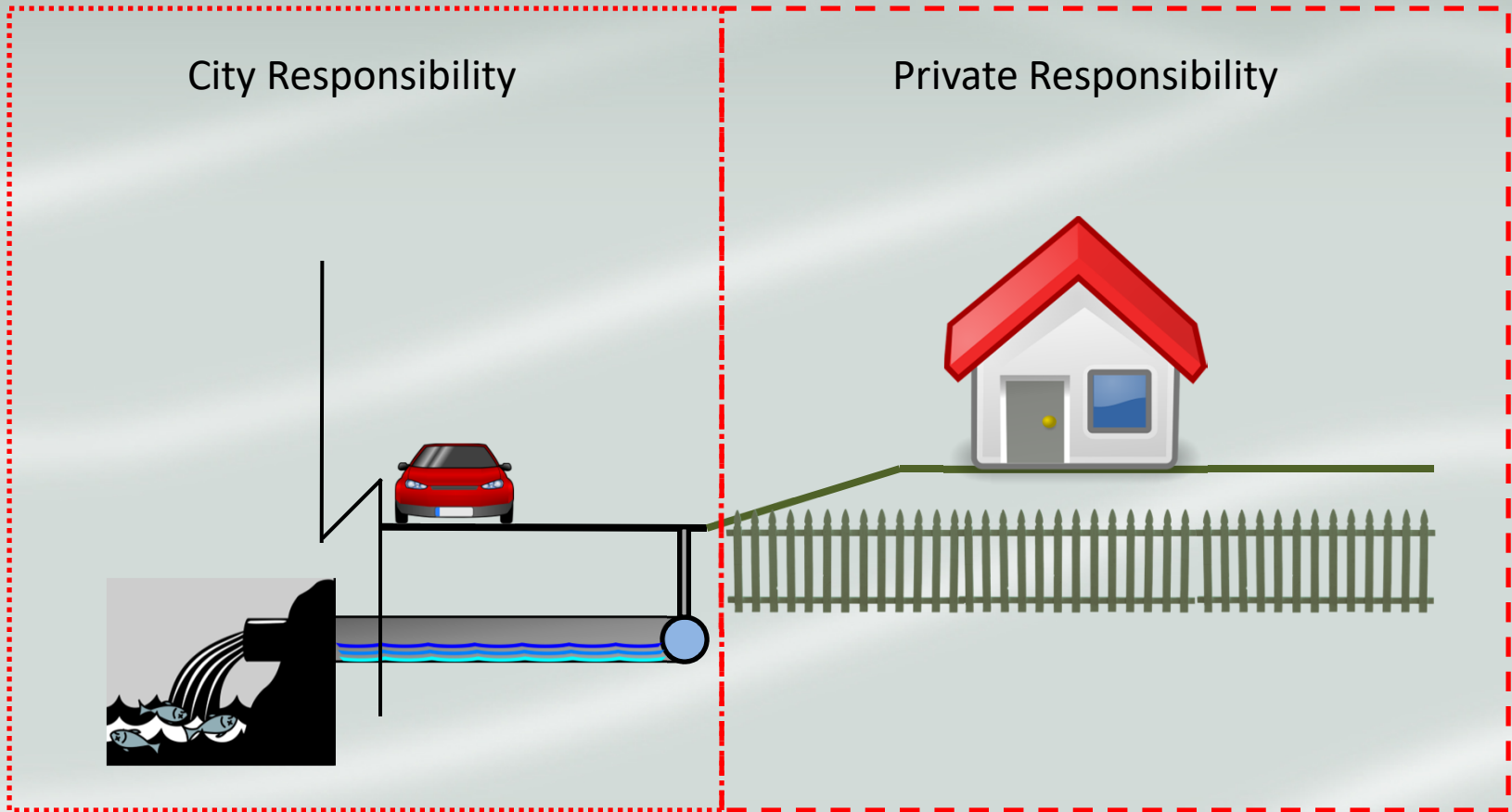




CITY *of* CALABASAS

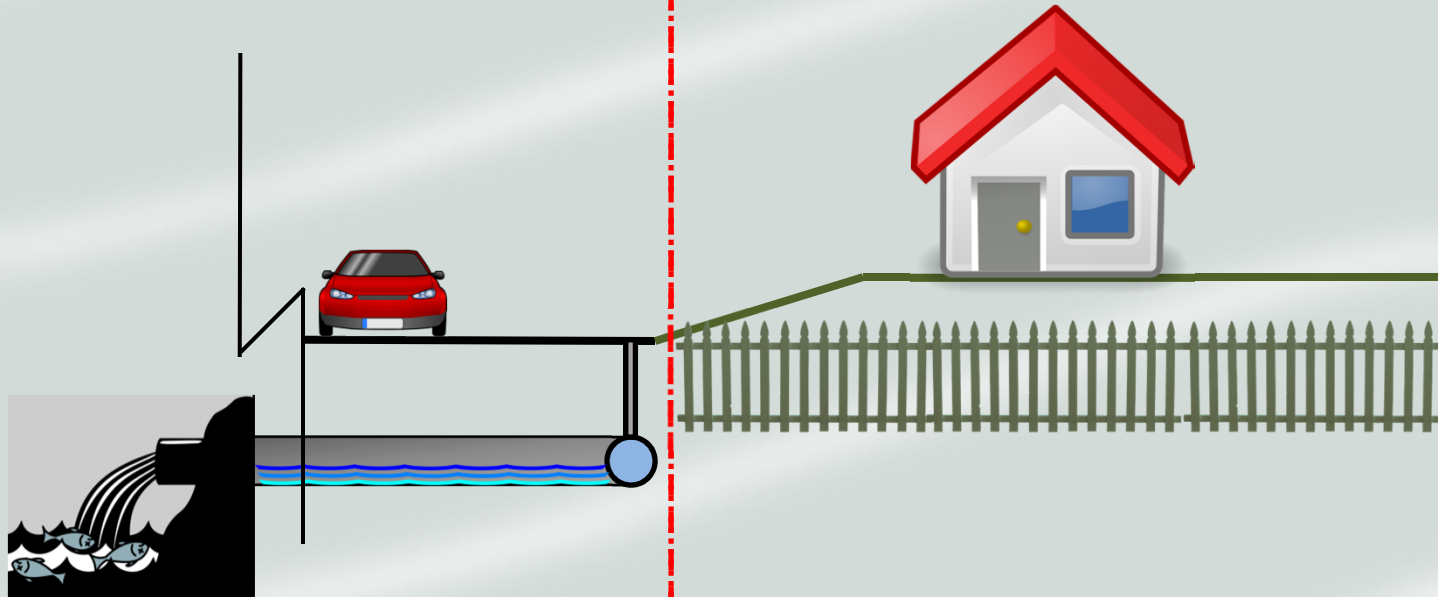
## Pervious Surface History and Purpose





City Responsibility

Private Responsibility

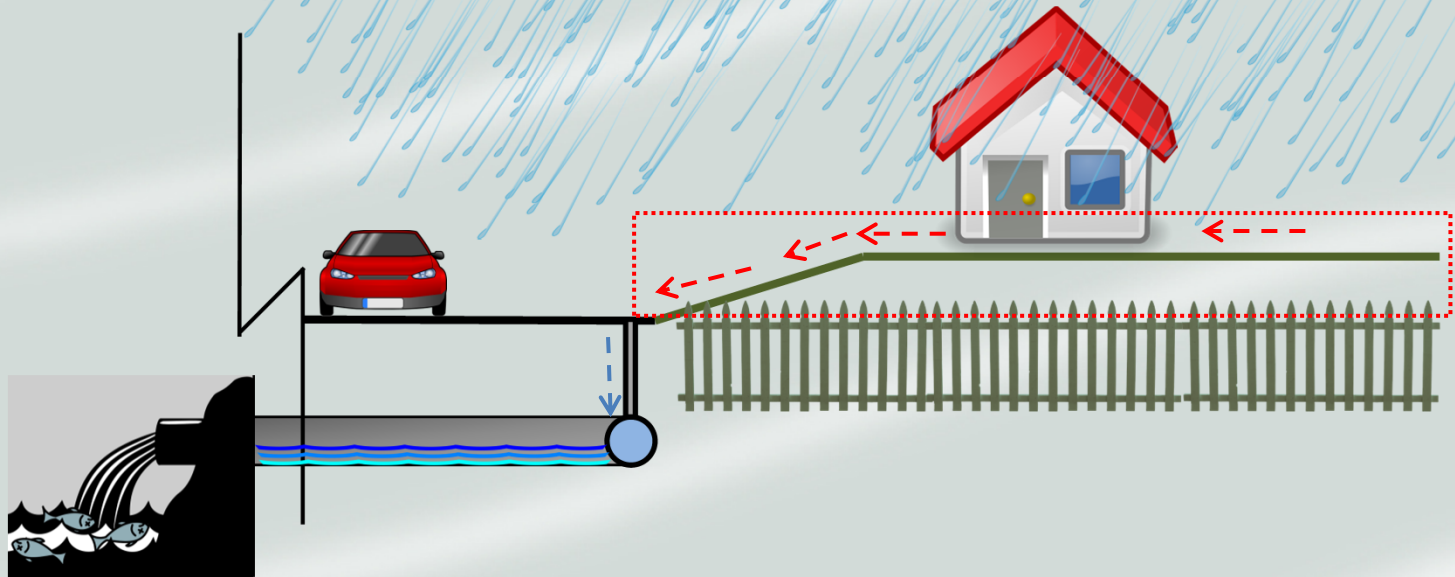


