

Water Quality Management Plan (WQMP)

<Use for Private Development Projects>

Project Name:

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.

Engineer _____ Registration No. _____ (optional if not used)

Insert Address-then TAB.

Insert City, State, ZIP-then TAB.

Insert Telephone-then TAB

Project Owner's Certification			
Permit/Application No.		Grading Permit No.	
Tract/Parcel Map No.		Building Permit No.	
CUP, SUP, and/or APN (Specify Lot Numbers if Portions of Tract)			

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 local NPDES Stormwater Program requiring the preparation of the 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 Region or <San Diego Region>. 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.

Owner:			
Title			
Company			
Address			
Email			
Telephone #			
Signature		Date	

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Attachments

Attachment A.....	Educational Materials
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Section I Discretionary Permit(s) and Water Quality Conditions

Provide discretionary permit and water quality information. Refer to Section 2.1 in the Technical Guidance Document (TGD) available from the Orange County Stormwater Program (ocwatersheds.com).

Project Information	
Permit/Application No.	Tract/Parcel Map No.
Additional Information/ Comments:	
Water Quality Conditions	
Water Quality Conditions (list verbatim)	
Watershed-Based Plan Conditions	
Provide applicable conditions from watershed - based plans including WIHMPs and TMDLS.	

Section II Project Description

II.1 Project Description

Provide a detailed project description including:

- Project areas;
- Land uses;
- Land cover;
- Design elements;
- A general description not broken down by drainage management areas (DMAs).

Include attributes relevant to determining applicable source controls. Refer to Section 2.2 in the TGD for information that must be included in the project description.

Description of Proposed Project				
Development Category (Verbatim from WQMP):				
Project Area (ft ²): _____	Number of Dwelling Units: _____	SIC Code: _____		
Narrative Project Description:				
Project Area	Pervious		Impervious	
	Area (acres or sq ft)	Percentage	Area (acres or sq ft)	Percentage
Pre-Project Conditions				
Post-Project Conditions				
Drainage Patterns/Connections				

II.2 Potential Stormwater Pollutants

Determine and list expected stormwater pollutants based on land uses and site activities. Refer to Section 2.2.2 and Table 2.1 in the TGD for guidance.

Pollutants of Concern			
Pollutant	Circle One: E=Expected to be of concern N=Not Expected to be of concern		Additional Information and Comments
	E	N	
Suspended-Solid/ Sediment	E	N	
Nutrients	E	N	
Heavy Metals	E	N	
Pathogens (Bacteria/Virus)	E	N	
Pesticides	E	N	
Oil and Grease	E	N	
Toxic Organic Compounds	E	N	
Trash and Debris	E	N	

II.3 Hydrologic Conditions of Concern

Determine if streams located downstream from the project area are determined to be potentially susceptible to hydromodification impacts. Refer to Section 2.2.3.1 in the TGD for **NOC** or Section 2.2.3.2 for **<SOC>**.

No - Show map

Yes - Describe applicable hydrologic conditions of concern below. Refer to Section 2.2.3 in the TGD.

II.4 Post Development Drainage Characteristics

Describe post development drainage characteristics. Refer to Section 2.2.4 in the TGD.

II.5 Property Ownership/Management

Describe property ownership/management. Refer to Section 2.2.5 in the TGD.

Section III Site Description

III.1 Physical Setting

Fill out table with relevant information. Refer to Section 2.3.1 in the TGD.

Planning Area/ Community Name	
Location/Address	
Land Use	
Zoning	
Acreage	
Predominant Soil Type	

III.2 Site Characteristics

Fill out table with relevant information and include information regarding BMP sizing, suitability, and feasibility, as applicable. Refer to Section 2.3.2 in the TGD.

