



PRIORITY DEVELOPMENT PROJECT CATEGORIES

<p>1. New development projects that create or add 10,000 square feet or more of impervious surface. This category includes commercial, industrial, residential housing subdivisions, mixed-use, and public projects on private or public property that falls under the planning and building authority of the Permittees.</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. 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>Restaurants where land development is less than 5,000 square feet shall meet all WQMP requirements except for LID BMP, treatment control BMP, and hydromodification/HCOG requirements.</p>
<p>4. Hillside development greater than 5,000 square feet. Hillside development is defined as any development which is located in an area with known erosive soil conditions or where the natural slope is 25 percent or greater.</p>
<p>5. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10 percent or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.</p>
<p>6. Parking lots 5,000 square feet or more, or parking lots with 15 parking spaces 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>7. Streets, roads, highways, and freeways. This category includes any public or private paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles. (See discussion under (Section 7.II-1.5 relative to public projects).</p>
<p>8. 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 or redevelopment project falls under another Priority Development Project Category.</p> <p>Where redevelopment results in the addition or replacement of less than 50 percent of the impervious surfaces of a previously existing development site, and the existing development was not subject to WQMP requirements, the numeric sizing criteria discuss below only applies to the addition or replacement, and not the entire development. Where redevelopment results in an addition or replacement of more than 50 percent of the impervious surfaces, the Project WQMP requirements apply to the entire development.</p>
<p>9. 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.</p>
<p>10. Effective December 16, 2012, all pollutant generating development or redevelopment projects that result in the disturbance of one acre or more of land are considered a Priority Development Project. This category of Priority Development Projects is in addition to those categories described above in this table.</p>