

New Requirements for Planning Permit Applications



PRELIMINARY POST-CONSTRUCTION STORMWATER QUALITY REPORT

Effective immediately, application packages for discretionary and administrative permits for land development, building additions and redevelopment must include a **Preliminary Post-Construction Stormwater Quality Report** for the development as part of the application package, and must add the information listed below to the Engineering Site Plan.

The **Preliminary Post-Construction Stormwater Quality Report** is a written report which must include:

A narrative describing proposed post-construction Best Management Practices (BMPs) for the project and preliminary calculations demonstrating that sufficient space is available to implement proposal.

BMPs and associated calculations (use calculation sheets provided in manual) shall conform to the requirements of the Technical Manual for Stormwater Quality Control Measures and be designed to promote infiltration as well as provide stormwater treatment.

The report should only discuss post-construction BMPs, and may be combined with preliminary drainage report.

Submit two (2) copies of the report.

TIP: This report must show compliance with the City's NPDES permit. Please contact the Engineering Division (805-385-7925) if you have questions about this report or these requirements.

In addition, the following information **MUST** be added to the **Engineering Site Plan**:

Preliminary drainage scheme, including spot elevations. Plan must include enough offsite information to determine if the project will affect adjoining properties. Typically, 50 feet of offsite contour information is required unless existing walls or other structures clearly prevent drainage from or to adjacent properties. A preliminary written drainage report that includes a narrative and preliminary calculations must be submitted with the Engineering Site Plan.

Proposed location of all post-construction long-term stormwater treatment Best Management Practices (BMPs) proposed for the project. Indicate dimensions for all surface BMPs, such as grass strip filters and grass swale filters.

Location of existing and/or proposed detention basins, drainage inlets, channels or other water courses on or adjacent to the property.

The following information must be added to the **CONCEPTUAL LANDSCAPE PLAN**:

Identify and label bioswale or detention areas, and verify consistency with engineering (civil) plans.

Section showing proposed bioswale(s), detention ponds or other filtration devices, relative to adjacent parking, street and other parts of the site. Cross-sections to be horizontally and vertically to scale, with dimensions shown.

WATER CONSERVATION NEWS

The City of Oxnard has adopted water conservation requirements that affect landscape materials that may be used and irrigation requirements. Plans must show that landscaping and irrigation will comply with the City of Oxnard Water Efficient Landscape Ordinance (City Council Ord. No. 2822) and Landscape Water Conservation Standards.