Precipitation Zone	
Topography	
Drainage Patterns/Connections	
Soil Type, Geology, and Infiltration Properties	

Site Characteristics (continued)

Hydrogeologic (Groundwater) Conditions	
Geotechnical Conditions (relevant to infiltration)	
Off-Site Drainage	
Utility and Infrastructure Information	

III.3 Watershed Description

Fill out table with relevant information and include information regarding BMP sizing, suitability, and feasibility, as applicable. Refer to Section 2.3.3 in the TGD.

Receiving Waters	
303(d) Listed Impairments	
Applicable TMDLs	
Pollutants of Concern for the Project	
Environmentally Sensitive and Special Biological Significant Areas	

Section IV Best Management Practices (BMPs)

IV. 1 Project Performance Criteria

Describe project performance criteria. Several steps must be followed in order to determine what performance criteria will apply to a project. These steps include:

- If the project has an approved WIHMP or equivalent, then any watershed specific criteria must be used and the project can evaluate participation in the approved regional or sub-regional opportunities. The local Permittee planning or NPDES staff should be consulted regarding the existence of an approved WIHMP or equivalent.
- Determine applicable hydromodification control performance criteria. Refer to Section 7.II-2.4.2.2 of the Model WQMP.
- Determine applicable LID performance criteria. Refer to Section 7.II-2.4.3 of the Model WQMP.
- Determine applicable treatment control BMP performance criteria. Refer to Section 7.II-3.2.2 of the Model WQMP.
- Calculate the LID design storm capture volume for the project. Refer to Section 7.II-2.4.3 of the Model WQMP.

(NOC Permit Area only) Is there an approved WIHMP or equivalent for the project area that includes more stringent LID feasibility criteria or if there are opportunities identified for implementing LID on regional or sub-regional basis?		YES <input type="checkbox"/>	NO <input type="checkbox"/>
If yes, describe WIHMP feasibility criteria or regional/sub-regional LID opportunities.			

Project Performance Criteria (continued)

If HCOC exists, list applicable hydromodification control performance criteria (Section 7.II-2.4.2.2 in MWQMP)

List applicable LID performance criteria (Section 7.II-2.4.3 from MWQMP)

List applicable treatment control BMP performance criteria (Section 7.II-3.2.2 from MWQMP)

