
OC PLANNING

Implementation of National Pollutant Discharge Elimination System (NPDES) Program

When is a WQMP required:

During project review, approval and permitting, the County shall require new development and significant redevelopment projects to address the quality and quantity of stormwater runoff through the incorporation of permanent (post-construction) BMPs in project design.

The County shall require project-specific Water Quality Management Plans (WQMPs) for all private and public projects that:

Qualify as one of the Priority Project Categories listed below:

- Residential Development of 10 or more units,
- Commercial and industrial development greater than 100,000 square feet including parking areas,
- Automotive repair shop (SIC Codes 5013, 5014, 5541, 7532-7534, and 7536-7539),
- Restaurant where the land area of development is 5,000 square feet or more including parking areas (SIC code 5812),
- For San Diego Region – Hillside development greater than 5,000 square feet,
- For Santa Ana Region – Hillside development on 10,000 square feet or more, which is located on areas with known erosive soil conditions or where natural slope is 25 percent or more,
- Impervious surface of 2,500 square feet or more located within, directly adjacent to (within 200 feet), or discharging directly to receiving water within Environmental Sensitive Areas,
- Parking lot area of 5,000 square feet or more, or with 15 or more parking spaces, and potentially exposed to urban runoff,
- For San Diego Region - Streets roads, highways and freeways which would create a new paved surface that is 5,000 square feet or greater,
- For Santa Ana Region – All significant redevelopment projects, where significant redevelopment is defined as an addition of 5,000 or more square feet of impervious surface on an already developed site, or when 5,000 or more square feet of soil is exposed during replacement construction.

For projects that do not qualify as one of the Priority Project Categories but meet one of the following criteria:

- Require discretionary action that will include a precise plan of development (see exemptions below),
- Require issuance of a non-residential plumbing permit.

Exemptions to WQMP submittal requirements:

The following are exempted from the submittal of a WQMP unless Planning and Development Services (PDS) determines that the construction may result in the discharge of significant levels of a pollutant into a tributary to the stormwater drainage system:

- A WQMP that complies with the Regional Boards' Orders that has been previously approved,
- Construction of a (one) single-family detached residence 5,500 square feet or less of interior space including garage,
- Improvements, for which a building permit is required, to a (one) single-family detached residence, that will result in a total of 5,500 square feet 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.

Definitions of "Significant Redevelopment:"

In the San Diego Region (south Orange County):

"Significant Redevelopment" means development that would create or add at least 5,000 square feet of impervious surfaces on an already developed site. Significant redevelopment includes but is not limited to:

- Expansion of a building footprint,
- Addition to or replacement of a structure,
- Replacement of an impervious surface that is not part of a routine maintenance activity,
- Land disturbing activities related with structural or impervious surfaces.

Replacement of impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed, exposing underlying soil during construction. Significant redevelopment does not include trenching and resurfacing associated with utility work; resurfacing and reconfiguring surface parking lots; new sidewalk construction, pedestrian ramps, or bike lane on public and private existing roads; and replacement of damaged pavement.

Significant redevelopment falls into one of several categories:

- Following redevelopment, the entire development (including the redeveloped area) would meet one of the Project Priority categories listed on the previous page. The project would be considered a Priority Project and require a WQMP including treatment controls. Where the significant redevelopment results in an increase of less than fifty percent of the impervious surface of a previously existing development, and the existing development was not subject to WQMP requirements, the treatment requirements apply only to the addition, and not to the entire development.
- Following redevelopment, the entire development (including the redeveloped area) would not meet one of the Project Priority categories listed on the previous page, but would require discretionary action that will include a precise plan of development, or require issuance of a non-residential plumbing permit. The project would be considered a Non-Priority Project and require a WQMP but would not require treatment controls.
- The redevelopment activity would not result in a Priority Project and would not require discretionary action that will include a precise plan of development or issuance of a non-residential plumbing permit. The project would not require a WQMP.

In the Santa Ana Region (north Orange County):

“Significant Redevelopment” means development that would add at least 5,000 square feet of impervious surfaces on an already developed site. Significant redevelopment includes but is not limited to:

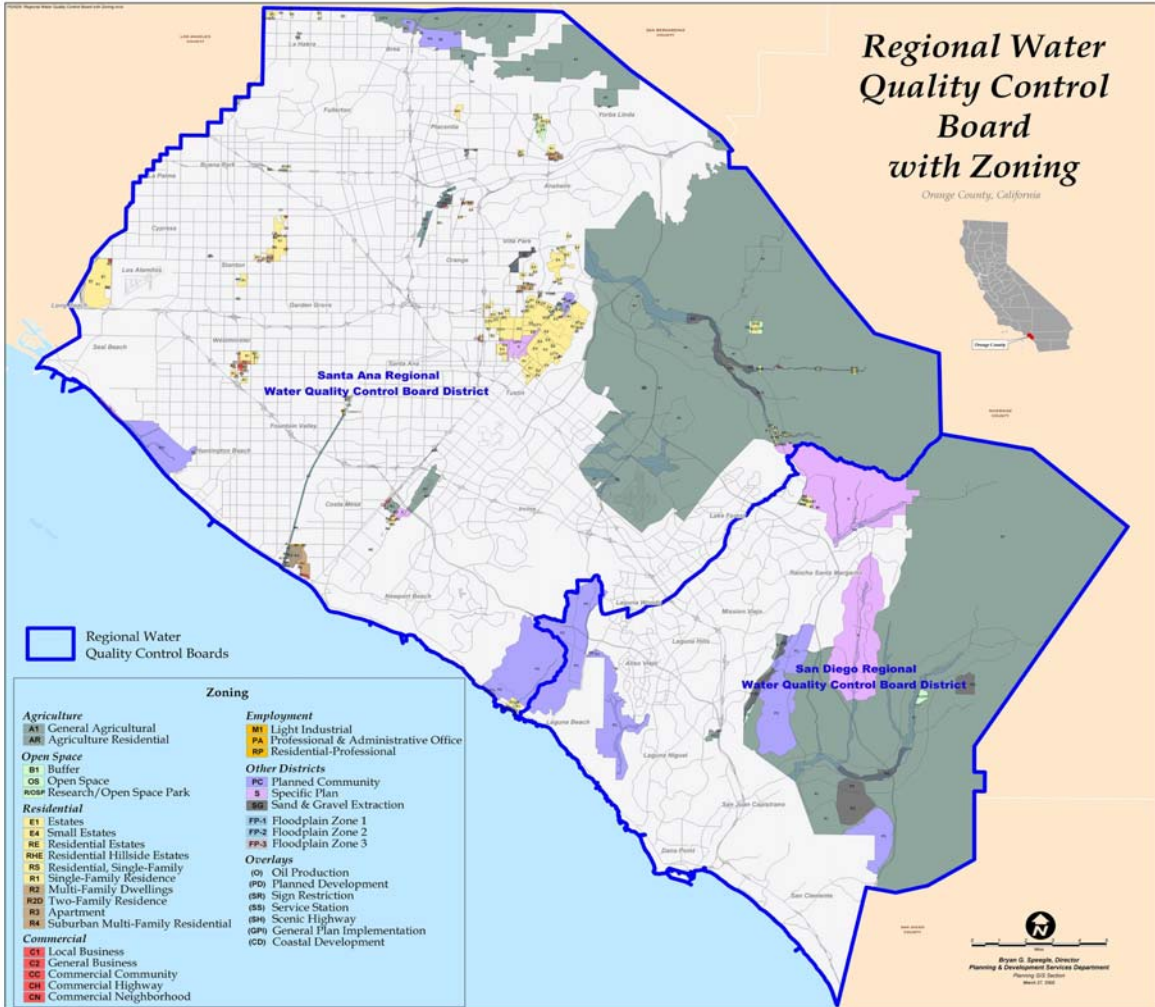
- Expansion of a building footprint,
- Addition of a building and/or structure,
- Addition of an impervious surface that is not part of a routine maintenance activity such as construction of a new parking lot,
- Replacement of impervious surfaces, buildings and/or structures when 5,000 or more square feet 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 or more square feet of impervious surface is added to the existing parking lot area) or reconfiguration of pedestrian ramps and replacement of damaged pavement.

Where the significant redevelopment results in an increase of less than fifty percent of the impervious surface of a previously existing development, the treatment requirements apply only to the addition, and not to the entire development. In this circumstance, the County will work with the project proponent ways by which Treatment Control BMPs can be provided for the entire site (or a greater percentage of the site), consistent with the overall pollution reduction goals of the Third Term Permits and DAMP. Where the significant redevelopment results in an increase of fifty percent or more of the impervious surface of a previously existing development, the treatment requirements apply to the entire development.

Please note that each project will be evaluated on a case-by-case basis. For additional information please contact Rick Sherry at (714) 834-3082 or via email at richard.sherry@rdmd.ocgov.com.

Regional Water Quality Control Board with Zoning

Orange County, California



Regional Water Quality Control Boards

Zoning	
Agriculture	Employment
AA1 General Agricultural	MI1 Light Industrial
AR1 Agriculture Residential	PA Professional & Administrative Office
Open Space	RP Residential-Professional
B1 Buffer	Other Districts
OS Open Space	PC Planned Community
OSR Research/Open Space Park	SP Specific Plan
Residential	SG Sand & Gravel Extraction
E1 Estates	FFS1 Floodplain Zone 1
E4 Small Estates	FFS2 Floodplain Zone 2
RE Residential Estates	FFS3 Floodplain Zone 3
RHE Residential Hillside Estates	Overlays
RS Residential, Single-Family	O1 Oil Production
R1 Single-Family Residence	PD Planned Development
R2 Multi-Family Dwellings	SR Sign Restriction
R2D Two-Family Residence	SS Service Station
RA Apartment	SH Scenic Highway
RS4 Suburban Multi-Family Residential	GP General Plan Implementation
Commercial	CD Coastal Development
CB Local Business	
CG General Business	
CC Commercial Community	
CH Commercial Highway	
CN Commercial Neighborhood	

Bryan G. Sorensen, Director

 Planning & Development Services Department

 Planning 100, Orange

 March 27, 2007