



## CITY OF SANTA ANA PUBLIC WORKS AGENCY

20 Civic Center Plaza • M-22  
Santa Ana, California 92702  
[www.santa-ana.org](http://www.santa-ana.org)  
(714) 647-5659

### **PARKING LOT DEVELOPMENT PROJECTS**

#### **WATER QUALITY MANAGEMENT PLAN (WQMP) REQUIREMENTS**

The purpose of this document is to assist property owners, developers, and project engineers with determining whether a parking lot project is subject to WQMP requirements. All parking lot projects are required to complete the WQMP checklist on page 2 of this document and submit it to the Public Works Agency prior to issuance of any permits.

The City of Santa Ana owns and operates a Municipal Separate Storm Sewer System (MS4) and is subject to the requirements of the North Orange County Municipal NPDES Permit (Order No. R8-2009-0030, as amended by Order No. R8-2010-0062). The NPDES Permit is issued to the City by the Regional Water Quality Control Board and contains various programs designed to protect water quality standards and reduce pollutants discharged in urban stormwater runoff. One such program is the New Development/Significant Redevelopment program, which requires the City to ensure that WQMPs are prepared for priority development projects, such as:

- *Parking lots 5,000 square feet or more including associated drive aisle, and potentially exposed to urban stormwater runoff. A parking lot is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce.*
- *All significant redevelopment projects, where significant redevelopment is defined as the addition or replacement of 5,000 or more square feet of impervious surface on an already developed site. Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the facility, or emergency redevelopment activity required to protect public health and safety.*

Additional WQMP resources can be found below:

**Model WQMP and Technical Guidance Document (TGD):**

<https://ocerws.ocpublicworks.com/service-areas/oc-environmental-resources/oc-watersheds/watershed-programs/water-quality>

**City of Santa Ana Water Quality Ordinance (Chapter 18, Article IV of SAMC):**

[https://library.municode.com/ca/santa\\_ana/codes/code\\_of\\_ordinances?nodeId=PTIITHCO\\_CH18HESA\\_ARTIVWAPO](https://library.municode.com/ca/santa_ana/codes/code_of_ordinances?nodeId=PTIITHCO_CH18HESA_ARTIVWAPO)

**City of Santa Ana Stormwater Program:** <https://www.santa-ana.org/stormwater-management/>

**Orange County Stormwater Program:** <https://h2oc.org/>

For additional information, please contact the City's NPDES Manager at (714) 647-5659.



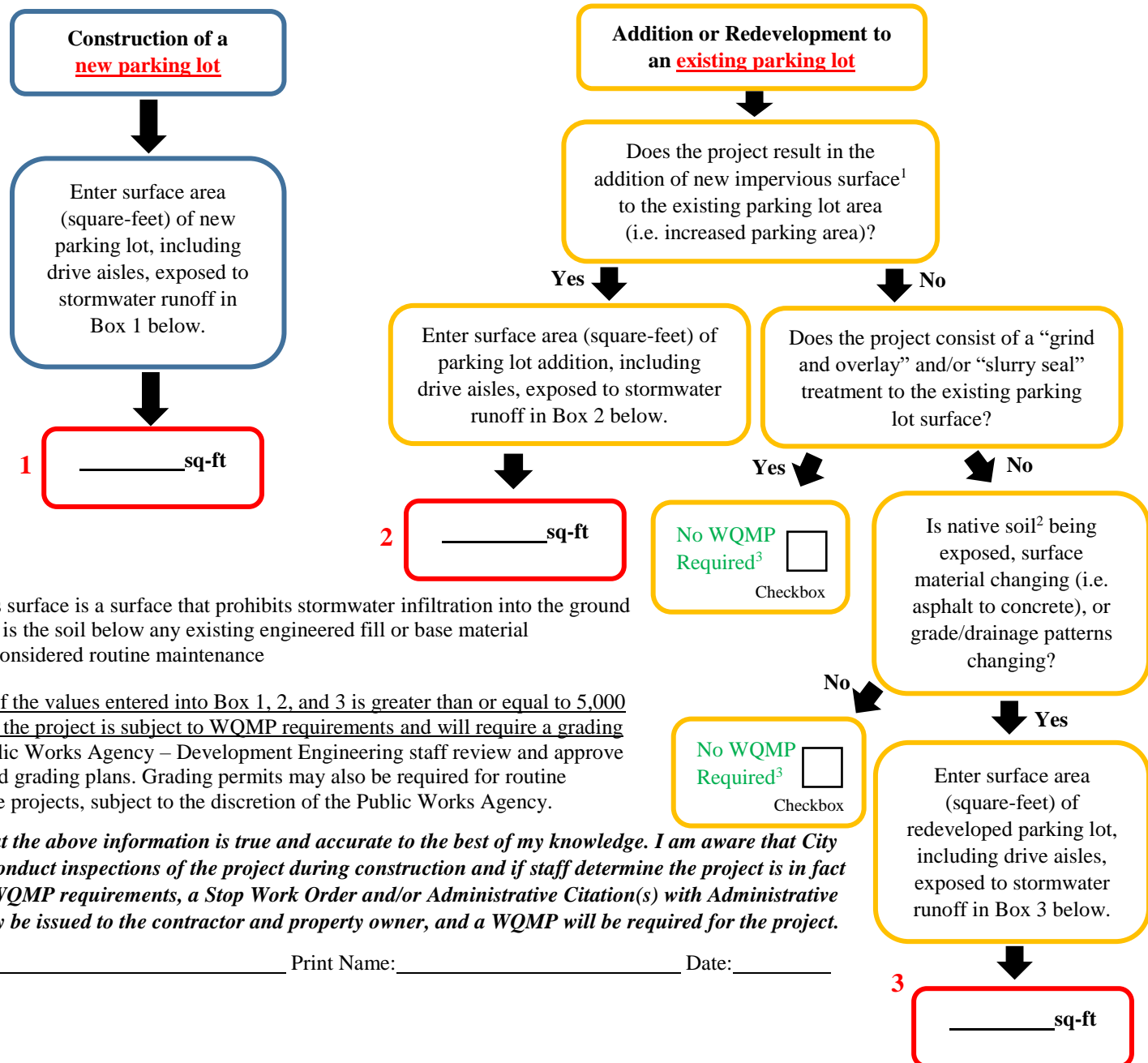
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## WATER QUALITY MANAGEMENT PLAN (WQMP) CHECKLIST

Project Title and Address: \_\_\_\_\_

Select the type of construction that applies to your parking lot project then follow the arrows to determine if the project is subject to WQMP requirements. Submit the completed checklist to the Public Works Agency.



<sup>1</sup>Impervious surface is a surface that prohibits stormwater infiltration into the ground

<sup>2</sup>Native soil is the soil below any existing engineered fill or base material

<sup>3</sup>Project is considered routine maintenance

If the sum of the values entered into Box 1, 2, and 3 is greater than or equal to 5,000 square-feet, the project is subject to WQMP requirements and will require a grading permit. Public Works Agency – Development Engineering staff review and approve WQMPs and grading plans. Grading permits may also be required for routine maintenance projects, subject to the discretion of the Public Works Agency.

*I certify that the above information is true and accurate to the best of my knowledge. I am aware that City staff may conduct inspections of the project during construction and if staff determine the project is in fact subject to WQMP requirements, a Stop Work Order and/or Administrative Citation(s) with Administrative Fine(s) may be issued to the contractor and property owner, and a WQMP will be required for the project.*

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_