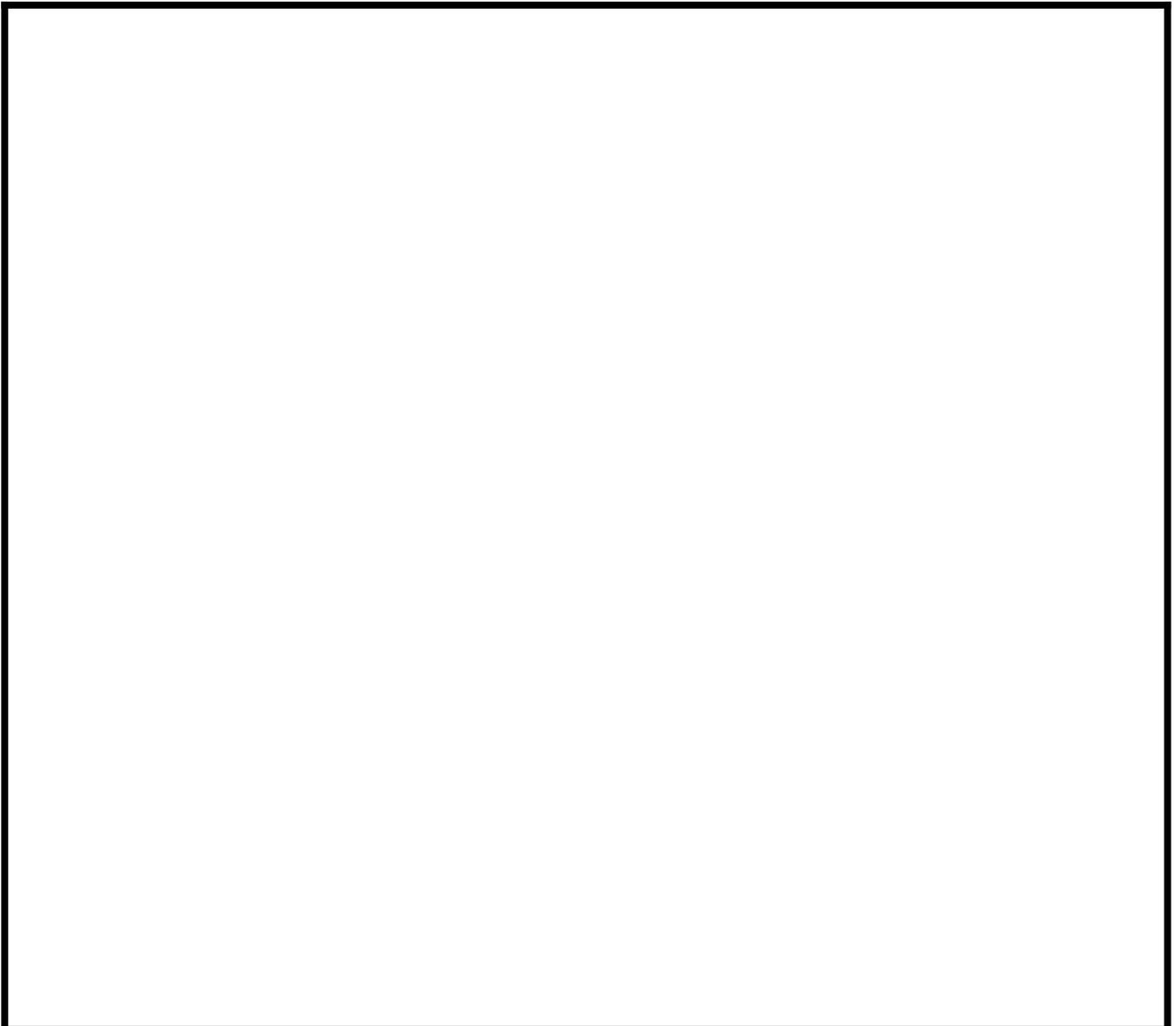
Calculate LID design storm capture volume for Project.

IV.2. SITE DESIGN AND DRAINAGE PLAN

Describe site design and drainage plan including

- A narrative of site design practices utilized or rationale for not using practices;
- A narrative of how site is designed to allow BMPs to be incorporated to the MEP
- A table of DMA characteristics and list of LID BMPs proposed in each DMA.
- Reference to the WQMP plot plan.
- Calculation of Design Capture Volume (DCV) for each drainage area.
- A listing of GIS coordinates for LID and Treatment Control BMPs (unless not required by local jurisdiction).

Refer to Section 2.4.2 in the TGD.



IV.3 LID BMP SELECTION AND PROJECT CONFORMANCE ANALYSIS

Each sub-section below documents that the proposed design features conform to the applicable project performance criteria via check boxes, tables, calculations, narratives, and/or references to worksheets. Refer to Section 2.4.2.3 in the TGD for selecting LID BMPs and Section 2.4.3 in the TGD for conducting conformance analysis with project performance criteria.

IV.3.1 Hydrologic Source Controls

If required HSCs are included, fill out applicable check box forms. If the retention criteria are otherwise met with other LID BMPs, include a statement indicating HSCs not required.

Name	Included?
Localized on-lot infiltration	<input type="checkbox"/>
Impervious area dispersion (e.g. roof top disconnection)	<input type="checkbox"/>
Street trees (canopy interception)	<input type="checkbox"/>
Residential rain barrels (not actively managed)	<input type="checkbox"/>
Green roofs/Brown roofs	<input type="checkbox"/>
Blue roofs	<input type="checkbox"/>
Impervious area reduction (e.g. permeable pavers, site design)	<input type="checkbox"/>
Other:	<input type="checkbox"/>

IV.3.2 Infiltration BMPs

Identify infiltration BMPs to be used in project. If design volume cannot be met state why BMPs cannot be met

