




Checklist for Categorizing Development and Significant Redevelopment Projects As “Priority” or “Non-Priority”

County of Orange

300 N. Flower Street
Santa Ana, CA 92703

 714.667.8888

 714.667.8885

MODEL WATER QUALITY MANAGEMENT PLAN (MODEL WQMP) PRIORITY PROJECT CATEGORIES (Unless otherwise indicated, these requirements apply to both the Santa Ana and San Diego Regions.)	Yes	No
<p>1. <i>Both Permit Areas</i> –New development projects that create 10,000 square feet or more of impervious surface (collectively over the entire project site). This category includes commercial, industrial, residential, mixed-use, and public projects on private, or public, property that falls under the planning and building authority of the Permittees.</p> <p><i>San Diego Region only</i> – All pollutant generating development or redevelopment projects that result in the disturbance of one acre or more of land will be considered Priority Projects starting December 16, 2012.</p>		
<p>2. Automotive repair shops. This applies to facilities that are categorized in any one of the following Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, and 7536-7539.</p>		
<p>3. <i>Both Permit Areas</i> – Restaurants where the land area of development is 5,000 square feet or more including parking area. This category is defined as facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet.</p> <p><i>San Diego Region only</i> – Restaurants where land development is less than 5,000 square feet shall meet all WQMP requirements except for structural treatment control BMP/LID, and hydromodification.</p>		
<p>4. Hillside development that creates greater than 5,000 square feet of impervious surface. Hillside development is defined as any development which is located in an area with known erosive soil conditions or where the development will grade on any natural slope that is twenty-five (25) percent or greater.</p>		
<p>5. <i>Both Permit Areas</i> – Impervious surface of 2,500 square feet or more located within, directly adjacent to (within 200 feet), or discharging directly into receiving waters within Environmentally Sensitive Areas.</p> <p><i>San Diego Region only</i> – or a project with an increase in impervious area by 10% or more of its naturally occurring condition located within, directly adjacent to (within 200 feet), or discharging directly to receiving waters within Environmentally Sensitive Areas.</p>		
<p>6. <i>Both Permit Areas</i> – Parking lots 5,000 square feet or more including associated drive aisle, and potentially exposed to urban stormwater runoff. A parking lot is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce.</p> <p><i>San Diego Region only</i> – or parking lots with 15 parking spaces or more and potentially exposed to runoff.</p>		
<p>7. <i>Streets, roads, highways, and freeways</i> - This category includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.</p>		

8. <i>Significant Redevelopment. See definitions below.</i>		
9. <i>Retail Gasoline Outlets (RGOs)- This category includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.</i>		

Determination:

Priority Project: Any question answered “Yes”
 Non-Priority Project: All questions are answered “No”

Note:

BMPs – Best Management Practices
 LID – Low Impact Development
 WQMP – Water Quality Management Plan

Definitions of “Significant Redevelopment”

Santa Ana Region definition of “Significant Redevelopment” (Model WQMP, Section 7.11-1.2):

All significant redevelopment projects, where significant redevelopment is defined as the addition or replacement of 5,000 or more square feet of impervious surface on an already developed site. Redevelopment does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the facility, or emergency redevelopment activity required to protect public health and safety. If the redevelopment results in the addition or replacement of less than 50 percent of the impervious area on-site and the existing development was not subject to WQMP requirement, the numeric sizing criteria (see Section 7.II-2.0 of Model WQMP) only applies to the addition or replacement area. If the addition or replacement accounts for 50 percent or more of the impervious area, the Project WQMP requirements apply to the entire development.

San Diego Region definition of “Significant Redevelopment” (Order No. R9-2009-0002, Section F.1d):

Those redevelopment projects that create, add, or replace at least 5,000 square feet of impervious surface on an already developed site and the existing development and/or the project falls under the project categories or locations listed in the table above. Where redevelopment results in an increase of less than fifty percent of the impervious surfaces of a previously existing development, and the existing development was not subject to WQMP requirements, the numeric sizing criteria (see Section 7.II-2.0 of Model WQMP) applies only to the addition or replacement, and not the entire development. Where redevelopment results in an increase of more than fifty percent of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.

Definition of Redevelopment (Order No. R9-2009-0002, Attachment C, Definitions):

The creation, addition, and or replacement of impervious surface on an already developed site. Examples include the expansion of a building footprint, road widening, the addition to or replacement of a structure, and creation or addition of impervious surfaces. Replacement of impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed, exposing underlying soil during construction. Redevelopment does not include trenching and resurfacing associated with utility work; resurfacing existing roadways; new sidewalk construction, pedestrian ramps, or bike lane on existing roads; and routine replacement of damaged pavement, such as pothole repair.