



Town of Apple Valley

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NOTICE TO ALL PROJECT APPLICANTS

**SUBJECT: National Pollution Discharge Elimination System (NPDES)
Post-Construction Requirements for Development Projects**

TO: OWNERS, DEVELOPERS, BUILDERS, AND PROJECT PROPONENTS

Since 2003 the Town of Apple Valley (Town) is subject to requirements of the Municipal Separate Storm Sewer System Permit, General Permit NPDES No.CAS000004 (MS4 Permit) issued by the State Water Resources Control Board. The MS4 Permit requires the Town to impose requirements on New Development and Redevelopment Projects to implement post-construction best management practices (BMPs) to mitigate potential adverse impacts to water quality and downstream channels.

To implement MS4 Permit provisions for post-construction BMPs, the Town requires development projects to prepare a Water Quality Management Plan (WQMP), if applicable. The WQMP is a contract with the Town, which describes the project and identifies all post-construction BMPs that will be implemented to minimize the discharge of pollutants and excess stormwater runoff. The WQMP also requires an operation and maintenance plan and an executed and recorded Maintenance Agreement to ensure long-term BMP performance.

The Town has prepared WQMP Templates to ensure compliance with the MS4 Permit:

Non-Regulated (Small) Project BMP Template: for projects that create or replace between 2,500 and 5,000 square feet of impervious surface area.

Regulated (Priority) Project WQMP Template: for projects that create or replace >5,000 square feet of impervious surface area.

All development projects shall prepare WQMPs using the applicable template. See pages 2-3, below, for further detail regarding applicability of WQMP templates. These templates are available on the Town of Apple Valley website at www.applevalley.org.

Please feel free to contact the Engineering Department at (760) 240-7000 ext. 7013 with any questions regarding the WQMP Templates.

WQMP not required

Projects that create or replace less than 2,500 square feet of impervious surface, including:

- Detached single family home projects that are not part of a larger plan of development;
- Interior remodels;
- Routine maintenance or repair projects such as: exterior wall surface replacement, pavement resurfacing within the existing footprint;
- Linear and Underground Projects - Unless the LUP has a discrete location with 5,000 sq. ft. or more of newly constructed contiguous impervious surface: for LUPs with 5,000 sq. ft. or more of such impervious surface, only that specific discrete location requires a Regulated Project WQMP.

Projects which do not require WQMPs are nevertheless subject to all applicable Town post-construction requirements and conditions of approval.



WQMP Required for New Projects

Beginning July 1, 2015, the Town must require that the Post-Construction Standards in MS4 Permit 2013-0001 be implemented on applicable new and redevelopment projects, for private development requiring municipal permits and public projects to the extent allowable by applicable law. These standards apply to projects subject to Town discretionary approvals, including tentative maps, which were not deemed complete or approved prior to July 1, 2015.

Non-Regulated (Small) Project WQMP

- Projects that create and/or replace between 2,500 square feet and 5,000 square feet of impervious surface (including projects with no net increase in impervious footprint), including detached single family homes that create and/or replace 2,500 square feet or more of impervious surface and are not part of a larger plan of development.
 - These projects must implement site design measures and applicable source control BMPs as specified in the Non-Regulated Project WQMP Template.

Regulated (Priority) Project WQMP

- Projects that create and/or replace 5,000 square feet or more of impervious surface, including single family residence projects that are part of a larger plan of development:
 - These projects must implement measures for site design, source control, runoff reduction, storm water treatment and baseline hydromodification management as specified in the Regulated Project WQMP Template.
- Redevelopment projects that are any land-disturbing surface area on a site on which some past development has occurred. The following applies for Redevelopment projects:
 - Where a redevelopment project results in an increase of more than 50 percent of the impervious surface of a previously existing development. Runoff from the entire project, consisting of all existing, new, and/or replaced impervious surfaces, must be included to the extent feasible.
 - Where a redevelopment project results in an increase of less than 50 percent of the impervious surface of a previously existing development, only runoff from the new and/or replaced impervious surface of the project must be included.

Projects with Prior Approvals

Projects subject to Town discretionary approvals, including unexpired tentative maps, which were deemed complete or approved prior to July 1, 2015, are not subject to the requirements of MS4 Permit, Order No. 2013-0001. However, these projects are subject to post-construction requirements in the previous MS4 Permit, Order No. 2003-0005.

2003-0005 WQMP

- Specific design standards must be implemented for projects in these categories:
 - Single-Family Hillside Residences
 - Automotive Repair Shops
 - Restaurants
 - Parking lots 5,000 square feet or more or with 25 or more parking spaces and potentially exposed to storm water runoff.
 - 100,000 Square Foot Commercial Developments
 - Retail Gasoline Outlets
 - Home Subdivisions with 10 or more housing units



Project WQMP Selection Diagram

