to dispose of waste in an environmentally friendly fashion, reducing the chance that these waste products will end up in City creeks. More information on this program is available at www.sbrecycles.org.

## Creeks Restoration/Water Quality Improvement Division

The purpose of the Creeks Restoration/Water Quality Improvement Division is to improve the health of Santa Barbara's creeks and ocean through storm water and urban runoff pollution reduction, creek restoration, and community information and participation programs. Many of the Creeks Division education and outreach, enforcement, and municipal operations programs are described in Minimum Control Measures 1, 2, 3 and 6.

The Creeks Division is also engaged in two other voluntary long term planning and research community priority projects that support the City's water quality improvement objectives. These include microbial source tracking research to determine the extent to which humans and domestic animals contribute to bacterial pollution, and the development of long range watershed plans to establish community priorities for water quality funds.

*Water Quality Research*

Traditionally, indicator bacteria are used to infer the presence of human waste and associated pathogens, and the risk of associated diseases. However, it is well known that the use of indicator bacteria to assess the human health risk from recreational contact is problematic since indicator bacteria 1) are not pathogenic, 2) can survive and grow in the natural environment, making the identification of fecal sources difficult, and 3) tests rely on culturing bacteria although many bacteria live in the environment in a viable-but-non-culturable state.

In recent years methods have been developed to quantify bacteria and viruses associated with human waste in environmental waters. The development and employment of DNA-based (i.e. "molecular") tools for detecting and quantifying human fecal bacteria in the environment offers several benefits, namely: the independence from laboratory-based culture which fails to detect many microbes in the environment and in some cases generates false positive signals, the opportunity and promise for

detecting specific markers of human waste and / or the pathogens directly, and the use of these markers to understand the ecology of human fecal bacteria and pathogens in the environment through coupled studies of transport and fate.

The Creeks Division has been working with Dr. Patricia Holden of the University of California, Santa Barbara to use Microbial Source Tracking methods to determine the presence and potential origins of human waste in creeks and the ocean surf zone. Based on known high levels of bacterial contamination and the potential for humans to come into contact with polluted water, Old Mission Creek, mid and lower Mission Creek including the lagoon, and lower Arroyo Burro with an emphasis on the lagoon and beach processes comprise the study area. The project aims to identify potential upstream and intermediate sources of contamination, and assess the fates of contamination during transport in the creek, through lagoons, and into the ocean.

*Long Range Planning*

In fall 2004 the Creeks Division initiated a three-year long range watershed planning effort to establish a comprehensive long-range strategy for identifying and integrating programs to achieve flood management and protection, storm water and urban runoff pollution reduction, natural habitat protection and enhancement, and passive recreation and open space opportunities. Watershed plans can also provide direction for long-range program and project priorities of the Creeks Division and City-wide efforts to improve creek and ocean water quality, and protect and enhance creek resources. Organized in three phases, the first phase includes conducting community forums to identify priority watershed issues and preparing existing conditions studies to establish a baseline on the health and function of the Arroyo Burro, Mission, Sycamore and Laguna watershed. During the second phase, public forums will be held to evaluate the results of the existing conditions studies and establish watershed management priorities. The watershed plan will be draft during the third phase.

**City of Santa Barbara Creeks Division Water Quality Monitoring Program Summary – May 2008**

## Monitoring Goals

Primary goals:

- Quantify the levels of bacterial and chemical pollution watersheds throughout the city in order to understand impacts of water quality to human health.
- Evaluate the effectiveness of the City's restoration and water-quality treatment projects in reducing pollutant levels.

Secondary goals:

- Determine the habitat quality for aquatic organisms, including fish, invertebrates, amphibians, and plants, in watersheds throughout the city
- Evaluate the effectiveness of the City's restoration and water-quality treatment projects in improving habitat quality.

## Changes to existing program

The Creeks Division has collected numerous years of baseline data for indicator bacteria and has also analyzed spot samples for chemical constituents. The monitoring program was expanded considerably in the FY08 Research Plan, which went into effect in March 2007. Under the new Research Plan, routine monitoring of bacterial and chemical constituents is conducted on each watershed on a quarterly basis. By using triplicate sampling for fecal indicator bacteria counts, precision will be improved, as recommended at the EPA's National Beaches Conference.

