



Your Project and a WQMP

What is a WQMP and who needs one?

WQMP is the acronym for Water Quality Management Plan. A Project WQMP is a plan for managing the quality of storm water or urban runoff that flows from a developed site after construction is completed and the facilities or structures are occupied and/or operational. A Project WQMP describes the Best Management Practices (BMPs) that will be implemented and maintained throughout the life of a project and is used by property owners, facility operators, tenants, facility employees, maintenance contractors, etc. to prevent and minimize water pollution that can be caused by storm water or urban runoff. The City of Orange requires all development projects to prepare and implement Project WQMPs as part of the NPDES program to reduce and eliminate water pollution caused by runoff flowing from developed sites into nearby receiving waters. A Preliminary Project WQMP must be submitted for Priority Projects as part of the project application for City discretionary project approval. Final Project WQMPs must be approved prior to issuance of building or grading permits. A Project WQMP and the post construction BMPs associated with the project must be based on the Orange County Model WQMP, which can be found at www.ocwatersheds.com/WQMP.aspx and the City’s WQMP template can be found on our website under the City Departments-Public Works-Storm Water-NPDES-WQMP.

What are Best Management Practices (BMPs)?

For purposes of a Project WQMP, there are three types of BMPs:

- (1) Low Impact BMPs - Project features that are designed to mimic predevelopment site hydrology and include infiltration (permeable pavers, porous concrete and asphalt, infiltration beds, etc), harvest and reuse (cisterns and rain barrels), evapotranspiration.
- (2) Site Design BMPs – Project features that include LID and features such as conserving natural areas, minimizing impermeable surfaces, minimizing directly connected surfaces, into a project to minimize and creating zero discharge areas. Examples include infiltration such as the use of porous asphalt or pavers, minimizing the use of decorative concrete, and directing roof drains to landscaped areas.
- (3) Source Control BMPs – Activities or structures aimed at eliminating or minimizing contact between pollutant sources and rainfall or runoff. Examples include education, sweeping, litter collection, canopies over fueling islands, awnings or tarps to cover materials stored outdoors.

More information about BMPs can be found at: www.cabmphandbooks.com.

What projects require a Project WQMP?

As noted above, all projects require the preparation of a WQMP. However, there are two types of projects—Priority Projects and Non-Priority Projects—that have different BMP requirements.

Project Type	Low Impact Development BMPs	Site Design BMPs	Source Control BMPs
Priority Projects	●	●	●
Non-Priority Projects	As applicable	●	●

How do I know if my project is Priority Project or a Non-Priority Project?

<p>If <u>any</u> question is answered “Yes,” your project is a Priority Project. If <u>all</u> questions are answered “No,” your project is a Non-Priority Project.</p>		
Does your proposed project include:	Yes	No
1. New developments that create 10,000 square feet or more of impervious surface that include commercial, industrial, residential development (single family homes, subdivisions, multifamily homes, apartments, condominiums, etc.)		
2. Automotive repair shop (SIC codes 5013, 5014, 5541, 7532-7534, and 7536-7539).		
3. Restaurant where the land area of development is 5,000 or more square feet including parking areas (SIC code 5812).		
4. Hillside development on 5,000 square feet or more, which is located on areas with known erosive soil conditions or where the natural slope is 25 percent or more.		
5. Impervious surface of 2,500 square feet or more located within, directly adjacent to (within 200 feet), or discharging directly to receiving waters within an Environmentally Sensitive Area.		
6. Parking lot area of 5,000 or more square feet of impervious surface exposed to storm water.		
7. Streets, roads, highways and freeways of 5,000 square feet or more of paved surface.		
8. Retail gasoline outlets of 5,000 or more square feet with projected average daily traffic of 100 or more vehicles per day.		
9. All Significant Redevelopment projects, where Significant Redevelopment is defined as the addition or replacement of 5,000 or more square feet of impervious surface on an already developed site. Significant Redevelopment includes, but is not limited to: <ul style="list-style-type: none"> • Expansion of a building footprint. • Addition of a building and/or structure. • Addition of an impervious surface, such as construction of a new parking lot that is not part of a routine maintenance activity. • Replacement of impervious surfaces, buildings and/or structures when 5,000 or more square feet of soil is exposed during replacement construction. Redevelopment does not include routine maintenance activities conducted to maintain original line and grade, hydraulic capacity or, original purpose of facility.		
10. If Public Works Director or City Engineer determines project will have adverse impact on water quality		

What is a Receiving Water?

Generally, a receiving water is a surface water body or watercourse such as a canyon drainage, spring, flood control channel or creek, river, lake, estuary, lagoon, bay, surface reservoir, or ocean. A receiving water body can be ephemeral, perennial, or intermittent in nature.

What is an Environmentally Sensitive Area?

Generally, these are areas “in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments” (California Public Resources Code §30107.5). Examples are Areas of Special Biological Significance as designated by the State Water Resources Control Board, areas identified in Habitat Conservation Plans as supporting endangered or threatened species, and receiving waters that are designated as being impaired. These areas are shown on maps that are available upon request or can be found at www.ocwatersheds.com/ESA.aspx.

When should I prepare and submit my Project WQMP?

Since the Project WQMP may affect site layout and drainage design, the Project WQMP should be prepared early in the conceptual design phase prior to project submittal to the City. The Preliminary WQMP should be included with the project submittal to the Planning Division and the proposed BMPs shown in your project plans. The Preliminary WQMP and associated BMPs are reviewed to assure compliance with the City's LIP and countywide DAMP. Failure to submit a Preliminary WQMP may result in delays to project approval. The Final WQMP will be conditioned for submittal prior to the issuance of development permits.

Where can I find additional information on preparing my Project WQMP?

Guidance documents and a template can be found at the City's internet web site under [City of Orange, CA - Water Quality Management Plan \(WQMP\)](#). Useful information about the Orange County Stormwater Program can be found www.ocwatersheds.com/WQMP.aspx.

Where can I find Educational Materials for my specific Project WQMP?

The following brochures are available for use as training materials and all *applicable* material should be listed in the Public Education section of Water Quality Management Plans and copies of the *applicable* material should be included within the Appendix. Please remember to only include those brochures that are *applicable* to the post-construction use of the site. All brochures are available for printing by visiting the City's website site: http://www.cityoforange.org/depts/publicworks/storm_water_npdes/public_education.asp

There have been several posters developed that are applicable to specific businesses:
www.ocwatersheds.com/PublicEd/resources/print-ads-posters.html

- Food/ Restaurant Industry
- Auto Repair Industry
- Gas Station Good Standard Operating Practices

Additionally there have been several posters developed for general use:
www.ocwatersheds.com/PublicEd/resources/print-ads-posters.html

- Ocean Begins at Your Front Door
- Get Your [Cigarette] Butts Out of the Water
- Overwatering