



SECTION A-7, NEW DEVELOPMENT/SIGNIFICANT REDEVELOPMENT

A-7.1 Introduction

One of the most important responsibilities of the City of Newport Beach is to provide a decision making and approval processing framework for new development and redevelopment that occurs within the City's boundaries. This ensures that both development and redevelopment occur in an organized and orderly fashion that reflects the vision and needs of the community, assesses the environmental issues associated with the proposed changes, and provides a regulatory framework to ensure that standards set by the City are implemented.

In May 1997 the City certified to the Santa Ana Regional Board that it was implementing the new development and significant redevelopment water quality requirements developed with the Principal Permittee and other Permittees as Appendix G of the 1993 DAMP. Since that time all development and significant redevelopment in the City has occurred in conformance with Appendix G resulting in BMPs being implemented for water quality improvement in many projects.

The Third Term Permits require the City and other Permittees to initiate a comprehensive assessment of their planning and development processes with the intent of providing a greater focus on the protection of water bodies and a more rigorous application of BMPs in development and significant redevelopment projects. The City has supported the Principal Permittee in developing a model program to guide compliance with these requirements (see **DAMP, Section 7**)

The model program links BMP design, construction and operation to the earlier phases of project planning encompassed by the General Plan, environmental review process and development permit approval processes. The General Plan specifies policies that guide new development. The environmental review process examines impacts from proposed new development/significant redevelopment with respect to the General Plan policies and many environmental issues, including water quality, and includes consideration of mitigation measures to reduce any identified significant impacts.

The development permit approval process carries forward mitigation requirements in the form of conditions of approval, design specifications, tracking, inspection, and enforcement actions. These three "front-end" planning processes must be coordinated and linked to the later phases of BMP design, construction and operation for new development/significant redevelopment to help ensure stormwater quality protection features are planned, designed and evaluated in accordance with goals for the protection of water quality and other environmental resources.

The City has used this model program in developing the new development/significant redevelopment plan contained in this section of the LIP. Subsequent sections describe:



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- The organization structure for new development/redevelopment in the City
- The assessment of the City's General Plan and the need for amendment
- The assessment of the City's CEQA environmental review process
- The assessment of the City's development project review, approval and permitting process
- The City's requirement for Water Quality Management Plan (WQMP) preparation
- The City's program for post construction BMP inspection and verification
- Education and training programs
- Program assessment

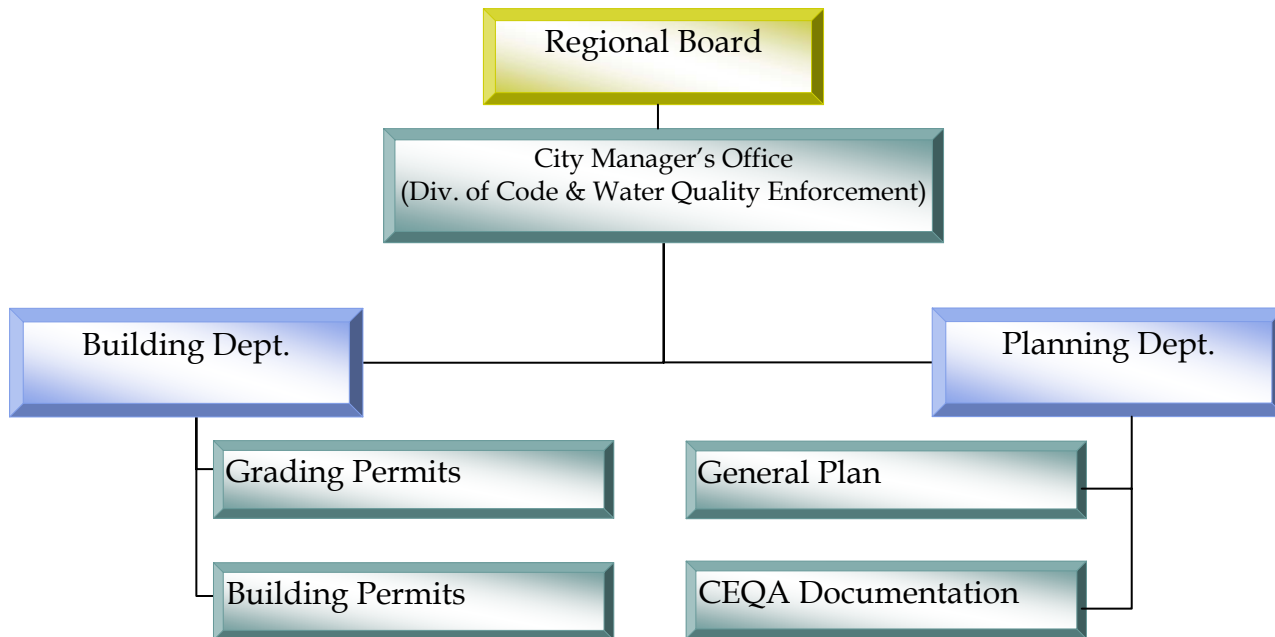


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A-7.2 Organization Structure

The key staff responsible for overseeing, implementing, and enforcing the new development/significant redevelopment program are identified in **Figure A-7-1**.

Figure A-7.1 New Development/Significant Redevelopment Program Management Organization Chart





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Planning Department

Address: 3300 Newport Blvd., Newport Beach, CA 92663

General Plan Contact – Patrick Alford

CEQA Review Contact – Tamara Campbell

The Planning Department is responsible for:

- Implementing the policies and objectives of the City set forth in the General Plan and Zoning Ordinance
- Reviewing proposed developments for consistency with standards and policies relating to land use, and preservation of the environment
- Overseeing that all building construction complies with adopted land uses, variances, discretionary approvals, and that permitting systems are efficient and serve the needs of the public, as well as the City.

Public Works & Building Department

Address: 3300 Newport Blvd., Newport Beach, CA 92663

Public Works Projects Contact – Steve Badum

City Buildings Projects – Jay Elbettar

The Public Works Department is responsible for:

- Administration of public improvement projects and ensuring construction in the public right-of-way complies with adopted codes and engineering standards.

