

**STORM WATER  
QUICK REFERENCE GUIDE**

**TIER 2**

City of Santa Barbara



# OUR GOAL



Storm water is rainfall that runs off **impervious** (hard) surfaces such as rooftops, driveways, and parking lots, instead of soaking into the ground. It rapidly flows into our streets and storm drains, which lead to our creeks and ocean untreated. This fast-flowing runoff can carry pollutants like oil, pet waste, and litter, and contribute to flooding of our streets and creeks.

Effective storm water management aims to mimic natural conditions by slowing storm water down and letting it soak into the soil (**infiltration**). Undeveloped natural areas act as a sponge by soaking up rain and reducing runoff, breaking down pollutants as the water infiltrates through the soil. This also reduces the flow of water to our streets and creeks, helping to reduce flooding.

The goal of the City's storm water management program is to ensure that as development and redevelopment of buildings and paved areas takes place in Santa Barbara, the storm water runoff is captured and treated - protecting our creeks and ocean, and reducing the risk of flooding.

# STORM WATER REQUIREMENTS

The City of Santa Barbara regulates storm water runoff from new and redeveloped impervious surfaces in order to comply with the Federal Clean Water Act, the State's General Storm Water Permit, and Central Coast Regional Water Quality Control Board requirements.

There are four tiers of storm water requirements, based on project size. This handout summarizes Tier 2 requirements. Detailed information can be found in the City's Storm Water BMP Technical Guidance Manual at [SantaBarbaraCA.gov/SWMP](http://SantaBarbaraCA.gov/SWMP).



***Infiltrative Design***



***Non-Infiltrative Design***

## Is your project Tier 2?

Tier 2 projects include a total proposed new and/or redeveloped impervious area **between 500 to 2,000 square feet**.

**New impervious area** = hardscape surfaces such as concrete, asphalt, and roofing proposed over existing pervious area.

**Redeveloped impervious area** = hard surfaces proposed over existing impervious area.

***Tier 2 projects in Santa Barbara can meet requirements with simple, affordable solutions that do not require engineering.***

# MANAGING STORM WATER



To meet Tier 2 requirements, your project must include Storm Water Runoff **Best Management Practices (BMPs)** to capture and infiltrate the runoff generated from 1" of rain over the project's new and redeveloped area.

## How much water should my BMP accomodate?

1" of rain falling on 1 square foot of impervious area generates 0.62 gallons of storm water (e.g.,  $500 \text{ sq ft} \times 0.62 \text{ gallons/sq ft} = 310 \text{ gallons}$ ).

The **tributary impervious area** (the area draining to your BMP) is not required to be the new and/or redeveloped impervious area, but must be an equivalent (or greater) sized impervious area on site.

The following BMP examples are the most commonly used to meet Tier 2 requirements:

- Redirecting runoff to permeable areas such as landscaping
- Removing existing impervious surfaces
- Installing rain barrels/cisterns
- Installing rain gardens/bioretention areas

BMP options can be combined, if needed, to meet the total storm water management requirement. Additional BMP options can be found in Chapters 2 and 6 of the City's Storm Water BMP Technical Guidance Manual at [SantaBarbaraCA.gov/SWMP](http://SantaBarbaraCA.gov/SWMP).

## Plan Ahead

Proposed impervious areas are cumulative for 2 years after certificate of occupancy to prevent "piecemealing" of projects.

# BMP EXAMPLES

## 1 DISCONNECTING DOWNSPOUTS

The most common and simple BMP for Tier 2 projects is redirecting runoff from roof downspouts, patios, and driveways into relatively flat (less than 7% grade) vegetated or mulched permeable areas on site. The permeable area must be at least 25% of the size of the tributary impervious area.



## 2 REMOVING IMPERVIOUS SURFACES

Removing existing impervious surfaces can partially or fully meet Tier 2 requirements. You can fully comply by removing an impervious area that is equal to or larger than proposed new and/or redeveloped impervious area, such as replacing a driveway with permeable pavement or replacing a concrete patio with landscaping.



## 3 RAIN BARRELS AND CISTERNS

These containers capture and temporarily store water for non-potable reuse such as irrigation. Rain barrels are typically small (50-100 gallons) and placed at a downspout location, while cisterns are larger and can be installed above or below ground. To meet Tier 2 requirements, they should be sized to accommodate the volume of 1" of rain running off the project's proposed new and /or redeveloped impervious area.



## 4 RAIN GARDENS

Rain gardens or bioretention areas use shallow depressions, natural or constructed, to retain and infiltrate storm water runoff. To determine the size for Tier 2 compliance, multiply the tributary area by a sizing factor based on soil type and basin depth (see table below). For example, to treat runoff from a 400 square foot impervious area, a rain garden with silty soil and an 8-inch-deep basin would need to be 64 square feet.



