



Your Project and a WQMP

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What is a WQMP and why would I need one?

WQMP is the acronym for Water Quality Management Plan. A Project WQMP is a plan for managing the quality of stormwater 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 stormwater or urban runoff. Municipalities in Orange County, including the City of Cypress, require development projects to prepare and implement Project WQMPs as part of a federal and state regulatory program to reduce and eliminate water pollution caused by runoff flowing from storm water drainage systems into receiving waters. A WQMP may also be required for grading projects depending on the situation. A preliminary or conceptual Project WQMP will be required as part of the project application for discretionary project approval. **Final Project WQMPs must be approved prior to issuance of building and grading permits.** A Project WQMP must be based upon the Orange County Model WQMP, which can be found at www.ci.cypress.ca.us/public_works/water_quality_mgt_plan.htm.

How does a WQMP differ from a SWPPP?

SWPPP is the acronym for Stormwater Pollution Prevention Plan. For construction that will disturb 1 acre or more, a SWPPP is required for compliance with the California General Permit for Stormwater Discharges Associated with Construction Activity. The focus of a construction SWPPP is to manage soil disturbance, non-stormwater discharges, construction materials, and construction wastes during the construction phase of a project. The focus of a WQMP is to prevent and manage the quality of stormwater and urban runoff after construction is completed.

What are Best Management Practices (BMPs)?

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

- (1) Site Design BMPs – Project features that are designed or incorporated into a project to minimize the increase in stormwater runoff from the developed project site. Examples of Site Design BMPs include the use of porous asphalt or pavers, minimizing the use of decorative concrete, and directing roof drains to landscaped areas.
- (2) Source Control BMPs – Activities or structures aimed at eliminating or minimizing contact between pollutant sources and rainfall or stormwater/urban runoff. Examples of Source Control BMPs include education, sweeping, litter collection, canopies over fueling islands, awnings or tarps to cover materials stored outdoors.
- (3) Treatment Control BMPs – Engineered devices or systems incorporated into the project’s drainage system to remove pollutants from runoff before the runoff leaves the project site. Examples of Treatment Control BMPs include vegetated swales, infiltration trenches, detention/retention basins, catch basin filters, and vortex separators.

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

What is a Receiving Water?

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

What projects require a Project WQMP?

All projects require the preparation of a WQMP. However, there are two types of projects—Priority Projects and Non-Priority Projects—having different BMP requirements.

Project Type	Site Design BMPs	Source Control BMPs	Treatment Control BMPs
Priority Projects	●	●	●
Non-Priority Projects	●	●	

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

If any question is answered "Yes," your project is a Priority Project.
If all questions are answered "No," your project is a Non-Priority Project.

Does your proposed project include:	Yes	No
1. Residential development of 10 units or more		
2. Commercial and industrial development greater than 100,000 square feet including parking areas.		
3. Automotive repair shop (SIC codes* 5013, 5014, 5541, 7532-7534, and 7536-7539).		
4. Restaurant where the land area of development is 5,000 or more square feet including parking areas (SIC code* 5812).		
5. Hillside development on 10,000 or more square feet, which is located on areas with known erosive soil conditions or where natural slope is 25 percent or more.		
6. 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.		
7. Parking lot area of 5,000 or more square feet, or with 15 or more parking spaces, and potentially exposed to urban runoff.		
8. All Significant Redevelopment projects, where Significant Redevelopment is defined as the addition 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. 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. 		

* Information regarding SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>

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/StormWater/documents_damp_section7.asp.

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 as early in the planning and permitting process as is feasible, and should be refined as the project planning and design progresses.

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

Information packets are available upon request. Guidance documents and a template can also be downloaded from the City of Cypress website, www.ci.cypress.ca.us/public_works/water_quality_mgt_plan.htm. Useful information about the Orange County Stormwater Program can be found at www.ocwatersheds.com/StormWater/swp_introduction.asp.

Water Quality Management Plan (WQMP) Plan Check Fees

	Service	FEES Minimum Fee (MF)/ Actual Cost
A.	Water Quality Management Plan (WQMP) Review (Small Project)	\$500 minimum fee/actual costs
B.	Water Quality Management Plan (WQMP) Review (Large Project)	\$750 minimum fee/actual costs
C.	Additional review services required beyond the minimum fee	For contract services, use hourly rates provided in schedule of compensation in approved contract plus administrative overhead.

The minimum fee represents only an estimate of plan check fees for an average project of this type. The fee must be posted for plan check to start. If the deposit is used up before the project is completed, an additional deposit may be required or invoiced to the applicant.