Analysis of project effectiveness will involve intensive spatial monitoring of select sites on a quarterly basis, along with more frequent analysis of upstream and downstream sample points. The CDS and UV treatment at the Westside Drain should reduce bacteria, turbidity and total suspended solids. The UV treatment should have no impact on the other constituents. Low flow diversions of storm drains to sewers at Hope and Haley are predicted to reduce all pollutant/ constituent levels when the diversions are operating. Bioswales and created wetlands may potentially reduce some pollutant levels.

## Adaptive Monitoring

Monitoring data is examined on a quarterly basis to identify problem areas and evaluate the effectiveness of the monitoring. The monitoring program will be reexamined annually and modified as needed to focus on sampling the chemical pollutants that have been identified as problems within each tributary, creek, and/or estuary. Additionally, input from the Bren student group project on land use and monitoring will likely be incorporated, as appropriate. Information provided by the USGS statistical analysis of water quality data may also inform future sampling decisions.

New methods for microbiological contamination may also be incorporated into future monitoring plans. Microbial source tracking methods that are being tested by Patricia Holden at UCSB under a contract with the Creeks Division may be ready for monitoring use in the near future. The Creeks Division will continue to review the scientific and regulatory literature to stay abreast of adaptations to traditional tests for indicator bacteria and the development of tests that are more specific to human waste and/or pathogens.

**Research Questions and Sampling Strategies: FY08 Research Plan**

**A. Routine Watershed Assessment** – *Is overall water quality in our watersheds getting better over time? Are new hot spots emerging? Are chemical pollutants a problem in our watersheds?*

1. Conduct biweekly sampling for FIB/field parameters at integrator sites for each watershed in order to track long term changes (see attached sampling schedule and map).
2. Conduct quarterly snapshot sampling for each watershed (see map and table below) in order to track long term changes and to identify pollutant routes to creeks
    a. Include FIB and field parameters at all sites (5-10 per watershed).
    b. Include chemical pollutants and nutrients at several sites.
    c. Include toxicity at integrator sites.
    d. Include sediment sampling at lagoon sites.
3. Develop tools to track fluxes and loads.
    a. Estimate flow rates at most sample sites
        i. Obtain staff training to conduct flow estimates in creeks when sampling.
        ii. Develop stage-discharge curves where possible.
        iii. Sample at sites with existing gauges (USGS and UCSB).
    b. Develop capability to measure flows in storm drains with dynamic flow rates and flow-triggered sampling (semi portable system).
        i. Add one drain system in FY08 (some equipment will overlap with storm system).
        ii. Add additional drains, pending grant funding.
4. Conduct FIB/field sampling at drain outlets and up drainage networks of key storm drains.
    a. Use Bacterial Reduction Study (2002) and City's Storm Drain Atlas as a guide.
    b. Conduct ground surveys to understand point sources, including sumps and groundwater pumps.
    c. Use automated samplers when feasible and otherwise collect multiple samples/flow measurements.
    d. Use flow, FIB, and DNA-based tools for sample analysis (see source tracking below).
5. Conduct rapid response to persistent beach warnings (sanitary surveys)

    a. Sample up creeks and drains when beach warnings are posted for three of four sampling dates.
6. Investigate watershed models to improve interpretation of monitoring data. Begin with H20Map, which the City also uses to model the sanitary sewer system.
7. Develop strategy to use GIS to organize, present, and analyze water quality data.

**B. Restoration and Water Quality Project Assessment** – *Are the Creeks programs improving water quality at select sites with restoration project and/or water quality treatments projects? What is the baseline water quality at future restoration/treatment sites?*

