

# STORMWATER QUALITY CONTROL REQUIREMENTS INFORMATION FOR DEVELOPERS, BUILDERS, AND PROJECT APPLICANTS

Stormwater runoff from urbanized areas carries large amounts of pollution to local creeks and San Francisco Bay. To comply with the [Municipal Regional Stormwater Permit \(MRP\)](#), reissued by the Regional Water Quality Control Board in 2022, local agencies in San Mateo County require development projects to incorporate appropriate stormwater controls. These may include the following:

- 1. Site Design Measures** are permanent features that reduce water quality impacts by:
  - Reducing impervious surfaces;
  - Directing runoff from impervious surfaces to vegetated areas.
- 2. Source Controls** prevent potential pollutant sources from contacting rainfall and stormwater. Examples include:
  - Roofed trash enclosures;
  - Regenerative landscaping (e.g., the eight [ReScape](#) principles);
  - Sanitary sewer drains for vehicle wash areas.
- 3. Stormwater Treatment Measures** are engineered systems that remove pollutants from stormwater before reaching a storm drain, creek, ocean, or bay. The treatment measures selected must be Low Impact Development (LID) measures (see box) except for certain types of projects.<sup>1</sup>
- 4. Hydromodification Management (HM)** reduces erosive flows in creeks that can occur when amounts of impervious surface on a project site are increased.
- 5. Construction Site Controls** required during the construction phase of project include:
  - Control of erosion on slopes and/or areas of exposed soil;
  - Keeping sediment on site using perimeter barriers and storm drain inlet protection;
  - Proper management of construction materials on site;
  - Compliance with the State Construction General Permit.<sup>2</sup>

**Low Impact Development (LID) Measures** reduce stormwater runoff and mimic a site's predevelopment hydrology. LID measures include infiltration, evapotranspiration, rainwater harvesting, and biotreatment.



LID Measure in the City of Daly City

## What's new beginning July 1, 2023?

- Stormwater treatment requirements will apply to most projects that create and/or replace **5,000** square feet or more of impervious surface.
- Public right-of-way areas in front of development projects that are as part of the project must now be included in impervious surface calculations and runoff must be treated from those areas.
- Road maintenance, reconstruction, and new road construction projects may be required to provide stormwater treatment depending on various project factors.
- Large single-family homes creating and/or replacing **10,000** square feet or more of impervious surface will now have treatment requirements.
- Criteria for Category C of the Special Projects provision is changing to support Affordable Housing projects.
- Interceptor Tree Credits are no longer allowed - see the [C.3 Regulated Projects Guide](#) for guidance.

<sup>1</sup> See Provision C.3.e of MRP 3.0 for more information on Special Projects that can use non-LID measures.

<sup>2</sup> Projects disturbing one acre or more must comply with the State Construction General Permit. For more information on the Construction General Permit, visit [www.swrcb.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml)

## Determining Project Requirements

To determine if Stormwater Control Requirements apply to your project and identify appropriate controls, municipal staff will ask you to fill out either:

- **The Stormwater Checklist for Small Projects** for detached single-family homes that create/replace 2,500 – 10,000 sq. ft. of impervious surface and other small projects that create/replace 2,500 – 5,000 sq. ft.; or
- **The MRP 3.0 C.3-C.6 Development Review Checklist** for larger single-family home projects that create/replace  $\geq 10,000$  square feet of impervious surface; or projects with two or more homes in a common plan of development and other projects that create/replace  $\geq 5,000$  sq. ft. of impervious surface.

## LID Requirements/Stormwater Treatment Measures:

Projects that create/replace  $\geq 5,000$  sq. ft. of impervious surface are required to manage stormwater with LID control measures. LID measures include: biotreatment areas, flow-through planters, rain barrels or cisterns, green roofs, pervious pavement, or other stormwater treatment measures designed to infiltrate or detain stormwater runoff, so that all of the runoff required to be treated per the stormwater permit soaks into the ground, is stored for irrigation or in-building use, evaporates, or is taken up by plants. Biotreatment systems contain a specified biotreatment soil and typically have a surface area that is approximately 4% of the contributing impervious area. Biotreatment systems should be designed to maximize infiltration into native soil wherever possible.

## Special Projects and Non-LID Measures:

There are three categories of Special Projects in MRP 3.0 which may qualify for the use of non-LID measures (e.g., vault-based, high flow rate media filtration systems):

- A. Projects in urban commercial districts creating/replacing  $\leq 0.5$  acres of impervious surface;
- B. High density urban projects creating/replacing 0.5 – 2 acres of impervious surface;
- C. Affordable housing projects that meet specific income-based criteria for mix of dwelling units.

See Provision C.3.e of MRP 3.0 for more details.

## Hydromodification Management (HM) Measures:

HM requirements apply if a project creates/replaces  $\geq 1$  acre of impervious surface, increases impervious surface over pre-project conditions AND is located in a susceptible area. See Provision C.3.g of MRP 3.0 for more details.

## SITE DESIGN AND TREATMENT MEASURE REQUIREMENTS FOR SMALL PROJECTS

Treatment Measures are not required for the following small projects:

- Stand-alone single family home projects that create/replace 2,500 -10,000 sq. ft. of impervious surface;
- Other projects that create/replace 2,500 – 5,000 sq. ft. of impervious surface.

However, these projects must incorporate at least one site design measure such as:

- Directing roof runoff into [rain barrels](#) or [rain gardens](#);
- Direct runoff from sidewalks, walkways, and/or patios onto [vegetated areas](#);
- Construct sidewalks, walkways, and/or patios with [pervious pavement](#).



Bioretention area in the City of San Mateo

## For More Information:

Visit the [New Development webpage](#) of the San Mateo Countywide Water Pollution Prevention Program website for technical guidance and documents, such as:

- The Stormwater Checklist for Small Projects
- The MRP 3.0 C.3 – C.6 Development Review Checklist
- The C.3 Regulated Projects Guide

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