Name	Included?
Bioretention without underdrains	<input type="checkbox"/>
Rain gardens	<input type="checkbox"/>
Porous landscaping	<input type="checkbox"/>
Infiltration planters	<input type="checkbox"/>
Retention swales	<input type="checkbox"/>
Infiltration trenches	<input type="checkbox"/>
Infiltration basins	<input type="checkbox"/>
Drywells	<input type="checkbox"/>
Subsurface infiltration galleries	<input type="checkbox"/>
French drains	<input type="checkbox"/>
Permeable asphalt	<input type="checkbox"/>
Permeable concrete	<input type="checkbox"/>
Permeable concrete pavers	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>

Show calculations below to demonstrate if the LID Design Storm Capture Volume can be met with infiltration BMPs. If not document how much can be met with infiltration and document why it is not feasible to meet the full volume with infiltration BMPs.

IV.3.3 Evapotranspiration, Rainwater Harvesting BMPs

If the full Design Storm Capture Volume cannot be met with infiltration BMPs, describe any evapotranspiration, rainwater harvesting BMPs. <Delete or leave blank if not used>

Name	Included?
All HSCs; See Section IV.3.1	<input type="checkbox"/>
Surface-based infiltration BMPs	<input type="checkbox"/>
Biotreatment BMPs	<input type="checkbox"/>
Above-ground cisterns and basins	<input type="checkbox"/>
Underground detention	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>

Show calculations below to demonstrate if the LID Design Storm Capture Volume can be met with evapotranspiration, rainwater harvesting BMPs in combination with infiltration BMPs. If not document how much can be met with either infiltration BMPs, evapotranspiration, rainwater harvesting BMPs, or a combination, and document why it is not feasible to meet the full volume with either of these BMPs categories.

IV.3.4 Biotreatment BMPs

If the full Design Storm Capture Volume cannot be met with infiltration BMPs, and/or evapotranspiration and rainwater harvesting BMPs, describe biotreatment BMPs. Include sections for selection, suitability, sizing, and infeasibility, as applicable. <Delete or leave blank if not used>

Name	Included?
Bioretention with underdrains	<input type="checkbox"/>
Stormwater planter boxes with underdrains	<input type="checkbox"/>
Rain gardens with underdrains	<input type="checkbox"/>
Constructed wetlands	<input type="checkbox"/>
Vegetated swales	<input type="checkbox"/>
Vegetated filter strips	<input type="checkbox"/>
Proprietary vegetated biotreatment systems	<input type="checkbox"/>
Wet extended detention basin	<input type="checkbox"/>
Dry extended detention basins	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Other:	<input type="checkbox"/>

Show calculations below to demonstrate if the LID Design Storm Capture Volume can be met with infiltration, evapotranspiration, rainwater harvesting and/or biotreatment BMPs. If not document how much can be met with either infiltration BMPs, evapotranspiration, rainwater harvesting BMPs, or a combination, and document why it is not feasible to meet the full volume with either of these BMPs categories.

IV.3.5 Hydromodification Control BMPs

Describe hydromodification control BMPs. See Section 5 TGD. Include sections for selection, suitability, sizing, and infeasibility, as applicable. Detail compliance with Prior Conditions of Approval . <Delete or leave blank if not used>

Hydromodification Control BMPs	
BMP Name	BMP Description

IV.3.6 Regional/Sub-Regional LID BMPs

Describe regional/sub-regional LID BMPs in which the project will participate. Refer to Section 7.II-2.4.3.2 of the Model WQMP. <Delete or leave blank if not used>

Regional/Sub-Regional LID BMPs

IV.3.7 Treatment Control BMPs

Treatment control BMPs can only be considered if the project conformance analysis indicates that it is not feasible to retain the full design capture volume with LID BMPs. Describe treatment control BMPs including sections for selection, sizing, and infeasibility, as applicable. <Delete or leave blank if not used>

Treatment Control BMPs	
BMP Name	BMP Description

IV.3.8 Non-structural Source Control BMPs

Fill out non-structural source control check box forms or provide a brief narrative explaining if non-structural source controls were not used.