1. AB Estuary Restoration
    a. Upstream/downstream sites for comparison pre with pre-project data.
    b. Sites: AB at Cliff Drive, AB Lagoon Mouth, AB Surf, Mesa Above, Mesa Below.
    c. Biweekly FIB/field parameters.
    d. Quarterly nutrients and metals.
    e. Quarterly spatial intensives for FIB/field parameters in Old Mission Creek (10 samples per intensive).
2. SURF Water Quality Improvement Project
    a. Weekly estimates of FIB load treated during 2007 AB411 dates (sample inlet port in vault); grant requirement.
    b. Biweekly FIB/field parameters at downstream sites for comparison with pre-project data (Westside Drain, OMC at W. Anapamu, MC at Gutierrez, MC at Montecito).
    c. Monthly testing within treatment facility (FIB/field).
    d. Quarterly spatial intensive for FIB/field.
3. Old Mission Creek Restoration Project
    a. Biweekly FIB/field parameters at upstream/downstream sites for comparison with pre-project data (Westside Drain, OMC at W. Anapamu; overlaps with SURF).
    b. Quarterly spatial intensive (overlaps with SURF).
4. Hope and Haley Diversions
    a. Monthly load estimates by sampling in manholes.
    b. Biweekly FIB/field parameters at downstream sites (AB below SRC and MC at Guitierrez).
5. Las Positas Storm Water Management Project
    a. Sample during storms, including constituents and FIB/field parameters.
6. W. Figueroa Storm Water Project
    a. Sample during storms at W. Anapamu Bridge, including constituents and FIB/field parameters.
7. Laguna Channel Water Quality Improvement
    a. Biweekly baseline at integrator site (FIB/field parameters).
    b. Quarterly snapshot

**C. Storm Monitoring** -- *Which pollutants are seen at high levels during storm events? How do restoration/treatment projects impact water quality during storm events? How do these answers change during a storm hydrograph?*

1. Develop capability to conduct automated, flow-triggered sampling at integrator sites (Mission Creek, Arroyo Burro, and Sycamore Creek).
    a. Begin with Mission Creek integrator site in FY07.
    b. Add Arroyo Burro in FY08.
    c. Add Sycamore Creek in FY09.
    d. Investigate feasibility in Laguna Channel
2. Develop capability to conduct automated, flow-triggered sampling in storm drains sites (semi-portable systems).
    a. Add one drain systems in FY08.
    b. Use County's new online system for storm tracking.
3. Conduct first-flush sampling at integrator sites.
    a. Use first quarter inch of rainfall as sampling point for sites without real-time flow data.
    b. Use flow-weighted composite sampling for sites with real-time flow data.
    c. Include full suite of constituents, including pesticides/herbicides and toxicity.
    d. Do not include indicator bacteria, due to short holding times.
4. Conduct load assessment at two additional storms per year at sites with gauges/autosamplers (limited constituents).
5. Conduct sampling at project assessment sites during two storms per year.
6. Conduct indicator bacteria studies in Mission Creek during two storms per year.
7. Conduct visual study of foam inputs to creeks during one storm.

**D. Source Tracking**—*What are the main sources of microbiological contamination?*

1. Maintain research with Dr. Patricia Holden (UCSB) and continue to pursue additional grant funding.
2. Analyze select samples from drain studies in Routine Watershed Assessment for DNA markers.
3. Outsource samples for a microbial source tracking study using E. Coli ribotyping to estimate the percent of different sources in Arroyo Burro Estuary, Mission Lagoon, and Laguna Channel

