



Water Quality Management Plan (WQMP)

Priority Determination Form for New Development & Significant Redevelopment

Project Name/Address: _____

Date: _____

Priority Projects require a Water Quality Management Plan for all Private and Public Projects that meet any of the following:

PRIORITY PROJECT	YES
1. New development that creates 10,000 ft ² or more of impervious surface (including residential, commercial, industrial, mixed-use and public projects).	<input type="checkbox"/>
2. A development of or addition to an Automotive Repair Shop. *SIC codes: 5013, 5014, 5541, 7532-7534, and 7536-7539	<input type="checkbox"/>
3. Restaurant where the land area of development is 5,000 ft ² or more including parking areas. *SIC code 5812	<input type="checkbox"/>
4. Hillside development of 5,000 ft ² or more of impervious surface, which is located on areas with known erosive soil conditions or where natural slope is 25% or more.	<input type="checkbox"/>
5. Impervious surface of 2,500 ft ² or more located within, directly adjacent to (within 200 ft), or discharging directly to receiving water within Environmentally Sensitive Areas.	<input type="checkbox"/>
6. Parking lot area of 5,000 ft ² or more, and potentially exposed to urban runoff.	<input type="checkbox"/>
7. Streets, roads, highways and freeways of 5,000 ft ² or more of paved surface (excluding routine maintenance activities)	<input type="checkbox"/>
8. All significant redevelopment projects, where significant redevelopment is defined as the addition of 5,000 ft ² or more of impervious surface on an already developed site. (Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the facility, or emergency redevelopment activity of the facility required to protect the public health and safety. If the redevelopment results in the addition or replacement of less than 50 percent of the impervious area on-site and the existing development was not subject to WQMP requirement, the numeric sizing criteria (see Section 7.II-2.0 of Model WQMP) only applies to the addition or replacement area, the project WQMP requirements apply to the entire development.)	<input type="checkbox"/>
9. Retail gasoline outlets that meet the following criteria: (a) 5000 ft ² or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day	<input type="checkbox"/>
10. Extending, relocating, or replacing linear drainage and utility lines disturbing 5,000 ft ² or more of impervious surface. (storm drain projects that alter the original line and grade and/or alter the hydraulic capacity of the storm drain facilities)	<input type="checkbox"/>

Priority Project: Any question answered "YES" (numbers 1-10 - above)

Non-Priority Project Plan is required for all private and public projects that do not qualify as a priority project and:

NON -PRIORITY PROJECT	YES
11. Require discretionary action that will include a precise plan of development. Projects excluded from this category must meet one of the following: (a) A new or redeveloped (one) single-family detached residence of 3,900 sq. ft. footprint or less ; and (b) Any project that requires the disturbance of soil of 1,000 sq. ft. or less	<input type="checkbox"/>
12. Require issuance of a non-residential plumbing permit for pipelines conveying hazardous material (e.g. gasoline)	<input type="checkbox"/>
13. Below ground linear drainage (storm drain lines, sewer lines, water lines) and utility construction that disturb 5,000 ft ² or more of impervious surface, where the original line and grade and/or the hydraulic capacity of the facilities are not altered (i.e. maintenance/replacement of existing line).	<input type="checkbox"/>

Non- Priority Project: Any question answered "YES" (numbers 11-13 - above)

DETERMINATION: This project is a: Priority Non-Priority Exempt

Applicant Name _____

Applicant Signature _____

Date _____



Water Quality Management Plan (WQMP) Fact Sheet

Priority and Non-Priority New Development & Significant Redevelopment

PRIORITY PROJECTS must submit a preliminary WQMP along with the initial project application. An approved WQMP must be submitted along with the project improvement plans, and 3 copies of the approved plan must be received before the City will issue grading and building permits for a project. The Operation and Maintenance (O&M) Plan component of the WQMP must be approved and Recorded with the County Recorder's Office before the City will issue final permits for a project.

Priority Projects require the preparation of a WQMP. The WQMP document must address:

- Site Design Best Management Practices (BMPs),
- Routine structural and non-structural Source Control BMPs,
- Treatment Control BMPs, including consideration of a regional or watershed approach, and
- The mechanism(s) by which long-term operation, inspection and maintenance of all structural BMPs will be provided.
- The mechanism(s) for education and training of applicable groups such as property owners, tenants, occupants, employees, etc.
- Specific information related to LID BMPs can be found in the information is available in the Technical Guidance Document.

http://www.ocwatersheds.com/Documents/OC_TGD_5-19-11.pdf

NON-PRIORITY PROJECT PLAN also requires a WQMP and must incorporate the following in their design submittal:

- Consideration of Site Design BMPs, and
- Routine structural and non-structural Source Control BMPs
- The mechanism(s) by which long-term operation, inspection and maintenance of all structural BMPs will be provided

****Non-Priority Projects do not require Treatment Control BMPs like Priority Projects. Non-Priority Projects do not require a Preliminary WQMP like Priority Projects.**

Structural BMPs are those that have physical characteristics and may require maintenance or replacement. For example, trash receptacles, irrigation systems, detention basins, curb inlet stenciling, gravel/sand or grass filters, mechanical filters, posted signs, grassy swales, wetlands, etc. Non-structural BMPs include pollution prevention methods such as education, alternate non-pollutant producing design and/or process methods, and employee training.