The Building Department is responsible for:

- Administration of building improvement projects and ensuring private property construction complies with adopted codes and engineering standards.

A-7.3 General Plan Assessment and Amendment

The City is required by the Santa Ana Region Permit to minimize short and long-term impacts on receiving water quality from new development and significant redevelopment to the maximum



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extent practicable. The permit requires at a minimum that the City's General Plan be reviewed and updated, as necessary, to ensure watershed and stormwater quality and quantity management are considered as specified in Section XII of Santa Ana Region Permit.

The Santa Ana Region Permit requires:

"Permittees shall review their watershed protection principles and policies in their General Plan or related documents (such as Development Standards, Zoning Codes, Conditions of Approval, Development Project Guidance) to ensure that these principals and policies are properly considered and are incorporated into these documents."

To meet the Permit requirement, the City has undertaken the following actions consistent with the guidance provided in the **DAMP, Section 7.4**:

1. Review of City's General Plan

The City has reviewed its General Plan Elements that cover land development issues, for which it may be appropriate to reflect watershed protection and stormwater quality management policies. This included review of goals and policies in the following General Plan Elements:

- Land Use;
- Safety;
- Circulation and Infrastructure (i.e., transportation);
- Public Facilities;
- Open Space; and
- Conservation.

The City reviewed development goals and policies, landscaping policies and requirements, open space goals and policies, including preservation or integration with natural features, water conservation policies, and public facilities operation and maintenance policies of these Elements. During the review, special attention was given to how the Elements address water quality protection from urban and stormwater runoff. The City kept in mind the following questions during this review, which could trigger the need for specific stormwater/urban runoff protection policies in the General Plan either as new policies and objectives or amended text to existing policies and objectives:

- a) Are there sensitive water resources in or downstream of the jurisdiction?
- b) Are there existing Total Maximum Daily Loads (TMDLs) or other such regulations pertaining to receiving waters within the jurisdiction?



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- c) Is major new development or significant redevelopment expected?
- d) Are major new infrastructure projects anticipated (e.g. roads, sewer, flood control, storm drains)?
- e) Does stormwater/urban runoff affect recreational use of water bodies within the jurisdiction?

The City has also reviewed and considered the following additional objectives to the General Plan and Elements, as specified by the Santa Ana Region Permit, Section XII.3:

- a) Limit disturbance of natural water bodies and drainage systems; conserve natural areas; protect slopes and channels; and minimize impacts from stormwater and urban runoff on the biological integrity of natural drainage systems and water bodies.
- b) Minimize changes in hydrology and pollutant loading; require incorporation of control, including structural and non-structural BMPs, to mitigate the projected increases in pollutant loads and flows; ensure that post-development runoff rates and velocities from a site have no significant adverse impact on downstream erosion and stream habitat; minimize the quantity of stormwater directed to impermeable surfaces and the MS4s; and maximize the percentage of permeable surfaces to allow more percolation of stormwater into the ground;
- c) Preserve wetlands, riparian corridors, and buffer zones and establish reasonable limits on the clearing of vegetation from the project site;
- d) Encourage the use of water quality wetlands, biofiltration swales, watershed-scale retrofits, etc., where such measures are likely to be effective and technically and economically feasible;
- e) Provide for appropriate permanent measures to reduce stormwater pollutant loads in stormwater from the development site; and,
- f) Establish development guidelines for areas particularly susceptible to erosion and sediment loss.

2. Assessment of Need to Amend City's General Plan

Upon completing the review of its General Plan Elements, the City has determined that certain sections should be modified to include specific policies, goals or objectives that address water quality protection as specified in the Third Term Permits and as described above. The need for and the extent of revisions to the General Plan were coordinated with the City Attorney and Planning Department.



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3. Schedule for Amending the City's General Plan

The City will initiate a process to seek authorization from its City Council to amend its General Plan and LCP to incorporate watershed and stormwater management policies, goals and objectives. As part of the General Plan amendment process, maps will be revised, as necessary, to reflect location-specific watershed protection/stormwater quality management policies, and to eliminate conflicts among land use districts, permitted land uses, and stormwater-specific goals and policies.

The process the City will proceed with the General Plan Amendment as follows:

- a) Prepare draft text for General Plan Element(s) policy amendment(s) and related CEQA documentation.
- b) Publish notice for Planning Commission hearing to consider General Plan Amendment.
- c) Request Planning Commission approval through the public hearing process on proposed General Plan Amendment.
- d) Incorporate any changes or additional studies, if required, as a result of the Planning Commission hearing.
- e) Publish notice on City Council hearings on General Plan Amendment.
- f) Request City Council approval through the public hearing process on proposed General Plan Amendment.
- g) Obtain California Coastal Commission approval through the public hearing process on the proposed amendment to the Local Coastal Plan.

The City will proceed with the General Plan Amendment and LCP Amendment whenever elements of the City's General Plan are significantly rewritten by July 1, 2004.

The City's schedule for amendments to the General Plan is as follows:

- Estimated completion date for General Plan Amendment is June 2004

A-7.4 CEQA Environmental Review Process

The City is required by the Santa Ana Region Permit to minimize short and long-term impacts on receiving water quality from new development and redevelopment to the maximum extent practicable.



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The Santa Ana Region Permit (Section XII.A.3) requires the City to review its CEQA document preparation process to ensure urban runoff-related issues are properly considered and addressed. If necessary, the City's processes may be revised to consider and mitigate impacts to stormwater quality. The Santa Ana Region Permit lists the following potential impacts to be considered by the City during the CEQA review:

- a) Potential impact of project construction on stormwater runoff;
- b) Potential impact of project's post-construction activity on stormwater runoff;
- c) Potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas;
- d) Potential for discharge of stormwater to affect the beneficial uses of the receiving waters;
- e) Potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm; and
- f) Potential for significant increases in erosion of the project site or surrounding areas.

