

EXHIBIT A-7.IV

- Cover Memo for County WQMP Template“When is a WQMP Required?” Document
- WQMP Template



**Date:** December 16, 2008  
**To:** Applicant  
**From:** OC Planning/NPDES Implementation Program  
**Subject:** Water Quality Management Plan (WQMP) Guidelines

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On January 18, 2002, the Santa Ana Regional Water Quality Control Board issued Order No. R8-2002-0010 which regulates grading and construction water runoff, or discharge, for the area generally north of El Toro Road. The San Diego Regional Water Quality Control Board issued a similar Order, No. R9-2002-0001 on February 13, 2002.

These NPDES Permits require that local jurisdictions implement programs designed to regulate runoff from new development and redevelopment construction activities. In compliance with the Drainage Area Management Plan (DAMP) and the County's Local Implementation Plan (LIP), all construction projects are subject to the regulations set forth in the NPDES Permits. The following information summarizes how these requirements are implemented by Planning and Development Services (PDS).

#### **PLAN CHECK:**

Procedures for plan check have been modified. A Water Quality Management Plan (WQMP) must be approved prior to issuance of a grading or building permit if the project is not exempt. A WQMP describes the post-construction Best Management Practices (BMPs) which will be utilized onsite to: 1) minimize urban runoff, and 2) eliminate pollutants from stormwater runoff. All grading and building plans submitted for plan check must be consistent with the approved WQMP for the project. (Additionally, an Erosion and Sediment Control Plan (ESCP) must also be submitted with each set of grading and building plans. The ESCP describes the temporary BMPs utilized during the construction phase.)

#### **WQMPs:**

All new development/redevelopment projects require WQMPs. However, the following are exempted from the submittal of a WQMP unless PDS determines that the construction may result in the discharge of significant levels of a pollutant into a tributary to the stormwater drainage system:

- A project covered under a previously approved WQMP that complies with the Regional Boards' Orders,
- Construction of a (one) single-family detached residence 5,500 square feet or less of interior space including garage,

- Improvements, for which a building permit is required, to a (one) single-family detached residence, that will result in a total of 5,500 square feet or less of interior space including garage and additions, or addition of a second story with no increase in the footprint, or improvements that will add no more than 25% of existing footprint and will not exceed 1,000 square feet of additional interior space.

If a WQMP is required, the County will determine if your project is a Priority Project or a Non-Priority Project. The priority will be set during the discretionary permit review process (Planning Application Review/Tract Map Review). The scope of the WQMP will differ depending on its priority.

The WQMP for a Priority Project must address the following mitigation practices. For an explanation of these practices, please see the attached:

- Regional or watershed program (if applicable)
- Site design Best Management Practices (BMPs) (as applicable)
- Routine structural and non-structural BMPs
- Treatment control BMPs
- The mechanism(s) by which long-term operation and maintenance of all structural BMPs will be provided (Operation and Maintenance Plan).

The WQMP for a Non-Priority Project must address the following mitigation practices. See the attached for an explanation of these practices:

- Routine structural and non-structural BMPs
- Consideration of site design BMPs
- The mechanism(s) by which long-term operation and maintenance of all structural BMPs will be provided (Operation and Maintenance Plan).

When the WQMP is completed and ready for review, submit one copy to the Development Processing Center (DPC) on the first floor of 300 N. Flower Street, Santa Ana, along with a copy of the grading or building permit application and deposit. WQMPs will not be accepted for review without a deposit.

Upon approval of the final version of the WQMP, the applicant is required to submit three final copies of the entire document (two to stay within the County and one to be returned to the applicant with a stamp of approval) and eight stand-alone copies of the approved WQMP exhibit showing the location of structural BMPs. The applicant will be responsible for submitting the approved, stamped WQMP exhibit as an attachment to all grading plans and building plans submitted for plan check.

**OPERATION AND MAINTENANCE (O&M) PLAN:**

An O&M Plan must be prepared for each WQMP and shall be submitted for approval by the Manager, Inspection Services. Each O&M Plan shall describe and/or include:

- Structural BMPs
- Employee responsibilities and training for BMP operation and maintenance
- Operating schedule
- Maintenance frequency and schedule
- Specific maintenance activities
- Required permits from resource agencies, if any
- Forms to be used in documenting maintenance activities
- Record keeping requirements (at least 5 years).

**RECORDATION REQUIREMENT:**

The County requires that each approved WQMP and associated Operation and Maintenance (O&M) Plan be recorded with the County Recorder's office by the property owner prior to issuance of a Certificate of Use and Occupancy.

**COMPLETION OF CONSTRUCTION PHASE:**

Approval of an Operation and Maintenance (O&M) Plan by the Manager, Inspection Services.

- Construction and installation of all structural BMPs included in the approved WQMP.
- Intention and ability to implement all non-structural BMPs.
- Recordation of the WQMP and O&M Plan.
- For industrial facilities subject to California's General Permit for Stormwater Discharges Associated with Industrial Activity as defined by Standard Industrial Classification (SIC) Code, a copy of the Notice of Intent (NOI) with the Waste Discharge Identification (WDID) number is required.

Information regarding the preparation of WQMPs and ESCPs is available on the OC Planning website: [www.ocplanning.net](http://www.ocplanning.net).