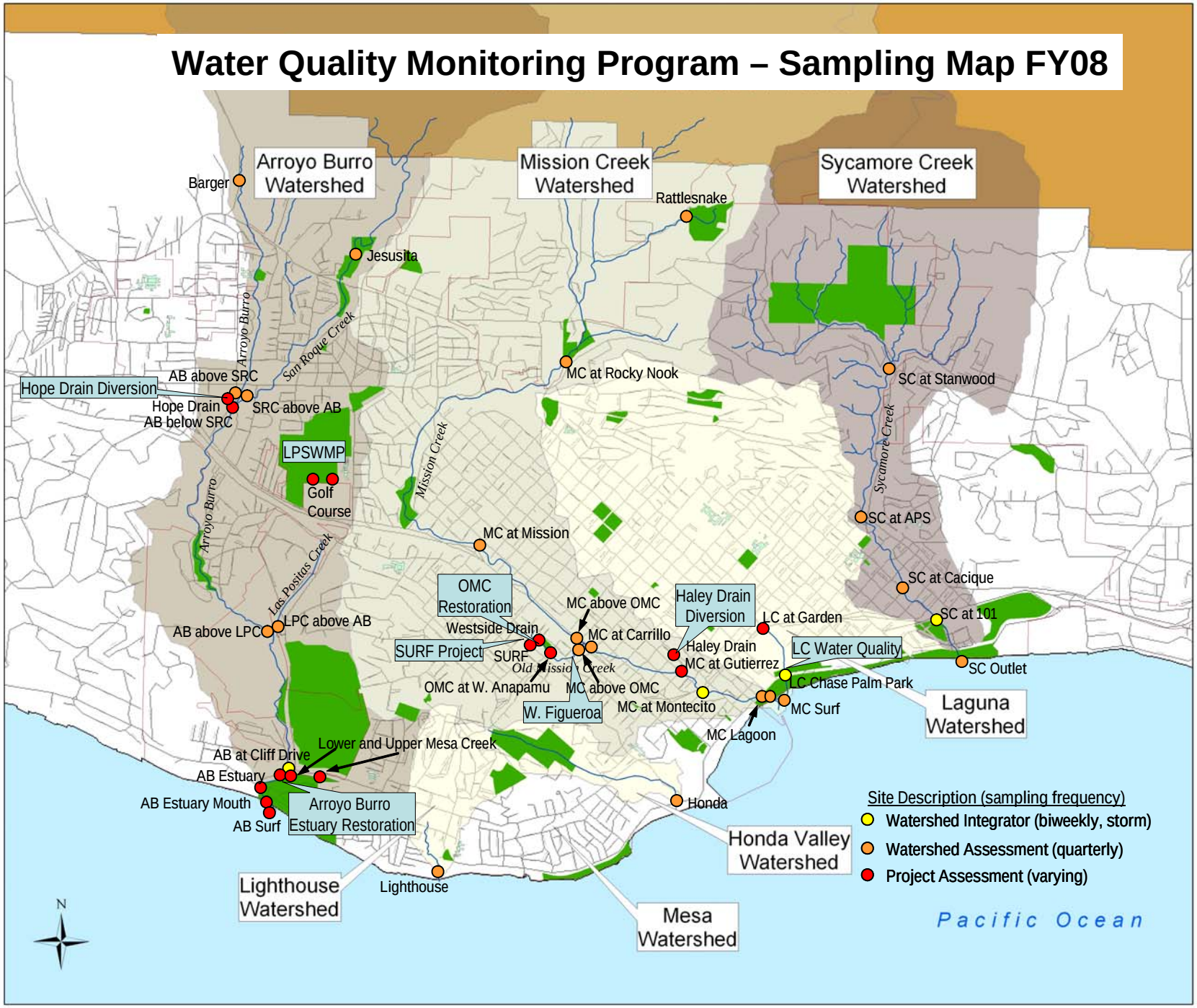
**E. Data Quality and Variability**– *Are the methods we use accurate? How variable in space and time are the data?*

1. Indicator bacteria
    a. Field replicates are collected each week to evaluate accuracy of sample collection.
    b. Automatic sampling and flow-measuring devices will assess hourly and daily variability in flow and specified contaminants.

c. Samples are collected from Arroyo Burro Beach surf zone to compare with Project Clean Water's data.

