

## Chapter 5

# SUSTAINABILITY



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# 5 SUSTAINABILITY



## 5.1 Introduction

Sustainability means living in a manner that balances social, economic, and environmental considerations with the community's current and, most importantly, future needs. A primary goal of this Specific Plan is to create a neighborhood that furthers the City's and region's sustainability. This Chapter introduces sustainable principles and practices that are found throughout the Specific Plan with regard for social, economic and environmental sustainability. While these categories are described separately, there is much overlap in terms of implementation and place-making.

### SUSTAINABILITY GOALS

Contribute to the social, economic, and environmental sustainability of San Luis Obispo.

Provide workforce and affordable housing options that support the City's economic and social goals as expressed in the General Plan and Economic Development Plan.

Promote wellness and active lifestyles through innovative community design.

## SUSTAINABILITY

### Social Sustainability

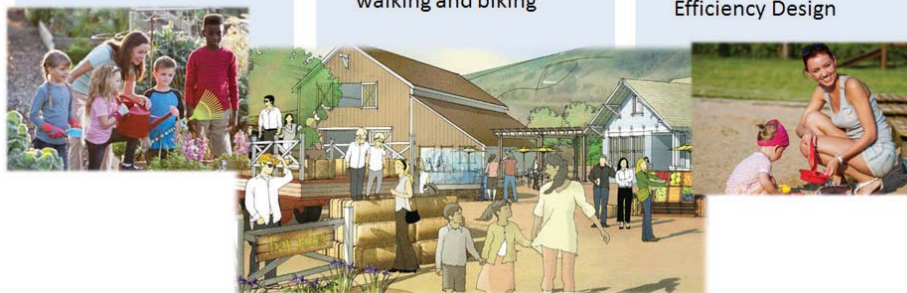
- Live where you work
- Promote healthy, outdoor lifestyle
- Integrated community design with ag history

### Economic Sustainability

- Workforce housing – jobs housing balance
- Diverse housing types
- Neighborhood commercial – easy walking and biking

### Environmental Sustainability

- Reduce commuting & greenhouse gasses
- 50% Water Use reduction
- Energy & Water Efficiency Design



## 5.2 Social Sustainability

By design, San Luis Ranch offers a new foundation for social sustainability in the City of San Luis Obispo and on the Central Coast. As described below, the Specific Plan offers work force housing, affordable housing, and neighborhood wellness. These key features provide equitable opportunities for the community and foster a good quality of life. San Luis Ranch is expressly focused on the needs of families and working professionals.

### 5.2.1 Workforce Housing

As defined in the San Luis Obispo County Housing Element, workforce housing applies to those households earning between 120 percent and 160 percent of area median income. In San Luis Obispo County, it is difficult for families in these brackets to find homes they can qualify to buy. San Luis Ranch is specifically designed to meet this need by providing smaller homes on compact lots. These small but high-quality homes are intended to sell below the current City averages and be more affordable to the city's workforce.

*"The City has a wide range of housing, but lacks a sufficient range of housing oriented towards entry-level through executive level employees. A continuum of housing options is essential so that employers desiring to establish a business in San Luis Obispo can adequately expect that employee housing options can be accommodated with wages."*

City of SLO Economic Development Strategic Plan

## How the San Luis Ranch Design Equates to Lower Cost Housing

San Luis Ranch is focused on entry level, affordable and work force housing. The key to developing for this market is the quality of the design. Features for creating lower cost housing:

### Site Planning Efficiency

Higher density clustered housing reduces infrastructure costs.

### Small Lots

Less infrastructure means less cost per lot. People will pay less in San Luis Ranch due to the smaller lot size.

### Small Family Friendly Homes

People will pay less in San Luis Ranch due to smaller home sizes and affordability by design.

### One Comprehensive Architectural Theme (with Material Variation)

Limited elevations and floor plans equate to more production volume and lower costs.