These environmental review issues from the Permit have been considered in an evaluation of the City's:

- CEQA Initial Study process (project application forms and checklists) and
- EIR preparation and review process

The results of this evaluation are presented in the sub-sections below.

A-7.4.1 Project Application Form

No changes are needed to the current project application form contained in Appendix H of the CEQA Guidelines (State of California Office of Planning and Research, February, 2001), included here as **Exhibit A-7.I**.

A-7.4.2. Initial Study Checklist

The current Initial Study Checklist contained in Appendix G of the CEQA Guidelines (State of California Office of Planning and Research, February 2001) was recently updated and is used by the City in its environmental review process. This Checklist, included here as **Exhibit A-7.II**,



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contains the following considerations under the environmental impact category "Hydrology and Water Quality (Section VIII) with respect to whether the project would:

- a) Violate any water quality standards or waste discharge requirements?
- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted.
- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site
- e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f) Otherwise substantially degrade water quality?
- g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?
- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j) Subject to inundation by seiche, tsunami, or mudflow?

The City has concluded that stormwater/urban runoff/water quality considerations are generally covered in questions a) through f) of the CEQA Guidelines Appendix G checklist, but with less specificity than the questions provided in the Santa Ana Region Permit.

Nevertheless, the City has determined that the existing CEQA Initial Study checklist adequately covers the permit considerations, and therefore, has not revised the checklist.

To support awareness of the Third Term Permit considerations described earlier, the City will take the following additional actions:

- Provide the list of Permit considerations to environmental planning staff for use in preparing and reviewing CEQA documents for internal City projects and when reviewing CEQA documents prepared by the private sector.



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- Distribute the list to consultants and other members of the private sector for use in preparing CEQA documents for private and public sector projects.
- Provide the list to environmental consultants on the city-approved list of contractors, and to project applicants during the CEQA preliminary review process.
- Support the preparation of training programs by the Principal Permittee for the City, other Permittees, and the private sector to cover this topic. Training materials containing these permit considerations and associated guidance on their use will be included by the City during various phases of the environmental review process.

A-7.4.3 Guidance for Preparing and Reviewing CEQA Initial Studies and Environmental Impact Reports (EIRs)

The guidance provided in the DAMP, Section 7, Exhibit 7.I will be used by the City in evaluating the CEQA Initial Study checklist questions in Section VIII. Hydrology and Water Quality (Appendix G of the CEQA Guidelines, State of California Office of Planning and Research, February 2001) including the additional questions to be considered by the Santa Ana Region Permit. This guidance is also applicable to the review and preparation of CEQA documents including Negative Declarations, Mitigated Negative Declarations and EIRs.

The guidance will be reviewed annually in conjunction with the Principal Permittee and other Permittees, updated as needed, and its status/use will be discussed in the Annual Progress Report.

A-7.5 Development Project Review, Approval and Permitting

A-7.5.1 Project Review, Approval, and Permitting Process Overview

During project review, approval, and permitting, the City 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 City shall require project-specific Water Quality Management Plans (Project WQMPs) for all private and public projects that:

- Qualify as one of the Priority Project Categories listed in **Figure A-7.2**, regardless of project size.
- Do not qualify as one of the Priority Project Categories but meet one of the following criteria:



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- Require discretionary action that will include a precise plan of development, except for single family detached residences and projects that have de minimis impacts on the quality of stormwater runoff
- Require issuance of a non-residential plumbing permit, where a non residential plumbing permit is defined as a plumbing permit authorizing the construction and installation of facilities for the conveyance of liquids other than stormwater, potable water, reclaimed water or domestic sewage (see Water Quality Ordinance Section A-4).

New development and significant redevelopment projects requiring a WQMP will be categorized by the City as either a Priority Project or a Non-Priority Project. The primary difference between a Priority Project and a Non-Priority Project is that Priority Projects will be required to include Treatment Control BMPs in project design. The detailed requirements for preparation of a Project WQMP are included in **Section A-7.6** and a template for preparing a Project WQMP is provided as **Exhibit A-7.IV**.

“Significant Redevelopment” means development that would add 5,000 or more 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 5000 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 5000 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 City will work with the project proponent to explore ways by which Treatment 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, of which this LIP is a part.

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.



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The City shall require project applicants to submit a Project WQMP at one or both points in the project planning and permitting stage:

- During the discretionary approval process (land use permit) of a proposed project, when the City must exercise judgment or deliberation in order to approve or disapprove a new development or significant redevelopment project, or
- During the ministerial approval process of issuing a grading, building, demolition, or similar "construction" permits in which only fixed standards or objective measures are applied.

A-7.5.2 Public Agency Projects

The City has incorporated the requirement for a Project WQMP into the process of planning, design, approval, and construction oversight of its public agency projects. Depending upon the type of public agency project being planned or designed, the City's Public Works Department or the design architect/engineering contractor will prepare the Project WQMP for a public facility project.

The City will not require a WQMP for public agency projects consisting of routine maintenance or emergency construction activities required to protect public health and safety; interior remodeling with no outside exposure of construction materials or construction waste to stormwater; mechanical permit work; electrical permit work; and sign permit work.

The types of public agency projects for which the City will require a Project WQMP include, but are not limited to:

- Parks and recreation facilities
- Public Buildings
- Streets and roadways
- Above ground drainage facilities (e.g. channels, basins)

The categories of Priority Projects are listed in **Figure A-7.2**. Although the City does not plan and design some of these categories of projects per se, some public agency projects may have similar functions or characteristics or may conduct similar activities after construction is completed. Therefore, some of the City's public agency projects will be considered Priority Projects requiring Treatment Control BMPs. For example, a new corporation yard may include a vehicle and equipment maintenance facility, which is very similar to an automotive repair shop. A new civic center or library may be considered a Priority Project since it is very similar in its characteristics to a commercial office building. A new senior citizens center or a jail may have a cafeteria, which is very similar to a restaurant, and, therefore may be categorized as a Priority Project.