For additional information regarding the requirements for construction and post-construction BMPs, please consult the County's Stormwater Program website at [www.ocwatersheds.com](http://www.ocwatersheds.com).

For additional information regarding the County's WQMP requirements, please contact Rick Sherry at (714) 834-3082 or email [richard.sherry@rdmd.ocgov.com](mailto:richard.sherry@rdmd.ocgov.com).

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## OC PLANNING

### **Implementation of National Pollutant Discharge Elimination System (NPDES) Program**

#### **When is a WQMP required:**

During project review, approval and permitting, the County shall require new development and significant redevelopment projects to address the quality and quantity of stormwater runoff through the incorporation of permanent (post-construction) BMPs in project design.

The County shall require project-specific Water Quality Management Plans (WQMPs) for all private and public projects that:

#### **Qualify as one of the Priority Project Categories listed below:**

- Residential Development of 10 or more units,
- Commercial and industrial development greater than 100,000 square feet including parking areas,
- Automotive repair shop (SIC Codes 5013, 5014, 5541, 7532-7534, and 7536-7539),
- Restaurant where the land area of development is 5,000 square feet or more including parking areas (SIC code 5812),
- For San Diego Region – Hillside development greater than 5,000 square feet,
- For Santa Ana Region – Hillside development on 10,000 square feet or more, which is located on areas with known erosive soil conditions or where natural slope is 25 percent or more,
- Impervious surface of 2,500 square feet or more located within, directly adjacent to (within 200 feet), or discharging directly to receiving water within Environmental Sensitive Areas,
- Parking lot area of 5,000 square feet or more, or with 15 or more parking spaces, and potentially exposed to urban runoff,
- For San Diego Region - Streets roads, highways and freeways which would create a new paved surface that is 5,000 square feet or greater,
- For Santa Ana Region – All significant redevelopment projects, where significant redevelopment is defined as an addition of 5,000 or more square feet of impervious surface on an already developed site, or when 5,000 or more square feet of soil is exposed during replacement construction.

**For projects that do not qualify as one of the Priority Project Categories but meet one of the following criteria:**

- Require discretionary action that will include a precise plan of development (see exemptions below),
- Require issuance of a non-residential plumbing permit.

**Exemptions to WQMP submittal requirements:**

The following are exempted from the submittal of a WQMP unless Planning and Development Services (PDS) determines that the construction may result in the discharge of significant levels of a pollutant into a tributary to the stormwater drainage system:

- A WQMP that complies with the Regional Boards' Orders that has been previously approved,
- Construction of a (one) single-family detached residence 5,500 square feet or less of interior space including garage,
- Improvements, for which a building permit is required, to a (one) single-family detached residence, that will result in a total of 5,500 square feet or less of interior space including garage and additions, or addition of a second story with no increase in the footprint, or improvements that will add no more than 25% of existing footprint and will not exceed 1,000 square feet of additional interior space.

**Definitions of "Significant Redevelopment:"**

**In the San Diego Region (south Orange County):**

"Significant Redevelopment" means development that would create or add at least 5,000 square feet of impervious surfaces on an already developed site. Significant redevelopment includes but is not limited to:

- Expansion of a building footprint,
- Addition to or replacement of a structure,
- Replacement of an impervious surface that is not part of a routine maintenance activity,
- Land disturbing activities related with structural or impervious surfaces.

Replacement of impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed, exposing underlying soil during construction. Significant redevelopment does not include trenching and resurfacing associated with utility work; resurfacing and reconfiguring surface parking lots; new sidewalk construction, pedestrian ramps, or bike lane on public and private existing roads; and replacement of damaged pavement.

Significant redevelopment falls into one of several categories:

- Following redevelopment, the entire development (including the redeveloped area) would meet one of the Project Priority categories listed on the previous page. The project would be considered a Priority Project and require a WQMP including treatment controls. Where the significant redevelopment results in an increase of less than fifty percent of the impervious surface of a previously existing development, and the existing development was not subject to WQMP requirements, the treatment requirements apply only to the addition, and not to the entire development.
- Following redevelopment, the entire development (including the redeveloped area) would not meet one of the Project Priority categories listed on the previous page, but would require discretionary action that will include a precise plan of development, or require issuance of a non-residential plumbing permit. The project would be considered a Non-Priority Project and require a WQMP but would not require treatment controls.
- The redevelopment activity would not result in a Priority Project and would not require discretionary action that will include a precise plan of development or issuance of a non-residential plumbing permit. The project would not require a WQMP.

**In the Santa Ana Region (north Orange County):**

“Significant Redevelopment” means development that would add at least 5,000 square feet of impervious surfaces on an already developed site. Significant redevelopment includes but is not limited to:

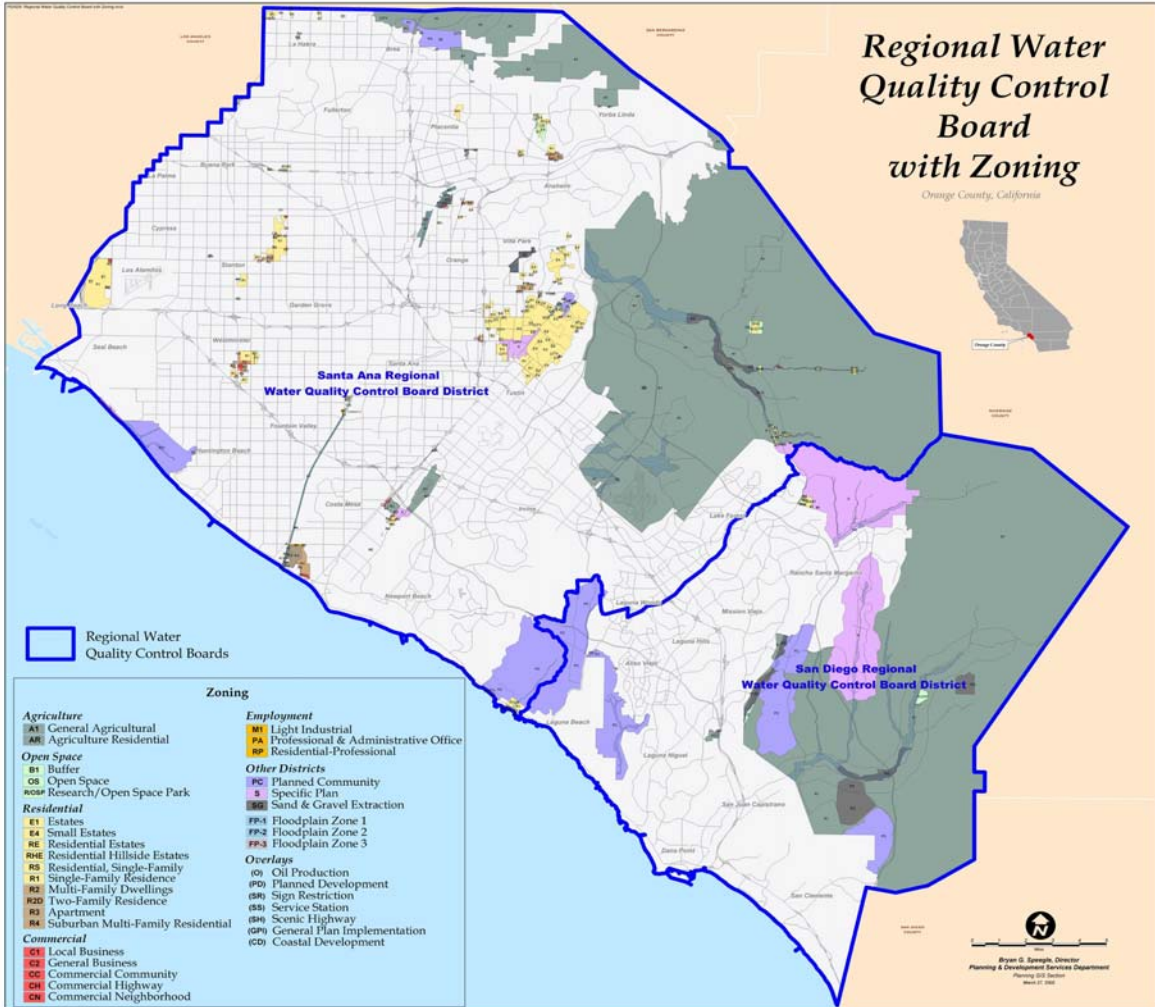
- Expansion of a building footprint,
- Addition of a building and/or structure,
- Addition of an impervious surface that is not part of a routine maintenance activity such as construction of a new parking lot,
- Replacement of impervious surfaces, buildings and/or structures when 5,000 or more square feet of soil is exposed during replacement construction. Replacement does not include routine maintenance activities, trenching and resurfacing associated with utility work, resurfacing and reconfiguring the surface of parking lots (unless 5,000 or more square feet of impervious surface is added to the existing parking lot area) or reconfiguration of pedestrian ramps and replacement of damaged pavement.

Where the significant redevelopment results in an increase of less than fifty percent of the impervious surface of a previously existing development, the treatment requirements apply only to the addition, and not to the entire development. In this circumstance, the County will work with the project proponent ways by which Treatment Control BMPs can be provided for the entire site (or a greater percentage of the site), consistent with the overall pollution reduction goals of the Third Term Permits and DAMP. Where the significant redevelopment results in an increase of fifty percent or more of the impervious surface of a previously existing development, the treatment requirements apply to the entire development.

Please note that each project will be evaluated on a case-by-case basis. For additional information please contact Rick Sherry at (714) 834-3082 or via email at [richard.sherry@rdmd.ocgov.com](mailto:richard.sherry@rdmd.ocgov.com).

# Regional Water Quality Control Board with Zoning

Orange County, California



Regional Water Quality Control Boards

Zoning	
<b>Agriculture</b>	<b>Employment</b>
AA1 General Agricultural	MI1 Light Industrial
AR1 Agriculture Residential	PA Professional & Administrative Office
<b>Open Space</b>	RP Residential-Professional
B1 Buffer	<b>Other Districts</b>
OS Open Space	PC Planned Community
OSR Research/Open Space Park	SP Specific Plan
<b>Residential</b>	SG Sand & Gravel Extraction
E1 Estates	FFS1 Floodplain Zone 1
E4 Small Estates	FFS2 Floodplain Zone 2
RE Residential Estates	FFS3 Floodplain Zone 3
RHE Residential Hillside Estates	<b>Overlays</b>
RS Residential, Single-Family	O1 Oil Production
RF1 Single-Family Residence	PD Planned Development
R2 Multi-Family Dwellings	SR Sign Restriction
R2D Two-Family Residence	SS Service Station
RA Apartment	SH Scenic Highway
RA4 Suburban Multi-Family Residential	GP General Plan Implementation
<b>Commercial</b>	CD Coastal Development
CB Local Business	
CG General Business	
CC Commercial Community	
CH Commercial Highway	
CN Commercial Neighborhood	