Non-Structural Source Control 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"/>	
N16	Retail Gasoline Outlets	<input type="checkbox"/>	<input type="checkbox"/>	

IV.3.9 Structural Source Control BMPs

Fill out structural source control check box forms or provide a brief narrative explaining if Structural source controls were not used.

Structural Source Control BMPs				
Identifier	Name	Check One		If not applicable, state brief reason
		Included	Not Applicable	
S1	Provide storm drain system stenciling and signage	<input type="checkbox"/>	<input type="checkbox"/>	
S2	Design and construct outdoor material storage areas to reduce pollution introduction	<input type="checkbox"/>	<input type="checkbox"/>	
S3	Design and construct trash and waste storage areas to reduce pollution introduction	<input type="checkbox"/>	<input type="checkbox"/>	
S4	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	<input type="checkbox"/>	<input type="checkbox"/>	
S5	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"/>	
S6	Dock areas	<input type="checkbox"/>	<input type="checkbox"/>	
S7	Maintenance bays	<input type="checkbox"/>	<input type="checkbox"/>	
S8	Vehicle wash areas	<input type="checkbox"/>	<input type="checkbox"/>	
S9	Outdoor processing areas	<input type="checkbox"/>	<input type="checkbox"/>	
S10	Equipment wash areas	<input type="checkbox"/>	<input type="checkbox"/>	
S11	Fueling areas	<input type="checkbox"/>	<input type="checkbox"/>	
S12	Hillside landscaping	<input type="checkbox"/>	<input type="checkbox"/>	
S13	Wash water control for food preparation areas	<input type="checkbox"/>	<input type="checkbox"/>	
S14	Community car wash racks	<input type="checkbox"/>	<input type="checkbox"/>	

IV.4 ALTERNATIVE COMPLIANCE PLAN (IF APPLICABLE)

IV.4.1 Water Quality Credits

Determine if water quality credits are applicable for the project. Refer to Section 3.1 of the Model WQMP for description of credits and Appendix VI of the TGD for calculation methods for applying water quality credits.

Description of Proposed Project				
Project Types that Qualify for Water Quality Credits (Select all that apply):				
<input type="checkbox"/> Redevelopment projects that reduce the overall impervious footprint of the project site.	<input type="checkbox"/> Brownfield redevelopment, meaning redevelopment, expansion, or reuse of real property which may be complicated by the presence or potential presence of hazardous substances, pollutants or contaminants, and which have the potential to contribute to adverse ground or surface WQ if not redeveloped.	<input type="checkbox"/> Higher density development projects which include two distinct categories (credits can only be taken for one category): those with more than seven units per acre of development (lower credit allowance); vertical density developments, for example, those with a Floor to Area Ratio (FAR) of 2 or those having more than 18 units per acre (greater credit allowance).		
<input type="checkbox"/> Mixed use development, such as a combination of residential, commercial, industrial, office, institutional, or other land uses which incorporate design principles that can demonstrate environmental benefits that would not be realized through single use projects (e.g. reduced vehicle trip traffic with the potential to reduce sources of water or air pollution).	<input type="checkbox"/> Transit-oriented developments, such as a mixed use residential or commercial area designed to maximize access to public transportation; similar to above criterion, but where the development center is within one half mile of a mass transit center (e.g. bus, rail, light rail or commuter train station). Such projects would not be able to take credit for both categories, but may have greater credit assigned		<input type="checkbox"/> Redevelopment projects in an established historic district, historic preservation area, or similar significant city area including core City Center areas (to be defined through mapping).	
<input type="checkbox"/> Developments with dedication of undeveloped portions to parks, preservation areas and other pervious uses.	<input type="checkbox"/> Developments in a city center area.	<input type="checkbox"/> Developments in historic districts or historic preservation areas.	<input type="checkbox"/> Live-work developments, a variety of developments designed to support residential and vocational needs together - similar to criteria to mixed use development; would not be able to take credit for both categories.	<input type="checkbox"/> In-fill projects, the conversion of empty lots and other underused spaces into more beneficially used spaces, such as residential or commercial areas.
Calculation of Water Quality Credits (if applicable)				