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A-7.5.3 Conditions of Approval

The City has reviewed its standard conditions of approval to ensure that the existing standard conditions are not in conflict with any provisions of the Santa Ana Region Permit, the DAMP, California's General Permit for Stormwater Discharges Associated with Construction Activity, California's General Permit for Stormwater Discharges Associated with Industrial Activity, and TMDL's. Where conflicts were identified, the City has revised the existing standard conditions of approval.

The City shall utilize the following standard conditions of approval to protect receiving water quality from the short-term and long-term impacts of new development and redevelopment:

General Conditions

The following conditions will be applied by the City to the project identified in A-7.5.1:

- Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request.
- Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a Project WQMP that:
 - Discusses regional or watershed programs (if applicable)
 - Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas
 - Incorporates the applicable Routine Source Control BMPs as defined in the DAMP
 - Incorporates Treatment Control BMPs as defined in the DAMP
 - Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs,
 - Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs, and
 - Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.



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- Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
 - Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications,
 - Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP,
 - Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers,
 - Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.

Projects Adjacent to Beaches and Receiving Waters

The following condition may be applied by the City on a project specific basis:

- During the construction phase, the applicant shall comply with the following requirements:
 - All construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into coastal and receiving waters by wind, rain, tracking, tidal erosion or dispersion.
- Grading and Drainage Plans shall be prepared with the following design objectives:
 - All surface runoff and subsurface drainage shall be directed to the nearest acceptable drainage facility, via sump pumps if necessary, as determined by the Building Official.
 - Onsite surface drainage and subdrain systems shall not discharge over the blufftop or hilltop.
 - All roof drains shall be required to connect into a tight-line drainage pipe or concrete swales that drain to the nearest acceptable drainage facility as determined by the Building Official.
 - Landscaping plans shall utilize only native, drought-tolerant landscape materials.
 - Irrigation system plans shall not include irrigation lines for the bluff-side of the parcel.
- All grading and improvements shall be made in accordance with the Grading Ordinance and to the satisfaction of the Building Official or designee. Grading shall be in substantial compliance with the approved grading plans. Surety to guarantee the completion of



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grading, erosion and sediment control measures, soil stabilization, and drainage improvements shall be posted satisfactory to the Building Official.

Projects in Hilly Areas

The following condition may be applied by the City on a project specific basis:

Drainage facilities discharging onto adjacent property shall be designed to imitate the manner in which runoff is currently produced from the project site. Alternatively, the project applicant may obtain a drainage acceptance and maintenance agreement, suitable for recordation, from the owner of said adjacent property.

Industrial Facilities

The following condition may be applied by the City on a project specific basis:

- For industrial facilities subject to California's General Permit for Stormwater Discharges Associated with Industrial Activity as defined by Standard Industrial Classification (SIC) code, prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall demonstrate that coverage under the permit has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing.

Special Conditions

The following conditions may be applied by the City on a project specific basis:

- Prior to the issuance of any grading and building permits, the applicant shall include in the plans all BMPs identified in the approved final Project WQMP and any other urban runoff and stormwater pollution control measures deemed necessary by the Building Department

A-7.5.4 Review and Approval of WQMPs

The requirements for preparation of a WQMP are described in **Section A-7.6**. The City shall require all new development and significant redevelopment projects that meet the minimum requirements described in **Sections A-7.5.1 and A-7.5.2** to select appropriate permanent (post-construction) non-structural and structural BMPs, prepare a Project WQMP, and submit the Project WQMP for review and approval. Prior to issuance of grading or building permits, the City shall require the project applicant to have an approved final Project WQMP. The City will



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require public projects that are considered Priority Projects to complete a Project WQMP as part of the design review, and Non-Priority Projects to identify and include all applicable routine structural Source Control BMPs and consider Site Design BMPs in the project.

The City shall utilize a checklist to document the identification of a project as a Priority Project or as a Non-Priority Project. The checklist to be used by the City for categorizing new development and significant redevelopment projects as Priority or Non-Priority is shown in **Figure A-7.2**.



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Figure A-7.2. Checklist for Categorizing Development and Significant Redevelopment¹ Projects as Priority or Non-Priority

Project File No.	
Project Name:	
Project Location:	
Project Description	

Proposed Project Includes:	Yes	No
1. Residential development of 10 units or more		
2. Commercial and industrial development greater than 100,000 square feet including parking areas		
3. Automotive repair shop (SIC codes 5013, 5014, 5541, 7532-7534, and 7536-7539)		
4. Restaurant where the land area of development is 5,000 square feet or more including parking areas (SIC code 5812)		
5. Hillside development on 10,000 square feet or more, which is located on areas with known erosive soil conditions or where natural slope in 25 percent or more		
6. Impervious surface of 2,500 square feet or more located within, directly adjacent to (within 200 feet), or discharging directly to receiving water within Environmentally Sensitive Areas ² .		
7. Parking lot area of 5,000 square feet or more, or with 15 or more parking spaces, and potentially exposed to urban runoff		
8. All significant redevelopment projects, where significant redevelopment is defined as the addition of 5,000 or more square feet of impervious surface on an already developed site		

¹ "Significant Redevelopment" means development that would add 5,000 or more square feet of impervious surfaces on an already developed site

Priority Project: Any question answered "YES."

Non-Priority Project: All questions are answered "NO."

DETERMINATION: This project is considered a PRIORITY / NON-PRIORITY project.

(Circle appropriate answer.)



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Although both Priority and Non-Priority projects require the preparation of a Project WQMP, the scope of the Project WQMP differs. The Project WQMP for a Priority Project must address:

- Regional or watershed programs (if applicable),
- Site Design BMPs (as appropriate),
- Routine structural and non-structural Source Control BMPs,
- Treatment Control BMPs, and
- The mechanism(s) by which long-term operation and maintenance of all structural BMPs will be provided.

The WQMP for a Non-Priority Project must address:

- Routine structural and non-structural Source Control BMPs,
- Site Design BMPs (as appropriate), and
- The mechanism(s) by which long-term operation and maintenance of all structural BMPs will be provided.

