

**CHAPTER FIVE**

**POST-CONSTRUCTION STORM WATER MANAGEMENT**

The Post-Construction Storm Water Management in New Development and Redevelopment addresses the importance of storm water runoff management in new development and redevelopment projects. This includes land disturbances of greater than or equal to one acre and projects less than one acre that are part of a larger common plan of development or sale. Substantial impacts of post-construction runoff are caused by an increase in the type and quantity of pollutants in storm water runoff. The BMPs described in this section of this SWMP include the development of structural and non-structural storm water runoff strategies and the development of post-construction programs that consider water quality impacts of new development and redevelopment projects in the comprehensive land use master planning process.

This program will also be integrated with the Construction Site Storm Water Runoff Control Program of the SWMP to provide information and up-to-date BMPs to the end user. The following BMPs describe implementation tasks and assessment tasks to be completed by the City for the Post-Construction Storm Water Management in New Development and Redevelopment Program.

**POST-CONSTRUCTION PROGRAM DEVELOPMENT**

Objective: Reduce the discharge of pollutants from areas of new development and redevelopment after construction is completed.

Permit Requirement: II.F.5.a., c., d. and e. – Post-Construction Storm Water Management in New Development and Redevelopment

Description of Tasks: Develop a Post-Construction program with requirements for post-construction runoff controls. Post-construction storm water management in areas undergoing new development or redevelopment is necessary because runoff from these areas has been shown to significantly affect receiving waters. There are two types of impacts from post-construction runoff. One is from an increase in the type and quality of pollutants in storm water runoff. The other is from the increase in the quantity of storm water itself. Prior planning and design to minimize pollutants in post-construction storm water discharges is an effective approach to storm water quality management.

General Plan, Land Development Code: Address the water quality impacts of new development and redevelopment in the land use planning process by implementing structural and non-structural BMPs will help to prevent many storm water quality problems. This is a cost-effective mechanism for improving storm water quality. The following BMPs will be evaluated for water quality, flood control, and aesthetic value:

<u>Non-Structural BMPs</u>	<u>Structural BMPs</u>
Buffer Strips	Retention/Infiltration Ponds
Riparian Zone Preservation	Detention Ponds
Minimization of Disturbed Area	Vegetated Swales

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Minimization of Imperviousness  
Maximization of Open Space

Oil/Grit Separators  
In-Line Detention

Structural BMP Maintenance: Procedures will be developed to ensure adequate long-term operation and maintenance of structural storm water controls for water quality purposes. Proper operation and maintenance of the control measures will help to minimize pollutants in storm water runoff. Funding alternatives for operation and maintenance plans will be evaluated.

Innovative Technology: Consider a credit program for innovative storm water management technologies.

Goals and Assessment: The table below represents measurable goals for this BMP to be implemented and assessed during the permit term. The purpose of measurable goals is to gauge permit compliance and program effectiveness following the schedule identified.

Year*	Task/Goal	Assessment	Lead Entity/Funding
2006	General Plan and Land Development Code/ Assess the Plan and Code for applicable BMPs in the planning process	Document findings	City Public Works/ General Fund
2006	Structural BMP Maintenance/ Develop procedures to establish long-term operation and maintenance responsibilities	Document procedures	City Public Works/ General Fund
2006	Innovative Technology/ Consider a credit program for innovative storm water management	Document consideration of program	City Public Works/ General Fund

Fiscal year July to July

**POST-CONSTRUCTION PROGRAM IMPLEMENTATION**

Objective: Reduce the discharge of pollutants from areas of new development and redevelopment after construction is completed.

Permit Requirement: II.F.5.a., e. – Post-Construction Storm Water Management in New Development and Redevelopment

Description of Tasks: Implement the Post-Construction Program identified in the Program Development BMP.

Goals and Assessment: The table below represents measurable goals for this BMP to be implemented and assessed during the permit term. The purpose of measurable goals is to gauge permit compliance and program effectiveness following the schedule identified.

<b>Year*</b>	<b>Task/Goal</b>	<b>Assessment</b>	<b>Lead Entity/Funding</b>
2006	General Plan and Land Development Code/ Update the Plan and Code for applicable BMPs in the planning process	Document BMPs implemented	City Community Development/ General Fund
2006	Structural BMP Maintenance/ Implement procedures to establish long-term operation and maintenance responsibilities	Document procedures	City Public Works/ General Fund
2006	Innovative Technology/ Implement a credit program if it is deemed beneficial	Document program if implemented	City Public Works/ General Fund

\* Fiscal year July to July

**POST-CONSTRUCTION PROGRAM MAINTENANCE**

Objective: Establish procedures to ensure adequate long-term operation and maintenance of storm water controls to reduce storm water pollution.

Permit Requirement: II.F.5.e. – Post-Construction Storm Water Management in New Development and Redevelopment

Description of Tasks: Develop post-construction maintenance procedures to minimize pollutants in storm water runoff following construction activities. This program will require the establishment of maintenance responsibility for each development. Some options to consider are: the developer or homeowner associations could provide continuing maintenance, or a special service district could be formed to provide continued maintenance.

Goals and Assessment: The table below represents measurable goals for this BMP to be implemented and assessed during the permit term. The purpose of measurable goals is to gauge permit compliance and program effectiveness following the schedule identified.

<b>Year*</b>	<b>Task/Goal</b>	<b>Assessment</b>	<b>Lead Entity/Funding</b>
2007	Post-Construction Maintenance/ Continue implementing procedures	Document maintenance activities	City Public Works/To be determined in program development

\* Fiscal year July to July