### Secondary Dwelling Units Offered as an Option

Secondary dwelling units can provide additional housing for multi-generational households, or can be configured as home offices, making overall cost of living lower for families and professionals.

### Efficient Engineering

Top floor plans align exactly with bottom floor plans, allowing substantial cost savings in materials and construction.

### Streamlined Construction

Streamlined development and construction process saves millions of dollars and leads to lower prices.

The nature of the property with its small lots and smaller homes will assure that the housing stock remains more affordable. San Luis Ranch home prices will stay low because people will choose to pay less for small houses on small lots in comparison to currently available housing choices.



## 5.2.2 Affordable Housing

### Background

Affordable housing (below market-rate) is an important complement to the area’s workforce and other market-rate housing and a key component of a balanced and sustainable residential inventory. Accordingly, the City’s Municipal Code (Chapter 17.91) and General Plan Housing Element (Goal 2, Appendix N: Table 2 and Table 2A) enact inclusionary housing requirements for new developments (see Table 5.1). Further, the City’s Municipal Code (Chapter 17.90) and General Plan Housing Element (Section 3.30) set incentives for affordable housing construction.

The San Luis Ranch Specific Plan proposes 500 residential units per the City’s Land Use and Circulation Element (LUCE) policies, as well as 80 additional units obtained through state bonus density law. A total of 580 units are being proposed, with the City’s inclusionary residential housing requirements being met within the first 500 units. The provision of affordable housing to meet the Inclusionary Housing Requirement allows the applicant to request a density bonus through the City’s Affordable Housing Incentive Ordinance, which is consistent with State law.

### Affordable Housing

The affordable housing located within the San Luis Ranch Specific Plan Area will provide 34 units on site for very low, low, and moderate income households. Of the 34 units, 26 will be very low income units, which qualifies the project for a 20% state density bonus.

The tables below show the required inclusionary units as well as the proposed density bonus units. Median and low income units (Single-family and Townhomes) are intended to be for sale units. The ability to either rent or sell the very low income units will be provided.

Deed-restricted, NG-10 and NG-23 zoned affordable units will be located throughout the residential portion of the Specific Plan Area. Each of the 12 integrated affordable units will be located in one of the quadrants in each of the unit type areas.

**Table 5-1 Residential Affordable Housing Calculation**

# of Units	Density	Unit S.F.	Build 5% (very low income)	Build 10% (moderate income)	Total Base Required	Adjust Factor (1)	Required ADU
200	30	1,000	10	20	30	0	0
100	23	1,300	5	10	15	0.25	3.75
200	10	1,500	10	20	30	1	30
						<b>Total</b>	<b>34</b>

1. See Table 5-2 for adjustment factors

2. Allocation of types of units subject to terms in the development agreement

- Twelve integrated affordable units will be constructed concurrent with market rate units.
  - Approximately 200 single-family units are proposed. Prior to occupancy clearance of the 50th single-family unit, occupancy of the first single-family affordable unit must be obtained. This ratio of 1 affordable unit provided for each 50 market rate units will be implemented until building of all the single-family units.
  - Approximately 100 Townhome units are proposed. Prior to occupancy clearance of the 25th Townhome unit, occupancy of the first Townhome affordable unit must be obtained. This ratio of 1 affordable unit provided for each 25 market rate units will be implemented until buildout of all the Townhome units.
  - Approximately 280 multi-family units are proposed. Prior to occupancy clearance of the 70th multi-family unit, occupancy of the first multi-family affordable unit must be obtained. This ratio of 1 affordable unit provided for each 70 market rate units will be implemented until buildout of all the Townhome units.
- Twenty-Two Additional multi-family affordable units will consist of either 1 Bedroom, Studios, or SROs located within the 280 multi-family units proposed. At the applicant’s option, these remaining 22 units will either be provided in a single building to be managed by HASLO, People’s Self Help, or another affordable housing property manager acceptable to the Community Development Director; or a proportionate share of the affordable units will be constructed with each multi-family phase.