## Summary of Sites and Sampling Frequency

| | ROUTINE WATERSHED | | | PROJECT ASSESSMENT | | | STORM | | |
|---|---|---|---|---|---|---|---|---|---|
| **SITE** | **FIB/field** | **Constit.** | **Nuts.** | **FIB/field** | **Constit.** | **Nuts.** | **FIB/field** | **Constit.** | **Nuts.** |
| ***Arroyo Burro Watershed*** | | | | | | | | | |
| **ABSurf** | | | | biweekly | | | | | |
| **AB Lagoon Mouth** | | | | biweekly | quarterly | quarterly | | | |
| **AB Lagoon, Lower** | | quar-sed | | | | | | | |
| **AB1850** | Biweekly-F | quarterly+ toxicity | | | quarterly | quarterly | | First Flush+2 | First Flush+2 |
| **Mesa below** | | | | Biweekly-F | quarterly | quarterly | | | |
| **Mesa above** | | | | Biweekly | | | | | |
| **AB above LPC** | quarterly | Quarterly | | | | | | | |
| **LPC above AB** | quarterly | Quarterly | | | | | | | |
| **AB below SRC** | | | | Biweekly* | | | | | |
| **AB above SRC** | quarterly | Quarterly | | | | | | | |
| **SRC above AB** | quarterly | Quarterly | | | | | | | |
| **Barger** | quarterly | Quarterly | | | | | | | |
| **Jesusita** | quarterly | Quarterly | | | | | | | |
| **Golf Course** | | | | Storm | storm | storm | | | |
| **Hope Drain-Load** | | | | Monthly | | | | | |
| **Spatial Intensive at AB** | | | | quarterly | | | | | |
| ***Mission Creek Watershed*** | | | | | | | | | |
| **Surf Zone** | quarterly | | | | | | | | |
| **MC Lagoon Mouth** | quarterly | | | | | | | | |
| **MC Lagoon Upper** | | quar-sed | | | | | | | |
| **MC at Montecito** | Biweekly-*F | quarterly+toxicity | quarterly | | | | | First Flush+2 | First Flush+2 |
| **MC Guiterrez** | | | | Biweekly | | | | | |
| **MC above confluence** | Quarterly | | | | | | | | |
| **MC at Mission** | Quarterly | quarterly | quarterly | | | | | | |
| **MC at Rocky Nook** | Quarterly | quarterly | quarterly | | | | | | |
| **Rattlesnake** | Quarterly | quarterly | quarterly | | | | | | |
| **OMC above confluence** | Quarterly | quarterly | quarterly | | | | | | |
| **OMC at W. Anapamu** | | | | Biweekly | quarterly | quarterly | | | |
| **Westside Drain** | | | | Biweekly | quarterly | quarterly | | | |
| **SURF-load** | | | | weekly during dry | | | | | |
| **SURF-month** | | | | monthly during dry | | | | | |
| **Haley Drain-load** | | | | Monthly | | | | | |
| **W. Fig-site(s)** | | | | storm | storm | | | | |
| **LC (if joined)** | Quarterly | | | | | | | | |
| **Spatial Intensive at Bohnett** | | | | quarterly | | | | | |
| ***Laguna Watershed*** | | | | | | | | | |
| **LC @ CPP** | Biweekly | quarterly+ sed+tox | quarterly | | | | | First Flush+2 | First Flush+2 |
| **LC at Garden** | | | | quarterly | quarterly | | | | |
| **Manhole 1 (TBD)** | | | | quarterly | quarterly | | | | |
| **Manhole 2 (TBD)** | | | | quarterly | quarterly | | | | |
| **Manhole 3 (TBD)** | | | | quarterly | quarterly | | | | |
| ***Sycamore Watershed*** | | | | | | | | | |
| **SC Surf** | Quarterly | | | | | | | | |
| **SC Outlet (if running)** | Quarterly | | | | | | | | |
| **SC at 101** | Biweekly-*F | quarterly+ sed+tox | quarterly | | | | | First Flush+2 | First Flush +2 |
| **SC at Cacique** | Quarterly | quarterly | quarterly | | | | | | |
| **SC at APS** | Quarterly | quarterly | quarterly | | | | | | |
| **SC at Stanwood** | Quarterly | quarterly | quarterly | | | | | | |
| ***Additional*** | | | | | | | | | |
| **Lighthouse** | Quarterly | | | | | | | | |
| **Honda** | Quarterly | | | | | | | | |
| **Additional Drains (TBD)** | 125 | 20 | | | | | | | |
| **Additional Storm (TBD)** | | | | | | | 100 | 20 | 10 |


Water Quality Monitoring Program – Sampling Map FY08
Arroyo Burro Watershed
Mission Creek Watershed
Sycamore Creek Watershed
Barger
Rattlesnake
Jesusita
Arroyo Burro
San Roque Creek
MC at Rocky Nook
SC at Stanwood
Hope Drain Diversion
AB above SRC
Hope Drain
AB below SRC
SRC above AB
LPSWMP
Golf Course
Mission Creek
Sycamore Creek
SC at APS
MC at Mission
Las Positas Creek
SC at Cacique
OMC Restoration
MC above OMC
Haley Drain Diversion
LC at Garden
SC at 101
AB above LPC
LPC above AB
Westside Drain
MC at Carrillo
SURF Project
SURF
Haley Drain
MC at Gutierrez
LC Water Quality
SC Outlet
Old Mission Creek
OMC at W. Anapamu
MC above OMC
LC Chase Palm Park
W. Figueroa
MC at Montecito
MC Surf
Laguna Watershed
MC Lagoon
Lower and Upper Mesa Creek
AB at Cliff Drive
AB Estuary
AB Estuary Mouth
AB Surf
Arroyo Burro Estuary Restoration
Honda
Honda Valley Watershed
Lighthouse Watershed
Lighthouse
Mesa Watershed
Site Description (sampling frequency)
Watershed Integrator (biweekly, storm)
Watershed Assessment (quarterly)
Project Assessment (varying)
Pacific Ocean
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