Riverside County Water Quality Management Plan (WQMP)

Questions and Answers Fact Sheet

Q1. What is the WQMP?

A1. The WQMP is a guideline for Project-specific post construction Best Management Practices (BMPs) and for regional and sub-regional Source Control BMPs and Structural BMPs to address management of Urban Runoff quantity and quality to protect Receiving Waters.

The Riverside County WQMP is the guidance document for preparation of a Project-specific WQMP. It can be downloaded at http://www.moreno-valley.ca.us

Q2. What projects are required to submit a Project-specific WQMP?

A2. The Municipal Separate Storm Sewer System (MS4) Permit categorizes the types of "Significant Redevelopment" and "New Development" projects (collectively "Projects") that are required to submit a project-specific WQMP. They are projects represented by a map or permit for which **discretionary approval** is sought and are defined as:

- "Significant Redevelopment"- the addition or creation of 5,000 or more square feet of impervious surface on an existing developed site
- "New Development"-
    1. Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments
    2. Industrial and commercial developments where the land area represented by the proposed map or permit is 100,000 square feet or more
    3. Automotive repair shops (SIC codes[1] 5013, 7532, 7533, 7534, 7537, 7538, and 7539)
    4. Restaurants where project site is 5,000 square feet or more
    5. Hillside development that creates 10,000 square feet or more of impervious surface including developments in areas with known erosive soil conditions or where natural slope is 25-percent or more
    6. Developments creating 2,500 square feet or more of impervious surface adjacent to (within 200 ft) or directly discharging into RARE beneficial use water bodies as designated in the Basin Plan[2] or into an Impaired Waterbody (CWA Section 303(d) list)[3]
    7. Parking Lots of 5,000 square feet or more of impervious surface exposed to stormwater

The City may also require a Project-specific WQMP for any project not categorized above. If your "Significant Redevelopment" or "New Development" project does not require a WQMP, you still need to include BMPs into your design. "Supplement A" to the Riverside County Drainage Area Management Plan (DAMP) - New Development Guidelines can assist you. Refer to Q7 of this Fact Sheet for further information on "Supplement A."

Q3. What is discretionary approval?

A3. Discretionary approval is any action by our governing bodies (i.e. City Council, Planning Commission) or our Community and Economic Development Director, which requires the exercise of judgement or deliberation to approve or disapprove a project or permit. Examples may include, but are not limited to tentative tract maps, parcel maps, plot plans and conditional use permits.

Q4. What is the primary objective of the WQMP?

A4. The primary objective is to ensure that the land use approval and permitting process of each Co-Permittee (City of Moreno Valley) will minimize the impact of Urban Runoff by addressing Site Design, Source Control, and Treatment Control BMPs applied on a Project-specific and/or sub-regional or regional basis.

Q5. Why are we implementing the WQMP?

A5. Our MS4 Permit -Section VIII.B-WQMP for Urban Runoff, requires the preparation of a WQMP guidance document that prescribes the requirements for a Project-specific WQMP to address post construction runoff from new development (including significant redevelopment).

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[1] SIC Codes can be searched at website http://www.osha.gov/oshstats/sicser.html

[2] The Basin Plan for Santa Ana River Basin can be viewed at website www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf

[3] The most recent CWA Section 303(d) list of Impaired Waterbodies can be found at website www.swrcb.ca.gov/tmdl/303d_lists.html

Q6. What is the difference between a WQMP and Project-specific WQMP?

Q6. The WQMP is the Riverside County WQMP guidance document. It specifies what is required in a Project-specific WQMP that is submitted by the Project applicant to the City for review and approval.

Q7. Are the "Supplement A" Riverside County DAMP–New Development Guidelines still applicable?

A7. The WQMP supersedes Supplement A for those "Significant Redevelopment" and "New Development" Projects where the preparation of a Project-specific WQMP is required. Supplement A is still applicable for all other projects during the land development approval process. Refer to the following link for "Supplement A" information: http://www.floodcontrol.co.riverside.ca.us/stormwater/

Q8. How do the WQMP requirements tie in with the development planning and permitting process?

A8. The relationship of the WQMP requirements with the elements of the development planning and permitting process is as follows;

Planning Process for Projects

After a Project (refer to Q2 for "Project" definition) application is deemed complete, the Case Planner will deliver the Project application to the various departments represented by the Project Review Staff Committee (PRSC). The PRSC will review the application and return written comments to the Case Planner. The written comments will include a requirement that a preliminary Project-specific WQMP be submitted by the applicant to the City.

