Water Quality Requirements for Land Development

What Are The Requirements?
New water quality requirements for land development and significant redevelopment projects took effect August 17, 2011 for Northern Orange County (generally north of El Toro Road) and will likewise take effect for Southern Orange County in late 2012. While previous requirements focused on a treat-and-release approach to stormwater, the new requirements are centered around the goal of onsite capture by emphasizing:

Low Impact Development (LID):
LID works to manage stormwater as close to its source as possible by preserving and/or creating natural landscapes and minimizing impervious areas to create functional and appealing site drainage.

Hydromodification Controls:
Hydromodification Controls are implemented in order to prevent changes to the natural flow velocity and volume and sediment supply in streams and channels that are susceptible to erosion from increased runoff.

Why Are These Requirements in Place?
In 2009, the Santa Ana and San Diego Regional Water Quality Control Boards issued revised water quality permits to the Orange County Stormwater Program that resulted in these changes to the requirements for the planning and design of certain development projects. These requirements will positively impact Orange County in the following ways:

Cleaner Water:
LID practices focus on preventing toxic and polluted runoff from reaching our local beaches and waterways by managing rainfall and stormwater runoff.

Healthier Economy:
As a coastal region much of our local economy thrives on tourism. Clean beaches and waterways are vital to tourism and the overall health of our local economy.

Where Do I Go For Additional Assistance?
The Orange County Stormwater Program is a collaborative effort of all 34 Orange County cities, the Orange County Flood Control District and the County of Orange. Please visit the website below for guidance to help you comply with the new requirements, including:

- The Model Water Quality Management Plan (the “what, why, when” direction)
- The Technical Guidance Document (the “how to” details)
- Training modules and frequently asked questions
- Contact information for your City/County stormwater representative

www.h2oc.org/wqmp
What Does My Project Need to Do?

If your project needs to comply with these new requirements, there are many options available to make this possible.

Low Impact Development Practices

The following are some of the actual solutions you should apply to your project to ensure it is in compliance with the requirements.

Infiltration
[e.g. permeable pavement/pavers, bioretention, infiltration basins]

Evapotranspiration
[e.g. vegetated swales]

Harvest and Use
[e.g. cisterns and other storage for irrigation]

Biotreatment
[e.g. vegetated swales with an underdrain]

START HERE

How much impervious area* does your project replace or create?

10,000 Sq. ft. or more?

At least 5,000 Sq. ft.?

At least 2,500 Sq. ft.?

Is your project a redevelopment?

Is your project on a hillside?

Is the ENTIRE project size at least 5,000 Sq. ft.?

If your project needs to comply with these new requirements, there are many options available to make this possible.

Low Impact Development Practices

The following are some of the actual solutions you should apply to your project to ensure it is in compliance with the requirements.

Infiltration
[e.g. permeable pavement/pavers, bioretention, infiltration basins]

Evapotranspiration
[e.g. vegetated swales]

Harvest and Use
[e.g. cisterns and other storage for irrigation]

Biotreatment
[e.g. vegetated swales with an underdrain]

A Guide For Developers, Architects and Contractors

This chart is intended as a starting point to help you understand if the requirements apply to your project.

START HERE

How much impervious area* does your project replace or create?

10,000 Sq. ft. or more?

At least 5,000 Sq. ft.?

At least 2,500 Sq. ft.?

Is your project a redevelopment?

Is your project on a hillside?

Is the ENTIRE project size at least 5,000 Sq. ft.?

*Impervious area is any type of ground cover that does not allow water to be absorbed. [e.g. concrete]

YES!

You have a Priority Development Project

These requirements will likely apply to your project.

For clarification about your specific project needs, please contact your city’s stormwater representative.

NO.

These requirements likely do not apply to your project.

1. Maintain
natural waterbodies and drainage systems.

2. Minimize
the runoff that you do have to release.

3. Mitigate
the runoff that cannot be minimized.