# Pervious Surface History and Purpose

September 17, 2020



# Private Property Responsibility On-site Water Management



# Residential Properties in Calabasas

## Vacant Lots

847 lots

## Residential Lots

3,081 lots

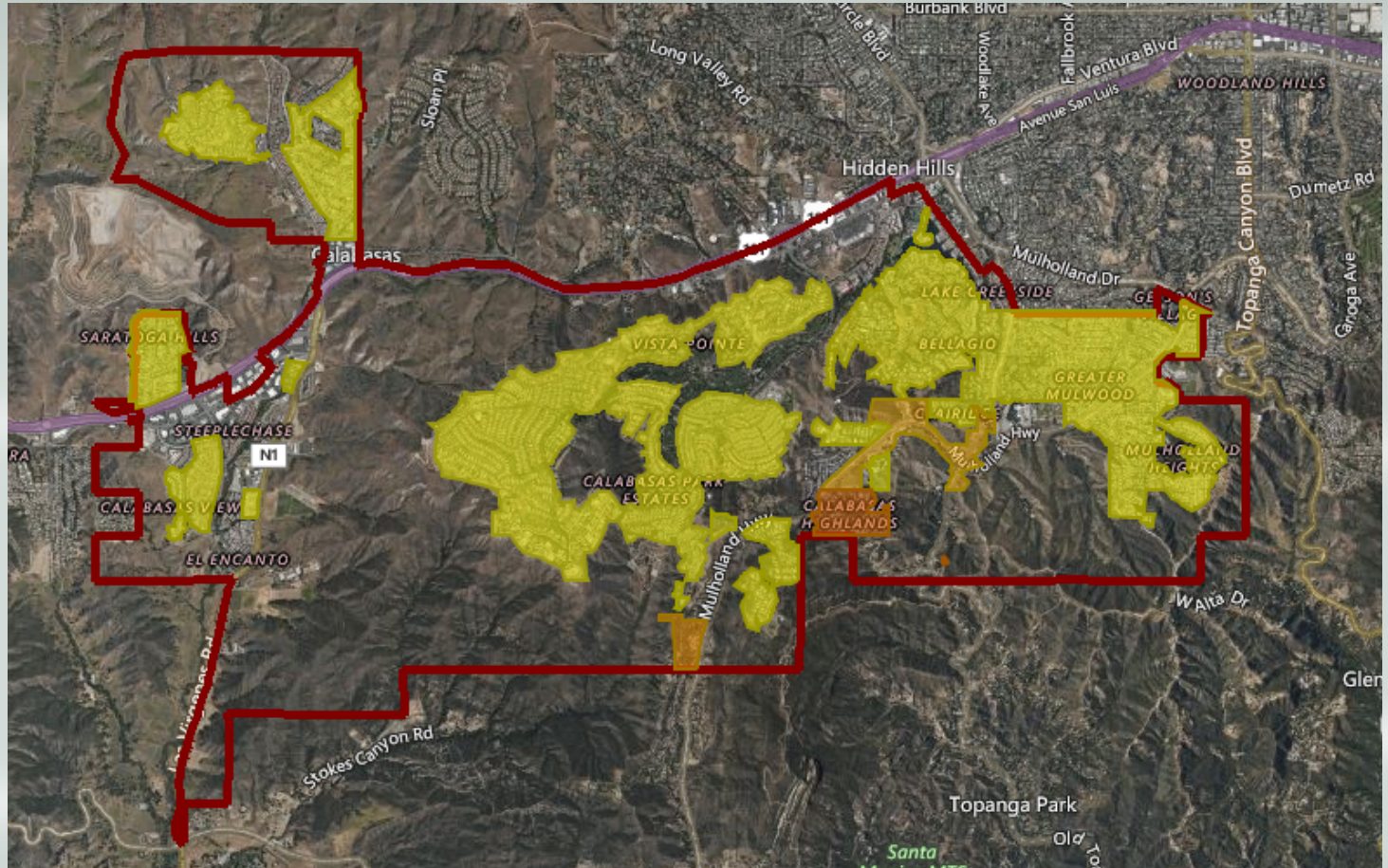
## Total Lots in City

7,339 lots

## Calabasas:

*11% Undeveloped*

*41.9% Residential  
Development*



# Qualitative & Quantitative Codes

The overall goal of our codes is to manage the quantity/rate and quality of water runoff.

