

Santa Barbara County

Construction Program Evaluation



Construction Activity Permit & Compliance
Stakeholder Presentation: April, 2008
Cathleen Garnand, Water Resources Division
Jeff Thomas, Building & Safety Division

Program Evaluation



How does the County of Santa Barbara address impacts from construction site runoff?

- Compare to the requirements of the construction minimum control measure
- Evaluate effectiveness
- Consider other communities programs and look for areas of improvement

MCM 4.0 Program goals



- Provide protection to receiving waters from construction related pollutants
- Comply with the NPDES Municipal General Permit



Background: our NPDES permit



Printed from TOPO! ©1997 Wildflower Productions (www.topo.com)

Permit Process



- Grading Permit
- Land Use Permit (discretionary and to a lesser degree, ministerial permits)



Grading Permit: Chapter 14



“Section 14-6 (a) Except as herein provided, these regulations, including the incorporation of *relevant best management practices*, shall apply to all new grading, excavations, fills, cuts, borrow pits, stockpiling, compaction of fill, and land reclamation projects on privately owned land where the transported amount of materials individually for any of the above mentioned operation, *exceeds fifty cubic yards*; or the cut or fill exceeds three feet in vertical distance to the natural contour of the land. Agricultural grading, whether exempt or required to be permitted hereunder, is not subject to NPDES Phase II storm water regulations or the local storm water requirements imposed by this chapter. No work subject to the provisions of this chapter shall be commenced, maintained or completed, in violation of these regulations.

Grading Permit: Chapter 14



Section 14-6:

“Notwithstanding these regulations, no person shall cause or allow a *significant environmental impact to occur as a result of new grading as defined herein, including grading that is otherwise exempt from these regulations.* In the event that the Director determines that a significant environmental impact is likely to occur or has occurred as a result of new grading, the Director may deny or revoke a grading permit and a land use permit for such grading. If necessary, the Directory may also require grading and land use permits for work that is otherwise exempt from these regulations in order to address the significant environmental impact identified.

Grading Permit Process



- Pre-submittal meeting / site visit
- Application completeness
- Grading Plan Review, site investigation(s)
- Issue Grading Permit
- Inspections & follow-up
- Occupancy Clearance
- Grading approval “Final”

Key Submittal: Erosion & Sediment Control Plan (14-29)



- Define BMPs for erosion and sediment control, as well as non-storm water discharges
- Accepted BMPs include Caltrans, CASQA BMP Handbook, and SFRWQCB Field Manual.
- BMP implementation seasonal vs. year-round
- Site investigation to confirm

Inspections



- Initial (prior to beginning grading to inspect and review erosion and sediment control BMPs)
- Toe inspection prior to receiving fill; review Erosion and Sediment Control BMPs
- Excavation (before vertical excavation exceeds ten feet)
- Fill (before vertical fill exceeds ten feet)
- Drainage Device inspection after forms and pipe are in place but prior to placing concrete; inspect Erosion and Sediment Control BMPs)
- Rough Grade
- Final (all work, planting, and slope stabilization is complete) AND...

Inspections



- Other inspections at any time, for any purpose, including compliance with the Grading Code and any other laws and regulations as may be required by the Director of P&D such as the requirements of the County NPDES permit for its storm water discharges.

All projects disturbing an area greater than or equal to one acre (43,560 sf) are inspected at a minimum twice per month during the rainy season (November through April).

Follow-up & enforcement



- Correction Notice
- Stop Work
- Infractions and misdemeanors
- Complaints and follow-up



Areas Improvement



- Stop Work
- Limited inspections on smaller projects
- Scope limitations
- Tracking complaints / discoveries
- Tracking implementation of Erosion and Sediment Control Plans

Land Use Permits



- Discretionary and ministerial projects must all comply with County Policy
- CEQA Significance: *Santa Barbara County Environmental Thresholds and Guidelines Manual*
- Planner's Guide (discretionary & ministerial)

Comprehensive Plan



Degradation of the water quality of groundwater basins, nearby streams, or wetlands *shall not result from development* of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste shall not be discharged into or alongside coastal streams or wetlands either during or after construction.

Comprehensive Plan - Interpretation



Avoid, minimize, protect, mitigate disturbance:

“smallest practical area of land...”

“shortest practicable amount of time...”

“sediment retained onsite....”

“protect soils from erosion...”

“good housekeeping practices...etc”



Land Use Permit Inspections



Enforced under Zoning code (Correction, Stop Work, collection of bond) with administrative and civil penalties.



- “Compliance Inspections”
- Projects with CEQA-adopted mitigation are inspected for all permit conditions
- All projects with Building or Grading permits are inspected



Areas Improvement



- Tracking BMPs
- Tracking Complaints
- Applying Standard Conditions

Staff Training & Recordkeeping



- Grading Inspectors 100% annually
- Development Review 100% annually starting Year 2
- Accella in-house, with permit data online <http://sbcountyplanning.org/>

Questions & Comments



Cathleen Garnand 568-3561
Jeff Thomas 934-6513



Complaint hotline: 877-OUR-OCEAN
OR

Building & Safety Division, Planning & Development
Santa Maria 934-6230
Santa Barbara 568-3030
Buellton office 686-5020

