



March 19, 2008

Dear Members of the Development Community:

The City of Lompoc has received notice in the form of a letter dated February 15, 2008, from the Regional Water Quality Control Board (RWQCB) Region 3, of new requirements the City will need to incorporate into our Storm Water Management Plan (SWMP). Staff has been told that if the City does not incorporate these or more stringent requirements into our SWMP, the RWQCB will apply these items as conditions on our Municipal Storm Water Permit. The RWQCB hearing on our permit is currently scheduled for September 5, 2008, in San Luis Obispo. The letter states the new requirements must be implemented, for all projects subject to discretionary approval, within six (6) months of the City's enrollment in the Phase II permit. The City is seeking to make you aware of these requirements early in this process so you will have the maximum possible time to address these concerns in planning your current and future developments. Based on the letter received, the following requirements may apply in addition to, or may supercede the City's storm water conditions for your project(s), once the City's SWMP is approved by the RWQCB.

1. "For new and redevelopment projects, Effective Impervious Area shall be maintained at less than five percent (5%) of total project area. Effective Impervious Area is that portion of the impervious area that drains directly to a receiving surface waterbody via a hardened storm drain conveyance, without first draining to a pervious area. In other words, impervious surfaces tributary to pervious areas are not considered Effective Impervious Area."
2. "For new and redevelopment projects that create and or replace 5,000 square feet or more of impervious surface, the post-construction runoff hydrographs shall match within one percent (1%) the preconstruction runoff hydrographs, for a range of events with return periods from 1 year to 10 years. The preconstruction condition is defined as undeveloped soil type and vegetation."
3. "For projects whose disturbed project area exceeds two acres, preserve the pre-construction drainage density (miles of stream length per square mile of watershed) for all drainage areas serving a first order stream or larger, and ensure that post-project time of concentration is equal or greater than pre-project time of concentration. A first order stream is defined as a stream with no tributaries."
4. "BMPs and/or other control measures will be required to establish and maintain a

minimum 30-foot buffer zone around riparian areas and wetlands.”

The letter sent to the City of Lompoc and many other cities and counties in Region 3 can be found in its entirety on the RWQCB website at :

http://www.waterboards.ca.gov/centralcoast/stormwater/municipal/phase_2/enrollment_documents/PhaseIINotifications2-12-08.pdf.

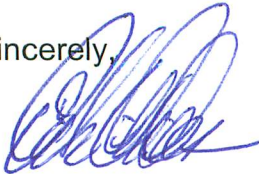
The RWQCB’s website also describes Low Impact Development (LID) techniques at

http://www.waterboards.ca.gov/centralcoast/stormwater/municipal/municipal_index.htm.

If you would like additional information on these requirements, you may contact Dominic Roques at 805-542-4780 or email droques@waterboards.ca.gov.

The City of Lompoc will provide current information regarding this issue on the City’s website at CityofLompoc.com.

Sincerely,



Dick DeWees,
Mayor, City of Lompoc