Bryan G. Sorensen, Director
   
 Planning & Development Services Department
   
 Planning 300 Building
   
 March 27, 2007

**County of Orange  
OC Planning  
Private Project WQMP**

**General Notes:**

1. For initial review of draft WQMP, provide one draft copy of the WQMP with all attachments to the Development Processing Center (DPC) located on the first floor of 300 N. Flower Street, Santa Ana. Once preliminary approval is granted, final County copies shall reference educational materials in the table of contents, but not include any educational attachments, except those that are not standard handouts provided by the County. Once a final WQMP has been approved, the applicant will be required to submit three final copies of the entire document, two to stay within the County and one to be returned to the applicant with an approval stamp, and three stand-alone copies of the approved WQMP exhibit showing the location of structural BMPs. The applicant will be responsible for submitting an approved, stamped WQMP exhibit as an attachment to both grading plans and building plans for review during plan check. A Water Quality Management Plan Addendum shall be provided for each additional application for the subject site. The addendum must reference the underlying, approved WQMP and include only information not contained in the approved WQMP (such as a new owner, additional BMPs, etc.). Also provide an appropriate number of full WQMPs including educational attachments, to be stamped and signed as approved by the County for property owner, developer, contractor, tenants, home/property owners assoc., & others records.
2. Use references to both street name(s) & lettered lot number(s) from applicable Map.
3. Given a WQMP is required in order to implement County regulations (ex., Ordinance No. 0-97-3987), State Regulations (ex., the Santa Ana Regional Water Quality Control Board's Basin Plans), and Federal Regulations (ex., the Clean Water Act/NPDES), the WQMP will use words such as "shall", "will", & "must", rather than "should", "could", and "may". Application of these definitive terms do not apply to the project engineer's selection of routine BMPs. In other words, while the consideration of a routine BMP is mandatory, its application to the project is within the discretion of the engineer of record. After the engineer has exercised his/her discretion on the selection of a routine BMP, their application to the project should be expressed in definitive terms.
4. On transmittal/cover letter: Specify the type of clearance requested. For example, clearance for issuance of a precise grading permit (list permit number and Name of

grading plan checker); clearance for recordation of tract/parcel map; and/or clearance for issuance of building permits.

For questions regarding WQMPs or other NPDES-related questions, please contact:

J. T. Yean

Ph: (714) 667-8871      Fax: (714) 667-8885

E-mail:

[Jung-tsun.Yean@ocpw.ocgov.com](mailto:Jung-tsun.Yean@ocpw.ocgov.com)

## INSTRUCTIONS

- The title page shall have the following information:
  - Title: "Water Quality Management Plan"
  - Project Name
  - Project Grading Permit Number, Building Permit Number, Tract Number, CUP, SUP, and/or APN
  - Project Owner/Developer
  - Owner/Developer's Name, Address, and Telephone Number
  - Name of the Consulting Engineering company that prepared the WQMP
  - WQMP Preparation Date
  
- A template title page is provided below.

## REQUIRED TEXT:

# Water Quality Management Plan (WQMP)

**For:**

**Start Here...Triple Click here to insert Project Name-then TAB to next field**

**INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, CUP, SUP AND/OR APN (SPECIFY LOT NUMBERS IF SITE IS A PORTION OF A TRACT)- THEN TAB TO NEXT FIELD.**

**Prepared for:  
Insert Owner/Developer Name-then TAB.**

**Insert Address 1 then press ENTER to insert Address 2 or TAB to next field.  
Insert City, State, ZIP-then TAB.  
Insert Telephone-then TAB.**

**Prepared by:  
Insert Consulting/Engineering Firm Name-then TAB.  
Insert Address-then TAB.  
Insert City, State, ZIP-then TAB.  
Insert Telephone-then TAB**

**Insert Date Prepared/Revised**

**Start Here...Triple Click here to insert Project Name-then TAB to next field**

**INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, CUP, SUP AND/OR APN (SPECIFY LOT NUMBERS IF SITE IS A PORTION OF A TRACT)- THEN TAB TO NEXT FIELD.**

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**INSTRUCTIONS:**

- The WQMP shall be signed and dated by the Owner, certifying that the provisions of the WQMP have been accepted by the owner and that the owner will strive to have the plan carried out by all future successors. The WQMP will remain in effect after the completion of the construction phase and the County may require that the terms, conditions and requirements be recorded with the County Recorder's office by the property owner or any successive owner.

