



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
www.newportbeachca.gov | (949) 644-3200

WATER QUALITY MANAGEMENT
PLAN REVIEW COMMENTS

Project Description:

Project Address:

Plan Check No.:

Permit App. Date:

Plan Check Expires:

CY Cut/Fill:

Permit Valuation:

Adjusted Valuation:

Architect/Engineer:

Phone:

Applicant/Contact:

Phone:

Plan Check Engineer:

Phone:

Engineer email:

1st Review: (date)

2nd Review:

Italic comments

3rd Review:

By Appointment

The project plans were reviewed for compliance with the following codes and standards:

2016 CRC; 2016 CBC; 2016 CPC; 2016 CEC; 2016 CMC; 2016 California Energy Code; 2016 California Green Building Standards Code (CG); & Chapter 15 of the Newport Beach Municipal Code (NBMC).

The code section references are from the 2016 CBC, unless otherwise stated.

- **TO EXPEDITE PROJECT APPROVAL:** Please provide a written response indicating how and where each comment was resolved on the plans.
- Resubmit all previously reviewed plans, updated plans and supporting documents with each subsequent review.
- **AFTER 2nd PLAN REVIEW:** Please call the plan check engineer listed above to schedule a plan review appointment, to expedite project approval.
- For clarification of any plan review comment, please call the plan check engineer listed above.
- Plan review status is available online at www.newportbeachca.gov. Project status is also available using the interactive voice response system at 949-644-3255, or by speaking with a permit technician at 949-718-1888 during business hours.

WATER QUALITY MANAGEMENT PLAN REVIEW COMMENTS:

1. If area of construction site is one or more acres, obtain a general construction NPDES Storm water permit from the State Water Resources Control Board. Tel. (909) 782-4130.
2. This project falls into category checked below. Prepare a Water Quality Management Plan (WQMP) consistent with the model WQMP. (Attached)

PRIORITY PROJECTS:

This project falls into category circled below. Prepare a Water Quality Management Plan (WQMP) consistent with model WQMP, Exhibit 7.11 (<http://media.ocgov.com/gov/pw/watersheds/documents/wqmp/>)

3. New development projects that create 10,000 square feet or more of impervious surface. This category includes commercial, industrial, residential housing subdivisions, mixed-use, and public projects on private or public property that falls under the planning and building authority or the Permittees.
4. Automotive repair shops. This applies to facilities that are categorized in any one of the following Standard Industrial Classification (SIC) codes 5013, 5014, 7532-7534, and 7536-7539.
5. Restaurant where the land area of development is 5,000 square feet or more including parking area
6. Hillside development 5,000 square feet or more which is located on areas with known erosive soil condition or where natural slope is 25% or more
7. Impervious surface of 2,500 square feet or more located within or directly adjacent to (within 200 ft.) or discharging directly to receiving water within environmentally sensitive areas (San Diego Creek, upper and lower Newport Bay, Buck Gully, Los Trankos, Little Corona del Mar Beach, Crystal Cove State Beach).
8. Parking lot area of 5,000 square feet or more or 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.
9. Street, roads, highways, and freeways with paved surfaces of 5,000 square feet or more used for transportation of automobiles, trucks, motorcycles, and other vehicles.
10. All significant redevelopment projects consisting of 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.
 - a. If the redevelopment results in the addition or replacement of less than 50 percent of the impervious area on-site and the existing development was not subject to WQMP requirement, the numeric sizing criteria discussed in Section 7.II-20 of Model WQMP only applies to the addition or replacement area. If the addition or replacement is 50 percent or more of the impervious area, the Project WQMP requirements apply to the entire development.
11. Retail gasoline outlets of 5,000 square feet or more or those with a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.

NON PRIORITY PROJECTS

12. Require issuance of non-residential plumbing permit for pipelines conveying hazardous materials (e.g. gasoline).
13. Require discretionary action that will include a precise plan of development (Typically requested by the Planning Division of Community Development Department).
14. See attached Water Quality Management Plan Correction List.
15. See drawings for additional corrections.