



WQMP Exemption Memorandum

TO: Oliver Mujica, Land Use Services

FROM: Fayres Hall, AICP, Sarah Kowalski, PE, and Allison Edgerley, EIT

DATE: August 7, 2024

PROJECT: The River's Edge Ranch (PROJ-2021-00153)

RE: WQMP Exemption

This Water Quality Exemption Memorandum is prepared for the project The River's Edge Ranch (PROJ-2021-00153). The River's Edge Ranch is an existing facility that offers training around gaining basic life skills, animal keeping, manual labor, and faith and mentoring support. The Minor Use Permit expansion project proposes the addition of a two-story administration building attached to the existing single-family, one-story dwelling (Building A). The project also proposes one large new bunkhouse (Building C). The project site is located south of Haynes Road and east of Highway 247 (aka Barstow Road) in the City of Lucerne Valley, in the County of San Bernardino.

Per the San Bernardino County Land Use Services webpage, "a Preliminary WQMP is required when a project falls within the jurisdictional boundaries of the MS4 Phase I and proposed MS4 Phase II boundaries and falls under any of the below categories within their respective boundaries." MS4 Phase I Permit Area/Santa Ana Watershed boundary is located south of the project site and includes areas south of the San Bernardino Mountains that drain into the Santa Ana River. MS4 Phase II Permit Area/Mojave Watershed boundary is located west of the project site and includes areas that drain into the Mojave River. The River's Edge Ranch project site falls outside of both boundaries. It is located within the boundary of the Colorado River Regional Board and drains towards Lucerne (dry) Lake.

Since the expansion project does not fall within the boundaries of the MS4 Phase I or MS4 Phase II Permit Areas, the project is exempt from the requirements of a P-WQMP.

[Appendix A: San Bernardino County Land Use Services "Does my project require a Preliminary WQMP?"](#)
[Appendix B: WQMP Requirement Areas in San Bernardino County](#)

Appendix A

Does my project require a Preliminary WQMP?

April 14, 2022

A Preliminary WQMP is required to ensure compliance with all jurisdictional requirements applicable to the development project. A Preliminary WQMP is required when a project falls within the jurisdictional boundaries of the MS4 Phase I & proposed MS4 Phase II boundaries AND falls under any of the below categories within their respective boundaries.

Within the MS4 Phase 1 Permit Area/Santa Ana Watershed boundary the project categories that require a Preliminary WQMP are as follows:

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- All significant re-development¹ projects – defined as the addition or replacement of 5,000 or more square feet (sq. ft) of impervious surface on an already developed site subject to discretionary approval of the permitting jurisdiction.
- New development projects that create 10,000 sq. ft. or more of impervious surface (collectively over the entire project site) including commercial, industrial, residential housing subdivisions (i.e., detached single family home subdivisions, multi-family attached subdivisions or townhomes, condominiums, apartments, etc.), mixed-use, and public projects. This category includes development projects on public and private land, which fall under the planning and building authority of the permitting jurisdiction.
- New development or significant re-development¹ of automotive repair shops (with SIC Codes 5013, 5014, 5541, 7532-7534, 7536-

7539) where the project creates, adds and/or replaces 5,000 square feet or more of impervious surface.

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New development or significant re-development¹ of restaurants

(with SIC Code 5812) where the land area of development is 5,000 sq. ft. or more.

- All hillside developments of 5,000 sq. ft. or more which are located on areas with known erosive soil conditions or where the natural slope is 25% or more.
- Developments of 2,500 sq. ft. of impervious surface or more adjacent to (within 200 feet) or discharging directly into environmentally sensitive areas or waterbodies listed on the CWA Section 303(d) list of impaired waters(3).
- Parking lots of 5,000 sq. ft. or more exposed to storm water. A parking lot is defined as land area or facility for the temporary parking or storage of motor vehicles.
- New development or significant re-development¹ of Retail Gasoline Outlets that are either 5,000 sq. ft. or more, or have a projected average daily traffic of 100 or more vehicles per day.

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Within the MS4 Phase 2 Permit Area/Mojave Watershed boundary the project categories that require a Preliminary WQMP are as follows:

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- New development involving the creation of 5,000 ft² or more of impervious surface collectively over the entire site.
- Significant re-development involving the addition or replacement of 5,000 ft² or more of impervious surface on an already developed site.