To assure thorough and consistent reviews of Project WQMPs, the City will utilize the WQMP Checklist provided in **Exhibit A-7.III** and approve in writing appropriately completed Project WQMPs.

When reviewing Project WQMPs submitted for approval, the City will assess the potential project impacts on receiving waters and ensure that the Project WQMP adequately identifies such impacts, including all pollutants and conditions of concern. The City will examine all identified BMPs, as a whole, to ensure that they address the pollutants and conditions of concern identified within the Project WQMP. Additionally, the City will consider potential cumulative impacts of build-out within the watershed based upon available watershed chapters of the DAMP (**DAMP Appendix D**), information learned from any CEQA documentation regarding the project, Permittee knowledge of watershed-wide and jurisdictional problems and programs and compliance with the requirements of the Third Term Permits.

The City recognizes the importance of understanding the physical, chemical and biological conditions of the receiving waters at a watershed scale and the impact of incremental projects on these conditions and will continue to enlarge its understanding of receiving waters on a watershed scale through implementation of the watershed chapters of the DAMP. This information will assist in providing a strong linkage between the planning process (**DAMP Sections 7.4 and 7.5 and Exhibit 7.I**) and the development review and permitting process (**DAMP Section 7.6**) as required by the Third Term Permits

The Permittees have initiated watershed-scale assessments in some watersheds for watershed restoration and TMDL purposes, including modeling and other types of evaluations, and will



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continue efforts to provide forecasting tools that protect water resources from the impacts of new development and significant redevelopment. When evaluating the adequacy of a Project WQMP the City will utilize the information gathered and the forecasting tools developed under the watershed scale portion of the program in determining whether the Project WQMP is adequate to protect the water quality of the receiving waters including cumulative effects.

A-7.5.5 Plan Check: Issuance of Grading or Building Permits

The construction plans submitted by the applicant for plan check must incorporate all of the structural BMPs identified in an approved Project WQMP. Therefore, the City will encourage applicants to obtain approval of the final Project WQMP prior to submitting construction plans for plan check.

General or Special Notes for Plan Sheets

Prior to the issuance of a grading or building permit, the City shall require the permit applicant to include the following as general or special notes on the plan sheets for new development or significant redevelopment projects:

- Sediment from areas disturbed by construction shall be retained on site using structural controls as required by the statewide General Construction Stormwater Permit.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind as required by the statewide General Construction Stormwater Permit.
- Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff as required by the statewide General Construction Stormwater Permit.
- Runoff from equipment and vehicle washing shall be contained at construction sites and must not be discharged to receiving waters or to the local storm drain system.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater (non-



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stormwater discharges) are prohibited except as authorized by an individual NPDES permit or the statewide General Construction Stormwater Permit.

Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives and asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning; and superchlorinated potable water from line flushing and testing.

During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.

- Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited. Discharging non-contaminated groundwater produced by dewatering activities requires a National Pollutant Discharge Elimination System (NPDES) permit from the respective State Regional Water Quality Control Board.

Plan Check for Private Projects with Land Use Permits

For projects with land use permits, the City shall review the environmental (CEQA) documentation (including the Mitigation Monitoring and Reporting Program), the conditions of approval and the approved final Project WQMP for an understanding of the water quality issues and structural BMPs required. The City shall review construction plans for conformity with the approved final Project WQMP. If the selected BMPs were approved in concept during the land use entitlement process, the City shall require the applicant to submit detailed construction plans showing locations and design details of all BMPs that are in substantial conformance with the preliminary approvals. The City shall review a project's construction plans to assure that the plans are consistent with the BMP design criteria and guidance provided in **DAMP Section 7, Exhibit 7.II**.

Plan Check for Projects with By-Right Zoning (Ministerial Projects)

For projects with by-right zoning or projects that do not need discretionary review, the City shall first review the proposed Project WQMP for conformity with the requirements described in **DAMP Section 7.7 and DAMP Section 7, Exhibit 7.II**. The approved final Project WQMP shall then be used in reviewing the construction plans for consistency with the BMP design criteria and guidance provided in **DAMP Section 7, Exhibit 7.II**.



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Plan Check for Public Agency Projects

Prior to initiating grading or construction activities, the City shall ensure that the construction plans for its public works projects reflect the structural BMPs described in the approved final Project WQMP. In conducting the design review process for its public agency projects, the City shall review the construction plans and specifications for conformity with the approved final Project WQMP and for consistency with the BMP design criteria and guidance provided in **DAMP Section 7, Exhibit 7.II.**

Plan Check for Projects with Alternative Treatment Control BMPs (See DAMP Section 7, Exhibit 7.II Section 3.3.3.)

If an applicant elected to utilize Alternative Treatment Control BMPs in a project's construction plans, the City's project engineer will review the Alternative Treatment Control BMPs.

A-7.5.6 Permit Closeout, Certificates of Use, and Certificates of Occupancy

The Project WQMP continues with the property after the completion of the construction phase and the City may require that the terms, conditions and requirements be recorded with the County Recorder's office by the property owner or any successive owner as authorized by the Water Quality Ordinance. In lieu of recordation the City may require the Project WQMP to include a Notice of Transfer Responsibility Form, which serves to notify the City that a change in ownership has occurred and notify the new owner of its responsibility to continue implementing the Project WQMP. The end of the construction phase therefore represents a transition from the New Development/Significant Redevelopment Program to the Existing Development Program. Accompanying this is a close out of permits and issuance of certificates of use and occupancy. The City will use this juncture to assure satisfactory completion of all requirements in the Project WQMP by requiring the applicant to:

- Demonstrate that all structural BMPs described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications,
- Prepare and submit for review and approval an O&M Plan for all structural BMPs,
- Demonstrate that a mechanism or agreement acceptable to the City has been executed for the long-term funding and performance of BMP operation, maintenance, repair, and/or replacement.
- Demonstrate that the applicant is prepared to implement all non-structural BMPs described in the Project WQMP,
- Demonstrate that an adequate number of copies of the Project WQMP are available onsite, and



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- For industrial facilities subject to California's General Permit for Stormwater Discharges Associated with Industrial Activity as defined by Standard Industrial Classification (SIC) code, demonstrate that coverage has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) Number.