### City Residential Requirements

The San Luis Ranch Specific Plan includes locations for on-site units to fulfill the affordable housing requirement for the residential development planned for the Specific Plan Area. Including residential uses only, the Specific Plan Area must provide a total of 34 deed restricted affordable units in the development, and must provide at least 5% low and 10% moderate income affordability per Table 2 of the Housing Element. Any additional units provided above the inclusionary requirement could be sold or rented at market rate. See residential calculation below.

Table 5-2 City of San Luis Obispo Inclusionary Adjustment Factor

Project Density (Density Units/ Net Acre) (1)	Inclusionary Housing Requirement Adjustment Factor (2)							
	Average Unit Size (sq. ft.)							
	200-250	400-450	Up to 1,100	1,101-1,500	1,501-2,000	2,001-2,500	2,501-3,000	>3,000
36 or more			0	0	.75	1	1.25	1.5
24-35.99			0	0	.75	1	1.25	1.5
12-23.99			0	.25	1	1.25	1.5	1.75
1-11.99			0	.5	1	1.25	1.5	1.75
<7			0	.5	1.25	1.5	1.75	2

1. Including allowed density bonus, where applicable.

2. Multiply the total base Inclusionary Housing Requirement (either housing or in-lieu percentage) by the adjustment factor to determine requirement. At least one enforceable-restricted affordable unit is required per development of five or more units.

### City Commercial Requirements

The commercial uses provided within the Specific Plan Area will be required to provide an additional 34 units of affordable housing, which will either be provided on-site or through the payment of in lieu fees based on 5% of the construction cost. Because of this, the project unit count remains at a maximum of 580 units. The commercial inclusionary calculations for the San Luis Ranch Specific Plan are as follows:

Table 5-3 Commercial Affordable Housing Calculation

Use	Acreage	x 2	Required ADU
Retail	9.45	2	18.9
Hotel	3.5	2	7
Office	3.7	2	7.4
		<b>Total</b>	<b>34</b>

### State Density Bonus (Government Code 65915(f)(1))

Per State law, providing 5% of very low income units qualifies for a 20% bonus density. The project meets the state bonus density requirement to obtain a 20% bonus density by providing 5% very low income units (26 units) within the project. The project includes a range of different types of units including:

Table 5-4 Mix of Housing Types and Income Levels to Meet Residential Requirement

# of Units	Income Level	Dwelling Type	Distribution
4	Moderate	SFR Detached - 3 Bedroom	1/50
4	Low	Townhomes - 2 Bedroom	1/25
4	Very Low	MFR - 2 Bedroom Condominiums	1/70
22	Very Low	MFR - 1 Bedroom, Studios, or SROs	*

### Housing Element Policies

- Policy 4.3. Extremely low- and very low-income housing, such as that developed by the Housing Authority of the City of San Luis Obispo or other housing providers, may be located in any zone that allows housing, and should be dispersed throughout the City rather than concentrated in one neighborhood or zone.
- Policy 5.4. In general, housing developments of twenty (20) or more units should provide a variety of dwelling types, sizes or forms of tenure.
- Policy 6.19. Continue to incentivize affordable housing development with density bonuses, parking reductions and other development incentives, including City financial assistance.
- Policy 7.2 Higher density housing should maintain high quality standards for unit design, privacy, security, on-site amenities, and public and private open space. Such standards should be flexible enough to allow innovative design solutions in special circumstances.

Affordable Housing for the San Luis Ranch Specific Plan Area is consistent with the Housing Element policies:

- The project is consistent by providing affordable development consistent with the San Luis Ranch locational criteria in a newly developing neighborhood.
- A range of housing products from studio to three-bedroom units will be provided. The variety of floor plans and sizes of units in the project will appeal to different ages and income levels.
- Affordable units maintain high quality standards for unit design, privacy, security, on-site amenities, and public and private open space.

