

PROCESS OVERVIEW MODULE

Project WQMP Preparation and Review (Private Development)



New Development and Significant Redevelopment Program
Roll-out Training

July 2011

Training MODULES

Introductory Modules

Overall Program Documents	Model WQMP	Technical Guidance Document	WQMP Template and Non-Priority Project Plan
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Process Overview Modules

Development of LIPs/SSMPs	Project WQMP Preparation and Review (Private Project)	Project WQMP Preparation and Review (Public Project)
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Technical Focus Modules

Level of Detail in Conceptual/Preliminary and Project WQMPs	Site and Watershed Assessment	BMP Selection and Prioritization	BMP Sizing and Hydrologic Analysis	LID Feasibility Criteria	Regional BMPs, Watershed-Based Plans, and Alternative Compliance Options	BMP Selection and Sizing Consideration for Green Streets Projects
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Agenda

- Conceptual or Preliminary WQMP Preparation (WQMP Template)
- Final Project WQMP Preparation and Submittal
- Project Approval

Conceptual or Preliminary WQMP Preparation (WQMP Template)



Pollution Hotline



Stormwater Program



Watersheds



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Who We Are

Conceptual/Preliminary Project WQMP Purpose

- Used during the land use entitlement process or as part of a project application for discretionary project approval
- Provides documentation to support a checklist for an Initial Study and Negative Declaration or Mitigated Negative Declaration, or can serve as the basis for the water quality section of an EIR
- Demonstrates that the MEP standard is being met

Review of Conceptual/ Preliminary Project WQMP

- Local jurisdiction staff will:
 - ◆ Review and evaluate the Conceptual / Preliminary Project WQMP for general acceptance and conceptual or preliminary approval
 - ◆ Offer guidance toward plan elements necessary for approval of the full Project WQMP
- Supports the CEQA process
- Required prior to final discretionary planning action

Conceptual/Preliminary WQMP Sections (WQMP Template)

- Certification
- I - Discretionary Permit(s) and Water Quality Conditions
- II - Project Description
- II - Site Description
- IV - Best Management Practices (BMPs)
- V - Inspection/Maintenance Responsibility for BMPs
- VI - Site Plan and Drainage Plan
- VII - Educational Materials

Certification

Project Owner's Certification			
Permit/Application No.		Grading Permit No.	
Tract/Parcel Map No.		Building Permit No.	
CUP, SUP, and/or APN (Specify Lot Numbers if Portions of Tract)			

Owner:			
Title			
Company			
Address			
Email			
Telephone #			
Signature		Date	

Template – 2nd Page

Conceptual/Preliminary WQMP

- Local project identifier and description
- Application Number
- Tentative Tract Number
- Review Number
- Other Info

I - Conceptual Discretionary Permit(s) and Water Quality Conditions

Project Information	
Permit/Application No.	Tract/Parcel Map No.
Additional Information/ Comments:	
Water Quality Conditions	
Water Quality Conditions (list verbatim)	
Watershed-Based Plan Conditions	
Provide applicable conditions from watershed - based plans including WIHMPs and TMDLS.	

Template p. I-3

II - PROJECT DESCRIPTION

Project Description and Pollutants of Concern

Description of Proposed Project			
Development Category (Verbatim from WQMP):			
Project Area (ft ²):	Number of Dwelling Units: _____	SIC Code: _____	
Narrative Project Description:			
Project Area	Pervious Area	Impervious Area	Percentage
	Percentage	Percentage	
Pre-Project Conditions			
Post-Project Condition:			
Drainage Patterns/Connections			
Pollutants of Concern			
Pollutant	Circle One:		Additional Information and Comments
	E=Expected to be of concern	N=Not Expected to be of concern	
Suspended-Solid / Sediment	E	N	
Nutrients	E	N	
Heavy Metals	E	N	
Pathogens (Bacteria/Virus)	E	N	
Pesticides	E	N	
Oil and Grease	E	N	
Toxic Organic Compounds	E	N	
Trash and Debris	E	N	

Template p. III-4&5

Conceptual/Preliminary WQMP

- Preliminary site assessment information
- Most proximate and downstream receiving waters and any impairments
- POCs and Primary POCs, and the related conclusions
- Identification of any hydrologic conditions of concern and the supporting rationale

Hydrologic Conditions of Concern

- No – Show map
- Yes – Describe applicable hydrologic conditions of concern

Template p. III-6

Post Development Drainage Characteristics/Property Owner Management

- Describe post development drainage characteristics
- Describe property ownership/management

Template p. III-7

III – SITE DESCRIPTION

Site Description

Fill out table with relevant information and include information regarding BMP sizing, suitability, and feasibility, as applicable. Refer to Section 2.3.2 in the TGD.

Precipitation Zone	<input type="checkbox"/>
Topography	<input type="checkbox"/>
Drainage Patterns/Connections	<input type="checkbox"/>
Soil Type, Geology, and Infiltration Properties	<input type="checkbox"/>
Hydrogeologic (Groundwater) Conditions	<input type="checkbox"/>
Geotechnical Conditions (relevant to infiltration)	<input type="checkbox"/>
Off-Site Drainage	<input type="checkbox"/>
Utility and Infrastructure Information	<input type="checkbox"/>

Site Characteristics

Fill out table with relevant information. Refer to Section 2.3.1 in the TGD.

