

West Hollywood

Small Site LID Manual

June 2015

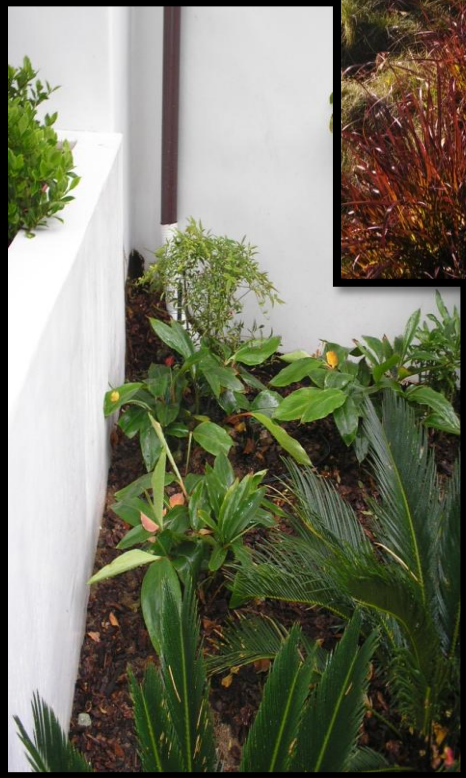


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SECTION 1 – INTRODUCTION

1.1 WHAT IS LID?

LID stands for: Low Impact Development, it is a stormwater management strategy that emphasizes conservation and the use of existing natural site features integrated with distributed, small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings.

1.2 WHY IS LID BEING REQUIRED?

The urbanization of Southern California has disrupted the natural flow of stormwater runoff. Rain falling on roofs now flows into metal or plastic downspouts, then to concrete curbs and gutters along asphalt roads, then to concrete storm drains, then to concrete river channels, and then finally into estuaries and the Pacific Ocean.

You can see the problem; rainwater no longer comes into contact with dirt and vegetation. Any pollutants (heavy metals, bacteria, nutrients, pesticides) that would have previously been naturally degraded, are now flowing straight out to environmentally sensitive areas.

LID is a new design strategy that corrects this problem. There are many highly technical manuals for designing LID systems, some of which are listed in Section 4 herein. The purpose of this guidance manual is to simplify your design.

Typical LID systems include:

- Flow-Through Planter Boxes
- Vegetative Swales
- Rain Gardens
- Semi-pervious Driveways
- Infiltration Trenches

In addition to the LID systems listed above, there are many other acceptable systems such as capture and re-use (cisterns/ rain barrels), green roofs, pervious pavement/pavers, turf block, etc. However, the design, installation, and subsequent operation and maintenance of these systems can be complex and should be carefully evaluated prior to being proposed. When using these other systems, a published design standard shall be followed.

1.3 PROJECT APPLICABILITY

Step 1: Categories.

There are four LID categories. The first step in LID design is to determine which category the project is in.

Category 1. Small Scale Residential LID Category.

The project is residential, will involve 4 or less dwelling units and will result in the addition, creation, or replacement of more than 500 square feet of impervious area.

Category 2. Small Scale Commercial/Industrial LID Category.

The project will involve 5 or more dwelling units or is at a commercial or industrial site and will result in the addition, creation, or replacement of more than 500 square feet of impervious area, but is not a Category 1 project.

Category 3. MS4 LID Category.

The following types of projects do not meet the definition of a small site. These projects are beyond the scope of this manual and are subject to the provisions of the Municipal Separate Storm Sewer System permit (MS4) issued by the California Regional Water Quality Control Board.

- a. All Development Projects equal to 1 acre or greater of disturbed area¹ that adds more than 10,000 square feet of impervious surface area.²
- b. Industrial Parks with 10,000 square feet or more of surface area.³
- c. Commercial Malls with 10,000 square feet or more of surface area.³
- d. Retail Gasoline Outlets with 5,000 square feet or more of surface area.³
- e. Restaurants with 5,000 square feet or more of surface area.³
- f. Parking Lots with 5,000 square feet or more of impervious surface area,² or with 25 or more parking spaces.
- g. Streets and roads construction with 10,000 square feet or more of impervious surface area.² Street and road construction applies to standalone streets, roads, highways, and freeway projects, and also applies to streets within larger projects.
- h. Automotive Service Facilities with 5,000 square feet or more of surface area.³
- i. Projects located in or directly adjacent to, or discharging directly to an Environmentally Sensitive Area, where the Development will:
 - (1) Discharge Stormwater Runoff that is likely to impact a sensitive biological species or habitat; and
 - (2) Create 2,500 square feet or more of impervious surface area.²
- j. Single-family Hillside Properties.
- k. Redevelopment Projects:
 - (1) Construction Activity that results in the creation, addition or replacement of 5,000 square feet or more of impervious surface area² on an already developed Site of one of the Projects identified in this Subsection.

Category 4. Exempt Category.

The project will disturb less than 500 square feet of soil.

¹ Disturbed Area is the total area that is altered as a result of clearing, grading, and/or excavation.

² Impervious Area is the area of a development covered by impenetrable materials such as asphalt, concrete, brick, stone, and rooftops. Soils compacted by urban development are also highly impervious.

³ Surface Area is the total area of a development.

Step 2: LID Design Requirements.