**REQUIRED TEXT:**

**OWNER'S CERTIFICATION**

**WATER QUALITY MANAGEMENT PLAN**

**FOR PERMIT/PLANNING APPLICATION NUMBER \_\_\_\_\_**

**& TRACT/PARCEL MAP NUMBER \_\_\_\_\_**

This Water Quality Management Plan (WQMP) has been prepared for Owner/Developer Name by Consulting/Engineering Firm Name. The WQMP is intended to comply with the requirements of the County of Orange, Planning and Development Services Division (PDSD), Tract/Parcel Map No. Tract/Parcel Map number, Condition Number(s) Condition Numbers, and/or Site Development Permit/ Application Number Enter number, Condition Number(s) Condition Numbers requiring the preparation of a Water Quality Management Plan.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan and will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the current Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated Cities of Orange County within the Santa Ana or San Diego Region Stormwater Runoff Management Program. Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the WQMP. An appropriate number of approved and signed copies of this document shall be available on the subject site in perpetuity.

Signed:

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**INSERT OWNER/DEVELOPER NAME-THEN TAB.**

WQMP Template Dec 2010.doc

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Insert Date **Prepared/Revised**

**Start Here...Triple Click here to insert Project Name-then TAB to next field  
INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, CUP, SUP AND/OR APN (SPECIFY  
LOT NUMBERS IF SITE IS A PORTION OF A TRACT)- THEN TAB TO NEXT FIELD.**

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Name:

Title:

Company:

Address:

Telephone #:

Date:

## INSTRUCTIONS

- Include the numbers and names for each section of the WQMP, from Section I to Section VII. List the first page number of each subsection.
- Include a list (by title) of all educational materials attached.
- Include a Tab for each major section of the WQMP and for each of the attachments.

## REQUIRED TEXT:

Start Here...Triple Click here to insert Project Name-then TAB to next field

INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, CUP, SUP AND/OR APN (SPECIFY LOT NUMBERS IF SITE IS A PORTION OF A TRACT)- THEN TAB TO NEXT FIELD.

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Attachment A.....	Educational Materials
Attachment B (if applicable).....	Notice of Intent (NOI) Application and Receipt

## Section I Discretionary Permit(s) and Water Quality Conditions

### INSTRUCTIONS:

- Include a Separator and Tab for Section I for ready reference.
- Provide County of Orange Permit/Application and Tract/Parcel Map Number(s);
- Provide Water Quality Condition Number, if applicable, requiring the preparation of a Water Quality Management Plan;
- List WQMP condition(s) verbatim, if applicable;
- If not already a developed site, specify the Lot and Tract/Parcel Map number describing the subject property (ex., the proposed Tract/Parcel Map is a subdivision of Tract/Parcel Map \_\_\_\_\_, or County of Orange Permit/Application Number \_\_\_\_\_ is proposed on Lot Number \_\_\_\_\_ of Tract/Parcel Map \_\_\_\_\_).

### REQUIRED TEXT:

CLICK AND TYPE DISCRETIONARY PERMIT(S) AND WATER QUALITY CONDITIONS HERE



**Start Here...Triple Click here to insert Project Name-then TAB to next field**  
**INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, CUP, SUP AND/OR APN (SPECIFY LOT NUMBERS IF SITE IS A PORTION OF A TRACT)- THEN TAB TO NEXT FIELD.**

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## Section II Project Description

### INSTRUCTIONS:

- Include a Separator and Tab for Section II for ready reference.
- Describe the type of project, size and details of project, and associated uses, including the following:
  - For ALL PROJECTS
    - Identify the potential stormwater or urban runoff pollutants reasonably expected to be associated with the project.
    - Type and location of parking (ex. Surface, garage, and/or carport) and portion of site on which parking is located;
    - Describe landscaped areas;
    - Percent of site covered by impermeable surfaces;
    - Specify if a homeowners or property owners association will be formed, and if a master association will be involved in maintenance activities.
    - Describe ownership of all portions of site (ex., open space/landscape lots/easements, which streets are to be public and private, etc.).
  - For COMMERCIAL/INDUSTRIAL PROJECTS
    - Type(s) of use(s) for each building or tenant space;
    - Specify location(s) for each type of food preparation, cooking and/or eating areas;
    - Specify location (and design, if below grade) of designated delivery areas and loading docks. Specify type(s) of materials expected to be delivered;
    - Describe and depict location(s) of outdoor materials storage area(s) and type(s) of materials expected to be stored;
    - Specify if there will be waste generation, car washing, auto repair (include number of service bays), and/or vehicle fueling (include number of fuel pumps).
  - For RESIDENTIAL PROJECTS
    - If a single dwelling unit, describe the unit and project site
    - If a tract, provide the range of lot and home sizes, attached/detached, etc.;

**Start Here...Triple Click here to insert Project Name-then TAB to next field**  
***INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, CUP, SUP AND/OR APN (SPECIFY LOT NUMBERS IF SITE IS A PORTION OF A TRACT)- THEN TAB TO NEXT FIELD.***

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- Describe pools, parks, open spaces, tot lots, etc., and any maintenance issues related to them.