The O&M Plan for structural BMPs that is prepared by the applicant for private sector projects shall include:

- Description of structural BMPs
- Description of employee responsibilities and training for BMP operation and maintenance
- Operating schedule
- Inspection/maintenance frequency and schedule
- Specific maintenance activities
- Required permits from resource agencies, if any
- Forms to be used in documenting maintenance activities
- Notification to Orange County Vector Control District of the structural BMPs in place
- Recordkeeping requirements (at least 5 years)

At a minimum, the City shall require the annual inspection and maintenance of all structural BMPs including inspection and performance of any required maintenance in the late summer/early fall, prior to the start of the rainy season.

Following satisfactory inspection, those structural BMPs agreed during the planning process to be within City right-of-ways, or on land to be dedicated to City ownership will be accepted. Upon acceptance, responsibility for operation and maintenance will transfer from the developer or contractor to the appropriate City department, including the funding mechanism identified in the approved Project WQMP.

If a property owner or a private entity, such as a homeowners association (HOA), retains or assumes responsibility for operation and maintenance of structural BMPs, the City shall require access for inspection through an agreement. If the City will be responsible for operating and maintaining structural BMPs on private property, an easement will be established to allow for entry and proper management of the BMPs. Such access easements shall be binding throughout the life of the project, or until the BMPs requiring access are acceptably replaced with a BMP not requiring access. Funding for the long-term operation and maintenance of structural BMPs will



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be front-funded, or otherwise guaranteed via mechanisms such as approved assessment districts, or other funding mechanisms.

Public Agency Projects

For the City's public facility projects, upon completion of construction when contract close-out occurs the responsibility for operation and maintenance of the structural BMPs will transfer from the contractor to the appropriate City department. The City has the authority to approve the transfer of structural BMPs to any other public entity within its jurisdiction and shall negotiate satisfactory operation and maintenance standards with the public agencies accepting the operation and maintenance responsibilities. Alternatively, the responsibility for the operation and maintenance of structural BMPs may be transferred to a private entity through contracts or lease agreements. In any such transfer agreement, the City shall be identified as a third-party beneficiary empowered to enforce maintenance agreements.

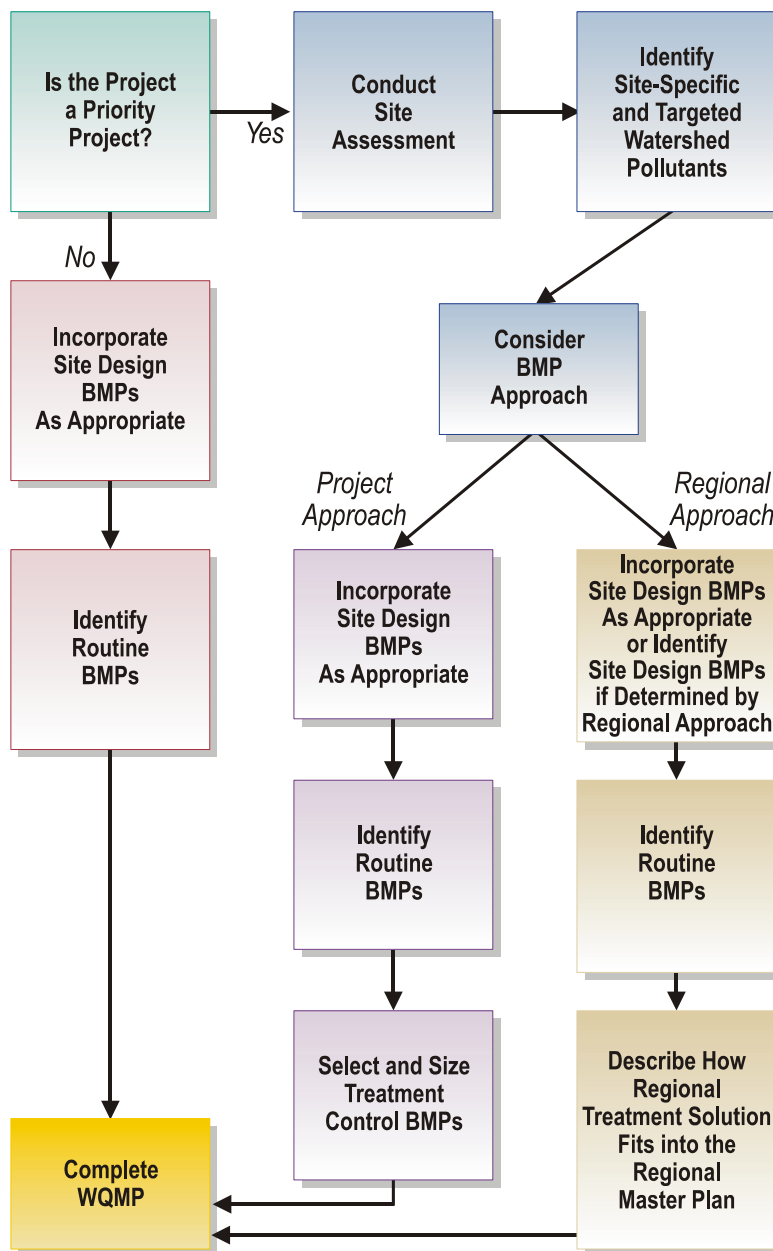
A-7.6 Water Quality Management Plan (WQMP) Preparation

In accordance with the requirements in the Development Project Review, Approval and Permitting process stated previously, the City will require Project WQMPs to be prepared using the guidelines set forth in the Model WQMP, provided in **DAMP Section 7, Exhibit 7.II.**, and the submittal template provided as **Exhibit A-7.IV.** Elements of Project WQMP development are illustrated in **Figure A-7.3:**



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Figure A-7.3
Development Planning and WQMP Preparation Steps





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BMP Implementation

Consistent with the Model WQMP, the City will require Priority Projects to:

- Incorporate and implement all Source Control BMPs (routine non-structural and routine structural), unless not applicable to the project due to project characteristics, and document clearly why any applicable Source Control BMP was not included;
- Incorporate and implement Site Design BMPs as appropriate and document those BMPs that are included; and
- Either:
 - Incorporate and implement Treatment Control BMPs, by including a selection of such BMPs into the project design (unless a waiver is granted for infeasibility of all Treatment Control BMPs, see Model WQMP, DAMP Section 7, Exhibit 7.II, Section 6.0 for details);or:
 - Participate in or contribute to an acceptable regional or watershed management program.
- The combination of Source Control, Site Design, and Treatment Control BMPs or regional or watershed-based programs must adequately address all identified pollutants and hydrologic conditions of concern.

