



RIVERSIDE COUNTY
DRAINAGE AREA MANAGEMENT PLAN
SANTA ANA AND SANTA MARGARITA
REGIONS

JULY 2005

6.0 DEVELOPMENT PLANNING

6.1 INTRODUCTION

With the adoption of the Third-term MS4 Permits, the Permittees were required to modify the DAMP, including revisions to meet requirements related to the planning and permitting of Development Projects³⁴ within their jurisdictions and to ensure that pollutant loads from development projects have been reduced to the MEP. This program element links a Co-Permittee’s General Plan, environmental review process, and development approval and permitting processes to the later phases of detailed design, construction and operation. A General Plan specifies policies that guide development. The environmental review process examines potential impacts from proposed development with respect to the General Plan policies and many environmental issues, including water quality, and includes consideration of mitigation measures to reduce any identified significant impacts.

The development approval and permitting processes carries forth project-specific requirements in the form of conditions of approval, design specifications, tracking, inspection, and enforcement actions. These three “front-end” planning processes must be coordinated and linked to the later phases of design, construction and operation for development projects to ensure Urban Runoff quality protection features are planned, designed and evaluated in accordance with the Permittees’ goals for protection of Receiving Waters. Figure 6-1 is a generalized flow diagram that depicts the relationship of the General Plan, environmental review process and development planning and permit process, as well as the project design, construction, and operation phases.

6.2 GENERAL PLAN

6.2.1 Background

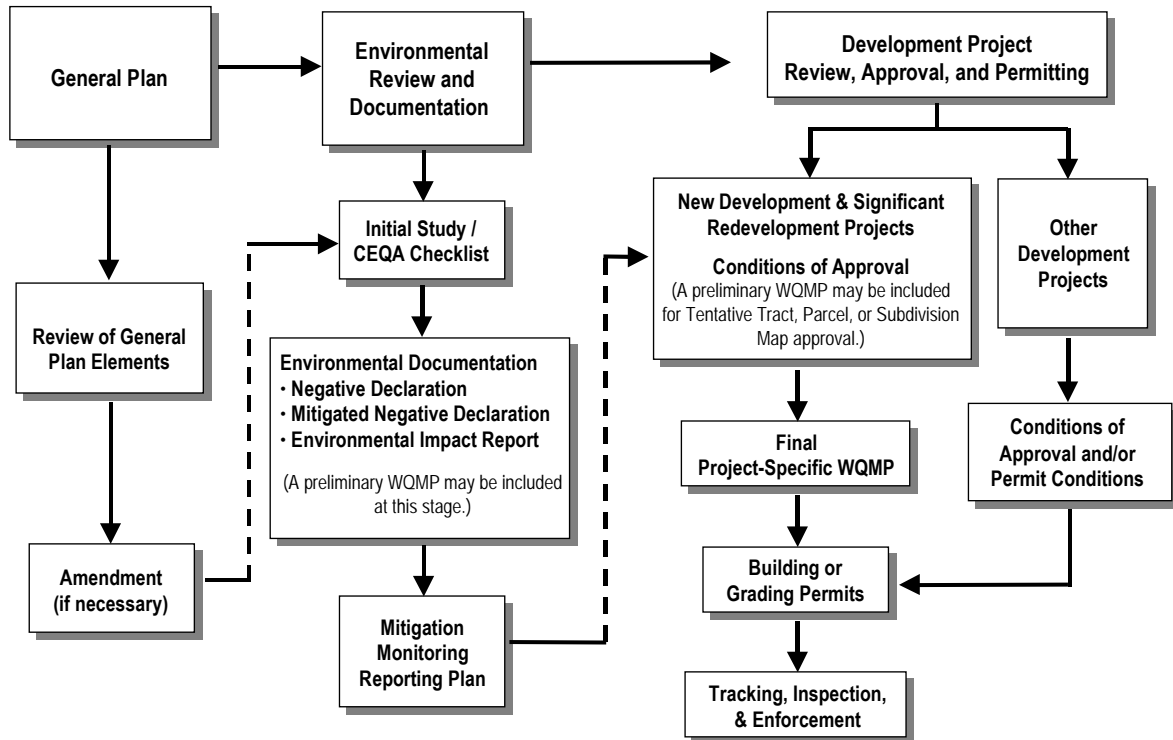
The General Plan consists of seven mandatory elements and any optional element that a city or county chooses to adopt. The mandatory elements include:

- ◆ Land Use
- ◆ Open Space
- ◆ Circulation and Infrastructure
- ◆ Conservation
- ◆ Housing
- ◆ Safety
- ◆ Noise

Any optional elements that are adopted by a city or the County, such as Public Facilities, have equal authority as the mandatory elements. Each city council and the County Board of Supervisors adopts zoning, subdivision and other ordinances to regulate land uses and to carry out the policies in the General Plan. The General Plan is also used to guide decision-makers in determining whether or not land use proposals are consistent with the applicable goals, objectives, and policies.

³⁴ “Development Projects” refers to “Priority Projects” as defined in Section F.2.b.1 of the SMR MS4 Permit or “New Development and Significant Redevelopment” as defined in Section VIII.B.1 of the SAR MS4 Permit.

