



CITY OF DANA POINT

PUBLIC WORKS, WATER QUALITY
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PRIORITY DEVELOPMENT PROJECT (PDP) CRITERIA TO DETERMINE WHICH PROJECTS NEED A WQMP

A project is a priority project and requires a Project Water Quality Management Plan if it meets one or more of the criteria noted below.

- (a) New development projects that create 10,000 square feet or more of impervious surfaces (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects.
- (b) Redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site of 10,000 square feet or more of impervious surfaces). This includes commercial, industrial, residential, mixed-use, and public development projects.
- (c) New and redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site), and consist primarily of one or more of the following uses:
 - (i) Restaurants. Any facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) code 5812). SIC code information: www.osha.gov/pls/imis/sicsearch.html.
 - (ii) Hillside development projects. Development on any natural slope that is 25% or greater.
 - (iii) Parking lots. Land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce.
 - (iv) Streets, roads, highways, freeways, and driveways. Any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles.
 - (v) Automotive repair shops. Any facility that is categorized in any one of the following SIC codes: 5013, 5014, 5541, 7532-7534, or 7536-7539. SIC code information: www.osha.gov/pls/imis/sicsearch.html.
 - (vi) Retail gasoline outlets. This category includes Retail gasoline outlets that meet the following criteria: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic of 100 or more vehicles per day.
- (d) New or redevelopment projects that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site), and discharge directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not comingled with flows from adjacent lands). Note: ESAs are defined in Section 2.3. For projects adjacent to an ESA, but not discharging to an ESA, the 2,500 sq-ft threshold does not apply as long as the project does not physically disturb the ESA and the ESA is upstream of the project.
- (e) New or redevelopment projects that result in the disturbance of one or more acres of total land (impervious and pervious) and are expected to generate pollutants post-construction.

Please refer to the South Orange County Technical Guidance Document (TGD), dated September 28, 2017, Section 1 for definitions and clarifications, www.danapoint.org/wqrequirements.