

NEW DEVELOPMENT WQMP TRIGGER CHECKLIST REVISED 1/7/21



PROJECT ADDRESS: _____ DATE: _____

PROJECT NAME: _____ PREPARING ENGINEER: _____

This checklist helps determine if a WQMP will be needed for a new development project. A project is considered “new development” if it creates new impervious surface on an undeveloped parcel. A parcel is undeveloped if it has not contained any man-made structures or impervious surfaces since it was acquired by the owner.

ADDRESS QUESTIONS 1-7 BELOW	ANSWER	THRESHOLD
1 Is the project an automobile repair shop? <small>*A facility qualifies as an automobile repair shop if its SIC code is 5013, 5014, 5541, 7532-7534, or 7536. If the facility has any of these SIC codes, a WQMP is required.</small>	NO <input type="checkbox"/> YES <input type="checkbox"/>	IF YES, ENTER SIC CODE <input type="text"/> <small>*If SIC code is: 5013, 5014, 5541, 7532-7534, or 7536-7539, WQMP is required.</small>
2 Is the project a food establishment? <small>*A food service establishment is any business that serves prepared food and drinks, including lunch counters, refreshment stands, and any business that falls under SIC code 5812.</small>	NO <input type="checkbox"/> YES <input type="checkbox"/>	IF YES, ENTER SQUARE FOOTAGE (SF) <input type="text"/> SF <small>*If over 5,000 sf, WQMP is required.</small>
3 Is the project a hillside development? <small>*The project qualifies as a hillside development if the slope of the highest point on the property boundary to the lowest point on the property boundary is over 25%.</small>	NO <input type="checkbox"/> YES <input type="checkbox"/>	IF YES, ENTER SQUARE FOOTAGE (SF) <input type="text"/> SF <small>*If over 5,000 sf, WQMP is required.</small>
4 Will new parking areas be created, including drive aisles? <small>*Proposed pervious pavements such as permeable pavers and permeable concrete should not be counted in square footage threshold.</small>	NO <input type="checkbox"/> YES <input type="checkbox"/>	IF 4 IS YES, ENTER BOTH CATEGORIES BELOW: SQUARE FOOTAGE (SF) # OF PARKING SPACES <input type="text"/> SF <input type="text"/> <small>*If over 5,000 sf, WQMP is required. *If over 15 parking spaces, WQMP is required.</small>
5 Does the Project require issuance of a non-residential plumbing permit for a pipeline or pipelines conveying petroleum products (gasoline)?	NO <input type="checkbox"/> YES <input type="checkbox"/>	IF 5 IS YES, ENTER SQUARE FOOTAGE (SF) <input type="text"/> SF <small>*If over 5,000 sf, WQMP is required.</small>
6 Is the proposed development a retail gasoline outlet? <small>*A retail gasoline outlet is any business that supplies gasoline via a publicly accessible fueling station.</small>	NO <input type="checkbox"/> YES <input type="checkbox"/>	IF 6 IS YES, ENTER BOTH CATEGORIES BELOW: SQUARE FOOTAGE (SF) PROJECTED AVE. DAILY TRAFFIC <input type="text"/> SF <input type="text"/> VEHICLES PER DAY <small>*If over 5,000 sf, WQMP is required. *If over 100 vehicles per day, WQMP is required.</small>
IF QUESTIONS 5 OR 6 ARE ANSWERED “YES” BUT <u>NONE</u> OF THE THRESHOLDS ARE MET, A NON-PRIORITY PROJECT WATER QUALITY PLAN (NPP) IS REQUIRED		
7 For all other project categories, does the project create new impervious surface?	NO <input type="checkbox"/> YES <input type="checkbox"/>	IF YES, ENTER SQUARE FOOTAGE (SF) <input type="text"/> SF <small>*If over 10,000 sf, WQMP is required.</small>

IF ALL THE ABOVE QUESTIONS ARE ANSWERED “NO”
NO WQMP REQUIRED
 INCLUDE THIS CHECKLIST & EXHIBIT WITH GRADING PLAN SUBMITTAL

IF ANY OF THE ABOVE QUESTIONS ARE ANSWERED “YES”
AND THE THRESHOLD IDENTIFIED IS MET
WQMP IS REQUIRED
 INCLUDE THIS CHECKLIST WITH THE WQMP SUBMITTAL

If a WQMP is required: Please submit a Preliminary WQMP as part of the first submittal to the City. Final WQMP approval is required before City sign off of grading plans. Project WQMP shall follow all County requirements outlined in the Technical Guidance Document and Model WQMP. For more information please visit: <https://cms.ocgov.com/gov/pw/watersheds/documents/wqmp/default.asp>

REDEVELOPMENT WQMP TRIGGER CHECKLIST REVISED 1/7/21



PROJECT ADDRESS: _____ DATE: _____

PROJECT NAME: _____ PREPARING ENGINEER: _____

This checklist helps determine if a WQMP will be needed for a redevelopment project. A project is considered “redevelopment” if it:

- 1) Adds or replaces impervious surface on a developed parcel (e.g. a parcel which currently includes man-made structures/impervious surfaces).
- 2) Modifies the total impervious surfaces on a site already covered by a WQMP.
- 3) Is part of a phased project check for the development.

