

Standard Conditions of Approval for WQMPs



1. Prior to the submittal of any grading plan the applicant shall submit a Preliminary Project WQMP for review and approval to the Public Works Department that:
 - 1.1 Utilizes Low Impact Development principles as follows: preserves natural features, minimizes runoff and reduces impervious surfaces; and utilizes infiltration of runoff as the preferred method of pollutant treatment. Infiltration Best Management Practices (BMPs) to be considered include the use of permeable materials such as pervious concrete and concrete pavers, infiltration trenches and planters and other infiltration BMPs as applicable.
 - 1.2 Incorporates the applicable Routine Source and Structural Control BMPs as defined in the Drainage Area Management Plan (DAMP)
 - 1.3 Maintains the hydrologic characteristics of the site by matching time of concentration, runoff, velocity, volume, and hydrograph for a 2-year storm event.
 - 1.4 Reduces the potential in downstream erosion and avoids downstream impacts to physical structures, aquatic and riparian habitat.
 - 1.5 Thoroughly describes the long-term operation and maintenance requirements for Structural and Treatment Control BMPs.
 - 1.6 Identifies the entity or employees that will be responsible for long-term operation, maintenance, repair and or replacement of the Structural and Treatment Control BMPs and the training that qualifies them to operate and maintain the BMPs.
 - 1.7 Describes the mechanism for funding the long-term operation and maintenance of all Structural and Treatment Control BMPs.
 - 1.8 A copy of the forms to be used in conducting maintenance and inspection activities.
 - 1.9 Recordkeeping requirements (forms to be kept for 5 years).
 - 1.10 A copy of the form to be submitted annually by the project owner to the Public Works Department that certifies that the project's Structural and Treatment BMPs are being inspected and maintained in accordance with the project's WQMP.
 - 1.11 A certified copy of the Covenant and Agreement Regarding the O & M Plan to Fund and Maintain Water Quality BMPs, Consent to Inspect, and Indemnification form

2. Prior to the issuance of certificates of occupancy, the applicant shall demonstrate the following to the Public Works Department:
 - 2.1 That all structural and treatment control BMPs described in the Project WQMP have been constructed and installed in conformance with the approved plans and specifications.
 - 2.2 That applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - 2.3 That an adequate number of copies of the project's approved final Project WQMP are available for the future occupiers.
3. Prior to the issuance of certificates of occupancy or final signoff by the Public Works Department, the applicant shall demonstrate to the satisfaction of Public Works Director/City Engineer or his/her designee, that the preparer of the WQMP has reviewed the BMP maintenance requirements in Section 4.0 of the Model WQMP with the legally responsible person and that a copy of the WQMP has been provided to that person. A certification letter from the WQMP preparer may be used to satisfy this condition.
4. SWPPP (for projects that will result in soil disturbance of one or more acres of land that will require coverage under the State's General Construction Permit)
 - 4.1 Prior to the issuance of a grading permit (include grubbing, clearing, surface mining or paving permits as appropriate) the applicant shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity (General Permit) by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing. A copy of the current Storm Water Pollution Prevention Plan (SWPPP) required by the General Permit shall be kept at the project site at all times and be submitted for review by City.
5. Industrial Permit (for projects subject to coverage by the State's General Industrial Permit as defined by the business' Standard Industrial Classification (SIC) code)
 - 5.1 Prior to the issuance of certificates of occupancy, the applicant shall demonstrate that coverage under the State's General Permit for Stormwater Discharges Associated with Industrial Activity has been obtained by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the notification of the issuance of a Waste Discharge Identification (WDID) number or other proof of filing.

6. Special Condition

- 6.1 Prior to issuance of certificates of occupancy or building permits for individual tenant improvements or construction permits for a tank or pipeline, uses shall be identified and, for specified uses, the applicant shall propose plans and measures for chemical management (including, but not limited to, storage, emergency response, employee training, spill contingencies and disposal). The chemical management measures shall be incorporated as an element of a Project WQMP and shall be subject to the approval of the Public Works Department and other specified agencies such as the Orange County Fire Authority, the Orange County Health Care Agency and sewerage agencies (as appropriate) to ensure implementation of each agency's respective requirements. Certificates or permits may be withheld if features needed to properly manage chemicals cannot be incorporated into a previously completed building, center or complex.

7. Conditions for Condominiums, Apartments and other projects with CC&Rs

- 7.1 Prior to recordation of the final map, a copy of the project's Covenants, Conditions and Restrictions shall be provided to the Public Works Department for review and approval that includes requirements for maintenance and funding of the project's structural and treatment water quality best management practices as approved by the City in the project's WQMP.

8. Conditions for Coordination of Water Quality BMPs

8.1 Landscape Plans

- 8.1.1 Prior to submittal of landscape plans for City approval, the applicant shall review the approved Water Quality Management Plan and ensure the proposed landscape plans are consistent with the project grading plans and show applicable Best Management Practices such as grass swales, detention basins, grass or vegetated buffers, filters, permeable pavers, etc.

8.2 Building Permits

- 8.2.1 Prior to submittal of building plans, the applicant shall review the approved Water Quality Management Plan (WQMP) and grading plan to ensure the structure's downspouts or drainage outlet locations are consistent with those documents. Copies of the building or architectural plans showing the downspouts and drainage outlets shall be submitted to the Public Works Departments for review and approval.

9. I have fully read and understood the Standard Conditions of Approval for WQMPs and how it pertains to the proposed project as required by the Santa Ana Region Water Quality Control Board Permit Order No. R8-2009-0030, the Orange County Drainage Area Management Plan (DAMP), the City of Cypress Local Implementation Plan (LIP), and the City of Cypress Water Quality Ordinance in their entirety (and revisions thereto)

Developer Signature

Date

Developer

Development Address