Figure 6-1. Relationship between General Plan, Environmental Review Process and Development Permit Process



A General Plan Amendment is a request to revise some component of a city's or the County's General Plan. This can include addition, deletion or modification of goals and policies; modifications to the land use map or other diagrams; or other changes. A General Plan Amendment is a legislative act. Under State law, General Plan Amendments are allowed four times per year (California Government Code §65358(b)). Most General Plan Amendments are carried out in conjunction with a specific development proposal, although a city, the County, or any other agency or party can request an amendment without a specific development proposal in mind. A General Plan Amendment must be approved by the planning commission and city council or at the County level by the Board of Supervisors at public hearings. In approving a General Plan Amendment, the approving body must assess the policy implications of the proposed General Plan Amendment and the impact and compatibility of the proposed General Plan Amendment on the long-term goals and desires of a city or the County and its citizens. In evaluating a proposed General Plan Amendment, the approving body must look at the "global" impacts of the proposed amendment. Although a General Plan Amendment may be proposed in conjunction with a specific development proposal, the amendment proposed might have policy and/or land use impacts far beyond any given project or property.

Various elements of a city's or the County's General Plan may contain existing goals and policies that can be related to watershed protection and the management of Urban Runoff. For example, the quantity and quality of Urban Runoff may be controlled by the type, location, and density of development. Such controls may be established through policies commonly found in the Land Use and Open Space Elements of the General Plan (e.g., development policies, development location guidelines, landscaping guidelines, open space policies, policies on preservation of and integration with natural features).

Development of local streets and roads, regulated under the policies of the Circulation and Infrastructure Element and to some extent, the Safety Element, results in increased impervious surfaces and accumulation of stormwater pollutants from vehicles. The Public Facilities Element provides management policies for construction, operation and maintenance of various public facilities including flood control channels and storm drains, which convey Urban Runoff. The Conservation Element contains policies on water conservation that can be linked to water quality protection through efficient use of irrigation systems to prevent runoff.

6.2.2 General Plan Review and Amendment

The Permittees recognize the importance of addressing watershed protection and the management of Urban Runoff in the land development process. Therefore, watershed protection principles and objectives for managing Urban Runoff for land development are reflected in the appropriate policies, goals, and objectives of each Co-Permittee's General Plan. The Permittees have reviewed their General Plans to ensure that the following principles and policies are properly considered:

Santa Ana Region Specific Elements

- ◆ Limit disturbance of natural water bodies and drainage systems; conserve natural areas; protect slopes and channels; minimize impacts from Urban Runoff on the biological integrity of natural drainage systems and water bodies;
- ◆ Minimize changes in hydrology and pollutant loading; require incorporation of source control and structural BMPs to mitigate the projected increases in pollutant loads and flows; ensure that post-construction runoff rates and velocities from a site do not result in significant adverse impact on downstream erosion and stream habitat; limit the quantity of Urban Runoff directed to impermeable surfaces and the MS4s; and maximize the percentage of permeable surfaces to allow more percolation of Urban Runoff into the ground;
- ◆ Preserve wetlands, riparian corridors, and buffer zones; establish reasonable limits on the clearing of vegetation from the project site;
- ◆ Encourage the use of BMPs to manage Urban Runoff quality and quantity;
- ◆ Provide for appropriate permanent measures to reduce pollutant loads in Urban Runoff from the development site; and
- ◆ Establish development guidelines for areas particularly susceptible to erosion and sediment loss.

Santa Margarita Region Specific Elements

- ◆ Minimize the amount of impervious surfaces and directly connected impervious surfaces areas of development and, where feasible, slow runoff and maximize on-site infiltration of runoff.
- ◆ Implement pollution prevention methods supplemented by source control and treatment control BMPs. Use small collection strategies located at, or as close as possible to, the source

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- (i.e., the point where water initially meets the ground) to minimize the transport of urban runoff and pollutants offsite and into an MS4.
- ◆ Preserve, and where possible, create or restore areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones. Encourage land acquisition of such areas.
 - ◆ Limited disturbance of natural water bodies and natural drainage systems caused by development including roads, highways, and bridges.
 - ◆ Prior to making land use decisions, utilize methods available to estimate increases in pollutant loads and flows resulting from projected future development. Require incorporation of appropriate BMPs to mitigate the projected increases in pollutant loads and flows.
 - ◆ Avoid development of areas that are particularly susceptible to erosion and sediment loss; or establish development guidance that identifies these areas and protects them from erosion and sediment loss.
 - ◆ Reduce pollutants associated with vehicles and increasing traffic resulting from development.
 - ◆ Post-development runoff from a site shall not contain pollutant loads that cause or contribute to an exceedance of receiving water quality objectives and which have not been reduced to the MEP.

It should be noted that in some cases, these concepts are better addressed in other areas of Development Planning such as in the CEQA process or through the conditioning of a project in the development review process. Further, many Permittees within the SAR and SMR have incorporated the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) into their general plan. The MSHCP addresses many of the concepts identified in the Third-term MS4 Permits. The MSHCP requires the conservation of over 500,000 acres of new land within the County, including significant lands adjacent to or encompassing receiving waters such as the San Jacinto River, Santa Ana River, and Santa Margarita River, including tributaries. The plan transfers approximately 1,000,000 acres of existing conservation lands to a specified land conservancy. The MSHCP also finds that participating Permittee's existing general plans, zoning ordinances and polices include measures capable of implementing the following planning concepts consistent with the Third-term MS4 Permit considerations identified above:

- ◆ Measures to ensure that the quality and quantity of runoff discharged to MSHCP conservation areas is not altered in any adverse way when compared to existing drainage conditions;
- ◆ Measures to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP conservation areas; and
- ◆ Measures to require stormwater systems to be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within MSHCP conservation areas.