### 5.2.3 Neighborhood Wellness

Neighborhood wellness in San Luis Ranch is focused on health and access to agricultural resources. This section describes features in the San Luis Ranch Specific Plan that can lead to a more active and healthy lifestyle.

#### Active Lifestyle

Recent health impact studies in urban areas have identified the potential for bicycle and pedestrian amenities to increase physical activity, promote biking and walking over driving, enhance social cohesion, and improve health outcomes. Positive health impacts of increased pedestrian and bicycle activity have been linked to reducing obesity and diabetes, improving mental health, reducing cardiovascular disease, reducing osteoporosis, and lengthening lifespan. In addition, providing public transit improves mobility and access for vulnerable populations such as low-income households, minorities, the elderly, young people, and disabled persons.

Increased transit access makes it easier for these populations to get around, accomplish needed tasks, and to stay connected with the community. Through increased social interactions, these segments of the population are less likely to withdraw from society, promoting good mental health.

The Specific Plan includes neighborhood and transportation features designed to encourage a healthy and active lifestyle. In particular, San Luis Ranch's bicycle and pedestrian networks allow easy and scenic access to recreational areas, trails, and daily services and shopping (see Figure 6.2). See Chapter 4 for more information on recreational opportunities, such as the Bob Jones Trail extension, and Chapter 6 for multimodal amenities that will be provided throughout the Specific Plan area.

*"These areas are important to the physical and mental well-being of residents, offering recreational opportunities, social interaction, and an enhanced sense of place."*

Climate Action Plan, p. 48

Figure 5.1 Examples of Healthy & Active Lifestyle Amenities





## ***Agricultural Heritage Facilities and Learning Center***

Agriculture is a significant feature of San Luis Obispo's culture and community character. The Agricultural Heritage Facilities and Learning Center in the Specific Plan Area is intended to perpetuate the City's heritage and integrate the site's historical agricultural practices into the neighborhood. Additionally, the San Luis Obispo General Plan Land Use Element (Policy 3.6.1) indicates that historic resources and educational/cultural facilities shall be emphasized for not only the local community, but for the continuation of a thriving tourism economy as well. The Agricultural Heritage Facilities and Learning Center will offer access to healthy food, create a connection to the land, and provide a community gathering place. Access to local food systems, like community supported agriculture and farmer's markets, is indicated as a key healthy community policy in the San Luis Obispo General Plan Land Use Element (Policy 10.2). Words that describe the Vision for the Agricultural Heritage Facilities and Learning Center include:

- Iconic
- Visual
- Beauty
- Learning
- Local Goods
- Community Sales
- Community Gathering
- Like "Whole Foods", but Outdoors

**Figure 5.2 Example Agricultural Facilities and Learning Center Design**



A description of the agricultural resources of San Luis Ranch and how they are incorporated into open space and recreational amenities are described in Chapter 4 of the Specific Plan.

## **5.3 Economic Sustainability**

San Luis Ranch will be an active contributor to the City and region's economic growth while also creating sufficient revenue mechanisms to accomplish significant infrastructure improvements. Primary funding sources from San Luis Ranch include hotel transient occupancy taxes, sales taxes, and residential property tax assessments. Both of these will substantially contribute to the City's economic sustainability and large infrastructure projects, such as Prado Road improvements and the Froom Ranch Way extension.

### **5.3.1 Residential Assessments**

Residential assessments are a means of funding a fair-share portion of infrastructure projects needed within the City and region. The Mello-Roos Community Facilities Act allows the City to form a Community Facilities District (CFD) and authorize a special tax. The special tax makes possible a CFD bond issuance to finance the construction of regional infrastructure improvements such as roadways and utilities. Bond proceeds from the San Luis Ranch Specific Plan Area residential assessments could range up to approximately \$28 million under various assumptions. See Chapter 7 for more detail on infrastructure and financing.