The preliminary Project-specific WQMP will be used by staff to prepare final conditions of approval for the Project. The preliminary Project-specific WQMP must be submitted to the City prior to the Project being scheduled for administrative review by the Community and Economic Development Director, or scheduled for the first public hearing.

Permitting Process for Approved Projects

A final Project-specific WQMP must be submitted by the applicant for all approved Projects. It is recommended that the final Project-specific WQMP be submitted prior to or at the time grading and/or building plans are submitted for plan check. As required by the Riverside County WQMP guidance document, the applicant must secure approval of the final Project-specific WQMP from the City prior to the issuance of a grading permit or building permit.

Q9. What is the difference between a preliminary Project-specific WQMP and the final Project-specific WQMP?

A9. The level of detail of a preliminary Project-specific WQMP is dependent upon the level of detail known about the overall project design at the time project approval is sought. It is recognized that through the Planning process the Project site design layout may change to incorporate Site Design Best Management Practices (BMPs), however, the type of proposed project, i.e. industrial facility, housing subdivision, etc., will remain unchanged. The applicant should be prepared to address the majority of the pollutants and hydrologic conditions of concern at this point in time. Additionally, the applicant should have a general idea of Source Control and Treatment Control Best Management Practices to be implemented.

The final Project-specific WQMP must be in substantial conformance with the approved preliminary Project-specific WQMP. The final site design will be known at this time and the approved Project design layout should incorporate the approved Site Design BMPs. The final list of pollutants and hydrologic conditions of concern will be known at this time as well as the draft list of the recommended suite of Source Control and Treatment Control BMPs.

Q10. How will we implement the WQMP requirements for Project applicants?

A10. The Land Development Division will utilize conditions of approval for each Project. Sample language for conditions of approval is provided in WQMP guidance, Section 2.2. A checklist and informational handout for Project applicants will be available for distribution at the Land Development counter and on the City's website at http://www.moreno-valley.ca.us.

Q11. What are the steps for the Project applicants (owners/developers) to prepare the project-specific WQMP?

1. Prepare a Project description and site characterization including preparation of a site plan and vicinity map
2. Identify Pollutant and Hydrologic Conditions of Concern related to the Project and Project site. A drainage study may be required if a Hydrologic Condition of Concern exists and the Project site.
3. Incorporate Site Design BMPs
4. Incorporate Source Control BMPs
5. Selection of Project-specific Treatment Control BMPs or a regional, watershed approach; selection, sizing, and incorporation of Treatment Control BMPs (where used, a watershed or regional program must be identified)
6. Identify operation and maintenance requirements for Treatment Control BMPs and responsible party
7. Identify funding source for operations and maintenance of Treatment Control BMPs and responsible party. Where a public agency is identified as the funding source and responsible party for a Treatment Control BMP, a written agreement that states acceptance of these responsibilities by the public agency must be provided.
8. Prepare Project-specific WQMP using the WQMP Template. (The Project-Specific WQMP Template is provided as Exhibit A to the WQMP guidance document)

Details for completing the above steps are provided in the WQMP guidance document (Sections 4.0-4.8).

Q12. How are BMPs selected and what are the WQMP requirements?

A12. BMPs shall be incorporated into the Project-specific WQMP to minimize the impact from the *Pollutants of Concern* and *Hydrologic Conditions of Concern* identified for the Project. In preparing a Project-specific WQMP, BMPs should be considered and incorporated into the Project design plans, in the following progression:

- Site Design BMPs
- Source Control BMPs (Non-Structural and Structural)
- Treatment Control BMPs (or participation in a regional or watershed program)

Descriptions of the BMP requirements are provided in the WQMP guidance. The following table (Table 2 from the WQMP guidance) summarizes the BMP requirements:

<table>
<tr><td colspan="2">Site Design BMPs
(See Section 4.5.1)</td><td>All New Development & Significant Redevelopment shall incorporate Site Design BMPs to the extent applicable and feasible.</td></tr>
<tr><td rowspan="2">Source Control BMPs</td><td>Non-Structural BMPs[4]
(See Section 4.5.2.1)</td><td>Required for all New Development & Significant Redevelopment.
Education/Training for Property Owners, Operators, Tenants, Occupants, or Employees
Activity Restrictions
Irrigation System and Landscape Maintenance
Common Area Litter Control
Street Sweeping Private Streets and Parking Lots
Drainage Facility Inspection and Maintenance</td></tr>
<tr><td>Structural BMPs[4]
(See Section 4.5.2.2)</td><td>Required for all New Development & Significant Redevelopment, as applicable to the specific Project.
Include incorporating requirements applicable to individual priority Project categories
MS4 Stenciling and Signage
Landscape and Irrigation System Design
Protection of Slopes and Channels
Provide:
Community Car Wash Racks
Wash Water Controls for Food Preparation Areas
Properly Design and Maintain:
Fueling Areas
Air/Water Supply Area Drainage
Trash Storage Areas
Loading Docks
Maintenance Bays
Vehicle and Equipment Wash Areas
Outdoor Material Storage Areas
Outdoor Work Areas or Processing Areas</td></tr>
<tr><td colspan="2">Treatment Control BMPs[4]: Project-Specific, Regional, or Sub-Regional
(See Sections 4.5.3 and 5.0)</td><td>At least one Treatment Control BMP is required for all New Development and Significant Redevelopment unless a waiver is granted by Co-Permittee. (See Section 7.0)</td></tr>
</table>

[4] Additional BMP reference material is contained within the CASQA "Stormwater Best Management Practices Handbook for New Development and Redevelopment" and can be downloaded at website www.cabmphandbooks.com

Q13. What are Site Design BMPs?

A13. Site Design BMPs aim to incorporate site features such as vegetation to reduce and control post-development runoff rates. Because Site Design BMPs reduce runoff, incorporating them into project design plans minimizes the transport mechanism for moving pollutants off site, the difference between pre- and post-development hydrology, and size of necessary Treatment Control BMPs. (Examples include Low Impact Development [LID][5], porous asphalt, divert and contain roof runoff)

Q14. What are Source Control BMPs?

A14. Source Control BMPs are structural and non-structural BMPs that reduce the potential for stormwater runoff and pollutants from coming into contact with one another. They are defined as any administrative action, design of a structural facility, usage of alternative materials, and operation, maintenance, and inspection procedures that eliminate or reduce stormwater pollution. (Examples include education, storm drain stenciling, spill response plans, secondary containment)

Q15. What are Treatment Control BMPs?

A15. Treatment Control BMPs are defined as any engineered system designed and constructed to treat the adverse impacts of stormwater and Urban Runoff pollution. (Examples include detention basins, hydrodynamic separator units, vegetated swales, storm drain filter inserts). They must be selected with respect to the Project's identified Pollutants and Hydrologic Conditions of Concern.

Q16. What are the design guidelines for Treatment Control BMPs?

A16. Treatment Control BMPs are designed to treat either the stormwater quality design flow (Q_{BMP}) or the stormwater quality design volume (V_{BMP}). Design flow is determined by the Modified Rational Method based on a uniform rainfall intensity of 0.2 inch/hour. Design volume is based on capturing the 24-hour, 85th percentile storm event. Methodology is specified in the Riverside County Stormwater Quality BMP Design Handbook along with detailed design procedures and sample worksheets.

Q17. Can a Treatment Control BMP be located off-site?

A17. A Treatment Control BMP can be located off-site as long as it is still located in the same watershed as the Project site, it treats all of the Project's design flow/volume and pollutant load, and is located upstream of proximate Receiving Waters. For example, a single developer of separate but adjacent Projects might propose that controls for both Projects be located on one of the two sites, or even a third site.

Treatment Control BMP capacity for both on and off-site locations must be functional prior to the issuance of occupancy permits, or certificates of use.

Q18. How can the Treatment Control BMP requirement be waived?

A18. Site Design and Source control BMPs must be incorporated to the extent applicable and feasible for the Project. At least one Treatment Control BMP is required for the Project unless a waiver is granted by the City of Moreno Valley. There are three ways that the City of Moreno Valley could grant a waiver for the requirement to install a Treatment Control BMP. The Project applicant must demonstrate one of the following:

1. Site Design and Source Control BMPs are demonstrated to effectively eliminate pollutant discharges under the WQMP Design Criteria (24-hour, 85th percentile Design Storm, or 0.2-inch rainfall per hour)
2. The Project will have no discharge to Receiving Waters under the WQMP Design Criteria (24-hour, 85th percentile Design Storm, or 0.2-inch rainfall per hour)
3. All available Treatment Control BMPs have been considered and rejected as infeasible and/or the cost of implementing Treatment Control BMPs greatly outweighs the pollution control benefit.

