



**Santa Barbara County Public Works Department
Water Resources Division**

Flood Control ♦ Water Agency ♦ Project Clean Water
130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101
PH (805) 568-3440 FAX (805) 568-3434
<https://www.countyofsb.org/189/Water-Resources>

SCOTT D. MCGOLPIN
Director Public Works

WALTER RUBALCAVA
Deputy Director Water Resources

October 19, 2023

Ben Singer, Planner
County of Santa Barbara
Planning & Development Department
624 W. Foster Rd
Santa Maria, CA 93455

**Re: 23DVP-00016; Famcon Pipe and Supply
APN: 107-150-021; 1350 Founders Ave, Santa Maria**

Dear Mr. Singer:

The Public Works Department Water Resources Division has the following conditions for proposed construction of a 10,914 sf commercial building and approximately 40,000 sf of uncovered outdoor storage for piping materials. Maximum height of the structure would be 25'3".

This project is within the Ineffective Watershed Area (IFA) as shown on Plate 2 of the Flood Insurance Study of the City of Santa Maria dated December 1976. Due to the enormous volume of sumps located within the IFA, the IFA is considered to contribute no surface runoff to the surrounding area.

The Water Resources Division requires the submittal of the following incompleteness items, which may amend the current conditions:

Flood Control:

- Submit a preliminary drainage report (including calculations) showing how post-development runoff will be reduced to pre-development runoff (currently 0cfs).
- If underground detention is proposed, then the design must comply with every applicable underground detention element listed in the Standard Conditions.

A. Flood Control & Water Conservation District

The District requires that the above referenced project is subject to the following conditions:

1. Design/Prior to Permit Approval:
 - a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Project Plan Approval dated January 2011 (<https://content.civicplus.com/api/assets/1076b7b8-f860-4131-a24e-f93a66f4fb0e>)
 - b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
 - c. Submit Flood Control District plan check deposit in the amount of \$2500 payable to Santa Barbara County Flood Control District to the following address: 130 E. Victoria Street, Suite 200, Santa Barbara, CA 93101. Add case number and APN to the check.

- d. Submit project plans including grading and drainage plans, foundation plans, and elevation views with current topography in vertical datum NAVD 1988. The topographic map survey sheet shall be submitted concurrently with the plans and signed/stamped by a CA-licensed land surveyor.
- e. Site grading must:
 - i. Maintain overland drainage patterns onto and through the parcel.
 - ii. Maintain conveyance capacities of existing drainages through the site.
 - iii. Cause no adverse impacts to neighboring parcels. Proposed development shall not displace or reroute flows in a manner that deflects runoff onto neighboring parcels, or that concentrates flows at outfall locations.
- f. Submit a drainage report, and include predevelopment and post development runoff calculations, an offsite watershed map showing offsite areas contributing runoff to the site, and an onsite watershed map delineating areas contributing to each concentration point (e.g. drop inlets).
- g. Detention basins are required and shall be designed such that the post-development peak discharge rate is less than or equal to the pre-development rate for the 2,5,10, 25, 50, and 100 year storm events and
 - i. Due to the enormous volume of sumps located within the Ineffective Watershed Area (IFA), the IFA is considered to contribute no surface runoff to the surrounding area. Development proposed within areas of the IFA shall be designed to not divert runoff from historical drainage patterns and in outflow discharge rates that do not exceed pre-development amounts. In this case, pre-development output is 0 cfs.
 - ii. Submit a geotechnical report including depth to groundwater information, and attestation regarding suitability of detention system.
 - iii. Underground detention systems are not automatically permitted, but must have prior District approval. They must include, but are not limited to, the following requirements:
 - 1. Must be oversized 10% above the required volume, or must provide 12" freeboard above the maximum calculated water surface elevation.
 - 2. Underground systems utilizing aggregate void space for storage volume must multiply the void ratio by 0.75.
 - 3. Must be free draining and have a positive outlet (the outlet invert must be higher than the ultimate outfall invert).
 - 4. Must include oversized outlet pipes.
 - 5. Orifice restriction plates must be removable and galvanized, with stainless steel bolts
 - 6. Must overflow back onto the site in the event of a blockage.
 - 7. Underground overflow weirs are not allowed.
 - 8. Must incorporate a pre-treatment system.
 - 9. No credit towards the required detention volume as a result of infiltration (HydroCAD exfiltration) is allowed. The invert elevation of the primary outlet device is the base of the available storage volume.
- h. Submit freeboard calculation for Q100 overland flows assuming all inlets are plugged.
- i. No overland cross-lot drainage is allowed. Overland runoff directed towards the property boundaries must be collected in the onsite storm drain system prior to being conveyed offsite.