### **5.3.2 Hotel and Commercial Development**

While the General Plan allows for up to 350,000 square feet of these uses, including retail and office, the buildout of the Specific Plan will not exceed 250,000 square feet of retail and office development. The proposed mix of uses will provide a number of economic benefits in terms of jobs and fiscal sustainability of the City. For example, Class A office spaces for medical and technology companies could attract head of household jobs, a key component of the City's 2012 Economic Development Strategic Plan.

In addition, the Plan anticipates a 200 room hotel, which may include restaurant/dining facilities and a conference center to help draw regional and national visitors and support the expansion of existing and new industries. The site's proximity to Highway 101, proximity to Cal Poly, access to Downtown, and scenic views make it a prime location for a successful hotel operation. A hotel will contribute to the City's property and transient occupancy tax (TOT), as well as generate visitor spending in the City.



Proposed stores, supporting ancillary retail, and dining will also generate sales tax revenue. (New residential development will also support economic activity for the existing commercial center and other local businesses adjacent the Plan Area.)

### 5.3.3 Economic Benefits of Multimodal Approach

The Multimodal approach of the Specific Plan also has the ability to provide economic benefits greater than the costs of their development. For instance, the 2013 SLO Bicycle Transportation Plan quantified the costs and benefits of biking facilities based on expected demand and benefits to mobility, health, recreation, and reduced auto use. This creates a benefit to cost ratio of over 10:1. Similar economic benefits from pedestrian and transit services, namely small-scale, strategic improvements and coordinated land use organization, may also be achieved with the incorporation of these facilities in the Specific Plan.

Chapter 2 (Land Use) and Chapter 3 (Neighborhood Form) of the Specific Plan describe the hotel and related commercial developments, as well as the development standards governing intensities and possible build-out. Chapter 8 (Implementation) describes how the project will achieve build-out and Chapter 7 (Infrastructure and Financing) describes through what mechanisms the necessary infrastructure may be financed.

## 5.4 Environmental Sustainability

With the agricultural tradition, scenic landscape, and natural features of San Luis Ranch, environmental sustainability is not only essential for preservation of the area's ecosystem, but imperative for supporting the community's identity. The Specific Plan emphasizes the importance of the natural environment by including the following steps towards greater environmental sustainability:

- Preservation of agricultural land and open space
- Energy conservation and climate stabilization
- Natural resources management

## 5.4.1 Preservation of Agricultural Land and Open Space

### Agriculture

San Luis Ranch will preserve agricultural land contiguous to existing urban farmland (SLO City Farm). By preserving agricultural uses along Highway 101, San Luis Ranch will achieve the community's goals to maintain an agricultural view shed along this key highway corridor, framing the arrival to the City of San Luis Obispo. Moreover, as discussed above, the prominent location of the Agricultural Heritage Facilities and Learning Center will provide access to healthy food and foster greater appreciation for locally sourced agricultural products.

San Luis Ranch Specific Plan also incorporates agricultural aspects throughout the Plan Area through community gardens and edible landscaping. These features will be designed and sited in a manner that is consistent with the neighborhood character, encourages community participation, and ensures access to those who may benefit the most from these amenities.



*San Luis Ranch Row Crops*



*SLO City Farm Immediately South of San Luis Ranch  
Source: [centralcoastgrown.org](http://centralcoastgrown.org)*

### **Open Space: Parks**

As of 2011, there were 21 designated parks within the City, totaling 158 acres of park landscape and 82 acres of turf. The City's Land Use and Circulation Element requires a minimum of 5.8 acres of parkland for San Luis Ranch. Any shortfall in parkland acreage will be offset through payment of park in-leu fees. As of 2012, the City maintains a total of 6,765 acres of open space (3,513 acres in fee, and 3,252 acres in easements). (SLO CAP pg. 45).

### **Open Space: Creeks, Wetlands, and Trails**

As shown in Chapter 4, the San Luis Ranch Specific Plan provides a significant amount of parks and open space and meets the City's requirements. A key goal of the Plan is to connect with the City's park and open space system and improve Prefumo Creek. In addition, the Project will complete an important segment of the Bob Jones Trail alignment to be determined during environmental review.

