



# Using the New MRP 3.0 C.3-C.6 Development Review Checklist for Parcel- Based Development Projects

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# Presentation Overview

- Overview of the updates in the new MRP 3.0 C.3-C.6 Checklist
- Example Project
  - Calculating the Regulated Project Threshold
    - On-site Areas of the Project
    - Off-site Areas of the Project (Frontage)
  - Alternative compliance scenarios in the frontage area
  - Getting C.3.j credit for frontage areas



# MRP 3.0 C.3-C.6 Development Review Checklist

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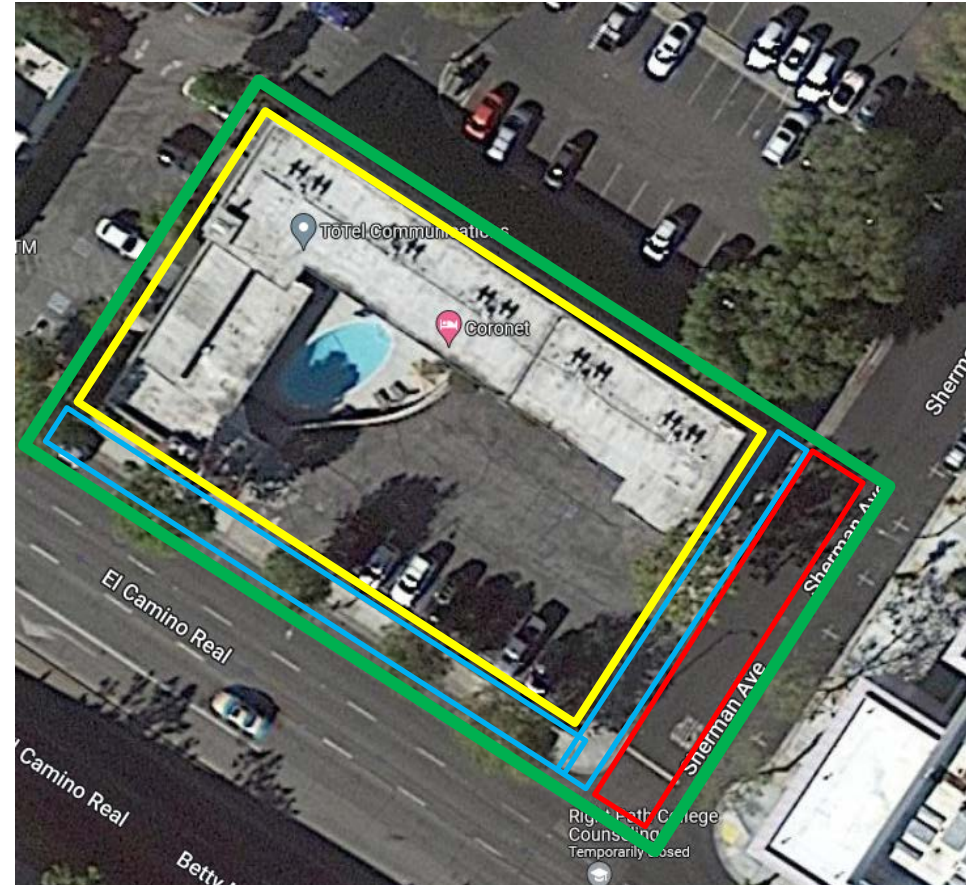
- Overview of Changes to Checklist for MRP 3.0
  - Regulated project types
  - Definition of “Project” and “Site”
  - Regulated project thresholds
  - Frontage area
  - Special Project Category C
  - Updated names and locations of references



# Example Project Summary

- New Market Rate Multi-Family Bldg.\*
- On-site: 45,000 sq. ft.
- Off-site: 10,000 sq. ft. (Frontage)
- Project: 55,000 sq. ft.
- Frontage being re-built with new building set back allowing for a wider planter strip and sidewalk.