- **Planning Codes**

- CMC 17.26
- CMC 17.20.180

- **Public Works Codes**

- CMC 8.28
- CMC 8.30



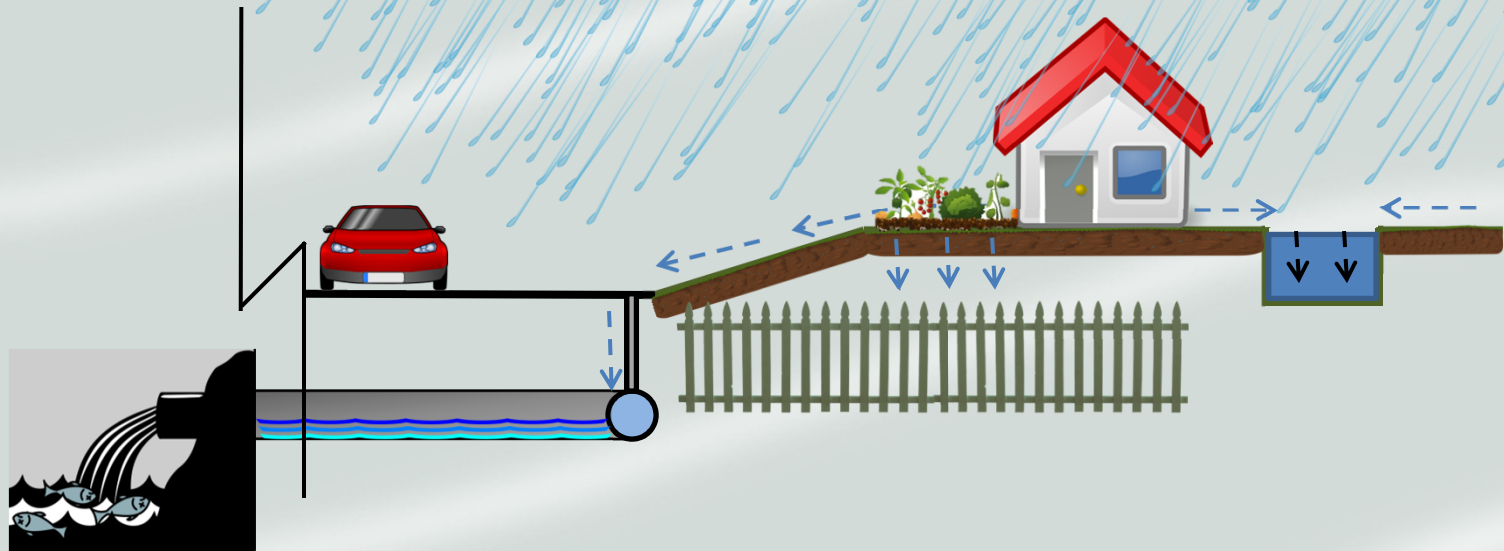
# Calabasas Municipal Code

## Section 17.26 Landscaping

**Purpose:** Establishes landscape regulations that enhance a development's appearance, reduce heat and glare, control erosion, retain and conserve water, screen incompatible land uses, preserve neighborhood integrity, and improve pedestrian and vehicular traffic and safety.



# Private Property Responsibility Qualitative Methods



# Qualitative Method of Landscape Code

*“...enhance a development’s appearance, reduce heat and glare, control soil erosion, retain and conserve water,...” (CMC 17.26)*

1. **Enhance** – Landscaping enhances property value by providing aesthetically pleasing environments.
2. **Heat & Glare** – Removal of concrete and hard surfaces reduces the urban heat island effect and corresponding carbon footprint.
3. **Erosion Control** – Increased landscaping and improved site design limits grades, slows the rate of runoff, increases infiltration, and reduces erosion.
4. **Retention** – Increased pervious surfaces and physical containment on-site (i.e. cisterns, pools, barrels, etc.) reduces storm water runoff and improves water quality.





# Quantitative Method of Landscape Code

## Method #1

## Landscaping

General Landscaping requirements are based on lot size according to Landscaping Section 17.26

<b>Minimum Percentage of Landscaping and Pervious Surfaces Required for Residential Properties - CMC 17.26.040</b>	
Lot size less than 14,520 SqFt	50% Minimum
Lot size 14,520 SqFt or more	65% Minimum

\*Table focuses on Residential Use, single-family dwellings



# Quantitative Method of Setback Code

## Method #2

### Front yard setbacks

Determines the maximum allowable percentage of impervious surface within front yard setback on residential lots.

- Residential structure setback from front property line is a minimum of 20Ft CMC 17.20.180.

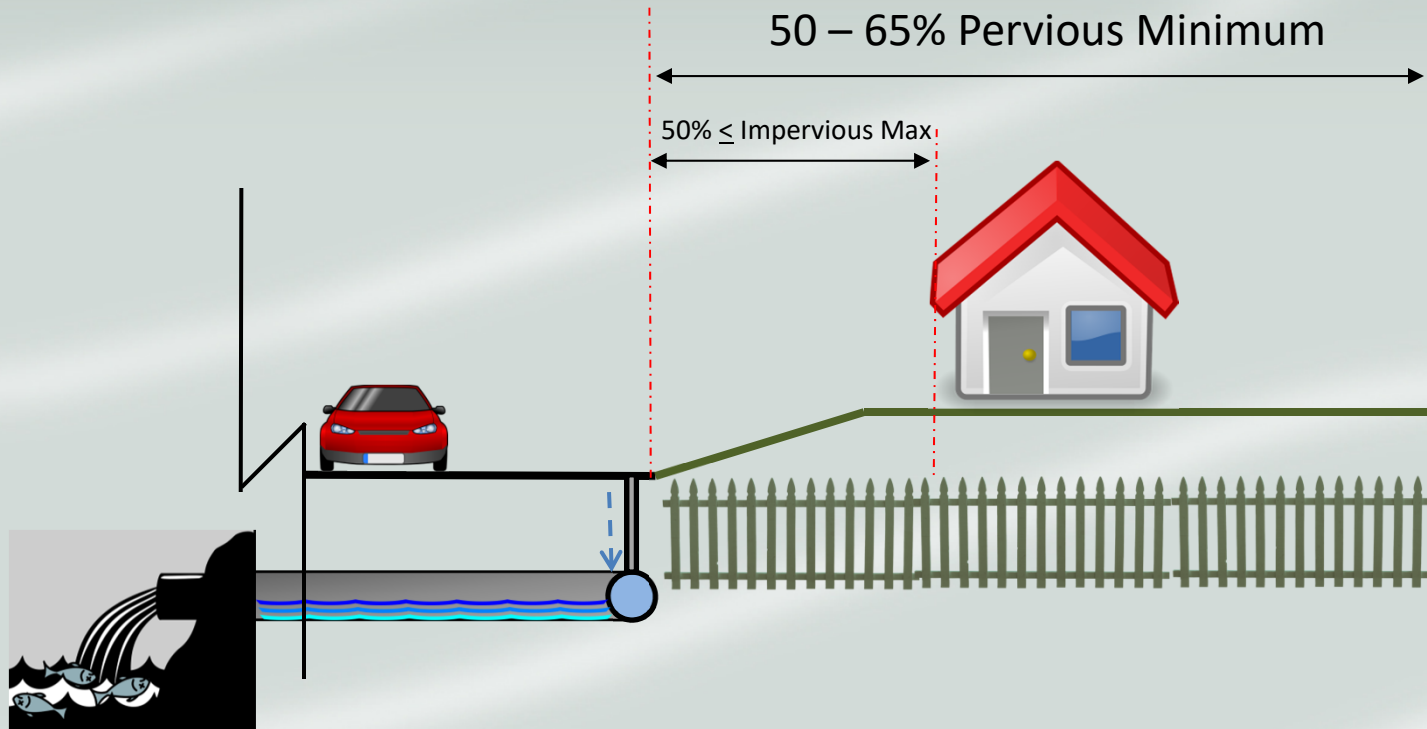
*“No more than 50% of the required front setback for any lot in a RS zone that contains a single-family dwelling shall be paved with asphalt, cement or any other impervious surface.” (CMC 17.20.180)*