ADDRESS ALL QUESTIONS BELOW. DO NOT DOUBLE COUNT OVERLAPPING PROJECT FEATURES. IF ANY QUESTIONS ARE ANSWERED “YES” ENTER THE ASSOCIATED SQUARE FOOTAGE (SF). IF ALL QUESTIONS ARE ANSWERED “NO” A WQMP AND EXHIBIT ARE NOT REQUIRED.

<p>1 Does the project add any new impervious surface by covering an existing pervious surface?</p> <p><small>*Awnings or similar structures (shade structures) over pervious surfaces shall not count towards the total square footage so long as all runoff is rerouted to existing pervious area. Exhibit must show roof area diverted and include mechanism of diversion to pervious area. All impervious surfaces covering existing impervious surfaces shall not count toward square footage.</small></p>	<p>NO YES</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p>ENTER AREA</p> <p><input style="width: 100%; height: 30px;" type="text"/> SF</p>
+		
<p>2 Does the project include installation of a new storm drain pipe or include work on a drainage facility¹ that goes beyond maintenance (e.g. replacement in kind)?</p> <p><small>*Include trenching footprint for new storm drain pipe or footprint of the drainage facility. Do not double count if square footage overlaps with other project features.</small></p>	<p>NO YES</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p><input style="width: 100%; height: 30px;" type="text"/> SF</p>
+		
<p>3 Is native soil² being exposed as a result of removing and replacing impervious surface?</p> <p><small>IF QUESTION 3 IS ANSWERED “YES” PLEASE ADDRESS QUESTIONS A & B RELATIVE TO THE FOOTPRINT WHERE NATIVE SOIL IS BEING EXPOSED. THESE ARE INTENDED TO IDENTIFY WORK THAT GOES BEYOND MAINTENANCE.</small></p>	<p>NO YES</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p><input style="width: 100%; height: 30px;" type="text"/> SF</p>
+		
<p>A Is the original purpose of the facility/surface changing?³</p>	<p>NO YES</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p><input style="width: 100%; height: 30px;" type="text"/> SF</p>
+		
<p>B Are line and grade being altered in a manner that impacts surface drainage?</p>	<p>NO YES</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p><input style="width: 100%; height: 30px;" type="text"/> SF</p>
<p>IF THE TOTAL SQUARE FOOTAGE IS <u>LESS THAN 5,000 SF</u> NO WQMP REQUIRED SUBMIT THIS CHECKLIST & EXHIBIT AS A SEPARATE DOCUMENT WITH THE INITIAL SUBMITTAL OF THE GRADING PLANS</p>		
<p>IF THE TOTAL SQUARE FOOTAGE IS <u>EQUAL TO OR GREATER THAN 5,000 SF</u> WQMP IS REQUIRED</p> <p><small>PLEASE SUBMIT A PRELIMINARY WQMP AS PART OF THE FIRST SUBMITTAL TO THE CITY. FINAL WQMP APPROVAL IS REQUIRED BEFORE CITY SIGN OFF OF GRADING PLANS. PROJECT WQMP SHALL FOLLOW ALL COUNTY REQUIREMENTS OUTLINED IN THE TECHNICAL GUIDANCE DOCUMENT AND MODEL WQMP. FOR MORE INFORMATION PLEASE VISIT: HTTPS://CMS.OCGOV.COM/GOV/PW/WATERSHEDS/DOCUMENTS/WQMP/DEFAULT.ASP</small></p>		
<p>4 TOTAL SF</p> <p><small>*Do NOT double count overlapping project features.</small></p> <p><input style="width: 100%; height: 30px;" type="text"/> SF</p> <p>Is the Total SF > 5,000?</p>		

1. A drainage facility includes catch basins, storm drain pipe and other underground facilities. Additionally, the scope of work is beyond maintenance if pipe size is increasing, the slope of pipe is changing or the horizontal location of the facility is moving.
 2. Native soil is defined as the soil below any existing engineered fill or base material.
 3. Original purpose refers to the impervious land use type or facility that may be altered as part of the project.