Within the Open Space, a host of biological resources exist, including wetlands and eucalyptus trees that provide habitat for monarch butterflies, great blue herons, and other bird species. The following are some of the mitigation measures listed in the EIR that reduce impacts to biological resources to an insignificant level:

- BIO-1(a). Best Management Practices. The applicant shall ensure the following general wildlife Best Management Practices (BMPs) are required for construction activity within the San Luis Ranch Specific Plan Area.
- BIO-1(b). Worker Environmental Awareness Program Training.
- BIO-1(c). Western Pond Turtle and Two-Striped Garter Snake Impact Avoidance and Minimization.
- BIO-1(d). California Red-legged Frog, Western spadefoot, and Coast Range Newt Impact Avoidance and Minimization.
- BIO-1(e). Steelhead Impact Avoidance and Minimization.

- BIO-1(f). Great Blue Heron and Monarch Butterfly Impact Avoidance and Minimization.
- BIO-1(g). Nesting Birds Impact Avoidance and Minimization.
- BIO-1(h). Roosting Bats Impact Avoidance and Minimization.
- BIO-2(a). Habitat Mitigation and Monitoring Plan. A Habitat Mitigation and Monitoring Plan (HMMP) shall be prepared which will provide a minimum 2:1 ratio (replaced: removed) for temporary and permanent impacts to riparian habitat.
- BIO-2(b). Tree Replacement. Riparian trees four inches or greater measured at diameter-at-breast-height (DBH) shall be replaced in-kind at a minimum ratio of 3:1 (replaced: removed). Trees 24 inches or greater inches DBH shall be replaced inkind onsite, offsite, or through payment of in lieu fees at a minimum ratio of 10:1.
- BIO-2(c). From Ranch Way Bridge Design to Avoid Riparian Areas.

### **5.4.2 Energy Conservation and Climate Change**

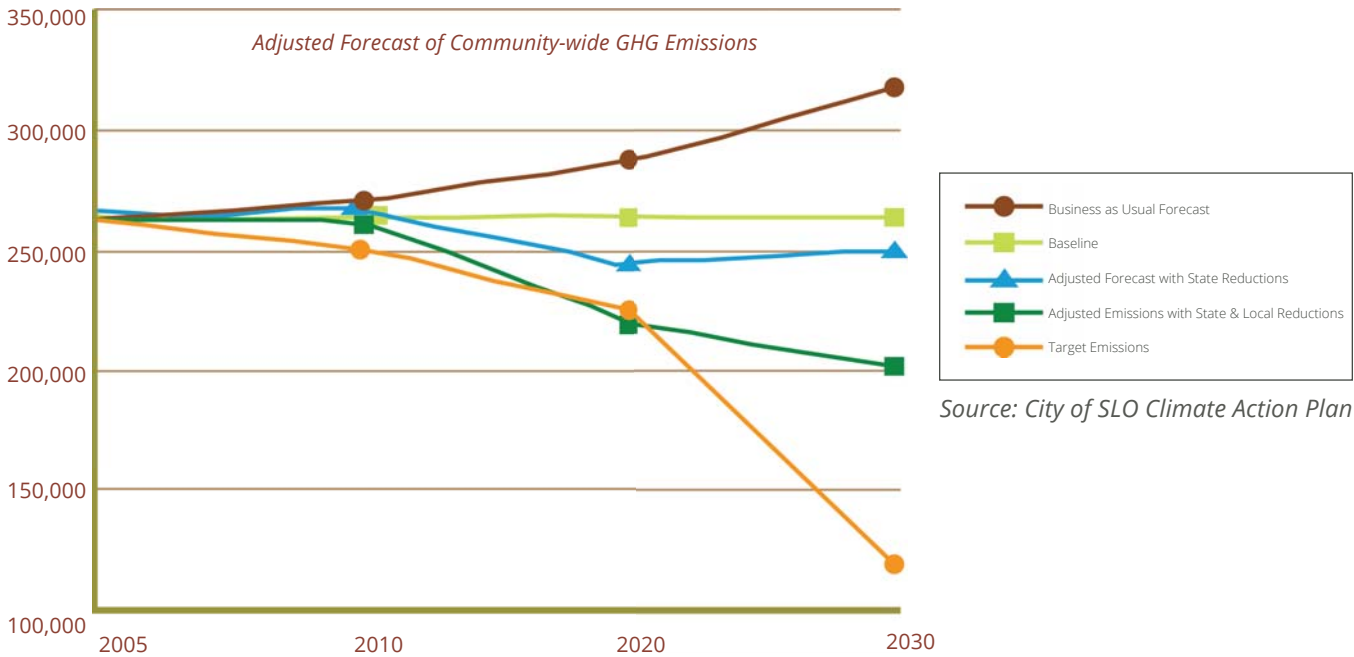
The City of San Luis Obispo adopted a Climate Action Plan (CAP) in 2012 to address greenhouse gas emissions at the local level. The CAP presents a comprehensive set of strategies and corresponding actions including: energy efficiency in buildings, reduced emissions via changes to transportation and land use, renewable energy, and reductions in water usage and solid waste (see Figure 5.6).