For conditions 2 and 3, the City of Moreno Valley must also notify the Santa Ana Regional Water Quality Control Board if a waiver is issued and documentation must be provided to justify the waiver.

[5] Additional information can be found at website http://www.epa.gov/owow/nps/lid/lidnatl.pdf

Q19. What is a Regional Treatment Control BMP?

A19. A Regional Treatment Control BMP is an off-site Treatment Control BMP that is watershed or sub-watershed based. They may provide a more effective and cost efficient runoff Treatment Control mechanism for multiple Projects within the area covered by the comprehensive master plan of drainage and water quality. A Regional BMP Siting Study is currently being conducted by RBF Consulting to identify potential regional locations within the Santa Ana Watershed, including City of Moreno Valley, for BMP retrofit. A list of potential retrofit sites within the City of Moreno Valley will be included in their final report.

Q20. How can a Project participate in a Regional Treatment Control BMP?

A20. A Project that is covered by the approved Drainage Master Plan would qualify to implement a Regionally-based Treatment Control, once they are identified. To be considered for acceptance, a Project applicant must demonstrate the following:

- There is adequate capacity in the regionally-based Treatment Control BMP to address the volume-based and flow-based treatment needs of the Project.
- The regionally-based Treatment Control BMP addresses the Projects' Pollutants of Concern (after considering Site Design and Source Control BMPs that must still be implemented at the Project site). A Projects' Pollutants of Concern that are not addressed by the regional BMP will require a separate Treatment Control BMP (or BMPs)
- The Project applicant identifies the party responsible for the funding, operation, maintenance, and administration of the regionally-based Treatment Control BMP
- The Project applicant has secured rights from the owner/operator to participate in the regionally-based BMP solution
- The Project applicant has met all of the requirements imposed for participation in the regionally-based BMP, including funding and operation and maintenance requirements, and contingency planning.
- The Regional BMP capacity must be functional prior to the issuance of occupancy permits or certificates of use (or equivalent)
- Waters of the United States will not be utilized to transport untreated Urban Runoff to the regional facility.

Q21. What Certifications are required by the Project applicant to ensure Project-specific WQMP implementation?

A21. The Project applicant must submit a notarized certification accepting all responsibility for implementation, operation, maintenance, repair, replacement and inspection of all BMPs described in the approved Project-specific WQMP in perpetuity. A sample certification is provided in the WQMP guidance and the WQMP template.

Prior to issuance of any building or grading permits, the property owner shall record a "Covenant and Agreement" with the County Clerk Recorder, or other instrument acceptable to the City, on a form provided by the City to inform future property owners of the requirement to implement the approved Project-specific WQMP. Other instruments for requiring implementation of the Project specific WQMP include requiring implementation of the Project-specific WQMP in Home Owners Association or Property Owner Association Conditions, CC&Rs, formation of LMDs, CFDs, or Community Service Areas responsible for implementing the Project-specific WQMP.

Q22. What if Site ownership changes after Site is developed?

A22. The WQMP requirements shall transfer to all future owners of the Project site. When recorded against the title to the property, the WQMP requirements would effectively notify potential buyers and future owners of their WQMP responsibilities. If the new owners amend or decide to develop a new WQMP, it must be in accordance with the WQMP guidance and must be submitted to the City for review and approval.

Q23. What if a Project with an approved WQMP proposes significant changes in Site Development?

A23. The WQMP must be updated to reflect significant proposed changes in the site's runoff characteristics. Potentially significant changes include site work requiring a grading permit or exterior work requiring a building permit. The owner/developer shall contact the City and provide sufficient information to determine if the existing WQMP is appropriate. If deemed appropriate, the owner/developer shall revise the WQMP and submit for review and approval prior to issuance of the first discretionary permit.

Any significant site changes such as a change in use necessitating a Conditional Use Permit or proposed changes to the site that would fall into one or more of the "Project" categories would require a revised or completely new Project-specific WQMP to be submitted for review and approval.