When reviewing the General Plan in the future, special attention will be given to how the elements address the potential impacts of Urban Runoff on Receiving Waters. The Co-Permittees will keep in mind the following questions during this review, which may trigger the need for specific Urban Runoff

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pollution protection policies in various elements of their General Plan either as new policies and objectives or amended text to existing policies and objectives:

- ◆ Are there sensitive Receiving Waters in or downstream of the jurisdiction?
- ◆ Are there existing or proposed Total Maximum Daily Loads (TMDLs) or other such regulations pertaining to receiving waters within the jurisdiction?
- ◆ Are major Development Projects expected?
- ◆ Are major new infrastructure projects anticipated (e.g. roads, sewer, flood control, storm drains)?
- ◆ Is Urban Runoff affecting recreational use of water bodies within the jurisdiction?

If a Co-Permittee initially determines that elements of their General Plan do not adequately consider watershed protection principles and objectives for managing Urban Runoff, the need for and the extent of revisions to the General Plan should be coordinated with its legal counsel. If a Co-Permittee, in consultation with its legal counsel, determines that it needs to amend elements of its General Plan to incorporate watershed and Urban Runoff management policies, goals or objectives, the Co-Permittee will develop a work plan and schedule for the General Plan amendment(s). In revising elements of the General Plan, associated maps will be revised, as necessary, to reflect location-specific watershed protection/Urban Runoff quality management policies, and eliminate conflicts among land use districts, permitted land uses, and Urban Runoff-specific goals and policies. For further reference, the Co-Permittees may review the sample general plan amendment text and sample urban runoff water quality general plan element outlined in Model Urban Runoff Program, A How to Guide for Developing Urban Runoff Programs for Small Municipalities (City of Monterey, et al, July 1998). This document can be viewed or downloaded at <http://www.waterboards.ca.gov/stormwtr/murp.html>.

Should a Co-Permittee amend elements of its General Plan, the Co-Permittee will provide the draft General Plan amendments to the Regional Board for comment.

6.3 CEQA ENVIRONMENTAL REVIEW PROCESS

6.3.1 CEQA Initial Study Process

The Third-term MS4 Permits required the Permittees to review their CEQA processes to ensure that Urban Runoff issues are properly considered and addressed. Where necessary, the processes were revised to consider and mitigate impacts to Urban Runoff quality and Receiving Waters.

Santa Ana Region Specific Elements

The Third-term SAR MS4 Permit (Section VIII.8.A.8) identifies the following potential impacts to be considered during the CEQA process:

- ◆ Potential impact that construction of the project may have on Urban Runoff.
- ◆ Potential impact that operation of the project may have on Urban Runoff.

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- ◆ Potential for discharge of pollutants in Urban Runoff from areas identified within the project site to be used for material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas.
- ◆ Potential for pollutants in Urban Runoff discharged from a project site that may affect the beneficial uses of the Receiving Waters.
- ◆ Potential for significant changes in the flow velocity or volume of Urban Runoff from a project site that would result in environmental harm.
- ◆ Potential for significant increases in erosion of a project site or surrounding areas.

Santa Margarita Region Specific Elements

The Third-term SMR MS4 Permit (Section F.3) identifies the following potential impacts to be considered during the CEQA process:

- ◆ Could the proposed project result in increased impervious surfaces and associated increased runoff? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen demanding substances, and trash).
- ◆ Could the proposed project result in significant alteration of receiving water quality during or following construction?
- ◆ Could the proposed project result in increased impervious surfaces and associated increased runoff?
- ◆ Could the proposed project create significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?
- ◆ Could the proposed project result in increased erosion downstream?
- ◆ Is the project tributary to an already impaired water body, as listed on the CWA section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?
- ◆ Is the project tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?
- ◆ Could the proposed project have a potentially significant environmental impact on surface water quality of marine, fresh, or wetland waters?
- ◆ Could the proposed project have a potentially significant adverse impact on groundwater quality?
- ◆ Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?
- ◆ Can the project impact aquatic, wetland, or riparian habitat?

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These Urban Runoff pollution issues have been considered in the Initial Study process (project application form and checklist) and in the preparation and reviews of Environmental Impact Reports (EIRs) discussed in the subsections that follow.

6.3.1.1 Project Application Form

The current project application form contained in Appendix L (CEQA Guidelines, State of California Office of Planning and Research, February 2001) is used by nearly all the Permittees in their environmental review process. The CEQA Guidelines identify specific questions about the project to help environmental planners assess the potential for significant environmental impacts. However, there are no specific project description questions that help characterize the potential for impacts associated with Urban Runoff. For this reason, each Permittee has reviewed their existing project application forms and, as necessary, has revised their application form to include line items for:

- ◆ Expected percent change in pervious surface area of the site; and
- ◆ Submittal of preliminary project-specific Water Quality Management Plan (WQMP), if applicable, (along with required submittal of other development plans).

6.3.1.2 Initial Study Checklist

The current Initial Study Checklist contained in Appendix M [CEQA Guidelines, State of California Office of Planning and Research, February 2001] is also used by nearly all Permittees in their environmental review process. This Initial Study Checklist contains the following considerations under the environmental impact category “Hydrology and Water Quality (Section VIII)”:

Would the project:

- a) Violate any water quality standards or waste discharge requirements?
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?
- e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f) Otherwise substantially degrade water quality?
- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?

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- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j) Inundation by seiche, tsunami, or mudflow?

The Permittees have concluded that considerations of potential impacts associated with Urban Runoff are generally covered in questions a) through f) of the Initial Study Checklist (Appendix M), but with less specificity than the questions provided in the Third-term MS4 Permits. To ensure that issues related to Urban Runoff are thoroughly considered in completing the Initial Study Checklist, the Permittees have reviewed the Initial Study checklist and made appropriate changes. The Permittees have considered adding the following question to the Hazardous and Hazardous Materials Section (Section VII) or Utilities and Service Systems Section (Section XVI) of the Initial Study Checklist used for projects within their jurisdiction:

“Would the project include new or retrofitted stormwater Treatment Control BMPs, (e.g. water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors and odors)?”