2. Prior to Permit Issuance/Zoning Clearance

- a. The applicant shall return the signed and notarized detention system Maintenance Agreement (Subdivider's or Owner's Agreement).
- b. The applicant shall submit to the District PDF drawings of the approved grading plans, improvement plans, drainage plans, drainage studies and landscape plans.

1. Prior to Occupancy Clearance

- a. The engineer of record shall submit a **Drainage Improvement Certification** (attached to the Standard Conditions of Approval). This certification attests that the engineer has inspected all storm water control measures described in the Stormwater Control Plan and found them constructed per plans and stabilized in substantial conformance with the approved development plans.
- b. In the event that the grading and drainage plans are revised during the construction process the applicant shall update the drainage report and submit to the District for review and approval.
- c. The applicant shall submit PDF record drawings to the District's Floodplain Manager.

B. Project Clean Water

The project is subject to the County's Post-Construction Stormwater Requirements for treating stormwater quality, because the project exceeds the established thresholds of 0.5 or more acres of disturbance, or 25 or more parking spaces, or 5000 SF parking for commercial development. Therefore, appropriate control measures must be designed and installed to treat stormwater runoff, where applicable, from the 1.2-inch storm per PCW's [Standard Conditions for Project Plan Approval- Water Quality BMPs](#).

The following provisions apply to this project:

1. Prior to Permit Approval: For application completeness, submit a **Conceptual Stormwater Control Plan (SWCP)** that identifies how stormwater runoff is treated for water quality using runoff reduction measures such as permeable surfaces (gravel), and treatment measures such dispersal to landscaped or vegetated areas.

Please follow the County of Santa Barbara's Stormwater Technical Guide for a **Tier 2** project or other approved technical guide. The County's [Stormwater Technical Guide](#) is on the [Water Resources Division Project Clean Water](#) website.

The SWCP must provide relevant details on the location and function of treatment facilities. These facilities shall be depicted on a separate plan sheet within the engineering plan set. At a minimum, the submittal(s) must:

- a. Show the locations of all impervious surfaces, their delineated drainage management area, and associated stormwater control measures,
- b. Demonstrate how the treatment areas manage runoff from the design storm, and

2. Prior to issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits (whichever of these actions comes first), the applicant must submit for review and approval a **Final SWCP** with accompanying civil, architectural, and possibly landscape plans if appropriate, for the treatment measures provided.

The Final SWCP must include a separate long-term maintenance plan appropriate for the proposed facilities, including and site schematic identifying water quality treatment areas (no color, hatching, faint lines or small text). Instructions and templates for preparing a Maintenance Plan are provided in the Stormwater Technical Guide.

3. The applicant will include a deposit for plan check review at the time the SWCP and engineering plans are submitted. The plan check deposit of \$2,000 shall be submitted to Water Resources

Division, Public Works, 130 E. Victoria St., Santa Barbara, CA 93101. The check shall be made payable to Project Clean Water.

4. Prior to issuance of Building or Grading Permits, the owner must sign a Maintenance Agreement that includes the long-term maintenance plan. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water retention facilities for the life of the project. The maintenance agreement will be signed and notarized by the property owner. **Within the first year after installation, the property owner shall arrange for one onsite inspection with Project Clean Water to verify BMP installation and maintenance.**

5. Upon installation of treatment systems, and before final clearance on the Grading Permit, or in those situations where underground systems are installed - prior to burying the treatment system, **the applicant will arrange for a site inspection with Project Clean Water staff. Documentation as shown on the final approved plans shall be provided to Project Clean Water showing installation details including: photos, material specifications, and surveyed elevations.**

6. Prior to Building Division final clearance on Grading or Building permits, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. An **Engineer's Certificate of Approval** shall be signed and stamped by the engineer of record and submitted to the Water Resources Division along with a set of As-Built plans or drawings in PDF format as appropriate to the storm water measures installed. This certification attests that the engineer has verified all storm water control measures described in the SWCP and found them constructed per plans and stabilized in substantial conformance with the approved development plans. As-built surveys may be required. If the treatment systems are installed in phases, separate Certificates of Approval can be provided for each phase. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of stormwater measures.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 

Katrina Brunasso, EIT
Civil Engineering Associate
kbrunasso@countyofsb.org | (805)568-3267

Cc: David Swenk, 2624 Airpark Drive, Santa Maria CA, 93455
Steve Penza, 200 Lamber Street, Oxnard CA , 93036