**REQUIRED TEXT:**

CLICK AND TYPE PROJECT DESCRIPTION HERE

**Start Here...Triple Click here to insert Project Name-then TAB to next field**  
**INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, CUP, SUP AND/OR APN (SPECIFY LOT NUMBERS IF SITE IS A PORTION OF A TRACT)- THEN TAB TO NEXT FIELD.**

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## Section III Site Description

### INSTRUCTIONS:

- Planning Area/Community Name: Provide exhibit of subject and surrounding Planning Areas in sufficient detail to allow project location to be plotted on a base map of the County;
- Provide site specifics such as general and specific location, site address, and size (acreage to the nearest 1/10 acre);
- Site characteristics: Include description of site drainage and how it ties with drainage of surrounding property (ex., The on-site drainage system connects to the drainage system in tract \_\_\_\_\_ to the west, which drains to a detention/desilting basin located \_\_\_\_\_, and then to \_\_\_\_\_ Creek, as specified in the Basin/Urban Runoff Management Plan). Reference the WQMP's Plot Plan showing drainage flow arrows and how drainage ties to drainage of surrounding property.
- Identify the zoning or land use designation;
- Identify soil types and the quantity and percentage of pervious and impervious surface for pre-project and project conditions;
- Identify known Environmentally Sensitive Areas (ESAs) and Areas of Special Biological Significance (ASBSs) within the vicinity and their proximity to the project.
- Identify the watershed in which the project is located and the:
  - downstream receiving waters
  - known water quality impairments as included in the 303(d) List
  - applicable Total Maximum Daily Loads (TMDLs)
  - hydrologic conditions of concern, if any.

### REQUIRED TEXT:

CLICK AND TYPE SITE DESCRIPTION HERE



**Start Here...Triple Click here to insert Project Name-then TAB to next field**  
**INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, CUP, SUP AND/OR APN (SPECIFY LOT NUMBERS IF SITE IS A PORTION OF A TRACT)- THEN TAB TO NEXT FIELD.**

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## Section IV Best Management Practices (BMPs)

### INSTRUCTIONS:

- Include a Separator and Tab for Section IV for ready reference.
- Describe how the project complies with each post-construction water quality-related condition of approval.
- The WQMP shall identify Best Management Practices (BMPs) that will be used on-site to control predictable pollutant runoff, and shall identify, at a minimum, the measures specified in the Countywide Water Quality Management Plan (WQMP) and NPDES Drainage Area Management Plan (DAMP), the assignment of long-term maintenance responsibilities (specifying the developer, parcel owner, maintenance association, lessee, etc.), and the location(s) of all structural BMPs.
- Routine Source Control BMPs are required to be incorporated in all new development redevelopment projects unless not applicable. Indicate in the tables provided all BMPs to be incorporated in the project. For those designated as not applicable, state brief reason why.
  - List and describe all the source control ("routine" structural and non-structural) BMPs; show locations of structural BMPs in the project plans;
  - List and describe, including locations, all site design BMPs employed in the project; show locations of site design BMPs in the project plans
  - Describe project design characteristics/features used to implement each BMP.
  - List and describe any treatment BMPs (designated to address specific pollutant problems identified in the water quality planning process, runoff management plan, CEQA process or similar watershed planning);
  - Describe how the BMPs listed in the WQMP comply with each post-construction water quality-related condition of approval for this project.
  - Identify any scenic/slope/landscape easements or lots, and their role(s) in implementing applicable BMPs. Clearly describe (and depict in the plot plan) ownership and who will be responsible for maintenance.

### REQUIRED TEXT:

#### Source Control BMPs

The following tables show source control BMPs (routine non-structural and routine structural) included in this project and those that were not included.

**Start Here...Triple Click here to insert Project Name-then TAB to next field  
 INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, CUP, SUP AND/OR APN (SPECIFY  
 LOT NUMBERS IF SITE IS A PORTION OF A TRACT)- THEN TAB TO NEXT FIELD.**

- Routine Source Control BMPs are required to be incorporated in all new development redevelopment projects unless not applicable. Indicate in the flowing tables all BMPs to be incorporated in the project. For those designated as not applicable, state brief reason why.

**Routine Non-Structural BMPs**

Identifier	Name	Check One		If not applicable, state brief reason
		Included	Not Applicable	
N1	Education for Property Owners, Tenants and Occupants	<input type="checkbox"/>	<input type="checkbox"/>	
N2	Activity Restrictions	<input type="checkbox"/>	<input type="checkbox"/>	
N3	Common Area Landscape Management	<input type="checkbox"/>	<input type="checkbox"/>	
N4	BMP Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	
N5	Title 22 CCR Compliance (How development will comply)	<input type="checkbox"/>	<input type="checkbox"/>	
N6	Local Industrial Permit Compliance	<input type="checkbox"/>	<input type="checkbox"/>	
N7	Spill Contingency Plan	<input type="checkbox"/>	<input type="checkbox"/>	
N8	Underground Storage Tank Compliance	<input type="checkbox"/>	<input type="checkbox"/>	
N9	Hazardous Materials Disclosure Compliance	<input type="checkbox"/>	<input type="checkbox"/>	
N10	Uniform Fire Code Implementation	<input type="checkbox"/>	<input type="checkbox"/>	
N11	Common Area Litter Control	<input type="checkbox"/>	<input type="checkbox"/>	
N12	Employee Training	<input type="checkbox"/>	<input type="checkbox"/>	
N13	Housekeeping of Loading Docks	<input type="checkbox"/>	<input type="checkbox"/>	
N14	Common Area Catch Basin Inspection	<input type="checkbox"/>	<input type="checkbox"/>	
N15	Street Sweeping Private Streets and Parking Lots	<input type="checkbox"/>	<input type="checkbox"/>	
N17	Retail Gasoline Outlets	<input type="checkbox"/>	<input type="checkbox"/>	

