

An ordinance amending Title 12 – Environmental Protection of the Los Angeles County Code, establishing Low Impact Development standards.

The Board of Supervisors of the County of Los Angeles ordains as follows:

...

SECTION 1. Title 12 is hereby amended to add Chapter 12.84, establishing low impact development standards, as follows:

CHAPTER 12.84 LOW IMPACT DEVELOPMENT (LID) STANDARDS

12.84.410 Purpose.

A. The purpose of this chapter is to require the use of LID principles in development projects. LID encourages site sustainability and smart growth in a manner that respects and preserves the characteristics of the County’s watersheds, drainage paths, water supplies and natural resources. LID builds on conventional design strategies by utilizing every softscape and hardscape surface in the development to perform a beneficial hydrologic function by retaining, detaining, storing, changing the timing of, or filtering stormwater and urban runoff. LID encompasses the use of structural devices, engineered systems, vegetated natural designs, and education in order to distribute stormwater and urban runoff across a development site. LID reduces the impact from development and provides the following benefits:

1. Replenishment of groundwater supplies,
2. Improvement of the quality of surface water runoff,
3. Stabilization of natural stream characteristics,
4. Preservation of natural site characteristics, and
5. Minimization of downstream impacts.

1 B. This chapter, and all references within, shall not be construed to supersede any
2 local, state or federal law. Where conflict may be deemed to exist, to the extent allowed by the
3 law, the stricter standard shall apply.

4 **12.84.420 Definitions.** The following definitions apply to this chapter:

5 A. "Beneficial Use" means the existing or potential uses of receiving waters as
6 designated by the Los Angeles or Lahontan Regional Water Quality Control Boards in their
7 respective Basin Plans for Los Angeles County.

8 B. "Best Management Practices (BMPs)" means methods, measures or practices
9 designed and selected to reduce or eliminate the discharge of pollutants to surface waters
10 from point and nonpoint source discharge, including storm water.

11 C. "Drainage System" means a conveyance or system of conveyances, including
12 paths, drives, roads, streets, alleys, catch basins, curbs, gutters, ditches, manmade channels,
13 or storm drains, designed or used to collect or convey urban runoff and stormwater.

14 D. "Development" means land disturbing activity that results in the creation, addition,
15 modification, or replacement of impervious surface area. Development includes, but is not
16 limited to: land subdivision and single-lot projects requiring discretionary or non-discretionary
17 land use approval; the construction, installation, addition, or replacement of a building or
18 structure; expansion of a building footprint; replacement of impervious surface area that is not
19 part of a routine maintenance activity; and land disturbing activities related to structural or
20 impervious surfaces. It does not include routine maintenance to maintain original line and
21 grade, hydraulic capacity, or original purpose of facility, nor does it include emergency
22 construction activities required to immediately protect public health and safety.

23 E. "Hardscape" means any durable pervious or impervious surface material, including
24 paving for pedestrians and vehicles.

25 F. "Hydromodification" means alteration of a natural drainage system through a change
26 in the flow characteristics.

1 G. "Low Impact Development (LID)" means technologies and practices that are a part
2 of a sustainable storm water management strategy that controls stormwater and urban runoff
3 at the source.

4 H. "Low Impact Development Standards Manual" or "LID Standards Manual" means
5 the manual stating the technologies, requirements, and procedures for compliance with this
6 chapter. This manual shall be approved by the director of public works and maintained by the
7 department of public works.

8 I. "Natural Drainage System" means any unlined or unimproved (not engineered)
9 creek, stream, river, or similar waterway.

10 J. "Pollutants of Concern" means chemical, physical, or biological components of
11 storm water that impair the beneficial uses of receiving waters, including those defined in CWA
12 §502(6) (33.U.S.C.§1362(6)), and incorporated by reference into California Water Code
13 §13373.

14 K. "Softscape" means the horticultural elements of a landscape, such as soil and
15 plants.

16 L. "Stormwater" means runoff that occurs as the result of rainfall.

17 M. "Urban Runoff" means dry weather surface flows emanating from urban
18 development.

19 N. "Water Quality Design Storm Event" means standard storm event for designing wet
20 weather BMPs, such as the Weighted Average Storm Event (WASE) or 85th percentile, 24-
21 hour storm.