Further, to promote the consideration of the various impacts related to Urban Runoff, the Permittees may provide the list of permit considerations specified in the Third-term SAR (Section VIII.A.8) and SMR (Section F.3) MS4 Permits to:

- ◆ Environmental planning staff for use in preparing and reviewing CEQA documents for internal city/county projects and when reviewing CEQA documents prepared by the private sector
- ◆ Consultants and other members of the private sector for use in preparing CEQA documents
- ◆ Project applicants during the CEQA preliminary review process
- ◆ Participants attending training related to the requirements of the Third-term MS4 Permit, the DAMP, or the WQMP.

6.3.2 Environmental Review Guidance for CEQA Initial Studies and CEQA Document Preparation and Review

In evaluating the questions in Section VIII, Hydrology and Water Quality, of the CEQA Initial Study Checklist (or any additional questions added in response to provisions of the Third-term MS4 Permits), the Permittees may use the guidance provided in Appendix N of this DAMP. The guidance provided in Appendix N may also be used for the preparation or review of CEQA documents including Negative Declarations, Mitigated Negative Declarations and EIRs.

6.4 DEVELOPMENT PROJECT REVIEW, APPROVAL, AND PERMITTING

6.4.1 Project Review, Approval, and Permitting Process Overview

Development Projects³⁵ submitted to the SAR Co-Permittees after December 31, 2004 are conditioned to require the preparation, review, and approval of a project-specific WQMP. Development Projects under the jurisdiction of the SMR Co-Permittees that do not have Conditions of Approval or Tentative Tract, Subdivision, or Parcel map approval by July 13, 2005 are conditioned to require the preparation, review, and approval of a project-specific WQMP. Other development projects are required to incorporate site design, source control, and/or treatment control BMPs through Co-Permittee Conditions of Approval or permit conditions. This section describes the processes for incorporating post-construction (permanent) BMPs into the development project review, approval, and permitting process. This section also describes modifications to conditions of approval and plan check processes to assure consistency with the requirements of the Third-term MS4 Permits.

6.4.2 Identifying Development Projects Requiring a Project-Specific WQMP

To ensure that Development Projects are identified as early in the planning process as possible, the Permittees utilize a checklist to document the determination as to whether a project requires a project-specific WQMP or not. Example checklists that may be used by the Co-Permittees for this purpose are shown in Figure 6-2a and Figure 6-2b, the SAR and the SMR, respectively.

6.4.3 Development Projects

For Development Projects³⁶ submitted to the SAR Co-Permittees after December 31, 2004 are conditioned to the project applicant is required to prepare a project-specific WQMP that is in conformance with the Riverside County Water Quality Management Plan for Urban Runoff (a copy of which is included as Appendix O), prior to issuance of the first permit. For Development Projects under the jurisdiction of the SMR Co-Permittees that do not have Conditions of Approval or Tentative Tract, Subdivision, or Parcel map approval by July 13, 2005, the project applicant is required to prepare a project-specific WQMP that is in conformance with the Riverside County Water Quality Management Plan for Urban Runoff, prior to issuance of the first permit. At its discretion, a Co-Permittee may require a project-specific WQMP for projects prior to these implementation dates. The primary objective of the Riverside County Water Quality Management Plan for Urban Runoff, through application of Site Design, Source Control, and Treatment Control BMPs on a project-specific and/or sub-regional or regional basis, is to ensure that the land use approval and permitting process of each Co-Permittee will minimize the impact of Urban Runoff.

Since some Development Projects are subject to discretionary approval during the planning phase (land use entitlement) and ministerial approval for subsequent grading or building permits, project applicants may be required to submit a preliminary project-specific WQMP for discretionary project approval (land use entitlement). The level of detail in a preliminary project-specific WQMP submitted during the land use entitlement process depends upon the level of detail known about the overall project design at the

³⁵ “Development Projects” refers to “Priority Projects” as defined in Section F.2.b.1 of the SMR MS4 Permit or “New Development and Significant Redevelopment” as defined in Section VIII.B.1 of the SAR MS4 Permit.

³⁶ Ibid.

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time project approval is sought. Project applicants are required to submit for Co-Permittee review and approval, a final project-specific WQMP that is in substantial conformance with the preliminary project-specific WQMP prior to the issuance of any building or grading permit.

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Figure 6-2a. Checklist – Projects Requiring Project-Specific WQMPs, Santa Ana Region

**Checklist for Identifying Projects Requiring a Project-Specific WQMP
within the Santa Ana Region**

Project File No.	
Project Name:	
Project Location:	
Project Description	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety		
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.		
Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.		
Automotive repair shops [Standard Industrial Classification (SIC) codes ² 5013, 7532, 7533, 7534, 7537, 7538, and 7539].		
Restaurants (SIC code 5812) where the project site is 5,000 square feet or more.		
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.		
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed..		
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.		

- 1 Land area is based on acreage disturbed.
- 2 Descriptions of SIC codes can be found at <http://www.osha.gov/pls/mis/sicsearch.html>.
- 3 The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BP1an.pdf.
- 4 The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

Any question answered "YES" —> Project requires a project-specific WQMP.

All questions are answered "NO" —> Project requires incorporation of Site Design BMPs and Source Control BMPs imposed through Conditions of Approval or permit conditions.