# Private Property Responsibility

## Quantitative Method

### Landscaping and front yard setback requirements



# Sample Quantitative method on residence built prior to incorporation (1990)

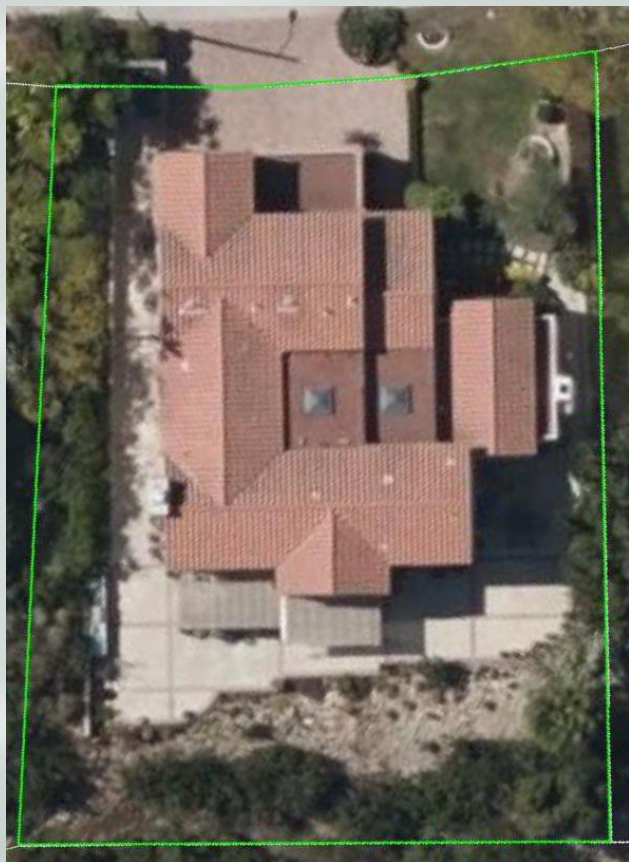
- Residential Single-family
  - 10,219 s.f. Lot
    - 4,169 s.f. House Footprint
    - ~ 790 s.f. Driveway
    - ~1,793 s.f Existing Hardscape

Total Impervious Surface = 6,752 s.f.

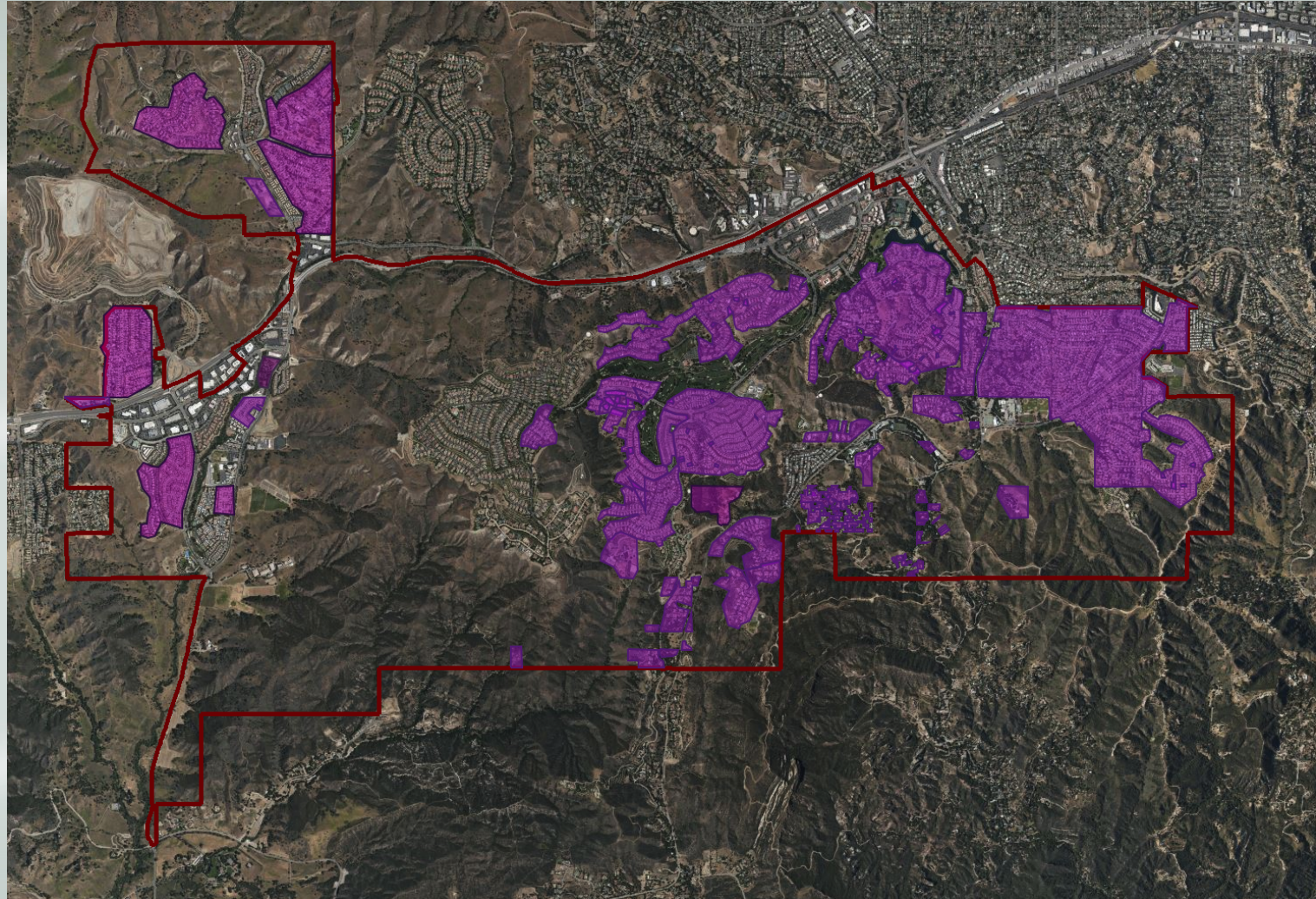
## Hardscape allowance Calculation:

- $10,219 / 2 = 5,109.5$  s.f. (50%)
- Total Impervious Surface = 6,752 s.f
- **6,752 s.f. > 5,109.5 s.f.**

**1,642 s.f.** of hardscape over the allowable amount by current code under CMC 17.26.040



# Parcels Developed under LA County Jurisdiction



# Public Works

*What obligations does the City have regarding storm water runoff?*



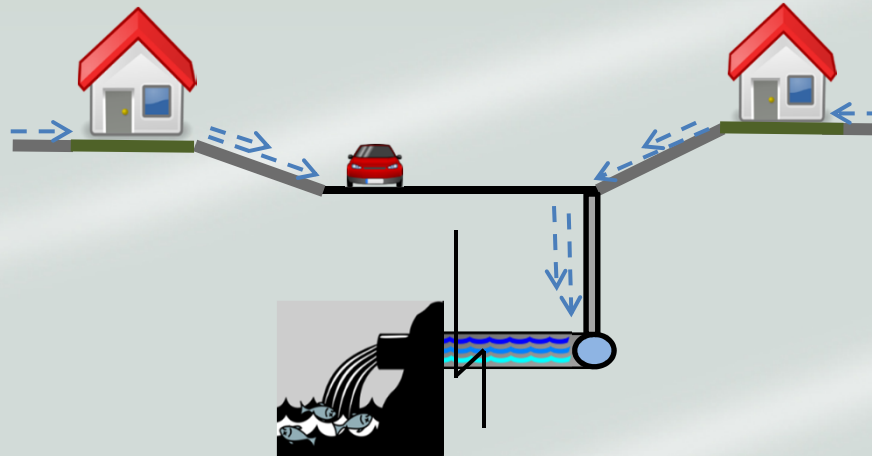
# Government Regulations

- The Federal Clean Water Act regulates and reduces the amount of pollutants discharged into the waters of the U.S.
- The City has an obligation to the Regional Water Quality Control Board – Los Angeles Region (RWQCB) to participate in a water shed management program. RWQCB issued the municipal NPDES permit to LA County, LA County Flood Control, and 84 cities including Calabasas.
- The National Pollutant Discharge Elimination System (NPDES) permit requires permittees (cities) to mitigate storm water runoff and related pollutants within jurisdictional boundaries.



# Public Works Requirements

The EPA defines storm water as the runoff generated when precipitation from rain flows over land or impervious surfaces without percolating into the ground.



According to the California Water board; “The best way to control contamination to storm water is usually at the source, where the contaminants can be identified, reduced or contained before being conveyed to surface water. Employing best management practices (BMPs) to prevent contaminations of storm water is key.”





# Public Works Requirements

The City of Calabasas belongs to two different watersheds with two different watershed management programs. Both programs were created to gather data in order to evaluate water quality.

## 1. Upper Los Angeles River Watershed (834 square miles)

- Coordinated Integrated Monitoring Program (CIMP) for the Upper Los Angeles River Watershed
- Enhanced Watershed Management Program (EWMP) for the Upper Los Angeles River Watershed
- From Los Angeles County to San Pedro Bay

## 2. Malibu Creek Watershed (109 square miles)

- Coordinated Integrated Monitoring Program (CIMP) for Malibu Creek Watershed
- Enhanced Watershed Management Program (EWMP) for Malibu Creek Watershed
- From Santa Monica Mountains to Santa Monica Bay