IV.4.2 Alternative Compliance Plan Information

Describe an alternative compliance plan (if applicable). Include alternative compliance obligations (i.e., gallons, pounds) and describe proposed alternative compliance measures. Refer to Section 7.II 3.0 in the WQMP.

Section V Inspection/Maintenance Responsibility for BMPs

Fill out information in table below. Prepare and attach an Operation and Maintenance Plan. Identify the mechanism through which BMPs will be maintained. Inspection and maintenance records must be kept for a minimum of five years for inspection by the regulatory agencies. Refer to Section 7.11 4.0 in the Model WQMP.

BMP Inspection/Maintenance			
BMP	Reponsible Party(s)	Inspection/Maintenance Activities Required	Minimum Frequency of Activities

BMP Inspection/Maintenance

BMP	Reponsible Party(s)	Inspection/ Maintenance Activities Required	Minimum Frequency of Activities

Section VI Site Plan and Drainage Plan

VI.1 SITE PLAN AND DRAINAGE PLAN

Include a site plan and drainage plan sheet set containing the following minimum information:

- Project location
- Site boundary
- Land uses and land covers, as applicable
- Suitability/feasibility constraints
- Structural BMP locations
- Drainage delineations and flow information
- Drainage connections
- BMP details

VI.2 ELECTRONIC DATA SUBMITTAL <optional - delete if not used>

The minimum requirement is to provide submittal of PDF exhibits in addition to hard copies. Format must not require specialized software to open.

If the local jurisdiction requires specialized electronic document formats (CAD, GIS) to be submitted, this section will be used to describe the contents (e.g., layering, nomenclature, georeferencing, etc.) of these documents so that they may be interpreted efficiently and accurately.

Section VII Educational Materials

Refer to the Orange County Stormwater Program (ocwatersheds.com) for a library of materials available. For the copy submitted to the Permittee, only attach the educational materials specifically applicable to the project. Other materials specific to the project may be included as well and must be attached.

Education Materials			
Residential Material (http://www.ocwatersheds.com)	Check If Applicable	Business Material (http://www.ocwatersheds.com)	Check If Applicable
The Ocean Begins at Your Front Door	<input type="checkbox"/>	Tips for the Automotive Industry	<input type="checkbox"/>
Tips for Car Wash Fund-raisers	<input type="checkbox"/>	Tips for Using Concrete and Mortar	<input type="checkbox"/>
Tips for the Home Mechanic	<input type="checkbox"/>	Tips for the Food Service Industry	<input type="checkbox"/>
Homeowners Guide for Sustainable Water Use	<input type="checkbox"/>	Proper Maintenance Practices for Your Business	<input type="checkbox"/>
Household Tips	<input type="checkbox"/>	Other Material	Check If Attached
Proper Disposal of Household Hazardous Waste	<input type="checkbox"/>		
Recycle at Your Local Used Oil Collection Center (North County)	<input type="checkbox"/>		<input type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (Central County)	<input type="checkbox"/>		<input type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (South County)	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Maintaining a Septic Tank System	<input type="checkbox"/>		<input type="checkbox"/>
Responsible Pest Control	<input type="checkbox"/>		<input type="checkbox"/>
Sewer Spill	<input type="checkbox"/>		<input type="checkbox"/>
Tips for the Home Improvement Projects	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Horse Care	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Landscaping and Gardening	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Pet Care	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Pool Maintenance	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Residential Pool, Landscape and Hardscape Drains	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Projects Using Paint	<input type="checkbox"/>		<input type="checkbox"/>

