



Prioritization for New Development and Significant Redevelopment Projects

INSTRUCTIONS: Fill in the project’s address and project description and answer Items 1 through 9. If you answer “yes” to any of the items listed below, then the project is a “priority project” as defined in the Model WQMP adopted by the Santa Ana Regional Water Quality Control Board and implemented by the City of Irvine on August 17, 2011.

Address: _____

Project Description: _____

The Proposed Project Includes:

- | | YES | NO | |
|----|--------------------------|--------------------------|---|
| 1. | <input type="checkbox"/> | <input type="checkbox"/> | Projects that include the addition or replacement of 5,000 square feet or more of impervious surface on a dedicated site, not including 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 project is less than fifty percent of the impervious surfaces of a previously existing developed site. If the project results in the addition or replacement of more than fifty percent of the impervious surfaces of a previously existing developed site, the sizing criteria apply to the entire development). |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | New development projects that create 10,000 square feet or more of impervious surface (collectively over the entire site) including commercial, industrial, residential housing subdivisions (i.e. detached single family home subdivisions, multi-family attached subdivisions (town homes), condominiums, apartments, etc.), mixed use and public projects. This category includes development projects on public or private land, which fall under the planning and building authority of the City of Irvine. |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | Automotive repair shops (with CIC codes 5013, 5014,5541, 7532-7534 and 7536-7539). |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | Restaurants where the land area of development is 5,000 square feet or more. |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | All hillside developments of 5,000 square feet or more, which are located in areas with known erosive soil conditions or where the natural slope is twenty-five percent or more. |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | Parking lots of 5,000 square feet or more of impervious surface exposed to storm water. Parking lot is defined as a land area or facility for the temporary storage of motor vehicles. |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | Streets, roads, highways and freeways of 5,000 square feet or more of paved surface shall incorporate USEPA guidance, “Managing Wet Weather with Green Infrastructure: Green Streets” in a manner consistent with the maximum extent practicable standard. This category includes any paved surface used for the transportation of automobiles, trucks, motorcycles and other vehicles and excludes any routine road maintenance activities where the footprint is not changed. |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | Retail gasoline outlets of 5,000 or more square feet with a projected average daily traffic of 100 or more vehicles. |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | Emergency and public safety projects in any of the above-listed categories may be excluded if the delay caused due to the requirement for a WQMP compromises public safety, public health and/or environmental protection. |

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Non-Priority Projects

A Non-Priority Project Water Quality Plan is required to be completed for private new development and significant redevelopment projects and equivalent public agency capital projects that qualify as Non-Priority Projects. These are projects that do not fall under one of the Priority Project categories defined on the previous page but meet one of the following conditions:

- Require discretionary action that will include a precise plan of development, except for those projects exempted by the City's Water Quality Ordinance;
- Require issuance of a non-residential plumbing permit for pipelines conveying hazardous materials (e.g. gasoline) as defined in the City's Water Quality Ordinance;
- Below ground linear drainage and utility construction projects that result in the replacement of 5,000 square feet of impervious surface such as storm drains, sewers and water lines within a developed public street, road or highway. These projects would not qualify as a Priority Project if they maintain original line and grade, hydraulic capacity, original purpose of the facility, or occur in response to an emergency to protect public health and safety. These projects would require a Non-Priority Project Plan.

Requirements for Non-Priority Projects are contained in a separate Non-Priority Project Water Quality Plan. It serves as the basis for completing a project-specific plan that is available from the City. The Non-Priority Project Water Quality Plan requires that a project proponent document the selection of site design, source control and any other BMPs included in a project. Information contained in the Model WQMP and Technical Guidance Document can be used as a reference for completing the Non-Priority Water Quality Project Plan.