Planning Area/Community Name	<input type="checkbox"/>
Location/Address	<input type="checkbox"/>
Land Use	<input type="checkbox"/>
Zoning	<input type="checkbox"/>
Acreage	<input type="checkbox"/>
Predominant Soil Type	<input type="checkbox"/>

Physical Setting

Fill out table with relevant information and include information regarding BMP sizing, suitability, and feasibility, as applicable. Refer to Section 2.3.3 in the TGD.

Receiving Waters	<input type="checkbox"/>
303(d) Listed Impairments	<input type="checkbox"/>
Applicable TMDLs	<input type="checkbox"/>
Pollutants of Concern for the Project	<input type="checkbox"/>
Environmentally Sensitive and Special Biological Significant Areas	<input type="checkbox"/>

Watershed Description

Template p. III-8-9

Site Plan and Drainage Plan

- Project location
- Site boundary
- Land uses and land covers, as applicable
- Suitability/feasibility constraints
- Structural BMP locations

Site and Drainage Plan

- Site plan (tentative map, major project features, use exhibit, etc.) showing the following:
 - Direction of surface drainage, existing easements
 - Surface waters
 - Areas of known or potential hazards such as landfills, soil and groundwater contamination, Alquist-Priolo fault zones, etc
 - Other project features or activities that may generate pollutants

IV – BEST MANAGEMENT PRACTICES

IV – Best Management Practices

- Project performance criteria
- Site design and drainage plan
- LID BMP selection and conformance analysis
- Alternative compliance plan (if applicable)

Best Management Practices (BMPs)

- LID feasibility analysis
- Proposed LID BMP selection rationale and supporting details and calculations (or sub-regional/regional LID BMPs if applicable)
- Proposed hydromodification control BMPs and calculations
- Proposed treatment control BMPs and calculations
- Any proposed project specific credits or alternative compliance methods planned
- Preliminary Source Control BMP information

Project WQMP Preparation and Submittal



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Who We Are

Project WQMP Preparation and Submittal

- Include Owner's Certification
- Be consistent with Conceptual/Preliminary WQMP
- Include final details not covered in Preliminary/Conceptual WQMP
- Include inspection/maintenance responsibility for BMPs if not included with Preliminary/Conceptual BMP
- Submit to local jurisdiction for review

Inspection/Maintenance Responsibility for BMPs

- Proposed parties responsible for the long-term operation and maintenance of proposed BMPs
- Proposed funding mechanisms for the long-term operation and maintenance of the proposed BMPs

BMP Inspection/Maintenance			
BMP	Reponsible Party(s)	Inspection/Maintenance Activities Required	Minimum Frequency of Activities

Template p. V-24

Educational Materials

- Only attach materials specific to the project
- Refer to those available from [ocwatersheds.com](http://www.ocwatersheds.com)

Template p. VII-27

Education Materials			
Residential Material (http://www.ocwatersheds.com)	Check If Applicable	Business Material (http://www.ocwatersheds.com)	Check If Applicable
The Ocean Begins at Your Front Door	<input type="checkbox"/>	Tips for the Automotive Industry	<input type="checkbox"/>
Tips for Car Wash Fund-raisers	<input type="checkbox"/>	Tips for Using Concrete and Mortar	<input type="checkbox"/>
Tips for the Home Mechanic	<input type="checkbox"/>	Tips for the Food Service Industry	<input type="checkbox"/>
Homeowners Guide for Sustainable Water Use	<input type="checkbox"/>	Proper Maintenance Practices for Your Business	<input type="checkbox"/>
Household Tips	<input type="checkbox"/>	Other Material	Check If Attached
Proper Disposal of Household Hazardous Waste	<input type="checkbox"/>		
Recycle at Your Local Used Oil Collection Center (North County)	<input type="checkbox"/>		<input type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (Central County)	<input type="checkbox"/>		<input type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (South County)	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Maintaining a Septic Tank System	<input type="checkbox"/>		<input type="checkbox"/>
Responsible Pest Control	<input type="checkbox"/>		<input type="checkbox"/>
Sewer Spill	<input type="checkbox"/>		<input type="checkbox"/>
Tips for the Home Improvement Projects	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Horse Care	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Landscaping and Gardening	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Pet Care	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Pool Maintenance	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Residential Pool, Landscape and Hardscape Drains	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Projects Using Paint	<input type="checkbox"/>		<input type="checkbox"/>

Project Approval



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Who We Are

Project Review and Approval

- Review and approval by local jurisdiction staff – consistency with approved Preliminary/Conceptual WQMP
- Plan Check – Permittees may encourage (but not necessarily require) applicants to obtain approval of the project's final Project WQMP prior to submitting construction plans for plan check

Project Review and Approval

- Construction plans reviewed for conformity with the project's approved final Project WQMP
- Building or grading permits for Priority Projects will not be issued until the Project WQMP has been submitted and approved

Relationship between the site and the Project WQMP

- The Project WQMP will be stored within local jurisdiction files, and will continue with the property after the completion of the construction phase
- A local jurisdiction may require that the terms, conditions and requirements be recorded with the County Recorder's office by the property owner or any successive owner as authorized by the Water Quality Ordinance

Final Project WQMP

- Include Owner's Certification
- Fully address WQMP requirements
- Be consistent with Conceptual WQMP or
- It must be determined that changes do not affect water quality
- Describe details of alternative program (e.g. runoff mitigation fund or program) if applicable

Final Project WQMP

- Submitted to Permittees for review and approval
- Last critical point in which Permittees can impose conditions/standards
- Approval required before issuance of grading or building permits

QUESTIONS