Road Project – any road, sidewalk, or bicycle lane project that creates greater than 5,000 square feet of contiguous impervious surface.

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- **LUPs** – linear underground/overhead projects that has a discrete location with 5,000 sq. ft. or more new constructed impervious surface.

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Land Use Services



Land Use Services

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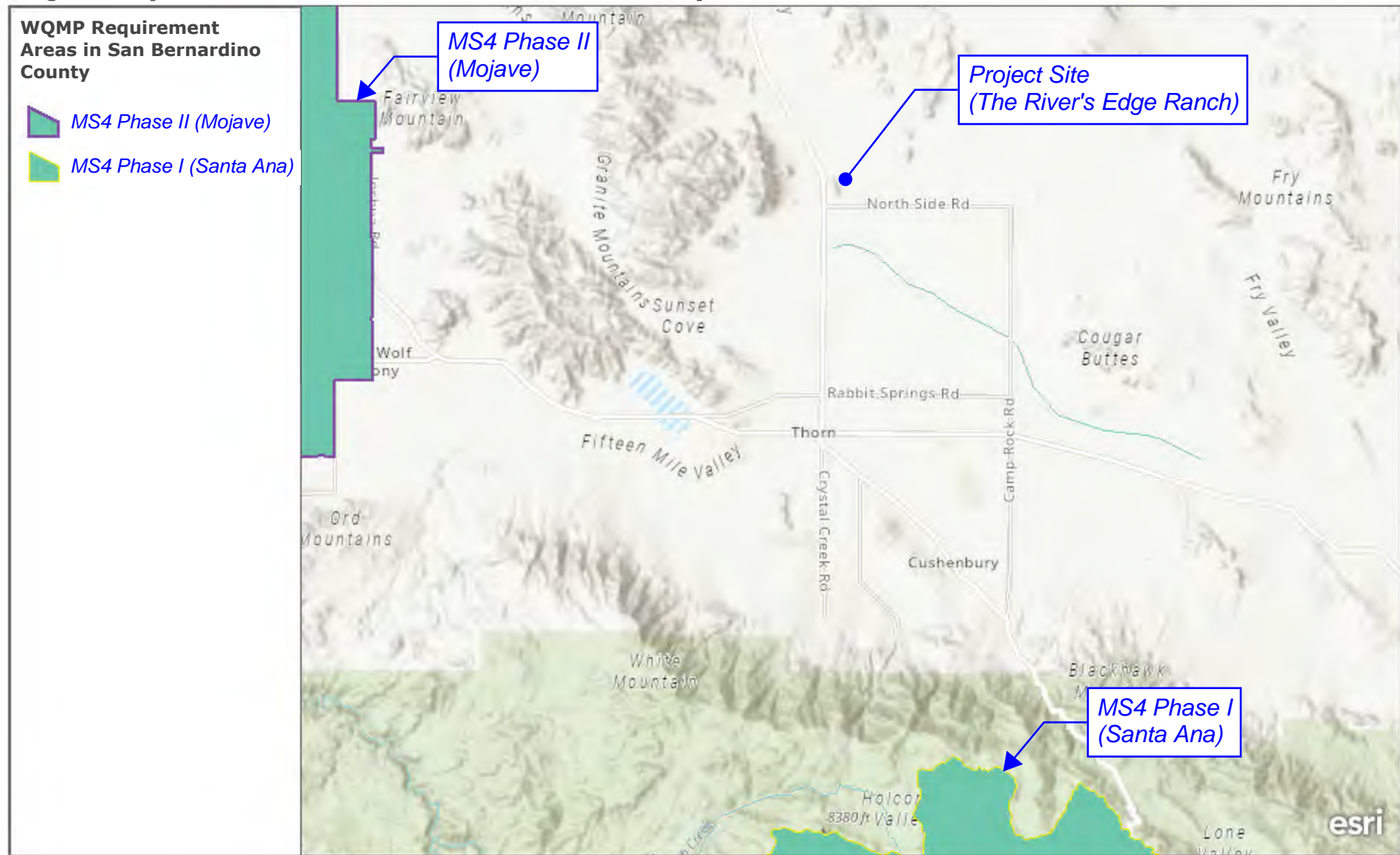
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Appendix B

WQMP Requirement Areas in San Bernardino County



WQMP Requirement Areas in San Bernardino County