Sizing Factors for Rain Gardens		
Soil Type	6-7 in. deep basin	8 in. deep basin
Sandy	0.15	0.08
Silty	0.25	0.16
Clay	0.32	0.2

For more ideas and inspiration, view our BMP Visual Guide at [SantaBarbaraCA.gov/SWMP](http://SantaBarbaraCA.gov/SWMP).

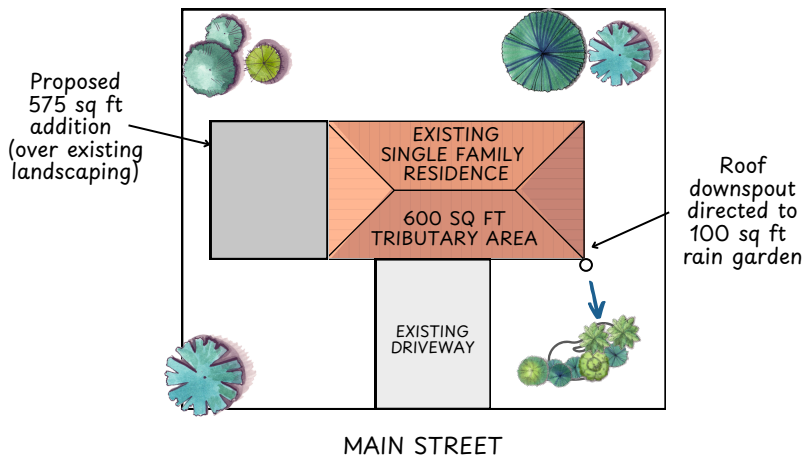
# HOW TO COMPLY

Tier 2 projects do not require a storm water report. To comply, project plans must show the following:

- 1. Identify and Quantify Impervious Areas.** Include with your initial submittal an exhibit that clearly labels each new, redeveloped, and removed impervious surface area for the proposed project site (see definitions on page 2). Provide a summary of the total square footage for each category and ensure the scale is accurately embedded in the plan set document. These steps allow staff to confirm your reported square footage and the applicable project Tier/requirements.
- 2. BMP Locations and Sizing.** On the site plan, indicate the location and provide a cross-section detail for each BMP. Provide calculations confirming that each BMP is sized adequately to infiltrate the equivalent volume of 1" of rain draining from all new and redeveloped impervious areas.
- 3. Identify Tributary Area.**
  - a. For each proposed BMP, label and note the square footage of the tributary impervious area(s), and show that drainage is routed correctly to the BMP.
  - b. For removed impervious surfaces, label the area and note the square footage. Drainage routing is not required to be shown.
  - c. Ensure that the tributary or removed impervious area is equal to or exceeds the proposed new and redeveloped impervious area.
- 4. Cover Sheet Details.** On the plan set cover sheet, include a summary of the proposed new, redeveloped, and removed impervious surfaces. In the Scope of Work (or equivalent) section list the Tier that applies to the project and include a description of the proposed storm water BMP(s). Include a signed maintenance statement and a list of inspections required during construction for each BMP.

*Find a sample maintenance statement and information on required inspections at [SantaBarbaraCA.gov/SWMP](http://SantaBarbaraCA.gov/SWMP).*

# EXAMPLE PLANS



## Storm Water Management

Proposed new impervious area:

575 sq ft

Proposed redeveloped impervious area:

0 sq ft

Removed impervious area:

0 sq ft

**Total new & redeveloped:**

**575 sq ft**

## Runoff from 1" storm calculation

575 sq ft x 0.62 gallons/sq ft =

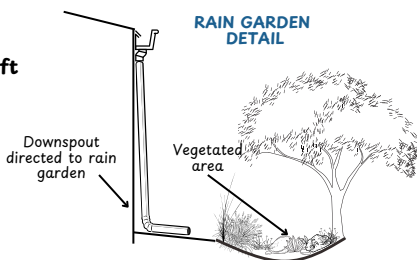
356.5 gallons

## Proposed Rain Garden (356.5 gallons)

Silty soil, 8 inches deep:

600 sq ft x 0.16 = 96 sq ft rain garden

600 sq ft tributaries > 575 sq ft new and redeveloped



## Proposed Removal of Impervious Surfaces

\*Note on plan amount of square feet to be removed, type of material to be removed, and material to be placed

**Have questions or need help complying with the City's storm water requirements?**

Email us at [SWMP@SantaBarbaraCA.gov](mailto:SWMP@SantaBarbaraCA.gov) or visit [SantaBarbaraCA.gov/SWMP](http://SantaBarbaraCA.gov/SWMP).



City of Santa Barbara  
**SUSTAINABILITY  
& RESILIENCE**



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