The City will require Non-Priority Projects to incorporate and implement applicable Source Control BMPs as above and incorporate, implement and document Site Design BMPs as appropriate. Once a project reaches the plan check phase, the applicant will be required to submit the approved Project WQMP together with construction plans that incorporate the selected BMPs. Projects that have not been subject to the land use entitlement process or other discretionary review will still need to prepare and obtain approval of a Project WQMP, and include it with the plan check review submittal.

A combination of Source Control BMPs (routine non-structural and routine structural BMPs) and Site Design BMPs is generally the most effective means of pollution prevention and because they minimize the need for treatment. The City will require Treatment Control BMPs to be considered for all Priority Projects in addition to Source Controls to meet requirements of the Third Term Permits to minimize, to the maximum extent practicable, the discharge of pollutants to the storm drain system or receiving waters.



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The categories of stormwater pollution control BMPs are summarized in **Table A-7.1**, together with applicable projects and primary pollution prevention objectives of the BMPs.

Routine Source Control BMPs

Routine structural Source Control BMPs are low-technology practices designed to prevent pollutants from contacting stormwater runoff or to prevent discharge of contaminated runoff to the storm drainage system. Routine non-structural Source Control BMPs are listed in **Table A-7.2**. Routine structural Source Control BMPs are listed in **Table A-7.3**.

Table A-7.1
Summary of BMPs for Development/Significant Redevelopment Projects

BMP Category		Applicable Projects	Pollution Prevention Objective
Source Control BMPs	Routine Non-Structural BMPs	Required for all projects – as applicable	Prevent pollution by educating the public on proper disposal of hazardous or toxic wastes, regulatory approaches, street sweeping and facility maintenance, and detection and elimination of illicit connections and illegal dumping
	Routine Structural BMPs	Required for project features (see Table A-7.3):	Prevent potential pollutants from contacting rainwater or stormwater runoff or to prevent discharge of contaminated runoff to the storm drain system or receiving waters. Reduce the creation or severity of potential pollutant sources or to reduce the alteration of the project site's natural flow regime
Site Design BMPs		Shall incorporate as appropriate	Minimize or prevent potential pollutants from contacting rainwater or stormwater runoff or to prevent discharge of contaminated runoff to the storm drain system or receiving waters.
Treatment Control BMPs or Regional Program		All priority projects – at least one treatment control BMP required	Remove pollutants from stormwater runoff prior to discharge to the storm drain system or receiving waters



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Table A-7.2
List of Routine Non-Structural BMPs

Identifier	Name
N1	Education for Property Owners, Tenants and Occupants
N2	Activity Restrictions
N3	Common Area Landscape Management
N4	BMP Maintenance
N5	Title 22 CCR Compliance (How the development will comply)
N6	Local Industrial Permit Compliance
N7	Spill Contingency Plan
N8	Underground Storage Tank Compliance
N9	Hazardous Materials Disclosure Compliance
N10	Uniform Fire Code Implementation
N11	Common Area Litter Control
N12	Employee Training
N13	Housekeeping of Loading Docks
N14	Common Area Catch Basin Inspection
N15	Street Sweeping Private Streets and Parking Lots
N16	<i>BMP has been removed</i>
N17	Retail Gasoline Outlets



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**Table A-7.3
List of Routine Structural BMPs**

Provide storm drain system stenciling and signage
Design and construct outdoor material storage areas to reduce pollution introduction
Design and construct trash and waste storage areas to reduce pollution introduction
Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control
Protect slopes and channels and provide energy dissipation
Required for the following project features:
<ul style="list-style-type: none"> • Private roads • Residential driveways and guest parking • Loading dock areas • Maintenance bays • Vehicle wash areas • Outdoor processing areas • Equipment wash areas • Parking areas • Roadways • Fueling areas • Hillside landscaping • Wash water control for food preparation areas • Community car wash racks

Site Design BMPs

The principal objective of Site Design BMPs is to prevent pollution of stormwater by minimizing the introduction of pollutants and conditions of concern that may result in significant impacts generated from site runoff to the stormwater conveyance system. One approach to achieve this objective is to reduce stormwater runoff flows and volumes and reduce pollutants through appropriate Site Design BMPs.

Start at the Source (Bay Area Stormwater Management Association 1999) provides design guidance and techniques for implementing site design BMPs. Benefits derived from this approach include:

- Reduced size of downstream treatment controls and conveyance systems;
- Reduced pollutant loading to treatment controls; and
- Reduced hydraulic impact on receiving streams

Site Design BMPs should be incorporated and implemented as appropriate. Site Design BMPs include the design techniques listed in **Table A-7.4**.



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Table A-7.4
Site Design BMP Techniques

Minimize Impervious Area/Maximize Permeability (C-Factor Reduction)
Minimize Directly Connected Impervious Areas (DCIAs) (C-Factor Reduction)
Create Reduced or "Zero Discharge" Areas (Runoff Volume Reduction)
Conserve Natural Areas (C-Factor Reduction)

Fact sheets for routine structural Source Control BMPs and Site Design BMPs are presented in **Exhibit A-7.V**. The fact sheets include design criteria established to ensure effective implementation of the required Site Design BMPs and will be made available by the City.

