



Water Quality Management Plan (WQMP)

Priority Determination Form

New Development & Significant Redevelopment

Project Name: _____ File No. _____

Project Address: _____ Date: _____

Description: _____

Construction of a (one) single-family detached residence of 5,500 ft² or less of interior space including garage

OR

Improvements, for which a building permit is required, to a (one) single-family detached residence of 5,500 ft² or less of interior space including garage and additions, or addition of a second story with no increase in the footprint, or improvements that will add no more than 25% of existing footprint and will not exceed 1,000 square feet of additional interior space.

EXEMPT PROJECTS

DOES YOUR PROJECT INCLUDE:	YES	NO
1. Residential development of 10 units or more	<input type="checkbox"/>	<input type="checkbox"/>
2. Commercial and/or industrial development greater than 100,000 ft ² including parking areas	<input type="checkbox"/>	<input type="checkbox"/>
3. A development of or addition to an Automotive Repair Shop *SIC codes: 5013, 5014, 5541, 7532-7534, and 7536-7539	<input type="checkbox"/>	<input type="checkbox"/>
4. Restaurant where the land area of development is 5,000 ft ² or more including parking areas *SIC code 5812	<input type="checkbox"/>	<input type="checkbox"/>
5. Hillside development on 10,000 ft ² or more, which is located on areas with known erosive soil conditions or where natural slope is 25% or more	<input type="checkbox"/>	<input type="checkbox"/>
6. 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"/>	<input type="checkbox"/>
7. Parking lot area of 5,000 ft ² or more, or with 15 or more parking spaces, and potentially exposed to urban runoff	<input type="checkbox"/>	<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 (replacement of impervious surfaces, buildings and/or structures when 5,000 ft ² or more of soil is exposed during replacement construction; replacement does not include routine maintenance activities, trenching and resurfacing associated with utility work, resurfacing and reconfiguring the surface of parking lots [unless 5,000 ft ² or more of impervious surface is added to the existing parking lot area] or reconfiguration of pedestrian ramps and replacement of damaged pavement)	<input type="checkbox"/>	<input type="checkbox"/>

Priority Project: Any question answered "YES"

Non-Priority Project: All questions are answered "NO"

DETERMINATION: This project is a(n): Exempt Project Priority Project Non-Priority Project

Applicant Name

Applicant Signature

Applicant Title

Date



Water Quality Management Plan (WQMP) Fact Sheet

Priority and Non-Priority New Development & Significant Redevelopment

EXEMPT PROJECTS that do not require a WQMP are:

- Construction of a (one) single-family detached residence of 5,500 ft² or less **OR**
- Improvements, for which a building permit is required, to a (one) single-family detached residence of 5,500 ft² or less

PRIORITY PROJECTS must submit a first draft 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 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.
- BMP information is available from various sources including the California Stormwater Quality Association (CASQA) "New Development and Redevelopment Handbook" which includes BMP descriptions and design details for site design, source control and treatment control BMPs. It can be viewed/downloaded at <http://www.cabmphandbooks.com/>

NON-PRIORITY PROJECTS 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.

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.

A WQMP template is available at the planning counter or may be downloaded from:

<http://www.ocplanning.net/docs/npdes/WQMPTemplate-July2004.doc>

Additional guidelines can be found here <http://www.jlha.net/city/stanton/>