

NON-PRIORITY PROJECT WATER QUALITY PLAN (NPP)

For:

(Insert Project Name)
(Site Address or Tract/Lot Number)

Prepared for:

(Insert Owner/Developer Name)
(Insert Address)
(Insert City, State, ZIP)
(Insert Contact Name)
(Insert Telephone)
(Insert Email Address)

Prepared by:

(Insert Preparer or Consulting/Engineering Firm Name)
(Insert Address)
(Insert City, State, ZIP)
(Insert Contact Name)
(Insert Telephone)
(Insert Email Address)

(Insert Date Prepared/Revised)

Reviewed for compliance with the Local Implementation Plan:

Planning Manager

Date

Water Quality Manager

Date

Reviewing Engineer

Date

Assistant City Engineer

Date

Non-Priority Project Water Quality Plan (NPP)

The Orange County Stormwater Program has developed this Non-Priority Project Water Quality Plan (NPP) for new development / significant redevelopment projects that do not meet the criteria for Priority Projects as defined within the County's Model Water Quality Management Plan (see Model WQMP Sections 1.3 and 1.4) but that qualify as Non-Priority Projects as defined in the Drainage Area Management Plan (DAMP). These projects are required under the Santa Ana Regional Board MS4 Permit (North Orange County Permit) to "document, via a WQMP or similar mechanism, site design, source control and any other BMPs which may or may not include treatment control BMPs". There is no similar requirement under the San Diego Regional Board MS4 Permit (South Orange County). This plan covers both private and public agency projects that qualify as Non-Priority Projects.

Qualifying Non-Priority Projects are projects that do not fall under one of the Priority Project Categories defined within the Model WQMP but meet one of the following conditions:

- Require discretionary action that will include a precise plan of development, except for those projects exempted by the Water Quality Ordinance (as applicable); or
- Require issuance of a non-residential plumbing permit for hazardous pipelines as defined in the County or local Water Quality / Stormwater Ordinance. Non-residential plumbing projects that do not pose a potential threat to public safety do not require a WQMP for approval.

A "discretionary action" under CEQA is defined as "an activity which requires the public agency to exercise judgment in deciding whether to approve or disapprove the particular activity, as distinguished from situations where the public agency merely has to determine whether there has been conformity with applicable ordinances or other laws." (California Public Resources Code § 21080(a); CEQA Guidelines § 15357). Examples of discretionary actions include: feature plans, area plans, use permits, site development permits and special use permits. "Ministerial actions" under CEQA are those where little or no judgment or deliberation by a Permittee is required or possible. Generally, the only example of a ministerial approval action that would qualify as a Non-Priority Project would be a project that requires the issuance of a Non-Residential Plumbing Permit.

All other projects and activities that only require a ministerial grading or building permit for which the Permittee has no discretion to approve do not fall under the requirements of this new development program, with the exception of projects that require a Non-Residential Plumbing Permit.

This plan is provided for summarizing basic project information and stormwater Best Management Practices that are planned for controlling discharges of pollutants from proposed Non-Priority Projects and identify applicable source control BMPs, site design features, and determine BMP maintenance requirements. Non-Priority Project proponents are required to complete the plan for local jurisdiction review and approval. Applicable sections of the Technical Guidance Document are referenced for assistance with completing each NPP section. All Non-Priority Project Water Quality Plans must be in compliance with the Local Implementation Plan developed by each local agency. The local jurisdiction may request additional information necessary for local Non-Priority Project review and approval.

Local jurisdictions may modify existing templates for local program implementation to incorporate the information contained in this Plan provided all information necessary to meet requirements contained in the MS4 Permit and the DAMP for Non-Priority Projects are contained within the local plan.

Non-Priority Project Water Quality Plan

Contents

Section I: General Information.....	3
Section II: Project Description.....	5
Section III: Site Description.....	6
Section IV: Best Management Practices (BMPs).....	7
Section V: Inspection and Maintenance Responsibilities.....	13
Section VI: Plot Plan.....	14

References:

Model WQMP
Technical Guidance Document
California BMP Handbooks

Non-Priority Project Water Quality Plan

Section 1 – General Information

See Technical Guidance Document Section 2.2.1 for additional information.

Project Name	
Tract	
Lot	
APN	
Planning Area	

Prepared For:

Owner/Developer	
Address	
Phone	
Fax	

Prepared by:

Name	
Address	
Phone	
Email	
Fax	

Dates:

Date Prepared	
Date(s) Revised	
Date Finalized	

Owner's Certification

This Non-Priority Project Water Quality Plan has been prepared for:

<i>Owner/Developer Name</i>

By:

<i>Preparer's Name</i>

The plan is intended to comply with the Non-Priority Project requirements of the Local Implementation Plan (LIP) §A-7.5.1 as required in the Orange County Drainage Management Plan (DAMP) § 7.6.2.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan. Once the undersigned transfers its interests in the property, its successor-in-interest shall bear the aforementioned responsibility to implement the best management practices (BMP) described within this plan. A signed copy of this document shall be available on the subject property into perpetuity.

Signed	
Name	
Title	
Company	
Address	
Phone	
Date	

Section II: Project Description

Please provide a detailed description of the project's ownership, type of development project, amount of paved and landscaped area, and potential pollutants that may be generated by the intended development uses. *See Technical Guidance Document Section 2.2 for additional information.*

Property Ownership

Project Description

Paved Areas

Landscaped Areas

Potential Stormwater Pollutants (see Technical Guidance Document Section 2.2.2)

Section III: Site Description

See Technical Guidance Document Section 2.3 for additional information.