INSERT ADDITIONAL NARRATIVE TEXT HERE TO DESCRIBE HOW EACH ROUTINE NON-STRUCTURAL AND ROUTINE STRUCTURAL BMP WILL BE IMPLEMENTED IN THE PROJECT OR DELETE THIS LINE (Use the "FORMAT OPTIONS" button to insert subtitles and/or paragraphs)

**Start Here...Triple Click here to insert Project Name-then TAB to next field  
 INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, CUP, SUP AND/OR APN (SPECIFY  
 LOT NUMBERS IF SITE IS A PORTION OF A TRACT)- THEN TAB TO NEXT FIELD.**

**Routine Structural BMPs**

Name	Check One		If not applicable, state brief reason
	Included	Not Applicable	
Provide storm drain system stenciling and signage	<input type="checkbox"/>	<input type="checkbox"/>	
Design and construct outdoor material storage areas to reduce pollution introduction	<input type="checkbox"/>	<input type="checkbox"/>	
Design and construct trash and waste storage areas to reduce pollution introduction	<input type="checkbox"/>	<input type="checkbox"/>	
Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	<input type="checkbox"/>	<input type="checkbox"/>	
Protect slopes and channels and provide energy dissipation	<input type="checkbox"/>	<input type="checkbox"/>	
Incorporate requirements applicable to individual priority project categories (from SDRWQCB NPDES Permit)	<input type="checkbox"/>	<input type="checkbox"/>	
a. Dock areas	<input type="checkbox"/>	<input type="checkbox"/>	
b. Maintenance bays	<input type="checkbox"/>	<input type="checkbox"/>	
c. Vehicle wash areas	<input type="checkbox"/>	<input type="checkbox"/>	
d. Outdoor processing areas	<input type="checkbox"/>	<input type="checkbox"/>	
e. Equipment wash areas	<input type="checkbox"/>	<input type="checkbox"/>	
f. Fueling areas	<input type="checkbox"/>	<input type="checkbox"/>	
g. Hillside landscaping	<input type="checkbox"/>	<input type="checkbox"/>	
h. Wash water control for food preparation areas	<input type="checkbox"/>	<input type="checkbox"/>	
i. Community car wash racks	<input type="checkbox"/>	<input type="checkbox"/>	

Site Design BMPs

- Site design BMPs must be considered in all Priority Projects and should be considered for all projects. Indicate in the following table the type of site design BMPs included in the project.

The following table shows site design BMPs that are included in this project. A description of each BMPs follows:

**Start Here...Triple Click here to insert Project Name-then TAB to next field  
 INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, CUP, SUP AND/OR APN (SPECIFY  
 LOT NUMBERS IF SITE IS A PORTION OF A TRACT)- THEN TAB TO NEXT FIELD.**

**Site Design BMPs**

Technique	Included?		Brief Description of Method
	Yes	No	
Minimize Impervious Area/Maximize Permeability (C-Factor Reduction)	<input type="checkbox"/>	<input type="checkbox"/>	
Minimize Directly Connected Impervious Areas (DCIAs) (C-Factor Reduction)	<input type="checkbox"/>	<input type="checkbox"/>	
Create Reduced or "Zero Discharge" Areas (Runoff Volume Reduction)	<input type="checkbox"/>	<input type="checkbox"/>	
Conserve Natural Areas (C-Factor Reduction)	<input type="checkbox"/>	<input type="checkbox"/>	

INSERT ADDITIONAL NARRATIVE TEXT HERE TO DESCRIBE HOW EACH SITE DESIGN BMP WILL BE IMPLEMENTED ON THE PROJECT OR DELETE THIS LINE (Use the "FORMAT OPTIONS" button to insert subtitles and/or paragraphs).

**Design Objectives (DO NOT INCLUDE THIS LANGUAGE IN WQMP)**

The following guidelines address specific concerns highlighted by the Regional Water Quality Control Boards and should be implemented if applicable to the proposed project:

- o Onsite irrigation drainage and any sub-drain systems should not discharge in an uncontrolled manner down bluffs;
- o Where landscaping is proposed, drain rooftops into adjacent landscaping prior to discharging to the storm drain;
- o Landscaping plans for slopes exceeding one acre and all upland common areas should utilize only native, drought-tolerant landscape materials; and
- o Irrigation system plans should not include irrigation lines for the bluff-side of a coastal parcel.

INSERT ADDITIONAL NARRATIVE TEXT HERE TO DESCRIBE HOW EACH DESIGN OBJECTIVE WILL BE IMPLEMENTED ON THE PROJECT OR DELETE THIS LINE (Use the "FORMAT OPTIONS" button to insert subtitles and/or paragraphs).

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- Indicate in the following table the treatment control BMPs included in the project.