For Residential LID Projects (Category 1 - See page 2)

- A Residential LID Project must incorporate one or more LID system(s) in the project design. The system(s) must be shown on the plans submitted to the City.
- Include the following statement:

As the engineer/architect of record for this project, I have designed the LID system in accordance with the design criteria of the City of West Hollywood's LID Guidance Manual.
- The project engineer/architect must make sure the safety and soil stability of the LID system is carefully evaluated prior to its inclusion in the design.
- Language describing maintenance activities and indicating the responsible party for such activities (including signature) must be located on the document(s) submitted to the City.
- The entire project area must drain to the LID system(s). If water is flowing to the LID system from areas outside the project area, the LID system must be designed accordingly to treat all tributary areas. In instances where a project cannot treat the runoff from the development area, an equivalent area may be treated as an alternative.
- Calculations must be included on the plans showing the LID system is adequately sized. For Residential LID Projects, the BMP(s) size must be 4% of the tributary area.

For Commercial/Industrial LID Projects (Category 2 - See page 2)

- A Commercial/Industrial LID Project must incorporate one or more LID system(s) in the project design. The system(s) must be shown on the plans submitted to the City.
- Include the following statement:

As the engineer/architect of record for this project, I have designed the LID system in accordance with the design criteria of the City of West Hollywood's LID Guidance Manual.
- The project engineer/architect must make sure the safety and soil stability of the LID system is carefully evaluated prior to its inclusion in the design.
- Language describing maintenance activities and indicating the responsible party for such activities (including signature) must be located on the document(s) submitted to the City.
- The entire project area must drain to the LID system(s). If water is flowing to the LID system from areas outside the project area, the LID system must be designed accordingly to treat all tributary areas. In instances where a project cannot treat the runoff from the development area, an equivalent area may be treated as an alternative.
- Calculations must be included on the plans showing the LID system is adequately sized. A calculation template is shown on the following specification pages. For Commercial/Industrial LID Projects, the BMP(s) must be sized to treat the entire design capture volume (DCV).

Step 3: Plan development and submittal.

The LID system(s) design and location must be shown on the plans and submitted to the City. The Standard Plans are available (yet not required) for guidance.

1.4 LID EXEMPTIONS

Exemptions from LID Requirements. LID requirements do not apply to any of the following:

1. A Development that creates, adds or replaces less than 500 square feet of impervious area;
2. A Development involving only emergency construction activity required to immediately protect public health and safety;
3. A project within the shell of an existing building which does not disturb any soil;
4. Infrastructure projects within the public right-of-way;
5. A Development or Redevelopment involving only activity related to gas, water, cable, or electricity services on private property;
6. A Development involving only resurfacing and/or re-striping of permitted parking lots, where the original line and grade, hydraulic capacity, and original purpose of the facility is maintained;
7. A project involving only exterior movie or television production sets, or facades on an existing developed site;
8. A project not requiring a City building, grading, demolition or other permit for construction activity.

SECTION 2 – COMMONLY ASKED QUESTIONS

- 1. I am adding a second story to my house. The existing footprint will remain unchanged, does LID apply?**

No, LID is required only where 500 square feet of soil is being disturbed.

- 2. I have a tenant improvement. The existing footprint will remain unchanged, does LID apply?**

No, LID is required only where 500 square feet of soil is being disturbed.

- 3. I will be adding a new 500 square foot room that will replace some of my backyard. Does LID apply?**

Yes, you've crossed the 500 square foot threshold.

- 4. I will be building a new addition that will be over 500 square feet, but I can't fit an LID system into the new addition. Can I create an LID system for an equivalent area of the existing building?**

Yes, you can create an LID system for an equivalent area of the existing building.

- 5. I own a business. It is concrete and asphalt all around. Will LID be required if infeasible?**

A waiver for technical infeasibility may be issued by the Director of Public Works; however in this situation it is unlikely to be granted. Generally there is always a way to implement LID requirements.

- 6. How big do I have to design the LID systems?**

On the following pages are design criteria. Generally you have to make the systems big enough to treat runoff from a ¾ inch storm.

- 7. I am removing a 500 square foot concrete pad that is in need of repair and replacing it with an identical new concrete pad. Does LID apply?**

If the construction would not result in soil disturbance, this would be considered routine maintenance. However, if the construction will result in soil disturbance an LID system would be required.

- 8. I am installing new interior electrical and new plumbing and will have more than 500 square feet of disturbed soil. When the project is finished, the trenches will be patched to match the existing surrounding surfaces. The existing building will be unchanged. Will LID apply?**

No, utility projects are exempt from LID requirements. See Section 1.4 of this document.

- 9. My project does not require any permits from the City, does LID apply?**

No, only projects requiring city permits need to comply with LID.

- 10. If at some time in the future I want to change the design of the LID system, can I?**

Only with Planning Department approval.

SECTION 3 – DESIGN GUIDELINES AND SPECIFICATIONS

3.1 DESIGN CAPTURE VOLUME

The Design Capture Volume (DCV) is required to design the flow through planter box, vegetated swale, rain garden, and any other volume-based LID system.

DCV Equation:

$$DCV (ft^3) = C \times d \times A \times 43,560 \times \frac{1}{12}$$

With:

$$C = (0.75 \times \text{Impervious Area}) + 0.15$$

d = Design Storm Depth (assume 0.75 inch unless otherwise known)

A = Tributary Area (Acres)

Impervious Area = Impervious area draining to the BMP

Tributary Area = Total area draining to the BMP

The information provided below are guidelines that must be followed when designing LID for your project. Standard drawings for each LID are included for reference.