Address	
Planning Area	
Land Use	
Zoning	
Acreage	
Predominant Soil Type	

Drainage Conditions

Please provide site drainage details, including how site drainage ties into adjacent property drainage patterns, local storm drain systems, and downstream receiving waters.

Pre-Project Pervious Conditions

	Area (acres or sq ft)	Percentage
Pervious		
Impervious		

Completed Project Pervious Conditions

	Area (acres or sq ft)	Percentage
Pervious		
Impervious		

Watershed Information

Your local municipality stormwater program management staff may assist you with this information.

Watershed	
Receiving Waters	
303(d) Impairments	
TMDLs	
Known ESAs	
Known ASBSs	

Section IV: Best Management Practices (BMPs)

Site Design BMPs

Site Design BMPs reduce the volume of stormwater runoff generated on a project site as well as improve the quality of runoff that leaves the site, and are required for all proposed Non-Priority new development and significant redevelopment projects. Descriptions of the most common Site Design BMPs are provided in County's Technical Guidance Document (*see Technical Guidance Document Sections 3 and 4*). A list of typically employed Site Design BMPs may be found in the California BMP Handbooks (California Stormwater Quality Association).

The following table provides a list of Site Design BMPs that may be applicable for Non-Priority Projects. Please identify each Site Design BMP included for the project, and briefly describe within the table.

Site Design BMPs

Name	Check If Included	Brief Description
Hydrologic Source Controls		
Retention Grading		
Downspout Dispersion		
Downspout Infiltration		
Amended Soils Over Tight Underlying Soils		
Street Trees, Canopy Interception		
Residential Rain Barrels Not Actively Managed		

Site Design BMPs (continued)

Name	Check If Included	Brief Description
Infiltration		
Bioretention without Underdrains		
Rain Gardens		
Porous Landscaping		
Infiltration Planters		
Retention Swales		
Infiltration Trenches		
Infiltration Basins		
Drywells		
Subsurface Infiltration Galleries		
French Drains		
Permeable Asphalt		
Permeable Concrete		
Permeable Concrete Pavers		

Site Design BMPs (continued)

Name	Check If Included	Brief Description
Evapotranspiration		
Green Roofs, Brown Roofs, Blue Roofs		
Rainwater Harvesting		
Above-ground Rain Barrels		
Above-ground Cisterns		
Underground Tanks		
Biotreatment		
Bioretention with Underdrains		
Stormwater Planter Boxes with Underdrains		
Rain Gardens with Underdrains		
Constructed Wetlands		
Vegetated Swales		
Vegetated Filter Strips		
Compost-Amended Road Shoulders		
Proprietary (Ready-To-Install) Vegetated Biotreatment Systems		

SOURCE CONTROL BMPs

Source Control BMPs, both non-structural and structural, are required for Non-Priority Projects where applicable to project features. Please identify each applicable Source Control BMP within the following tables. *See Technical Guidance Document Section 6 for additional information.*

Non-Structural Source Control BMPs

Identifier	Name	Check One	
		Included	Not Applicable
N1	Education for Property Owners, Tenants and Occupants		
N2	Activity Restrictions		
N3	Common Area Landscape Management (CASQA BMP Handbook SC-73)		
N4	BMP Maintenance		
N5	Title 22 CCR Compliance (How development will comply)		
N6	Local Industrial Permit Compliance		
N7	Spill Contingency Plan (CASQA BMP Handbook SC-11)		
N8	Underground Storage Tank Compliance		
N9	Hazardous Materials Disclosure Compliance		
N10	Uniform Fire Code Implementation		
N11	Common Area Litter Control (CASQA BMP Handbook SC-60)		
N12	Employee Training		
N13	Housekeeping of Loading Docks (BMP Handbook SD-31)		
N14	Common Area Catch Basin Inspection (BMP Handbook SC-74)		
N15	Street Sweeping Private Streets and Parking Lots (CASQA BMP Handbook SC-43, SC-70)		
N16	Commercial Vehicle Washing		

Structural Source Control BMPs

Name (with CA BMP Handbook Reference)	Check One	
	Included	Not Applicable
Storm Drain System Stenciling And Signage (SD-13)		
Outdoor Material Storage Area Controls(SD-34)		
Trash And Waste Storage Area Controls(SD-32)		
Efficient Irrigation Systems (SD-12)		
Slope And Channel Protection		
Loading Dock Area Controls(SD-31)		
Maintenance Bay Controls(SD-31)		
Vehicle Wash Area Controls(SD-33)		
Outdoor Processing Area Controls (SD-36)		
Equipment Wash Area Controls(SD-33)		
Fueling Area Controls (SD-30)		
Hillside Planting And Landscaping (SD-10)		
Wash Water Control For Food Preparation Areas		
Community Car Wash Racks		

Section V: Inspection and Maintenance Responsibilities

BMPs implemented for Non-Priority Projects must be inspected and maintained post-construction for proper effectiveness into perpetuity. Please document BMP inspection and maintenance information within the table below. *See Technical Guidance Document Section 7 for additional information.*

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

Section VI: Plot Plan

A plot plan must be provided that contains the following project features:

- Each facility and its intended function (if multiple facilities and uses are present onsite)
- Areas of outdoor activities (if applicable)
- Applicable Structural Source Control BMPs and any Treatment Control BMPs
- Drainage flow information
- Storm drain facilities
- Relationship between onsite drainage and offsite drainage

The plot plan must contain the following labels:

- Title Block
 - Drainage Plot Plan
 - Project Name
 - Address
 - Owner
 - Label plot as “Section VI”
- Legend
- North Arrow
- Scale

Project proponents should submit the plot plan with BMP details in electronic drawing or GIS format.