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Figure 6-2b. Checklist – Projects Requiring Project-Specific WQMPs, Santa Margarita Region

**Checklist for Identifying Projects Requiring a Project-Specific SUSMP
within the Santa Margarita Region**

Project File No.	
Project Name:	
Project Location:	
Project Description	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]		
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.		
Commercial development greater than 100,000 square feet. Defined as any development on <u>private land</u> that is <u>not</u> for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.		
Automotive repair shops. Includes facilities characterized by any one of the following Standard Industrial Classification (SIC) codes ¹ : 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, or 7539.		
Restaurants. A facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].		
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.		
Environmentally Sensitive Areas (ESAs)². All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Parking lots of 5,000 square feet or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.		
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.		
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.		

¹ Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

² Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multi-Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/nwqcb9/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

Any question answered "YES" —> Project requires a project-specific WQMP.

All questions are answered "NO" —> Project requires incorporation of Site Design BMPs and Source Control BMPs imposed through Conditions of Approval or permit conditions.

6.4.4 Other Development Projects

The Co-Permittees require Other Development projects (projects that are not Development Projects) to incorporate Site Design BMPs and Source Control BMPs, as applicable and feasible, into project plans through conditions of approval or building/grading permit conditions. For Other Development projects that directly discharge Urban Runoff to Receiving Waters listed as impaired on the State Board’s 303(d) List, project-specific and/or sub-regional or regional Treatment Control BMPs may be required on a case-by-case basis. A summary of the BMP requirements for Other Development projects is shown in Table 6-1. Brief descriptions of Site Design BMPs and Source Control BMPs are provided in Appendix O, the Riverside County Water Quality Management Plan for Urban Runoff, Sections 4.5.2.1 and 4.5.2.2, respectively.

Table 6-1. Summary of BMPs for Other Development Projects

BMP Category		Applicable Projects
Site Design BMPs (See Appendix O, Section 4.5.1)		Required for all Other Development projects, to the extent applicable and feasible.
Source Control BMPs	Non-Structural BMPs (See Appendix O, Section 4.5.2.1)	Required for all Other Development projects. <ul style="list-style-type: none"> • Education/Training for Property Owners, Operators, Tenants, Occupants, or Employees • Activity Restrictions • Irrigation System and Landscape Maintenance • Common Area Litter Control • Street Sweeping Private Streets and Parking Lots • Drainage Facility Inspection and Maintenance
	Structural BMPs (See Appendix O, Section 4.5.2.2)	Required for all Other Development projects that incorporate the target project features. <ul style="list-style-type: none"> • MS4 Stenciling and Signage • Landscape and Irrigation System Design • Protection of Slopes and Channels • Provide: <ul style="list-style-type: none"> – Community Car Wash Racks – Wash Water Controls for Food Preparation Areas • Properly Design and Maintain: <ul style="list-style-type: none"> – Fueling Areas – Air/Water Supply Area Drainage – Trash Storage Areas – Loading Docks – Maintenance Bays – Vehicle and Equipment Wash Areas – Outdoor Material Storage Areas – Outdoor Work Areas or Processing Areas
Treatment Control BMPs: Project-Specific, Regional, or Sub-Regional (See Appendix O, Sections 4.5.3 and 5.0)		May be required on a case-by-case basis for Other Development projects that discharge Urban Runoff to Receiving Waters listed as impaired on the State Board’s 303(d) List.

6.4.5 Conditions of Approval

The Permittees have reviewed and revised their standard conditions of approval to ensure that the standard conditions are not in conflict with any provisions of the Third-term MS4 Permits, the DAMP, the General Permit-Construction, the San Jacinto Watershed General Permit for Storm Water Discharges Associated with Construction Activity, the General Permit-Industrial, and adopted Total Maximum Daily Load allocations within their jurisdiction. For example, a condition requiring “sweeping or washing public access points within 30 minutes of dirt deposition” should be revised to specify that “washing” must include capture and proper disposal of all wash water.

To minimize the short-term and long-term impacts of Urban Runoff on Receiving Water quality from Development Projects and Other Development projects, Permittees have reviewed and will revise, or supplement their standard conditions of approval or building/grading permit conditions that may be used for projects to include the following conditions or the equivalent, as deemed appropriate:

- ◆ Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under California’s General Permit for Stormwater Discharges Associated with Construction Activity (or the San Jacinto Watershed General Permit for Storm Water Discharges Associated with Construction Activity) by providing a copy of the Notice of Intent (NOI) submitted to the State Board (or the Santa Ana or San Diego Regional Boards) and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) number or other proof of filing.
- ◆ Projects that must comply with either the statewide General Permit for Storm Water Discharges Associated with Construction Activity or the San Jacinto Watershed General Permit for Storm Water Discharges Associated with Construction Activity shall prepare and implement a stormwater pollution prevention plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for review upon request.
- ◆ Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - Demonstrate that all structural BMPs have been constructed and installed in conformance with approved plans and specifications; and
 - Demonstrate that applicant is prepared to implement all non-structural BMPs included in the conditions of approval or building/grading permit conditions.
- ◆ For industrial facilities subject to California’s General Permit for Stormwater Discharges Associated with Industrial Activity as defined by Standard Industrial Classification (SIC) code, prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall demonstrate that coverage has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Board and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing.

Santa Margarita Region Specific Elements

Grading during the wet season should be limited and scheduled to coincide with seasonal dry weather periods to the extent feasible. Grading during the wet season should identify additional BMPs for rain events that may occur as necessary for compliance with the Third-term SMR MS4 Permit.

These and other conditions of approval applicable to Development Projects are provided in Section 2.2 of the Riverside County Water Quality Management Plan for Urban Runoff (Appendix O).

