



## COMMUNITY DEVELOPMENT DEPARTMENT

### DIVISION OF BUILDING & SAFETY

## **WATER QUALITY MANAGEMENT PLAN REQUIREMENTS**

A Water Quality Management Plan (WQMP) is required under section 6-8-303 of the Irvine Municipal code (IMC). The following provides a general overview of content and processing requirements.

A WQMP is required for:

- Priority Development Projects as defined by section 6-8-301 IMC,
- Projects requiring a discretionary action involving a approval of a precise plan, including projects that need coordinated and/or early water quality planning (Conceptual or Preliminary WQMP), and
- Projects involving a non-residential plumbing permit having the potential to impact water quality.

A WQMP is required to be prepared in accordance with:

- The City's Local Implementation Plan (LIP),
- The Model Water Quality Management Plan (Model WQMP); and
- Any mitigation measures, conditions and/or requirements established under the discretionary approval process.

**TIME TO PREPARE**— For larger developments involving a common scheme or otherwise needing coordinated and/or early water quality planning, a Conceptual (Preliminary) WQMP may be required during the discretionary approval process at a time preceding ministerial permits. When required, Conceptual (Preliminary) WQMPs shall be submitted for review and approval at an appropriate time during the discretionary approval process (land use approvals or permits).

Final (Project Specific) WQMPs shall be submitted for review and approval during the ministerial approval process of issuing a grading, building, demolition, or similar “construction” permits in which only fixed standards or objective measures are applied.

LEVEL OF DETAIL- Conceptual (Preliminary) WQMPs submitted during the discretionary approval process and/or before the ministerial approval process may be programmatic or planning level documents that will guide the coordinated selection, deployment and, as required, construction of appropriate project-specific, precise water quality control measures and Best Management Practices (BMPs) throughout a development area. . Such a conceptual or preliminary WQMP shall address the entire development area and provide preliminary details on source control BMPs and treatment control BMPs.

Final (Project Specific) WQMPs submitted during the ministerial approval process shall include final details for all source control and treatment control BMPs, including final design specifications for all structural BMPs, within the area addressed by the ministerial permit. Final (Project Specific) WQMPs must reference any conceptual or preliminary WQMP on the cover page. With an exception of projects that are grandfathered or exempted, the content of a Final (Project Specific WQMP) must be substantially consistent with any Conceptual (Preliminary) WQMP, unless otherwise required by either of the following if adopted after the submission of a Conceptual (Preliminary) WQMP, but prior to submission of a Final (Project Specific) WQMP:

- updated, more stringent, and applicable provisions of the LIP and Model WQMP, or
- updated or revised and more stringent water quality mitigation measures, conditions and/or requirements established under a discretionary approval.