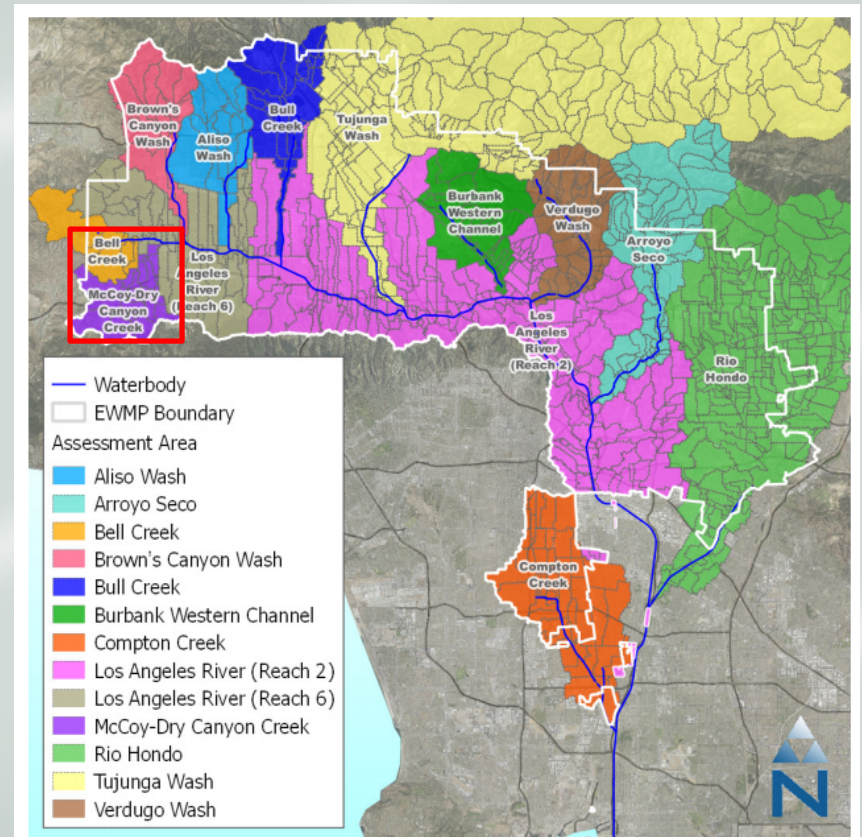


# Public Works Requirements

## The Upper Los Angeles River Watershed

### McCoy-Dry Canyon Creek

- Calabasas is first tier on the Upper Los Angeles River Watershed.
- 18 Jurisdictions total
- 13 assessment areas total
- Empties into San Pedro Bay

