



LID Guidance Letter

The purpose of this letter is to officially notify local engineers, land planners and developers that effective January 1st, 2010 the City of Santa Rosa will be prioritizing Low Impact Development (LID) Best Management Practices (BMPs) for all new development and re-development projects requiring post-construction storm water treatment BMPs. These requirements are being initiated as a result of the North Coast Regional Water Quality Control Board's (Regional Board) recent adoption of the Santa Rosa area's new NPDES storm water permit (Order No. R1-2009-0050). This permit regulates both storm water and non-storm water discharges into the Santa Rosa municipal storm drain system with the intent to reduce storm water pollution and to protect the water quality of our local creeks and waterways and continue to promote groundwater recharge.

With respect to storm water concerns, Low Impact Development (LID) is defined as a design strategy to maintain or reproduce the way storm water infiltrates or runs off the site before development occurs. LID principles control storm water runoff by using small scale landscape based features that are distributed throughout the site. Projects designed following LID principles must maintain the undeveloped volume of storm water runoff and mimic the natural water balance through infiltration, evapotranspiration, or capture and reuse of storm water.

The new LID prioritization requirement will apply to all new development and re-development projects that have not received discretionary approval by January 1, 2010. Such projects that propose the use of non-LID BMPs, such as structural separator units or traditional detention, will also be required to meet with Regional Board staff to discuss the feasibility of incorporating LID BMPs into the site design.

For further information and details on the prioritized categories of LID BMPs and additional information on the new storm water permit please [click here](#).

Other important changes to note: projects that have not received Tentative Map approval (or equivalent) by June 1, 2010 will fall under the new sizing threshold requirements. After June 1, 2010 projects that create or replace 10,000 square feet of impervious area will require post-construction storm water BMPs and fall under the SUSMP requirements. Please refer to the website for a complete list of qualifying projects, exemptions, and additional details.

A revised SUSMP/LID Technical Manual, which incorporates all of the new Permit requirements and LID BMP design details, will be released no later than April 1, 2011. Revisions to the existing SUSMP Manual will begin in January of 2010 and a draft will be released for review as soon as possible. Please check the website for updates on the status of these revisions. Until the new SUSMP/LID Technical Manual is released, designers should use the existing SUSMP manual or other adopted LID manuals to design LID BMPs that achieve the water quality objectives of Low Impact Development.

City staff are committed to helping our customers implement these new requirements. If you have questions about the information contained in this letter, please contact Erin Morris of my staff at 707/543-3273 and she will assist you.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles J. Regalia". The signature is fluid and cursive, with a large initial "C" and "R".

CHARLES J. REGALIA, Director
Community Development