CITY OF DANA POINT

PUBLIC WORKS, WATER QUALITY
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WQMP CHECKLIST
PRIORITY DEVELOPMENT PROJECT (PDP) CRITERIA

A project is a priority project and must comply with WQMP requirements if it meets any one of the criteria noted below.

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1. New development projects that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including commercial, industrial, residential, mixed-use, and public projects on private or public land within the City.	
2. All redevelopment projects that create, add or replace at least 5,000 or more square feet of impervious surface on an already developed site, and the existing development or redevelopment project falls under another Priority Project category below. If the redevelopment results in the addition or replacement of less than 50% of the existing impervious area on-site and the existing development was not subject to WQMP requirement, the numeric sizing criteria only applies to the addition or replacement area. If the addition or replacement accounts for 50% or more of the existing impervious area, the WQMP requirements apply to the entire development.	
3. 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.	
4. 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. 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/HCOC requirements.	
5. 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.	
6. 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.	
7. 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.	
8. 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).	
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.	
10. All pollutant generating development or redevelopment projects that result in the disturbance of one acre or more of land.	