Development within the San Luis Ranch Specific Plan Area is consistent with strategies in the Climate Action Plan. As described in more detail in the Plan, the proposed infill housing and on-site agricultural preservation reduces regional traffic and the associated negative impacts to air quality and other environmental factors and supports implementation of the Climate Action Plan.



Bishop Peak Trail. *Source: centralcoastgrown.org*

Figure 5.3 City of San Luis Obispo GHG Emissions Forecast



### Building Energy Conservation

Development of the San Luis Ranch Specific Plan Area shall strive to meet leading technology standards in building design and construction. New structures, renovated buildings, and new infrastructure facilities will be designed to minimize energy consumption and maximize renewable energy generation in order to reduce greenhouse gas (GHG) emissions, save costs, and promote the conservation of natural resources.

Energy conservation construction techniques include:

- Meeting or Exceeding Title 24 Standards
- Natural Lighting and Ventilation
- High R-Value Insulation
- Energy Efficient HVAC Systems and Appliances
- Noise Reduction
- Water Usage Reduction
- Net Zero Energy Consumption

### Electric Vehicle Charging Stations

Some parking spaces in San Luis Ranch will be outfitted with electric vehicle charging stations. These parking spaces will be reserved for electric vehicles, along with the area's Multimodal transportation network, to encourage energy conscience transportation.

San Luis Ranch is committed to doing its part to reduce our carbon footprint via support for electric vehicles, and enabling and encouraging Multimodal transportation to reduce vehicle miles traveled (VMT), benefitting the whole community.



Conscious Charging Station in Commercial Area  
Source: teslamotorsclub.com

### 5.4.3 San Luis Obispo's Carbon Footprint

A City's carbon footprint is comprised of the amount of greenhouse gases and carbon dioxide emitted by the activities and transportation choices of its inhabitants. The Specific Plan aims to lower the City's carbon footprint by incorporating horizontal mixed use enabling residents to access their daily needs within a short walking distance and by offering the ease of a multimodal transportation system. Additionally, San Luis Ranch will encourage residents to telecommute when possible and appropriate in order to further reduce any unnecessary vehicle emissions.

The following air quality mitigation measures are applied to the project to reduce short and long term emissions:

- AQ-2(a). Fugitive Dust Control Measures. Construction projects shall implement dust control measures so as to reduce PM10 emissions in accordance with SLOAPCD requirements.
- AQ-2(b). Standard Control Measures for Construction Equipment.
- AQ-2(c). Best Available Control Technology (BACT) for Construction Equipment.
- AQ-2(d). Architectural Coating. To reduce ROG and NOX levels during the architectural coating phase, low or no VOC-emission paint shall be used with levels of 50 g/L or less.
- AQ-3(a). Standard Operational Mitigation Measures. the applicant shall incorporate into the San Luis Ranch Specific Plan standard emission reduction measures from the SLOAPCD CEQA Air Quality Handbook.
- AQ-3(b). Off-Site Mitigation. If AQ-3(a) is insufficient to reduce emissions to below daily threshold levels, then the applicant shall coordinate with SLOAPCD to provide funding for off-site emission reduction measures to reduce emissions to below daily threshold levels.