- Development site boundary
- Sidewalk replacement
- Road improvements
- Project boundary



# Review of Project Checklist (Example)



**SAN MATEO COUNTYWIDE**  
**Water Pollution Prevention Program**  
Clean Water. Healthy Community.

## C.3 and C.6 Development Review Checklist

Municipal Regional Stormwater Permit (MRP 3.0)

Stormwater Controls for Development Projects

City/County \_\_\_\_\_

Department \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Website \_\_\_\_\_

**Project Information (Enter information only into blue-highlighted cells - other cells are locked.)**

**I.A Enter Project Data** (For "C.3 Regulated Projects," data will be reported in the municipality's stormwater Annual Report.)

Project Name: \_\_\_\_\_ Case Number: \_\_\_\_\_  
Project Address: \_\_\_\_\_ Cross Street: \_\_\_\_\_  
Project APN: \_\_\_\_\_ Project Watershed: \_\_\_\_\_  
Applicant Name: \_\_\_\_\_ Project Phase No. \_\_\_\_\_  
Applicant Phone: \_\_\_\_\_ Applicant Email Address: \_\_\_\_\_

Development Type: (check all that apply)

- ☐ Small Single-Family Home Project (<10,000 sq. ft. of created and/or replaced impervious surface<sup>1</sup>)
- ☐ Large Single-Family Home Project (≥10,000 sq. ft. of created and/or replaced impervious surface<sup>1</sup>)
- ☐ Subdivision - Residential: Two or more lot development<sup>2</sup> # of units: \_\_\_\_\_
- ☐ Multi-Family Residential # of units: \_\_\_\_\_
- ☐ Commercial
- ☐ Industrial, Manufacturing
- ☐ Mixed-Use # of units: \_\_\_\_\_
- ☐ New, widened or reconstructed roads related to parcel-based projects<sup>3</sup>
- ☐ Stand-alone pavement maintenance or construction work, or similar work related to parcel-based projects<sup>3</sup>
- ☐ Other redevelopment project as defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred.
- ☐ Institutional: schools, libraries, jails, etc.
- ☐ Parks and trails, camp grounds, other recreational
- ☐ Kennels, Ranches
- ☐ Other, Please specify \_\_\_\_\_

# Alternative Compliance: Overview

- **Alternative Compliance (AC) is an option in the MRP that allows flexibility for regulated projects with constraints on-site.**
- **If AC is used, the project may comply with the MRP by constructing LID measures at another location or paying an in-lieu fee (if option available).**
- **If AC is approved for the project, the following criteria must be met by the off-site treatment location:**
  - Must meet C.3.d sizing criteria (and HM requirements, if applicable)
  - Must have a “net water-quality benefit”
  - Improvements must be completed within 5 years of the project completion
  - Must discharge to the same watershed (broad definition)
  - Treats an equivalent quantity (or more) of both stormwater runoff and pollutants
  - Alternative site must be inspected/maintained in the same manner as regulated project
  - Must be tracked for reporting and crediting purposes