Treatment Control BMPs

The following table shows treatment BMPs that are included in this project. A description of each BMP follows:

Treatment Control BMPs

Name	Included?		If not applicable, state brief reason
	Yes	No	
Vegetated (Grass) Strips	<input type="checkbox"/>	<input type="checkbox"/>	
Vegetated (Grass) Swales	<input type="checkbox"/>	<input type="checkbox"/>	
Proprietary Control Measures	<input type="checkbox"/>	<input type="checkbox"/>	
Dry Detention Basin	<input type="checkbox"/>	<input type="checkbox"/>	
Wet Detention Basin	<input type="checkbox"/>	<input type="checkbox"/>	
Constructed Wetland	<input type="checkbox"/>	<input type="checkbox"/>	
Detention Basin/Sand Filter	<input type="checkbox"/>	<input type="checkbox"/>	
Porous Pavement Detention	<input type="checkbox"/>	<input type="checkbox"/>	
Porous Landscape Detention	<input type="checkbox"/>	<input type="checkbox"/>	
Infiltration Basin	<input type="checkbox"/>	<input type="checkbox"/>	
Infiltration Trench	<input type="checkbox"/>	<input type="checkbox"/>	
Media Filter	<input type="checkbox"/>	<input type="checkbox"/>	
Proprietary Control Measures	<input type="checkbox"/>	<input type="checkbox"/>	

**PLEASE NOTE:**

Pursuant to the Municipal Separate Storm Sewer System Permit (Order No. R9-2009-0002), issued to the County of Orange and cities of south Orange County by the San Diego Regional Water Quality Control Board (“Regional Board”), all non-exempt “Priority” development projects must meet interim hydromodification control requirements effective December 16, 2010. Projects without an approved Water Quality Management Plan (WQMP) by this effective date will be required to match the post-construction hydrologic conditions of the project to the pre-development (naturally occurring) conditions through on-site engineered hydromodification controls.

Please see the “BMP Sizing Tool” and “Technical Guidance Document for the South Orange County Hydromodification Control BMP Sizing Tool” for assistance with meeting this requirement.

**Start Here...Triple Click here to insert Project Name-then TAB to next field**

***INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, CUP, SUP AND/OR APN (SPECIFY LOT NUMBERS IF SITE IS A PORTION OF A TRACT)- THEN TAB TO NEXT FIELD.***

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INSERT ADDITIONAL NARRATIVE TEXT HERE TO DESCRIBE HOW TREATMENT BMPs WILL BE IMPLEMENTED IN THE PROJECT OR DELETE THIS LINE (Use the "FORMAT OPTIONS" button to insert subtitles and/or paragraphs)

**Start Here...Triple Click here to insert Project Name-then TAB to next field**  
**INSERT GRADING PERMIT NO., BUILDING PERMIT NO., TRACT NUMBER, CUP, SUP AND/OR APN (SPECIFY**  
**LOT NUMBERS IF SITE IS A PORTION OF A TRACT)- THEN TAB TO NEXT FIELD.**

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## Section V Inspection/Maintenance Responsibility for BMPs

### INSTRUCTIONS:

- Include a Separator and Tab for Section V for ready reference.
- Describe the party(ies) responsible for source control, site design and treatment control BMPs. Include name, title, company, address and telephone number.
- Inspection and Maintenance Responsibility and Frequency Matrix:
  - Specify each source control, site design and treatment BMP;
  - Name, title, company, and telephone number(s) of the party(ies) responsible for inspecting and maintaining each BMP;
  - Inspection and maintenance activity(ies) required;
  - Minimum frequency of inspection and maintenance necessary to ensure full implementation and effectiveness of each BMP.

### REQUIRED TEXT:

INSERT ADDITIONAL NARRATIVE TEXT HERE OR DELETE THIS LINE (Use the "FORMAT OPTIONS" button to insert subtitles and/or paragraphs)

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## Section VI Location Map, Plot Plan & BMP Details

### INSTRUCTIONS:

- Include a Separator and Tab for Section VI for ready reference.
  
- Prepare 11" x 17" plot plan(s). The plot plan(s) shall be readable and depict the following:
  - A table with the following:
    - North arrow;
    - Scale;
    - Site area in square feet and/or acres;
    - Number of units each building/tenant space as projected at the time of the drafting of the WQMP;
    - Type of use (or range of uses allowed) in each building/tenant space as projected at the time of the drafting of the WQMP.
  
- All source control (structural) BMPs proposed. Also include detail drawings as separate exhibits as necessary to demonstrate compliance with each BMP. Each detail shall include the BMP title (and number if any), and shall depict how the design features of the project implement each BMP.
  - Car wash racks;
  - Outdoor food preparation areas;
  - Trash container areas;
  - Washing/cleaning/maintenance/repair areas;
  - Outdoor storage areas;
  - Motor fuel dispensing areas;

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- Loading docks (and drainage);
- Parking areas.
- Drainage flow information, including general surface flow lines, concrete or other surface ditches or channels, as well as storm drain facilities such as catch basins and underground storm drain pipes and any receiving waters;
- Treatment control BMPs.

NOTE: After approval of WQMP, applicant will be required to attach a copy of the approved BMP Exhibit with each set of plans submitted for Grading or Building Plan Check. The BMP Exhibit shall be the same size as the other plan sheets submitted but no smaller than 24" x 36". The BMP Exhibit may be submitted in a black and white or color version but must include "approved" stamp and signature.

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## Section VII Educational Materials Included

### INSTRUCTIONS:

- Include a Separator and Tab for Section VII for ready reference.
- Each educational handout included shall be listed by name in the table of contents. Include a cover page with the name of each educational handout attached as part of the WQMP.

### REQUIRED TEXT:

The following is a list of educational materials included in this WQMP.

- LIST
- 
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