6.4.6 Review and Approval of Project-Specific WQMPs

Project-specific WQMPs may be submitted as “preliminary” during the discretionary or land use entitlement phase depending upon the level of detail known about the overall project design at the time project approval is sought. However, prior to issuance of grading or building permits, the project applicant must submit the final project-specific WQMP for review and approval by the Co-Permittee. The review and approval of a final project-specific WQMP is one of the last critical points at which a Permittee can impose conditions or standards that will minimize the impacts of Urban Runoff. To assist the Co-Permittees in conducting thorough and consistent reviews of project-specific WQMPs, the Co-Permittees utilize a WQMP Review Checklist. An example WQMP Review Checklist is included as Appendix P.

When reviewing project-specific WQMPs submitted for approval, Co-Permittees assess the potential project impacts on Receiving Waters and ensure that the project-specific WQMP adequately identifies such impacts, including all pollutants and hydrologic conditions of concern. The Co-Permittees examine the identified BMPs, as a whole, to ensure that they address the pollutants and conditions of concern identified within the project-specific WQMP. The project-specific WQMP is a project planning level document and as such is not expected to contain final BMP design drawings and details (these will be in the construction plans). However, the project-specific WQMP must identify and denote the location of selected structural BMPs, provide design parameters including hydraulic sizing of treatment BMPs and convey final design concepts. BMP fact sheets can be used in conjunction with project-specific design parameters and sizing to convey design intent. BMP fact sheets typically contain detailed descriptions of each BMP, applications, advantages/disadvantages, design criteria, design procedure, and inspection and maintenance requirements to ensure optimal performance of the BMPs

6.4.7 Plan Check: Issuance of Grading or Building Permits

6.4.7.1 Standard Notes for Plans

Prior to the issuance of a grading or building permit, Permittees require the applicant to include on the plans the following notes (or notes of substantially similar intent) that address pollution prevention to the MEP during the construction phase of a project on a year-round basis:

- ◆ Erosion control BMPs shall be implemented and maintained to minimize and/or prevent the entrainment of soil in runoff from disturbed soil areas on construction sites.

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- ◆ Sediment control BMPs shall be implemented and maintained to prevent and/or minimize the transport of soil from the construction site.
- ◆ Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- ◆ Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented to eliminate or reduce transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- ◆ Runoff from equipment and vehicle washing shall be contained at construction sites and must not be discharged to receiving waters or the local storm drain system.
- ◆ All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- ◆ At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- ◆ Construction sites shall be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Discharges other than stormwater (non-stormwater discharges) are prohibited, except as authorized by an individual NPDES permit, the statewide General Permit-Construction, or the San Jacinto Watershed General Permit for Storm Water Discharges Associated with Construction Activity. Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives, and asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning; and super-chlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- ◆ Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited. Discharging non-contaminated groundwater produced by dewatering activities may require a National Pollutant Discharge Elimination System (NPDES) permit issued by the Santa Ana or San Diego Regional Board.
- ◆ Construction sites shall be managed to minimize the exposure time of disturbed soil areas through phasing and scheduling of grading to the extent feasible and the use of temporary and permanent soil stabilization.
- ◆ BMPs shall be maintained at all times. In addition, BMPs shall be inspected prior to predicted storm events and following storm events.

6.4.7.2 Plan Check for Development Projects

Construction plans submitted by the applicant for plan check must incorporate the structural BMPs identified in the approved final project-specific WQMP. Once a Development Project³⁷ reaches the plan check phase, the project applicant should have an approved final project-specific WQMP in accordance with Section 2.2 of the Riverside County Water Quality Management Plan for Urban Runoff (Appendix O).

To gain an understanding of the water quality issues and structural BMPs required, Co-Permittees review the relevant CEQA documentation (including the Mitigation Monitoring and Reporting Program) if applicable, the conditions of approval, and the project-specific WQMP as part of the plan check process. Construction plans are reviewed for consistency with the project-specific WQMP. If the selected BMPs were approved in concept during the land use entitlement process, the applicant is required to submit detailed construction plans showing locations and design details of all BMPs that are in substantial conformance with the preliminary approvals. The construction plans are reviewed to assure that the plans are consistent with the BMP design criteria and guidance provided in Appendix O, the Riverside County Water Quality Management Plan for Urban Runoff.

6.4.7.3 Plan Check for Other Development Projects

For Other Development projects (projects that do not qualify as Development Projects), applicants will typically submit a grading or building permit application with construction plans that incorporate the BMPs (Site Design and Source Control) required by the conditions of approval.

6.4.8 Permit Closeout, Certificates of Use, and Certificates of Occupancy

The end of the construction phase is typically accompanied by the close out of permits and issuance of certificates of use and/or occupancy. The Co-Permittees use this juncture to assure satisfactory completion of all requirements in a project-specific WQMP or the conditions of approval for Other Development projects by requiring the applicant to demonstrate, where applicable, that:

- ◆ All structural BMPs have been constructed and installed in conformance with approved plans and specifications;
- ◆ A mechanism or agreement acceptable to the Co-Permittee has been executed for the long-term funding and implementation, operation, maintenance, repair, and/or replacement of BMPs;
- ◆ The applicant is prepared to implement all non-structural BMPs;
- ◆ An adequate number of copies of the project-specific WQMP, if applicable, are available onsite; and
- ◆ Industrial facilities subject to California’s General Permit for Stormwater Discharges Associated with Industrial Activity as defined by Standard Industrial Classification (SIC) code provide proof of coverage by providing a copy of the Notice of Intent (NOI) submitted to the State Board and/or a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number.

