



Water Quality Management Plan (WQMP) Priority Project Determination Checklist

Project Name: _____

Project Location: _____

Project Description: _____

Part A. Priority Project	YES	NO
1. New development projects that create 10,000 sq. ft. or more of impervious surface. Includes commercial, industrial, residential housing, subdivisions, mixed-use, and public projects on private or public property that fall under the planning and building authority of the Permittee.		
2. Automotive repair shops, auto body shops, or auto parts stores. (SIC codes 5013, 5014, 5541, 7532-7534, and 7536-7539)		
3. Retail Gasoline Outlets (RGOs). This category includes RGO's that meet the following criteria: (a) 5,000 sq. ft. or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.		
4. Restaurants where the land area of the development is over 5,000 sq. ft. including parking areas. This 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)		
5. Hillside developments greater than 5,000 sq. ft. (refer to definition of hillside on second page)		
6. Impervious surface of 2,500 sq. ft. or more located within, directly adjacent to (within 200 feet), or discharging directly to receiving water within Environmentally Sensitive Areas (ESAs).		
7. Parking lot of 5,000 sq. ft. or greater, including associated drive aisle, and potentially exposed to urban storm water runoff. (refer to definition of parking lot on second page)		
8. Streets, roads, highways, and freeways. This category includes any paved surface that is 5,000 sq. ft. or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles. (excluding routine maintenance activities)		
9. All significant redevelopment projects, where significant redevelopment is defined as the addition or replacement of 5,000 sq. ft. or more of impervious surface on an already developed site. (refer to definition of redevelopment on second page)		
10. Extending, relocating, or replacing storm drain lines disturbing 5,000 sq. ft. or more. Including any storm drain project that alters the original line and grade and/or alters the hydraulic capacity of the storm drain facilities.		

Part B. Non-Priority Project	YES	NO
11. Requires a discretionary action that will include a precise plan of development, except for those projects exempted by the Permittee's Water Quality Ordinance.		
12. Requires the issuance of a non-residential plumbing permit for pipelines conveying hazardous materials such as gasoline.		
13. Below ground linear drainage (sewer lines and water lines) and utility construction that disturb 5,000 sq. ft. or more.		
14. Below ground linear drainage (storm drain lines) 5,000 sq. ft. or more, where the original line and grade and/or the hydraulic capacity of the storm drain facilities are not altered (i.e. maintenance/replacement of an existing line).		

Priority Project: Any question answered "YES" in part A (numbers 1-10 above)

Non-Priority Project: Any question answered "YES" in part B (numbers 11-14 above)

Exempt Project: All questions answered "NO" (numbers 1-14 above)

Determination: This project is a: ☐ Priority Project ☐ Non-Priority Project ☐ Exempt

DEFINITIONS

“Hillside development” is defined as any development which is located on areas with known erosive soil conditions or where a natural slope is 25% or more.

“Parking Lot” is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or commerce.

“Redevelopment” means (a) land disturbing activity that results in the creation, addition, or replacement of 5,000 sq. ft. or more of impervious surface area 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 an alteration to less than 50% of impervious surfaces of a previously existing development, and the existing development was not subject to WQMP requirements, the numeric sizing criteria only applies to the addition or replacement area. If the addition or replacement accounts for more than 50% of impervious area, the Project WQMP requirements apply to the entire development.

PRIORITY PROJECTS must submit a preliminary WQMP along with the initial project application. The preliminary WQMP must be approved prior to discretionary approval. An approved final WQMP must be submitted along with the project improvement plans, and 3 copies of the approved plan must be received before the City will issue grading and building permits for a project. The Operation and Maintenance (O&M) Plan component of the WQMP must be approved and recorded with the County Recorder’s Office before the City will issue final permits for the project.

Priority Projects require the preparation of a WQMP. The WQMP document must address:

- Site Design Best Management Practices (BMPs)
- Routine structural and non-structural Source Control BMPs,
- Treatment Control BMPs, including consideration of a regional or watershed approach, and
- The mechanism(s) by which long-term operation, inspection and maintenance of all structural BMPs will be provided.
- The mechanism(s) for education and training of applicable groups such as property owners, tenants, occupants, employees, etc.
- Specific information related to LID BMPs can be found in the information available in the Technical Guidance Document.

NON-PRIORITY PROJECT PLAN also requires a WQMP and must incorporate the following in their design submittal:

- Consideration of Site Design BMPs, and
- Routine structural and non-structural Source Control BMPs
- The mechanism(s) by which long-term operation, inspection and maintenance of all structural BMPs will be provided.

Non-Priority projects do not require Treatment Control BMPs like Priority Projects.

Applicant Name

Applicant Signature

Date