



## Water Quality Management Plan (WQMP) Priority Determination Form for New Development & Significant Redevelopment

Project Name/Address: \_\_\_\_\_

Date: \_\_\_\_\_

**A Priority Project Water Quality Management Plan is required for the following private and public projects:**

PRIORITY PROJECT	YES	NO
1. A development that creates 10,000 ft <sup>2</sup> or more of impervious surface (including residential, commercial, industrial, mixed-use and public projects).	<input type="checkbox"/>	<input type="checkbox"/>
2. Retail gasoline outlet of 5,000 ft <sup>2</sup> or more.	<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 <sup>2</sup> or more including parking areas *SIC code 5812.	<input type="checkbox"/>	<input type="checkbox"/>
5. Hillside development on 5,000 ft <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> or more, 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 <sup>2</sup> or more of impervious surface on an already developed site. (replacement of impervious surfaces, buildings and/or structures when 5,000 ft <sup>2</sup> 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 <sup>2</sup> 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"/>
9. Streets, roads, highways and freeways of 5,000 ft <sup>2</sup> or more (excluding routine maintenance activities)	<input type="checkbox"/>	<input type="checkbox"/>
10. Extending, relocating, or replacing storm drain lines disturbing 5,000 ft <sup>2</sup> or more. (storm drain projects that alter the original line and grade and/or alter the hydraulic capacity of the storm drain facilities)	<input type="checkbox"/>	<input type="checkbox"/>

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

**A Non-Priority Project Plan is required for all private & public projects that 1) do not qualify as a priority project and 2) satisfy any of the following:**

NON -PRIORITY PROJECT	YES	NO
11. Requires discretionary action that will include a precise plan of development or a minor precise plan of development involving any building expansion or new construction.	<input type="checkbox"/>	<input type="checkbox"/>
12. Requires issuance of a non-residential plumbing permit for pipelines conveying hazardous material (e.g. gasoline).	<input type="checkbox"/>	<input type="checkbox"/>
13. Below ground linear drainage (sewer lines and water lines) and utility construction that disturb 5,000 ft <sup>2</sup> or more.	<input type="checkbox"/>	<input type="checkbox"/>
14. Below ground linear drainage (storm drain lines) 5,000 ft <sup>2</sup> or more, where the original line and grade and/or the hydraulic capacity of the storm drain facilities are not altered (i.e. maintenance/replacement of existing line).	<input type="checkbox"/>	<input type="checkbox"/>

**Non- Priority Project:**      Any question answered "YES" (numbers 11-14 - above)

**Exempt Project:**      All questions answered "NO" (numbers 1-14 – above)

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

\_\_\_\_\_  
Applicant Name

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

Verified by City: \_\_\_\_\_

\_\_\_\_\_  
Staff Signature

\_\_\_\_\_  
Date



## Water Quality Management Plan (WQMP) Priority Determination Form for New Development & Significant Redevelopment

**PRIORITY PROJECTS** must submit a preliminary WQMP along with the initial project application. The preliminary WQMP must be approved prior to discretionary approval. An approved final 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](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.

A WQMP template is available at the planning counter or may be downloaded from:  
<http://www.jlha.net/city/stanton/>