³⁷ “Development Projects” refers to “Priority Projects” as defined in Section F.2.b.1 of the SMR MS4 Permit or “New Development and Significant Redevelopment” as defined in Section VIII.B.1 of the SAR MS4 Permit.

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BMPs for Development Projects and Other Development projects cannot be considered effective unless a mechanism is in place to provide for long-term reliability, which is achieved through proper implementation, operation, and maintenance. Therefore, once construction of a project is complete, assurance is required for the long-term implementation, operation and maintenance of BMPs, and most particularly for Treatment Control BMPs.

The responsibility for implementation, operation, and maintenance of BMPs may be with a private entity or a public agency (for example, a Permittee) under various arrangements and with various funding sources. The responsibility to provide for the long-term implementation, operation, and maintenance of BMPs associated with Development Projects or Other Development projects may:

- ◆ Remain with a private entity (property owner, home owners association, etc.); or
- ◆ Be transferred to a public entity (e.g., a city, county, special district, etc.) through dedication of the property; or
- ◆ Be transferred to a public entity, or another private party through a contract.

Following satisfactory inspection, the Permittee may accept structural BMPs within public right-of-ways, and may accept structural BMPs on land dedicated to public ownership. Upon acceptance, responsibility for operation and maintenance will transfer from the developer or contractor to the appropriate entity, including the funding mechanism identified in the approved final project-specific WQMP for Development Projects or the conditions of approval or building/grading permit conditions for Other Development projects.

If a property owner or a private entity retains or assumes responsibility for implementation, operation, and maintenance of BMPs, the Permittee require an agreement that can take the form of:

- ◆ A Covenant and Agreement recorded with the County Recorder,
- ◆ A Home Owners Association or Property Owners Association Covenants, Codes, and Restrictions,
- ◆ The formation of, or annexation to, a maintenance district or assessment district, or
- ◆ Other instrument sufficient to guarantee long-term implementation, operation, and maintenance of BMPs.

Examples of requirements for typical maintenance mechanisms and a sample of a Covenant and Agreement are provided in Appendix O (Riverside County Water Quality Management Plan for Urban Runoff, Exhibits E and F, respectively).

6.5 TRAINING

6.5.1 Educational Program for Developers and Contractors

The Riverside County Water Quality Management Plan contains the legal, administrative, and technical information needed to acquaint developers and contractors with the requirements for post construction BMPs in Development Projects. It also provides information relevant and useful to Other Development

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projects. The Co-Permittees make the approved Riverside County Water Quality Management Plan for Urban Runoff available as part of the review process for project planning and permitting. The Permittees may also coordinate with the University Extension and other groups to provide training to the property owners, developers, builders, architectural and engineering firms, planning firms, etc.

6.5.2 Training Programs for Municipal Development Planning Staff

Co-Permittee staff responsible for implementing development planning requirements receive annual training regarding the following topics:

- ◆ Federal, state and local water quality laws and regulations applicable to development projects,
- ◆ The connection between land use decisions and short and long-term water quality impacts; and
- ◆ How impacts to receiving water quality resulting from development can be minimized via the WQMP process.

The Permittees have developed a PowerPoint presentation that can be provided to municipal development planning staff.

Co-Permittee staff responsible for conducting development planning may also attend other Permittee sponsored training, training sponsored by industry associations (e.g., Building Industry Association, American Society of Civil Engineers, etc.), the California Storm Water Quality Association, or training sponsored by other entities in lieu of Permittee sponsored training. The Permittees individually maintain a log of trained staff and type of training, and then include this information in the Annual Reports.

APPENDIX P
Project-Specific WQMP Checklist

Water Quality Management Plan Checklist

The purpose of this checklist is to provide a format for uniform, comprehensive, and well-documented reviews of the Water Quality Management Plans (WQMPs) submitted by project applicants. The completed checklist should be transmitted to the project applicant with the project WQMP. A copy of the completed checklist should be retained with the project planning/permitting file.

Planning Project/Design Review Number: _____

Project Name: _____

Project Address: _____

First Review

WQMP Received on: _____

Review Completed on: _____

Second Review

WQMP Received on: _____

Review Completed on: _____

Third Review

WQMP Received on: _____

Review Completed on: _____

Signature of Reviewer: _____

Date: _____

WQMP REQUIREMENT	Requirement Satisfied?		
	Yes	No	N/A
Title Page			
The Title Page includes the following:			
Name of project			
Tract, Parcel, or Use number			
Design Review number			
Owner/Developer name			
Owner/Developer address & telephone number			
Consulting/Engineering firm that prepared WQMP			
Consulting/Engineering firm address & phone number			
Name and title of preparer			
Date WQMP was prepared/revised			
Owner's Certification			
A signed certification statement, in which the project owner acknowledges and accepts the provisions of the WQMP, follows the title page.			
Table of Contents			
Includes a Table of Contents, including a list of all figures and appendices.			
Section I, Project Description			
Does the project description completely and accurately describe where facilities will be located, what activities will be conducted and where, what kinds of materials and products will be used and/or stored, how and where materials will be delivered, and what kinds of wastes will be generated?			
Identifies the project owner and WQMP preparer.			
Identifies project location including: <ul style="list-style-type: none"> • Site address; • Planning area/community name; • APN number(s); • Thomas Bros. map pages and corresponding grid(s); • Project watershed and sub-watershed. 			
Provides project size to the nearest 1/10 acre.			
Provides Standard Industrial Classification (SIC) Code which best describes the facilities operations?			
Indicates whether a Home Owner's Association or Property Owner's Association will be formed.			
Identifies additional permits/approvals required for the project including: <ul style="list-style-type: none"> • State Department of Fish and Game, 1601 Streambed Alteration Agreement; • State Water Resources Control Board, Clean Water Act (CWA) section 401 Water Quality Certification; • US Army Corps of Engineers, CWA section 404 permit; • US Fish and Wildlife, Endangered Species Act section 7 biological opinion. 			
Section II, Site Characterization			
Identifies land use designation or zoning.			
Identifies current property use.			
Identifies the availability of s soils report. (Note: A soils report is required if infiltration BMPs are utilized.)			