3.2 FLOW-THROUGH PLANTER BOX

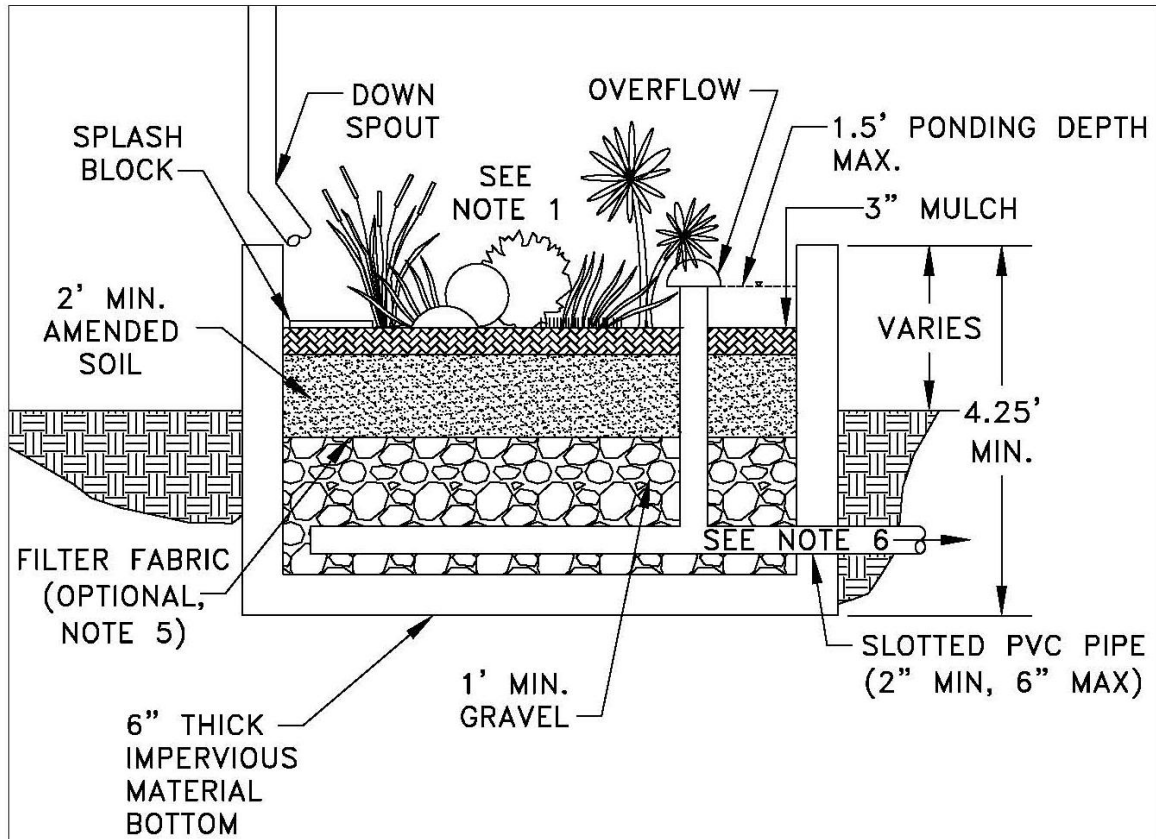


Figure 1: Flow-through planter box (Seal Beach, CA – Left; Rancho Palos Verdes, CA – Right)

A flow-through planter box is a landscape planter box designed to capture and filter stormwater runoff. These types of BMPs typically consist of a ponding area, mulch layer, planting soils, and plants to promote filtration through the media in order to remove pollutants. Stormwater is typically directed to the system from roof downspouts or curb inlets and pollutants are treated as the stormwater drains through the planting soil and collected by an underdrain and directed to a collection system.

Design criteria for a flow-through planter box include the following:

- Design drawdown time = 48 hours (surface); 72 hours (total)
- Factor of safety = 2
- Max ponding depth = 18 inches
- Soil depth = 2 feet (3 preferred)
- Slotted PVC pipe (2 inches Minimum) within 6 inches of bottom of facility
- The area (width * length) must equal 4% of the tributary area
- Flows may outlet to a curb drain, rain garden, or equivalent
- Cover must be drought tolerant vegetation



GENERAL NOTES:

1. DROUGHT TOLERANT VEGETATION
2. PONDED WATER MUST DRAIN WITHIN 72 HOURS TO PREVENT VECTOR BREEDING
3. IF NEEDED, MULTIPLE PIPES MAY BE USED
4. THE PLANTER BOX AREA (WIDTH * LENGTH) MUST EQUAL 4% OF THE TRIBUTARY AREA
5. FILTER FABRIC AVAILABLE AT LOCAL HARDWARE STORES
6. FLOWS MAY OUTLET TO A CURB DRAIN, RAIN GARDEN, OR EQUIVALENT

REVISIONS	CITY OF WEST HOLLYWOOD	PUBLIC WORKS DEPT.
	LID-FLOW THROUGH PLANTER BOX	

3.3 VEGETATED SWALE

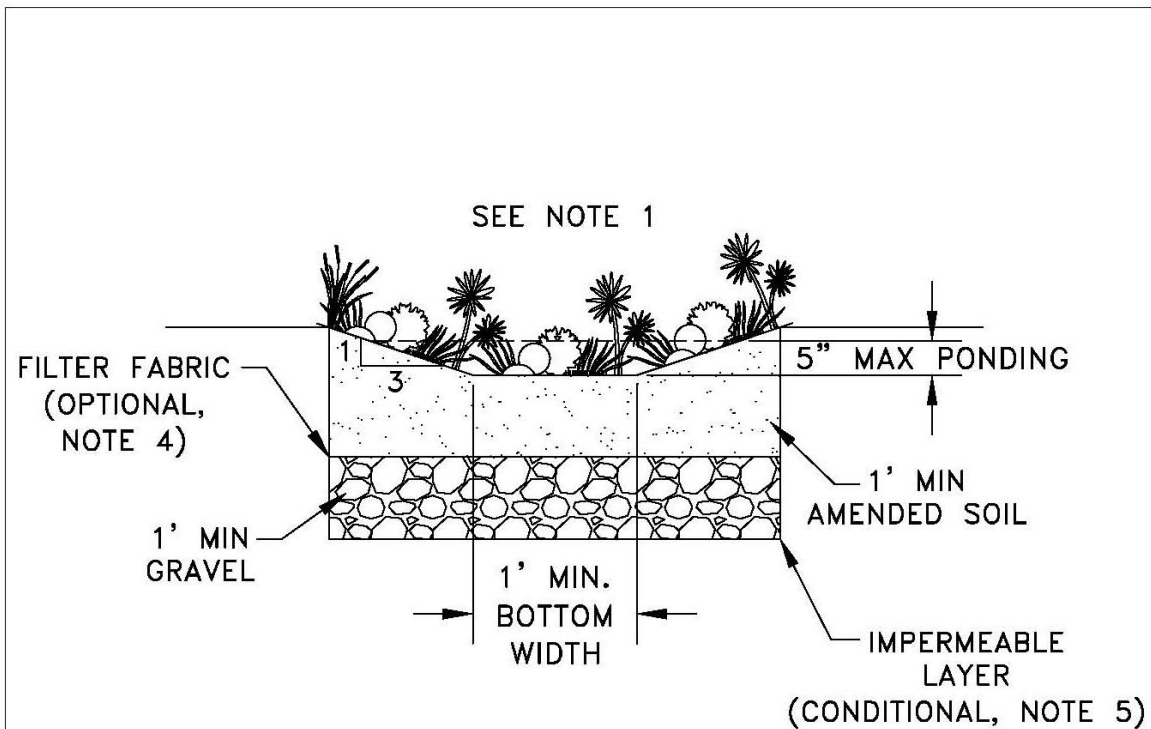


Figure 2: Vegetated Swale (Seal Beach, CA).

A vegetated swale is a gently sloping depression planted with vegetation to treat stormwater runoff through filtration and subsequent infiltration. As the runoff flows through the vegetated swale, the vegetation filters the water and discharges the treated stormwater to a collection system. Stormwater is typically directed to the beginning of the system in order to reach the full treatment potential.

Design criteria for a vegetated swale include the following:

- Design flow velocity ≤ 1 ft/sec.
- Side slopes shall not exceed 3:1 (H:V).
- Slope in flow direction 1% (min) to 6% (max).
- Minimum bottom width = 1 foot
- Minimum swale length = 15 feet
- Max ponding depth = 5 inches
- Soil depth = 2 feet min
- Design drawdown time = 48 hours (surface); 72 hours (total)
- The area (width * length) must equal 4% of the tributary area
- Cover must drought tolerant vegetation



GENERAL NOTES:

1. DROUGHT TOLERANT VEGETATION
2. PONDED WATER MUST DRAIN WITHIN 72 HOURS TO PREVENT VECTOR BREEDING
3. THE BOTTOM AREA (WIDTH * LENGTH) MUST EQUAL 4% OF THE TRIBUTARY AREA
4. FILTER FABRIC AVAILABLE AT LOCAL HARDWARE STORES
5. AN IMPERMEABLE LAYER MUST BE USED IF GROUNDWATER IS LESS THAN 10 FEET FROM THE BOTTOM OF THE GRAVEL LAYER

	CITY OF WEST HOLLYWOOD	PUBLIC WORKS DEPT.
	LID-VEGETATED SWALE	

3.4 RAIN GARDEN

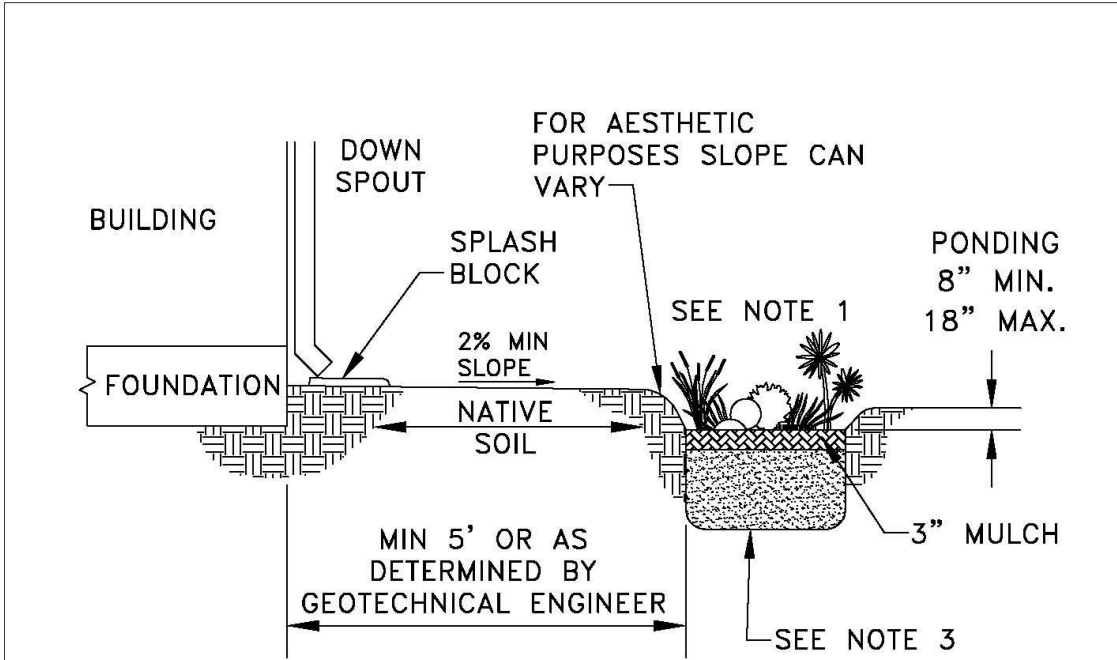


Figure 3: Rain Garden (<http://www.prairiefirenewspaper.com/2009/04/rain-gardens>).

A rain garden is a landscaped area designed to capture, filter, and infiltrate stormwater runoff. These types of BMPs typically consist of a ponding area, mulch layer, planting soils, and plants to promote filtration through the media in order to remove pollutants. Stormwater is typically directed to the system from roof downspouts and pollutants are treated as the stormwater drains through the planting soil.

Design criteria for a rain garden include the following:

- Design drawdown time = 48 hours (surface); 72 hours (total)
- Factor of safety = 2
- Maximum ponding depth = 18 inches
- Minimum ponding depth = 8 inches
- Soil depth = 2 feet minimum (3 preferred)
- If downspout is directed to rain garden, slope must be 2% minimum
- Cover must be drought tolerant vegetation
- The bottom of the rain garden should be no less than 10 feet from the groundwater table unless an underdrain is included (see Appendix B for historically high groundwater levels)



GENERAL NOTES:

1. DROUGHT TOLERANT VEGETATION
2. PONDED WATER MUST DRAIN WITHIN 72 HOURS TO PREVENT VECTOR BREEDING
3. BIORETENTION SOIL DEPTH 2' MINIMUM (3' PREFERRED)
4. THE RAIN GARDEN AREA (WIDTH * LENGTH) MUST EQUAL 4% OF THE TRIBUTARY AREA
5. THE BOTTOM OF THE RAIN GARDEN SHOULD BE NO LESS THAN 10' FROM THE GROUNDWATER TABLE

REVISIONS	CITY OF WEST HOLLYWOOD	PUBLIC WORKS DEPT.
	LID-RAIN GARDEN	

3.5 SEMI-PERVIOUS DRIVEWAY

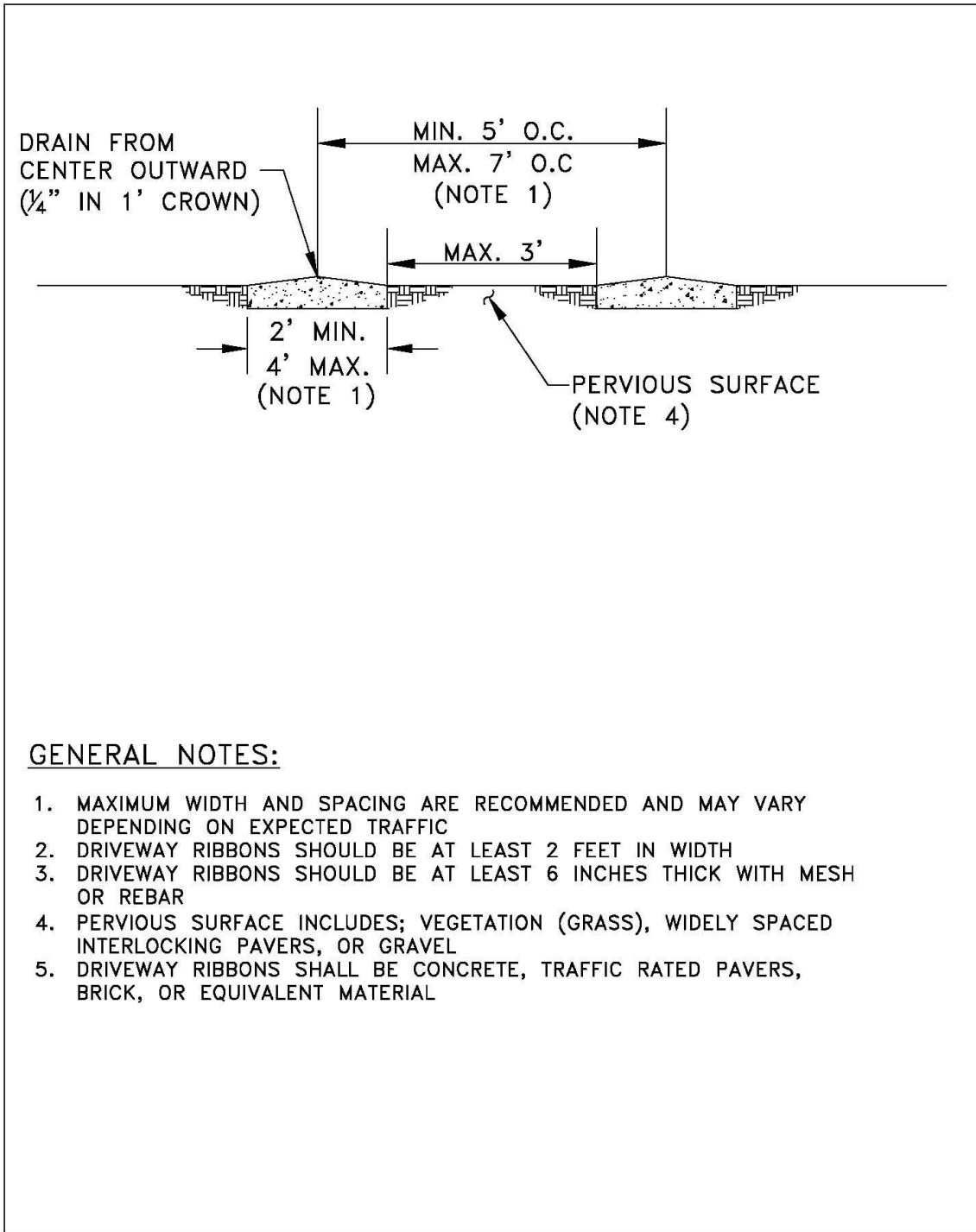


Figure 4: Semi-Pervious Driveway (<http://www.apartmenttherapy.com>).

Semi-pervious driveways are an alternative option for the typical driveway design in order to promote stormwater filtration and infiltration. These types of BMPs consist of a vegetated strip down the center of a driveway to allow for minimum impervious area. Stormwater runoff is filtered through the vegetation prior to leaving a site consequently removing pollutants.

Design criteria for a Semi-Pervious Driveway include the following:

- Recommended spacing between ribbons is 5 to 7 feet (may vary depending on expected traffic)
- Ribbon width = 2 feet minimum
- Ribbon thickness = 6 inches minimum (with mesh or rebar)
- Ribbons should drain outward from the center of crown
- Center strip should include an irrigation line



REVISIONS	CITY OF WEST HOLLYWOOD	PUBLIC WORKS DEPT.
	LID- SEMI-PERVIOUS DRIVEWAY	

3.6 INFILTRATION TRENCH

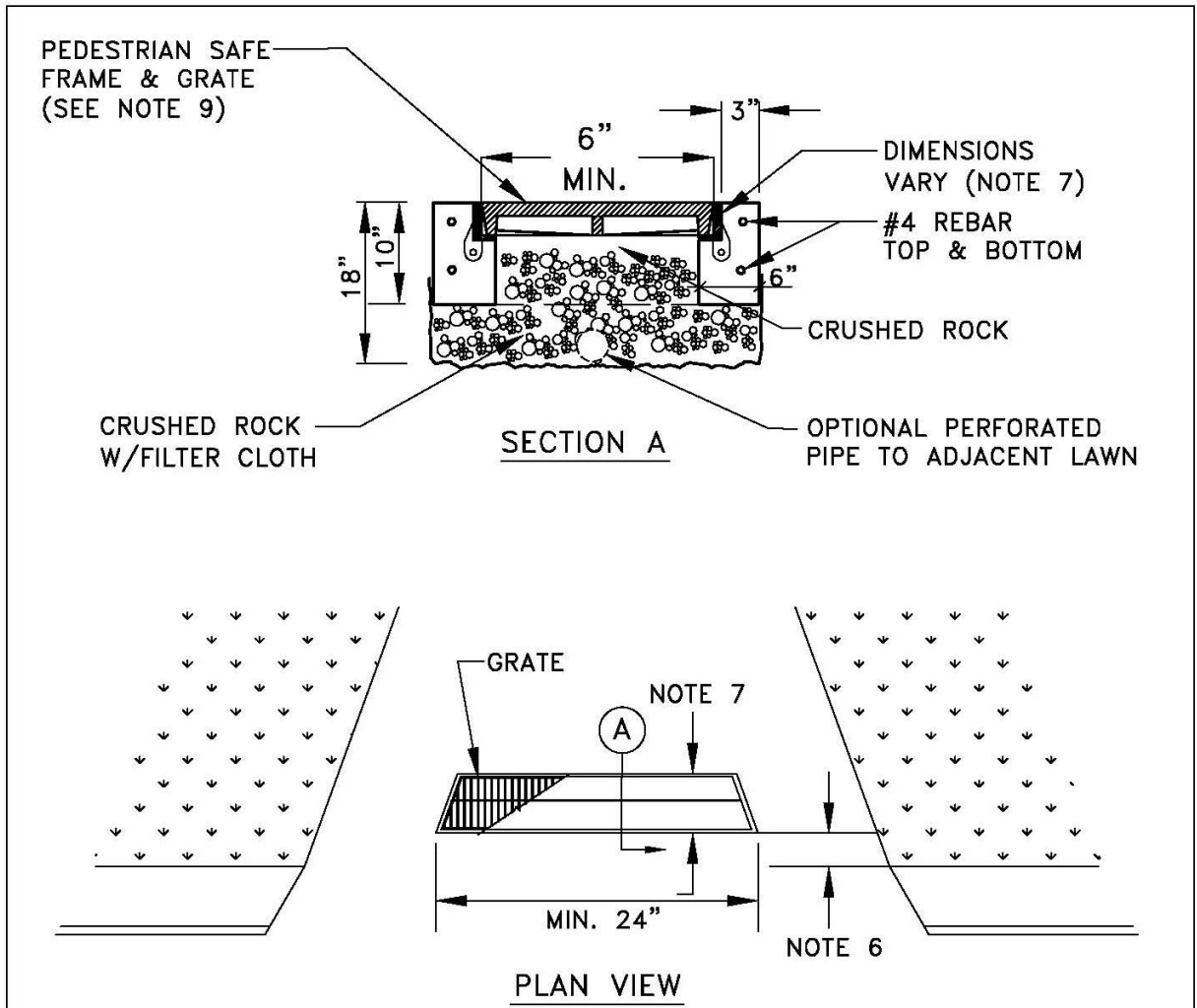


Figure 5: Infiltration trench (Rancho Palos Verdes, CA – Left; Seal Beach, CA - Right).

Infiltration trenches utilize rock, gravel, and other specially selected materials which are highly permeable and promote on-site infiltration. Stormwater runoff is directed to the trenches to allow for ponding and infiltration into the soils for on-site retention and groundwater recharge. These types of BMPs are often placed at the end of driveways to capture and retain runoff from the surrounding area.

Design criteria for an Infiltration Trench include the following:

- Trench width = 24 inches (across driveway)
- Trench depth = 18 inches
- Bottom 8 inches of the trench must be filled with crushed rock
- Trench must be at least 12 inches from property line
- Longitudinal width = 6 inches (along driveway)
- Frame and grate must be pedestrian safe
- Minimum of 5 feet away from building foundation
- The bottom of the trench should be no less than 10 feet from the groundwater table (see Appendix B for historically high groundwater levels)



GENERAL NOTES:

1. TRENCH SHOULD BE 24" WIDE (ACROSS DRIVEWAY) X 18" DEEP
2. PRECAST MAY BE USED
3. FILTER CLOTH MUST BE PLACED IN THE TRENCH EXTENDING 12" VERTICAL
4. BOTTOM 8" OF THE TRENCH MUST BE FILLED WITH CRUSHED ROCK
5. DIMENSIONS DETERMINED BY GRATE FRAME DIMENSION. USE FRAME AS A FORM.
6. MUST BE APPLIED AT LEAST 12" FROM BACK OF SIDEWALK OR EDGE OF PAVEMENT IN THE CASE OF NO SIDEWALK
7. MINIMUM LONGITUDINAL WIDTH (MEASURED ALONG DRIVEWAY) OF FRAME & GRATE IS EQUAL TO 6" WITH 3/8" SLOT OPENINGS. EAST JORDAN IRON OR EQUAL
8. TRENCH MUST BE A MINIMUM OF 5' FROM BUILDING FOOTPRINT

REVISIONS	CITY OF WEST HOLLYWOOD	PUBLIC WORKS DEPT.
	LID- INFILTRATION TRENCH	

SECTION 4 – DEFINITIONS

BMP: Best Management Practices (BMPs) are practices or physical devices or systems designed to prevent or reduce pollutant loading from stormwater or non-stormwater discharges to receiving waters, or designed to reduce the volume of stormwater or non-stormwater discharged to the receiving water.

Construction: Construction includes any construction or demolition activity, clearing, grading, grubbing, or excavation or any other activity that results in land disturbance.

Impervious: Surfaces that do not allow stormwater runoff to percolate into the ground. Typical impervious surfaces include: concrete, asphalt, roofing materials, etc. However, some specially designed concrete/asphalt allow water to percolate (i.e. pervious pavers).

Low Impact Development (LID): A stormwater management strategy that emphasizes conservation and the use of existing natural site features integrated with distributed, small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings.

Maintenance Agreement: All developments subject to Small Site LID requirements must provide verification of maintenance for Structural and Treatment Control BMPs. Verification at a minimum shall include:

- Recorded maintenance covenant (see Appendix A); and
- The developer's and/or owner's signed statement accepting responsibility for maintenance until the responsibility is legally transferred; and
- A signed statement from the owner assuming responsibility for Structural or Treatment Control BMP maintenance and conduct a maintenance inspection at least once a year.

Redevelopment: Land-disturbing activities that result in the creation, addition, or replacement of impervious surface area.

Redevelopment does not include routine maintenance activities that are conducted to maintain the original line and grade, hydraulic capacity, or original purpose of facility, nor does it include modifications to existing single family structures, or emergency construction activities required to immediately protect public health and safety.

SECTION 5 – REFERENCES

The Los Angeles County Low Impact Development Standards Manual at:

http://dpw.lacounty.gov/wmd/dsp_LowImpactDevelopment.cfm

The City of Los Angeles Low Impact Development Best Management Practices Handbook at:

<http://lacitysan.org/wpd/Program/program/LID/lidintro.htm>

Please note that the City of West Hollywood's LID ordinance takes precedent in the event of any inconsistencies with any outside references.

Appendix A
Master Covenant and Agreement

Recording requested by and mail to:

Name: City of West Hollywood
Department of Public Works
ATTN: Director of Public Works
Address: 8300 Santa Monica Boulevard
West Hollywood, CA 90069-4314

***** Space Above This Line For Recorder's Use *****

MASTER COVENANT AND AGREEMENT
REGARDING ON-SITE BMP MAINTENANCE

The undersigned hereby certifies I am (we are) the owner(s) of the hereinafter legally described real property located in the City of West Hollywood, County of Los Angeles, State of California (please give legal description: assessor's ID, tract no., lot no., etc.):

Site Address _____

Owner(s) do hereby covenant and agree to and with the City of West Hollywood to maintain all on-site structural Best Management Practices (BMPs) in accordance with the Site Map and the Operations & Maintenance (O&M) Plan set forth in Attachment 1 hereto and incorporated herein by this reference. The specific structural BMPs are listed as follows:

Owner(s) shall maintain the listed drainage devices above on the property indicated and as shown on plans permitted by the City of West Hollywood in a good and functional condition to safeguard the property owners and adjoining properties from damage and pollution.

Owner(s) hereby consent to inspection of the Property by an inspector authorized by the City Manager, or his or her designee, for the purpose for verifying compliance with the provisions of this Agreement.