### 5.5 Stormwater Grading and Drainage

The grading and drainage strategy for the San Luis Ranch project is based on the development of the property in a manner which supports the goals of providing workforce housing through higher density clustered development and associated commercial developments and office space, mitigating potential flooding impacts and establishing areas of developable land.

San Luis Ranch drainage facilities will include a combination of bio-swales, detention and retention facilities, and cisterns that will recharge the aquifer on-site. They will be designed in conformance with stormwater management requirements as presented in the City waterways Management Plan, the Regional Water Quality Control Board Resolution No. R3-2013-0032 for Post Construction Stormwater Control, and the State's General Permit for Stormwater Discharge.

The design of on-site detention facilities will be addressed in the following manner (see also Section 7.3.2 Existing Conditions and Floodplain Management Plan):

Limit 2-year post-development peak runoff to the 2-year pre-development runoff

Limit 10-year post-development runoff to the 10-year pre-development runoff

Limit 50-year post-development runoff to a maximum increase of 5% over pre-development as described in the City Waterways Management Plan (see Section 7.3.2 for more information on floodplain management.

Detention of the 100-year storm is not recommended for this project based on the timing of peak flows within Prefumo Creek.

Specific design details and diagrams on stormwater and flooding can be found in Chapter 7.



The EIR addressed a number of mitigation measures that limit adverse impacts of the project. The following are some of those measures that directly relate to stormwater grading and drainage:

- HWQ-1(a). Stormwater Pollution Prevention Plan. All required actions shall be implemented pursuant to a SWPPP and SWMP to be prepared by the project applicant and submitted by the City to the Regional Water Quality Control Board under the NPDES Phase II program. At a minimum, the SWPPP/SWMP shall include the following BMPs:
  - The use of sandbags, straw bales, and temporary de-silting basins during project grading and construction during the rainy season to prevent discharge of sediment-laden runoff into stormwater facilities;
  - Revegetation as soon as practicable after completion of grading to reduce sediment transport during storms;
  - Installation of straw bales, wattles, or silt fencing at the base of bare slopes before the onset of the rainy season (October 15th through April 15th);
  - Installation of straw bales, wattles, or silt fencing at the project perimeter and in front of storm drains before the onset of the rainy season (October 15th through April 15th); and/or
  - Alternative BMPs as approved by the RWQCB as part of the SWPPP submittal.
- HWQ-1(b). Berms and Basins. As specified in the SWPPP, the applicant shall be required to manage and control runoff by constructing temporary berms, sediment basins, runoff diversions, or alternative BMP's as approved by the RWQCB as part of the SWPPP submittal, in order to avoid unnecessary siltation into local streams during construction activities where grading and construction shall occur in the vicinity of such streams.
  - Berms and basins shall be constructed when grading commences and be periodically inspected and maintained. The project applicant shall sufficiently document, to the CCRWQCB satisfaction, the proper installation of such berms and basins during grading.
- HWQ-1(c). Concept Grading Plan and Master Drainage Plan. As specified in the SWPPP and the City's Floodplain Management Regulations, the applicant shall be required to submit a Grading Plan and Master Drainage Plan to the Planning Division and City Public Works Director for approval prior to approval of the VTTM.
- HWQ-3(a). Stormwater Quality Treatment Controls. BMP devices shall be incorporated into the stormwater quality system depicted in the Master Drainage Plan (refer to Mitigation Measure HWQ-1[c]).

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