WQMP REQUIREMENT	Requirement Satisfied?		
	Yes	No	N/A
Identifies the availability of a Phase 1 Site Assessment. (Note: If prepared, a remediation summary and use restrictions must be attached.)			
Receiving waters have been identified including: <ul style="list-style-type: none"> • 303(d) list impairments; • Designated beneficial uses; • Proximity to RARE beneficial use. 			
Section III. Pollutants of Concern			
Identifies potential pollutants associated with Urban Runoff from the proposed project and compares them with pollutants identified as causing an impairment of Receiving Waters, if any.			
Identifies the presence of legacy pesticides, nutrients, or hazardous substances in the site's soils as a result of past uses, if applicable.			
Section IV. Hydrologic Conditions of Concern			
Indicates whether Condition A, B or C exempts the project specific WQMP from addressing the issue of Hydrologic Conditions of Concern.			
If the project is not exempt, demonstrates that discharge flow rates, velocities, durations, and volumes from a 2-year and 10-year, 24-hour rainfall event will not significantly impact downstream erosion or stream habitat.			
Section V. Best Management Practices			
<i>V1. Site Design BMPs</i>			
Table 1. Site Design BMPs, is complete.			
Provides narrative describing which site design concepts were incorporated into the project plans.			
If a particular Site Design BMP concept is found to be not applicable, provides a brief explanation as to why the concept cannot be implemented.			
Provides narrative describing how each individual BMP will be implemented and maintained including inspection and maintenance frequency, inspection criteria and the responsible entity or party.			
<i>V2. Source Control BMPs</i>			
Table 2. Source Control BMPs, is complete.			
Provides narrative describing how each individual BMP will be implemented and maintained including inspection and maintenance frequency, inspection criteria and the responsible entity or party.			
<i>V3. Treatment Control BMPs</i>			
Table 3. Treatment Control BMPs is complete.			
Provides detailed descriptions on the location, implementation (including sizing criteria), installation, and long-term O&M of planned Treatment Control BMPs.			
Provides a copy of the property/project soils report if infiltration-based Treatment Control BMPs are utilized.			
<i>V4. Equivalent Treatment Control Alternatives</i>			
Provides narrative describing equivalent treatment control alternatives or states "not applicable".			

WQMP REQUIREMENT	Requirement Satisfied?		
	Yes	No	N/A
<i>V5. Regionally-Based Treatment Control BMPs</i>			
Provides narrative describing regionally-based treatment control BMPs or states "not applicable".			
Section VI. Operation and Maintenance Responsibility for Treatment Control BMPs			
Identifies each BMP that requires O&M.			
Provides a thorough description of O&M activities, the O&M process, and the handling and placement of any wastes.			
Provides BMP start-up dates.			
Provides a schedule of the frequency of O&M for each BMP.			
Identifies the parties responsible for O&M and provides a written agreement with the entities responsible for O&M.			
Identifies self-inspection and record-keeping requirements for BMPs including responsible parties.			
Provides thorough description of water quality monitoring, if applicable.			
Section VII. Funding			
Identifies the funding source(s) for the operation and maintenance of each Treatment Control BMP.			
Appendix A			
Includes a complete copy of the final Conditions of Approval.			
Appendix B			
Includes a Vicinity Map identifying the project site and surrounding planning areas in sufficient detail to allow plotting on base mapping.			
Includes a Site Plan depicting the following project features:			
Location and identification of all structural BMPs, including Treatment Control BMPs.			
Landscaped areas.			
Paved areas and intended uses.			
Number and type of structures and intended uses.			
Infrastructure that will revert to public agency ownership and operation.			
Location of existing and proposed public and private storm drainage facilities including catch basins and other inlet/outlet structures. (Existing and proposed drainage facilities should be clearly differentiated.)			
Location(s) of Receiving Waters to which the project directly or indirectly discharges.			
Location of points where onsite (or tributary offsite) flows exit the property/project site.			
Proposed drainage areas boundaries, including tributary offsite areas, for each location where flows exits the property/project site. (Each tributary area should be clearly denoted.)			
Pre- and post-project topography.			
Appendix C			
Includes supporting detail (i.e., engineering studies, calculations, and reports) related to Hydraulic Conditions of Concern, if applicable.			
Appendix D			
Includes copies of the educational materials that will be used in implementing the project-specific WQMP.			

WQMP REQUIREMENT	Requirement Satisfied?		
	Yes	No	N/A
Appendix E			
Includes the required Soils Report if infiltration BMPs are proposed.			
Appendix F			
Includes supporting engineering calculations for Treatment Control BMP sizing and Treatment Control BMP design details.			
Appendix G			
Includes copies of the CC&Rs, Covenant and Agreements, and/or other mechanisms used to ensure the ongoing operation, maintenance, funding, transfer and implementation of the project-specific WQMP requirements.			
Appendix H			
Includes a Phase 1 Environmental Site Assessment - Summary of Site Remediation Conducted and Use Restrictions, if applicable.			

WQMP REVIEW COMMENTS

The following is a summary of major comments and/or questions relative to this project-specific WQMP: