Memorandum

DATE: December 17, 2019

TO: Bea Bea Jimenez, Manager, Land Development, OC Development Services

FROM: Tracy Ingebrigtsen, Manager Countywide Compliance Program, OC Environmental Resources

SUBJECT: Updated Guidelines for the Preparation of Water Quality Management Plans for the Ranch Plan Planned Community

In collaboration and consultation with Rancho Mission Viejo (RMV) and the County of Orange, the Guidelines for the Preparation of Water Quality Management Plans (WQMPs) for the Ranch Plan Planned Community have been updated to streamline the document preparation, review and approval process for both RMV and County staff. The updates include the consolidation of five different WQMP levels into three, update of the tracking spreadsheet and clarification of guideline language.

To document the history and evolution of the development of WQMPs within the RMV Ranch Plan the following documents are attached:

- August 29, 2019 – Approved Updated Guidelines for the Preparation of Water Quality Management Plans for the Ranch Plan Planned Community
- February 6, 2012 - Guidelines for the Preparation of Water Quality Management Plans for the Ranch Plan Planned Community

Please direct any questions regarding this memo to Tracy Ingebrigtsen at (714) 955-0687.
Guidelines for the Preparation of Water Quality Management Plans for the Ranch Plan Planned Community

The purpose of these guidelines is to clarify for OC Public Works staff, plan check consultants, and development applicants, the process for preparation and review of Water Quality Management Plans (WQMPs) within the Ranch Plan Planned Community. This document is meant for guidance purposes only and does not include all compliance requirements.

A unique Watershed Based Approach to Water Quality Management within the Ranch Plan Planned Community was set forth by the Board of Supervisors as part of the November 2004 approval of the Ranch Plan Planned Community and certification of EIR 589, including Section 4.5 (Water Resources) and Technical Appendix C-2 (Community-Wide WQMP).

This unique watershed based approach (i.e., allowable use of regional Best Management Practices [BMPs]) is recognized by the San Diego Regional Water Quality Control Board (South Orange County) MS4 Permit (December 2009) and the Orange County Stormwater Program New Development/Significant Redevelopment Program Technical Guidance Document for Preparation of Conceptual, Preliminary, and Project WQMPs, which states:

"Where a development project greater than 100 acres in total project size, or smaller than 100 acres in size yet part of a larger common plan of development that is over 100 acres, has been prepared using watershed and/or sub-watershed based water quality, hydrologic, and fluvial geomorphologic planning principles that implement regional LID BMPs in accordance with the sizing and location criteria of the South County Permit and acceptable to the San Diego Regional Board, such standards shall govern review of projects with respect to Section F.1 of the South County Permit and shall be deemed to satisfy the South County Permit requirements for LID site design, buffer zone, infiltration and groundwater protection standards, source control, treatment control, and hydromodification control standards. Regional BMPs in such plans shall clearly exhibit that they will not result in a net impact from pollutant loadings over and above the impact caused by capture and retention of the design storm with on-site LID BMPs."

A Project-Specific WQMP will be required for each Regional BMP if the BMP is not included and adequately addressed in another WQMP prepared for a larger project area.
Ranch Plan Community-Wide, Watershed Based WQMP (Approved):

The November 2004 approval of the Ranch Plan Planned Community and certification of EIR 589, including Section 4.5 (Water Resources) and Technical Appendix C-2 (Community-Wide WQMP) is the parent document of all subsequent Ranch Plan WQMPs (noted below).

Each subsequent WQMP must be prepared in compliance with the San Diego Region Water Quality Board Order No. R9-20013-001 as amended by Order Nos. R9-2015-0001 and R9-2015-0100, the current Model Water Quality Management Plan (Model WQMP) for South Orange County, the current Orange County Technical Guidance Manual (TGD) and the current South Orange County Hydromodification Management Plan (HMP). In addition, each WQMP must be prepared utilizing the appropriate current South Orange County WQMP Template.

The above documents can be found online at:
http://www.ocwatersheds.com/documents/wqmp

The process by which Rancho Mission Viejo will demonstrate and the County of Orange will verify compliance with the above documents will comprise three levels of WQMPs including:

- I. Conceptual Planning Area WQMP
- II. Rough Grade “A” TTM WQMP
- III. Project Specific “B” TTM WQMP

The County of Orange OC Development Services and OC Watersheds will plan check, provide comments, review updated WQMPs, and ultimately approve RMV WQMPs for each of the three levels identified above.

The details of each of the WQMP levels identified above and the process by which Rancho Mission Viejo will demonstrate and the County of Orange will verify compliance with the above documents will be:

I. Conceptual Planning Area WQMP—Individual Planning Area Scale (Master Area Plans):

The Conceptual Planning Area WQMP will include and reference the full name of and be consistent with the Runoff Management Plan (ROMP) for the Planning Area it is covering. Conceptual Planning Area WQMP will include and reference any 401 Certifications in the Planning area. The following are the specifics of the Conceptual Planning Area WQMP:

a. Prior to the approval of a Master Area Plan for each Planning Area, the applicant shall prepare a Conceptual Planning Area WQMP that:

i) is consistent with the terms and content of the Conceptual Water
Quality Approach for the Ranch Plan- EIR 589, Section 4.5 (Water Resources) and Technical Appendix C-2 (Community-Wide WQMP), and

ii) provides more particularized information and detail concerning how the provisions of the Watershed Based Approach to Water Quality Management Within the Ranch Plan- EIR 589, Section 4.5 (Water Resources) and Technical Appendix C-2 (Community-Wide WQMP) will be implemented within the area covered by the individual Master Area Plan.

b. At a minimum, each Conceptual Planning Area WQMP will provide supplemental and refined information concerning:

i) how site design, source control, treatment control, and hydromodification control BMPs will be implemented at the Master Area Plan level for the area in question, consistent with current Technical Guidance Document (Section 3 and Section 6).

ii) potential LID/DCV treatment BMPs and hydromodification control facility sizing and location within the subject Master Area Plan area, and

iii) monitoring, operation and maintenance of stormwater BMPs within the relevant Master Area Plan area. (EIR 589, Mitigation Measure 4.5-3).

c. Each Conceptual Planning Area WQMP will include analyses that demonstrate that proposed regional treatment and hydromodification control BMPs will not result in a net impact from pollutant loadings over and above the impact caused by capture and retention of the design storm with on-site LID BMPs, per the requirement of the South Orange County MS4 Permit.

II. Rough Grade “A” TTM WQMP - Subarea Scale (Master "A" Tentative Tract Map):

The Rough Grade “A” TTM (Tentative Tract Map) WQMP will include and reference the full name of and be consistent with the Runoff Management Plan (ROMP) for the Planning Area it is located in. The Rough Grade “A” TTM WQMP will include and reference the full name of the Conceptual Planning Area WQMP for the Planning Area it is located in. Rough Grade “A” TTM WQMP will include and reference any 401 Certifications in the Subarea. If a BMP in the Rough Grade “A” TTM WQMP shares capacity with another Rough Grade “A” TTM WQMP it must be identified and accounted for in both Rough Grade “A” TTM WQMPs. The following are the specifics of the Rough Grade “A” TTM WQMP:
a. Prior to first TTM level Rough Grade permit within each Master "A" Tentative Tract Map for any portion of the project area that is the subject of an approved Master Area Plan, the applicant shall prepare a Rough Grade “A” TTM WQMP that:

i) is consistent with the terms and content of the Community-Wide WQMP,

ii) is consistent with the terms and content of the relevant Conceptual Planning Area WQMP (see MM 4.5-3), and

iii) provides more particularized information and detail concerning how the provisions of the Conceptual Planning Area WQMP will be implemented within the area covered by the individual Subarea Plan.

iv) provides detailed information (by amendment if necessary) about RMV community facilities and amenities (e.g. community recreation facilities, dog parks).

b. At a minimum, each Rough Grade “A” TTM WQMP will provide supplemental and refined information concerning:

i) How LID/DCV treatment BMPs, and hydromodification control BMPs will be implemented at the Subarea Plan level,

ii) The specific calculations for size, location and design features to be used for the construction of the LID/DCV treatment BMPs and hydromodification control facilities to be developed within the subject Subarea Plan, and

iii) Monitoring, operation and maintenance of the stormwater BMPs within the relevant Subarea Plan (EIR 589, Mitigation Measure 4.5-4),

iv) Specifically, if there are WQ basins included within the grading permit boundaries, the WQMP must provide evidence the sizing of these facilities is adequate,

v) The BMP Exhibit (Site Plan) for the RMV community facilities and amenities (e.g. community recreation facilities, dog parks), which must meet all requirements in the Model WQMP and WQMP Template and must also:
   a) include the proposed uses in the project description;
   b) depict footprints of all buildings and facilities;
   c) all items listed in (vi.) below;
   d) be consistent with associated grading and building plans for project site.
vi) For the RMV community facilities and amenities (e.g. community recreation facilities, dog parks), prior to the issuance of any precise grading or building permit, the applicant shall submit for review and approval by the Manager, Land Development, a Rough Grade “A” TTM WQMP that meets the requirements of the Model WQMP and WQMP Template for the RMV community facilities and amenities that:

a) Specifically identifies applicable LID/DCV treatment BMPs and hydromodification control BMPs from the applicable Conceptual Planning Area WQMP that will be used to control runoff from the Subarea except for Project Scale (Precise Grading Plans for Site Development Permits), where the Rough Grade “A” TTM WQMP shall 1) identify the LID/DCV treatment BMPs and hydromodification control BMPs by reference for the Subarea; 2) identify the impervious area for the Subarea; and 3) include Site Design and Source Control BMPs for the RMV community facilities and amenities as identified in Sections a.2 and a.3, below. This Rough Grade “A” TTM WQMP shall:

1. Identify the regional water quality and/or hydromodification control facilities (if applicable) for the project and the capacity utilized by the project of the regional water quality and/or hydromodification control facilities;

2. Include the applicable Site Design BMPs as defined in the current Technical Guidance Document (Section 6), such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or “zero discharge” areas, and conserving natural areas for the RMV community facilities and amenities;

3. Include the applicable Routine structural and non-structural Source Control BMPs as defined in the current Drainage Area Management Plan (DAMP) and the current Technical Guidance Document (Section 3 and Section 6) for the RMV community facilities and amenities. (County Standard Condition WQ01)

b) Demonstrates how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)
III. **Project Specific “B” TTM WQMP - Project Scale also known as Builder WQMP**  
(Precise Grading Plans for Site Development Permits and “B” Tentative Tract Maps).

The Project Specific “B” TTM (Tentative Tract Map) WQMP will include and reference the full name of and be consistent with the Runoff Management Plan (ROMP) for the Planning Area it is located in. The Project Specific “B” TTM WQMP will include and reference the full name of the Conceptual Planning Area WQMP for the Planning Area it is located in. The Project Specific WQMP will include and reference the full name of the Rough Grade “A” TTM WQMP for the Subarea it is located in. The Project Specific “B” TTM WQMP will include and reference any 401 Certifications in the Subarea. The following are the specifics of the Project Specific “B” TTM WQMP:

a. A Project Specific WQMP is not necessary for any project that has been covered by a previously approved Project Specific WQMP and which has had no changes from the previous site plan. A copy of the previously approved Project Specific WQMP that covers the tract/site is required at time of submittal of the Project Specific “B” TTM. A Project Specific “B” TTM WQMP is not needed for the RMV community facilities and amenities (e.g. community recreation facilities, dog parks), which are included in the Rough Grade “A” TTM WQMP.

b. The BMP Exhibit (Site Plan) included in each Project Specific “B” TTM WQMP must meet all requirements in the Model WQMP and WQMP Template and must also:
   i) include the proposed uses in the project description
   ii) depict footprints of all buildings and facilities
   iii) all items listed in (c.) below
   iv) be consistent with associated grading and building plans for project site

c. Prior to the issuance of any precise grading or building permit, the applicant shall submit for review and approval by the Manager, Land Development, a Project Specific “B” TTM WQMP that meets the requirements of the Model WQMP and WQMP Template that:
   i) Specifically identifies applicable LID/DCV treatment BMPs and hydromodification control BMPs from the applicable Conceptual
Planning Area and Rough Grade “A” TTM WQMPs that will be used to control runoff from the project, except for Project Scale (Precise Grading Plans for Site Development Permits and "B" Tentative Tract Maps including amenities) that have already been included in the applicable Rough Grade “A” TTM WQMP, where the Project Specific “B” TTM WQMP shall 1) identify the LID/DCV treatment BMPs and hydromodification control BMPs by reference to the applicable Rough Grade “A” TTM WQMP; 2) verify that the impervious area associated with the project scale area is no greater than that assumed in the Rough Grade “A” TTM WQMP; and 3) include Site Design and Source Control BMPs as identified in Sections i.2 and i.3, below. This Project Specific “B” TTM WQMP shall:

1. Identify the regional water quality and/or hydromodification control facilities (if applicable) for the project and the capacity utilized by the project of the regional water quality and/or hydromodification control facilities;

2. Include the applicable Site Design BMPs as defined in the current Technical Guidance Document (Section 6), such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas for the RMV community facilities and amenities;

3. Include the applicable Routine structural and non-structural Source Control BMPs as defined in the current Drainage Area Management Plan (DAMP) and the current Technical Guidance Document (Section 3 and Section 6). (County Standard Condition WQ01)

   ii) Demonstrates how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)

**Regional BMP Tracking, County Plan Check, & WQMP/BMP Close Out Procedures**

A Regional BMP tracking form will be submitted as part of Rough Grade “A” TTM WQMP submittals. All of the projects where Project Specific “B” TTM WQMPs will be developed in the TTM will be identified in the tracking spreadsheet with the impervious and pervious area thresholds and water quality volume and hydromodification volumes identified for each project identified. The County Plan Checker will use this tracking spreadsheet as Project Specific “B” TTM WQMPs are submitted to the County for review to verify if impervious and pervious area thresholds and water quality volume and hydromodification volumes associated with
a project have not been exceeded. The County Plan Checker will notify RMV and the Project Specific “B” TTM WQMP submitter if the thresholds have been exceeded for the project. Once all Project Specific “B” TTM WQMPs have been approved the final tracking spreadsheet will be amended to the Rough Grade “A” TTM WQMP and integrated into the County’s Land Management system (LMS). A screen shot of the Regional BMP Tracking Spreadsheet Template is provided in Figure 1 below:

**Figure 1: County of Orange-RMV Regional BMP Tracking Spreadsheet Template**

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| EIR Ranch Planned Community      |                                 | • Community Wide WQMP
• Technical Appendix C-2                                                                | Community Wide WQMP                  | OCPW OC Development Services OCPW Watersheds                                  |
| Planning Area                    | Master Area Plan                | • Planning Area WQMP
• Conceptual Master Area Plan WQMP
• Draft Master Area Plan WQMP
• Final Master Area Plan WQMP                                                              | Conceptual Planning Area WQMP        | OCPW OC Development Services OCPW Watersheds                                  |
| Planning Subarea                 | Subarea Plan/Master “A” Tentative Tract Map/GA (interim) grading permit | • Interim Grading WQMP
• Project Specific Subarea WQMP
• Conceptual Sub-Area Plan WQMP
• Sub-Area Plan WQMP
• Final Project Specific WQMP- Sub Area
• Master Subarea “A” TTM WQMP                                                              | Rough Grade “A” TTM WQMP             | OCPW OC Development Services OCPW Watersheds                                  |
| Project                          | Builder WQMP, Precise Grading Plans, “B” Tentative Tract Maps | • Builder WQMP
• Conceptual Project Specific WQMP
• Project Specific WQMP
• Final Project Specific WQMP – Project Scale                                               | Project Specific “B” TTM WQMP        | OCPW OC Development Services                                                  |
List of Acronyms

BMP - Best Management Practice
EIR – Environmental Impact Report
DAMP - Drainage Area Management Plan
DCV – Design Capture Volume
HMP - Hydromodification Management Plan
LID – Low Impact Development
MS4 – Municipal Separate Storm Sewer System
RMV - Rancho Mission Viejo
ROMP - Runoff Management Plan
TGD - Technical Guidance Document
TTM – Tentative Tract Map
WQMP - Water Quality Management Plan
DATE: February 3, 2015

TO: OC Development Services/Land Development
Project Manager: Rose Fistrovic

FROM: Manager, Water Quality Compliance

SUBJECT: Applicability of Regional Low Impact Development Best Management Practices for the Ranch Plan Planned Community

Further to our discussions, Water Quality Compliance has reviewed the two guidance memoranda prepared by Geosyntec, specifically, the memoranda of December 20, 2013 (Geosyntec to Richard Boon) and January 9, 2015 (Geosyntec to Gene Strojek). These memoranda are not found to be presenting conflicting interpretations of the Model Water Quality Management Plan (Model WQMP)/Technical Guidance Document (TGD). Moreover, in the unique and specific case of the Rancho Mission Viejo Project, this project’s emphasis on the use, in the first instance, of Regional Best Management Practices (BMPs) is appropriate and consistent with the south Orange County Municipal Stormwater Permit (Board Order - R9-2009-0002).

Section F.1.d of Board Order R9-2009-0002 requires the County to ensure that development project proponents mitigate potential water quality impacts by incorporating Low Impact Development (LID) BMPs into the project starting with consideration of the project’s site. The use of regional BMPs must be a subordinate consideration in all instances except one. The Geosyntec memo of December 20, 2013 discusses the differences in implementation of the Model WQMP/TGD in north versus south Orange County since these documents deal with two sets of municipal stormwater permit requirements. The memo did not discuss the single exception to the primacy of onsite mitigation created in Section F.1.d(11) of Board Order R9-2009-0002.

Section F.1.d(11) of Board Order R9-2009-0002 (see language below) allows the use of master planned regional LID BMPs where a specific set of criteria are met. The “regional approach” to LID BMP implementation being taken by the Rancho Mission Viejo Project is consistent with this provision and it has been deemed acceptable by the San Diego regional Water Quality Control Board (see attached letter dated March 13, 2014 from David Gibson to Mary Anne Skorpanich).

The project documentation must, however, demonstrate that that the regional BMPs are capturing and retaining the volume of runoff produced from the 24-hour 85th percentile storm event as defined in section F.1.d.(6)(a)(i) such that the regional approach performs equivalently to an on-site mitigation scheme. The Geosyntec memo of January 9, 2015 presents this same interpretation. Section F.1.d(11) provides additional guidance in the event that portion of the design capture volume is not retained.
F.1.d(11): Where a development project, greater than 100 acres in total project size or smaller than 100 acres in size yet part of a larger common plan of development that is over 100 acres, has been prepared using watershed and/or sub-watershed based water quality, hydrologic, and fluvial geomorphologic planning principles that implement regional LID BMPs in accordance with the sizing and location criteria of this Order and acceptable to the Regional Board, such standards shall govern review of projects with respect to Section F.1.1 of this Order and shall be deemed to satisfy this Order’s requirements for LID site design, buffer zone, infiltration and groundwater protection standards, source control, treatment control, and hydromodification control standards. Regional BMPs must clearly exhibit that they will not result in a net impact from pollutant loadings over and above the impact caused by capture and retention of the design storm. Regional BMPs may be used provided that the BMPs capture and retain the volume of runoff produced from the 24-hour 85th percentile storm event as defined in section F.1.d.(6)(a)(i) and that such controls are located upstream of receiving waters. Any volume that is not retained by the LID BMPs, up to the design capture volume, must be treated using LID biofiltration (emphasis added). Where regional LID implementation has been shown to be technically infeasible (per section F.1.d.7.b) any volume up to and including the design capture volume, not retained by LID BMPs, nor treated by LID biofiltration, must be treated using conventional treatment control BMPs in accordance with Section F.1.d.(6) and participation in the LID waiver program in Section F.1.d.(7). [R9-2009-0002; page 41 of 91; December 16, 2009]

In order to demonstrate compliance with Permit Provision F.1.d(11), RMV Community Development, LLC, or the builders will need to provide an accounting of post-development runoff volume showing that the collective runoff volume from each development sub-section does not exceed the design volume of water quality treatment basin(s) in the approved Master Area WQMP for each respective Planning Area. Attached is an example summary of Builder WQMP post-development runoff assumptions for Planning Area 2.

Notwithstanding the above, the Conceptual WQMP for the Rancho Mission Viejo Project, dated June 7, 2004, intended to consider and incorporate, where applicable and feasible, site design BMPs (see attached excerpt from the Conceptual WQMP for the Rancho Mission Viejo Project). The intent to incorporate these site design principals was carried forward into the Planning Area 2 South Rough Grading WQMP, dated January 20, 2014 (see attached excerpt from the Rough Grading WQMP for Planning Area 2 South).

Water Quality Compliance therefore concludes that the reliance by RMV Community Development, LLC, and the builders on regional BMPs is an approach that conforms with Permit Provision Permit Provision F.1.d(11). However, for the project to proceed in a manner that it is consistent with the commitments made in approved environmental documentation, such as the Conceptual WQMP, site design BMPs must be considered and incorporated where feasible at the Project WQMP scale.
Please direct any questions regarding this memo to Richard Boon at (714) 955-0670.

Chris Crompton

Attachments: 1) March 13, 2014 Letter from David W. Gibson (San Diego Regional Board) to Mary Anne Skorpanich (County of Orange). Subject: Rancho Mission Viejo Development Project Compliance with Development Planning Requirements Under the South Orange County Municipal Separate Storm Sewer (MS4) Permit, Order R9-2009-0002.
2) Planning Area 2.1 Builder WQMP Assumptions
3) Excerpt from Conceptual WQMP for the Rancho Mission Viejo Project, dated June 7, 2004
4) Excerpt from Rough Grading WQMP for Planning Area 2 South, dated January 20, 2014
California Regional Water Quality Control Board, San Diego Region

March 13, 2014

Mary Anne Skorpanich
Manager, OC Watersheds
Orange County Public Works
2301 N. Glassell Street
Orange, California 92865-2773

Subject: Rancho Mission Viejo Development Project Compliance with Development Planning Requirements Under the South Orange County Municipal Separate Storm Sewer System (MS4) Permit, Order No. R9-2009-0002

In reply refer to:
PIN number CW-658018:Iwalsh

Ms. Skorpanich:

The South Orange County Municipal Separate Storm Sewer System (MS4) Permit, Order No. 2009-0002 (Order), provision F.1.d(11) provides an alternative method of compliance for development projects which are based on acceptable watershed and/or sub-watershed scale planning and best management practices (BMP) site design criteria. By letter dated January 21, 2014, you requested the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) acceptance of the County approved regional storm water planning and site design principles for the Rancho Mission Viejo Ranch Development Project (Project) pursuant to provision F.1.d(11) of the Order. The Project is a large master planned development comprised of 23,000 acres in the south-eastern portion of Orange County.

As you know, provision F.1.d of the Order requires each south Orange County Copermitee to impose requirements on Priority Development Projects (PDPs) to manage water quality and hydromodification impacts of the discharges from these PDPs. Further, provision F.1.d(11) of the Order allows a Copermitee to accept a regional watershed and/or sub watersheds scale low impact development (LID) BMP project design, for development projects greater than 100 acres or smaller than 100 acres in size, but part of a larger common plan of development that is over 100 acres. This provision also requires that the San Diego Water Board make a determination as to the acceptability of the watershed and/or sub watershed based design standards.

You indicated in your February 4, 2014 email that the County of Orange relied upon the following technical and planning documents to determine that the Project design satisfies provision F.1.d(11) of the Order:

1. The Ranch Plan, Master Plan of development submitted to and approved by the Orange County Board of Supervisors on November 8, 2004;

HENRY ABARBANEL, CHAIR | DAVID GIBSON, EXECUTIVE OFFICER
2375 Northside Drive, Suite 100, San Diego, CA 92108-2700 | (619) 516-1990 | www.waterboards.ca.gov/sandiego

Recycled Paper
2. The Ranch Plan Program Final Environmental Impact Report (EIR) 589 certified by the Orange County Board of Supervisors on November 8, 2004 with approval of the Ranch Plan;
3. Addendum No. 1 to the Final EIR 589: July 26, 2006, used in conjunction with approval of Planning Area (PA) 1;
4. Addendum No. 1.1 to Final EIR 589: February 24, 2011, and PA2 Addendum to Final EIR 589: March 27, 2013, used in conjunction with Planning Commission approval of PA2;
5. The comprehensive regional storm water plan: Ranch Plan Planned Community Runoff Management Plan (ROMP) dated April 16, 2013; and

You further indicated that these documents describe the entire Project (i.e. to full build out) and the County of Orange’s finding of applicability of provision F.1.d(11) applies to all phases of the Project.

The documents you have identified supports the County’s determination that the Project is designed using watershed and sub-watershed scale based water quality, hydrologic, and fluvial geomorphologic planning principles. The County approved storm water planning and site design principles for the Project you have cited satisfy the requirements of provision F.1.d(11) of the Order and the County may proceed with any remaining approvals of the Project on that basis.

In the subject line of any response, please include the Primary Identification Number (PIN) CW-658018:walsh. If you would like to discuss this matter further please contact Laurie Walsh at (619) 521-3373, email: Laurie.Walsh@waterboards.ca.gov.

Respectfully,

David W. Gibson
Executive Officer
California Regional Water Quality Control Board, San Diego Region

cc: Distribution list via email: Orange County Copermittees

<table>
<thead>
<tr>
<th>Tech Staff Info &amp; Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Order No.</td>
</tr>
<tr>
<td>Party ID</td>
</tr>
<tr>
<td>NPDES No.</td>
</tr>
<tr>
<td>Reg. Measure ID</td>
</tr>
<tr>
<td>Place ID</td>
</tr>
</tbody>
</table>
## PA 2.1

### Summary of Builder WQMP Assumptions

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Grading Permit No.</th>
<th>Tract No.</th>
<th>WQMP Report No.</th>
<th>Project Address</th>
<th>Dwelling Units</th>
<th>Project Area (acre)</th>
<th>% of Impervious (Pre-Project)</th>
<th>% of Impervious (Post Project)</th>
<th>Pre Development DCV (cuft)</th>
<th>Post Development DCV (cuft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meritage MR 23 PA 2.1</td>
<td>GB 140120</td>
<td>17566</td>
<td>WQ 14-0028</td>
<td>17566 Cow Camp Rd Mission Viejo, CA 92694</td>
<td>58</td>
<td>10.1</td>
<td>0</td>
<td>60 (6.1 acre)</td>
<td>4950</td>
<td>19798</td>
</tr>
<tr>
<td>Lyon AQ1 PA2.1</td>
<td>GB 140152, 140153</td>
<td>17571</td>
<td>WQ 14-0044</td>
<td>17571 Cow Camp Rd Mission Viejo, CA 92694</td>
<td>90</td>
<td>14.22</td>
<td>0</td>
<td>86 (12.2 acre)</td>
<td>6968</td>
<td>30661</td>
</tr>
<tr>
<td>Lyon MR1 PA2.1</td>
<td>GB140101, GB140102</td>
<td>17569</td>
<td>WQ 14-0031</td>
<td>17561 MR1 Cow Camp Rd Mission Viejo, CA 92694</td>
<td>94</td>
<td>5.41</td>
<td>0</td>
<td>74.6 (4.036 acre)</td>
<td>10,019</td>
<td></td>
</tr>
<tr>
<td>Ryland MR17 PA2.1</td>
<td>GB 140094, GB140095</td>
<td>17573</td>
<td>WQ 14-0030</td>
<td>17573 Cow Camp Rd Mission Viejo, CA 92694</td>
<td>50</td>
<td>5.65</td>
<td>0</td>
<td>76.1 (4.3 acre)</td>
<td>13,309</td>
<td></td>
</tr>
<tr>
<td>Ryland MR19 PA2.1</td>
<td>GB 140090, GB140091</td>
<td>17574</td>
<td>WQ 14-0029</td>
<td>17574 Cow Camp Rd Mission Viejo, CA 92694</td>
<td>45</td>
<td>6.31</td>
<td>0</td>
<td>86 (12.2 acre)</td>
<td>15,337</td>
<td></td>
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<tr>
<td>RMV MR22 PA 2.1</td>
<td>GB140119</td>
<td>17565</td>
<td>WQ 14-0040</td>
<td>17565 Cow Camp Rd Mission Viejo, CA 92694</td>
<td>60</td>
<td>7.38</td>
<td>3</td>
<td>46 (3.38 acre)</td>
<td>-</td>
<td>11967</td>
</tr>
<tr>
<td>Tri Pointe MR24 PA2.1</td>
<td>GB 140141</td>
<td>17572</td>
<td>WQ 14-0041</td>
<td>17572 Cow Camp Rd Mission Viejo, CA 92694</td>
<td>66</td>
<td>14.87</td>
<td>0</td>
<td>51.9 (7.72 acres)</td>
<td>-</td>
<td>Report not updated</td>
</tr>
<tr>
<td>Shea AQ13 PA 2.1</td>
<td>GB 140122</td>
<td>17568</td>
<td>WQ 14-0039</td>
<td>17566 Cow Camp Rd Mission Viejo, CA 92694</td>
<td>63</td>
<td>12.9</td>
<td>0</td>
<td>60 (7.74 acre)</td>
<td>6292</td>
<td>25169</td>
</tr>
<tr>
<td>Warmington MR14 PA2.1</td>
<td>GB 140107, 140108</td>
<td>17576</td>
<td>WQ 14-0024</td>
<td>APN 125-161-31 Mission Viejo, CA</td>
<td>62</td>
<td>6.67</td>
<td>0</td>
<td>58 (3.87 acre)</td>
<td>not calculated</td>
<td>14164</td>
</tr>
<tr>
<td>Shea AQ13 PA 2.1</td>
<td>GB 140122</td>
<td>17568</td>
<td>WQ 14-0039</td>
<td>17566 Cow Camp Rd Mission Viejo, CA 92694</td>
<td>63</td>
<td>12.9</td>
<td>0</td>
<td>60 (7.74 acre)</td>
<td>6292</td>
<td>25169</td>
</tr>
<tr>
<td>Tri Pointe MR15 PA2.1</td>
<td>GB 140113</td>
<td>17577</td>
<td>WQ 14-0027</td>
<td>17577 Cow Camp Rd Mission Viejo, CA 92694</td>
<td>87</td>
<td>14.87</td>
<td>0</td>
<td>57.9 (5.125 acres)</td>
<td>-</td>
<td>16895</td>
</tr>
<tr>
<td>Shea AQ21 PA 2.1</td>
<td>GB 140112</td>
<td>17570</td>
<td>WQ 14-0025</td>
<td>17570 Cow Camp Rd Mission Viejo, CA 92694</td>
<td>70</td>
<td>16.81</td>
<td>3</td>
<td>55 (9.26 acre)</td>
<td>-</td>
<td>Report not updated</td>
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</table>
### Table 4-1: Implementation of Site Design BMPs

<table>
<thead>
<tr>
<th>LOCAL WQMP SITE DESIGN OPTION/CHARACTERISTICS</th>
<th>PROJECT IMPLEMENTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Design Options</strong></td>
<td></td>
</tr>
</tbody>
</table>
| 1. *Maximize the permeable area.*           | • The proposed development areas are predominantly located on the less infiltrative soils to preserve the permeable substrate often located in the major side canyons and along the valley floor.  
• In areas not subject to mass grading, the smallest site disturbance area possible will be delineated and flagged and temporary storage of construction equipment will be restricted in these areas to minimize soil compaction on site. |
| 2. *Conserve natural areas.*                | • 67% of the total Project area will be conserved as open space in the B-4 Alternative.  
• 71% of the total Project area will be conserved as open space in the B-9 Alternative. |
<p>| 3. <em>Construct walkways, trails, patios, overflow parking lots, alleys, driveways, low-traffic streets and other low traffic areas with open-jointed paving materials or permeable surfaces, such as pervious concrete, porous asphalt, unit pavers, and granular materials.</em> | • Trails in reserve areas and parks, and golf cart paths will be constructed with open-jointed paving materials, granular materials, or other pervious materials. |
| 4. <em>Construct streets, sidewalks and parking lot aisles to the minimum widths necessary, provided that public safety and a walkable environment for pedestrians are not compromised. Incorporate landscaped buffer areas between sidewalks and streets.</em> | • Streets, sidewalks, and parking lot aisles will be constructed to the minimum widths specified in the County Land Use Code and in compliance with regulations for the Americans with Disabilities Act and safety requirements for fire and emergency vehicle access. |
| 5. <em>Reduce widths of street where off-street parking is available.</em> | • Streets, sidewalks, and parking lot aisles will be constructed to the minimum widths specified in the County Land Use Code and in compliance with regulations for the Americans with Disabilities Act and safety requirements for fire and emergency vehicle access. |</p>
<table>
<thead>
<tr>
<th>LOCAL WQMP SITE DESIGN OPTION/CHARACTERISTICS</th>
<th>PROJECT IMPLEMENTATION</th>
</tr>
</thead>
</table>
| 6. Maximize canopy interception and water conservation by preserving existing native trees and shrubs, and planting additional native or drought tolerant trees and large shrubs. | • Existing native trees and shrubs will be conserved in the open space reserve areas.  
• Native or drought tolerant non-invasive trees and large shrubs will be incorporated into non-reserve open space and landscaped areas, where feasible. |
| 7. Minimize the use of impervious surfaces, such as decorative concrete, in the landscape design | • Impervious surfaces will be minimized in landscape design. |
| 8. Use natural drainage systems. | • Vegetated swales will be used to collect runoff where feasible. Bioinfiltration swales will be used to route flows from the FD/WQ basins to the stream channel. |
| 9. Where soils conditions are suitable, use perforated pipe or gravel filtration pits for low flow infiltration. | • Infiltration basins are used in the combined control system to manage increases in runoff volume. |
| 10. Construct onsite ponding areas or retention facilities to increase opportunities for infiltration | • The combined control system includes a FD/WQ basin, an infiltration basin, and vegetated swales that will provide opportunities for infiltration where soil conditions are suitable. |
| 11. Other site design options that are comparable, and equally effective | • Low impact design concepts that are distributed within the development bubble will be considered as options that could reduce the need for treatment. |

**Design Characteristics**

<p>| 1. Where landscaping is proposed, drain rooftops into adjacent landscaping prior to discharging to the storm drain. | • Roof runoff for low-density housing, education, or commercial development may be directed to planter boxes or vegetated swales located in common areas, or within individual lots. |
| 2. Where landscaping is proposed, drain impervious sidewalks, walkways, trails, and patios into adjacent landscaping. | • Runoff from sidewalks, walkways, trails, and patios will be directed into adjacent landscaping or to vegetated swales. |
| 3. Increase the use of vegetated drainage swales in lieu of underground piping or imperviously lined swales. | • Unlined vegetated swales will be incorporated except where such infiltration will affect slope stability. |</p>
<table>
<thead>
<tr>
<th>LOCAL WQMP SITE DESIGN OPTION/CHARACTERISTICS</th>
<th>PROJECT IMPLEMENTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Use one or more of the following:</td>
<td>• Conveyance design will incorporate a rural swale design in estate areas and an urban curb/swale system in residential areas or other design concepts that are comparable and equally effective.</td>
</tr>
<tr>
<td>a. Rural swale system: street sheet flows to vegetated swale or gravel shoulder, curbs at street corners, culverts under driveways and street crossings</td>
<td></td>
</tr>
<tr>
<td>b. Urban curb/swale system: street slopes to curb; periodic swale inlets drain to vegetated swale/biofilter</td>
<td></td>
</tr>
<tr>
<td>c. Dual drainage system: First flush captured in street catch basins and discharged to adjacent vegetated swale or gravel shoulder, high flows connect directly to municipal storm drain systems</td>
<td></td>
</tr>
<tr>
<td>d. Other design concepts that are comparable and equally effective</td>
<td></td>
</tr>
<tr>
<td>5. Use one or more of the following features for design of driveways and private residential parking areas:</td>
<td>• Uncovered temporary or guest parking in residential areas will be paved with a permeable surface, designed to drain into landscaping prior to discharging to the municipal storm drain system, or other design concepts that are comparable and equally effective.</td>
</tr>
<tr>
<td>a. Design driveways with shared access, flared (single lane at street) or wheel strips (paving only under tires); or, drain into landscaping prior to discharging to the municipal storm drain system</td>
<td></td>
</tr>
<tr>
<td>b. Uncovered temporary or guest parking on private residential lots may be paved with a permeable surface; or, designed to drain into landscaping prior to discharging to the municipal storm drain system</td>
<td></td>
</tr>
<tr>
<td>c. Other design concepts that are comparable and equally effective</td>
<td></td>
</tr>
<tr>
<td>6. Use one or more of the following design concepts for the design of parking areas:</td>
<td>• Where landscaping is proposed in parking areas, landscape areas will be incorporated into the drainage design, or other design concepts that are comparable and equally effective.</td>
</tr>
<tr>
<td>a. Where landscaping is proposed in parking areas, incorporate landscape areas into the drainage design</td>
<td></td>
</tr>
<tr>
<td>b. Overflow parking (parking stalls provided in excess of the Permittee's minimum parking requirements) may be constructed with permeable paving</td>
<td></td>
</tr>
<tr>
<td>c. Other design concepts that are comparable and equally effective</td>
<td></td>
</tr>
</tbody>
</table>
Runoff from developed areas may be reduced by using alternative materials or surfaces with a lower coefficient of runoff, or C Factor. The C Factor is a measure of the ability of a surface to produce runoff. Surfaces that produce higher volumes of runoff are represented by higher C Factors. By incorporating more pervious lower-C-factor surfaces into a development, lower volumes of runoff will be produced. Lower volumes and rates of runoff translate directly to smaller treatment design volumes.

The Local WQMP requires that the site design options and characteristics listed in Table 8 be considered and incorporated, where applicable and feasible, during the site planning and approval process consistent with applicable General Plan policies, other development standards and regulations, and any site design BMPs included in an applicable regional or watershed program. The site design BMPs that are incorporated into the Planning Area 2 project, including in Subarea 2.1 and Subarea 2.2, are listed in Table 8.

Table 8: Implementation of Site Design BMPs

<table>
<thead>
<tr>
<th>Technique</th>
<th>Included</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimize Impervious Area/Maximize Permeability (C-Factor Reduction)</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brief Description of Method</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• In areas not subject to mass grading, the smallest site disturbance area possible will be delineated and flagged and temporary storage of construction equipment will be restricted in these areas to minimize soil compaction on site.</td>
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</tr>
<tr>
<td>• Extensive landscaped areas will be incorporated into the developed areas.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• A community trail (Trail Y) will use existing graded Ranch roads that are pervious. Regional riding and hiking trails will be designed to comply with the standards outlined in the Recreation Element of the County General Plan.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Streets, sidewalks, and parking lot aisles will be constructed to the minimum widths specified in the County Land Use Code and in compliance with regulations for the Americans with Disabilities Act and safety requirements for fire and emergency vehicle access.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Impervious surfaces will be minimized in landscape design.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimize Directly Connected Impervious Areas (DCIAs) (C-Factor Reduction)</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brief Description of Method</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Vegetated swales, or other design concepts that are comparable and equally effective, will be used to convey runoff where feasible.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Roof runoff for low-density housing, education, or commercial development may be directed to planter boxes or vegetated swales located in common areas, or other design concepts that are comparable and equally effective.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Runoff from sidewalks, walkways, trails, and patios will be directed into adjacent landscaping, to vegetated swales, or other design concepts that are comparable and equally effective.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Unlined vegetated swales will be incorporated except where such infiltration will affect slope stability.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| • Uncovered, off-road temporary or guest parking in residential areas will be paved with a permeable surface, designed to drain into landscaping before discharging to the municipal storm drain system, or other design concepts that are comparable and.
<table>
<thead>
<tr>
<th>Technique</th>
<th>Included</th>
<th>Brief Description of Method</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Yes</td>
<td>equally effective.</td>
</tr>
<tr>
<td></td>
<td>No</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Conveyance design will incorporate design concepts that are comparable and equally effective as an urban curb/swale system.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Where landscaping is proposed in parking areas, landscape areas will be incorporated into the drainage design, or other design concepts that are comparable and equally effective.</td>
</tr>
<tr>
<td>Create Reduced or &quot;Zero Discharge&quot; Areas (Runoff Volume Reduction)</td>
<td>X</td>
<td>• Existing native trees and shrubs will be conserved in the open space reserve areas.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Native or drought-tolerant non-invasive trees and large shrubs will be incorporated into non-reserve open space and landscaped areas, where feasible.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• The stormwater collection and treatment system will include extended detention basins, bioretention basins, and/or biofiltration basins that will provide opportunities for infiltration where soil conditions are suitable, or harvest and use where stored runoff will be used for irrigation reuse.</td>
</tr>
<tr>
<td>Conserve Natural Areas (C-Factor Reduction)</td>
<td>X</td>
<td>• 35% of the total planning area will be conserved as open space.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Additional open space and parks will be provided internal to the development area boundary.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Additional open space will be provided through the Open Space Dedication Program in Planning Area 10 in accordance with the County of Orange/RMV Open Space Agreement.</td>
</tr>
</tbody>
</table>

**Design Objectives**

The following guidelines shall be implemented to address specific concerns highlighted by the Regional Board:

- Onsite irrigation drainage and any sub-drain systems shall not discharge in an uncontrolled manner down bluffs;

- Roof runoff shall be directed into adjacent landscaping before discharging to the storm drain, to vegetated conveyance or treatment BMPs, and/or to storage facilities for irrigation reuse; and

- Landscaping plans for slopes exceeding one acre and all upland common areas shall use landscape materials that are adaptable to the existing climate and soil conditions.

The selection criteria of structural LID BMPs will be based on the maximum extent practicable standards. Selection will be determined on a site-specific basis considering underlying soil and groundwater conditions, slope stability, structural and utility conflicts, and constructability. The selection hierarchy of structural LID BMPs will follow this order; infiltration, harvest and use, evapotranspiration, and biotreatment. If all structural LID BMPs were deemed infeasible onsite, the design would investigate alternative options.
Guidelines for the Preparation of WQMPs in the Ranch Plan Planned Community

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Guidelines for the Preparation of Water Quality Management Plans for the Ranch Plan Planned Community

The purpose of these guidelines is to clarify for OC Public Works staff, plan check consultants, and development applicants, the process for preparation and review of Water Quality Management Plans (WQMPs) within the Ranch Plan Planned Community. This document is meant for guidance purposes only and does not include all compliance requirements.

A unique Watershed Based Approach to Water Quality Management within the Ranch Plan Planned Community was set forth by the Board of Supervisors as part of the November 2004 approval of the Ranch Plan Planned Community and certification of EIR 589, including Section 4.5 (Water Resources) and Technical Appendix C-2 (Community-Wide WQMP).

This unique watershed based approach (i.e., allowable use of regional Best Management Practices [BMPs]) is recognized by the San Diego Regional Water Quality Control Board (South Orange County) MS4 Permit (December 2009) and the Orange County Stormwater Program New Development/Significant Redevelopment Program Technical Guidance Document for Preparation of Conceptual, Preliminary, and Project WQMPs, which states:

“Where a development project greater than 100 acres in total project size, or smaller than 100 acres in size yet part of a larger common plan of development that is over 100 acres, has been prepared using watershed and/or sub-watershed based water quality, hydrologic, and fluvial geomorphologic planning principles that implement regional LID BMPs in accordance with the sizing and location criteria of the South County Permit and acceptable to the San Diego Regional Board, such standards shall govern review of projects with respect to Section F.1 of the South County Permit and shall be deemed to satisfy the South County Permit requirements for LID site design, buffer zone, infiltration and groundwater protection standards, source control, treatment control, and hydromodification control standards. Regional BMPs in such plans shall clearly exhibit that they will not result in a net impact from pollutant loadings over and above the impact caused by capture and retention of the design storm with on-site LID BMPs.”

A Project-Specific WQMP will be required for each Regional BMP if the BMP is not included and adequately addressed in another WQMP prepared for a larger project area.
Ranch Plan Community-Wide, Watershed Based WQMP (Approved):

The November 2004 approval of the Ranch Plan Planned Community and certification of EIR 589, including Section 4.5 (Water Resources) and Technical Appendix C-2 (Community-Wide WQMP) is the parent document of all subsequent Ranch Plan WQMPs (noted below).

Each subsequent WQMP must be prepared in compliance with the San Diego Region Water Quality Board Order No. R9-2009-0002, the Model Water Quality Plan (Model WQMP) for South Orange County, Orange County Technical Guidance Manual (TGD) and South Orange County Hydromodification Management Plan (HMP). In addition, each WQMP must be prepared utilizing the appropriate South Orange County WQMP Template.

The above documents can be found online at:

The process by which Rancho Mission Viejo will demonstrate, and the County of Orange will verify, compliance with the above documents will be:

Planning Area WQMP – Individual Planning Area Scale (Master Area Plans):

a. Prior to the approval of a Master Area Plan for each Planning Area, the applicant shall prepare a Master Area Plan WQMP that:

   i) is consistent with the terms and content of the Conceptual Water Quality Approach for the Ranch Plan - EIR 589, Section 4.5 (Water Resources) and Technical Appendix C-2 (Community-Wide WQMP), and

   ii) provides more particularized information and detail concerning how the provisions of the Watershed Based Approach to Water Quality Management Within the Ranch Plan - EIR 589, Section 4.5 (Water Resources) and Technical Appendix C-2 (Community-Wide WQMP) will be implemented within the area covered by the individual Master Area Plan.

b. At a minimum, each Master Area Plan WQMP will provide supplemental and refined information concerning:

   i) how site design, source control, treatment control, and hydromodification control BMPs will be implemented at the Master Area Plan level for the area in question,

   ii) potential structural treatment and hydromodification control facility sizing and location within the subject Master Area Plan area, and
iii) monitoring, operation and maintenance of stormwater BMPs within the relevant Master Area Plan area. (EIR 589, Mitigation Measure 4.5-3).

c. Each Master Area Plan WQMP will include analyses that demonstrate that proposed regional treatment and hydromodification control BMPs will not result in a net impact from pollutant loadings over and above the impact caused by capture and retention of the design storm with on-site LID BMPs, per the requirement of the South Orange County MS4 Permit.

**Interim Grading WQMP** - Subarea Scale (Master “A” Tentative Tract Map):

a. Prior to first GA (interim) grading permit within each Master “A” Tentative Tract Map or Subarea Plan for any portion of the project area that is the subject of an approved Master Area Plan, the applicant shall prepare a Interim Grading WQMP that:

i) is consistent with the terms and content of the Community - Wide WQMP,

ii) is consistent with the terms and content of the relevant Master Area Plan WQMP (see MM 4.5-3), and

iii) provides more particularized information and detail concerning how the provisions of the Conceptual WQMP and the relevant Master Area Plan WQMP will be implemented within the area covered by the individual Subarea Plan.

b. At a minimum, each Interim Grading WQMP will provide supplemental and refined information concerning:

i) How site-design, source-control, treatment control, and hydromodification control BMPs will be implemented at the Subarea Plan level,

ii) The specific calculations for size, location and design features to be used for the construction of the structural treatment and hydromodification control facilities to be developed within the subject Subarea Plan, and

iii) Monitoring, operation and maintenance of the stormwater BMPs within the relevant Subarea Plan (EIR 589, Mitigation Measure 4.5-4),

iv) Specifically, if there are WQ basins included within the GA grading permit boundaries, the WQMP must provide evidence the sizing of these facilities is adequate,
v) Also, if model homes are Project Scale (precise grading and building permit approved) improvements allowed per this Interim WQMP, the applicant must demonstrate that interim Regional BMPs are in place prior to the eventual installation of permanent Regional BMPs, and

vi) Information regarding the option selected (“basin” or “lake”) for that Subarea, as described in the approved Master WQMP for that Planning Area

c. Prior to issuance of the each GA (interim) grading permit, a condition shall be added to the project require the submittal of a Project Specific WQMP prior to issuance of a subsequent GB (precise) grading permit.

Conceptual Project Specific WQMP – Project Scale (Discretionary Review Process)

a. A Conceptual WQMP is not necessary for any project that has been covered by a previously approved Project Specific WQMP and which has had no changes from the previous site plan. Evidence of inclusion in a previously approved WQMP (e.g., copy of approved BMP Exhibit/Site Plan) is required at time of submittal.

b. A Conceptual Project Specific WQMP must be submitted with each Planning Application submitted for discretionary approval.

c. The Conceptual WQMP must address all of the items listed in the Project Specific WQMP below and must meet the requirements of the Model WQMP and WQMP Template.

d. The Conceptual WQMP must be submitted in the format described in the “Instructions to Prepare a Conceptual WQMP.”

e. The Conceptual WQMP must be used as the basis for the Final WQMP that is submitted prior to issuance of any subsequent grading permit or building permit associated with the site development permit.

Final Project Specific WQMP - Project Scale (Precise Grading Plans for Site Development Permits and “B” Tentative Tract Maps):

a. A Final Project Specific WQMP is not necessary for any project that has been covered by a previously approved Project Specific WQMP and which has had no changes from the previous site plan. Evidence of inclusion in a
previously approved WQMP (e.g., copy of approved BMP Exhibit/Site Plan) is required at time of submittal.

b. The BMP Exhibit (Site Plan) included in each Final Project Specific WQMP must meet all requirements in the Model WQMP and WQMP Template and must also:

i) include the proposed uses in the project description

ii) depict footprints of all buildings and facilities

iii) all items listed in (c.) below

iv) be consistent with associated grading and building plans for project site

c. Prior to the issuance of any GB precise grading or building permit, the applicant shall submit for review and approval by the Manager, Planned Communities, a Final Project Specific WQMP that meets the requirements of the Model WQMP and WQMP Template that:

i) Specifically identifies applicable structural treatment and hydromodification control BMPs from the applicable Planning Area and Interim Grading WQMPs that will be used to control runoff from the project. This Project WQMP shall:

1. Identify the regional water quality and/or hydromodification control facilities (if applicable) for the project;

2. Address 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;

3. Include the applicable Routine structural and non-structural Source Control BMPs as defined in the current Drainage Area Management Plan (DAMP). (County Standard Condition WQ01)

ii) Demonstrates how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility (as applicable), via sump pumps if necessary. (Standard Condition of Approval, WQ03)
DATE: November 21, 2006

TO: Harry Persaud, Manager, PDS/Subdivision & Infrastructure Services

FROM: Ruby Maldonado, Chief, PDS/Special Projects Section

SUBJECT: Review of the Ranch Plan Water Quality Management Plans (WQMPs)

In consultation with Jay Bullock and Sam Couch, representatives of Rancho Mission Viejo (RMV), the County has developed the following Five-Level review process for WQMPs that are submitted for the Ranch Plan Planned Community:

- **Level One:** The 2004 certification of EIR 589, including the water quality analysis in Section 4.5 (Water Resources) and Technical Appendix C-2 (Conceptual WQMP) set the **Long-Range Regional Water Quality Approach** for the entire Ranch Plan Planned Community, and shall be the basis for all subsequent WQMPs.

- **Level Two:** Prior to the approval of each Master Area Plan, RMV will submit at least 3 copies of the **Draft WQMP for Master Area Plan – Planning Area “1” (or “2”, or “3”, or “4”, or “5”)** as part of the environmental review process to PDS/Environmental Planning. This WQMP will be “conceptual” in nature due to the preliminary land planning at this stage and will meet the definition of a “conceptual WQMP” for this project.

  PDS/Environmental Planning will submit the Draft WQMP for review and comment by PDS/Special Projects and Watershed and Coastal Resources. This review shall focus on consistency with the regional approach laid out in Level One. PDS/Special Projects will maintain a checklist of what is expected as part of the Draft WQMP, in addition to the details required prior to clearance of Mitigation 4.5-3.

- **Level Three:** Prior to issuance of the first grading permit in the area covered by the Draft WQMP, RMV will submit the **Final WQMP for Master Area Plan – Planning Area “1” (or “2”, or “3”, or “4”, or “5”)** for review and approval by PDS/Special Projects. It will be based upon the Draft WQMP submitted at Level Two but may contain refinements as necessary. Review by Watershed and Coastal Resources shall focus on consistency with the regional approach laid out in Levels One and Two.
• **Level Four:** Prior to issuance of the first grading permit in each Subarea (usually the mass grading GA for each “A” TT Map), RMV will submit a **Subarea WQMP** for review and approval by PDS/Special Projects. Again, Mitigation 4.5-4 requires additional details to be addressed prior to clearance. Watershed and Coastal Resources is not involved in this level of review, as long as it is clear that the Subarea WQMP is consistent with the regional approach outlined in Levels One and Two.

The Subarea WQMP will contain post-construction BMPs selected by RMV that will be appropriate to meet the NPDES requirements for the type of proposed construction and future land uses. (The first **Subarea WQMP** in each Planning Area may be submitted concurrently with the **Final WQMP for Master Area Plan** for that Planning Area.)

• **Level Five:** Prior to the issuance of GB grading permits and/or building permits for construction of buildings, a more detailed **Project Specific WQMP** is necessary for review and approval by PDS/Special Projects, unless all of the specific land use development related BMP issues have clearly been addressed by either the Level Three Final WQMP or Level Four Subarea WQMP. Again, Watershed and Coastal Resources is not involved in this level of review, as long as it is clear that the WQMP is consistent with the regional approach outlined in Levels One and Two. Mitigation 4.5-8 requires additional details to be addressed prior to clearance.

The review and approval of the Final WQMP for Planning Area 1, which has previously been submitted, will be completed by PDS/Special Projects. All subsequent WQMPs will be reviewed by the Professional Engineering Services (PES) team assembled to provide Plan Review services to RDMD. This review will be supervised by PDS/Special Projects and the approval of each WQMP will remain the responsibility of PDS/Special Projects.

If you have any questions regarding the WQMP Five-Level review and approval process for the Ranch Plan Planned Community, please let me know.

cc:  
Tim Neely, Director, PDS  
Chuck Shoemaker, Manager, PDS/Land Use Planning  
Ron Tippets, PDS/Environmental Planning  
Rick Sherry, PDS/Special Projects  
Jay Bullock, Planning Solutions  
Sam Couch, RMV