22 **12.84.430 Applicability**

23 A. This chapter shall become effective on January 1, 2009,

24 B. This chapter applies to all development except Road and Flood infrastructure
25 projects, which shall be subject to pending revised design standards that incorporate LID
26 principles, and

1 C. Development comprising of alterations to existing developments shall comply with
2 the following:

3 1. Where development results in an alteration to fifty percent or more of the
4 impervious surfaces of a previously existing development, the entire development shall
5 the standards and requirements of this chapter,

6 2. Where development results in an alteration to less than fifty percent of the
7 impervious surfaces of a previously existing development, only the alteration must
8 meet the standards and requirements of this chapter, and

9 3. Where development results in an alteration to less than fifty percent of the
10 impervious surfaces of a previously existing residential development of four units or
11 less, the development is exempt from the standards and requirements of this chapter.

12 **12.84.440 Low Impact Development (LID) Objectives.** The objectives of LID are to:

13 A. Mimic undeveloped stormwater and urban runoff rates and volumes in any storm
14 event up to and including the 50-year capital design storm event,

15 B. Prevent pollutants of concern from leaving the site in stormwater as the result of
16 storms up to and including the water quality design storm event, and

17 C. Minimize hydromodification impacts to a natural drainage system.

18 **12.84.450 Submittal Requirements**

19 A. A comprehensive LID Plan that demonstrates compliance with the LID Standards
20 Manual shall be submitted for the review and approval of the director of public works in
21 accordance with this chapter and the LID Standards Manual.

22 B. Fee and deposit to recover costs associated with this plan review shall be required.

23 **12.84.460 Low Impact Development Standards**

24 A. Urban and stormwater runoff quantity and quality control development standards
25 will be established in the LID Standards Manual. The LID Standards Manual shall be updated
26 and maintained by the department of public works.

1 B. Minimum site design features shall be installed and maintained in accordance with
2 this chapter and the LID Standards Manual, in the following categories:

- 3 1. Residential developments with four units or less, and
- 4 2. All other development.

5 C. Approval of the LID plan shall be obtained according to the following schedule:

6 1. For subdivisions, the LID plan shall be approved prior to tentative map
7 approval, and

8 2. For all other developments, the LID plan must be approved prior to issuance
9 of a grading permit or where a grading permit is not required, prior to the issuance of a
10 building permit.

11 **12.84.470 Exemptions**

12 A. This chapter shall not apply to any development application accepted for review by
13 the department of regional planning prior to January 1, 2009.

14 B. Any project that has filed a complete application prior to the effective date of this
15 ordinance with Regional Planning or any other County-controlled design control board,
16 whichever occurs first, shall be exempt from these LID requirements. A complete application
17 in this instance means everything has been submitted that is required to process the
18 application.

19 **12.84.480 Additional Requirements**

20 A. In addition to compliance with this chapter 12.84, the development must also
21 conform to Title 22 of the Los Angeles County Code, Part 21 of Chapter 22.52 – Drought
22 Tolerant Landscaping.

23 B. All grading and/or site drainage plans shall incorporate the features of the approved
24 LID plan in accordance with Section 12.84.460-C.

25 C. A covenant or agreement shall be recorded at the office of the county recorder
26 stating that the owner is aware of the low impact development features on the property and

1 which incorporate Low Impact Development principles that provide on-site stormwater and
2 runoff management for development on public and private property; and shall also have the
3 power to prescribe any and all other rules and regulations, uniform in their operation,
4 necessary for the carrying out of the purposes of this Section and of Chapter 12.84 or as
5 required by the director of public works.

6 B. Applicability. All developments, as defined in Chapter 12.84 or as required by the
7 director of public works, shall comply with this Section.

8 ...

9 **SECTION 3.** Part 22 of Chapter 22.52 is hereby added to reference Title 12 on “low
10 impact development” as follows:

11 **Part 22**

12 **LOW IMPACT DEVELOPMENT**

13 **22.52.2210 Regulations — Department of public works authority.** The director of
14 public works of the county of Los Angeles shall prescribe, by uniform rule or regulation,
15 minimum standards which incorporate Low Impact Development principles that provide on-site
16 stormwater and runoff management for development on public and private property; and shall
17 also have the power to prescribe any and all other rules and regulations, uniform in their
18 operation, necessary for the carrying out of the purposes of this Part 21 and of Chapter 12.84
19 or as required by the director of public works.

20 **22.52.2210 Applicability.** All developments, as defined in Chapter 12.84 or as
21 required by the director of public works, shall comply with this Part 22.

22 8/14/08