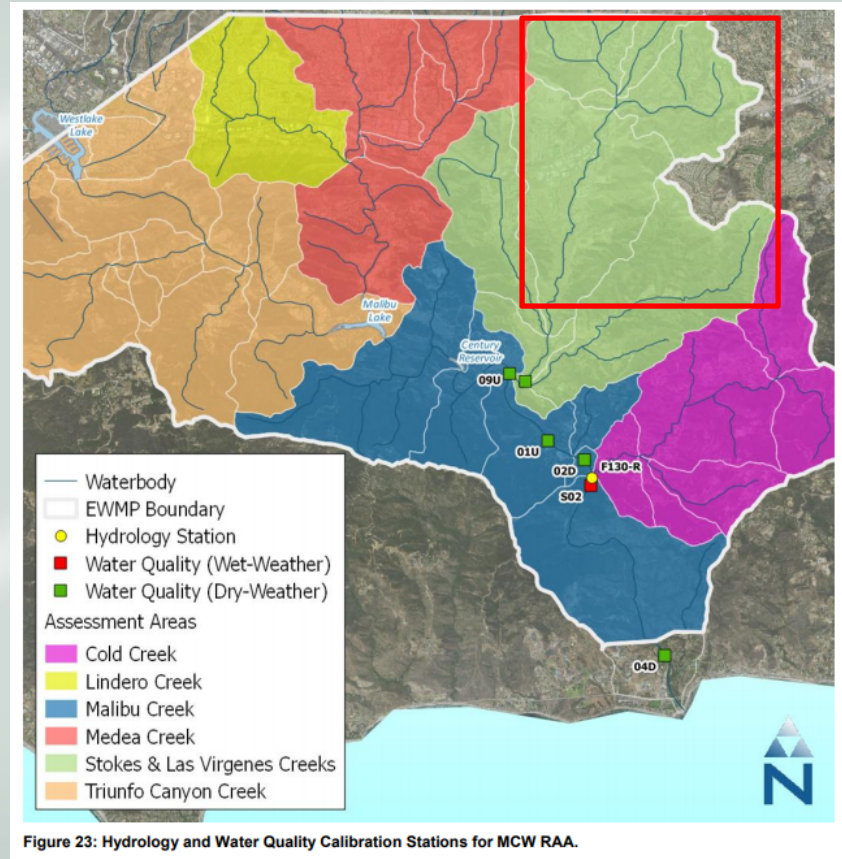


# Public Works Requirements

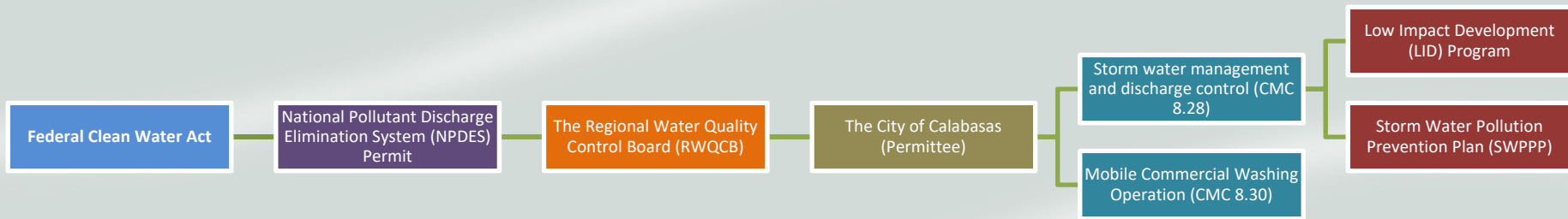
## Malibu Creek Watershed

Calabasas – Las Virgenes Creek

- 5 Jurisdictions total
- 6 Assessment areas
- Empties into Santa Monica Bay



# Federal, State, and Local Law

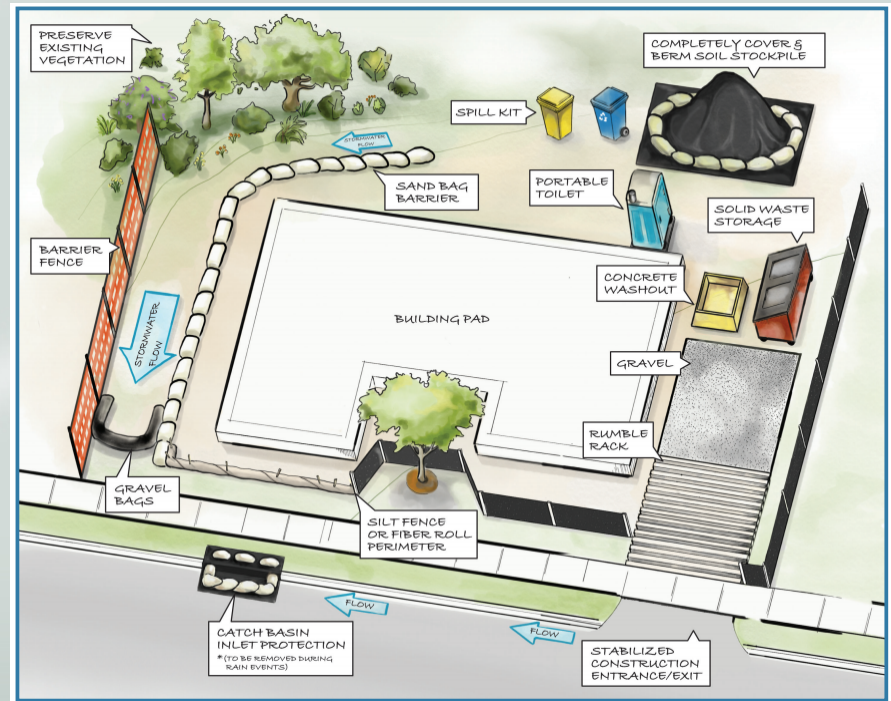


# Storm Water Management and Discharge Control (CMC 8.28)

Each construction project is required to develop a SWPPP and WVECP to assess site conditions, identify construction activities having the potential to cause storm water pollution, and then identify the BMPs that will best suit the construction activities.

**Storm Water Pollution Prevention Plan (SWPPP):** A project specific plan that is implemented year-round throughout construction.

**Wet Weather Erosion Control Plan (WVECP):** A project specific plan that is implemented throughout the rainy season from October through April.

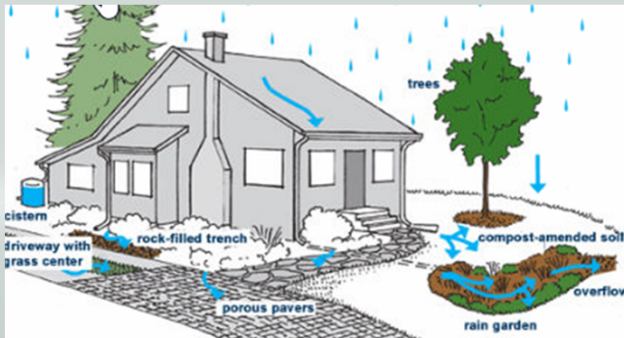


# Public Works Requirements

The site for every new development and redevelopment project shall be designed to control pollutants, pollutant loads, and runoff volume to the maximum extent feasible by:

- Minimizing impervious surface area
- Controlling runoff from impervious surfaces through pollution mitigation by:
  - infiltration
  - evapotranspiration
  - biofiltration
  - rainfall harvest and use. (CMC 8.28.160)

**Low Impact Development (LID) Program:** Consists of building and landscape features designed to retain or filter storm water runoff. (Adopted by Calabasas in 2015)



# Mobile Commercial Washing Operation (CMC 8.30)

Intended to regulate mobile vehicle washing operations by requiring mobile car wash businesses to obtain permits from the City in order to prevent detergents and other pollutants from being discharged into the City's storm drain systems.

- \*Non-storm water discharge
- \*Demonstration required for permit issuance
- \*Annual renewal
- \*Dispose of waste water at discharge facility for treatment



# Summary

**Title 17 Land Use and Development –**  
Planning Landscaping requirements

**Title 8 Health and Safety –**  
Public Works Storm Water Management and Discharge Control &  
Mobile Commercial Washing Operations requirements

**A coordinated use of both Title 8 and 17 ensures that increases in storm water volume due to development are controlled, and that excess runoff is detained, treated and released consistent with the goals of the City's Municipal Code and regulatory requirements.**





# Q & A Portion