# Project Frontage: Alternative Compliance Options

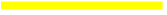




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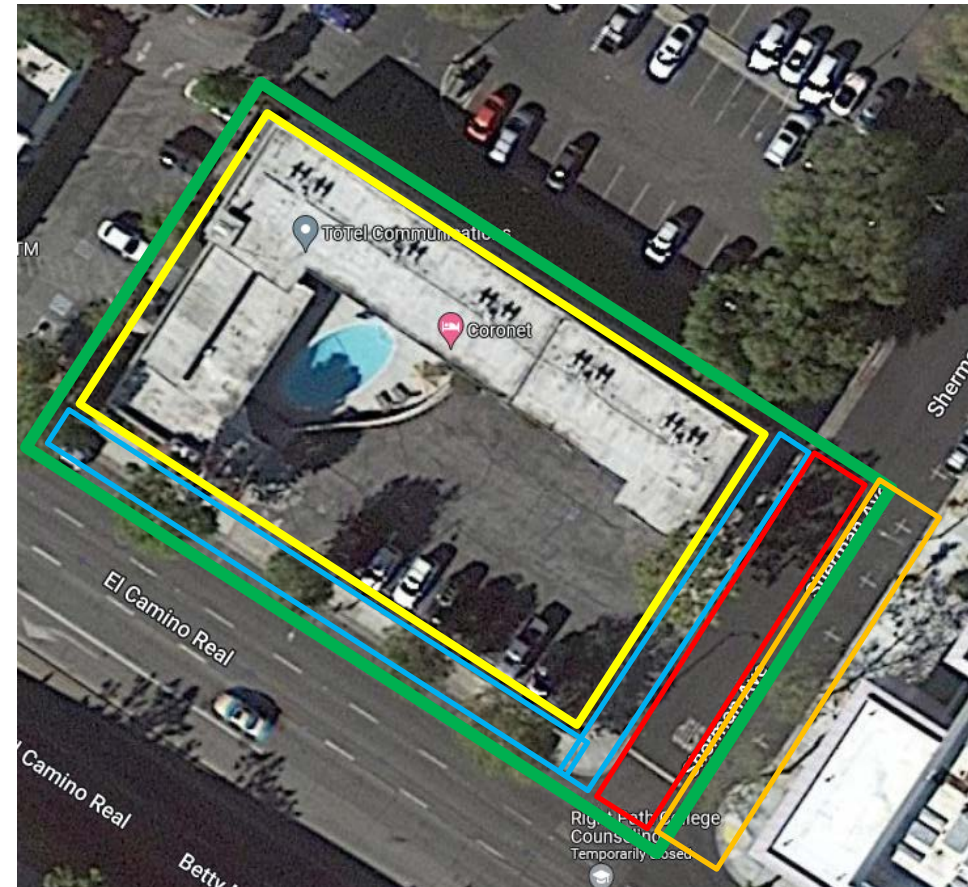
- Off-site compliance (near)
  - Developer builds improvements near the project site (e.g., in another location where construction is more feasible)
- Off-site compliance (distant)
  - Developer builds improvements elsewhere in the jurisdiction instead of at the project location
- In-lieu and credit trading:
  - Programs under development (to be discussed in the afternoon session)



# Project Frontage: Alternative Compliance Example

- **Off-site improvements are constructed across the street from the project site where construction is more feasible**
  - Areas must be included in the O&M agreement or in-lieu maintenance fee paid
  - Areas must be inspected and maintained

	Development site boundary
	Sidewalk replacement
	Road improvements
	Project boundary
	Alternative Compliance treatment area





# Project Frontage: Getting “Extra Credit”

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- Permittees are required to retrofit existing impervious areas with GI to meet targets for areas treated by 2027
- Areas not regulated by the MRP that receive treatment may be counted towards a municipality’s target; for example:
  - Impervious areas treated that are not being replaced or created
  - Areas that are required to be treated by the jurisdiction that would not typically be required to be reconstructed as part of the project
  - Areas that are required to be treated per a municipal ordinance
  - Upstream areas that are treated in addition to required areas
  - Tracking and O&M considerations

# Project Frontage: Getting Extra

- **Extra credits toward MRP GI compliance will be further explained in the afternoon session**

- Development site “parcel” property line
- Sidewalk replacement
- Road improvements
- Project boundary
- Excess GI treatment per ordinance
- Excess Upstream GI treatment area





# New C.3 Flyer



## Information for Developers, Builders, and Project Applicants Stormwater Quality Control Requirements

### Stormwater Controls

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 (see [Rescape California](#) for more detail);
  - Sanitary sewer drains for vehicle wash areas.
3. **Stormwater Treatment Measures** are engineered systems that remove pollutants from stormwater before reaching a stormdrain, 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>.



LID measure in the City of San Mateo

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

### 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 improved 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 ≥ 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 ≥ 5,000 sq. ft. of impervious surface.

### LID Requirements/Stormwater Treatment Measures:

Projects that create/replace ≥ 5,000 sq. ft. of impervious surface are required to manage stormwater with LID control measures, however if the project is determined by the permitting agency to be a Special Project, then non-LID measures (e.g., vault-based high flowrate systems) can be used to manage a portion of the site runoff. 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.



Bioretention measure in Daly City

### 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:

- A. Projects in urban commercial districts creating/replacing ≤ 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) requirements** apply if a project creates/replaces ≥ 1 acre of impervious surface, increases impervious surface over pre-project conditions AND is located in a susceptible area.

### 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](#).

### 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



# Questions?

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