

New Standards for Development Projects

January 2007

Update on the Stormwater Quality Design Manual for Sacramento and South Placer Regions

[www.sactostormwater.org/
SSQP/development.asp](http://www.sactostormwater.org/SSQP/development.asp)

Stakeholders in the Design Manual Process

The success of this important project will depend on the involvement of many local professionals whose work will be affected by the new requirements:

- Planners
- Architects
- Landscape Architects
- Engineers
- Environmental Consultants
- Developers
- Property Owners
- Regulatory Agency Staff
- Local Government Staff: County, Cities, Special Districts

Design Manual Steering Committee

Representatives of the following agencies and companies have been meeting regularly since May 2005 to prepare the new Design Manual:

- County of Sacramento
- City of Sacramento
- City of Elk Grove
- City of Folsom
- City of Roseville
- CKB Environmental Consulting, Inc.
- ECORP Consulting, Inc.

Other Participating Agencies

The following additional agencies will require compliance with the new Design Manual in their jurisdictions:

- City of Citrus Heights
- City of Galt
- City of Rancho Cordova

Outreach News

The Stormwater Quality Design Manual was reviewed by the permitting agencies through November 2006 and the subsequent draft is now being reviewed by a Development Community Focus Group. The Focus Group includes representatives of residential and commercial developers and homebuilders with projects located throughout Sacramento and Placer Counties, as well as their planners and engineers. The second of two meetings with the Focus Group is planned for mid-January 2007, and feedback will be used to prepare the public review draft Design Manual.

Outreach is continuing with the permitting agencies' planners and engineers and presentations are available for interested professional associations upon request. We will send out a widespread notification to the development and design community when the public review draft Design Manual is available in February 2007. Contact us today to add your name to our mailing list.

A couple of public informational workshops are being planned now for the Roseville area (March 8, 2007), and the Elk Grove area (date TBA). Details will be posted soon on this web site and included with the notification of the public review draft.

Projects Subject to the Design Manual

See the control measure selection matrix posted on our web page for details about the land use categories and sizes of projects affected by the amended development standards and the upcoming Design Manual. Note that parks, schools, churches and public facilities are considered "commercial" land use. The permitting agencies in Sacramento County began conditioning projects to comply with these requirements on May 18, 2006. The requirements will apply to projects in the City of Roseville once the City adopts the Design Manual (anticipated summer 2007). At that time, all projects without an entitlement will be required to adhere to the new development standards.

Schedule Update*

May 18, 2006 — Sacramento agencies adopted/established revised stormwater quality design standards

July-November 2006 — Agency review of draft Design Manual

December 2006-January 2007 — Development Community Focus Group review process

February 2007 — Public Review Draft of Design Manual available

May 2007 — Final Design Manual Published

Summer 2007 — City of Roseville to adopt Design Manual and begin conditioning new project applications

**Stakeholder Outreach is continuing throughout this process*

Stay Informed!! Add your name and contact information (affiliation, mailing address, phone and e-mail address) to our mailing list to get notified when the Draft Design Manual is available for review. Contact dwrw@saccounty.net with stormwater design manual in the subject line.

Challenges

There are several challenges we are faced with at this stage in the preparation of the Design Manual; here are a few:

- Some of the features in the Design Manual may create conflicts with existing agency codes/policies
- Dense "Smart Growth" projects (e.g., infill) may lack space for many types of stormwater quality control measures, and there is currently no waiver program available
- We are mandated by our State permits to require stormwater quality treatment measures for roadway projects of 5 acres or more, but there are very few practical solutions for such projects