Treatment Control BMPs

Treatment Control BMPs are engineered technologies designed to remove pollutants from stormwater runoff and are required to augment Source Control and Site Design BMPs to reduce pollution from stormwater discharges as required by the Third Term Permit. The type of Treatment Control BMP(s) to be implemented at a site depends on a number of factors including: type of pollutants in the stormwater runoff, volume or flow of stormwater runoff to be treated, project site conditions, receiving water conditions, and General Industrial Permit requirements, when applicable. Land requirements, and costs to design, construct and maintain Treatment Control BMPs vary by Treatment Control BMP.

Unlike flood control measures that are designed to handle peak flows, stormwater Treatment Control BMPs are designed to treat the more frequent, lower-flow storm events, or the first flush portions of runoff from larger storm events (typically referred to as the first-flush events). Small, frequent storm events represent most of the total average annual rainfall for the area. The flow and volume from such small events is targeted for treatment.

The primary control strategy for designing BMPs is to treat the Stormwater Quality Design Flow (SQDF) or the Stormwater Quality Design Volume (SQDV) of the stormwater runoff. **Table A-7-5** lists BMPs along with the basis of design, SQDF or SQDV, to be used for designing the BMP. The Model WQMP (**DAMP Section 7, Exhibit 7-II**) shows the approach that should be used to calculate the SQDF and/or SQDV.



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**Table A-7-5
Basis of Design for Treatment Control BMPs**

Treatment Control BMP	Design Basis
Vegetated (Grass) Strips	SQDF
Vegetated (Grass) Swales	
Proprietary Control Measures	
Dry Detention Basin	SQDV
Wet Detention Basin	
Constructed Wetland	
Detention Basin/Sand Filter	
Porous Pavement Detention	
Porous Landscape Detention	
Infiltration Basin	
Infiltration Trench	
Media Filter	
Proprietary Control Measures	

Fact sheets are presented in **Exhibit A-7.V**. The fact sheets include design criteria established to ensure effective implementation of the required Treatment Control BMPs.

Regional or Watershed Programs

If the path of a regional or watershed-based program is selected, the regional or watershed BMPs selected must be designed to provide equivalent treatment objectives for the entire area. More detailed analysis (such as detailed planning and modeling) should be employed and cross-jurisdictional issues must be clearly defined and coordinated (see DAMP Section 7 for a more detailed discussion of the applicability of regional or watershed programs).

Regional and/or watershed management programs are not allowed within the San Diego Regional Board permit area. However, under certain conditions within the San Diego Regional Board permit area, as described further under "Locate Treatment Control BMPs Near Pollutant Sources" in the Model WQMP, offsite shared controls can be considered.



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A-7.7 Post Construction BMP Inspection and Verification

The City will conduct verifications to assure that implementation and appropriate maintenance described in the WQMP are taking place at structural and non-structural BMPs during the post construction phase. Assessment of BMP effectiveness will take place during verification. The goal is to perform verifications at 90% of developments with approved Project WQMPs during the Third Term Permit period. The number of verifications necessary to achieve the above goal will be based on either the total area of approved Project WQMP projects, or the total number of Project WQMPs approved.

Verification of BMP implementation and ongoing maintenance will be conducted by inspection, self-certifications, surveys, or other equally effective approaches. A summary of the inspections conducted and any assessments of effectiveness will be provided in the annual progress report.

A-7.8 Education and Training

To assist responsible municipal staff and contract staff in understanding the DAMP's Model New Development/Significant Redevelopment Program, annual training sessions will be conducted. In addition to Permittee sponsored training, staff may also attend training seminars or workshops related to general water quality and stormwater management during construction, conducted by other organizations.

A-7.8.1 Training Modules

Two training modules have been prepared that cover different aspects of the Model New Development/Significant Redevelopment Program. These modules are provided in **DAMP Appendix B-7**.

New Development/Significant Redevelopment Program Management (DAMP Appendix B, Exhibit B-7.I)

This training module is for Permittee Stormwater Program managers and the managers of a Permittee's planning and building departments. It provides an overview of the Stormwater Program as it pertains to a Permittee's General Plan, the preparation and review of environmental documents (Initial Studies, EIRs, EISs, Negative Declarations, Mitigated Negative Declarations, etc.), conditions of approval for projects, the review of Project WQMPs, plan check, and permit closeout. The training module also briefly describes a Permittee's responsibility for verifying and inspecting permanent BMPs and for assessing the effectiveness of the New Development/Significant Redevelopment Program element.



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Project Planning and Design: Environmental Review, Planning and Permitting, and WQMP Development (DAMP Appendix B, Exhibit B.7.II)

This training module is targeted to planners, plan checkers, developers and engineers, and will address: the laws and regulations applicable to new development/significant redevelopment; the connection between new development/significant redevelopment and water quality; how to review and prepare CEQA compliance documents with regard to stormwater/urban runoff effects, how to develop and review a Project WQMP; and how to design and incorporate into a project Source Control, Site Design and Treatment Control BMPs to minimize impact to receiving waters.

A-7.8.2 Record Keeping

Records of training provided to City staff will be maintained to allow a determination of:

- Which staff require which training
- When training sessions were conducted and the names of staff in attendance
- Compliance with the permit requirements

In addition to the Permittee-sponsored training, City staff may also attend various other workshop or training events as they take place throughout the year. These types of events may include local or national organization sponsored training.

A-7.9 Program Effectiveness Assessment

The City will submit an annual progress report each year to the Principal Permittee (**see DAMP Appendix C, Section C-7**). This report will provide the basis for evaluating the City's efforts towards the reduction of pollutants from new development and significant redevelopment. The annual progress report will demonstrate a commitment to pollution prevention and source reduction processes in new development/redevelopment projects in the City. Future annual progress reports will include:

- Changes made to the City's General Plan, CEQA and development review processes
- Information on WQMPs approved and verified by the City;
- Documentation of training received by the City staff.