Owner(s) shall provide printed educational materials with any sale of the property which provide information on what stormwater management facilities are present, the type(s) and location(s) of maintenance signs that are required, and how the necessary maintenance can be performed.

Owner(s) shall provide actual notice of this Agreement and its terms to any respective successor(s) in interest to the Property prior to transfer of said interest to such successor(s) in interest. This covenant and agreement shall run with the land and shall be binding upon any future owners, encumbrances, their successors, heirs or assigns and shall continue in effect until the City of West Hollywood approves its termination.

(Print Name of Property Owner) (Print Name of Property Owner)

(Signature of Property Owner) (Signature of Property Owner)

Dated this _____ day of _____ 20 _____.

***** Space Below This Line For Notary's Use *****

ALL PURPOSE ACKNOWLEDGEMENT

State of _____ }
County of _____ }

On _____ before me, _____ personally appeared
(Insert Name of Notary Public and Title)

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

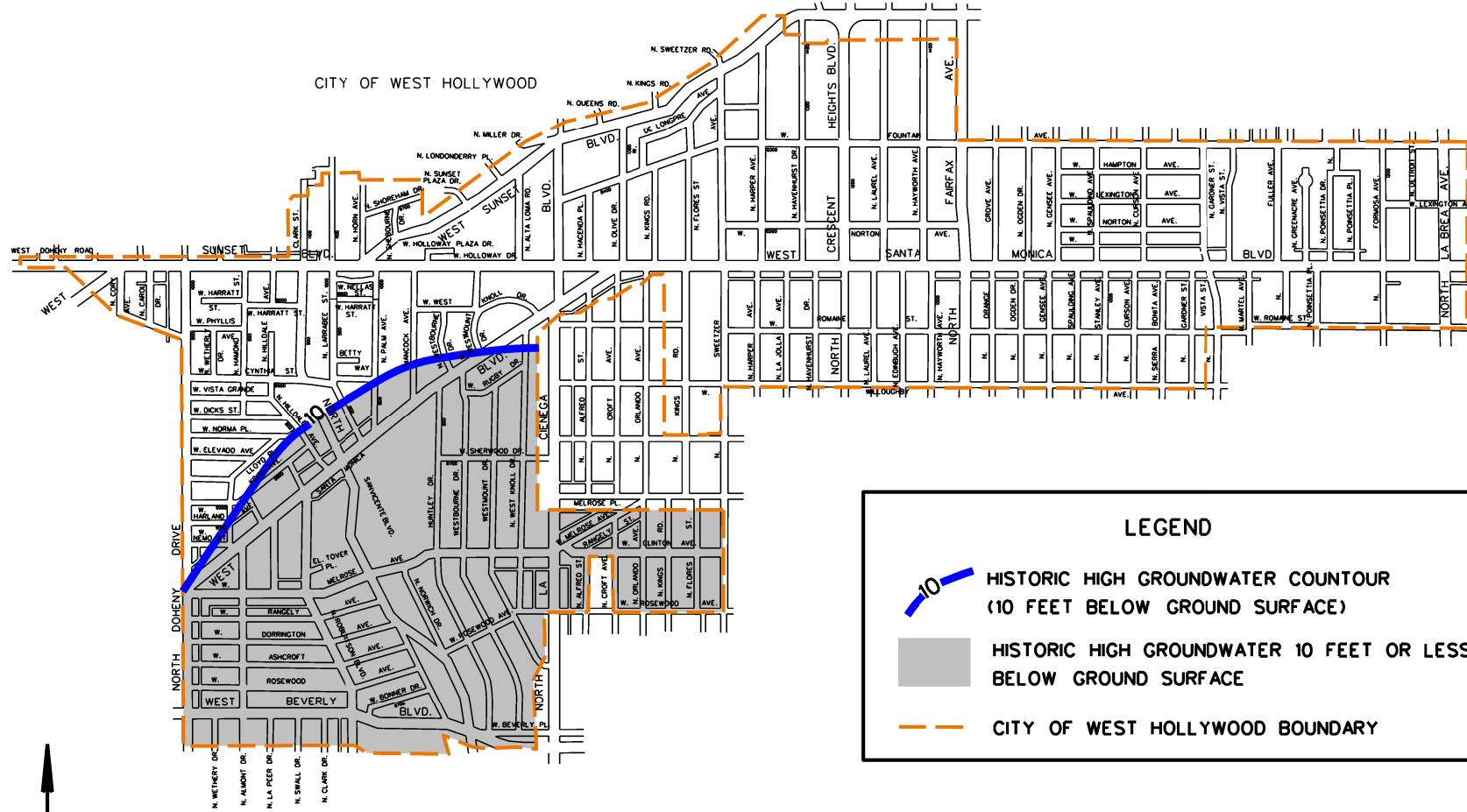
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Signature _____ (Seal)

Appendix B
Historically High Groundwater Levels

HISTORIC HIGH GROUNDWATER 10 FEET OR LESS BELOW GROUND SURFACE



LEGEND

-  HISTORIC HIGH GROUNDWATER COUNTOUR (10 FEET BELOW GROUND SURFACE)
-  HISTORIC HIGH GROUNDWATER 10 FEET OR LESS BELOW GROUND SURFACE
-  CITY OF WEST HOLLYWOOD BOUNDARY

SOURCE MAPPING FROM CDMG SEISMIC HAZARD ZONE MAP OF THE HOLLYWOOD QUADRANGLE (CDMG 1999A) AND BEVERLY HILLS QUADRANGLE (1999B)